LINDEMAN GREAT BARRIER REEF RESORT PROJECT

ENVIRONMENTAL IMPACT STATEMENT

APPENDIX G - PLANNING FRAMEWORK ASSESSMENT

Addendum: *This EIS was initially prepared assuming that the safe harbour was to be part of the Lindeman Great Barrier Reef Resort Project. With the commencement of the Great Barrier Reef Marine Park Authority's (GBRMPA) Dredging Coral Reef Habitat Policy (2016), further impacts on Great Barrier Reef coral reef habitats from yet more bleaching, and the recent impacts from Tropical Cyclone Debbie, the proponent no longer seeks assessment and approval to construct a safe harbour at Lindeman Island. Instead the proponent seeks assessment and approval for upgrades to the existing jetty and additional moorings in sheltered locations around the island to enable the resort's marine craft to obtain safe shelter under a range of wind and wave conditions. Accordingly, remaining references to, and images of, a safe harbour on various figures and maps in the EIS are no longer current.*

Planning Framework Assessment – State Planning Policy, State Development Assessment Provisions and Consolidated Mackay City Planning Scheme

1. State interest - Biodiversity

Requirement	Response
Development:	
(1) enhances matters of state environmental significance where possible, and	Property searches have identified that the Lindeman Great Barrier Reef Resort site has four mapped layers of State environmental significance. The proposed development seeks to avoid, minimise, mitigate and offset any residual impacts on matters of state environmental significance. Matters of state environmental significance are discussed in further detail in EIS, as follows - • Protected areas – Chapter 10 of the EIS • Marine park – Chapter 9, 18, 26 and 28 of the EIS • Wildlife habitat – Chapter 9 of the EIS • Regulated vegetation - Chapter 9 of the EIS
(2) identifies any potential significant adverse environmental impacts on matters of state environmental significance, and	
(3) manages the significant adverse environmental impacts on matters of state environmental significance by protecting the matters of state environmental significance from, or otherwise mitigating, those impacts.	

2. State interest - Coastal environment

Requirement	Response
Development:	
(1) avoids or minimises adverse impacts on: (a) coastal processes and coastal resources, and (b) scenic amenity of important natural coastal landscapes, views and vistas, and	The development has been designed to avoid adverse impacts to coastal processes as outlined in the assessment of coastal processes included in **Chapter 8** of the EIS. The project has been planned and designed around the constraints and opportunities identified through site investigations, including scenic values and visual sensitivity. Scenic amenity is discussed in further detail in **Chapter 11** of the EIS**.**
(2) maintains or enhances general public access to, or along, the foreshore unless this is contrary to the protection of coastal resources or public safety, and	The proposal will provide opportunities for public access to and along the foreshore. For further detail regarding the protection of the coastal resources refer to **Chapter 8** of the EIS.
(3) avoids private marine development attaching to, or extending across, non-tidal state coastal land abutting tidal waters, and	Not applicable. A safe harbour is no longer proposed.
(4) that is private marine development, occurs only where the development: (a) is located on private land abutting state tidal land and is used for property access purposes, and (b) occupies the minimum area reasonably required for its designed purpose, and (c) does not require the construction of coastal protection works, shoreline or riverbank hardening or dredging for marine access, and	Not applicable. A safe harbour is no longer proposed.

Requirement	Response
(5) of canals, dry land marinas and artificial waterways: (a) avoids adverse impacts on coastal resources, and (b) will not contribute to: i. degradation of water quality, or ii. an increase in the risk of flooding, or iii. degradation or loss of matters of state environmental significance, or iv. an adverse change to the tidal prism of the natural waterway to which the development is connected, and	The site includes Gap Creek Dam which is an existing non-tidal artificial waterway that was constructed as the raw water supply for the original resort. The development proposes to expand the Dam for water supply purposes. The dam does not connect to the tidal water and will be managed to ensure water quality standards are met. A Dam Break Analysis for Gap Creek Dam has been included in **Chapter 19** of the EIS.
(6) does not involve reclamation of tidal land other than for the purposes of: (a) coastal-dependent development, public marine development or community infrastructure, where there is no feasible alternative, or (b) strategic ports, boat harbours or strategic airports and aviation facilities in accordance with a statutory land use plan, or (c) coastal protection works or work necessary to protect coastal resources or coastal processes, and	The proposed Lindeman Great Barrier Reef Resort project is for coastal-dependent development being assessed as part of an EIS process.
(7) provides facilities for the handling and disposal of ship-sourced pollutants in accordance with the *SPP code: Ship-sourced pollutants reception facilities in marinas* (Appendix 2) if the development: (a) is for a marina, with six or more berths, located outside of strategic port land, core port land or a state development area, or (b) involves individual dwellings with a structure that contains six or more berths emanating from common property, such as in a body corporate arrangement.	The proposed jetty upgrades and moorings will be managed to ensure no live-aboards and vessels will not be allowed to empty bilges or waste water. Further, there will be no refueling or maintenance facilities provided. Refer to **Chapter 25 Transport of the EIS**.

3. SPP code: Ship-sourced pollutants reception facilities in marinas

Performance outcomes	Acceptable outcomes	Response
PO1 Marina development provides facilities for the handling and disposal of ship-sourced pollutants.	**AO1.1** Common user facilities for the handling and disposal of ship-sourced pollutants including oil, garbage and sewage are provided at a suitable location at the marina, AND Facilities shall be designed and operated to ensure the risk of spillage from operations is minimised, AND Boats visiting the marina are able to use the ship-sourced pollutants reception facilities. *Editor's note: Refer to: Australian and New Zealand Environment and Conservation Council (ANZECC), 1997, Best Practice Guidelines for Waste Reception Facilities at Ports, Marinas and Boat Harbours in Australia and New Zealand.*	Not applicable. No refueling or waste pump out facilities are proposed for vessels using the jetty/moorings or barge landing point. Refer to **Chapter 25 Transport of the EIS**.
	A01.2 Where practical, the marina pollutant reception facility is connected to sewerage or other waste reception infrastructure. *Editor's note: Reception facilities require compliance assessment under the Plumbing and Drainage Act 2002. The plumbing compliance assessment process will ensure that the proposed facilities address 'peak load'.*	Not applicable. No refueling or waste pump out facilities are proposed for vessels using the jetty/moorings or barge landing point. Refer to **Chapter 25 Transport of the EIS**.

4. State interest - Water quality

Requirement	Response
Development:	
(1) avoids or otherwise minimises adverse impacts on the environmental values of receiving waters, arising from: (a) altered stormwater quality or flows, and (b) wastewater (other than contaminated stormwater and sewage), and (c) the creation or expansion of non-tidal artificial waterways, and	The proposed development will minimise any potential adverse impacts on the environmental values of receiving waters. A stormwater quality assessment has been undertaken to identify quantity, quality and location of any potential discharges of water and contaminants from the development and MUSIC modelling has found that stormwater quality across all measures is predicted to improve as a consequence of the proposed development due to increased treatment, stormwater re-use and proposed revegetation around the site. Refer to **Chapter 17** of the EIS for further details.
(2) by demonstrating it complies with the SPP code: Water quality (Appendix 3).	Refer to the response provided to the SPP Code below.

5. SPP Code - Water Quality

Performance outcomes	Acceptable outcomes	Response
Plan to Avoid/ Minimise New Impacts		
PO1 The development is planned and designed considering the land use constraints of the site for achieving stormwater design objectives.	**AO1.1** A site stormwater quality management plan (SQMP) is prepared, and: a. is consistent with any local area stormwater management planning, and b. provides for achievable stormwater quality treatment measures meeting design objectives listed below in Table A (construction phase) and Table B (post construction phase), or current best practice environmental managements, reflecting land use constraints, such as:	A stormwater management plan has been prepared for the proposed development. The development will include the installation of stormwater quality treatment devices that represent best practice management solutions during both the construction and operational phase of the development. Refer to **Chapter 17** of the EIS for further detail.

Performance outcomes	Acceptable outcomes	Response
	• erosive, dispersive, sodic and/or saline soil types • landscape features (including landform) • acid sulfate soil and management of nutrients of concern • rainfall erosivity. *Editor's note: Local area stormwater management planning may include Urban Stormwater Quality Management Plans, or Catchment or waterway management plans, Healthy Waters Management Plans, Water Quality Improvement Plans, Natural Resource Management Plans*	
PO2 Development does not discharge wastewater to a waterway or off site unless demonstrated to be best practice environmental management for that site.	**AO2.1** A wastewater management plan (WWMP) is prepared by a suitably qualified person and addresses: a. wastewater type, and b. climatic conditions, and c. water quality objectives (WQOs), and d. best-practice environmental management, and **AO2.2** The WWMP provides that wastewater is managed in accordance with a waste management hierarchy that: a. avoids wastewater discharges to waterways, or b. if wastewater discharge to waterways cannot practicably be avoided, minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.	A new wastewater treatment plant is proposed to be constructed to produce recycled water suitable for use within the resort. The wastewater treatment plant will consist of a membrane bioreactor treatment process with disinfection to produce Class A+ recycled water with very low nitrogen and phosphorus levels. The treatment plant will consist of screening, activated sludge reactor with compartments for treatment in the presence and absence of oxygen, microfiltration and ultra/nanofiltration membranes, ultra violet disinfection and chlorination. The bio solids will be dewatered on site and transported to the mainland for disposal at a registered facility. . For further detail regarding the waste water management plan please refer to **Chapter 24** of the EIS.

Performance outcomes	Acceptable outcomes	Response
PO3 Any non-tidal artificial waterway is located in a way that is compatible with the land use constraints of the site for protecting water environmental values in existing natural waterways.	**AO3.1** If the proposed development involves a non-tidal artificial waterway: a. environmental values in downstream waterways are protected, and b. any groundwater recharge areas are not affected, and c. the location of the waterway incorporates low lying areas of a catchment connected to an existing waterway, and d. existing areas of ponded water are included, and	The site includes Gap Creek Dam which is an existing non-tidal artificial waterbody constructed as the water supply for the original resort. The development proposes to expand the dam for water supply purposes. The dam is not connected to the tidal water. Further detail regarding the dam on the site is provided in **Chapter 18** of the EIS.
	AO3.2 Non-tidal artificial waterways are located: a. outside natural wetlands and any associated buffer areas, and b. to minimise disturbing soils or sediments, and c. to avoid altering the natural hydrologic regime in acid sulfate soil and nutrient hazardous areas	Gap Creek Dam is already located on the site. A dam diversion channel to increase inflows is proposed to increase the reliability of supply. The construction and operation of the dam will be managed to minimise any soil or sediment disturbance and to avoid altering the natural hydrologic regime. Further detail regarding the dam on the site is provided in **Chapter 18** of the EIS.
PO4 Any non-tidal artificial waterway is located in a way that is compatible with existing tidal waterways.	**AO4.1** Where a non-tidal artificial waterway is located adjacent to, or is connected to, a tidal waterway by means of a weir, lock, pumping system or similar: a. there is sufficient flushing or a tidal range of >0.3 m, or b. any tidal flow alteration does not adversely impact on the tidal waterway, or c. there is no introduction of salt water into freshwater environments.	Not applicable. Further detail regarding the dam on the site is provided in **Chapter 18** of the EIS.

Performance outcomes	Acceptable outcomes	Response
Design to Avoid/ Minimise New Impacts		
PO5 Stormwater does not discharge directly to a non-tidal artificial waterway without treatment to manage stormwater quality management.	**AO5.1** Any non-tidal artificial waterway is designed and managed for any of the following end-use purposes: a. amenity including aesthetics, landscaping and recreation, or b. flood management, or c. stormwater harvesting as part of an integrated water cycle management plan, or d. aquatic habitat, and	Gap Creek Dam will be used as the water supply for the proposed development and will be managed to ensure compliance with the water quality objectives included in the *Environmental Protection (Water) Policy 2009.* Refer to **Chapter 17** of the EIS.
	AO5.2 The end-use purpose of any non-tidal artificial waterway is designed and operated in a way that protects water environmental values.	The non-tidal artificial waterway on the site will be used as the water supply for the proposed development and will be managed to ensure compliance with the water quality objectives included in the *Environmental Protection (Water) Policy 2009.* Refer to **Chapter 17** of the EIS.
Construct to Avoid/ Minimise New Impacts		
PO6 Construction activities for the development avoid or minimise adverse impacts on stormwater quality.	**AO6.1** An erosion and sediment control plan (ESCP) demonstrates that release of sediment-laden stormwater is avoided for the nominated design storm, and minimised when the nominated design storm is exceeded, by addressing design objectives listed below in Table A (construction phase) or local equivalent, for: a. drainage control, and b. erosion control, and c. sediment control, and	An Erosion and Sediment Control Plan is proposed as part of a Construction and Environmental Management Plan to ensure that construction activities avoid impacts on stormwater quality. Refer to **Chapter 17** and **28** of the EIS

Performance outcomes	Acceptable outcomes	Response
	d. water quality outcomes, and	
	AO6.2 Erosion and sediment control practices (including any proprietary erosion and sediment control products) are designed, installed, constructed, operated, monitored and maintained, and any other erosion and sediment control practices are carried out in accordance with local conditions and appropriate recommendations from a suitably qualified person, or	An Erosion and Sediment Control Plan is proposed as part of a Construction and Environmental Management Plan to ensure that construction activities avoid impacts on stormwater quality. Refer to **Chapter 17 and 28** of the EIS.
	AO6.3 The ESCP demonstrates how stormwater quality will be managed in accordance with an acceptable regional or local guideline so that target contaminants are treated to a design objective at least equivalent to Acceptable Outcome AO6.1.	The project will respond to the requirements identified in any erosion sediment control plan prepared for the development. A stormwater management strategy has also been prepared for the development that protects sensitive areas (e.g. marine aquatic flora and fauna, and fringing corals, sea grass beds and reefs) from the potential effects of runoff, erosion, sedimentation or contamination based on the principles of water sensitive urban design. Refer to **Chapter 17 and 28** of the EIS.
Operate to Avoid/Minimise New Impacts		
PO7 Operational activities for the development avoid or minimises changes to waterway hydrology from adverse impacts of altered stormwater quality and flow.	**AO7.1** Development incorporate stormwater flow control measure to achieve the design objectives set out below in and Table B (post construction phase). The operational phases for the development comply with design objectives in Table B (post construction phase), or current best practice environmental management, including management of frequent flows, and peak flows.	The development proposed to incorporate appropriate best practice management solution for the management of stormwater runoff on the site. Refer to **Chapter 17 and 28** of the EIS.
PO8	**AO8.1**	A waste water management and treatment solution have been addressed in **Chapter 24** of the EIS. The

Performance outcomes	Acceptable outcomes	Response
Any treatment and disposal of waste water to a waterway accounts for: • the applicable water quality objectives for the receiving waters, and • adverse impact on ecosystem health or receiving waters, and • in waters mapped as being of high ecological value, the adverse impacts of such releases and their offset.	Implement the WWMP prepared in accordance with AO2.1.	development will implement the waste water management and treatment solutions.
PO9 Wastewater discharge to a waterway is managed in a way that maintains ecological processes, riparian vegetation, waterway integrity, and downstream ecosystem health.	**AO9.1** Wastewater discharge waterways is managed to avoid or minimize the release of nutrients of concern so as to minimize the occurrence, frequency and intensity of coastal algal blooms, and	The development does not propose to discharge wastewater into the ocean. Wastewater generated on the site will be collected and pumped for treatment at the onsite waste water treatment plant. The wastewater will be treated at the treatment plant to produce a high quality treated effluent capable of use as recycled water within the development. Discharge from the treatment plant will occur as recycled water and will be discharged to land for irrigation purposes. The treatment plant will not discharge wastewater into waterways or ocean. However discharge from the site via the Gap Creek waterway may occur during extreme weather events when irrigation is unable to occur and storages are at capacity. Refer to **Chapter 24** of the EIS for further details.
	AO9.2 Development in coastal catchments avoids or minimises and appropriately manages soil disturbance or altering natural hydrology, and	The proposed development will manage soil disturbance and limits any alterations to the natural hydrology on the site in accordance with the Construction and Environmental Management Plan (refer to **Chapter 28**).
	AO9.3 Development in coastal catchments:	Wastewater generated onsite will be collected and pumped for treatment at a new wastewater treatment plant located to the north of the existing maintenance area. A new collection network will be constructed consisting of low diameter pipes and pumps to transfer flows to the treatment plant. The

Performance outcomes	Acceptable outcomes	Response
	a. avoids lowering groundwater levels where potential or actual acid sulfate soils are present, and b. manages wastewaters so that: (i). the pH of any wastewater discharged is maintained between 6.5 and 8.5 to avoid mobilisation of acid, iron, aluminium, and metals, and (ii). holding times of neutralised wastewaters ensures the flocculation and removal of any dissolved iron prior to release, and (iii). visible iron floc is not present in any discharge, and (iv). precipitated iron floc is contained and disposed of, and (v). wastewater and precipitates that cannot be contained and treated for discharge on site are removed	wastewater will be treated at the treatment plant to produce a high quality treated effluent capable of use as recycled water within the development. Discharges of water and contaminants will occur as recycled water discharged to land for irrigation purposes, and discharge from the site via the Gap Creek waterway during extreme wet weather events when irrigation is unable to occur and storages are at capacity. All discharges of recycled water from the Lindeman Island Resort development will meet the requirements of the *Great Barrier Reef Marine Park Regulations 1983* and the *Great Barrier Reef Marine Park Authority Wastewater Discharge Policy 2005 for Wastewater Discharges from Marine Outfalls to the Great Barrier Reef Marine Park*. The protection of water resources on the site and the management of waste water is discussed in further detail in **Chapter 17** and **24** of the EIS.
PO10 Any non-tidal artificial waterway is managed and operated by suitably qualified persons to achieve water quality objectives in natural waterways.	**AO10.1** Any non-tidal artificial waterway is designed, constructed and managed under the responsibility of a suitably qualified registered professional engineer, Queensland (RPEQ) with specific experience in establishing and managing artificial waterways, and	Gap Creek Dam was constructed and used by the previous Lindeman Island Resort on the site and therefore is an existing element of resort infrastructure. The proposal seeks to increase the size of the dam inflows to support the anticipated demand from the development. The design, construction and management of the dam will be undertaken by a suitably qualified registered professional engineer, Queensland (RPEQ) with specific experience in establishing and managing artificial waterways.
	AO10.2 Monitoring and maintenance programs adaptively manage water quality in any non-tidal artificial waterway to achieve relevant water-quality objectives downstream of the waterway, and	The proposal includes a monitoring and maintenance program to manage the water quality in the Gap Creek Dam in accordance with **Chapter 17** of the EIS.

Performance outcomes	Acceptable outcomes	Response
	AO10.3 Aquatic weeds are managed in any non-tidal artificial waterway to achieve a low percentage of coverage of the water surface area (less than 10%). Pests and vectors (such as mosquitoes) are managed through avoiding stagnant water areas, providing for native fish predators, and any other best practices for monitoring and treating pests, and	The proposal includes a monitoring and maintenance program to manage the water quality in the Gap Creek Dam in accordance with **Chapter 17** of the EIS.
	AO10.4 Any non-tidal artificial waterway is managed and operated by a responsible entity under agreement for the life of the waterway. The responsible entity is to implement a deed of agreement for the management and operation of the waterway that: a. identifies the waterway, and b. states a period of responsibility for the entity, and c. states a process for any transfer of responsibility for the waterway, and d. states required actions under the agreement for monitoring the water quality of the waterway and receiving waters, and e. states required actions under the agreement for maintaining the waterway to achieve the outcomes of this code and any relevant conditions of a development approval, and f. identifies funding sources for the above, including bonds, infrastructure charges or levies.	Gap Creek Dam was constructed and used by the previous Lindeman Island Resort on the site and therefore is an existing element of resort infrastructure.

6. State interest – Natural hazards, risk and resilience

Requirement	Response
For all natural hazards:	
(1) avoids natural hazard areas or mitigates the risks of the natural hazard to an acceptable or tolerable level, and	Complies. The site is identified within a flood hazard area, bushfire hazard area and coastal hazard area. To the extent possible the development has been located outside of the coastal hazard area to minimise damage to property and potential harm to people. Refer to **Chapter 8** of the EIS for further details. A flood assessment has been prepared for the proposed development. The assessment has made specific recommendations for the management of potential flood impacts. Refer to **Chapter 19** of the EIS for further details. A bushfire hazard and risk assessment has been undertaken for the proposed development. Development will provide appropriate building setbacks and separation to areas of potentially hazardous vegetation to ensure that the level of risk and harm to people and property is minimised. Refer to **Chapter 21** of the EIS for further details.
(2) supports, and does not unduly burden, disaster management response or recovery capacity and capabilities, and	The proposed development will not unduly burden disaster management response or recovery capacity and capabilities. Refer to **Chapter 27** and **28** of the EIS for further information regarding the proposed disaster management responses/ solutions for the site.
(3) directly, indirectly and cumulatively avoids an increase in the severity of the natural hazard and the potential for damage on the site or to other properties, and	The proposed development seeks to avoid any increases in the severity of natural hazards on the site. Refer to **Chapter 8, 19, 21** and **27** of the EIS for further information regarding the potential for and severity of any natural hazards on the site.
(4) avoids risks to public safety and the environment from the location of hazardous materials and the release of these materials as a result of a natural hazard, and	The EIS has identified the hazardous chemicals that are proposed to be used and stored on the site and the potential release of these chemicals as a result of a natural hazard. Measures and strategies to avoid risks to public safety and the environment, if these chemicals are released, have been identified in **Chapter 23** and **27** of the EIS.
(5) maintains or enhances natural processes and the protective function of landforms and vegetation that can mitigate risks associated with the natural hazard, and	The development has been designed to mitigate the potential risks associated with natural hazards through the following: • Coastal hazards – the proposal incorporates appropriate building floor levels in the Beach Resort precinct to mitigate impacts associated with coastal inundation; • Flooding – no buildings are located within the areas potentially affected by a Dam Break;

Requirement	Response
	• Bushfire – appropriate setback distances have been identified and implemented in the proposed Masterplan layout.
For coastal hazards- erosion prone area:	
(6) is not located in an erosion prone area within a coastal management district unless: (a) it cannot feasibly be located elsewhere, and (b) is coastal-dependent development, or temporary, readily relocatable or able-to-be-abandoned development, and	Apart from the existing resort (which is proposed to be upgraded to amongst other things increase its resilience to coastal hazards) and the jetty, the proposed development is generally located outside of the erosion prone area. The proposed Beach Resort and jetty constitute coastal-dependent development as defined in the glossary in the SPP. Coastal-dependent development is defined as (emphasis added): *(a) means development that in order to function must be located in tidal waters or be able to access tidal water,* *(b) may include, but is not limited to:* *i. industrial and commercial facilities such as ports, harbours and navigation channels and facilities, aquaculture involving marine species, desalination plants, tidal generators, erosion control structures and beach nourishment;* *ii. tourism facilities for marine (boating) purposes;* *iii. community facilities and sporting facilities which require access to tidal water in order to function, such as surf clubs, marine rescue, rowing and sailing clubs; or* *iv. co-located residential and **tourist uses** that are part of an integrated development proposal (e.g. mixed use development) incorporating a marina, if these uses are located land ward of the marina and appropriately protected from natural hazards; but* *(c) does not include:* *i. residential development as the primary use;* *ii. waste management facilities, such as landfills, sewerage treatment plants; or* *iii. transport infrastructure, other than for access to the coast.* The resort and jetty constitute coastal dependent land uses and have been designed to minimise and mitigate coastal erosion risks. For further details regarding hazards associated with coastal erosion refer to **Chapter 8** of the EIS.

Requirement	Response
(7) that is the redevelopment of existing permanent buildings or structures, is located outside an erosion-prone area or, where this is not feasible, redevelopment: (a) is located: i. as far landward from the seaward property boundary as possible, or ii. landward of the seaward alignment of the neighbouring buildings, and (b) provides space seaward of the development within the premises to allow for the future construction of erosion control structures, such as a seawall, and	The redevelopment of the existing resort and the jetty are located within an erosion prone area. As identified above the Beach Resort and jetty are identified as coastal-dependent development. The Beach Resort has been located as far landward from the seaward property boundary as possible and provides space to allow for the future construction of the erosion control structures. The other buildings making up the proposed development on the island are located outside the erosion prone area. For further details regarding hazards associated with coastal erosion refer to **Chapter 8** of the EIS.
(8) proposes to undertake coastal protection work (excluding beach nourishment) only as a last resort where coastal erosion presents an imminent threat to public safety or existing buildings and structures, and all of the following apply: (a) the property cannot reasonably be relocated or abandoned, and (b) any coastal protection works to protect private property is located as far landward as practicable and on the lot containing the property to the maximum extent reasonable, and (c) the coastal protection work mitigates any increase in coastal hazard risk for adjacent areas.	The proposal includes the maintenance of the existing coastal protection work (rock groynes and walls). For further details regarding hazards associated with coastal erosion refer to **Chapter 8** of the EIS.

7. State interest - Strategic airports and aviation facilities

SPP Code: Strategic Airports and Aviation Facilities

Performance outcomes	Acceptable outcomes	Response
Operational Airspace		
Physical and transient obstructions		
PO1 Development does not create a permanent or temporary physical or transient obstruction in a strategic airport's operational airspace. *Editor's note: A development proposal involving a building, structure, crane or other construction equipment which encroaches into the operational airspace of a Leased Federal or other strategic airport must be referred to the airport manager for assessment, who will on refer the proposal to the Australian Government if required. Encroachments into a Height Restriction Zone for a defence or joint-user airfield must be referred to the Department of Defence (DoD) for assessment. Refer to the SPP guidelines for more information regarding the Australian Government's role and assessment processes for intrusions into operational airspace of strategic airports.*	**AO1.1** Buildings and structures do not encroach into the airport's operational airspace.	The proposed development will not encroach into the operational airspace (OLS) of Hamilton Island, Mackay Airport or Whitsunday Coast Airport which are identified as being strategic airports under the State Planning Policy (Table 2) within proximity to Lindeman Island. Refer to **Chapter 25** of the EIS for further information.
	AO1.2 Cranes or other equipment used during construction do not encroach into the airport's operational airspace.	Cranes or other equipment used during construction will not encroach into the operational airspace (OLS) of Hamilton Island, Mackay Airport or Whitsunday Coast Airport.
	AO1.3 Landscaping does not include vegetation that at maturity will encroach into the airport's operational airspace.	The proposal will not include any vegetation that at maturity will encroach into the operational airspace.
	AO1.4 Transient activities associated with development such as parachuting, hot air ballooning and hang-gliding will not occur within the airport's operational airspace.	The proposed resort will operated in such a way to comply with this requirement.

Performance outcomes	Acceptable outcomes	Response
Lighting and reflective surfaces		
PO2 Development does not include external lighting or reflective surfaces that could distract or confuse pilots. *Editor's note: A development proposal within 6 km of a strategic airport involving installation of external lighting that is likely to affect aircraft operations must be referred to the airport manager for assessment who will refer the proposal to the Australian Government if required. Both the Civil Aviation Safety Authority (CASA) (under the Civil Aviation Act 1988 and Regulation 94 of the Civil Aviation Regulations 1988) and the DoD have legislative powers to cause lighting which may cause distraction, confusion or glare to pilots flying aircraft to be turned off or modified. Lighting design matters should be addressed during pre-lodgement stage of the development assessment process to avoid CASA or DoD directives to modify lighting after it has been installed. CASA can provide advice about the design and installation of lighting within 6 km of a strategic airport on the request of local government or an applicant.*	**AO2.1** Development within the lighting buffer zone for the strategic airport does not include any of the following types of outdoor lighting: • straight parallel lines of lighting 500 m to 1000 m long • flare plumes • upward shining lights • flashing lights • laser lights • sodium lights • reflective surfaces.	Not Applicable. The site is not identified as being in the lighting buffer zone. Further, the Project will be restricted to operations during day light hours only and will not be fitted with runway lights. Therefore, it is unlikely that the Project will result in a visual hazard to pilots.
	AO2.2 Development within the lighting buffer zone for the strategic airport does not emit light that will exceed the maximum light intensity specified for the area.	Not Applicable. The site is not identified as being in the lighting buffer zone.
Emissions		
PO3 Emissions do not significantly increase air turbulence, reduce visibility or compromise the	**AO3.1** Development does not emit smoke, dust, ash or steam into the airport's operational airspace.	The proposed development will not emit smoke, dust, ash or steam into Hamilton Island's or Proserpine's operational airspace.

Performance outcomes	Acceptable outcomes	Response
operation of aircraft engines in a strategic airport's operational airspace. *Editor's note: A development proposal involving emission of airborne particulates that may impair visibility in operational airspace must be referred to the airport manager who will on refer the proposal to CASA for assessment. Proposals with the potential to affect visibility in a Height Restriction Zone for a defence or joint-user airfield must be referred to DoD for assessment. Practice notes 1 and 2 of the SPP guideline: Strategic airports and aviation facilities provide more information regarding the Australian Government's role and assessment processes for intrusions into operational airspace of strategic airports. It is recommended proponents seek CASA or DoD advice during pre-lodgement stage of the development assessment process.*	**AO3.2** Development does not emit a gaseous plume into the airport's operational airspace at a velocity exceeding 4.3 m per second, or	The proposed development will not emit a gaseous plume into the operational airspace.
	AO3.3 Development emitting smoke, dust, ash, steam or a gaseous plume exceeding 4.3 m per second is designed and constructed to mitigate adverse impacts of emissions upon operational airspace.	The proposed development will not emit a gaseous plume into the operational airspace.
Wildlife hazards		
PO4 Development does not cause wildlife to create a safety hazard within a strategic airport's operational airspace. *Editor's note: A development proposal in the vicinity of a strategic airport that may increase risk of wildlife strike should be referred to the airport manager for assessment. A development proposal in the vicinity of a defence or joint-user airfield that may increase risk of wildlife strike*	**AO4.1** Development located within 3 km of a strategic airport's runway does not involve uses listed in column 1 of Table C: Land uses associated with increases in wildlife strikes and hazards.	Not applicable. The project is an extension of land uses already present on Lindeman Island. It is on the outer extremity of the 13 km boundary of the nominated hazard area, and is not expected to substantially increase the risk of wildlife hazards on Hamilton Island's operational airspace.
	AO4.2 Development located within 3 km of a strategic airport's runway involving a use listed in column 2 of Table C: Land uses associated with increases in wildlife strikes and hazards, includes measures to reduce the potential to attract birds and bats.	Not applicable. The project is an extension of land uses already present on Lindeman Island. It is on the outer extremity of the 13 km boundary of the nominated hazard area, and is not expected to substantially increase the risk of wildlife hazards on Hamilton Island's operational airspace.

Performance outcomes	Acceptable outcomes	Response
should be referred to DoD for assessment. Where local government seek to approve land uses which may increase the risk of wildlife strike near existing airports, steps should be taken to mitigate risk in consultation with the airport manager and qualified bird and wildlife management experts.	**AO4.3** Development located between 3 km and 8 km of a strategic airport's runway involving a use listed in column 1 or column 2 of Table C: Land uses associated with increases in wildlife strikes and hazards, includes measures to reduce the potential to attract birds and bats.	Not applicable. The project is an extension of land uses already present on Lindeman Island. It is on the outer extremity of the 13 km boundary of the nominated hazard area, and is not expected to substantially increase the risk of wildlife hazards on Hamilton Island's operational airspace.
	AO4.4 Development located between 8 km and 13 km of a strategic airport's runway involving a use listed in column 1 or column 2 of Table C: Land uses associated with increases in wildlife strikes and hazards, does not increase the potential to attract birds and bats	The site is identified as being on the outer portion of 13km of a strategic airport's runway. The proposed development will not increase the potential to attract birds and bats.
Protection of Aviation Facilities		
PO5 Development does not interfere with the function of aviation facilities. *Editor's note: A development proposal on land located within a building restricted area should be referred to Airservices Australia or DoD for assessment. Airservices Australia or DoD will provide local government and proponents with authoritative advice about the impact of a proposed development on the function of an aviation facility, requirements for risk assessment processes, and mitigation methods. It is recommended that advice be sought during pre-lodgement stage of development assessment processes to avoid objections from Airservices Australia or DoD*	**AO5.1** Development located within the building restricted area for an aviation facility does not create: • permanent or temporary physical obstructions in the line of sight between antennas • an electrical or electromagnetic field that will interfere with signals transmitted by the facility • reflective surfaces that could deflect or interfere with signals transmitted by the facility, or	The proposed development is not located within proximity of an aviation facility. Navigational aids (VOR/DME) are provided for aircraft operations at Hamilton Island Airport. These navigational aids are located approximately 800 m north east of the runway and approximately 13.8 km (7.5 nm) to the north of the site. The site is outside of any protection areas associated with navigational aids and, therefore, the proposed project will not impact on these facilities.
	AO5.2 Development located within the building restricted area for an aviation facility is designed and constructed to mitigate adverse impacts on the function of the facility.	The site is outside of any protection areas associated with navigational aids and, therefore, the proposed project will not impact on these facilities.

Performance outcomes	Acceptable outcomes	Response
Public Safety Areas		
PO6 Development does not increase the risk to public safety.	**AO6.1** Development within a strategic airport's public safety area does not involve: • a significant increase in the number of people living, working or congregating in the area • the manufacture, use or storage of flammable, explosive, hazardous or noxious materials.	The proposed development is not located in a strategic airport's public safety area.
Aircraft Noise		
PO7 Development involving a sensitive land use is appropriately located and designed to prevent adverse impacts from aircraft noise.	**AO7.1** Development within the 20–40 ANEF contour is consistent with Table D: Compatible and incompatible land uses within ANEF contours of the SPP guideline: Strategic airports and aviation facilities.	The proposed development is not within the within the 20–40 ANEF contour of a strategic airport.
Editor's note: Where the acceptable outcomes cannot be met, a Noise Assessment Report prepared by an appropriately qualified acoustic consultant may be prepared to demonstrate compliance with this performance outcome.	**AO7.2** Development within the 20–40 ANEF contour is designed and constructed to attenuate aircraft noise by achieving the indoor design sound levels specified in Table E: Desirable indoor sound levels for sensitive land uses of the SPP guideline: Strategic airports and aviation facilities.	The proposed development is not within the within the 20–40 ANEF contour of a strategic airport.

2. State Development Assessment Provisions

8. Module 4 - Table 4.1.2: All environmentally relevant activities

Response column key:
❒ Achieved
P/S Performance solution
N/A Not applicable

Performance outcomes	Acceptable outcomes	Response	Comment
Site suitability			
PO1 The choice of the site at which the activity is to be carried out minimises serious environmental harm on areas of high conservation value and special significance, and sensitive land uses at adjacent places.	**AO1.1** Both of the following apply: (1) areas of high conservation value and special significance likely to be affected by the activity are identified and evaluated, and any adverse effects on these areas are minimised, including any edge effects on the areas (2) the activity does not have an adverse effect beyond the site. **Or**	N/A	Refer to response for AO1.2 below.
	AO1.2 Both of the following apply: (1) areas of high conservation value and special significance likely to be affected by the proposal are identified and evaluated and any adverse effects on the areas are minimised, including any edge effects on the areas (2) critical design requirements will prevent emissions having an irreversible or widespread impact on adjacent areas.	☑	The site has been historically used for a tourist resort with existing buildings and infrastructure concentrated on the south-west portion of the Island. The EIS has identified areas of high conservation value and significance and has sought to avoid impacts on these areas through the masterplan process. Any impacts associated with the proposed environmentally relevant activities (ERAs) will be managed to avoid, minimise or mitigate site impacts. Refer to the EIS for further details regarding the proposed ERAs and the management of any potential impacts on the site.
Location of activity on the site			
PO2 The location for the activity on the site protects all environmental values relevant to adjacent sensitive land uses.	**AO2.1** The location of the activity means there will be no adverse effect on any environmental values. **Or**	N/A	Refer to response for AO2.1 below.
	AO2.2 Both of the following apply: (1) the activity and components of the activity are located on the site in a way that prevents or minimises adverse effects on the use of adjacent land and	☑	The site has an existing service infrastructure precinct which is used to house the sewage treatment plant, water treatment plant, back of house facilities (e.g. waste storage) and diesel generators. The proposed ERAs will generally

Performance outcomes	Acceptable outcomes	Response	Comment
	allows for effective management of the environmental impacts of the activity (2) areas used for storing environmentally hazardous materials in bulk are located to take into consideration the likelihood of flooding. (1)		be located in the same location on the site to avoid any adverse impacts to the environmental values of the site.
PO3 The activity avoids adverse impacts on matters of state environmental significance or, where this is not reasonably possible, impacts are minimised and, where this is not reasonably possible, an environmental offset is provided for any significant residual impact to matters of state environmental matters that are prescribed environmental matters.	**AO3.1** Matters of state environmental significance likely to be affected by the activity are identified and evaluated, and any adverse effects on the matters of state environmental significance are avoided or, where this cannot be reasonably achieved, impacts are minimised, and where this cannot be reasonably achieved, an environmental offset is provided for any significant residual impact to matters of state environmental significance that are prescribed environmental matters. *Editor's note: Applications for development should identify anticipated losses, and outline what actions are proposed to be undertaken to offset the loss in accordance with the Significant Residual Impact Guideline and the relevant Queensland Environmental Offset Policy.*	☑	The EIS has identified areas of high conservation value and significance, including matters of state environment significance, have been considered in the design of the proposed development. Any potential impacts associated with the proposed environmentally relevant activities (ERAs) will be managed and minimised to avoid any impacts to the matters of state environmental significance on the site.
PO4 Development avoids or minimises and offsets any adverse impacts on riparian areas and ecological corridors located in a strategic environmental area.	**AO4.1** Development is set back from a waterway by at least 200 metres. **And**	N/A	The site does not have a permanent waterway. Gap Creek and several other small ephemeral water courses traverse the site and discharge to the ocean. MUSIC modelling has identified that stormwater quality across all measures is predicted to improve as a consequence of the proposed development.
	AO4.2 Development minimises adverse impacts on fish passage during works and the carrying out of the activity. **And**	☑	The development will minimise impacts on fish passage by no longer proposing a safe harbour.
	AO4.3 Clearing of riparian vegetation is minimised or, where this cannot be reasonably achieved, an environmental offset is provided for any significant residual impact. **And**	☑	No clearing of riparian vegetation is proposed.
	AO4.4 Natural regeneration of native plant species is facilitated in cleared riparian areas.	☑	The Masterplan includes substantial areas for on-site revegetation.

Performance outcomes	Acceptable outcomes	Response	Comment
Critical design requirements			
PO5 The design of the facility at which the activity is to be carried out permits the activity to be carried out in accordance with best practice environmental management.	**AO5.1** The activity does not involve the storage, production, treatment or release of hazardous contaminants, or involve a regulated structure. **Or**	☑	The storage and handling of any hazardous contaminants on the site will be in accordance with best practice environmental management procedures to avoid the release of any hazardous contaminants.
	AO5.2 Development ensures that— (1) all storage provided for hazardous contaminants includes secondary containment to prevent or minimise releases to the environment from spillage or leaks (2) regulated structures must comply with the manual for assessing consequence categories and hydraulic performance of structures, *Department of Environment and Heritage Protection, 2013* (3) containers are provided for the storage of hazardous contaminants and are secured to prevent the removal of the containers from the site by a flood event (4) the design of the facility— (1) prevents or minimises the production of hazardous contaminants and waste, or (2) contains and treats hazardous contaminants, rather than releasing them.		
PO6 Development avoids or minimises any adverse impacts from pollutants on environmental values and water quality objectives for receiving waters (surface and groundwater) on site or leaving a site located in a strategic environmental area.	**AO6.1** Development demonstrates current best practice environmental management to meet relevant environmental values and water quality objectives of the Environmental Protection (Water) Policy or relevant to the ERA to be carried out on the site. **Or**	☑	The proposed ERAs will demonstrate current best practice environmental management measures to meet relevant environmental values and water quality objectives. Refer to **Chapter 17** of the EIS for further details regarding stormwater quality management.
	AO6.2 All stormwater, wastewater, discharges and overflows leaving the site are: (1) treated to the quality of the receiving waters prior to discharge, or (2) reclaimed or re-used such that there is no export of pollutants to receiving waters.	☑	Stormwater, wastewater and any other discharges on the site will be appropriately treated to protect the quality of any receiving water. The development will include a waste water treatment plant to allow the development to treat and recycle water. Refer to **Chapter 17** of the EIS for further details regarding stormwater quality management.

9. Module 4 - Table 4.1.3: Environmentally relevant activities in a strategic environmental area

Performance outcomes	Acceptable outcomes	Response	Comment
Concurrence ERA 16 (extractive and screening activities)—other than riverine quarry extraction **Geomorphic processes**			
PO1 Bed and bank stability is preserved.	**AO1.1** Excavation in the bed of a stream is limited to scour depth. **And**	**N/A**	The site is not identified as a strategic environmental area.
	AO1.2 Excavation in the bed of a stream is less than one-third of the bed width. **And**	**N/A**	The site is not identified as a strategic environmental area.
	AO1.3 Clearing of in-stream vegetation is limited to the minimum area required for the activity to be carried out. **And**	**N/A**	The site is not identified as a strategic environmental area.
	AO1.4 The final stream profile does not direct flow into a bank.	**N/A**	The site is not identified as a strategic environmental area.
Concurrence ERA 16 (extractive and screening activities)—riverine quarry material extraction **Geomorphic and hydrological processes**			
PO2 Extraction must occur from areas of active deposition including: (1) aggrading bars, or (2) sand slugs, or (3) benches and islands, or (4) sediment pockets in bedrock channels.	No acceptable outcome is prescribed.	**N/A**	The site is not identified as a strategic environmental area.
PO3 Excavation must not occur below the current bed level of a watercourse or waters.	**(2)** No acceptable outcome is prescribed.	**N/A**	The site is not identified as a strategic environmental area.
PO4 Bed and bank stability is preserved during the operation or the carrying out of the activity.	**AO4.1** Vehicle access tracks and crossings associated with the activity have scour protection on the bed immediately downstream of the crossing. **And**	**N/A**	The site is not identified as a strategic environmental area.

Performance outcomes	Acceptable outcomes	Response	Comment
	AO4.2 Access ramps and tracks are kept to a minimum and constructed to minimise erosion and turbulence problems at times of high flow. **And**	**N/A**	The site is not identified as a strategic environmental area.
	AO4.3 Ramps cut into the bank for vehicle access are orientated downstream. **And**	**N/A**	The site is not identified as a strategic environmental area.
	AO9.4 Vehicle crossings are orientated perpendicular to the stream channel ±10°. **And**	**N/A**	The site is not identified as a strategic environmental area.
	AO4.5 Where vehicle crossings are required, these will be at stream-bed level; **Or** if it can be demonstrated that stream-bed level crossings are inappropriate, any culverts for vehicle crossing are aligned with the direction of natural stream flow, when that flow is of a depth equal to the culvert height. **And**	**N/A**	The site is not identified as a strategic environmental area.
	AO4.6 The activity includes measures to prevent stormwater erosion in drains and cuttings on the bank. **And**	**N/A**	The site is not identified as a strategic environmental area.
	AO4.7 Stream-bed controls are located upstream and downstream of the site. **And**	**N/A**	The site is not identified as a strategic environmental area.
	AO4.8 Excavation in the stream-bed is less than one-third of the bed width. **And**	**N/A**	The site is not identified as a strategic environmental area.
	AO4.9 Clearing of in-stream vegetation is limited to the minimum area required for the activity to occur.	**N/A**	The site is not identified as a strategic environmental area.
PO5 Bed and bank stability is preserved.	**AO5.1** The stream is rehabilitated as near as possible to its natural state after the activity has been conducted. **And**	**N/A**	The site is not identified as a strategic environmental area.
	AO5.2 Exposed bank areas are prepared to facilitate natural regeneration of native plant species.	**N/A**	The site is not identified as a strategic environmental area.

Performance outcomes	Acceptable outcomes	Response	Comment
	And		
	AO5.3 Stream-bed and bank controls are retained upstream and downstream of the site of the activity.	**N/A**	The site is not identified as a strategic environmental area.

10. Module 4: Table 4.1.4: Intensive animal industries

Performance outcomes	Acceptable outcomes	Response	Comment
Surface water			
PO1 The structures containing and controlling run-off from the activity and waste re-use areas minimise adverse effects on surface waters external to the activity. Editor's note: To meet the requirements of this performance outcome, it is recommended that the applicant develop a management system for the activity, detailing: (1) environmental hazards (2) risk assessment processes (3) an auditable, risk-based management system for the operation of the activity (4) procedures for annual review (5) proposed maintenance operations (6) stock numbers (7) monitoring of pens, sheds, ponds, drainage and any obvious dust, noise and odour impacts. Note: Development should have regard to the following industry guideline for surface water for the applicable ERA. (1) **Cattle:** National guidelines for beef cattle feedlots in Australia, 3rd	No acceptable outcome is prescribed.	**N/A**	The proposed development will not include intensive animal industries.

Performance outcomes	Acceptable outcomes	Response	Comment
Edition, Meat & Livestock Australia, 2012. (2) **Cattle and sheep**: National beef cattle feedlot environmental code of practice, 2nd Edition, Meat & Livestock Australia, 2012. (3) **Pig keeping:** National environmental guidelines for piggeries, 2nd Edition (Revised), Tucker, RW, McGahan, EJ, Galloway, JL and O'Keefe for Australian Pork Limited, 2010. (4) **Poultry farming**: Queensland guidelines for meat chicken farms, Department of Agriculture, Fisheries and Forestry, 2012.			
Groundwater			
PO2 The activity is designed and managed to prevent or minimise adverse effects on groundwater or any associated surface ecological systems. Editor's note: Development should have regard to the following industry guideline for groundwater for the applicable ERA. (1) **Cattle:** National guidelines for beef cattle feedlots in Australia, 3rd Edition, Meat & Livestock Australia, 2012. (2) **Cattle and sheep**: National beef cattle feedlot environmental code of practice, 2nd Edition, Meat & Livestock Australia, 2012. (3) **Pig keeping:** National environmental guidelines for piggeries, 2nd Edition (Revised), Tucker, RW, McGahan, EJ, Galloway, JL and O'Keefe for Australian Pork Limited, 2010.	No acceptable outcome is prescribed.	**N/A**	The proposed development will not include intensive animal industries.

Performance outcomes	Acceptable outcomes	Response	Comment
(4) **Poultry farming**: Queensland guidelines for meat chicken farms, Department of Agriculture, Fisheries and Forestry, 2012.			
Amenity			
PO3 The activity is designed and managed to minimise adverse effects on the amenity of the surrounding community.	No acceptable outcome is prescribed.	**N/A**	The proposed development will not include intensive animal industries.
Native flora and fauna			
PO4 The activity is designed and managed to minimise adverse effects on ecological communities. Editor's note: Development should have regard to the following industry guideline for native flora and fauna for the applicable ERA. (1) **Cattle:** National guidelines for beef cattle feedlots in Australia, 3rd Edition, Meat & Livestock Australia, 2012. (2) **Cattle and sheep**: National beef cattle feedlot environmental code of practice, 2nd Edition, Meat & Livestock Australia, 2012. (3) **Pig keeping:** National environmental guidelines for piggeries, 2nd Edition (Revised), Tucker, RW, McGahan, EJ, Galloway, JL and O'Keefe for Australian Pork Limited, 2010. (4) **Poultry farming**: Queensland guidelines for meat chicken farms, Department of Agriculture, Fisheries and Forestry, 2012.	No acceptable outcome is prescribed.	**N/A**	The proposed development will not include intensive animal industries.

Response column key:
❒ Achieved
P/S Performance solution
N/A Not applicable

11. Module 5: Removal, destruction or damage of marine plants state code - Table 5.3.1: Operational work (including operational work as part of a material change of use or reconfiguring a lot)

Performance outcomes	Acceptable outcomes	Response	Comment
PO1 Development avoids and protects fish habitats and fisheries resources.	**AO1.1** A buffer surrounding fish habitats is provided and has a minimum width of: (1) For tidal fish habitats— (a) 100 metres above highest astronomical tide outside an urban area, or (b) 50 metres above highest astronomical tide within an urban area (2) non-tidal fish habitats— (a) 50 metres above bankfull width outside an urban area or (b) 25 metres above bankfull width within an urban area. Editor's note: Guidelines to assist with determining the appropriate buffer widths: (1) Fisheries guidelines for fish habitat buffer zones (FHG 003), Department of Primary Industries, 2000. (2) Queensland wetland buffer planning guideline, Department of Natural Resources and Mines, 2011.	**P/S**	The site is not located within a mapped State Fish Habitat Area.
PO2 There is a demonstrated right to propose development within or adjacent to the public fish habitats and fisheries resources. Editor's note: Further guidance on rights in context of fisheries resources and fish habitats is provided in the policy provisions of Management of declared fish habitat areas (FHMOP 002), Department of Primary Industries and Fisheries, 2008.	**AO2.1** The development is supported by a statutory instrument (for example, regional plans made under the Act, Shoreline Erosion Management Plan (SEMP), coordinated project approval under the *State Development and Public Works Organisation Act 1971)*, and the impacts on fish habitats have been properly considered. **Or**	**P/S**	The project is subject to an EIS process and assessment under the *State Development and Public Works Organisation Act 1971.*
	AO2.2 Development is for public infrastructure. **Or**	**P/S**	The development is not for public infrastructure, however the proposed changes to the jetty will be designed to maintain short-term public access to the Island and National Park (e.g. set-down and pick-ups).
	AO2.3 Development is for public infrastructure for which there is no alternative viable route that does not require works on tidal land or fish habitats.	**N/A**	The development is not for public infrastructure.

Performance outcomes	Acceptable outcomes	Response	Comment
	Or		
	AO2.4 Development is for a legitimate public health or safety issue, and the applicant is an entity or acting on behalf of an entity. **Or**	**P/S**	The upgrades to the jetty is required to provide access to the resort which is often exposed to wind speeds and waves which do not allow for the safe disembarkation of staff, guests and goods.
	AO2.5 The following can be demonstrated: (1) tenure is held for the land directly abutting the tidal land and has full riparian access rights, or (2) tenure has been granted over the area of work, or (3) resource entitlement or resource allocation has been granted for the resource being developed, or (4) for private development work that is a jetty, pontoon or boat ramp, no other maritime access structure adjoins the property.	**P/S**	The proponent is seeking a sea bed lease for the proposed location of upgraded jetty (same footprint as current structure).
PO3 There is an overriding functional requirement for the development or part of the development to be located on tidal lands. Editor's note: Development components that have a functional requirement to be located over fish habitats are acceptable. For example car park areas (including for boat ramps), parklands, marina offices, spoil disposal or amenity facilities do not depend on their location to be on or over tidal lands to function, where alternatives of lesser impact exist.	**AO3.1** Development is for maritime infrastructure (for example, jetty, boat ramp, moorings). **Or**	☑	The development no longer seeks approval for a safe harbour. Instead approval to upgrade the existing jetty and additional mooring facilities is sought.
	AO3.2 Development is lineal or nodal infrastructure required to cross or be located within a waterway or tidal area (for example, bridge, culvert crossing, stormwater outlet, pipeline). **Or**		
	AO3.3 The access is required for the construction of the marine or lineal infrastructure.		
PO4 Development maintains or enhances community access to fisheries resources and fish habitats, such as through fishing access and linkages between the commercial fishery and infrastructure, services and facilities.	**AO4.1** The development does not impact on existing infrastructure or access required by fishing sectors.	**P/S**	The existing public jetty is proposed to be upgraded. Public access to the Island and National Park will be maintained for short-term (e.g. set-down and pick-up) of passengers, with longer stays to be directed to the moorings. It is not considered that the development will impact on the infrastructure or access required by the fishing sector and the proposed upgrades will provide the benefit of additional boating infrastructure.

Performance outcomes	Acceptable outcomes	Response	Comment
PO5 Development that has the potential to impact on the operations and productivity of Queensland commercial or recreational fisheries mitigates any adverse impacts due to adjustment of fisheries.	**AO5.1** Affected fisheries, and the impacts on those fisheries, are identified. **And**	**N/A**	No affected fisheries have been identified.
	AO5.2 Fair and reasonable compensation to commercial fishers is determined. **And**	**N/A**	No affected fisheries have been identified.
	AO5.3 The impact of the development on commercial fisheries and recreational fishers is mitigated. Editor's note: The Guideline on fisheries adjustment provides advice for proponents on relevant fisheries adjustment processes and is available by request from the Department of Agriculture and Fisheries.	**N/A**	No affected fisheries have been identified.
PO6 The development will not increase the risk of mortality, disease or injury, or compromise the health and productivity of fisheries resources.	**AO6.1** Fish will not become trapped or stranded as a result of development. **And**	☑	A safe harbour is no longer proposed. Refer to **Chapter 9** of the EIS for further details.
	AO6.2 Risks of fish stranding occurring have been identified, and are demonstrably manageable. **And**		
	AO6.3 Suitable habitat conditions, such as water and sediment quality, will be maintained to sustain the health and condition of fisheries resources within all fish habitats. **And**	☑	A safe harbour is no longer proposed. Refer to **Chapter 9** of the EIS for further details.
	AO6.4 Herbicides are not used on, and will not drift onto, tidal land or wetlands, or within waterways.	☑	Herbicides will not be released into tidal lands or waterways.
PO7 Development resulting in drainage or disturbance of acid sulfate soil is managed to prevent impacts on fisheries resources and fish habitats.	**AO7.1** Run-off and leachate from disturbed or oxidised acid sulfate soils is contained and treated, and not released to a waterway or other fish habitat. Editor's note: Management of acid sulfate soil is consistent with the current Queensland acid sulfate soil technical manual: Soil management guidelines, Department of Natural Resources and Mines, 2002.	☑	Investigations undertaken as part of the EIS have determined that acid sulfate soils are not expected to occur on the site. Prior to any construction in low lying areas testing will be conducted and if ASS is detected a Management Plan will be implemented. Refer to **Chapter 4** and **23** of the EIS for further details.
PO8 Development of, or adjacent to, fish habitats avoids the unnecessary loss, degradation or fragmentation of fish	**AO8.1** The development does not directly impact fish habitats and is located: (1) above the highest astronomical tide for tidal fish habitat, or	**N/A**	A safe harbour is no longer proposed. Potential impacts and mitigation measures associated with the boating and recreational facilities are assessed in **Chapter 9 – Marine Ecology.**

Performance outcomes	Acceptable outcomes	Response	Comment
habitats and their values and the loss of fish movement. Editor's note: For more information, refer to relevant fish habitat management operational policies and fish habitat guidelines: (1) Management and protection of marine plants and other tidal fish habitats (FHMOP 001), Department of Primary Industries and Fisheries, 2007 (2) Tidal fish habitats, erosion control and beach replenishment (FHMOP 010), Department of Primary Industries and Fisheries, 2007 (3) Dredging, extraction and spoil disposal activities (FHMOP 004), Department of Primary Industries, 1998 (4) Departmental procedures for permit applications assessment and approvals for insect pest control in wetlands (FHMOP 003), Department of Primary Industries, 1996 Fisheries guidelines for fish-friendly structures (FHG 006), Department of Primary Industries and Fisheries, 2006	(2) above bankfull width for non-tidal fish habitats (freshwater). **Or**		
	AO8.2 Where impacts on fish habitats cannot be avoided, development meets the following criteria: (1) the location, design and work methods will result in the smallest impact possible to fish habitats (2) development does not increase the risk of transfer of, or impacts from, pest fish and other relevant pest species (3) tidal and freshwater inundation and drainage patterns, extent and timing are maintained such that ecological processes continue (4) works or development will not restrict fish access to fish habitats or fisheries resources (5) tidal or freshwater fish habitats will not be substituted for another type of habitat, for example, creation of mangrove communities from other tidal fish habitats (6) works are undertaken to avoid both seagrass flowering periods and fish spawning and migration periods impacts are mitigated where possible.	**P/S**	A safe harbour is no longer proposed.
Public infrastructure to facilitate fishing			
PO9 Development provides public use and access to fisheries resources.	**AO9.1** Structures over tidal land are located over areas naturally devoid of marine plants, or areas that have undergone existing disturbance or degradation. **And**	**N/A**	The development is not for public infrastructure, however the proposed changes to the jetty will be designed to maintain short-term public access to the Island and National Park (e.g. passenger set-down and pick-ups).
	AO9.2 Development that is public infrastructure to facilitate fishing has a direct link to the activity of fishing, and: (1) is a public jetty, pontoon, boat ramp or fishing platform (2) the proposed location has been identified as the most suitable through a strategic planning approach (3) there is an existing community requirement for the structure	**N/A**	The development is not for public infrastructure, however the proposed changes to the jetty will be designed to maintain short-term public access to the Island and National Park (e.g. passenger set-down and pick-ups).

Performance outcomes	Acceptable outcomes	Response	Comment
	(4) the development will result in the smallest impact possible to fish habitats. **And**		
	AO9.3 Avoidance of disturbance, whether that disturbance is permanent or temporary, for access paths, tracks or dredging navigable access. **And**	**N/A**	The development is not for public infrastructure, however the proposed changes to the jetty will be designed to maintain short-term public access to the Island and National Park (e.g. passenger set-down and pick-ups).
	AO9.4 If development results in fish habitat disturbance, there is an overriding requirement for the development to be located within the tidal land, wetlands or a waterway. **And**	**N/A**	The development is not for public infrastructure, however the proposed changes to the jetty will be designed to maintain short-term public access to the Island and National Park (e.g. passenger set-down and pick-ups).
	AO9.5 The long-term operability and impact of the use of the development will not require additional new development and associated impacts will not result in the need for dredge navigation access to the proposed jetty in the future.	**N/A**	The development is not for public infrastructure, however the proposed changes to the jetty will be designed to maintain short-term public access to the Island and National Park (e.g. passenger set-down and pick-ups).
Public infrastructure (linear and nodal)			
PO10 Development provides a public benefit.	**AO10.1** The applicant is an entity or has the authority to act on behalf of an entity.	**N/A**	The development is not for public infrastructure, however the proposed changes to the jetty will be designed to maintain short-term public access to the Island and National Park (e.g. passenger set-down and pick-ups).
PO11 There is an overriding requirement for the development to be located on tidal land or other fish habitats.	**AO11.1** There is no other viable alternative route that does not require works on tidal land or fish habitats. **And**	**N/A**	The development is not for public infrastructure, however the proposed changes to the jetty will be designed to maintain short-term public access to the Island and National Park (e.g. passenger set-down and pick-ups).
	AO11.2 The development has a functional requirement to be located on tidal land, within a waterway or over fish habitats.	**N/A**	The development is not for public infrastructure, however the proposed changes to the jetty will be designed to maintain short-term public access to the Island and National Park.
Public infrastructure – waterway crossings			
PO12 Development maintains existing tidal inundation and drainage patterns and extent.	**AO12.1** Bridge crossings are designed with abutments above the highest astronomical tide. **And**	**N/A**	The development does not include a bridge crossing.
	AO12.2 Culvert crossing are designed with the size and number of culverts such that it is the entire width of the waterway, the obvert being above the highest astronomical tide and the invert being equal to natural bed level, or a maximum of 300 millimetres below natural bed level.	**N/A**	The development does not include a culvert in a waterway.

Performance outcomes	Acceptable outcomes	Response	Comment
	And		
	AO12.3 Development is a bed level crossing of 15 metres in width or less.	**N/A**	The development does not include a bed level crossing.
PO13 Development provides for fish passage.	No acceptable outcome is prescribed.	**N/A**	The development is not required to provide a fish passage
Public infrastructure – pipeline or subterranean infrastructure			
PO14 Public infrastructure that is a pipeline or subterranean infrastructure maintains existing tidal hydrology, including inundation and drainage patterns and extent.	**AO14.1** The public infrastructure will be placed below the existing natural substrate surface level, and natural substrate and surface levels will be reinstated. **And**	**N/A**	The development does not include pipeline infrastructure.
	AO14.2 The public infrastructure will not cause waterway bed or bank scour or waterway bed or bank erosion.	**N/A**	The development does not include pipeline infrastructure.
Public infrastructure – dredging or extracting sediment			
PO15 Works for public infrastructure that are dredging or extracting material are undertaken so as to avoid impacts on marine plants.	**AO15.1** Works for public infrastructure are for capital dredging, are proposed by a public entity and are for a demonstrated need. **And**	**N/A**	The development does not include public infrastructure for dredging or extracting sediment.
	AO15.2 Works are maintenance dredging consistent with a previously lawfully dredged area, or otherwise approved profiles for navigational purposes. **And**	**N/A**	The development does not include public infrastructure for dredging or extracting sediment.
	AO15.3 Works are undertaken to avoid both seagrass flowering periods and fish spawning and migration periods.	**N/A**	The development does not include public infrastructure for dredging or extracting sediment.
PO16 Disposal of dredge spoil is undertaken in a manner that avoids impacts on marine plants.	**AO16.1** Dredge spoil is not disposed of on tidal land. **Or**	**N/A**	The development does not include public infrastructure for dredging or extracting sediment.
	AO16.2 Spoil disposal will occur at a designated, approved spoil disposal site. **Or**	**N/A**	The development does not include public infrastructure for dredging or extracting sediment.
	AO16.3 Spoil disposal occurs as part of a beach replenishment program supported by a strategic planning process.	**N/A**	The development does not include public infrastructure for dredging or extracting sediment.

Performance outcomes	Acceptable outcomes	Response	Comment
Private infrastructure – dredging or extracting sediment			
PO17 Works for dredging or extracting sediment for private infrastructure are only undertaken where there is an overriding public need exists for the work.	**AO17.1** Works for private infrastructure will provide public or community benefit. **And**	**N/A**	The proponent no longer seeks assessment and approval to construct a safe harbour at Lindeman Island. Instead the proponent seeks assessment and approval for upgrades to the existing jetty and additional moorings in sheltered locations around the island to enable the resort's marine craft to obtain safe shelter under a range of wind and wave conditions.
	AO17.2 The works are a component of private development works and there is an overriding public need for the dredging component of the development to occur. **And**	**N/A**	A safe harbour is no longer proposed.
	AO17.3 The development is supported by a statutory instrument (for example, regional plans made under the Act, Shoreline Erosion Management Plan (SEMP), coordinated project approval under the *State Development and Public Works Organisation Act 1971*), and the impact on fish habitats have been properly considered. Editor's note: (1) For example, private marina facilities or development that is open to the general public and facilitates public access for fishing purposes and future maintenance dredging is within the approved footprint of the facility, and is the least impact option based on fisheries resources and fish habitats. Dredging for access to private structures is not supported.	**N/A**	A safe harbour is no longer proposed.
Public infrastructure – erosion control and beach replenishment			
PO18 Public infrastructure for erosion and beach replenishment works is provided to address existing significant and imminent erosion, maintain natural shoreline and foreshore processes and existing fish habitat values. Editor's note: Further detail on erosion control is provided in Tidal fish habitats, erosion control and beach replenishment (FHMOP 010), Department of Primary Industries and Fisheries, 2007.	**AO18.1** Public infrastructure for erosion and beach control replenishment provides an erosion buffer zone and facilitates managed retreat. Editor's note: Further guidance on erosion control is provided in Tidal fish habitats, erosion control and beach replenishment (FHMOP 010), Department of Primary Industries and Fisheries, 2007. **And**	**N/A**	The development does not include public infrastructure for erosion control and beach replenishment.
	AO18.2 The cause of shoreline and foreshore erosion is identified and treated.	**N/A**	The development does not include public infrastructure for erosion control and beach replenishment.

Performance outcomes	Acceptable outcomes	Response	Comment
	And		
	AO18.3 Development provides a riparian buffer zone with a minimum width of: (1) for tidal fish habitats: (a) 100 metres above the highest astronomical tide outside an urban area, or (b) 50 metres above the highest astronomical tide within an urban area (2) for non-tidal fish habitats: (a) 50 metres above bankfull width outside an urban area, or (b) 25 metres above bankfull width an urban area. **And**	**N/A**	The development does not include public infrastructure for erosion control and beach replenishment.
	AO18.4 An erosion control structure is provided to address a short-term significant erosion risk that will result in the loss of buildings, structures or infrastructure that are not expendable or relocatable. **And**	**N/A**	The development does not include public infrastructure for erosion control and beach replenishment.
	AO18.5 Erosion control works: (1) minimise disturbance to fish habitats and fisheries resources (2) result in no further loss of fish habitats (for example, through reclamation of tidal land) (3) maximise fish habitat enhancement or creation through fish friendly design (4) minimise disruption to community use of the area. **And**	**N/A**	The development does not include public infrastructure for erosion control and beach replenishment.
	AO18.6 Erosion control structures: (1) are located where the applicant can demonstrate a level of rights or interest (2) are located parallel to the shoreline and as far landward as possible. Minor regularisation may be supported (3) are located landward of, or adjoining, the existing land profile	**N/A**	The development does not include public infrastructure for erosion control and beach replenishment.

Performance outcomes	Acceptable outcomes	Response	Comment
	(4) incorporate fish-friendly design. **And**		
	AO18.7 Development does not involve the placement of sand on soft-sediment shorelines to create an artificial beach unless the site has a demonstrable history of sand placement for public recreation purposes.	**N/A**	The development does not include public infrastructure for erosion control and beach replenishment.
PO19 Erosion control and beach replenishment that requires filling of tidal land is avoided where possible, and impact on tidal land is minimised.	**AO19.1** Minor filling is required to regularise a shoreline or foreshore as part of erosion control activities. **And**	**N/A**	The development does not include public infrastructure for erosion control and beach replenishment.
	AO19.2 Filling of tidal land is for the creation of dune or beach above highest astronomical tide and the filling: (1) is part of an erosion control strategy, or (2) does not create terrestrial land for the placement of structures or for terrestrial activities, or (3) is an integral part of the erosion control design, or (4) will minimise replenishment frequency or impact to fish habitats, or (5) will remove the need for other erosion control works that will have a greater impact on fish habitats. **And**	**N/A**	The development does not include public infrastructure for erosion control and beach replenishment.
	AO19.3 Placement of sand is required for the effective functioning of an erosion control structure.	**N/A**	The development does not include public infrastructure for erosion control and beach replenishment.
Private development work			
PO20 Maritime infrastructure providing for private access avoids impacts on marine plants and fish habitat.	**AO20.1** Structures over tidal land are located over areas that are naturally devoid of marine plants. **Or**	✓	The proponent seeks assessment and approval for upgrades to the existing jetty and additional moorings in sheltered locations around the island to enable the resort's marine craft to obtain safe shelter under a range of wind and wave conditions. The existing jetty upgrades will be undertaken within the same footprint as the existing structure.

Performance outcomes	Acceptable outcomes	Response	Comment
	AO20.2 Development work associated with a private jetty or pontoon has a maximum marine plant disturbance area of 30 square metres. The marine plant disturbance area has a maximum width of two metres along the shoreline (highest astronomical tide height) and a maximum length of 15 metres from the shoreline (perpendicular). **Or**	**N/A**	A private jetty or pontoon is not proposed.
	AO20.3 Private development work that is a boat ramp has a maximum marine plant disturbance area of 45 square metres. The area below the highest astronomical tide is not to exceed 45 square metres (that is, no other fish habitats are to be disturbed or modified). **And**	**N/A**	A boat ramp is not proposed.
	AO20.4 The long-term operability and impact of the use of the development will not require additional new development and associated impacts, for example, a proposed private jetty will not result in the need to dredge navigation access to the proposed jetty in the future. **And**	**P/S**	Maintenance dredging is unlikely to be required over the course of the jetty's operation with the sediment transport modelling predictions providing only very small rates of sediment transport.

Performance outcomes	Acceptable outcomes	Response	Comment
	AO20.5 Only one maritime access structure will adjoin the property.	**N/A**	The barge landing point and jetty are existing structures.
Temporary development			
PO21 The design of the temporary development results in the smallest possible disturbance to fish habitat and fisheries resources.	**AO21.1** Temporary development: (1) will have lesser impact on the tidal lands or fish habitats than all other reasonable options (2) is designed to minimise impacts to fish habitat and fisheries productivity (3) will be in place or undertaken for the shortest possible time, having regard to the nature of the development (4) is designed to avoid filling or reclamation of tidal lands (5) can and will be completely removed from tidal land and fish habitats (6) will be carried out during a time that avoids or minimises conflict with known fish migration or spawning periods. **And**	**N/A**	Temporary development is not proposed.
	AO21.2 Disturbed land profiles will be restored to allow original inundation and drainage patterns. **And**	**N/A**	Temporary development is not proposed.
	AO21.3 The development provides for regeneration or restoration of fish habitat and fisheries resource values. **And**	**N/A**	Temporary development is not proposed.
	AO21.4 The development will not result in the permanent substitution of fish habitat. **And**	**N/A**	Temporary development is not proposed.
	AO21.5 The development provides for a post-works monitoring and maintenance program	**N/A**	Temporary development is not proposed.

Performance outcomes	Acceptable outcomes	Response	Comment
Public health or safety			
PO22 Development that is ensuring public health or safety is undertaken in a manner that minimises impacts on fish habitat and fisheries resources. Note: The following are not considered public health or safety issues: (1) management of 'nuisance' issues (for example, biting midge control, or the management of odours from decaying vegetation) (2) foreshore erosion, unless its control is required as a short-term emergency response to a catastrophic event that presents an immediate threat to public safety through undermining of dwellings or infrastructure. In such cases, the emergency provisions of the Sustainable Planning Act 2009 may apply. Where possible, erosion management measures should be developed prior to public safety becoming an issue. (3) capital dredging for navigation.	**AO22.1** Development for a public health issue: (1) is endorsed in writing by Queensland Health or the relevant local government (2) is necessary, as all alternative options that do not require removal or disturbance of marine plants have been considered and are not viable or achievable in the available timeframes for an adequate response to the public health issue (3) if the development is for a long-term response with permanent or ongoing impacts to fish habitats—ensures an agreed program to identify and implement measures to reduce the impacts of the response over time on the area. **And**	**N/A**	The development is not for a public health issue.
	AO22.2 Development for a public safety purpose has no viable alternative options and is for: (1) signage or aids to warn the public of a safety hazard (for example, within a waterway to warn of submerged rocks, crocodiles, marine stingers), or (2) preventing an impending public safety issue (for example, beach cleaning to remove dangerous items such as syringes), or (3) the mitigation of a hazard to public safety that has resulted from a specific unforseen event (for example, a fallen tree that is a danger to safe navigation), or (4) placement of a cyclone mooring identified under a cyclone contingency plan by the harbour master or controlling port authority or corporation, and is located in accordance with the plan.	**N/A**	The development is not for a public safety purpose.
Restoration works			
PO23 Restoration works to reinstate fish habitats, fisheries productivity and natural ecological processes to a pre-existing natural condition are undertaken in a manner that mitigates impacts on marine plants and fish habitats.	**AO23.1** Works will not result in additional fish habitat disturbance, removal or degradation. **And**	✓	The project no longer includes a safe harbour and as such will not result in removal or degradation of fish habitat. Refer to **Chapter 9 – Marine Ecology.**

Performance outcomes	Acceptable outcomes	Response	Comment
Editor's note: For further guidance refer to Restoration of fish habitats: Fisheries guidelines for marine areas (FHG 002), Department of Primary Industries, 1998. Restoration works authorised through an endorsed restoration plan under the code for self- assessable development MP06 – Minor impact works in a declared fish habitat area or involving the removal, destruction or damage of marine plants, Department of Agriculture, Fisheries and Forestry, 2013, do not require a development permit.	**AO23.2** Land profiles are restored to original inundation and drainage patterns. **And**	N/A	Restoration of land profile is not proposed.
	AO23.3 Works are undertaken to encourage fish habitats and fisheries resource values to naturally regenerate. **And**	N/A	Restoration works are not proposed.
	AO23.4 Fish habitat restoration work will not result in the substitution of fish habitats.	N/A	Restoration works are not proposed.
	AO23.5 Physical restoration of fish habitats (for example, replanting) is undertaken where natural regeneration is, or is likely to be, unsuccessful. **And**	N/A	Restoration works are not proposed.
	AO23.6 Permanent structures (for example, boardwalk) to facilitate restoration works: (1) provide a means of managing an identified impact or degrading process (2) retain natural ecological processes (3) are the least impact alternative available. **And**	N/A	A safe harbour is no longer proposed. Instead the proponent seeks assessment and approval for upgrades to the existing jetty and additional moorings in sheltered locations around the island to enable the resort's marine craft to obtain safe shelter under a range of wind and wave conditions
	AO23.7 Works include a post-works monitoring and maintenance program, appropriate for the scale of the restoration works. **And**	☑	Monitoring plans are proposed as part of the project's Environmental Management Plan (refer to **Chapter 28**).
	AO23.8 Marine plants used in restoration works are collected within a 100 kilometre radius of the site to maintain the genetic integrity of the restoration site and local marine plant communities.	N/A	A safe harbour is no longer proposed.
Works for aesthetic purposes or to provide for views			
PO24 Removal, trimming or damage to marine plants to provide views or for aesthetic purposes is undertaken in a	**AO24.1** Works are undertaken in accordance with a mangrove management strategy endoresed by Fisheries Queensland.	**N/A**	The development does not propose the removal marine plants to provide views or for aesthetic purposes.

Performance outcomes	Acceptable outcomes	Response	Comment
manner that maintains the integrity of fish habitat.			
All development – environmental offsets			
PO25 Impacts to marine plants or legally secured offset areas for marine plants are avoided or mitigated, and an environmental offset is provided for any significant residual impact.	**AO25.1** Residual impact to marine plants or legally secured offset areas for marine plants is comprehensively and accurately documented to demonstrate that impact is avoided or, where this cannot be achieved, that impacts are minimised. **Or**	**N/A**	No residual impacts to marine plants are proposed. Refer to **Chapter 9** of the EIS for further details.
	AO25.2 Where residual impact to marine plants or legally secured offset areas for marine plants is accurately documented and it cannot be demonstrated that impact can be reasonably avoided or minimised, an environmental offset is provided for any significant residual impact. *Editor's note: Applications for development should identify whether there is likely to be a significant residual impact and a need for an environmental offset having regard to Section 3.9 (Marine plants) of the Significant Residual Impact Guideline and*	**N/A**	No residual impacts to marine plants are proposed. Refer to **Chapter 9** of the EIS for further details
Additional requirements for development within a strategic environmental area for specified works			
PO26 Development minimises clearing of native marine plants including beyond the extent of operational work. Natural regeneration of any cleared or work area is facilitated wherever possible.	**AO26.1** Clearing of marine plants is limited to the minimum area required for the works and to allow for maintenance. **And**	**N/A**	The site is not identified in a strategic environmental area.
	AO26.2 There is no impediment to the natural regeneration of native plant species in the area of clearing and works following completion of works.	**N/A**	The site is not identified in a strategic environmental area.
PO27 Development avoids or minimises adverse impacts on fish passage during works and the carrying out of the activity.	No acceptable outcome is prescribed.	**N/A**	The site is not identified in a strategic environmental area.
PO28 There is nil net loss in marine plants as a result of development.	**AO28.1** Any marine plant damaged during construction is replaced at the completion of the development with the same species of plant in the disturbed area outside of the footprint of the development.	**N/A**	The site is not identified in a strategic environmental area.

Performance outcomes	Acceptable outcomes	Response	Comment
PO29 Development does not impact on fish habitat values.	**AO29.1** Development in tidal waters is located, designed and constructed to ensure that the activities do not impact on fish habitat values and function.	**N/A**	The site is not identified in a strategic environmental area.
PO30 Development avoids or minimises any adverse impacts from pollutants on environmental values and water quality objectives for receiving waters (surface and groundwater) on site or leaving a site.	**AO30.1** Development demonstrates best practice environmental management to meet relevant environmental values and water quality objectives of the Environmental Protection (Water) Policy. **Or**	**N/A**	The site is not identified in a strategic environmental area.
	AO30.2 All stormwater, wastewater, discharges and overflows leaving the site are: (1) treated to the quality of the receiving waters prior to discharge, or (2) reclaimed or re-used such that there is no export of pollutants to receiving waters.	**N/A**	The site is not identified in a strategic environmental area.

Response column key:
❒ Achieved
P/S Performance solution
N/A Not applicable

12. Module 7 - Sustainable management of water resources state code - Table 7.1.2

Performance outcomes	Acceptable outcomes	Response	Comment
General			
PO1 Works do not adversely impact on the natural riverine ecosystem.	No acceptable outcome is prescribed.	☑	The site does not have a riverine ecosystem. Gap Creek and several other small ephemeral water courses traverse the site and discharge to the ocean. MUSIC modelling has identified that stormwater quality across all measures is predicted to improve as a consequence of the proposed development.
PO2 Works do not adversely impact other users' ability to access the resource.	No acceptable outcome is prescribed.	☑	Work undertaken as part of the proposed development will not adversely impact users ability to access water resources.
PO3 Works do not adversely impact on the physical integrity of the watercourse.	No acceptable outcome is prescribed.	☑	The site is not mapped or ground-truthed as including a watercourse. Gap Creek and several other small ephemeral water courses traverse the site and discharge to the ocean. MUSIC modelling has identified that stormwater quality across all measures is predicted to improve as a consequence of the proposed development.
PO4 Works are located and constructed in a way that is consistent with any of the following to the extent they are relevant to the proposed development: (3) a water resource plan (4) a resource operations plan (5) a moratorium notice issued under the *Water Act 2000*. Editor's note: Moratorium notices are published on the DNRM website.	No acceptable outcome is prescribed.	**N/A**	A water resource plan, resource operations plan or moratorium notice does not apply to the site.
Artesian and subartesian water			
PO5 Works maintain the natural ecosystem processes of the artesian or subartesian system.	No acceptable outcome is prescribed.	**N/A**	The site does not include artesian or sub artesian water system.
PO6 Works are to minimise impact on connectivity between artesian water or subartesian water and surface water.	No acceptable outcome is prescribed.	**N/A**	The site does not include artesian or subartesian water system.

Performance outcomes	Acceptable outcomes	Response	Comment
Overland flow			
PO7 Works are located and constructed in a way that minimises adverse impacts on neighbouring properties.	**AO7.1** Works are contained within the property boundaries. **And**	**P/S**	The development will include measures on the site to manage overland flow and stormwater run-off, noting that Gap Creek and several other small ephemeral water courses traverse the site and discharge to the ocean. Refer to **Chapter 17** and **19** of the EIS for further details.
	AO7.2 At full supply level, the area inundated is contained within the property boundaries. **AND**	**P/S**	The development will include measures on the site to manage overland flow and stormwater run-off, noting that Gap Creek and several other small ephemeral water courses traverse the site and discharge to the ocean. Refer to **Chapter 17** and **19** of the EIS for further details
	AO7.3 Any bywash resulting from the works, and any water diverted away from contaminated areas, exits the premises as close as practicable to the same location to which it exited the property boundary prior to construction of the works.	**P/S**	The development will include measures on the site to manage overland flow and stormwater run-off, noting that Gap Creek and several other small ephemeral water courses traverse the site and discharge to the ocean. Refer to **Chapter 17** and **19** of the EIS for further details
PO8 Works are constructed and operated in accordance with a certified report. Editor's note: If a water licence has been granted for the proposed development a certified report is not required.	**AO8.1** The works are for: (1) taking a maximum of 12 megalitres of contaminated agricultural run-off water, or (2) taking for stock and domestic purposes, or (3) rehabilitating degraded land.	**P/S**	Site works are to be undertaken in accordance with the Construction and Environment Management Plan (refer to **Chapter 28** of the EIS).
Reconfiguring existing works			
PO9 Construction of new works must not increase overall take or increase: (1) the capacity of the works to store water (2) the rate at which the works take water (3) the average volume of water taken by the works.	No acceptable outcome is prescribed.	**P/S**	The development will include measures on the site to manage overland flow and stormwater run-off. Refer to **Chapter 17** and **19** of the EIS for further details.
PO10 Works must not involve reconfiguration of natural bodies of water or bunded areas.	No acceptable outcome is prescribed.	**P/S**	The site does not include any natural bodies of water. Channel works are proposed to increase the catchment areas flowing into Gap Creek Dam to increase the reliability of supply.

Performance outcomes	Acceptable outcomes	Response	Comment
PO11 Works must not involve reconfiguration of storage capacity of any of the following: (1) a lake that was not used for irrigation or other intensive stocking or production (2) land being used for irrigated or dryland agriculture or areas surrounded by levee banks designed to prevent the land becoming inundated (3) naturally occurring infield storages.	No acceptable outcome is prescribed.	**P/S**	The site does not include any natural bodies of water. Channel works are proposed to increase the catchment areas flowing into Gap Creek Dam to increase the reliability of supply.
PO12 New works must be located within the same property boundaries as the existing works.	No acceptable outcome is prescribed.	**P/S**	Tenure issues associated with the project are included in **Chapter 6** of the EIS.
Limited catchment area			
PO13 In the limited catchment areas, any works for storing water must not: (1) be larger than necessary for storing water other than overland flow water, or (2) be able to take floodwater overflowing from any adjacent watercourse. Editor's note: Limited catchment areas are listed in table 7.5.1, column 2.	**AO13.1** In the limited catchment areas (identified in table 7.5.1, column 1), the incidental take of overland flow water: (1) is located within the sub-catchment/management area listed in table 7.5.1, column 2 for the relevant limited catchment area (2) is stored in a local catchment area that is less than or equal to the area of the limited catchment area specified in table 7.5.1, column 3.	**N/A**	The site is not identified in a limited catchment area.
Contaminated agricultural run-off			
PO14 If development involves storage capacities of 12 megalitres or greater, the storage capacities must: (1) be necessary because there is no alternative way to take the water by reconfiguring existing works (2) be no larger than necessary to contain contaminated agricultural run-off water or tailwater	No acceptable outcome is prescribed.	**N/A**	Overland flow water on the site will not contain excess nutrients or chemicals from agricultural activities.

Performance outcomes	Acceptable outcomes	Response	Comment
(3) minimise the volume of water that becomes contaminated agricultural run-off water (4) where practicable, allow for water that is not contaminated agricultural run-off water or tailwater to be passed through the works.			
Environmentally relevant activity			
PO15 Works capture no more overland flow water than is necessary for the operation of the environmentally relevant activity or environmental authority under the *Environmental Protection Act 1994*.	No acceptable outcome is prescribed.	**P/S** where no Acceptable Outcome is provided	Environmentally relevant activities required by the proposed development will capture no more overland flow water than is necessary for the operation of the activity.
Rehabilitating degraded land			
PO16 The maximum height or depth of any part of the works is 400 millimetres.	No acceptable outcome is prescribed.	**P/S**	Construction of the proposed works involves substantial engineering work.
PO17 The works are only for rehabilitating degraded land, as certified by: (1) a soil scientist, stating that the area to be inundated is degraded and the works are an appropriate method for rehabilitation, or (2) a requirement of the *Land Act 1994*, or (3) the works have been approved for funding under the Primary Industry Productivity Enhancement Scheme.	**AO17.1** The area inundated as a result of the rehabilitation is two hectares or less.	☑	The proposed extension to Gap Creek Dam will be less than two hectares.
Coal seam gas water			
PO18 Any storage for the works must: (1) be no larger than necessary to store coal seam gas water for the beneficial use of the resource under Chapter 8 of the *Waste Reduction and Recycling Act 2011*	No acceptable outcome is prescribed.	**N/A**	The development will not include coal seam gas water.

Performance outcomes	Acceptable outcomes	Response	Comment
(2) minimise the volume of overland flow water that is taken (3) not have the ability to take floodwater from any adjacent watercourse (4) not contain coal seam gas water that could be stored in an existing alternative storage.			

13. Module 8 - Queensland vegetation management state code – Table 8.1.13: General

Response column key:
❒ Achieved
P/S Performance solution
N/A Not applicable

Performance outcomes	Acceptable outcomes	Response	Comment
Clearing to reasonably avoid and minimise impacts			
PO1 Clearing only occurs where the applicant has demonstrated that the development has first reasonably avoided, and then reasonably minimised the impacts of development.	No acceptable outcome is prescribed.	**P/S –** where no Acceptable Outcome is provided	Comprehensive flora surveys have been undertaken by NRC to ensure that the proposed masterplan layout avoids or minimises impacts on vegetation communities. *Matters of National Environmental Significance* • The proposed masterplan layout avoids disturbance to all ground-truthed areas where the Littoral Rainforest and Coastal Vine Thicket of Eastern Australia Community occurs; • Some clearing of the Broad Leaf Tea-tree (*Melaleuca viridiflora*) community will be due to the need to meet transitional surfaces associated with the runway and this has been assessed in **Chapter 10 – Flora and Fauna.** *State Regulated Vegetation* • RE 8.3.2 is an endangered community under the VM Act which is dominated by Broad leaf tea-tree and occurs in the areas surrounding the existing runway strip. The current design includes a disturbance to this community relating to the runway strip. The total ground-truthed area of the RE 8.3.2 is 12.85 hectares and under the current design 7.81 hectares is to be retained undisturbed and a further 1.94 hectares will be trimmed to no less than seven metres in height. The total proposed disturbance area for clearing of RE 8.3.2

Performance outcomes	Acceptable outcomes	Response	Comment
			is 3.1 hectares, which equates to 24.1% of the ground-truthed extent of this community within the study area; • Of Concern Regional Ecosystem 8.12.13a is a scattered native grassland community that is located within the site. Under the current masterplan concept some of these grassland communities have the potential to be impacted by direct disturbance from development in these area and as such an offset will be required under the *Queensland Environmental Offsets Policy – Significant Residual Impacts Guideline (*refer to Chapter 10 – flora and Fauna); • The majority of the regulated vegetation within the study area is RE 8.12.12d which has a "least concern" status under the Vegetation Management Act and a "no concern at present" biodiversity status. This community represents the main vegetation type where disturbance to remnant vegetation may occur related to an Asset Protection Zone to manage and reduce bushfire fuel loads. Refer to **Chapter 10** of the EIS for further details.
Clearing on land in particular circumstances			
PO2 Clearing in an area must not be inconsistent with or impact on any of the following unless a better environmental outcome can be achieved: (1) a declared area, or (2) an exchange area, or (3) unlawfully cleared area, or (4) a restoration notice, or (5) an enforcement notice under the Sustainable Planning Act 2009 issued for a vegetation clearing offence, or	No acceptable outcome is prescribed.	**P/S –** where no Acceptable Outcome is provided	The proposed masterplan layout seeks to minimise the need to clear land by concentrating development wherever possible in existing cleared areas. Refer to **Chapter 10** of the EIS for further details.

Performance outcomes	Acceptable outcomes	Response	Comment
(6) a compliance notice containing conditions about the restoration of vegetation, or (7) a Land Act notice, or (8) a trespass notice if the trespass related act under the Land Act 1994 for the notice is the clearing of vegetation on the relevant land, or (9) an area on a PMAV shown to be category A where the chief executive of the VMA reasonably believes that a vegetation clearing offence is being, or has been, committed in relation to the area.			
Clearing on land that is an environmental offset area			
PO3 Clearing on land that contains an existing environmental offset is consistent with the delivery plan or agreement for the environmental offset area. Editor's note: Environmental offset agreements may also be described as an 'agreed delivery arrangement' or 'delivery agreement'. Clearing should be consistent with any agreement however described.	**AO3.1** Clearing is consistent with the offset delivery plan or agreement for the environmental offset area. **Or**	**P/S**	An existing offset delivery plan and/or agreement does not exist on the site.
	AO3.2 An additional environmental offset is provided that is consistent with the relevant Queensland Environmental Offsets Policy.	**P/S**	An offset for the impacts on disturbing 3.1 hectares of Endangered Regional Ecosystem 8.3.2 is proposed to be provided consistent with the relevant *Queensland Environmental Offset Policy.* Refer to **Chapter 10** of the EIS for further details.
No clearing of vegetation as a result of the material change of use or reconfiguration of a lot			
PO4 Clearing as a result of the material change of use or reconfiguration of a lot will not occur.	No acceptable outcome is prescribed.	**P/S –** where no Acceptable Outcome is provided	Clearing is proposed as a consequence of the material change of use development application. Refer to **Chapter 10** of the EIS for further details.
Clearing that could already be done under an exemption			
PO5 All clearing is limited to clearing that could be done under an exemption for the purpose of the development (as prescribed under schedule 24, parts 1 and 2 of the Sustainable Planning Regulation 2009) prior to the material	No acceptable outcome is prescribed.	**P/S –** where no Acceptable Outcome is provided	The proposed clearing is not covered by an exemption. Refer to **Chapter 10** of the EIS for further details.

Performance outcomes	Acceptable outcomes	Response	Comment
change of use application being approved.			

12. Module 8 - Table 8.1.4: Public safety, relevant infrastructure and coordinated projects

Performance outcomes	Acceptable outcomes	Response	Comment
Limits to clearing			
PO1 Clearing is limited to the extent that is necessary: (1) for establishing a necessary fence, firebreak, road or vehicular track, or for constructing necessary built infrastructure (each relevant infrastructure), where the clearing cannot reasonably be avoided or minimised, or (2) as a natural and ordinary consequence of other assessable development for which a development approval as defined under the repealed *Integrated Planning Act 1997* was given, or a development application as defined under that Act was made, before 16 May 2003, or (3) to ensure public safety, or (4) for a coordinated project and any associated ancillary works—other than a coordinated project that involves high value agriculture clearing, or irrigated high value agriculture clearing.	No acceptable outcome is prescribed.	**P/S –** where no Acceptable Outcome is provided	The project is a declared coordinated project. Vegetation clearing has been limited to the extent that it is necessary for establishing Asset Protection Zones for bushfire management purposes, establishing a development footprint for a coordinated project and also for ensuring public safety associated with the transitional surfaces for the airstrip. Refer to **Chapter 10** of the EIS for further details.
Wetlands			
PO2 Maintain the current extent of vegetation associated with any natural wetland to protect:	**AO2.1** Clearing does not occur in or within 100 metres of any natural wetland. **Or**	**N/A**	The site does not include any wetlands within or near the study area. No wetland protection areas are shown on the Queensland Map of Referable Wetlands.

Performance outcomes	Acceptable outcomes	Response	Comment
(1) water quality by filtering sediments, nutrients and other pollutants (2) aquatic habitat (3) terrestrial habitat.	**AO2.2** Clearing only occurs within 100 metres of any natural wetland where: (1) the clearing does not occur within 50 metres of the defining bank of any natural wetland, or (2) the widths stipulated by table 1 are not exceeded. **Or**	**N/A**	The site does not include any wetlands within or near the study area. No wetland protection areas are shown on the Queensland Map of Referable Wetlands.
	AO2.3 Where it can be demonstrated that clearing cannot be reasonably avoided, and the extent of clearing has been reasonably minimised, an environmental offset is provided for any significant residual impacts from clearing of vegetation associated with a natural wetland. Editor's note: Applications for development should identify whether there is likely to be a significant residual impact and a need for an environmental offset having regard to section 3.3 (Wetlands and watercourses) of the Significant Residual Impact Guideline and the relevant Queensland Environmental Offsets Policy	**N/A**	The site does not include any wetlands within or near the study area. No wetland protection areas are shown on the Queensland Map of Referable Wetlands.
Watercourses and drainage features			
PO3 Maintain the current extent of vegetation associated with any watercourse or drainage feature to protect: (1) bank stability by protecting against bank erosion (2) water quality by filtering sediments, nutrients and other pollutants (3) aquatic habitat (4) terrestrial habitat.	**AO3.1** Clearing does not occur: (1) in any watercourse or drainage feature, or (2) within the relevant distance stipulated by table 2 of the defining bank of any watercourse or drainage feature. **Or**	**P/S**	The site does not have a permanent waterway. Gap Creek and several other small ephemeral water courses traverse the site and discharge to the ocean. Clearing along these drainage features will be avoided to the extent shown on the Masterplan.
	AO3.2 Clearing only occurs within any watercourse or drainage feature, or within the relevant distance stipulated by table 2 of the defining bank of any watercourse or drainage feature where: (1) the clearing does not occur within 5 metres of the defining bank, or (2) the widths stipulated by table 1 is not exceeded **Or**	**P/S**	The site does not have a permanent waterway. Gap Creek and several other small ephemeral water courses traverse the site and discharge to the ocean. Clearing along these drainage features will be avoided to the extent shown on the Masterplan.
	AO3.3 Where it can be demonstrated that clearing cannot be reasonably avoided, and the extent of clearing has been reasonably minimised, an environmental offset is provided for any significant residual impact from clearing	**P/S**	The site does not have a permanent waterway. Gap Creek and several other small ephemeral water courses traverse the site and discharge to the ocean. Clearing along these

Performance outcomes	Acceptable outcomes	Response	Comment
	of vegetation associated with any watercourse or drainage feature. Editor's note: Applications for development should identify whether there is likely to be a significant residual impact and a need for an environmental offset having regard to section 3.3 (Wetlands and watercourses) of the Significant Residual Impact Guideline and the relevant Queensland Environmental Offsets Policy.		drainage features will be avoided to the extent shown on the Masterplan. Environmental offsets are considered in **Chapter 10** of the EIS.
Connectivity (public safety and relevant infrastructure)			
PO4 In consideration of vegetation on the subject lot(s) and in the landscape adjacent to the subject lot(s), vegetation is retained that: (1) is of sufficient size and configured in a way that maintains ecosystem functioning (2) remains in the landscape despite threatening processes.	**AO4.1** Clearing occurs in accordance with table 3.	**P/S**	The site does not form a critical link between any habitat areas and therefore the connectivity value of the vegetation communities within the stud area is generally low. The majority of native vegetation clearing associated with the proposed action is to occur within or immediately adjacent to areas of existing disturbance for the current resort development. Refer to **Chapter 10** of the EIS for further details.
Connectivity (coordinated projects)			
PO5 In consideration of vegetation on the subject lot(s) and in the landscape adjacent to the subject lot(s), vegetation is retained that: (1) is of sufficient size and configured in a way that maintains ecosystem functioning (2) remains in the landscape despite threatening processes or where this is not reasonably possible, maintain the current extent of vegetation.	**AO5.1** Clearing occurs in accordance with table 3. **Or**	**N/A**	Refer to **AO5.2 below.**
	AO5.2 Where it can be demonstrated that clearing cannot be reasonably avoided, and the extent of clearing has been reasonably minimised, an environmental offset is provided for any significant residual impact from clearing of vegetation that forms a connectivity area. Editor's note: Applications for development should identify whether there is likely to be a significant residual impact and a need for an environmental offset having regard to section 3.2 (Connectivity areas) of the Significant Residual Impact Guideline and the relevant Queensland Environmental Offsets Policy.	**N/A**	The site does not form a critical link between any habitat areas and therefore the connectivity value of the vegetation communities within the study area is generally low. The majority of native vegetation clearing associated with the proposed action is to occur within or immediately adjacent to areas of existing disturbance for the current resort development. Refer to **Chapter 10** of the EIS for further details.
Soil erosion			
PO6 Clearing does not result in: (1) accelerated soil erosion including, but not limited to - mass movement, gully erosion, rill erosion, sheet	**AO6.1** Clearing is undertaken in accordance with a sediment and erosion control plan which includes measures to ensure the rates of soil loss and sediment movement are the same or less than those prior to the proposed development.	☑	A sediment and erosion control plan will be prepared for the development, which will include measures to ensure the rates of soil loss and sediment movement are the same or less than those prior to the proposed development.

Performance outcomes	Acceptable outcomes	Response	Comment
erosion, tunnel erosion, stream bank erosion, wind erosion, or scalding (2) any associated loss of chemical, physical or biological fertility—including, but not limited to water holding capacity, soil structure, organic matter, soil biology, and nutrients within or outside the lot(s) that are the subject of the application.	**Or** **AO6.2** The application is a development application where a local government is the assessment manager. Editor's note: For guidance on developing a sediment and erosion control plan please refer to the IECA (2008) Best practice erosion & sediment control document.		Refer to **Chapter 28** of the EIS for further details.
Salinity			
PO7 Clearing does not contribute to land degradation through: (1) waterlogging, or (2) the salinisation of groundwater, surface water or soil.	**AO7.1** Clearing does not occur in or within 200 metres of a discharge area or recharge area. **Or**	**P/S**	MUSIC modelling has identified that stormwater quality across all measures is predicted to improve as a consequence of the proposed development. Refer to **Chapter 17** of the EIS for further information.
	AO7.2 Clearing is less than: (1) 2 hectares, or (2) 10 metres wide.	**P/S**	MUSIC modelling has identified that stormwater quality across all measures is predicted to improve as a consequence of the proposed development. Refer to **Chapter 17** of the EIS for further information.
Conserving endangered and of concern regional ecosystems			
PO8 Maintain the current extent of endangered regional ecosystems and of concern regional ecosystems.	**AO8.1** Clearing does not occur in: (1) an endangered regional ecosystem, or (2) an of concern regional ecosystem. OR **Or**	**P/S**	*Endangered Regional Ecosystem 8.3.2* RE 8.3.2 is an endangered community under the VM Act, which is dominated by Broad leaf tea-tree, and occurs in the area surrounding the existing runway strip. The current development design (dated November 2016) includes an expansion of the disturbance area relating to the runway strip. Consequently some disturbance to RE 8.3.2 vegetation will occur as part of this expansion. Refer to **Chapter 10** of the EIS for further information.
	AO8.2 Clearing in an endangered regional ecosystem or an of concern regional ecosystem does not exceed the width or area prescribed in table 1. **Or**		
	AO8.3 Where it can be demonstrated that clearing cannot be reasonably avoided, and the extent of clearing has been reasonably minimised, an environmental offset is provided for any significant residual impact from clearing of endangered regional ecosystems and of concern regional ecosystems. Editor's note: Applications for development should identify whether there is likely to be a significant residual impact and a		

Performance outcomes	Acceptable outcomes	Response	Comment
	need for an environmental offset having regard to section 3.1 (Regulated vegetation) of the Significant Residual Impact Guideline and the relevant Queensland Environmental Offsets Policy.		*Of Concern Regional Ecosystem 8.12.13a* Scattered areas of the native grassland community RE 8.12.13a are located within the study area. Under the current design concept (November 2016) some areas of these grassland communities have the potential to be impacted by direct disturbance from development in these areas. RE 8.12.13a has an 'of concern' VM Act class and biodiversity status and is therefore a MSES under the Queensland environmental offsets framework. The proposed disturbance to RE 8.12.13a equates to a significant impact under the Queensland environmental offsets framework. For further details on the proposed clearing refer to **Chapter 10** of the EIS for further details.
Essential habitat			
PO9 Maintain the current extent of essential habitat.	**AO9.1** Clearing does not occur in an area of essential habitat. **Or**	**P/S**	Essential habitat is mapped within the project area for the Coastal Sheathtail Bat, as shown on the State regulated vegetation mapping. All mapped remnant vegetation on Lindeman Island is identified as essential habitat for this species on the State published regulated vegetation map.
	AO9.2 Clearing in essential habitat does not exceed the widths or areas prescribed in table 1.		

Performance outcomes	Acceptable outcomes	Response	Comment
	Or		While most of the vegetation communities in the study area support suitable foraging habitat for this species, similar habitat is abundant in the surrounding landscape. It is unlikely the proposed action will cause significant impacts to foraging habitat for the Coastal Sheathtail Bat. For further details regarding the essential habitat on the site and proposed clearing refer to **Chapter 10** of the EIS for further details.
	AO9.3 Clearing only occurs where an area of essential habitat is isolated and small in size and at risk from threatening processes, for the prescribed species. **Or**		
	AO9.4 Where it can be demonstrated that clearing cannot be reasonably avoided, and the extent of clearing has been reasonably minimised, an environmental offset is provided for any significant residual impact from clearing of essential habitat. Editor's note: Applications for development should identify whether there is likely to be a significant residual impact and a need for an environmental offset having regard to section 3.1 (Regulated vegetation) of the Significant Residual Impact Guideline and the relevant Queensland Environmental Offsets Policy.		
Acid sulfate soils			
PO10 Clearing activities do not result in disturbance of acid sulfate soils or changes to the hydrology of the location that will either: (1) aerate horizons containing iron sulfides, or (2) mobilise acid or metals.	**AO10.1** Clearing does not occur in land zone 1, land zone 2 or land zone 3. **Or**	**N/A**	Preliminary assessment of the site has identified that acid sulfate soils are unlikely to be present on the site. Notwithstanding this, an Acid Sulfate Soil Management Plan is proposed as part of the Construction Environmental Management Plan. Refer to **Chapter 28** of the EIS for further details.
	AO10.2 Clearing in land zone 1, land zone 2 or land zone 3 in areas below the 5 metre Australian Height Datum only occurs where: (1) it does not involve mechanical clearing (2) the acid sulfate soils are managed consistent with the State Planning Policy, Department of State Development infrastructure and Planning 2014, and with the Soil Management Guidelines in the Queensland Acid Sulfate Soil Technical Manual, Department of Science, Information Technology, Innovation and the Arts, 2014. **Or**		
	AO10.3 The application is a development application where a local government is the assessment manager.		

13. Module 8 - Table 8.1.5: Extractive industry

Performance outcomes	Acceptable outcomes	Response	Comment
Limits to clearing for an extractive industry			
PO1 Clearing is limited to the extent that is necessary for: (1) dredging material from the bed of any waters (2) extracting, from a pit or quarry, rock, sand, clay, gravel, loam or other material (3) screening, washing, grinding, milling, sizing or separating material extracted from a pit or quarry (4) carrying out work that is the natural and ordinary consequence of carrying out work mentioned in subparagraphs (1), (2) and (3) above.	No acceptable outcome is prescribed.	**P/S –** where no Acceptable Outcome is provided	The former quarry used to construct existing infrastructure and buildings in the current development, is proposed to be utilised to minimise the ecological footprint and demand for importing rock from the mainland. As this is a former quarry site limited vegetation clearance is proposed. Refer to **Chapter 4** and **25** of the EIS for further details.
Clearing is staged			
PO2 Clearing: (1) is staged in line with operational needs that restrict clearing to the current operational area (2) is limited to the area from which material will be extracted, and any reasonably associated infrastructure, within the term of the development approval (3) cannot occur until all required permits are obtained.	No acceptable outcome is prescribed.	**P/S –** where no Acceptable Outcome is provided	Dredging and quarrying will not occur until the relevant permits are obtained.
Wetlands			
PO3 Maintain the current extent of vegetation associated with any natural wetland to protect: (1) water quality by filtering sediments, nutrients and other pollutants	**AO3.1** Clearing does not occur in, or within 100 metres of, any natural wetland. **Or**	**N/A**	The site does not include any natural wetlands, with no Ramsar wetlands or referable wetlands located within the study area. There is one large artificial water body created by the construction of Gap Creek Dam near the centre of the study area, which contains some aquatic vegetation and wetland habitat values. This water body and associated

Performance outcomes	Acceptable outcomes	Response	Comment
(2) aquatic habitat (3) terrestrial habitat.			aquatic vegetation provides habitat for a variety of wetland bird species. Refer to Chapter 10 for further information.
	AO3.2 Clearing only occurs within 100 metres of any natural wetland where: (1) the clearing does not occur within 50 metres of the of the natural wetland, or (2) the widths stipulated by table 1 are not exceeded. **Or**	**N/A**	The site does not include any natural wetlands.
	AO3.3 Where it can be demonstrated that clearing cannot be reasonably avoided, and the extent of clearing has been reasonably minimised, an environmental offset is provided for any significant residual impact from clearing of vegetation associated with a natural wetland. Editor's note: Applications for development should identify whether there is likely to be a significant residual impact and a need for an environmental offset having regard to section 3.3 (Wetlands and watercourses) of the Significant Residual Impact Guideline and the relevant Queensland Environmental Offsets Policy.	**N/A**	The site does not include any natural wetlands.
Watercourses and drainage features			
PO4 Maintain the current extent of vegetation associated with any watercourse or drainage feature to protect: (1) bank stability by protecting against bank erosion (2) water quality by filtering sediments, nutrients and other pollutants (3) aquatic habitat (4) terrestrial habitat.	**AO4.1** Clearing does not occur: (1) in any watercourse or drainage feature (2) within the relevant distance stipulated in table 2 of the defining bank of any watercourse or drainage feature. **Or**	**P/S**	There are no watercourses as shown on the vegetation management watercourse map located within the study area, but one feature identified as Gap Creek is mapped on other State mapping layers. There are some ephemeral drainage features located within the study area in remnant and non-remnant areas. These features are located in steep and often rocky terrain with a very small catchment, and consequently they would likely only flow for very short periods of time immediately after rainfall events. These features do not sustain any significant aquatic habitat and there is no distinct riparian vegetation or additional biodiversity associated with the features. The vegetation communities surrounding these features represent a continuation of the surrounding non-riparian vegetation communities. Clearing along these drainage features will be avoided to the extent shown on the Masterplan. Refer to **Chapter 10** of the EIS for further details.
	AO4.2 Clearing only occurs within any watercourse or drainage feature, or within the relevant distance stipulated by table 2 of the defining bank of any watercourse or drainage feature where: (1) the clearing does not occur within 5 metres of the defining bank, or (2) the widths stipulated by table 1 is not exceeded. **Or**		
	AO4.3 Where it can be demonstrated that clearing cannot be reasonably avoided, and the extent of clearing has been reasonably minimised, an environmental offset is provided for any significant residual impacts from clearing		

Performance outcomes	Acceptable outcomes	Response	Comment
	of vegetation associated with any watercourse or drainage feature. Editor's note: Applications for development should identify whether there is likely to be a significant residual impact and a need for an environmental offset having regard to section 3.3 (Wetlands and watercourses) of the Significant Residual Impact Guideline and the relevant Queensland Environmental Offsets Policy.		
Connectivity			
PO5 In consideration of vegetation on the subject lot(s) and in the landscape adjacent to the subject lot(s), vegetation is retained that: (1) is of sufficient size and configured in a way that maintains ecosystem functioning (2) remains in the landscape despite threatening processes.	**AO5.1** Clearing occurs in accordance with table 3.	**P/S**	The site does not form a critical link between any habitat areas and therefore the connectivity value of the vegetation communities within the study area is generally low. The majority of native vegetation clearing associated with the proposed action is to occur within or immediately adjacent to areas of existing disturbance for the current resort development. Refer to **Chapter 10** of the EIS for further details.
Salinity			
PO6 Clearing does not contribute to land degradation through: (1) waterlogging, or (2) the salinisation of groundwater, surface water or soil.	**AO6.1** Clearing does not occur in or within 200 metres of a discharge area or recharge area. **Or**		MUSIC modelling has identified that stormwater quality across all measures is predicted to improve as a consequence of the proposed development. Refer to **Chapter 17** of the EIS for further information.
	AO6.2 Clearing is less than: (1) 2 hectares, or (2) 10 metres wide.		
Conserving endangered and of concern regional ecosystems			
PO7 Maintain the current extent of endangered regional ecosystems and of concern regional ecosystems.	**AO7.1** Clearing does not occur in: (1) an endangered regional ecosystem, or (2) an of concern regional ecosystem. **Or**	**P/S**	Clearing of endangered regional ecosystem and of concern regional ecosystem will occur as part of the proposed development. *Endangered Regional Ecosystem 8.3.2* RE 8.3.2 is an endangered community under the VM Act, which is dominated by Broad leaf tea-tree, and occurs in the area surrounding the existing runway strip. The current development design (dated May 2016) includes an
	AO7.2 Clearing in an endangered regional ecosystem or an of concern regional ecosystem does not exceed the width or area prescribed in table 1. **Or**		

Performance outcomes	Acceptable outcomes	Response	Comment
	AO7.3 Where it can be demonstrated that clearing cannot be reasonably avoided, and the extent of clearing has been reasonably minimised, an environmental offset is provided for any significant residual impact from the clearing of endangered regional ecosystems and of concern regional ecosystems. Editor's note: Applications for development should identify whether there is likely to be a significant residual impact and a need for an environmental offset having regard to section 3.1 (Regulated vegetation) of the Significant Residual Impact Guideline and the relevant Queensland Environmental Offsets Policy.		expansion of the disturbance area relating to the runway strip. Consequently some disturbance to RE 8.3.2 vegetation will occur as part of this expansion. The proposed disturbance to this community involves a small expansion of the cleared area for the runway and some lopping of vegetation beyond the cleared areas to heights appropriate for compliance with relevant aviation standards and codes. Vegetation lopping will need to occur as a height gradient, with a 20° transitional surface commencing at the edge of the 60 metre wide runway strip. Residual impacts will be offset in accordance with the requirements under the Queensland environmental offsets framework *Of Concern Regional Ecosystem 8.12.13a* Scattered areas of the native grassland community RE 8.12.13a are located within the study area. Under the current design concept (November 2016) some areas of these grassland communities have the potential to be impacted by direct disturbance from development in these areas. RE 8.12.13a has an 'of concern' VM Act class and biodiversity status and is therefore a MSES under the Queensland environmental offsets framework. Residual impacts will be offset in accordance with the requirements under the Queensland environmental offsets framework. Refer to **Chapter 10** of the EIS for further details.

Performance outcomes	Acceptable outcomes	Response	Comment
Essential habitat			
PO8 Maintain the current extent of essential habitat.	**AO8.1** Clearing does not occur in an area of essential habitat. **Or**	P/S	Essential habitat is mapped within the project area for the Coastal Sheathtail Bat, as shown on the State regulated vegetation mapping. All mapped remnant vegetation on Lindeman Island is identified as essential habitat for this species on the State published regulated vegetation map. While most of the vegetation communities in the study area support suitable foraging habitat for this species, similar habitat is abundant in the surrounding landscape. It is unlikely the proposed action will cause significant impacts to foraging habitat for the Coastal Sheathtail Bat. For further details regarding the essential habitat on the site and proposed clearing refer to **Chapter 10** of the EIS for further details.
	AO8.2 Clearing in essential habitat does not exceed the width or area prescribed in table 1. **Or**		
	AO8.3 Clearing only occurs where an area of essential habitat is isolated and small in size and at risk from threatening processes, for the prescribed species. **Or**		
	AO8.4 Where it can be demonstrated that clearing cannot be reasonably avoided, and the extent of clearing has been reasonably minimised, an environmental offset is provided for any significant residual impact from the clearing of essential habitat. Editor's note: Applications for development should identify whether there is likely to be a significant residual impact and a need for an environmental offset having regard to section 3.1 (Regulated vegetation) of the Significant Residual Impact Guideline and the relevant Queensland Environmental Offsets Policy.		
Acid sulfate soils			
PO9 Clearing activities do not result in the disturbance of acid sulfate soils or changes to the hydrology of the location that will either: (1) aerate horizons containing iron sulfides, or (2) mobilise acid or metals.	**AO9.1** Clearing does not occur in land zone 1, land zone 2 or land zone 3. **Or**	**N/A**	Preliminary assessment of the site has identified that acid sulfate soils are unlikely to be present on the site. Refer to **Chapter 23** of the EIS for further details.
	AO9.2 Clearing in land zone 1, land zone 2 or land zone 3 in areas below the 5 metre Australian Height Datum only occurs where: (1) it does not involve mechanical clearing		

Performance outcomes	Acceptable outcomes	Response	Comment
	(2) the acid sulfate soils are managed consistent with the State Planning Policy, Department of State Development, Infrastructure and Planning, 2014, and with the Soil Management Guidelines in the Queensland Acid Sulfate Soil Technical Manual, Department of Science, Information Technology, Innovation and the Arts, 2014. **Or**		
	AO9.3 The application is a development application where a local government is the assessment manager.		

14. Module 8 - Table 8.1.6: High value agriculture clearing and irrigated high value agriculture clearing

Performance outcomes	Acceptable outcomes	Response	Comment
High value and irrigated high value agriculture clearing			
PO1 Clearing is only for high value agriculture clearing or irrigated high value agriculture clearing where: (1) the land is suitable for agriculture having regard to topography, climate and soil attributes (2) there is no alternative site on the land for the clearing (3) where a regulation prescribes restrictions relevant to the clearing, these restrictions are complied with (4) if for irrigated high value agriculture clearing, demonstrate that the owner of the land is an eligible owner who has, or may have, access to enough water for establishing, cultivating and harvesting the crops to which the clearing relates.	No acceptable outcome is prescribed.	**N/A**	The development does not propose to establish cultivate and harvest crops or undertake grazing on the site.

Performance outcomes	Acceptable outcomes	Response	Comment
Wetlands			
PO2 Maintain the current extent of vegetation associated with any natural wetland to protect: (1) water quality by filtering sediments, nutrients and other pollutants (2) aquatic habitat (3) terrestrial habitat.	**AO2.1** Clearing does not occur in, or within 100 metres of, any natural wetland. **Or**	**N/A**	The development does not propose to establish cultivate and harvest crops or undertake grazing on the site.
	AO2.2 Clearing only occurs within 100 metres of any natural wetland where: (1) the clearing does not occur within 50 metres of the natural wetland, or (2) the widths stipulated by table 1 are not exceeded. **Or**	**N/A**	The development does not propose to establish cultivate and harvest crops or undertake grazing on the site.
	AO2.3 Where it can be demonstrated that clearing cannot be reasonably avoided, and the extent of clearing has been reasonably minimised, an environmental offset is provided for any significant residual impact from the clearing of vegetation associated with a natural wetland. Editor's note: Applications for development should identify whether there is likely to be a significant residual impact and a need for an environmental offset having regard to section 3.3 (Wetlands and watercourses) of the Significant Residual Impact Guideline and the relevant Queensland Environmental Offsets Policy.	**N/A**	The development does not propose to establish cultivate and harvest crops or undertake grazing on the site.
Watercourses and drainage features			
PO3 Maintain the current extent of vegetation associated with any watercourse or drainage feature to protect: (1) bank stability by protecting against bank erosion (2) water quality by filtering sediments, nutrients and other pollutants (3) aquatic habitat (4) terrestrial habitat.	**AO3.1** Clearing does not occur: (1) in any watercourse or drainage feature (2) within the relevant distance stipulated in table 2 of the defining bank of any watercourse or drainage feature. **Or**	**N/A**	The development does not propose to establish cultivate and harvest crops or undertake grazing on the site.
	AO3.2 Clearing only occurs within any watercourse or drainage feature, or within the relevant distance stipulated by table 2 of the defining bank of any watercourse or drainage feature where: (1) the clearing does not occur within 5 metres of the defining bank, or (2) the widths stipulated by table 1 is not exceeded. **Or**	**N/A**	The development does not propose to establish cultivate and harvest crops or undertake grazing on the site.
	AO3.3 Where it can be demonstrated that clearing cannot be reasonably avoided, and the extent of clearing has	**N/A**	The development does not propose to establish cultivate and harvest crops or undertake grazing on the site.

Performance outcomes	Acceptable outcomes	Response	Comment
	been reasonably minimised, an environmental offset is provided for any significant residual impact from clearing of vegetation associated with any watercourse or drainage feature. Editor's note: Applications for development should identify whether there is likely to be a significant residual impact and a need for an environmental offset having regard to section 3.3 (Wetlands and watercourses) of the Significant Residual Impact Guideline and the relevant Queensland Environmental Offsets Policy.		
Connectivity area			
PO4 In consideration of vegetation on the subject lot(s) and in the landscape adjacent to the subject lot(s), vegetation is retained that: (1) is of sufficient size and configured in a way that maintains ecosystem functioning (2) remains in the landscape despite threatening processes.	**AO4.1** Clearing occurs in accordance with table 3.	**N/A**	The development does not propose to establish cultivate and harvest crops or undertake grazing on the site.
Soil erosion			
PO5 Clearing: (1) does not result in: accelerated soil erosion including, but not limited to - mass movement, gully erosion, rill erosion, sheet erosion, tunnel erosion, stream bank erosion, wind erosion, or scalding any associated loss of chemical, physical or biological fertility—including, but not limited to water holding capacity, soil structure, organic matter, soil biology, and nutrients (2) maintains ecological processes, within or outside the lot(s) that are the subject of the application.	**AO5.1** Clearing is undertaken in accordance with sediment and erosion control plan which includes measures to ensure the rates of soil loss and sediment movement are the same or less than those prior to the proposed development. Editor's note: For guidance on developing a sediment and erosion control plan, please refer to the IECA (2008) Best practice erosion & sediment control document	**N/A**	The development does not propose to establish cultivate and harvest crops or undertake grazing on the site.

Performance outcomes	Acceptable outcomes	Response	Comment
Salinity			
PO6 Clearing does not contribute to land degradation through: (1) waterlogging, or (2) the salinisation of groundwater, surface water or soil.	**AO6.1** Clearing of vegetation does not occur in, or within 200 metres of, a discharge area or recharge area. **Or**	**N/A**	The development does not propose to establish cultivate and harvest crops or undertake grazing on the site.
	AO6.2 Clearing of vegetation is less than: (1) 2 hectares, or (2) 10 metres wide.	**N/A**	The development does not propose to establish cultivate and harvest crops or undertake grazing on the site.
Conserving endangered and of concern regional ecosystems			
PO7 Maintain the current extent of endangered regional ecosystems and of concern regional ecosystems, or provide a significant beneficial outcome where the clearing cannot be reasonably avoided, and impacts reasonably minimised.	**AO7.1** Clearing does not occur in: (1) an endangered regional ecosystem, or (2) an of concern regional ecosystem. **Or**	**N/A**	The development does not propose to establish cultivate and harvest crops or undertake grazing on the site.
	AO7.2 Clearing in an endangered regional ecosystem, or an of concern regional ecosystem does not exceed the width or area prescribed in table 1. **Or**	**N/A**	The development does not propose to establish cultivate and harvest crops or undertake grazing on the site.
	AO7.3 Where it can be demonstrated that clearing cannot be reasonably avoided, and the extent of clearing has been reasonably minimised, an environmental offset is provided for any significant residual impact from the clearing of endangered regional ecosystem or of concern regional ecosystems, or a significant beneficial outcome is provided for the clearing of an endangered regional ecosystem or of concern regional ecosystems. Editor's note: Applications for development should identify whether there is likely to be a significant residual impact and a need for an environmental offset having regard to section 3.1 (Regulated vegetation) of the Significant Residual Impact Guideline and the relevant Queensland Environmental Offsets Policy.	**N/A**	The development does not propose to establish cultivate and harvest crops or undertake grazing on the site.
Essential habitat			
PO8 Maintain the current extent of essential habitat.	**AO8.1** Clearing of vegetation does not occur in an area of essential habitat. **Or**	**N/A**	The development does not propose to establish cultivate and harvest crops or undertake grazing on the site.

Performance outcomes	Acceptable outcomes	Response	Comment
	AO8.2 Clearing of vegetation in essential habitat does not exceed the width or area prescribed in table 1. **Or**	**N/A**	The development does not propose to establish cultivate and harvest crops or undertake grazing on the site.
	AO8.3 Clearing only occurs where an area of essential habitat is isolated and small in size and at risk from threatening processes, for the prescribed species. **Or**	**N/A**	The development does not propose to establish cultivate and harvest crops or undertake grazing on the site.
	AO8.4 Where it can be demonstrated that clearing cannot be reasonably avoided, and the extent of clearing has been reasonably minimised, an environmental offset is provided for any significant residual impact for the clearing of essential habitat. Editor's note: Applications for development should identify whether there is likely to be a significant residual impact and a need for an environmental offset having regard to section 3.1 (Regulated vegetation) of the Significant Residual Impact Guideline and the relevant Queensland Environmental Offsets Policy.	**N/A**	The development does not propose to establish cultivate and harvest crops or undertake grazing on the site.
Acid sulfate soils			
PO9 Clearing activities do not result in the disturbance of acid sulfate soils or changes to the hydrology of the location that will either: (1) aerate horizons containing iron sulfides, or (2) mobilise acid or metals.	**AO9.1** Clearing does not occur in land zone 1, land zone 2 or land zone 3. **Or**	**N/A**	The development does not propose to establish cultivate and harvest crops or undertake grazing on the site.
	AO9.2 Clearing in land zone 1, land zone 2 or land zone 3 in areas below the 5 metre Australian Height Datum only occurs where: (5) it does not involve mechanical clearing (6) the acid sulfate soils are managed consistent with the State Planning Policy, Department of State Development, Infrastructure and Planning, 2014, and with the Soil Management Guidelines in the Queensland Acid Sulfate Soil Technical Manual, Department of Science, Information Technology, Innovation and the Arts, 2014. **Or**	**N/A**	The development does not propose to establish cultivate and harvest crops or undertake grazing on the site.

Performance outcomes	Acceptable outcomes	Response	Comment
	AO9.3 The application is a development application where a local government is the assessment manager.	**N/A**	The development does not propose to establish cultivate and harvest crops or undertake grazing on the site.

15. Module 8 - Table 8.1.7: Necessary environmental clearing

Performance outcomes	Acceptable outcomes	Response	Comment
Limits to clearing			
PO1 Clearing is reasonably avoided, or is limited to the extent that is necessary to: (1) restore the ecological and environmental condition of land, or (2) divert existing natural channels in a way that replicates the existing form of the natural channels, or (3) prepare for the likelihood of a natural disaster, or (4) remove contaminants from land.	No acceptable outcome is prescribed.	N/A	Necessary environmental clearing is not proposed.
Wetlands (land restoration, natural disaster preparation)			
PO2 Maintain vegetation associated with any natural wetland to protect: (1) water quality by filtering sediments, nutrients and other pollutants (2) aquatic habitat (3) terrestrial habitat or where this is not reasonably possible, rehabilitate.	**AO2.1** Clearing does not occur: (1) in any natural wetland, or (2) within 100 metres of any natural wetland. **Or**	N/A	Necessary environmental clearing is not proposed.
	AO2.2 Clearing only occurs within 100 metres of any natural wetland where: (1) the clearing does not occur within 50 metres of the natural wetland, or (2) the widths stipulated by table 1 are not exceeded. **Or**	N/A	Necessary environmental clearing is not proposed.
	AO2.3 Where it can be demonstrated that clearing cannot be reasonably avoided, and the extent of clearing has been reasonably minimised, the cleared area is rehabilitated in	N/A	Necessary environmental clearing is not proposed.

Performance outcomes	Acceptable outcomes	Response	Comment
	accordance with an environmental clearing management plan.		
Wetlands (natural channel diversion and contaminants removal)			
PO3 Maintain vegetation associated with any natural wetland to protect: (1) water quality by filtering sediments, nutrients and other pollutants (2) aquatic habitat (3) terrestrial habitat or where this is not reasonably possible, rehabilitate or maintain the current extent.	**AO3.1** Clearing does not occur: (1) in any natural wetland, or (2) within 100 metres of any natural wetland. **Or**	N/A	Necessary environmental clearing is not proposed.
	AO3.2 Clearing only occurs within 100 metres of any natural wetland where: (1) the clearing does not occur within 50 metres of the natural wetland, or (2) the widths stipulated by table 1 are not exceeded. **Or**	N/A	Necessary environmental clearing is not proposed.
	AO3.3 Where it can be demonstrated that clearing cannot be reasonably avoided, and the extent of clearing has been reasonably minimised, the cleared area is rehabilitated. **Or**	N/A	Necessary environmental clearing is not proposed.
	AO3.4 Where clearing is for natural channel diversion or contaminants removal, and it can be demonstrated that clearing cannot be reasonably avoided, and: (1) the extent of clearing has been reasonably minimised (2) the cleared area cannot be reasonably rehabilitated an environmental offset is provided for any significant residual impacts from clearing vegetation associated with a natural wetland. Editor's note: Applications for development should identify whether there is likely to be a significant residual impact and a need for an environmental offset having regard to section 3.3 (Wetlands and watercourses) of the Significant Residual Impact Guideline and the relevant Queensland Environmental Offsets Policy.	N/A	Necessary environmental clearing is not proposed.
Watercourses and drainage features (land restoration and natural disaster preparation)			
	AO4.1 Clearing does not occur: (1) within any watercourse or drainage feature, or	N/A	Necessary environmental clearing is not proposed.

Performance outcomes	Acceptable outcomes	Response	Comment
PO4 Maintain vegetation associated with any watercourse or drainage feature to protect: (1) bank stability by protecting against bank erosion (2) water quality by filtering sediments, nutrients and other pollutants (3) aquatic habitat (4) terrestrial habitat. or where this is not reasonably possible, rehabilitate.	(2) within the relevant distances stipulated in table 2 from each defining bank of any watercourse or drainage feature. **Or**		
	AO4.2 Clearing only occurs within any watercourse or drainage feature, or within the relevant distance stipulated by table 2 of the defining bank of any watercourse or drainage feature where: (1) the clearing does not occur within 5 metres of the defining bank of any watercourse or drainage feature, or (2) the widths stipulated by table 1 are not exceeded. **Or**	N/A	Necessary environmental clearing is not proposed.
	AO4.3 Where it can be demonstrated that clearing cannot be reasonably avoided, and the extent of clearing has been reasonably minimised, the cleared area is rehabilitated.	N/A	Necessary environmental clearing is not proposed.
Watercourses and drainage features (natural channel diversion and contaminants removal)			
PO5 Maintain vegetation associated with any watercourse or drainage feature to protect: (1) bank stability by protecting against bank erosion (2) water quality by filtering sediments, nutrients and other pollutants (3) aquatic habitat (4) terrestrial habitat or where this is not reasonably possible, rehabilitate or maintain the current extent.	**AO5.1** Clearing does not occur: (1) within any watercourse or drainage feature, or (2) within the relevant distances stipulated in table 2 from each defining bank of any watercourse or drainage feature. **Or**	N/A	Necessary environmental clearing is not proposed.
	AO5.2 Clearing only occurs within any watercourse or drainage feature, or within the relevant distance stipulated by table 2 of the defining bank of any watercourse or drainage feature where: (1) the clearing does not occur within 5 metres of the defining bank of any watercourse or drainage feature, or (2) the widths stipulated by table 1 are not exceeded. **Or**	N/A	Necessary environmental clearing is not proposed.
	AO5.3 Where it can be demonstrated that clearing cannot be reasonably avoided, and the extent of clearing has been reasonably minimised, the cleared area is rehabilitated. **Or**	N/A	Necessary environmental clearing is not proposed.

Performance outcomes	Acceptable outcomes	Response	Comment
	AO5.4 Where it can be demonstrated that clearing cannot be reasonably avoided, and: (1) the extent of clearing has been reasonably minimised (2) the cleared area cannot be reasonably rehabilitated, an environmental offset is provided for any significant residual impact from clearing of vegetation associated with a watercourse or drainage feature. Editor's note: Applications for development should identify whether there is likely to be a significant residual impact and a need for an environmental offset having regard to section 3.3 (Wetlands and watercourses) of the Significant Residual Impact Guideline and the relevant Queensland Environmental Offsets Policy.	N/A	Necessary environmental clearing is not proposed.
Connectivity (land restoration and natural disaster preparation)			
PO6 In consideration of vegetation on the subject lot(s), and in the landscape adjacent to the subject lot(s), vegetation is retained that: (1) is of sufficient size and configured in a way that maintains ecosystem functioning (2) remains in the landscape despite threatening processes or where this is not reasonably possible, rehabilitate.	**AO6.1** Clearing occurs in accordance with table 3. **Or**	N/A	Necessary environmental clearing is not proposed.
	AO6.2 Where it can be demonstrated that clearing cannot be reasonably avoided, and the extent of clearing has been reasonably minimised, the cleared area is rehabilitated.	N/A	Necessary environmental clearing is not proposed.
Connectivity (natural channel diversion and contaminants removal)			
PO7 In consideration of vegetation mapped on the subject lot(s) and in the landscape adjacent to the subject lot(s), vegetation is retained that: (1) is of sufficient size and configured in a way that maintains ecosystem functioning (2) remains in the landscape despite threatening processes or where this is not reasonably possible, rehabilitate, or maintain the current extent.	**AO7.1** Clearing occurs in accordance with table 3. **Or**	N/A	Necessary environmental clearing is not proposed.
	AO7.2 Where it can be demonstrated that clearing cannot be reasonably avoided, and the extent of clearing has been reasonably minimised, the cleared area is rehabilitated. **Or**	N/A	Necessary environmental clearing is not proposed.
	AO7.3 Where it can be demonstrated that clearing cannot be reasonably avoided, and: (1) the extent of clearing has been reasonably minimised (2) the cleared area cannot be reasonably rehabilitated	N/A	Necessary environmental clearing is not proposed.

Performance outcomes	Acceptable outcomes	Response	Comment
	an environmental offset is provided for any significant residual impact from clearing vegetation that forms a connectivity area. Editor's note: Applications for development should identify whether there is likely to be a significant residual impact and a need for an environmental offset having regard to section 3.2 (Connectivity areas) of the Significant Residual Impact Guideline and the relevant Queensland Environmental Offsets Policy.		
Soil erosion			
PO8 Clearing does not result in: (1) accelerated soil erosion including, but not limited to - mass movement, gully erosion, rill erosion, sheet erosion, tunnel erosion, stream bank erosion, wind erosion, or scalding (2) any associated loss of chemical, physical or biological fertility—including, but not limited to water holding capacity, soil structure, organic matter, soil biology, and nutrients within and outside the lot(s) that are the subject of the application.	**AO8.1** Clearing is undertaken in accordance with a sediment and erosion control plan which includes measures to ensure the rates of soil loss and sediment movement are the same or less than those prior to the proposed development. Editor's note: For guidance on developing a sediment and erosion control plan, please refer to the IECA (2008) Best practice erosion & sediment control document	N/A	Necessary environmental clearing is not proposed.
Salinity			
PO9 Clearing does not contribute to, or accelerate, land degradation through: (1) waterlogging, or (2) the salinisation of groundwater, surface water or soil.	**AO9.1** Clearing does not occur in, or within 200 metres of, a discharge area or recharge area. **Or**	N/A	Necessary environmental clearing is not proposed.
	AO9.2 Clearing is less than: (1) 2 hectares, or (2) 10 metres wide.	N/A	Necessary environmental clearing is not proposed.
Essential habitat (land restoration and natural disaster preparation)			
	AO10.1 Clearing does not occur in essential habitat.	N/A	Necessary environmental clearing is not proposed.

Performance outcomes	Acceptable outcomes	Response	Comment
PO10 Clearing does not occur in essential habitat, or where this is not reasonably possible, rehabilitate where the clearing cannot be reasonably avoided and impacts reasonably minimised.	**Or**		
	AO10.2 Clearing in essential habitat does not exceed the widths or areas prescribed in table 1. **Or**	N/A	Necessary environmental clearing is not proposed.
	AO10.3 Clearing only occurs where an area of essential habitat is isolated and small in size and at risk from threatening processes, for the prescribed species. **Or**	N/A	Necessary environmental clearing is not proposed.
	AO10.4 Where it can be demonstrated that clearing cannot be reasonably avoided, and the extent of clearing has been reasonably minimised, the cleared area is rehabilitated.	N/A	Necessary environmental clearing is not proposed.
Essential habitat (natural channel diversion and contaminants removal)			
PO11 Clearing does not occur in essential habitat, or where this cannot reasonably be avoided, rehabilitate or maintain the current extent of essential habitat.	**AO11.1** Clearing does not occur in essential habitat. **Or**	N/A	Necessary environmental clearing is not proposed.
	AO11.2 Clearing in essential habitat does not exceed the widths or areas prescribed in table 1. **Or**	N/A	Necessary environmental clearing is not proposed.
	AO11.3 Clearing only occurs where an area of essential habitat is isolated and small in size and at risk from threatening processes, for the prescribed species. **Or**	N/A	Necessary environmental clearing is not proposed.
	AO11.4 Where it can be demonstrated that clearing cannot be reasonably avoided, and the extent of clearing has been reasonably minimised, the cleared area is rehabilitated. **Or**	N/A	Necessary environmental clearing is not proposed.
	AO11.5 Where it can be demonstrated that clearing cannot be reasonably avoided, and: (1) the extent of clearing has been reasonably minimised (2) the cleared area cannot be reasonably rehabilitated an environmental offset is provided for any significant residual impact from clearing of essential habitat.	N/A	Necessary environmental clearing is not proposed.

Performance outcomes	Acceptable outcomes	Response	Comment
	Editor's note: Applications for development should identify whether there is likely to be a significant residual impact and a need for an environmental offset having regard to section 3.1 (Regulated vegetation) of the Significant Residual Impact Guideline and the relevant Queensland Environmental Offsets Policy.		
Clearing regional ecosystems (land restoration and natural disaster preparation)			
PO12 Clearing does not occur in endangered regional ecosystems, of concern regional ecosystems or least concern regional ecosystems, or where this is not reasonably possible, rehabilitate where the clearing cannot be reasonably avoided and impacts reasonably minimised.	**AO12.1** Clearing does not occur in: (1) an endangered regional ecosystem, or (2) an of concern regional ecosystem, or (3) a least concern regional ecosystem. **Or**	N/A	Necessary environmental clearing is not proposed.
	AO12.2 Clearing: (1) maintains the natural floristic composition and range of sizes across the application area, or (2) does not exceed the widths or areas prescribed in table 1. **Or**	N/A	Necessary environmental clearing is not proposed.
	AO12.3 Where it can be demonstrated that clearing cannot be reasonably avoided, and the extent of clearing has been reasonably minimised, the cleared area is rehabilitated.	N/A	Necessary environmental clearing is not proposed.
Clearing regional ecosystems (natural channel diversion and contaminants removal)			
PO13 Clearing does not occur in endangered regional ecosystems, of concern regional ecosystems or least concern regional ecosystems, or where this cannot be reasonably be avoided, rehabilitate or maintain the current extent of endangered regional ecosystems and of concern regional ecosystems.	**AO13.1** Clearing does not occur in: (1) an endangered regional ecosystem, or (2) an of concern regional ecosystem, or (3) a least concern regional ecosystem. **Or**	N/A	Necessary environmental clearing is not proposed.
	AO13.2 Clearing: (1) maintains the natural floristic composition and range of sizes across the application area, or (2) does not exceed the widths or areas prescribed in table 1. **Or**	N/A	Necessary environmental clearing is not proposed.
	AO13.3 Where it can be demonstrated that clearing cannot be reasonably avoided and the extent of clearing has been	N/A	Necessary environmental clearing is not proposed.

Performance outcomes	Acceptable outcomes	Response	Comment
	reasonably minimised, endangered regional ecosystems and of concern regional ecosystems are rehabilitated. **Or**		
	AO13.4 Where clearing an endangered regional ecosystem or of concern regional ecosystem and it can be demonstrated that clearing cannot be reasonably avoided, minimised or rehabilitated, an environmental offset is provided for any significant residual impact from clearing an endangered regional ecosystem or of concern regional ecosystem. Editor's note: Applications for development should identify whether there is likely to be a significant residual impact and a need for an environmental offset having regard to section 3.1 (Regulated vegetation) of the Significant Residual Impact Guideline and the relevant Queensland Environmental Offsets Policy.	N/A	Necessary environmental clearing is not proposed.
Acid sulfate soils			
PO14 Clearing does not result in, or accelerate, the disturbance of acid sulfate soils or changes to the hydrology of the location that will either: (1) aerate horizons containing iron sulfides, or (2) mobilise acid or metals.	**AO14.1** Clearing vegetation does not occur in: (1) land zone 1, land zone 2 or land zone 3 (2) areas below the 5 metre Australian Height Datum where acid sulfate soils are present. **Or**	N/A	Necessary environmental clearing is not proposed.
	AO14.2 Clearing in land zone 1, land zone 2 or land zone 3 in areas below the 5 metre Australian Height Datum only occurs where: (1) it does not involve mechanical clearing (2) the acid sulfate soils are managed consistent with the State Planning Policy, Department of State Development, Infrastructure and Planning, 2014, and with the Soil Management Guidelines in the Queensland Acid Sulfate Soil Technical Manual, Department of Science, Information Technology, Innovation and the Arts, 2014. **Or**	N/A	Necessary environmental clearing is not proposed.
	AO14.3 The application is a development application where a local government is the assessment manager.	N/A	Necessary environmental clearing is not proposed.

16. Module 8 - Table 8.1.8: Weed or pest management

Performance outcomes	Acceptable outcomes	Response	Comment
Limits to clearing for weed or pest management			
PO1 Clearing is limited to the extent necessary to: (1) control non-native plants or declared pests, or (2) provide access for control of non-native plants or declared pests if no alternative route exists.	No acceptable outcome is prescribed	**P/S**	Vegetation clearing for weed and pest management is proposed in accordance with the Biosecurity Plan in **Chapter 20** and **Chapter 28**. Additional clearing is required to achieve bushfire hazard reduction, public safety requirements for the runway and to achieve the development footprint proposed for the coordinated project.
Wetlands			
PO2 Maintain vegetation associated with a natural wetland to protect: (1) water quality by filtering sediments, nutrients and other pollutants (2) aquatic habitat (3) terrestrial habitat.	**AO2.1** Mechanical clearing does not occur within 5 metres of a natural wetland. **And**	N/A	The site does not include any wetlands.
	AO2.2 Clearing only occurs: (1) within a 1.5 meter radius from the base of the stem of individual non-native or declared plants, or (2) to the extent necessary to provide access for the control of the non-native or declared plants. **And**	N/A	The site does not include any wetlands.
	AO2.3 Clearing for access tracks running parallel to a natural wetland is not to be located within 10 metres of the natural wetland.	N/A	The site does not include any wetlands.
Watercourses and drainage features			
PO3 Maintain vegetation associated with any watercourse or drainage feature to protect: (1) bank stability by protecting against bank erosion (2) water quality by filtering sediments, nutrients and other pollutants (3) aquatic habitat (4) terrestrial habitat.	**AO3.1** Mechanical clearing does not occur within 20 metres of the defining bank of a watercourse or drainage feature. **And**	**P/S**	The site does not have a permanent waterway. Gap Creek and several other small ephemeral water courses traverse the site and discharge to the ocean. MUSIC modelling has identified that stormwater quality across all measures is predicted to improve as a consequence of the proposed development.
	AO3.2 Clearing only occurs: (1) within a 1.5 metre radius from the base of the stem of individual non-native or declared plants, or	**P/S**	The site does not have a permanent waterway. Gap Creek and several other small ephemeral water courses traverse the site and discharge to the ocean. MUSIC modelling has identified that stormwater quality across all measures is

Performance outcomes	Acceptable outcomes	Response	Comment
	(2) to the extent necessary to provide access for the control of the non-native or declared plant. **And**		predicted to improve as a consequence of the proposed development.
	AO3.3 Clearing for access tracks running parallel to a watercourse or drainage feature are not be located within 10 metres of the defining bank of the watercourse or drainage feature.	**P/S**	The site does not have a permanent waterway. Gap Creek and several other small ephemeral water courses traverse the site and discharge to the ocean. MUSIC modelling has identified that stormwater quality across all measures is predicted to improve as a consequence of the proposed development.
Soil erosion			
PO4 Clearing does not result in: (1) Accelerated soil erosion including, but not limited to - mass movement, gully erosion, rill erosion, sheet erosion, tunnel erosion, stream bank erosion, wind erosion, or scalding (2) any associated loss of chemical, physical or biological fertility—including, but not limited to water holding capacity, soil structure, organic matter, soil biology and nutrients within or outside the lot(s) that are the subject of the application.	**AO4.1** Mechanical clearing retains 50 per cent of the ground cover (dead or alive) in each 50 by 50 metre (0.25 hectare) area. **And**	✓	Vegetation clearing for weed and pest management is proposed in accordance with the Biosecurity Plan in **Chapter 20** and **Chapter 28**.
	AO4.2 New access tracks, necessary to gain access to a weed infestation, do not: (1) exceed 5 metres in width (2) de-stabilise the banks of any watercourse or drainage feature as a result of crossing construction or use.	✓	Vegetation clearing for weed and pest management is proposed in accordance with the Biosecurity Plan in **Chapter 20** and **Chapter 28**.
Conserving remnant vegetation that are regional ecosystems			
PO5 Clearing activities: (1) maintain the natural floristic composition and range of sizes of each species of the regional ecosystem evenly spaced across the application area (2) do not remove mature trees.	**AO5.1** Mechanical clearing does not exceed the limitations defined in table 4. **And**	✓	Vegetation clearing for weed and pest management is proposed in accordance with the Biosecurity Plan in **Chapter 20** and **Chapter 28**.
	AO5.2 Soil absorbed broad spectrum herbicides are not: (1) applied via aerial application, or (2) ground applied on a broad acre basis, or (3) used inconsistently with the product directions.	✓	Vegetation clearing for weed and pest management is proposed in accordance with the Biosecurity Plan in **Chapter 20** and **Chapter 28**.
Requirements for dense regional ecosystems			

Performance outcomes	Acceptable outcomes	Response	Comment
PO6 The removal of canopy vegetation does not occur in the regional ecosystems listed in table 5.	**AO6.1** Clearing and associated soil disturbance in regional ecosystems listed in table 5 occurs only: (1) within a 1.5 metre radius from the base of the stem or individual non-native or declared plants, or (2) to the extent necessary to provide access for the control of the non-native or declared plant.	✓	Vegetation clearing for weed and pest management is proposed in accordance with the Biosecurity Plan in **Chapter 20** and **Chapter 28**.
Acid sulfate soils			
PO7 Clearing activities do not result in disturbance of acid sulfate soils or changes to the hydrology of the location that will either: (1) aerate horizons containing iron sulfides, or (2) mobilise acid or metals.	**AO7.1** Clearing does not occur in land zone 1, land zone 2 or land zone 3. **Or**	N/A	Preliminary assessment of the site has identified that acid sulfate soils are unlikely to be present on the site. Refer to **Chapter 23** of the EIS for further details.
	AO7.2 Clearing in land zone 1, land zone 2 or land zone 3 in areas below the 5 metre Australian Height Datum only occurs where: (1) it does not involve mechanical clearing (2) the acid sulfate soils are managed consistent with the State Planning Policy, Department of State Development, Infrastructure and Planning, 2014, and with the Soil Management Guidelines in the Queensland Acid Sulfate Soil Technical Manual, Department of Science, Information Technology, Innovation and the Arts, 2014. **Or**	N/A	Preliminary assessment of the site has identified that acid sulfate soils are unlikely to be present on the site. Refer to **Chapter 23** of the EIS for further details.
	AO7.3 The application is a development application where a local government is the assessment manager.	N/A	Preliminary assessment of the site has identified that acid sulfate soils are unlikely to be present on the site. Refer to **Chapter 23** of the EIS for further details.

17. Module 8 - Table 8.1.9: Thinning

Performance outcomes	Acceptable outcomes	Response	Comment
Clearing limited to specific regional ecosystems			
PO1 Clearing for the purpose of thinning does not occur in the regional ecosystems listed in table 6, except where clearing is solely for removing	No acceptable outcome is prescribed.	N/A	Thinning is not proposed.

Performance outcomes	Acceptable outcomes	Response	Comment
native plants not naturally occurring within the regional ecosystem.			
Retained vegetation density			
PO2 Clearing must retain a density of vegetation consistent with the natural floristic composition of the regional ecosystem.	**AO2.1** The vegetation density is consistent with a representative reference site of the same regional ecosystem. **Or**	N/A	Thinning is not proposed.
	AO2.2 The vegetation density is consistent with the natural floristic composition of the regional ecosystem as demonstrated by, bio condition benchmarks for regional ecosystem condition assessment, the Regional Ecosystem Description Database and supplementary data, or the Queensland Herbarium.	N/A	Thinning is not proposed.
Wetlands			
PO3 Maintain vegetation associated with any natural wetland to protect: (1) water quality by filtering sediments, nutrients and other pollutants (2) aquatic habitat (3) terrestrial habitat.	**AO3.1** Mechanical clearing does not occur within 20 metres of a natural wetland.	N/A	Thinning is not proposed.
Watercourses and drainage features			
PO4 Maintain vegetation associated with any watercourse or drainage feature to protect: (1) bank stability by protecting against bank erosion (2) water quality by filtering sediments, nutrients and other pollutants (3) aquatic habitat (4) terrestrial habitat.	**AO4.1** Mechanical clearing does not occur within 20 metres from the defining bank of a watercourse or drainage feature.	N/A	Thinning is not proposed.
Soil erosion			
PO5 Clearing does not result in: (1) accelerated soil erosion including, but not limited to - mass movement, gully erosion, rill erosion, sheet	**AO5.1** Mechanical clearing must: (1) retain 50per cent of the ground cover (dead or alive) in each 50 by 50 metre (0.25 hectare) area	N/A	Thinning is not proposed.

Performance outcomes	Acceptable outcomes	Response	Comment
erosion, tunnel erosion, stream bank erosion, wind erosion, or scalding (2) any associated loss of chemical, physical or biological fertility — including, but not limited to water holding capacity, soil structure, organic matter, soil biology, and nutrients within or outside the lot(s) that are the subject of the application.	(2) not occur on slopes in excess of 10 per cent.		
Conserving remnant vegetation that are regional ecosystems			
PO6 Clearing of vegetation: (1) maintains the natural floristic composition and range of sizes of each species of the regional ecosystem evenly spaced across the application area (2) does not remove habitat trees.	**AO6.1** Thinning must retain mature trees and habitat trees. **And**	N/A	Thinning is not proposed.
	AO6.2 Thinning must retain immature trees to: (1) return the immature tree density to a more typical level (2) retain representatives of all the species that occur in the regional ecosystem in about the proportion to what would normally exist (3) retain the range of tree sizes that would normally occur (4) space immature trees as evenly as possible across the thinned area. **And**	N/A	Thinning is not proposed.
	AO6.3 Thinning is not undertaken: (1) by ground application of soil absorbed broad spectrum herbicides, or (2) aerial application of any herbicides.	N/A	Thinning is not proposed.
Acid sulfate soils			
PO7 Clearing activities do not result in disturbance of acid sulfate soils or	**AO7.1** Clearing does not occur in land zone 1, land zone 2 or land zone 3. **Or**	N/A	Thinning is not proposed.

Performance outcomes	Acceptable outcomes	Response	Comment
changes to the hydrology of the location that will either: (1) aerate horizons containing iron sulfides, or (2) mobilise acid or metals.	**AO7.2** Clearing in land zone 1, land zone 2 or land zone 3 in areas below the 5 metre Australian Height Datum only occurs where: (1) it does not involve mechanical clearing (2) the acid sulfate soils are managed consistent with the State Planning Policy, Department of State Development, Infrastructure and Planning, 2014, and with the Soil Management Guidelines in the Queensland Acid Sulfate Soil Technical Manual a, Department of Science, Information Technology, Innovation and the Arts, 2014. **Or**	N/A	Thinning is not proposed.
	AO7.3 The application is a development application where a local government is the assessment manager.	N/A	Thinning is not proposed.

18. Module 8 - Table 8.1.10: Encroachment

Performance outcomes	Acceptable outcomes	Response	Comment
Clearing limited to specific regional ecosystems			
PO1 Clearing for the purpose of encroachment only occurs in the regional ecosystems listed in table 7.	No acceptable outcome is prescribed.	N/A	Clearing for the purpose of encroachment is not proposed.
Mature trees			
PO2 Clearing for the purpose of encroachment: (1) results in the restoration of the regional ecosystem (2) does not remove habitat trees.	**AO2.1** Clearing of encroachment, based on ground assessment: (1) retains all mature trees, habitat trees and groves (2) retains representatives of all immature, non-encroaching species (3) may remove non-native species and native species, that do not belong in that regional ecosystem, from the clearing area. **Or**	N/A	Clearing for the purpose of encroachment is not proposed.
	AO2.2 Clearing of encroachment is limited to: (1) those areas where encroachment was not visible on aerial photographs taken in the year 1950 to present	N/A	Clearing for the purpose of encroachment is not proposed.

Performance outcomes	Acceptable outcomes	Response	Comment
	(2) retain habitat trees and mature trees of all non-encroaching species.		
Wetlands			
PO3 Maintain vegetation associated with a wetland to protect: (1) water quality by filtering sediments, nutrients and other pollutants (2) aquatic habitat (3) terrestrial habitat.	**AO3.1** Mechanical clearing does not occur within 20 metres of the defining bank of a natural wetland. **And**	N/A	Clearing for the purpose of encroachment is not proposed.
	AO3.2 The application of soil absorbed broad spectrum herbicides does not occur within 50 metres of the defining bank of a natural wetland.	N/A	Clearing for the purpose of encroachment is not proposed.
Watercourses and drainage features			
PO4 Clearing associated with a watercourse or drainage feature is protected in a manner that maintains: (1) bank stability by protecting against bank erosion (2) water quality by filtering sediments, nutrients and other pollutants (3) aquatic habitat (4) terrestrial habitat.	**AO4.1** Mechanical clearing does not occur within 20 metres of the defining bank of a watercourse or drainage feature. **And**	N/A	Clearing for the purpose of encroachment is not proposed.
	AO4.2 The application of soil absorbed broad spectrum herbicides does not occur within 50 metres of the defining bank of a watercourse or drainage feature.	N/A	Clearing for the purpose of encroachment is not proposed.
Soil erosion			
PO5 Clearing does not result in: (1) accelerated soil erosion including, but not limited to - mass movement, gully erosion, rill erosion, sheet erosion, tunnel erosion, stream bank erosion, wind erosion, or scalding (2) any associated loss of chemical, physical or biological fertility — including, but not limited to water holding capacity, soil structure, organic matter, soil biology and nutrients within or outside the lot(s) that are the subject of the application.	**AO5.1** Mechanical clearing: (1) is limited to slopes less than 5 per cent (2) retains 50 per cent of the ground cover (dead or alive) in each 50 by 50 metre (0.25 hectare) area.	N/A	Clearing for the purpose of encroachment is not proposed.
Acid sulfate soils			

Performance outcomes	Acceptable outcomes	Response	Comment
PO6 Clearing activities do not result in disturbance of acid sulfate soils or changes to the hydrology of the location that will either: (1) aerate horizons containing iron sulfides, or (2) mobilise acid or metals.	**AO6.1** Clearing does not occur in land zone 1, land zone 2 or land zone 3. **Or**	N/A	Clearing for the purpose of encroachment is not proposed.
	AO6.2 Clearing in land zone 1, land zone 2 or land zone 3 in areas below the 5 metre Australian Height Datum only occurs where: (1) it does not involve mechanical clearing (2) the acid sulfate soils are managed consistent with the State Planning Policy, Department of State Development, Infrastructure and Planning,2014, and with the Soil Management Guidelines in the Queensland Acid Sulfate Soil Technical Manual, Department of Science, Information Technology, Innovation and the Arts, 2014. **Or**		
	AO6.3 The application is a development application where a local government is the assessment manager.	N/A	Clearing for the purpose of encroachment is not proposed.

19. Module 8 - Table 8.1.11: Fodder

Performance outcomes	Acceptable outcomes	Response	Comment
Limits to fodder harvesting			
PO1 Clearing for fodder harvesting: a) occurs only in the following areas: (a) Balonne Shire Council (b) Barcaldine Shire Council (c) Barcoo Shire Council (d) Blackall Tambo Regional Council (e) Bulloo Shire Council (f) Diamantina Shire Council (g) Goondiwindi Regional Council (h) Longreach Regional Council (i) Maranoa Regional Council	No acceptable outcome is prescribed.	**N/A**	The development does not involve the clearly of vegetation predominately consisting of fodder species.

Performance outcomes	Acceptable outcomes	Response	Comment
(j) Murweh Shire Council (k) Paroo Shire Council (l) Quilpie Shire Council (m) Western Downs Regional Council (n) Winton Shire Council (2) is limited to the extent necessary to provide fodder for stock.			
Conserving vegetation that contains endangered regional ecosystems and of concern regional ecosystems			
PO2 Clearing: (1) does not occur in vegetation that contains endangered regional ecosystems (2) is limited to vegetation that contains of concern regional ecosystems 6.5.3, 11.5.13, 6.5.5 and 4.7.3, and by selective harvesting where it does not remove more than 3 in 10 fodder trees.	No acceptable outcome is prescribed.	**N/A**	The development does not involve the clearly of vegetation predominately consisting of fodder species.
Cleared vegetation			
PO3 Cleared vegetation is not moved from where it falls.	No acceptable outcome is prescribed.	**N/A**	The development does not involve the clearly of vegetation predominately consisting of fodder species.
Conserving the fodder resource			
PO4 Fodder harvesting does not reduce the total extent of the fodder in the regional ecosystem listed in tables 8 and 9 on a lot to below 50 per cent of its current extent within any 10 year period.	**AO4.1** Fodder harvesting is limited to the regional ecosystems and harvesting methods listed in tables 8 and 9, and: (1) is limited to areas that have not been harvested in the past 10 years (2) retained vegetation is not harvested within 10 years of the harvesting of an adjacent area which has been subject to either strip harvesting or block harvesting.	**N/A**	The development does not involve the clearly of vegetation predominately consisting of fodder species.
Wetlands			
PO5 Maintain vegetation associated with any natural wetland to protect:	**AO5.1** Mechanical clearing does not occur within 20 metres of any natural wetland. **Or**	**N/A**	The development does not involve the clearly of vegetation predominately consisting of fodder species.

Performance outcomes	Acceptable outcomes	Response	Comment
(1) water quality by filtering sediments; nutrients and other pollutants (2) aquatic habitat (3) terrestrial habitat.	**AO5.2** Strip harvesting or block harvesting does not occur within 100 metres of any natural wetland.	**N/A**	The development does not involve the clearly of vegetation predominately consisting of fodder species.
Watercourses and drainage features			
PO6 Maintain vegetation associated with any watercourse or drainage feature to protect: (1) bank stability by protecting against bank erosion (2) water quality by filtering sediments, nutrients and other pollutants (3) aquatic habitat (4) terrestrial habitat.	**AO6.1** Mechanical clearing does not occur within 20 metres from the defining bank of any watercourse or drainage feature. **Or**	**N/A**	The development does not involve the clearly of vegetation predominately consisting of fodder species.
	AO6.2 Strip harvesting or block harvesting does not occur within 100 metres of the defining bank of any watercourse or drainage feature.	**N/A**	The development does not involve the clearly of vegetation predominately consisting of fodder species.
Soil erosion			
PO7 Clearing does not result in: (1) accelerated soil erosion including, but not limited to - mass movement, gully erosion, rill erosion, sheet erosion, tunnel erosion, stream bank erosion, wind erosion, or scalding (2) any associated loss of chemical, physical or biological fertility — including, but not limited to water holding capacity, soil structure, organic matter, soil biology and nutrients within or outside the lot(s) that are the subject of the application.	**AO7.1** Strip harvesting or block harvesting: (1) does not occur on a slope that exceeds 5 per cent (2) is aligned across the slope. **Or**	**N/A**	The development does not involve the clearly of vegetation predominately consisting of fodder species.
	AO7.2 Harvesting occurs using selective harvesting or breaker harvesting methods.	**N/A**	The development does not involve the clearly of vegetation predominately consisting of fodder species.
Salinity			
PO8 Clearing does not contribute to land degradation through: (1) waterlogging, or	**AO8.1** Clearing does not occur in or within 200 metres of a discharge area or recharge area, or salinity warning area. **Or**	**N/A**	The development does not involve the clearly of vegetation predominately consisting of fodder species.

Performance outcomes	Acceptable outcomes	Response	Comment
(2) the salinisation of groundwater, surface water or soil.	**AO8.2** Clearing is less than: (1) 2 hectares, or (2) 10 metres wide.	**N/A**	The development does not involve the clearly of vegetation predominately consisting of fodder species.
Conserving vegetation			
PO9 Fodder harvesting activities: (1) retain at least: (a) 50 per cent of the predominant canopy cover of the vegetation over each 300 by 300 metre (9 hectare) area when selective harvesting or narrow strip harvesting (b) 55 per cent of the predominant canopy cover of the vegetation over each 300 by 300 metre (9 hectare) area when block harvesting or wide strip harvesting (2) maintain the range of species of the regional ecosystem at the locality.	**AO9.1** Selective harvesting does not: (1) harvest more than 5 in 10 individual fodder trees in any given area (2) remove non-fodder species beyond that needed to provide access for harvesting, or (3) involve mechanical clearing within 50 metres of a scarp or an area of instability, in the following regional ecosystems 6.7.1, 6.7.6, 6.7.14, 6.7.15, 6.7.16, 11.7.1, 11.7.2 and 11.7.5. **Or**	**N/A**	The development does not involve the clearly of vegetation predominately consisting of fodder species.
	AO9.2 Strip harvesting or block harvesting only occurs in regional ecosystems listed in table 8. **And**	**N/A**	The development does not involve the clearly of vegetation predominately consisting of fodder species.
	AO9.3 Block harvesting: (1) is limited to the harvesting area and width of retained vegetation listed in table 10 (2) retains non-fodder species with height of 4 metres or more within the harvested area (3) does not occur in fodder regional ecosystems that are less than 10 hectares in area or 500 metres in width (4) tracks between blocks are limited to a width of 10 metres. **Or**	**N/A**	The development does not involve the clearly of vegetation predominately consisting of fodder species.
	AO9.4 Wide strip harvesting: (1) occurs where the harvested strip is 70-135 metres in width (2) retains a minimum of 165 metres wide strip of retained vegetation on either side of the cleared strip (3) only occurs for a 800 metre length with the retention of a 200 metre wide patch of vegetation at the end of each length	**N/A**	The development does not involve the clearly of vegetation predominately consisting of fodder species.

Performance outcomes	Acceptable outcomes	Response	Comment
	(4) does not occur in fodder regional ecosystems that are less than 10 hectares in area or 500 metres in width. **Or**		
	AO9.5 Narrow strip harvesting: (1) occurs where the harvested strip is 20 to 50 metres in width (2) retains vegetation on either side of the strip a width at least equal to the width of the harvested strip (3) does not occur in fodder regional ecosystems listed in tables 8 and 9 that are less than 10 hectares in area or 500 metres in width.	**N/A**	The development does not involve the clearly of vegetation predominately consisting of fodder species.
Essential habitat			
PO10 Maintain the current extent of essential habitat.	**AO10.1** Fodder harvesting does not occur in essential habitat. **Or**	**N/A**	The development does not involve the clearly of vegetation predominately consisting of fodder species.
	AO10.2 Clearing in essential habitat does not exceed the width or area prescribed in table 1. **Or**	**N/A**	The development does not involve the clearly of vegetation predominately consisting of fodder species.
	AO10.3 Where it can be demonstrated that the clearing cannot be reasonably avoided, and the extent of clearing has been reasonably minimised, an environmental offset is provided for any significant residual impact from clearing of essential habitat. Editor's note: Applications for development should identify whether there is likely to be a significant residual impact and a need for an environmental offset having regard to section 3.1 (Regulated vegetation) of the Significant Residual Impact Guideline and the relevant Queensland Environmental Offsets Policy.	**N/A**	The development does not involve the clearly of vegetation predominately consisting of fodder species.
Fodder species			
PO11 Fodder harvesting consists predominantly of fodder species.	**AO11.1** Fodder harvesting consists predominantly of fodder species and only occurs in the regional ecosystems listed in tables 8 or 9.	**N/A**	The development does not involve the clearly of vegetation predominately consisting of fodder species.

Response column key:
❒ Achieved
P/S Performance solution
N/A Not applicable

20. Module 10 - Tidal works, or development in the coastal management district state code - Table 10.1.1: All development

Performance outcomes	Acceptable outcomes	Response	Comment
PO1 Development in a coastal hazard area is compatible with the level of severity of the coastal hazard.	**AO1.1** Development is located outside a high coastal hazard area unless it is: (7) coastal-dependent development, or (8) compatible with inundation due to its nature or function, or (9) temporary, readily relocatable, or able to be abandoned, or (10) essential community service infrastructure, or (11) small- to-medium scale tourist development, or (12) redevelopment within an existing built-up urban area, or is redevelopment of built structures that cannot be relocated or abandoned. **And**	**P/S**	The majority of the development is located outside of the high coastal hazard areas on the site. However part of the development, including the redeveloped existing resort and the jetty, is located within a high coastal hazard area, including high storm tide inundation area and erosion prone area. The jetty represents coastal dependent development as defined in the SDAP. The resort within the high coastal hazard area formed part of the original Lindeman Island resort and is proposed to be redeveloped as part of the development. **Chapter 8** of the EIS provides further details regarding the management of development in the coastal areas on the site, including minimising any potential coastal hazards.
	AO1.2 Development referred to in AO1.1(6) avoids being located within a high coastal hazard area, or where this is not practicable, minimises the exposure of people and permanent structures to coastal hazard impacts.	☑	The proposed development will minimise the exposure of people and permanent structures to coastal hazard impacts. **Chapter 8** of the EIS provides further details regarding the management of development in the coastal areas on the site, including minimising any potential coastal hazards.
PO2 Development siting, layout and access in a coastal hazard area responds to potential inundation due to a defined storm tide event and minimises associated risks to personal safety and property.	**AO2.1** Development within a coastal hazard area is located, designed, constructed and operated to maintain or enhance the community's resilience to a defined storm tide event by limiting the exposure of people and structures to associated impacts. **And**	☑	The development located within coastal hazard areas on the site will be designed, constructed and operated to respond to and manage potential storm tide events and minimise the exposure of people and building to associated impacts. **Chapter 8** of the EIS provides further detail on how the development will minimise risks from potential storm tide inundation events.
	AO2.2 Development mitigates any residual impacts from storm tide inundation in a coastal hazard area including by ensuring:	☑	**Chapter 8** of the EIS provides further detail on how the development will minimise risks from potential storm tide inundation events.

Performance outcomes	Acceptable outcomes	Response	Comment
	(13) habitable rooms of built structures are located above the defined storm tide event level and any additional freeboard level that would ordinarily apply in a flood prone area under a relevant planning scheme standard, or (14) a safe refuge is available for people within the premises during a defined storm tide event, or (15) at least one evacuation route remains passable for emergency evacuations during a defined storm tide event, including consideration of the capacity of the route to support the evacuation of the entire local population within a reasonably short timeframe (for example, 12 hours). **And**		
	AO2.3 Development within a coastal hazard area is located, designed and constructed to ensure exposed structures can sustain flooding from a defined storm tide event. **And**	☑	**Chapter 8** of the EIS provides further detail on how the development will minimise risks from potential storm tide inundation events.
	AO2.4 Essential community service infrastructure is: (1) located so that it is not inundated by a recommended storm tide event specified for that infrastructure, or (2) located and designed to ensure any components of the infrastructure that are likely to fail to function or may result in contamination when inundated by a storm tide (for example, electrical switch gear and motors, water supply pipeline air valves) are: (a) located above the peak water level for a recommended storm tide event, or (b) designed and constructed to exclude storm tide intrusions or infiltration (including by being located in the ground), or (c) able to temporarily stop functioning during a recommended storm tide event without causing significant adverse impacts to the infrastructure or the community. **And**	☑	Essential infrastructure associated with the proposed development has been located outside of the storm tide inundation areas on the site. Refer to **Chapter 8** of the EIS for further details.

Performance outcomes	Acceptable outcomes	Response	Comment
	AO2.5 Emergency services infrastructure and emergency shelters, police facilities, and hospitals and associated facilities have an emergency rescue area above the peak water level for a recommended storm tide event.	☑	Essential emergency infrastructure associated with the proposed development has been located outside of the storm tide inundation areas on the site. Refer to **Chapter 8** of the EIS for further details.
PO3 Development directly, indirectly and cumulatively avoids an unacceptable increase in the severity of the coastal hazard, and does not significantly increase the potential for damage on the premises or to other premises.	**AO3.1** Development avoids increasing the number of premises from which people would need to be evacuated to prevent death or injury from a defined storm tide event.	**P/S**	The proposed development will avoid any unacceptable increases in the severity of coastal hazards on the site. Refer to **Chapter 8** of the EIS for further details.
PO4 Development avoids the release of hazardous materials as a result of a natural hazard event. Editor's note: Applications should: (1) assess the risk of storm tide inundation releasing or otherwise exposing hazardous materials, including appropriate emergency planning and contingency measures. **(2)** applications are to be supported by a report certified by a Registered Professional Engineer of Queensland (RPEQ) that demonstrates this performance outcome will be achieved.	**AO4.1** Development that involves the manufacture or storage of hazardous materials in bulk are designed to: (16) prevent the intrusion of waters from a defined storm tide event into structures or facilities containing the hazardous materials, or (17) ensure hazardous materials remain secured despite inundation, including secure from the effects of hydrodynamic forcing associated with wave action or flowing water.	☑	The development will not involve the manufacture of hazardous chemicals on the site. Hazardous chemical and wastes will be stored on the site for the waste water treatment plant and power generation. The hazardous chemical will be stored on a portion of the site well outside of the defined storm tide inundation areas on the site. Refer to **Chapter 8** of the EIS for further details.
PO5 Natural processes and the protective function of landforms and vegetation are maintained in coastal hazard areas.	**AO5.1** Development in an erosion prone area within the coastal management district: (18) maintains vegetation on coastal landforms where its removal or damage may: (a) destabilise the area and increase the potential for erosion, or (b) interrupt natural sediment trapping processes or dune or land building processes (19) maintains sediment volumes of dunes and near-shore coastal landforms, or where a reduction in sediment volumes cannot be avoided, increased risks to development from coastal erosion are mitigated by location, design, construction and operating standards	☑	Development within the erosion prone areas on the site will seek to avoid or minimise any potential impacts on coastal processes on the site. **Chapter 8** of the EIS provides further details regarding the management of development in the coastal management district, including minimising any potential coastal hazards and any impacts to coastal resources and processes.

Performance outcomes	Acceptable outcomes	Response	Comment
	(20) minimises the need for erosion control structures or riverbank hardening through location, design and construction standards (21) maintains physical coastal processes outside the development footprint for the development, including longshore transport of sediment along the coast (22) reduces the risk of shoreline erosion for areas adjacent to the development footprint unless the development is an erosion control structure (23) reduces the risk of shoreline erosion for areas adjacent to the development footprint to the maximum extent feasible in the case of erosion control structures. **And**		
	AO5.2 Development in a storm tide inundation area is located, designed, constructed and operated to: (24) maintain dune crest heights, or where a reduction in crest heights cannot be avoided, mitigate risks to development from wave overtopping and storm tide inundation (25) maintain or enhance coastal ecosystems and natural features, such as mangroves and coastal wetlands, between the development and tidal waters, where the coastal ecosystems and natural features protect or buffer communities and infrastructure from sea-level rise and impacts from storm tide inundation. **And**	☑	Development within a storm tide inundation area will seek to avoid or minimise any potential impacts on coastal processes on the site. **Chapter 8** of the EIS provides further details regarding the management of development in the coastal management district, including minimising any potential coastal hazards and any impacts to coastal resources and processes.
	AO5.3 Redevelopment of built structures in the erosion prone area within a coastal management district: (26) avoids intensifying the use of the premises, or (27) demonstrates that any intensification of use will not result in an increase in the need for erosion control structures or riverbank hardening. **And**	☑	Redevelopment will occur within the erosion prone areas. **Chapter 8** of the EIS provides further details regarding the management of development in the coastal management district, including minimising any potential coastal hazards and any impacts to coastal resources and processes.
	AO5.4 Development that is coastal protection work involves, in order of priority: (28) beach nourishment undertaken in accordance with a program of beach nourishment works that source	☑	**Chapter 8** of the EIS provides further details regarding the management of development in the coastal management district, including minimising any potential coastal hazards and any impacts to coastal resources and processes.

Performance outcomes	Acceptable outcomes	Response	Comment
	sediment of a suitable quality and type from outside the active beach system, or (29) the construction of an erosion control structure, where it is demonstrated that installing an erosion control structure is the only feasible option for protecting permanent structures from coastal erosion and those structures cannot be abandoned or relocated in the event of coastal erosion occurring. Editor's note: Applications for `coastal protection work` should be supported by a report certified by a Registered Professional Engineer of Queensland (RPEQ) that demonstrates how the engineering solution sought by the work will be achieved. Editor's note: Applications for `erosion control structures` should demonstrate the consideration of `beach nourishment` techniques, and include a statement of why nourishment (in whole or part) has not been adopted as the preferred means of controlling the erosion risk. **And**		
	AO5.5 Development involving reclamation: (30) does not alter, or otherwise minimises impacts on, the physical characteristics of a waterway or the seabed near the reclamation, including flow regimes, hydrodynamic forces, tidal water and riverbank stability (31) is located outside the active sediment transport area, or otherwise maintains sediment transport processes as close as possible to their natural state (32) ensures activities associated with the operation of the development maintain the structure and condition of vegetation communities and avoid wind and water run-off erosion. Editor's note: Applications for reclamation should be supported by a report certified by an RPEQ that demonstrates how the engineering solutions sought by the work will be achieved	**N/A**	**Chapter 8** of the EIS provides further details regarding the management of development in the coastal management district, including minimising any potential coastal hazards and any impacts to coastal resources and processes.
PO6 Erosion prone areas in a coastal management district are maintained as development free buffers, or where permanent buildings or structures exist,	**AO6.1** Development locates built structures outside the part of the coastal management district that is the erosion prone area unless the development is listed under AO1.1 (1) – (4). **And**	☑	The jetty is identified as a coastal dependent development as defined in the glossary of the SDAP. Refer to **Chapter 8** of the EIS for further details.

Performance outcomes	Acceptable outcomes	Response	Comment
coastal erosion risks are avoided or mitigated.	**AO6.2** Small to medium scale tourist development is located outside the erosion prone area unless it is redevelopment. **And**	☑	The existing Lindeman Island resort is proposed to be redeveloped as part of the development. A small portion of the existing report is included in an erosion prone area. Refer to **Chapter 8** of the EIS for further details.
	AO6.3 Coastal-dependent development: (33) locates, designs and constructs relevant buildings or structures to withstand coastal erosion impacts, including by use of appropriate foundations, or (34) installs and maintains coastal protection works to mitigate adverse impacts to people and permanent structures from coastal erosion at the location. **And**	☑	The upgrades to the jetty will be designed will be designed and constructed to withstand coastal erosion impacts. Refer to **Chapter 8** of the EIS for further details.
	AO6.4 Development that is temporary, readily relocatable or able to be abandoned, or essential community service infrastructure: (35) locates built structures landward of an applicable coastal building line, or (36) where there is no coastal building line, locates habitable built structures landward of the alignment of adjacent habitable buildings, or (37) locates lifesaver towers or beach access infrastructure to minimise its impacts on physical coastal processes, or (38) where it is demonstrated that (1) or (2) is not reasonable and (3) does not apply: (a) locates built structures as far landward as practicable (b) uses layout design to minimise the footprint of the development that remains within the erosion prone area. **And**	☑	Essential community service infrastructure on the site is located outside of the coastal hazard areas on the site.
	AO6.5 Redevelopment of existing built structures not referred to in AO6.4, and excluding marine development: (1) relocates built structures outside that part of the erosion prone area that is within the coastal management district, or	P/S	The existing Lindeman Island resort is proposed to be redeveloped as part of the development. A small portion of the existing report is included in an erosion prone area. Coastal erosion risks associated with the location of the existing report will be avoided or minimised. Refer to **Chapter 8** of the EIS for further details.

Performance outcomes	Acceptable outcomes	Response	Comment
	(2) relocates built structures as far landward as practicable, and landward of an applicable coastal building line, or (3) where there is no coastal building line: (a) relocates built structures landward of the alignment of adjacent habitable buildings, or (b) uses layout design to minimise the footprint of the development that remains within the erosion prone area, or (c) provides sufficient space seaward of the development within the premises to allow for the construction of erosion control structures. **And**		
	AO6.6 Redevelopment of built structures in the erosion prone area within a coastal management district, which results in an intensification of use, mitigates the erosion threat to the development, having regard to: (1) design and construction standards (2) installing and maintaining on-site erosion control structures within the premises if the development is not intended to be temporary.	P/S	The existing Lindeman Island resort is proposed to be redeveloped as part of the development. A small portion of the existing report is included in an erosion prone area. Coastal erosion risks associated with the location of the existing report will be avoided or minimised. Refer to **Chapter 8** of the EIS for further details.
PO7 Development avoids or minimises adverse impacts on coastal resources and their values, to the maximum extent reasonable.	**AO7.1** Coastal protection work that is in the form of beach nourishment uses methods of placement suitable for the location that do not interfere with the long-term use of the locality of, or natural values within or neighbouring, the proposed placement site. **And**	N/A	Beach nourishment works are not proposed as part of the development.
	AO7.2 Marine development is located and designed to expand on or redevelop existing marine infrastructure unless it is demonstrated that it is not practicable to co-locate the development with existing marine infrastructure. **And**	☑	A safe harbour is no longer proposed. Instead the proponent seeks assessment and approval for upgrades to the existing jetty and additional moorings in sheltered locations around the island to enable the resort's marine craft to obtain safe shelter under a range of wind and wave conditions.

Performance outcomes	Acceptable outcomes	Response	Comment
	AO7.3 Marine development: (1) relies on a natural channel of a depth adequate for the intended vessels, or (2) where there are no feasible alternative locations for the facility in the local area that do not require dredging for navigation channel purposes, development is located, designed and operated to minimise the need for capital and maintenance dredging for navigation channel purposes. **And**	☑	A safe harbour is no longer proposed. Instead the proponent seeks assessment and approval for upgrades to the existing jetty and additional moorings in sheltered locations around the island to enable the resort's marine craft to obtain safe shelter under a range of wind and wave conditions. Refer to **Chapter 9** of the EIS for further details.
	AO7.4 Development minimises dredging or the disposal of material in coastal waters during key biological events (such as fish aggregations or spawning) for species found in the area. **And**	☑	No dredging or disposal of material in marine waters is proposed.
	AO7.5 Measures are to be incorporated as part of siting and design of the development to protect and retain identified ecological values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practicable. This includes: (1) maintaining or restoring vegetated buffers between development and coastal waters to the extent practicable, unless the development is within ports or airports, or is marine development (2) maintaining or enhancing the connectivity of ecosystems in consideration of the cumulative effect of the development in addition to existing developed areas (3) retaining coastal wetlands, seagrass beds and other locally important feeding, nesting or breeding sites for native wildlife. **And**	☑	A safe harbour is no longer proposed. Instead the proponent seeks assessment and approval for upgrades to the existing jetty and additional moorings in sheltered locations around the island to enable the resort's marine craft to obtain safe shelter under a range of wind and wave conditions. Refer to **Chapter 9** of the EIS for further details.
	AO7.6 Measures are incorporated as part of siting and design of the development to maintain or enhance water quality to achieve the environmental values and water	☑	Measures and strategies will be incorporated during the construction and operation phase of the development to minimise any impacts on water quality. Refer to **Chapter 17** of the EIS for further details.

Performance outcomes	Acceptable outcomes	Response	Comment
	quality objectives outlined in the Environmental Protection (Water) Policy 2009. **And**		
	AO7.7 Development avoids the disturbance of acid sulphate soils, or where it is demonstrated that this is not possible, the disturbance of acid sulphate soils is carefully managed to minimise and mitigate the adverse effects of the disturbance on coastal resources.	☑	An acid sulfate soil investigation has been undertaken as part of the EIS process and has not identified any evidence of acid sulfate soils on the site. Refer to **Chapter 23** of the EIS for further details.
PO8 Coastal protection work is undertaken only as a last resort where erosion presents an imminent threat to public safety or permanent structures. Editor's note: Applications for coastal protection work must be supported by a report certified by an RPEQ that demonstrates how the engineering solution sought by the work will be achieved.	**AO8.1** Coastal protection work is only undertaken to protect existing permanent structures from imminent adverse coastal erosion impacts, and the structures cannot reasonably be relocated or abandoned. **And**	N/A	No changes to the existing coastal protection work is proposed.
	AO8.2 Coastal protection work to protect private structures is undertaken on private land to the maximum extent reasonable. **And**	N/A	No changes to the existing coastal protection work is proposed.
	AO8.3 Coastal protection work does not increase the coastal hazard risk for adjacent areas or properties.	N/A	No changes to the existing coastal protection work is proposed.
PO9 Development avoids adverse impacts on matters of state environmental significance, or where this is not reasonably possible, impacts are minimised and an environmental offset is provided for any significant residual impacts to matters of state environmental significance that are prescribed environmental matters.	**AO9.1** Development: (1) is set back from matters of state environmental significance (2) avoids interrupting, interfering or otherwise adversely impacting underlying natural ecosystem components or processes and interactions that affect or maintain the matters of state environmental significance, such as water quality, hydrology, geomorphology and biological processes, or (3) incorporates measures as part of its location and design to protect and retain matters of state environmental significance and underlying ecosystem processes within and adjacent to the development site to the greatest extent practicable. Editor's note: Applications for development should identify any threatened species or their habitats, or threatened ecosystems that may be affected by the proposal. In particular, applications should identify and describe how the development avoids	✓	The development avoids and minimises adverse impacts on matters of State environmental significance. For further details regarding the matter of state environment significance refer to **Chapter 9** and **10** for further details.

Performance outcomes	Acceptable outcomes	Response	Comment
	adverse impacts on any critical life stage ecological processes within or adjacent to the development area. **And**		
	AO9.2 Where impacts cannot be reasonably avoided or minimised, an environmental offset is provided for any significant residual impact on matters of state environmental significance that are prescribed environmental matters caused by the development. Editor's note: Applications for development should identify anticipated losses, and outline what actions are proposed to be undertaken to offset the loss in accordance with the Significant Residual Impact Guideline and the relevant Queensland Environmental Offsets Policy.	✓	*Endangered Regional Ecosystem 8.3.2* RE 8.3.2 is an endangered community under the VM Act, which is dominated by Broad leaf tea-tree, and occurs in the area surrounding the existing runway strip. The current development design (dated November 2016) includes an expansion of the disturbance area relating to the runway strip. Consequently some disturbance to RE 8.3.2 vegetation will occur as part of this expansion. The proposed disturbance to this community involves a small expansion of the cleared area for the runway and some lopping of vegetation beyond the cleared areas to heights appropriate for compliance with relevant aviation standards and codes. Vegetation lopping will need to occur as a height gradient, with a 20° transitional surface commencing at the edge of the 60 metre wide runway strip. Residual impacts to this community will be addressed by way of an environmental offset. *Of Concern Regional Ecosystem 8.12.13a* Scattered areas of the native grassland community RE 8.12.13a are located within the study area. Under the current design concept (November 2016) some areas of these grassland communities have the potential to be impacted by direct disturbance from development in these areas. RE 8.12.13a has an 'of concern' VM Act class and biodiversity status and is therefore a MSES under the Queensland environmental offsets framework. Residual impacts to this community will be addressed by way of an environmental offset in accordance with the requirements under the Queensland environmental offsets framework

Performance outcomes	Acceptable outcomes	Response	Comment
PO10 Development maintains or enhances general public access to or along the foreshore, unless this is contrary to the protection of coastal resources or public safety.	**AO10.1** Development adjacent to state coastal land or tidal water: (4) demonstrates that restrictions to public access are necessary for: (a) the safe or secure operation of development, or (b) the maintenance of coastal landforms and coastal habitat (5) separates residential, tourist and retail development from tidal water with public areas or public access facilities, or (6) maintains existing public access (including public access infrastructure that is in the public interest) through the site to the foreshore for: (a) pedestrians, via access points including approved walking tracks, boardwalks and viewing platforms, or (b) vehicles, via access points including approved roads or tracks. **And**	✓	The proposed development maintains existing public access (including public access infrastructure that is in the public interest) through the site to the foreshore.
	AO10.2 Development adjacent to state coastal land, including land under tidal water: (7) is located and designed to: (a) allow safe and unimpeded access to, over, under or around built structures located on, over or along the foreshore (b) ensure emergency vehicles can access the area near the development, or (8) minimises and offsets any loss of access to and along the foreshore within two kilometres of the existing access points, and the access is located and designed to be consistent with (1)(a) and (b). **And**	✓	The proposed jetty upgrades and moorings will provide access to the Island and ensure that emergency vehicles can access the area near the development.
	AO10.3 Any parts of private development that extend over tidal water are to be designed, constructed and used for marine access purposes only.	☑	The proposed jetty and moorings is proposed for marine access purposes to and from Lindeman Island.
PO11 Private marine development avoids structures attaching to, or extending across, non-tidal state coastal land abutting tidal waters.	**AO11.1** Private marine development and other structures such as decks or boardwalks for private use do not attach to, or extend across state coastal land that is situated above the high water mark.	**P/S**	The proposed upgrades to the jetty will extend across state coastal land that is situated above high water mark. Land Tenure is addressed in **Chapter 6** of the EIS.

Performance outcomes	Acceptable outcomes	Response	Comment
	Editor's note: For occupation permits or allocations of State land, refer to the *Land Act 1994.*		
PO12 Further development of artificial waterways avoids or minimises adverse impacts on coastal resources and their values, and does not contribute to: (1) an increase in the risk of flooding or erosion (2) degradation of water quality (3) degradation and loss of matters of state environmental significance (including, but not limited to, coastal wetlands, fish habitat areas and migratory species habitat).	**AO12.1** The design, construction and operation of artificial tidal waterways maintains the tidal prism volume of the natural waterway to which it is connected. **And**	**N/A**	The proposed development does not include the construction or operation of artificial tidal waterway.
	AO12.2 The design, construction and operation of artificial tidal waterways does not increase risk from flooding. **And**	**N/A**	The proposed development does not include the construction or operation of artificial tidal waterway.
	AO12.3 The design, construction and operation of an artificial waterway in connection with the reconfiguration of a lot ensures: (1) water inlet and outlets structures are of sufficient capacity to maintain the water quality within the waterway (2) water discharged from the artificial waterway protects the environmental values and water quality objectives of the receiving waters (3) dredged material is not disposed of to tidal water beyond the artificial waterway unless there is a beneficial reuse, e.g. beach nourishment. Editor's note: For more information on environmental values and water quality objectives see schedule 1 of the Environment Protection (Water) Policy 2009. **And**	**N/A**	The proposed development does not include an artificial tidal waterway/reconfiguration of a lot.
	AO12.4 The location of the artificial waterways avoids matters of state environmental significance, or does not result in any significant adverse impact on matters of state environmental significance.	**P/S**	The existing Gap Creek Dam on the site is an artificial body of water. The development proposes to expand the dam to meet the water supply demands for the site.
PO13 Development does not involve reclamation of land below tidal water, other than for the purposes of: (9) coastal-dependent development, public marine development or community infrastructure (10) strategic ports, boat harbours or strategic airports and aviation facilities, in accordance with a	No acceptable outcome is prescribed.	**N/A**	No land reclamation is proposed.

Performance outcomes	Acceptable outcomes	Response	Comment
statutory land use plan, where there is a demonstrated net benefit for the state or region and no feasible alternative exists (11) coastal protection work or work necessary to protect coastal resources or physical coastal processes.			

21. Module 10 - Table 10.1.2: Operational work – Coastal Protection

Performance outcomes	Acceptable outcomes	Response	Comment
PO1 Tidal works that is private marine development does not result in adverse impacts to tidal land. Editor's note: In addressing this performance outcome, the applicant should comply with the performance criteria and acceptable standards set out in the Operational Policy Building and engineering standards for tidal works, Department of Environment and Heritage Protection, 2013. Editor's note: Applications should be supported by a report certified by an RPEQ to demonstrate compliance with this performance outcome.	**AO1.1** The location and design of tidal works that is private marine development: (1) is on private land abutting tidal water and used for property access purposes (2) occupies the minimum area reasonably required for its designed purpose (3) is not to be roofed or otherwise covered (4) does not require the construction of coastal protection works, shoreline or riverbank hardening or dredging for marine access (5) does not adversely impact on public safety or public access and use of the foreshore.	**P/S**	The proposed upgrades to the jetty and moorings have been sited and designed to minimise and adverse impacts on tidal land. The design and construction of these structures is discussed in more detail in **Chapter 4** of the EIS.
PO2 Development does not result in the disposal of material dredged from an artificial waterway into coastal waters, with the exception of: (1) reclamation works, or (2) coastal protection works, or (3) the maintenance of an existing artificial waterway and the at-sea disposal of material that has previously been approved for the waterway.	**AO2.1** The design and construction of the artificial waterway includes onsite provisions for drying, re-handling and disposal of dredge material on site to facilitate the timely disposal to land or re-use.	N/A	The existing artificial body of water on the site is proposed to be expanded to support the water supply requirements for the development. The disposal of the dredged material will not occur in coastal waters.
	AO3.1 The design and construction of the artificial waterway provides for sand bypassing where this is	N/A	The existing artificial body of water on the site is proposed to be expanded to support the water supply requirements for

Performance outcomes	Acceptable outcomes	Response	Comment
PO3 The design and construction of an artificial waterway maintains coastal landforms.	necessary to prevent erosion of adjacent coasts and minimise sedimentation of the waterway. **And**		the development. It is not located on or adjacent the coast and as such will not have an impact on coastal landforms.
	AO3.2 Clean sand accumulating within an artificial waterway is returned to the active beach system, in preference to disposal on land.	N/A	The existing artificial body of water on the site is proposed to be expanded to support the water supply requirements for the development. It is not located on or adjacent the coast and as such will not have an impact on coastal landforms.
PO4 Development that involves dredging includes and complies with a management plan that demonstrates how environmental impacts will be managed and mitigated, and how the requirements of the National assessment guidelines for dredging, Australian Government Department of the Environment, Water, Heritage and the Arts, 2009, will be met.	**AO4.1** A management plan for the development: (4) directs the operation of the development (5) identifies disposal methods and disposal sites for the removed material for the construction and operational phases of the development (6) outlines how any adverse effects from extraction activities on sediment transport processes or adjacent coastal landforms will be mitigated or otherwise remediated by suitably planned and implemented beach nourishment and rehabilitation works. Editor's note: The suitability of the dredged sediment for ocean disposal is to follow the assessment of potential contaminants under the `National assessment guidelines for dredging`, Australian Government Department of the Environment, Water, Heritage and the Arts, 2009. **And**	☑	A management plan will be prepared for any proposed dredging on the site. The plan will demonstrate how any potential environmental impacts will mitigated.
	AO4.2 For land based disposal of dredged material, any area used for storing, dewatering, drying or rehandling dredged material as outlined in the dredge management plan is: (7) of sufficient size for the projected volume of dredged material from relevant capital or maintenance dredging (8) protected from future development that would compromise the use of the area for its intended purpose of material storage and dewatering. **And**	**N/A**	No dredging is proposed.
	AO4.3 For at-sea disposal of suitable dredged material, the dredge management plan specifies that material is	**N/A**	The proposed development will not include sea-disposal of dredged material.

Performance outcomes	Acceptable outcomes	Response	Comment
	placed at a dredged material disposal site only if it is demonstrated that it is not feasible to: (9) dispose of the material above the high water mark, if the material is from maintenance works for an existing artificial waterway for which at-sea disposal was previously approved, or (10) keep the dredged material within the active sediment transport system for the locality, or (11) use the material for beach nourishment or another beneficial purpose. **And**		
	AO4.4 For at-sea disposal of dredged material where the marine spoil disposal site is a retentive (i.e. non-dispersive) site, the disposal site identified in the dredge management plan has the capacity to hold and retain the material within its boundaries during construction and operation of the development. Editor's note: The use of dredged material for a beneficial purpose could include development of port or other marine facilities, use for construction or industrial purposes, or use to create or modify land or waters for an approved environmental outcome (such as creation of a bird roosting site). Further information about beneficial uses is contained in the `National assessment guidelines for dredging`, Australian Government Department of Environment, Water, Heritage and the Arts, 2009	**N/A**	The proposed development will not include sea-disposal of dredged material.
Within a strategic environmental area: riparian and wildlife corridor functions			
PO5 Natural regeneration of any cleared or work area is facilitated wherever possible.	**AO5.1** There is no impediments to the natural regeneration of native plant species in the area of clearing and works following completion of works.	✓	Natural regeneration of the site will be encouraged.
Within a strategic environmental area: hydrological processes			
PO6 Development avoids or minimises impacts on natural drainage lines or flow paths, during both construction and operation.	No acceptable outcome is prescribed.	☑	The proposed development minimises impacts on natural drainage lines identified on the site to the extent shown on the masterplan.
Within a strategic environmental area: water quality			
PO7 Development avoids or minimises any adverse impacts on environmental	**AO7.1** Development demonstrates best practice environmental management to meet relevant	☑	An environmental management plan has been prepared for the development of the site to protect the environmental

Performance outcomes	Acceptable outcomes	Response	Comment
values and water quality objectives for receiving waters (surface and groundwater) from pollutants on site or leaving a site located in a strategic environmental area.	environmental values and water quality objectives of the Environmental Protection (Water) Policy 2009. **Or**		values of the island. The development will also include water quality measures to meet the relevant water quality objectives. Refer to **Chapter 17** and **28** of the EIS for further details.
	AO7.2 All stormwater, wastewater, discharges and overflows leaving the site are: (1) treated to the quality of the receiving waters prior to discharge, or (2) reclaimed or re-used such that there is no export of pollutants to receiving waters.	☑	The development will include stormwater quality measures and a waste water treatment plant to minimise any adverse impacts on receiving waters. Refer to **Chapter 17** of the EIS for further details.

22. Module 10 - Table 10.1.3: Reconfiguring a lot – Coastal Protection

Performance outcomes	Acceptable outcomes	Response	Comment
PO1 Erosion prone areas in a coastal management district are maintained as development free buffers, or where permanent buildings or structures exist, coastal erosion risks are avoided or mitigated.	**AO1.1** Land within the erosion prone area is surrendered to the State and dedicated as a reserve for beach protection, coastal management or environmental purposes, unless: (1) the development is in a port or is for coastal-dependent development, or (2) the surrender of the land will not enhance coastal management outcomes, for example, because there is already substantial development seaward of the lot. Editor's note: Land surrendered to the State for public use under AO1.1 is to be: (1) placed in a State land reserve for beach protection and coastal management purposes under the *Land Act 1994,* with local government as trustee, or (2) managed for beach protection and coastal management purposes under another management regime to the satisfaction of the chief executive administering the *Sustainable Planning Act 2009* and *Land Act 1994*, if it is demonstrated that AO1.1(1) cannot be reasonably achieved. (3) The *Land Act 1994* also includes provisions for voluntary land surrender for freehold land to the satisfaction of the chief executive administering the *Land Act*.	**N/A**	The proposal does not involve reconfiguring a lot.

Performance outcomes	Acceptable outcomes	Response	Comment
PO2 Development maintains or enhances general public access to or along the foreshore, unless this is contrary to the protection of coastal resources or public safety.	**AO2.1** Reconfiguring a lot that abuts the foreshore or tidal waters is designed to enhance public access if it involves the creation of 10 or more lots or the opening of a new road, unless it is for coastal-dependent development.	**N/A**	The proposal does not involve reconfiguring a lot.
PO3 Development in connection with a canal enhances public access to coastal waters.	**AO3.1** The canal avoids intersecting with land or tidal land where the passage, use or movement of vessels in water could be restricted by the registered proprietor of the land. **And**	**N/A**	The proposal does not involve reconfiguring a lot.
	AO3.2 The area of the canal relating to the development is surrendered to the State as a public waterway. **And**	**N/A**	The proposal does not involve reconfiguring a lot.
	AO3.3 The plans of subdivision for the canal are consistent with `Requirements for plans of subdivision of an artificial waterway`, Department of Environment and Heritage Protection, 2013.	**N/A**	The proposal does not involve reconfiguring a lot.

Response column key:
❒ Achieved
P/S Performance solution
N/A Not applicable

23. Module 17 - Public passenger transport state code - Table 17.1.1: Material change of use and reconfiguration of a lot

Performance outcomes	Acceptable outcomes	Response	Comment
All development			
PO1 During construction, development ensures bus-stops continue to function and pedestrian access to the bus stop is maintained at all times.	No acceptable outcome is prescribed.	**N/A**	The site does not include a bus stops and therefore the construction of the development will not impact on the function of any bus stop.
PO2 New or modified road accesses and modifications to the road network do not conflict with existing bus stops or a public passenger service. Editor's note: To demonstrate compliance with this performance outcome, it is recommended that a Public Transport Impact Assessment be prepared in accordance with Appendix 1 of the State Development Assessment Provisions Supporting Information – Public Passenger Transport, Department of Transport and Main Roads, 2014.	No acceptable outcome is prescribed.	**N/A**	Lindeman Island does not include any public passenger transport services and therefore the proposed development will not conflict with any existing bus stops or a public passenger service.

Performance outcomes	Acceptable outcomes	Response	Comment
Accommodation activity (other than a residential care facility), educational establishment, airport, hospital, shopping centre or business activities			
PO3 Development allows for safe, convenient and efficient access for public passenger transport and allows for the progressive staging or extension of public passenger transport to the development.	**AO3.1** Where a development proposes a new or modified road network it must provide for bus movement through the site whilst avoiding backtracking, looping or indirect routes. Editor's note: To demonstrate compliance with this acceptable outcome, it is recommended that a Public Transport Impact Assessment be prepared in accordance with Appendix 1 of the State Development Assessment Provisions Supporting Information – Public Passenger Transport, Department of Transport and Main Roads, 2014. **And**	**N/A**	Lindeman Island does not include any public passenger transport services and therefore the proposed development is not required to provide for bus movement through the site.
	AO3.2 Roads intended to accommodate buses are designed and constructed in accordance with Road Planning and Design Manual (RPDM), Volume 3: Guide to Road Design. Editor's note: Guidance on how to meet the acceptable outcomes is available in the Road Planning and Design Manual (RPDM), Volume 3: Guide to Road Design, (1) Part 3: • 4.2 Traffic lanes • 4.8 Bicycle lanes • 4.9 High occupancy vehicle (HOV) lanes • 4.12 Bus stops • 7 Horizontal alignment • 7.7 Super elevation • 7.9 Curve widening (2) Part 4: • 6.3 Bus Facilities • 5.6 Design vehicle swept path (3) Part4A: • 5 Auxiliary lanes (4) Part 4B: Roundbabouts: • 4 Geometric Design	**N/A**	Lindeman Island does not include any public passenger transport services and therefore the proposed development is not required to provide for bus movement through the site.

Performance outcomes	Acceptable outcomes	Response	Comment
	• 4.6 Circulating carriageway. **And** AO3.3 Traffic calming devices are not installed on roads used for buses. **Or** AO3.4 Where road humps are installed on roads used for buses, the road humps are designed in accordance with the Manual of Uniform Traffic Control Devices (MUTCD). Editor's Note: Guidance on how to meet the acceptable outcomes are available in the Manual of Uniform Traffic Control Devices (MUTCD), Part 13: • Local Area Traffic Management, section 2.4 – Road Humps. • Supplement Part 13: Local Area Traffic Management – 2.4.2-1 Hump Profiles for Bus Routes..		
Accommodation activity (other than residential care facility), airport, hospital, hotel, major sport recreation and entertainment facility, hardware and trade supplies, shop, shopping centre, showroom, tourist attraction or business activities			
PO4 Upgraded or new public passenger transport infrastructure is provided to accommodate the demand for public passenger transport generated by the development. Editor's note: To demonstrate compliance with this performance outcome, it is recommended that a Public Transport Impact Assessment be prepared in accordance with Appendix 1 of the State Development Assessment Provisions Supporting Information – Public Passenger Transport, Department of Transport and Main Roads, 2014.	No acceptable outcome is prescribed.	**N/A**	The site does not include existing public passenger transport infrastructure and is not identified as being required to provide new public passenger transport infrastructure.
PO5 The location of public passenger transport infrastructure avoids creating indirect or inefficient routes for public passenger services. Editor's note: To demonstrate compliance with this performance outcome, it is recommended that a Public	No acceptable outcome is prescribed.	**N/A**	The site does not include existing public passenger transport infrastructure and therefore the proposed development will not have any impact on public passenger transport routes.

Performance outcomes	Acceptable outcomes	Response	Comment
Transport Impact Assessment be prepared in accordance with Appendix 1 of the State Development Assessment Provisions Supporting Information – Public Passenger Transport, Department of Transport and Main Roads, 2014.			
Airport, hospital, hotel, major sport ,recreation and entertainment facility, residential care facility, shop, shopping centre, showroom, short-term accommodation or tourist attraction			
PO6 On site circulation ensures the safety of public passenger transport, and pedestrians.	**AO6.1** On site pedestrian crossings are located to provide safe sight distances for pedestrians and public passenger transport. **And**	**N/A**	The site does not include public passenger transport and therefore any on-site pedestrian crossings are not required to be located to provide safe connection to public transport services.
	AO6.2 On site circulation is designed and constructed so that public passenger transport can enter and leave in a forward gear at all times. **And**	**N/A**	The site does not include public passenger transport and is not required to make provisions to accommodate future public passenger transport. On this basis the development is not required to be designed to accommodate the movement of public passenger transport through the site.
	AO6.3 Development does not result in public passenger transport movements through car parking aisles.	**N/A**	The site does not include public passenger transport and is not required to make provisions to accommodate future public passenger transport. On this basis the development does not result in public passenger transport through car parking aisles.
PO7 Development provides safe and convenient pedestrian access to existing and future public passenger transport infrastructure.	No acceptable outcome is prescribed.	**N/A**	The site does not include public passenger transport and therefore the development is not required to provide pedestrian access to public passenger transport.
PO8 Development provides taxi ranks which meet the anticipated demand of the proposed development and are located to provide convenient, safe and equitable access for patrons.	**AO8.1** A dedicated taxi rank is provided parallel to the kerb and adjacent to the main entrance. **And**	**N/A**	A taxi rank is not required to be provided as part of the development.
	AO8.2 Taxi ranks are designed in accordance with: (1) AS2890.5–1993 Parking facilities – on-street parking and AS1428.1–2009 Design for access and mobility – general requirements for access – new building work (2) AS1742.11–1999 Parking controls – manual of uniform traffic control devices (3) AS/NZS 2890.6–2009 Parking facilities – off-street parking for people with disabilities	**N/A**	A taxi rank is not required to be provided as part of the development.

Performance outcomes	Acceptable outcomes	Response	Comment
	(4) Disability standards for accessible public transport 2002 made under section 31(1) of the Disability Discrimination Act 1992 (5) AS/NZS 1158.3.1 – Lighting for roads and public spaces, Part 3.1: Pedestrian area (category P) lighting – Performance and design requirements.		
Educational establishments			
PO9 Educational establishments accommodate the safe and efficient operation of public passenger transport and provide safe and convenient pedestrian access to public passenger transport.	**AO9.1** Educational establishments are designed in accordance with public passenger transport provisions of the Planning for Safe Transport Infrastructure at Schools, Department of Transport and Main Roads, 2011.	**N/A**	The proposed development does not include an educational establishment.

24. Module 18 - Filling, excavation and structures state code - Table 18.1.1: All development

Performance outcomes	Acceptable outcomes	Response	Comment
All development			
PO1 Buildings, services, structures and utilities do not adversely impact on the safety or operation of: (1) state transport corridors (2) future state transport corridors (3) state transport infrastructure Editor's note: For a railway, Section 2.3 – Structures, setbacks, utilities and maintenance of the Guide for Development in a Transport Environment: Rail, Department of Transport and Main Roads, 2015,	**AO1.1** Buildings, structures, services and utilities are not located in a railway, future railway land or public passenger transport corridor. **And**	☑	The proposed development is not located in a railway, future railway land or public passenger transport corridor.
	AO1.2 Buildings and structures are set back horizontally a minimum of three metres from overhead line equipment. **And**	N/A	The site is not located within proximity of any overhead line equipment.
	AO1.3 Construction activities do not encroach into a railway or public passenger transport corridor. **And**	☑	The site is not identified as including a railway corridor or public passenger transport corridor and therefore the development and construction activities do not encroach into a railway or public passenger transport corridor.

Performance outcomes	Acceptable outcomes	Response	Comment
provides guidance on how to comply with this performance outcome.	**AO1.4** The lowest part of development in or over a railway or future railway land is to be a minimum of: (1) 7.9 metres above the railway track where the proposed development extends along the railway for a distance of less than 40 metres, or (2) 9.0 metres above the railway track where the development extends along the railway for a distance of between 40 and 80 metres. **And**	N/A	The site is not identified as including a railway or future railway land and therefore development does not encroach into an existing or future railway corridor.
	AO1.5 Existing authorised access points and access routes to state transport corridors for maintenance and emergency works are maintained, allowing for uninterrupted access at all times. **And**	☑	The site does not include a state transport corridor and therefore the development will not impact on any existing authorised access points and routes to state transport corridors.
	AO1.6 Pipe work, services and utilities can be maintained without requiring access to the state transport corridor. **And**	N/A	The site does not include a state transport corridor.
	AO1.7 Pipe work, services and utilities are not attached to rail transport infrastructure: (1) are not attached to rail transport infrastructure or other rail infrastructure, and (2) do not penetrate through the side of any proposed building element or structure where built to boundary in, over or abutting a railway. **And**	N/A	The site does not include or adjoin a railway.
	AO1.8 Buildings and structures are set back a minimum of three metres from a railway bridge. **And**	N/A	The site does not include or adjoin a railway.
	AO1.9 Development below or abutting a railway bridge is to be clear of permanent structures or any other activity that may impede emergency access or works and maintenance of rail transport infrastructure. Editor's note: Temporary activities below or abutting a railway bridge could include, for example, car parking or outdoor storage.	N/A	The site does not include or adjoin a railway.

Performance outcomes	Acceptable outcomes	Response	Comment
	AO1.10 Development above a railway is designed to facilitate ventilation as follows: (1) for development extending above a railway for a distance of less than 80 metres, gaps are provided to ensure natural ventilation, or (2) for development extending above a railway for a distance of more than 80 metres, ventilation shafts are provided. Editor's note: For development extending above a railway for a distance of more than 80 metres, it is recommended that modelling of smoke dispersion should be undertaken by a RPEQ to predict the spread of combustion products and inform the ventilation design. Section 5.1 – Development over a railway of the Guide to Development in a Transport Environment: Rail, Department of Transport and Main Roads, 2015, provides guidance on how to comply with this acceptable outcome.	N/A	The site does not include or adjoin a railway.
PO2 Development prevents unauthorised access to: (1) state transport corridors, (2) future state transport corridors, (3) state transport infrastructure, by people, vehicles and projectiles. Editor's note: For a railway, Section 2.4 – Preventing unauthorised access of the Guide to Development in a Transport Environment: Rail, Department of Transport and Main Roads, 2015, provides guidance on how to comply with this performance outcome.	**AO2.1** Fencing is provided along the property boundary with the railway. Editor's note: Where fencing is provided it is to be in accordance with the railway manager's standards. **And**	N/A	The site does not include or adjoin a railway.
	AO2.2 Accommodation activities with a publicly accessible area located within 10 metres from the boundary of a railway or 20 metres from the centreline of the nearest railway track (whichever is the shorter distance), include throw protection screens for the publicly accessible area as follows: (1) openings of no greater than 25 mm x 25 mm (2) height of 2.4 metres vertically above the highest toe hold if see-through, or 2 metres if non see-through. Editor's note: Expanded metal is considered see-through. **And**	N/A	The site does not include or adjoin a railway.
	AO2.3 Development in or over a railway or future railway land includes throw protection screens.	N/A	The site does not include or adjoin a railway.

Performance outcomes	Acceptable outcomes	Response	Comment
	Editor's note: Throw protection screens in a railway or future railway land designed in accordance with the relevant provisions of the Civil Engineering Technical Requirement CIVIL-SR-005 Design of buildings over or near railways, Queensland Rail, 2011, and the Civil Engineering Technical Requirement CIVIL-SR-008 Protection screens, Queensland Rail, 2011, comply with this acceptable outcome. **And**		
	AO2.4 Built to boundary walls and solid fences abutting a railway are protected by an anti-graffiti coating. Editor's note: The Anti-Graffiti Protection Specification MRTS83, Department of Transport and Main Roads, 2009, provides guidance on how to comply with this acceptable outcome. **And**	N/A	The site does not include or adjoin a railway.
	AO2.5 Road barriers are installed along any proposed roads abutting a railway. Editor's note: Road barriers designed in accordance with Queensland Rail Civil Engineering Technical Requirement CIVIL-SR-007 Design and selection criteria for road/rail interface barriers comply with this acceptable outcome. **And**	N/A	The site does not include or adjoin a railway.
	AO2.6 Proposed vehicle manoeuvring areas, driveways, loading areas or carparks abutting a railway include rail interface barriers. Editor's note: A Registered Professional Engineer of Queensland (RPEQ) certified barrier design complies with this acceptable outcome.	N/A	The site does not include or adjoin a railway.
PO3 Buildings and structures in, over or below a railway or future railway land are able to sustain impacts to their structural integrity in the event of an impact from a derailed train.	**AO3.1** Buildings and structures, including piers or supporting elements, located in, over or below a railway or future railway land are designed and constructed in accordance with AS5100 Bridge design, AS 1170 Structural design actions and Civil Engineering Technical Requirement CIVIL-SR-012 Collision protection of	N/A	The site does not include or adjoin a railway.

Performance outcomes	Acceptable outcomes	Response	Comment
	supporting elements adjacent to railways, Queensland Rail, 2011.		
PO4 Buildings and structures in, over, below or within 50 metres of a state-controlled transport tunnel or a future state-controlled transport tunnel have no adverse impact on the structural integrity of the state-controlled transport tunnel. Editor's note: For a railway, Section 2.5 – Tunnels of the Guide to Development in a Transport Environment: Rail, Department of Transport and Main Roads, 2015, provides guidance on how to comply with this performance outcome.	**AO4.1** Development in, over, below or within 50 metres of a state-controlled transport tunnel or future state-controlled transport tunnel ensures that the tunnel is: (1) not vertically overloaded or affected by the addition or removal of lateral loading (2) not adversely affected as a result of directly or indirectly disturbing groundwater or soil. Editor's note: To demonstrate compliance with this acceptable outcome, it is recommended that a Registered Professional Engineer of Queensland (RPEQ) certified geotechnical investigation, earthworks drawings and supporting technical details, and structural engineering drawings and supporting technical details be prepared and submitted with the application.	N/A	The proposed development is not located within 50 metres of a state-controlled transport tunnel or future state-controlled transport tunnel.
PO5 Development involving dangerous goods adjacent to a railway or future railway land does not adversely impact on the safety of a railway. Editor's note: Section 2.6 – Dangerous goods and fire safety of the Guide to Development in a Transport Environment: Rail, Department of Transport and Main Roads, 2015, provides guidance on how to comply with this performance outcome.	**AO5.1** Development involving dangerous goods, other than hazardous chemicals below the threshold quantities listed in table 5.2 of the State Planning Policy guideline: State interest – emissions and hazardous activities, Guidance on development involving hazardous chemicals, Department of State Development, Infrastructure and Planning, 2013, ensures that impacts on a railway from a fire, explosion, spill, gas emission or dangerous goods incident can be appropriately mitigated. Editor's note: To demonstrate compliance with this acceptable outcome, it is recommended that a risk assessment be undertaken in accordance with Attachment 1: Risk assessment guide of the Guide to Development in a Transport Environment: Rail, Department of Transport and Main Roads, 2015.	N/A	The site does not include or adjoin a railway and therefore any dangerous goods stored on the site will not impact on the safety of a railway.
PO6 Any part of the development located within 25 metres of a state-controlled road or future state-controlled road minimises the potential to distract drivers and cause a safety hazard.	**AO6.1** Advertising devices proposed to be located within 25 metres of a state-controlled road or future state-controlled road are designed to meet the relevant standards for advertising outside the boundaries of, but visible from, a state-controlled road, outlined within the Roadside advertising guide, Department of Transport and Main Roads, 2013.	N/A	The development is not proposed to include an advertising device. Furthermore, the site is not located within 25 metres of a state-controlled road or future state-controlled road.

Performance outcomes	Acceptable outcomes	Response	Comment
PO7 Filling, excavation and construction does not adversely impact on or compromise the safety or operation of: (1) state transport corridors, (2) future state transport corridors, (3) state transport infrastructure. Editor's note: For a railway, Section 2.7 – Filling, excavation and ground disturbance of the Guide to Development in a Transport Environment: Rail, Department of Transport and Main Roads, 2015, provides guidance on how to comply with this performance outcome.	**AO7.1** Filling and excavation does not undermine, cause subsidence of, or groundwater seepage onto a state transport corridor or future state transport corridor. Editor's note: To demonstrate compliance with this acceptable outcome for a state-controlled road, it is recommended that a filling and excavation report assessing the proposed filling and excavation be prepared in accordance with the requirements of the Road planning and design manual, Department of Transport and Main Roads, 2013. Editor's note: To demonstrate compliance with this acceptable outcome for a state transport corridor, excluding a state-controlled road, it is recommended that the following be submitted with the application: (1) a RPEQ certified geotechnical investigation (2) RPEQ certified earthworks drawings and supporting technical details (3) RPEQ certified structural engineering drawings and supporting technical details. Editor's note: If a development involves filling and excavation within a state-controlled road, an approval issued by the Department of Transport and Main Roads under section 33 of the *Transport Infrastructure Act 1994* may be required. **And**	N/A	The site does not include or adjoin a state transport corridor or future state transport corridor.
	AO7.2 Development involving excavation, boring, piling or blasting does not result in vibration impacts during construction or blasting which would compromise the safety and operational integrity of a state transport corridor. Editor's note: To demonstrate compliance with this acceptable outcome it is recommended that an RPEQ certified geotechnical report be prepared and submitted with the application. **And**	N/A	The site does not include or adjoin a state transport corridor and therefore any excavation, boring, piling or blasting does will not result in safety and operational integrity of a of a state transport corridor.

Performance outcomes	Acceptable outcomes	Response	Comment
	AO7.3 Development does not store fill, spoil or any other material in a railway.	N/A	The site does not include or adjoin a railway.
PO8 Filling and excavation does not interfere with or impact on existing or future planned services or public utilities on a state-controlled road.	**AO8.1** Any alternative service and public utility alignment must satisfy the standards and design specifications of the service or public utility provider, and any costs of relocation are borne by the developer. Editor's note: An approval issued by the Department of Transport and Main Roads under section 33 of the *Transport Infrastructure Act 1994* may be required.	N/A	The site does not include or adjoin a State-controlled road.
PO9 Retaining or reinforced soil structures required to contain fill and excavation: (1) do not encroach on a state transport corridor, (2) are capable of being constructed and maintained without adversely impacting a state transport corridor, (3) do not adversely impact on a state transport corridor through the addition or removal of lateral loads or surcharge loads, (4) are constructed of durable materials which maximise the life of the structure. Editor's note: For a railway, Section 2.7 – Filling, excavation and ground disturbance of the Guide to Development in a Transport Environment: Rail, Department of Transport and Main Roads, 2015, provides guidance on how to comply with this performance outcome.	**AO9.1** Retaining or reinforced soil structures (including footings, rock anchors and soil nails) are not located in a state transport corridor or future state transport corridor. **And**	N/A	The site does not include or adjoin a state transport corridor and is not identified as accommodating or adjoining a future transport corridor.
	AO9.2 Retaining or reinforced soil structures in excess of an overall height of one metre abutting a state transport corridor are to be designed and certified by a structural RPEQ. Editor's note: To demonstrate compliance with this acceptable outcome, it is recommended that the following be submitted with the application: (1) a RPEQ certified geotechnical investigation (2) RPEQ certified earthworks drawings and supporting technical details (3) RPEQ certified structural engineering drawings and supporting technical details. **And**	N/A	The site does not include or adjoin a state transport corridor.
	AO9.3 Retaining or reinforced soil structures that are set back less than 750 millimetres from a common boundary with a state-controlled road are certified by a structural RPEQ and designed to achieve a low maintenance external finish. **And**	N/A	The site does not include or adjoin a State- controlled road.
	AO9.4 Retaining or reinforced soil structures adjacent to a state-controlled road, and in excess of an overall height of	N/A	The site does not include or adjoin a State- controlled road.

Performance outcomes	Acceptable outcomes	Response	Comment
	two metres, incorporate design treatments (such as terracing or planting) to reduce the overall height impact. **And**		
	AO9.5 Construction materials of all retaining or reinforced soil structures have a design life exceeding 40 years, and comply with the specifications approved by a RPEQ. **And**	N/A	The site does not include or adjoin a State transport corridor.
	AO9.6 Temporary structures and batters do not encroach into a railway. **And**	N/A	The site does not include or adjoin a railway.
	AO9.7 Surcharge loading from vehicles or the stockpiling of materials or soil on retaining or reinforced soil structures adjacent to a state transport corridor or future state transport corridor meet the requirements of AS5100.2 Bridge design—Design loads or a minimum of 10 kPa (whichever is greater). **And**	N/A	The site does not include or adjoin a state transport corridor or future state transport corridor
	AO9.8 Excavation or any other works do not remove the lateral load of retaining structures associated with, or adjacent to, a state transport corridor. Editor's note: To demonstrate compliance with this acceptable outcome, it is recommended that a RPEQ certified geotechnical and structural assessment be prepared and submitted with the application.	N/A	The site does not include or adjoin a state transport corridor.
PO10 Filling and excavation does not cause siltation and erosion run-off from the property, or wind blown dust nuisance onto a state-controlled road.	**AO10.1** Compaction of fill is carried out in accordance with the requirements of AS 1289.0 2000 – Methods of testing soils for engineering purposes.	N/A	The site does not include or adjoin a State- controlled road.
PO11 Where the quantity of fill or excavated spoil material being imported or exported for a development exceeds 10 000 tonnes, and haulage will be on a state-controlled road, any impact on the infrastructure is identified and mitigation measures implemented.	**AO11.1** The impacts on the state-controlled road network are identified, and measures are implemented to avoid, reduce or compensate the effects on the asset life of the state-controlled road. Editor's note: It is recommended that a pavement impact assessment report be prepared to address this acceptable outcome. Guidance for preparing a pavement impact assessment is set out in Guidelines for assessment of	☑	The site does not include or adjoin a State- controlled road. **Chapter 25** of the EIS has considered any potential impacts the proposed development may have on the external State-controlled road network.

Performance outcomes	Acceptable outcomes	Response	Comment
	road impacts of development (GARID), Department of Transport and Main Roads, 2006.		
PO12 Filling and excavation associated with providing a driveway crossover to a state-controlled road does not compromise the operation or capacity of existing drainage infrastructure.	**AO12.1** Filling and excavation associated with the design of driveway crossovers complies with the relevant Institute of Public Works Engineering Australia Queensland (IPWEAQ) standards. Editor's note: The construction of any crossover requires the applicant to obtain a permit to work in the state-controlled road corridor under section 33 of the *Transport Infrastructure Act 1994* and a section 62 approval under the *Transport Infrastructure Act 1994* for the siting of the access and associated works.	N/A	The proposed development does not include a driveway crossover to a State-controlled road.
PO13 Fill material does not cause contamination from the development site onto a state-controlled road.	**AO13.1** Fill material is free of contaminants including acid sulphate content, and achieves compliance with AS 1289.0 – Methods of testing soils for engineering purposes and AS 4133.0-2005 – Methods of testing rocks for engineering purposes.	N/A	The site does not include or adjoin a State- controlled road.
PO14 Vibration generated through fill compaction does not result in damage or nuisance to a state-controlled road.	**AO14.1** Fill compaction does not result in any vibrations beyond the site boundary, and is in accordance with AS 2436–2010 – Guide to noise and vibration control on construction, demolition and maintenance sites.	N/A	The site does not include or adjoin a State- controlled road. Any vibration caused by excavation on the site will not impact on a State-controlled road.

Response column key:
❒ Achieved
P/S Performance solution
N/A Not applicable

25. Module 18 - Stormwater and drainage impacts on state transport infrastructure state code - Table 18.2.1: All development

Performance outcomes	Acceptable outcomes	Response	Comment
Stormwater and drainage management			
PO1 Stormwater management for the development must ensure there is no worsening of, and no actionable nuisance in relation to peak discharges, flood levels, frequency or duration of flooding, flow velocities, water quality, ponding, sedimentation and scour effects on an existing or future state transport corridor for all flood and stormwater events that exist prior to development, and up to a 1 per cent annual exceedance probability.	**AO1.1** The development does not result in stormwater or drainage impacts or actionable nuisance within an existing or future state transport corridor. Editor's note: It is recommended that basic stormwater information is to be prepared to demonstrate compliance with AO1.1. **Or**	**N/A**	The site is not identified as including an existing or future state transport corridor and therefore stormwater runoff from the development will not result in stormwater or drainage impacts on any existing or future state transport corridor.
	AO1.2 A stormwater management statement certified by an RPEQ demonstrates that the development will achieve a no worsening impact or actionable nuisance on an existing or future state transport corridor. **Or**	**N/A**	The site is not identified as including an existing or future state transport corridor and therefore stormwater runoff from the development will not result in stormwater or drainage impacts on any existing or future state transport corridor.
	AO1.3 A stormwater management plan certified by an RPEQ demonstrates that the development will achieve a no worsening impact or actionable nuisance on an existing future state transport corridor. **Or**	**N/A**	The site is not identified as including an existing or future state transport corridor and therefore stormwater runoff from the development will not result in stormwater or drainage impacts on any existing or future state transport corridor.
	AO1.4 For development on premises within 25 metres of a railway, a stormwater management plan certified by an RPEQ demonstrates that: (1) the development will achieve a no worsening impact or actionable nuisance on the railway (2) the development does not cause stormwater, roofwater, ponding, floodwater or any other drainage to be directed to, increased or concentrated on the railway (3) the development does not impede any drainage, stormwater or floodwater flows from the railway	**N/A**	The development is not located within 25 metres of a railway.

Performance outcomes	Acceptable outcomes	Response	Comment
	(4) stormwater or floodwater flows have been designed to: (a) maintain the structural integrity of the light rail transport infrastructure (b) avoid scour or deposition (5) additional railway formation drainage necessitated by the development is located within the premises where the development is carried out (6) retaining structures for excavations abutting the railway corridor provide for drainage.		
Lawful point of discharge			
PO2 Stormwater run-off and drainage are directed to a lawful point of discharge to avoid adverse impacts on a future or existing state transport corridor.	**AO2.1** Where stormwater run-off is discharged to a state transport corridor, the discharge is to a lawful point of discharge in accordance with section 1.4.3 of the Road drainage manual, Department of Transport and Main Roads, 2010 and section 3.02 of Queensland urban drainage manual, Department of Energy and Water Supply, 2013. **Or**	**N/A**	Stormwater from the site will not be discharged to a State transport corridor. The site is not identified as including or adjoining as a State transport
	AO2.2 For development on premises within 25 metres of a railway, approval from the relevant railway manager for the railway, as defined in the *Transport Infrastructure Act 1994*, schedule 6 has been gained to verify the lawful point of discharge for stormwater onto the railway. **And**	**N/A**	The development is not located within 25 metres of a railway.
	AO2.3 Development does not cause a net increase in or concentration of stormwater or floodwater flows discharging onto the state transport corridor during construction or thereafter. **And**	**N/A**	Stormwater from the site will not be discharged to a State transport corridor. The site is not identified as including or adjoining as a State transport
	AO2.4 Development does not create any additional points of discharge or changes to the condition of an existing lawful point of discharge to the state transport corridor.	**N/A**	Stormwater from the site will not be discharged to a State transport corridor. The site is not identified as including or adjoining as a State transport

Performance outcomes	Acceptable outcomes	Response	Comment
Sediment and erosion management			
PO3 Run-off from upstream development is managed to ensure that sedimentation and erosion do not cause siltation of stormwater infrastructure in the state transport corridor.	**AO3.1** Development with a moderate to high risk of erosion incorporates erosion and sediment control measures. Editor's note: For a state-controlled road where a development has a moderate to high risk of erosion as per section 13.5 of the Road drainage manual, Department of Transport and Main Roads, 2010, an erosion and sedimentation control plan should be provided to support a stormwater management plan.	**N/A**	The site is not identified as including or adjoining as a State transport corridor and therefore an erosion on the site will not cause siltation of stormwater infrastructure in the state transport corridor.

Response column key:
❒ Achieved
P/S Performance solution
N/A Not applicable

26. Module 19 - Transport infrastructure and network design state code - Table 19.2.1: All development

Performance outcomes	Acceptable outcomes	Response	Comment
All state transport infrastructure – except state-controlled roads			
PO1 Development does not compromise the safe and efficient management or operation of state transport infrastructure or transport networks. Editor's note: To demonstrate compliance with this performance outcome, it is recommended that a traffic impact assessment be prepared. A traffic impact assessment should identify any upgrade works required to mitigate impacts on the safety and operational integrity of the state transport corridor.	No acceptable outcome is prescribed.	**P/S –** where no Acceptable Outcome has been provided.	The site is not identified as including any state transport infrastructure or transport networks. However, a road impact assessment has been prepared for the EIS to assess potential impacts on the mainland's State –controlled network associated with the project during construction and operation. Refer to **Chapter 25** of the EIS for further details.
PO2 Development does not compromise planned upgrades to state transport infrastructure or the development of future state transport infrastructure in future state transport corridors. Editor's note: Written advice from DTMR advising that there are no planned upgrades of state transport infrastructure or future state transport corridors that will be compromised by the development will assist in addressing this performance outcome.	**AO2.1** The layout and design of the proposed development accommodates planned upgrades to state transport infrastructure. **And**	**N/A**	Lindeman Island is not identified as including any state transport infrastructure and therefore the layout and design of the island will not impact on any planned upgrades to State transport infrastructure.
	AO2.2 The layout and design of the development accommodates the delivery of state transport infrastructure in future state transport corridors. Editor's note: To demonstrate compliance with this acceptable outcome, it is recommended that a traffic impact assessment be prepared.	**N/A**	The site is not identified as being within a future state transport corridor.
PO3 Development does not adversely impact on the safety of a railway crossing.	**AO3.1** Development does not require a new railway crossing. **Or**	☑	The development does not require a new railway crossing.
	AO3.2 A new railway crossing is grade separated. **Or**	**N/A**	The development does not include a rail crossing. The site is not located within proximity of a railway corridor.

Performance outcomes	Acceptable outcomes	Response	Comment
	AO3.3 Impacts to level crossing safety are mitigated. Editor's note: To demonstrate compliance with this acceptable outcome, it is recommended that a traffic impact assessment be prepared. An impact on a level crossing may require an Australian Level Crossing Assessment Model (ALCAM) assessment to be undertaken. Section 2.2 – Railway crossing safety of the Guide to Development in a Transport Environment: Rail, Department of Transport and Main Roads, 2015, provides guidance on how to comply with this acceptable outcome. **And**	**N/A**	The development does not result in any impacts railway level crossings. The site is not located within proximity of a railway corridor.
	AO3.4 Upgrades to a level crossing are designed and constructed in accordance with AS1742.7 – Manual of uniform traffic control devices, Part 7: Railway crossings and applicable rail manager standard drawings. **And**	**N/A**	The development does not include any upgrades to level crossings.
	AO3.5 Access points achieve sufficient clearance from a level crossing in accordance with AS1742.7 – Manual of uniform traffic control devices, Part 7: Railway crossings by providing a minimum clearance of 5 metres from the edge running rail (outer rail) plus the length of the largest vehicle anticipated on-site. **And**	**N/A**	The site is not located within proximity of a railway corridor and therefore does not result in any access point in close proximity to a level crossing.
	AO3.6 On-site vehicle circulation is designed to give priority to entering vehicles at all times.	**N/A**	The site is not located within proximity of a railway corridor.
State-controlled roads			
PO4 Development does not compromise the safe and efficient management or operation of state-controlled roads. Editor's note: A traffic impact assessment will assist in addressing this performance outcome.	No acceptable outcome is prescribed.	**P/S –** where no Acceptable Outcome has been provided.	Lindeman Island is not identified as including a State-controlled road and therefore the development does not direct traffic on the island onto a State-controlled road. Visitors, workers and supply trucks will however use a State-controlled road to access the site via Shute Harbour. **Chapter 25** of the EIS has considered the potential impacts on the State-controlled networks external to the site.
PO5 Development does not compromise planned upgrades of the state-controlled road network or delivery of future state-controlled roads.	**AO5.1** The layout and design of the development accommodates planned upgrades of the state-controlled road. **And**	**P/S**	The site is not identified as including any state transport infrastructure or transport networks. However, a road impact assessment has been prepared for the EIS to assess potential impacts on the mainland's State –controlled

Performance outcomes	Acceptable outcomes	Response	Comment
Editor's note: Written advice from DTMR that there are no planned upgrades of state-controlled roads or future state-controlled roads which will be compromised by the development will assist in addressing this performance outcome.			network associated with the project during construction and operation. Refer to **Chapter 25** of the EIS for further details.
	AO5.2 The layout and design of the development accommodates the delivery of future state-controlled roads. *Editor's note: To demonstrate compliance with this acceptable outcome, it is recommended that a traffic impact assessment be prepared.*	**N/A**	Lindeman Island is not mapped as accommodating a future State-controlled road and is not identified as impacting the delivery of any future State controlled road external to the site. Refer to **Chapter 25** of the EIS for further details.
PO6 Upgrade works on, or associated with, the state-controlled road network are undertaken in accordance with applicable standards.	**AO6.1** Upgrade works for the development are consistent with the requirements of the Road planning and design manual, 2nd edition, Department of Transport and Main Roads, 2013. **And**	**N/A**	Upgrades works associated with a State controlled road do not apply to the proposed development.
	AO6.2 The design and staging of upgrade works on or associated with the state-controlled road network are consistent with planned upgrades.	**N/A**	Upgrades works associated with a State controlled road do not apply to the proposed development.
PO7 Development does not impose traffic loadings on the state-controlled road network which could be accommodated on the local road network.	**AO7.1** New lower order roads do not connect directly to a state-controlled road. **And**	**N/A**	The proposal does not include a lower order road connected to a State-controlled road.
	AO7.2 The layout and design of the development directs traffic generated by the development to use lower order roads.	☑	Lindeman Island is not identified as including a State-controlled road and therefore the development does not direct traffic on the island onto a State-controlled road. Visitors, workers and supply trucks will however use a State-controlled road to access the site via Shute Harbour. **Chapter 25** of the EIS has considered the potential impacts on the State-controlled networks external to the site.

3. Mackay City Planning Scheme 2006

27. Environment and Infrastructure Code

Specific Outcomes and Acceptable & Probable Solutions for the Environment and Infrastructure Code

Specific Outcomes	Acceptable / Probable Solutions	Response
Infrastructure		
Infrastructure Provision		
P1 Adequate infrastructure is provided in time to meet the needs of the development.	**S1** The timing for provision of infrastructure for development complies with the standards and contribution requirements detailed in the Engineering Design Guidelines Planning Scheme Policy	**Acceptable Solution** The provisions of infrastructure on the site will comply with the standards and contribution requirements detailed in the Engineering Design Guidelines Planning Scheme Policy
P2 Premises are provided with appropriate areas of private and public open space. Note: Guidance in regards to the design and provision of open space is provided in the Open Space Planning Scheme Policy and the Contributions Planning Scheme Policy.	**S2** The provision of open space complies with the standards and requirements detailed in the Open Space Planning Scheme Policy and the Contributions Planning Scheme Policy.	**Not Applicable**
P3 Premises have (i) an adequate, safe and reliable supply of water, including potable water, and is connected, where possible, to an existing reticulated water supply. (ii) the planning and design of potable water infrastructure considers Water Sensitive Urban Design (WSUD) such as water conservation initiatives.	**S3.1** Premises are connected to Council's reticulated water supply system. **S3.2** If connection to Council's reticulated water supply system is not possible, a potable water supply is provided in accordance with the standards detailed in the Engineering Design guidelines Planning Scheme Policy).	**Specific Outcome** Lindeman Island does not include existing connections to the reticulated water supply on the mainland. The development proposes to use the Gap Creek Dam on the site as the water source for the development. Refer to **Chapter 18** and **Chapter 24** of the EIS for further details.

Specific Outcomes	Acceptable / Probable Solutions	Response
P4 Treatment and disposal of waste water ensures: (i) no adverse ecological impacts on the environment, particularly nearby receiving environments including surface waters and ground water; and (ii) the cumulative impacts of on site waste water treatment will not cause deterioration of environmental conditions; (iii) the planning and design of wastewater infrastructure considers Water Sensitive Urban Design (WSUD) such as wastewater management measures.	**S4.1** Connection to Council's reticulated sewerage treatment system; or **S4.2** Where connection to Council reticulated sewerage system is not possible, and where 20 people or less, Council will refer to the requirements of the Environmental Protection (Water) Policy 1997 and the On Site Sewerage Code (NR&M July 2002) and AS 1547. to ensure the premises are suitable for effluent disposal. **S4.3** Where more than 20 people, no solution specified.	**Specific Outcome** Lindeman Island does not include existing connections to the reticulated sewerage network on the mainland. The development proposes to provide an on-site sewerage collection and treatment system. Refer to **Chapter 18** and **Chapter 24** of the EIS for further details.
Stormwater Management		
P5 Drainage works are planned for and designed to ensure that adjoining land and the existing upstream and downstream drainage systems are not adversely affected by development, taking into account: (i) Water Sensitive Urban Design (WSUD) principles such as: - protect natural systems; - enhance natural waterway systems within urban development using natural channel design principles; - detention of stormwater instead of rapid conveyance; - minimise impervious areas; - utilisation of stormwater to conserve potable water; - integrate stormwater treatment into the landscape; - water efficient landscaping; and - protection of water related environmental values .	**S5** Drainage works complies with the requirements of the Engineering Design Guidelines Planning Scheme Policy	**Specific Outcome** MUSIC modelling has identified that stormwater quality across all measures is predicted to improve as a consequence of the proposed development due to the adoption of a range of water sensitive urban design measures. Refer to **Chapter 17** of the EIS for further details.

Specific Outcomes	Acceptable / Probable Solutions	Response
(ii) need for a stormwater system that can be economically maintained; (iii) safety of pedestrians and vehicles; (iv) location of discharge; (v) construction of buildings, structures or paving up to site boundaries which avoid blocking or concentrating natural flow paths2 . (vi) fauna movement is provided for through bridges and culverts.		
External Works		
P6 Kerb and channelling is provided to a satisfactory standard and constructed to: (i) prevent edge fretting; (ii) perform required drainage functions; (iii) provide the appropriate level of control for vehicle movement; (iv) allow ready access to abutting properties at suitable locations; and (v) contribute to the desired streetscape character of the locality.	**S6** Premises are provided with kerb and channel in accordance with the Engineering Design Guidelines Planning Scheme Policy.	**Not Applicable** The site does not have a formalised road frontage.
Roads		
P7 All proposed road pavement surfaces: (i) are of a quality and durability suitable to the intended traffic volumes and loads; (ii) provide all-weather access; (iii) allow the discharge of rainfall; (iv) provide the safe passage of vehicles and pedestrians; and (v) provide a reasonable, comfortable riding quality.	**S7** Roads are provided in accordance with the Engineering Design Guidelines Planning Scheme Policy '.	**Specific Outcome** The internal movement network on the island will provide a safe passage for people, golf buggies and service delivery trucks. The road network is designed to minimise visual impact and scarring.
Drainage networks		

Specific Outcomes	Acceptable / Probable Solutions	Response
P8 In urban areas, the major drainage network is designed and constructed with the capacity to control stormwater flows under normal and minor system blockage conditions for the DFE applicable to drainage so that: (i) floodways are restricted to areas where there is no damage to property or hazards for motorists, and (ii) runoff is directed to a lawful point of discharge through competently designed and constructed outlet works.	**S8** Design requirements of the Engineering Design Guidelines Planning Scheme Policy.	**Specific Outcome** Drainage works on the site will be constructed with the capacity to control stormwater flows. Refer to **Chapter 19 – Flooding** of the EIS for further details.
Public Utilities		
P9 Street lighting and signs are provided to ensure the safety of both vehicles and pedestrians, and to facilitate access and movement.	**S9** Street lighting and signage comply with the requirements of the Engineering Design Guidelines Planning Scheme Policy.	**Specific Outcome** The development will provide sensitive downward facing lighting and signs to facilitate access and movement and to ensure the safety of pedestrians and on the island.
Infrastructure Payments		
P10 The costs of providing infrastructure is funded by the development giving rise to the need for the infrastructure.	**S10** The funding of infrastructure complies with the requirements of the Contributions Planning Scheme Policy.	**Not Applicable** The proposed development will provide its own water, solid waste disposal and sewage treatment systems.
Car Parking and Access		
P11 Premises are provided with: (i) adequate vehicle parking spaces to satisfy the anticipated requirements of the activity; (ii) safe and efficient access and manoeuvring areas to meet the anticipated volume and type of traffic; (iii) large vehicles are able to enter and leave the site without prejudicing the safety and efficiency of the road; (iv) access driveways are located and designed to minimise conflicts with traffic and pedestrians; and (v) vehicle crossings from the carriageway to the	**S11.1** Vehicle parking on the site is in accordance with the rates specified in Schedule 2. **S11.2** Vehicles are able to enter and exit the site (with the exception of dwelling house and duplex) in a forward gear. **S11.3** The design of car parking and access complies with the requirements detailed in the Engineering Design Guidelines Planning Scheme Policy.	**Not Applicable** Service trucks and golf carts are proposed to be used to transport goods, guests and staff on the island. Provision has been made for the movement and parking of these vehicles.

Specific Outcomes	Acceptable / Probable Solutions	Response
frontage of the site are constructed and finished to appropriate standards for the expected volume and type of traffic generated by activities on the site.		
Environmental Amenity		
Lighting Management		
P1 Outdoor lighting does not cause a loss of amenity to adjacent premises or adversely impact on native fauna as a result of the light it emits either directly or by reflection. Note: Council will refer to the provisions of AS4282 – Control of the Obtrusive Effects of Outdoor Lighting	**S1** No solution specified.	**Specific Outcome** Any outdoor lighting proposed by the development will be designed to ensure that it does not adversely impact on native fauna as a result of the light it emits either directly or by reflection.
Overshadowing		
P2 The amenity of adjacent residential land is not adversely affected by shadows cast by adjoining building or structures.	**S2** Buildings do not cast a shadow over more than 30% of an adjoining residential lot at any time between the hours of 9am and 3pm on 22 June.	**Not Applicable** The proposed development does not adjoin a residential lot.
Building Setbacks		
P3 Residential buildings are sited to minimise loss of amenity for residents' adjacent to cane tram lines.	**S3** Residential buildings are set back a minimum of: (i) 50m from cane tram lines; and (ii) 100m from cane tram line level crossings and sidings.	**Not Applicable** The development does not adjoin a cane tram line.
P4 Buildings are set back from a road frontage to: (i) complement the existing built form; and (ii) preserve the safety of vehicle movement along adjoining roads.	**S4** No solution specified.	**Not Applicable** The proposed development does not adjoin a road frontage.
Noise and Vibration Management		
P1 Noise and vibration do not detract from the amenity of	**S1** No solution specified.	**Not Applicable** The proposal does not adjoin another development.

Specific Outcomes	Acceptable / Probable Solutions	Response
residents or employees of any adjacent premises.		Notwithstanding this a noise impact assessment has been prepared for the project and is included in Chapter **16**.
P2 Premises accommodating uses which are likely to generate noise are designed and constructed with noise attenuation measures to avoid noise nuisance to nearby uses.	**S2** No solution specified.	**Not Applicable** The proposal does not adjoin another development. Notwithstanding this a noise impact assessment has been prepared for the project and is included in Chapter **16**.
P3 Noise sensitive uses locating adjacent to State controlled transport infrastructure incorporate attenuation, building design and orientation measures. Note: Development adjacent to State controlled roads complies with the Department of Main Roads – Road Traffic Noise Management Code of Practice.	**S3** No solution specified.	**Not Applicable** The proposed development does not adjoin a State-controlled road.
Air Quality		
P1 Premises used for purposes likely to generate emissions such as air pollutants, heat and odours incorporate: (i) physical measures for removing pollutants from emissions prior to discharge to the atmosphere; (ii) physical measures for reducing the temperature gradient between emissions and the atmosphere prior to discharge; and (iii) operational systems, including monitoring systems for major industry and major infrastructure, which maintain emissions within ANZECC guideline standards.	**S1** No solution specified.	**Specific Outcome** Potential air emissions have been considered in **Section 13** of the EIS.
Flooding		
P1 Premises subject to risk of inundation or damage through flood are provided with immunity to that risk in order to reduce potential property damage and to ensure public safety.	**S1.1** Development is sited on land that would not be subject to flooding during a DFE; or **S1.2** For development comprising a residential element, the floors of all habitable rooms are located 300mm above	**Specific Outcome** Flooding associated with the proposed development is assessed in **Chapter 19** of the EIS.

Specific Outcomes	Acceptable / Probable Solutions	Response
	the DFE; or **S1.3** For non residential development or development involving temporary or moveable residential structures (e.g. caravan parks): (i) buildings are located and designed so that floor levels (except areas used for car parking) are 300mm above the DFE; or (ii) there is at least one evacuation route that remains passable for emergency evacuations during all floods up to and including the DFE.	
P2 There is no increase in the number of people living or working on a flood prone site, except where the premises are occupied on a short term or intermittent basis.	**S2** No solution specified.	**Performance Outcome** Flooding associated with the proposed development is assessed in **Chapter 19** of the EIS.
P3 Development does not result in adverse impacts for the safety of people or the capacity to use land within a floodplain and does not involve: (i) Any physical alteration to a watercourse; or **(ii)** (ii) Net filling of 50 cubic metres; or **(iii)** (iii) The proposed works either: (A) avoid any reductions of on-site flood storage capacity and contain within the subject site any changes in depth/duration/velocity in flood waters of all floods up to and including the DFE; or (B) do not change the flood characteristics at the DFE outside the subject site in ways that result in: - loss of flood storage; - loss of / changes to flow paths; - acceleration or retardation of flows; or - any reduction of flood warning times elsewhere on the floodplain.	**S3** No solution specified.	**Performance Outcome** Flooding associated with the proposed development is assessed in **Chapter 19** of the EIS.

Specific Outcomes	Acceptable / Probable Solutions	Response
P4 Storage and handling of hazardous substances on sites that are subject to risk of inundation or damage through flood, ensures that persons and property are not placed at unreasonable risk.	**S4** Storage or handling of substances that may be a hazard to the environment or human safety by the risk of contamination due to flooding: (i) is undertaken in accordance with a risk assessment; and (ii) provides for the storage of any hazardous substances above or securely isolated from the DFE level.	**Specific Outcome** Flooding associated with the proposed development is assessed in **Chapter 19** of the EIS.
P5 The use is designed to minimise the impact of Cyclonic Hazards	**S5** No solution specified.	**Specific Outcome** Refer to the Hazard and Risk **Chapter 27** of the EIS.
Undefined Flood and Inundation Areas		
P6 Where flood limits are not identified, development is undertaken such that there is no adverse affects on flood levels or flows on the site or up-stream and down-stream of the site	**S6** No solution specified.	**Specific Outcome** Undefined flood events have been considered and assessed in **Chapter 19** of the EIS.
Water Quality		
P1 Development does not detract from the maintenance of water quality in the City's watercourses and bulk water storages, in particular its: (i) environmental values; and (ii) where applicable, potability of the water supply.	**S1** No solution specified	**Specific Outcome** The site does not have a permanent waterway. Gap Creek and several other small ephemeral water courses traverse the site and discharge to the ocean. MUSIC modelling has identified that stormwater quality across all measures is predicted to improve as a consequence of the proposed development. Refer to **Chapter 17** of the EIS for further details...
P2 Premises incorporate: (i) physical measures for intercepting and treating surface water drainage and spilled substances prior to their release to the watercourses; and (ii) bunding of sites or areas within sites or integrated drainage systems which include waste water treatment measures, where chemicals, fuels, lubricants or other soluble	**S2** No solution specified.	**Specific Outcome** The site does not have a permanent waterway. Gap Creek and several other small ephemeral water courses traverse the site and discharge to the ocean. MUSIC modelling has identified that stormwater quality across all measures is predicted to improve as a consequence of the proposed development. Refer to **Chapter 17** of the EIS for further details.

Specific Outcomes	Acceptable / Probable Solutions	Response
pollutants are being handled or stored. Note: Council will refer to the Environmental Protection Policy (Water) 1997		
P3 The City's groundwater resources and surface waters are maintained by: (i) providing a stormwater system that manages stormwater quantity and quality prior to discharging into receiving waters; (ii) providing non structural source control measures; (iii) providing structural source control measures; (iv) retaining or rehabilitating natural waterway corridors such as natural channels, wetlands and riparian vegetation; (v) providing storage of waste water in secure and sealed storage facilities; (vi) ensuring efficient disposal areas and ground and surface water retrieval areas are buffered from each other; (vii) ensuring that contaminants do not enter the groundwater resources; and (viii) with reuse of reclaimed water, ensuring safe treatment and disposal of contaminated water.	**S3** No solution specified.	**Specific Outcome** MUSIC modelling has identified that stormwater quality across all measures is predicted to improve as a consequence of the proposed development. Geotechnical assessments have found that the Island is unlikely to have any significant groundwater reserves. Refer to **Chapter 17** of the EIS for further details.
P4 The biodiversity and habitat values of coastal areas and associated estuarine systems are protected from: (i) increased nutrient or sediment levels; or (ii) changed flow, inhibited passage, or hydrologic regimes of the natural coastal and marine margins, which may result from development.4	**S4** No solution specified.	**Specific Outcome** MUSIC modelling has identified that stormwater quality across all measures is predicted to improve as a consequence of the proposed development. There is not likely to be a significant change to the flow into the coastal and marine environment due to the limited extent of hardstand areas proposed. Refer to **Chapter 17** of the EIS for further details.
P5 Sediment and nutrient loadings into a watercourse are minimised through: (i) treated on-site effluent;	**S5** No solution specified.	**Specific Outcome** Wastewater generated onsite will be collected and pumped for treatment at a new wastewater treatment plant located to the north of the existing maintenance

Specific Outcomes	Acceptable / Probable Solutions	Response
(ii) adequate stormwater run-off controls; and (iii) on-site and off site erosion and sediment controls.		area. A new collection network will be constructed consisting of low diameter pipes and pumps to transfer flows to the treatment plant. The wastewater will be treated at the treatment plant to produce a high quality treated effluent capable of use as recycled water within the development. Discharges of water and contaminants will occur as recycled water discharged to land for irrigation purposes, and discharge from the site via the Gap Creek waterway during extreme wet weather events when irrigation is unable to occur and storages are at capacity. All discharges of recycled water from the Lindeman Island Resort development will meet the requirements of the *Great Barrier Reef Marine Park Regulations 1983* and the *Great Barrier Reef Marine Park Authority Wastewater Discharge Policy 2005* for Wastewater Discharges from Marine Outfalls to the Great Barrier Reef Marine Park. Refer to **Chapter 17** of the EIS for further details.
Erosion and Sediment Control		
P1 Minimisation of the risk of erosion and sedimentation either on-site or elsewhere, by a comprehensive approach to soil erosion control and sedimentation management, including: (i) the minimisation of: (ii) earthworks; (a) clearing of land; (b) long term stockpiling of excavated materials; (iii) use of appropriate construction management techniques; (iv) diverting surface water drainage around disturbed areas; and (v) treating and removing sediments from stormwater over disturbed areas prior to release from the site.	**S1** The control of Erosion and Sedimentation complies with Planning Scheme Policy 15.07 - Engineering Design Guideline D7 Soil and Water Quality Management.	**Specific Outcome** The development, during construction and operational phases, will minimise the risk of erosion and sedimentation through the adoption of an Erosion and Sediment Control Plan.
P2 Progressive rehabilitation of disturbed areas occurs within the site through a comprehensive rehabilitation program including:	**S2** No solution specified.	**Specific Outcome** The proposed development will involve the rehabilitation of affected areas on the site. Refer to **Chapter 10 – Flora and Fauna.**

Specific Outcomes	Acceptable / Probable Solutions	Response
(i) the grading and reshaping of the disturbed areas to provide controlled and stable drainage flow paths; (ii) the construction of drainage paths which divert high velocity flows away from disturbed areas; (iii) (the re-spreading of stored top soil stripped from the site; and (iv) the planting of the disturbed area with native species of grasses, ground covers and trees.		
Coastal Management		
Public Access and Roads		
P1 (i) there is no net loss of public access to the foreshore, or of public useability of coastal waters; (ii) appropriate location and design is achieved with respect to sensitive coastal resources and their values; (iii) roads that run parallel to the coast, are set back from erosion prone areas and significant coastal resources, with only smaller access roads running to the coast; and (iv) minor spur roads to the foreshore and associated car parks provide access to the foreshore at locations that are convenient to the public, have low environmental sensitivity, and avoid locations that may increase storm tide hazard.	**S1** No solution specified.	**Specific Outcome** The proposed development will provide access to the coat line where appropriate having regard to the coastal environment and processes. Refer to **Chapter 8** of the EIS for further details.
Erosion Prone Areas		
P1 Development and permanent buildings are minimised in erosion-prone areas as defined in this code (apart from temporary or relocatable structures required for safety and recreational purposes).	**S1.1** Reconfiguring a lot within an erosion prone area incorporates erosion prone land as undeveloped open space.	**Not Applicable** The development does not involve the reconfiguration of a lot.
	S1.2	**Specific Outcome**

Specific Outcomes	Acceptable / Probable Solutions	Response
	Relocatable structures such as picnic tables, barbecues, coastal trails, bikeways, demountable structures, equipment sheds, lookouts, elevated decks, shelter sheds etc are located within erosion prone areas only where they remain relocatable.	An assessment of coastal processes is included in **Chapter 8** of the EIS.
	S1.3 All other development is; (i) located outside of the erosion prone area; or (ii) as far landward as practical within the lot ; and (iii) is coastal dependent development (as defined in this code).	**Specific Outcome** The proposal includes development in erosion prone areas. The development has been designed to minimise any adverse impacts to erosion prone areas. Refer to **Chapter 8** of the EIS for further details.
	S1.4 All building works (excluding demolition), including extension to existing buildings, on lots wholly or partly within the erosion prone area are: (i) For rural areas and undeveloped urban areas, located landward of the erosion prone area to minimise the extent of permanent building inside the erosion prone area; and (ii) For urban areas, located wholly landward of the alignment of existing neighbouring buildings and of a scale and intensity similar to that of the surrounding development.	**Specific Outcome** The proposal includes development in erosion prone areas. The development has been designed to minimise any adverse impacts to erosion prone areas. The development does not include neighbouring buildings. Refer to **Chapter 8** of the EIS for further details.
P2 Where there is existing development within an erosion-prone area, redevelopment and extensions do not (as defined in this code):- (i) extend the intensity of the existing level; or (ii) compromise coastal management outcomes and principles Note: Supporting information required in order to demonstrate compliance is set out in the Erosion Prone Area Planning Scheme Policy.	**S2** No solutions specified.	**Specific Outcome** The development includes the redevelopment of the existing Lindeman Island resort. The existing report is included in an erosion prone area. The redevelopment has been designed to minimise any adverse impacts to erosion prone areas. Refer to **Chapter 8** of the EIS for further details.

Specific Outcomes	Acceptable / Probable Solutions	Response
High Impact Activity Areas		
P1 Land uses adjoining high impact activity activities, including activities as indicated on Figure 9-8.1; and Figure 9-8.2 “High Impact Activities” and Information Map “High Impact Activities”, are designed and sited to manage adverse effects on site users by providing: (i) noise attenuation measures; (ii) buffers between sensitive uses and the high activity areas; (iii) landscaping including bunding between sensitive use areas and high impact activity areas; and (iv) any other measures required to ensure that a nuisance is minimised.	**S1** Land uses adjoining high impact activity areas are set back from those areas in accordance with Table 9-8.3. Table 9-8.3 Setbacks (measured from the boundary of the actual activity including ancillary site area for supporting activities or planned future expansion)	**Not Applicable** The proposed development does not adjoin a high impact activity of the magnitude contemplated in this provision

High Impact Activity	Buffer Distance
Sewerage Treatment Plants(in general)	
50,000 EP plant	1.475 km
20,000 EP plant	500m
3,500 EP plant or less	500m
University	200m
Key Resource Areas (KRAs) (See Figs 9-8.1 and 9-8.2)	
The Cedars – KRA23	Separation Area identified in Figure 9-8.2.
The Cedars Haul Route	100m
Farleigh – KRA24	Separation Area identified in Figure 9-8.1.
Farleigh Haul Route	100m

Activities Producing	Min. Default	Min. Design distance

Specific Outcomes	Acceptable / Probable Solutions	Response

Spray Drift, Noise, Smoke or Odour	Distance (m)	with Buffer (m)
Agricultural chemical spray drift	300m open space	40m vegetated buffer
Intermittent odour (>88 hrs/yr)	500m	500m
Intermittent noise as defined in planning guidelines	60m day / 1000 night	15m day / 250 m night
Long term noise (< 50 hours /year)	500m day / 1000m night	120m day / 1000m night
Dust, smoke and ash	150m	40m

S2

Land uses other than Industry (High Impact) uses, adjoining high impact activity areas are set back from those areas in accordance with Table 9-8.4.

Table 9-8.4 Setbacks (measured from the boundary of the actual activity including ancillary site area for supporting activities or planned future expansion)

Extractive Industry (other than KRAs)	1000m
Slaughter Yard	1000m
Sugar Mill	1000m
Meatworks	1000m

Not Applicable

The proposed development will not adjoin a high impact activity of the magnitude contemplated by this provision.

S3

Land uses other than Industry (High Impact) uses,

Not Applicable

The proposed development will not adjoin a high impact

Specific Outcomes	Acceptable / Probable Solutions	Response
	adjoining high impact activity areas are set back from those areas in accordance with Table 9-8.5. Table 9-8.5 Setbacks (measured from the boundary of the actual activity including ancillary site area for supporting activities or planned future expansion) Waste Facilities: 1000m Transfer Stations: 300m Greenwaste Facilities: 300m	activity of the magnitude contemplated by this provision.
P2 Specific Sewerage Treatment Plants meet the following criteria: PLANT: Mackay Southern Water recycling Facility 97,000 EP BUFFER DISTANCE: 1.0km	**S3** No solution specified.	**Not Applicable** Wastewater generated onsite will be collected and pumped for treatment at a new wastewater treatment plant located to the north of the existing maintenance area. A new collection network will be constructed consisting of low diameter pipes and pumps to transfer flows to the treatment plant. The wastewater will be treated at the treatment plant to produce a high quality treated effluent capable of use as recycled water within the development. Discharges of water and contaminants will occur as recycled water discharged to land for irrigation purposes, and discharge from the site via the Gap Creek waterway during extreme wet weather events when irrigation is unable to occur and storages are at capacity. All discharges of recycled water from the Lindeman Island Resort development will meet the requirements of the *Great Barrier Reef Marine Park Regulations 1983 and the Great Barrier Reef Marine Park Authority Wastewater Discharge Policy 2005 for Wastewater Discharges from Marine Outfalls to the Great Barrier Reef Marine Park*.
Landscaping and Fencing		
P1 Development is provided with adequate and suitable landscaping and screening on the site which ensures: (i) an attractive streetscape appearance; and (ii) the privacy and amenity of any adjoining residences.	**S1** Landscaping is provided in accordance with the Landscaping Planning Scheme Policy	**Specific Outcome** The development will provide adequate and suitable landscaping that integrates with and is sensitive of the natural environmental values of the site.

Specific Outcomes	Acceptable / Probable Solutions	Response
P2 Landscaping is designed to prevent encroachment upon electricity infrastructure.	**S2.1** Landscaping near electricity lines or substations, are designed and developed so that any vegetation at maturity or landscaping structures or works will not exceed 4.0m in height on land: (i) in an electric line shadow9 ; or (ii) within 5m of an electric line shadow; or (iii) within 5m of a substation boundary. **S2.2** Elsewhere, vegetation is planted in a position that is further from the nearest edge of an electric line shadow or substation boundary than the expected maximum height at maturity of vegetation. **S2.3** On land adjoining an electricity substation boundary, the vegetation foliage at maturity will not be within 3m of the substation boundary. However, where a substation has a solid wall along any part of its boundary, foliage may extend to, but not above or beyond, that solid wall.	**Specific Outcome** Landscaping on the site will not encroach upon electricity infrastructure.
P3 Landscaping provides a 2m wide landscaped strip adjacent to the road frontage incorporating existing vegetation wherever possible.	**S3** No solution specified.	**Not Applicable** The site does not adjoin a road frontage.
P4 A landscape strip is provided comprising either a 1.8m high solid fence or 2m wide planted screen adjacent to all side and rear boundaries of a site which adjoins any residential area.	**S4** No solution specified.	**Not Applicable** The proposed development does not adjoin a residential use.
P5 Landscaping around buildings is designed to maximise shade and redirect cooling breezes in summer and to provide a windbreak in winter.	**S5** No solution specified.	**Specific Outcome** Landscaping on the site will contribute to the amenity of the development.
P6 Landscaping incorporates planting for shading summer sun, including: (i) tall shade trees to the west and east of the	**S6** No solution specified.	**Specific Outcome** Landscaping on the site will contribute to the amenity of the development.

Specific Outcomes	Acceptable / Probable Solutions	Response
building; and (ii) trellises or pergolas adjacent to windows to the north of the building.		
P7 Landscaping is designed to maximise the outdoor shade areas and minimise use of hard reflective surfaces around the building.	**S7** No solution specified.	**Specific Outcome** Landscaping on the site will contribute to the amenity of the development.
Landscaping for Outdoor Vehicle Parking Areas		
P8 Landscaping for outdoor vehicle parking areas, where development is for the purposes of Accommodation units, multiple dwelling units, Sport and recreation, indoor entertainment, outdoor entertainment, child care centre, service station, motel, Industrial uses and retail or commercial uses, will: (i) visually enhance the area along any road frontage; (ii) screen the area from any adjoining residential or other sensitive uses; (iii) provide visual relief and shade throughout the area; and (iv) be compatible with local native species.	**S8.1** Landscaping of outdoor vehicle parking areas provides planting of trees and shrubs: (i) in a strip 2m wide along any primary road frontage at a density and a scale appropriate to the size of the vehicle parking area and the function of the adjoining road; and (ii) in median areas throughout the vehicle parking area at a rate of 1 shade tree for every 6 parking spaces. **S8.2** Provide a wall, fence or continuous screen planting, to a height of at least 1.8m along any boundary to land used or likely to be used for residential or other sensitive use.	**Not Applicable** The development provides outdoor car parking areas for golf carts and service vehicles/trucks which will be appropriately landscaped as indicated by the masterplan (refer to **Appendix C**).
Landscaping - General Requirements		
P9 Landscaping is designed and established to: (i) an appropriate scale relative to both the street reserve width and to the size and nature of the development; (ii) incorporate remnant vegetation, where possible; (iii) provide summer shade and shelter for pedestrian comfort and energy efficiency of buildings; (iv) maximise areas suitable for on-site infiltration of stormwater;	**S9** No solution specified.	**Specific Outcome** Landscaping on the site will integrate and be sensitive to the natural environmental values of the site.

Specific Outcomes	Acceptable / Probable Solutions	Response
(v) allow for pedestrian and vehicle safety; (vi) generate a cohesive and distinct visual character for the streetscape and locality; (vii) be suitable to the tropical climate; (viii) provides planting, paving and other landscape treatment according to a Landscaping Plan; and (ix) minimise irrigation requirements through appropriate plant selection, mulching and water efficient irrigation systems. Note: The Landscape Planning Scheme Policy should be referred to for information that may be required by Council to assist in assessment of an application.		
Vegetation Management		
P10 Natural vegetation is maintained wherever possible. Note: Assessable development being operational work that is clearing of native vegetation of freehold land consistent with Schedule 8, Part 1, 3A of IPA will be assessed under the provisions of the Vegetation Management Act 1999 and the State code for clearing of vegetation on freehold land.	**S10** No solution specified.	**Specific Outcome** Natural vegetation is maintained wherever possible on the island. Where clearing of natural vegetation is proposed it will be assessed and offset as required (refer to **Chapter 10 – Flora and Fauna**).
Community Safety Design Principles		
Surveillance and Sightlines		
P1 Premises provide opportunities for informal surveillance from surrounding buildings and land uses. Note: Ways of showing compliance are as follows: (i) Windows in buildings overlook pedestrian routes, open space areas and carparks. (ii) No blank building facade is presented to any street frontage. (iii) Street level windows are provided in buildings fronting onto public spaces and movement routes.	**S1** No solution specified.	**Specific Outcome** The proposal is for an island resort development and all operations including security for worker and guests will be carefully managed. The development will provide opportunities for informal surveillance from accommodation buildings and recreation facilities on the island.

Specific Outcomes	Acceptable / Probable Solutions	Response
P2 Where located adjacent to public areas, premises are designed to permit surveillance of public areas.	**S2** No solution specified.	**Not Applicable** The development does not adjoin a public space.
P3 Buildings and street addresses in urban areas are easily identified.	**S3** No solution specified.	**Not Applicable** The development is an Off-Shore Island which has historically been used for tourism purposes.
P4 Premises for uses other than dwelling houses and dual occupancy, are illuminated at night to: (i) maximise personal safety of site users; and (ii) minimise opportunities for attack by hidden persons. (iii) provide lighting along access routes, in building entrances, site entries, car parking areas and other movement areas used after dark.	**S4** No solution specified.	**Specific Outcome** Where appropriate downward facing lighting will be included to ensure the safety of guests and staff while minimising potential impacts on fauna.
P5 Visibility is provided into stairwells, elevators, car parks, lobby entrances and bicycle parking facilities.	**S5** No solution specified.	**Will Comply** The detailed design work for the resort and staff accommodation will promote visibility.
P6 Premises and their surrounds do not include: (i) 'blind' corners (including on stairs, in corridors or other situations where movement can be predicted); (ii) sudden changes of grade on pathways which reduces sightlines; (iii) concealment spots (unless they can be secured after hours); and (iv) pedestrian tunnels, excepting that where unimpeded sightlines or the absence of concealment points cannot be reasonably achieved, equipment (such as security mirrors) and good lighting is provided to enhance visibility. (v) Potential concealment areas (i.e. dead-end alleys) are restricted or locked after hours. (vi) Where a concealment spot is unavoidable,	**S6** No solution specified.	**Specific Outcomes** The development and in particular the design and layout of the buildings and the facilities will seek to maximise the safety of guests and staff on the island.

Specific Outcomes	Acceptable / Probable Solutions	Response
there are aids to visibility such as convex mirrors and good secure lighting. (vii) Concealment spots such as: (A) dark areas adjacent to a main/designated pedestrian routes; (B) private dead-end alleyways; (C) indentation in fencing or walls; (D) gaps in the streets such as entrances to interior courtyards and recessed doorways; and (E) areas that are isolated after dark; are not located on the premises.		
P7 Building entrances: (i) are clearly defined; (ii) are well lit and face the street; (iii) do not create concealment spots; (iv) provide clear sightlines from the building foyer so that occupants can see outside before leaving the building; (v) have lobbies visible from the exterior; and (vi) have staff entrances, if separate, which are well lit and maximise opportunities for informal surveillance and for clear sightlines.	**S7** No solution specified.	**Specific Outcome** The entrances to building on the island will be clearly defined, well-lit and provide clear sightlines to lobbies.
P8 Landscaping is designed and maintained to provide informal surveillance and clear sight lines on accessways and to other public spaces.	**S8** "Vulnerable premises" provide landscaping designed to promote safety including: (i) planting which does not obscure doors and windows overlooking public spaces and isolated areas; (ii) shrubbery and low-level planting associated with footpaths which does not exceed 0.5m in height where abutting pavements; (iii) trees in vulnerable settings which do not have branches below 1.5m; and (iv) hard landscaping elements such as low	**Specific Outcomes** Landscaping provided by the development will be designed to maintain opportunities for informal casual surveillance and to provide clear sightlines to pedestrian paths and entrances to facilities and buildings.

Specific Outcomes	Acceptable / Probable Solutions	Response
	fencing and walls (below 1.2m) which guide pedestrians and vehicles along designated paths.	
Safe Movement and Access		
P9 The design of premises provides for unimpeded sightlines, particularly along pedestrian and bicycle routes.	**S9** All barriers (including landscaping features) along bicycle and pedestrian routes are visually permeable (i.e. can be easily seen through to reduce concealment points).	**Acceptable Solution** Landscaping along pedestrian paths will provide for sightlines.
P10 Car parking areas are: (i) designed to optimise informal surveillance and illumination, and to minimise unlawful access; (ii) well lit to enable visibility of all external edges and routes providing access to the car park; (iii) designed to minimise instances of large numbers of cars being co-located (over 100 cars in a single block). If more than 100 cars, more than one entry / exit point is provided so that the car park does not become an entrapment area.	**S10** No solution specified.	**Not Applicable** The proposed development does not include formal car parking areas but will provide opportunities for the parking of golf carts and service vehicles which will be appropriately designed.
P11 Underpasses and overpasses are designed and located to reduce opportunities for crime, so that: (i) pedestrians are able to see what is in an underpass or tunnel and at the end of it before entering; and (ii) signs at each end of an underpass indicate where it leads and an alternative route to use at night.	**S11** No solution specified.	**Not Applicable** The development does not include an underpass or overpass.
P12 Underpasses are wide enough to accommodate both pedestrian and cycle traffic, (Note: Council will refer to the provisions of AUSTROADS Guide to Traffic Engineering Practice Part 14- Bicycles).]	**S12** No solution specified	**Not Applicable** The development does not include an underpass or overpass.

Specific Outcomes	Acceptable / Probable Solutions	Response
P13 The design and location of laneways and alleyways promotes community safety.	**S13.1** Laneways are straight and have more than one entrance.	**Not Applicable** The development will not include laneways or alleyways.
	S13.2 Unnecessary access to buildings from laneways is avoided.	
Building Design and Lighting		
P14 Buildings contribute positively to the enhancement of public safety and security.	**S14.1** Ramps and elevator entrances are located in areas which are not isolated.	**Will Comply** Detailed design plans for the resort will comply with these requirements.
	S14.2 Lifts are located within a secure entrance, and incorporate graffiti and vandal-resistant measures (i.e. a fully glazed and enclosed vestibule area at the exit to the lifts).	
	S14.3 Loading and storage areas are well lit or can be locked after hours.	
	S14.4 Parking spaces are allocated near the building entry for employees working after hours	
	S14.5 Enclosed or underground car parks can only be accessed from inside the building or through a security system.	
	S14.6 All windows, particular those at street level are secure, without creating a 'fortress-like' appearance (i.e. avoid solid roller shutters).	
P15 Lighting is provided which: (i) increases safety and security in and around the premises; (ii) considers vegetation, in both its existing and	**S15** No specific solution. Note: Council will refer to the following as guidance in assessment of compliance: Security lighting is consistent with Australian Standard S 4282 (1997) (The Control of Obtrusive Effects of Outdoor Lighting. Lighting of pedestrian and bicycle	**Specific Outcome** Lighting will be provided to increase the safety and security of the premises while ensuring it doesn't impact on native fauna.

Specific Outcomes	Acceptable / Probable Solutions	Response
mature forms, or other elements that may have the potential to block out light; (iii) illuminates inset spaces, access/egress routes car parking areas and signage; and (iv) supports visibility for pedestrians, as well as road users.	movement routes, public spaces and outdoor signage in public spaces is to the minimum Australian Standard of AS1158 (Public Lighting Code).	
Constructed Lakes		
P1 Natural design concepts are a primary consideration for a constructed lake.	**S1** No solution specified.	**Not Applicable** The development does not propose to construct a lake. The site includes an existing artificial body of water that was constructed as part of the existing Lindeman Island resort and was used for water supply. The development proposes to use the artificial body of water as the water supply for the proposed development. The development will include an extension to the artificial body of water to meet the water supply requirements for the development.
P2 Constructed lakes are designed to be: (i) consistent with the area's social and recreational masterplans; (ii) sustainable; (iii) appropriately managed; and (iv) have minimal adverse impacts on surrounding environments.	**S2.1** Lake depth is ≤3 m. **S2.2** The design of a constructed lake complies with the Engineering Design Guideline Planning Scheme Policy.	
P3 Constructed lakes are to operate under a financially sustainable management regime.	**S3** Lakes are provided under private ownership.	

28. Multiple Dwellings, Accommodation Units and Dual Occupancy Code

Specific Outcomes and Acceptable & Probable Solutions for the Multiple Dwellings, Accommodation Units and Dual Occupancy Code

Specific Outcomes	Acceptable / Probable Solutions	Response
Land Suitability		
P1 Multiple dwellings, accommodation units and dual occupancies are: (i) physically suited to or able to make provision for pedestrian movement within the site; (ii) well drained; (iii) not subject to any sources of unacceptable odour, noise or other pollution; and (iv) oriented to cooling summer breezes.	**S1.1** The site has a slope of less than 15%. **S1.2** Buildings and open space areas are oriented to the north and east. **S1.3** The premises does not adjoin (or is buffered from) heavily trafficked roads, railways or industrial areas.	**Specific Outcome** Any accommodation units that may be provided as part of the development will be suitably located on the site to enable pedestrian movement, support drainage and protect the amenity of the units and surrounding locality. The density of any accommodation units on the site will be in keeping with the locality and proposed development. The site cover of any accommodation units will be designed to have the minimal building footprint to minimise the extent of development on the site protect the environmental values of the site.
P2 The premises are accessible to or served by: (i) emergency services; (ii) local and district community, recreation, and commercial facilities; and (iii) the transport network.	**S2** The premises are within 400m walking distance of shops, open space and public transport routes.	**Specific Outcome** The proposed development is for an integrated resort that will include recreation facilities. The development will be serviced by emergency services.
P3 For Accommodation Units and Multiple Dwelling Units, the premises have vehicle access from a street other than from an Access Place or Access Street. For Dual Occupancy, the premises have direct access to a formed road, except where an arterial, sub-arterial, or major collector road.	**S3** No solution specified.	**Not Applicable** The proposed resort has no formal streets, with pathways to be provided for golf carts, pedestrians and service vehicles.

Specific Outcomes	Acceptable / Probable Solutions	Response
Building Density		
Building Densities		
P1.1 Multiple Dwelling Units, Accommodation Units or Dual Occupancy have the following maximum densities, unless otherwise provided in the relevant Locality Code: (i) where in the Rural Residential Zone, 2 dwelling units per hectare; and (ii) where in the Urban Residential Zone: a) 1 dwelling unit per 400m2 for Dual Occupancy and Multiple Dwelling Units; and b) 1 rooming unit per 300m2 for Accommodation units; and (iii) Where in the Higher Density Residential Zone ; a) 1 dwelling unit per 200m² for Dual Occupancy and Multiple Dwelling Units; and b) 1.5 Rooming Units per 200m² for Accommodation Units (iv) Where in the Rural Zone one dwelling unit per 100 ha of site area; (v) Where in the Village Zone one dwelling unit per 1000m2 of site area; and (v) where in any other zone, densities are in keeping with development in the locality such that the streetscape, character and residential amenity is maintained.	**S1** No solution specified.	**Specific Outcome** The site is partly included in the Special Activities (Tourism) Zone and partly in the Open Space Zone. Any accommodation units proposed on the site will be appropriately sited and designed having regard to the natural environment of the site. The buildings will be designed to complement, integrate and appear part of the natural topography. Buildings are proposed to have a building height between 1-3 storeys.
P1.2 The Multiple Dwelling Units, Accommodation Unit or Dual Occupancy have a site coverage not exceeding those limits set in the following Table 9-15.1, unless otherwise provided in the relevant Locality Code. Table 9-15.1 - Maximum Site Cover – Of every storey at or above natural ground level Height of building | Urban Residential Zone and | Any other zone (unless otherwise		

Specific Outcomes	Acceptable / Probable Solutions	Response

	Higher Density Residential Zone	specified in the relevant zone code)
1 Storey	50%	50%
2 Storeys	40%	40%
3 Storeys	30%	30%
>3 Storeys	30%	30%

For Example: A 3 storey building has a maximum site coverage of 30% at natural ground level.

Plot Ratios

P2 Multiple Dwelling Units, Accommodation Units and Dual Occupancy have a plot ratio in keeping with development in the locality such that the streetscape, character and residential amenity is maintained	**S2** Multiple Dwelling Units, Accommodation Units or Dual Occupancy have the following maximum plot ratios unless otherwise provided in the relevant Locality Code: (i) where in the Urban Residential or Village Zones: (a) 0.5:1; or (b) 0.6:1 where the premises is located within 200m of public open space or a designated shopping centre; and (ii) where in the Higher Density Residential Zone 0.8:1; and (iii) where in any other zone, No solution specified.	**Specific Outcome** Any units provided on the site will be at a density that reflects a contemporary tourism project.

Site Dimensions and Layout

Site Dimensions

P1 The size of the site permits efficient operation of the use.	**S1** The site has: (i) an area of 800m2 or more; and	**Acceptable Solution** The site complies with the site area requirements.

Specific Outcomes	Acceptable / Probable Solutions	Response
	(ii) a minimum frontage of 20m.	
Layout		
P2 The layout of the premises connects into the neighbourhood through: (i) pedestrian, cycle and vehicle access; (ii) visual links to views or features of significance; (iii) buildings facing street and public open spaces; and (iv) building, streetscape and landscape design relating to the surrounding neighbourhood character.	**S2** No solution specified.	**Specific Outcome** Any accommodation units provided on the site will be integrated with the proposed resort development.
P3 The layout of the premises: (i) provides useable open space conveniently accessible to residents and which is capable of being efficiently maintained; and (ii) takes account of attractive neighbouring premises and streetscape.	**S3** No solution specified.	**Specific Outcomes** The development includes useable open space and recreation facilities.
P4 Internal vehicle access and layout is provided to: (i) discourage speeding; (ii) provide safe, convenient and all-weather access and parking. and (iii) all vehicles are able to leave the site in a forward gear. 12 Note: Leaving the site in a forward gear means no more than a 3-point turn based on a B99(van) vehicle.	**S4** Car parking and access are provided in accordance with Schedule 2.	**Specific Outcome** Roads and pathways for golf carts, pedestrians and service vehicles will be appropriately designed to discourage speeding and provide safe and convenient parking.
P5 Footpath layout : (i) provides safe, direct and gentle gradient footpaths provided within and adjacent to the premises; and (ii) discourages use of the premises as a	**S5** No solution specified.	**Specific Outcome** The development will include appropriate pedestrian movement networks, throughout the site.

Specific Outcomes	Acceptable / Probable Solutions	Response
pedestrian through-route for non-residents and provides privacy to interior spaces from all passers by.		
P6 Buildings are sited to provide a clearly delineated transition space from public territory to the front doors of dwelling units.	**S6.1** Building are designed and orientated so that the front entrance of each dwelling unit is easily found. **S6.2** Dwelling units face towards public places to facilitate casual surveillance.	**Acceptable Outcome** Any accommodation units included as part of the development will provide discernible pedestrian entrances and will encourage overlooking and casual surveillance.
Building Design		
Building Appearance		
P1 The building height is compatible with the height of adjacent buildings such that the streetscape character is maintained.	**S1.1** Dual Occupancies have a maximum building height of 8.5m. **S1.2** Accommodation Units and Multiple Dwelling Units have a maximum building height of 12m (to apex) to allow up to 3 storey development and additional height to accommodate pitched roofs, unless otherwise provided in the relevant Locality Code.	**Acceptable Solution** Development on the site is proposed to have a maximum building height of 3 storeys.
P2 Buildings are designed to take into account features that determine the character and streetscape. (Dominant external design features such as roof pitch, materials, colour, setback, tree cover, garages, driveways and front fences complement the character of the area).	**S2** No solution specified.	**Specific Outcome** Any accommodation units proposed as part of the development will designed having regard to the natural environmental values of the islands. Development will be sited and designed to be integrated and appear part of the natural environment. Refer to **Appendix C – DBI Design Report.**
P3 Building design, detailing and finish adds visual interest and differentiation between residential buildings when viewed from the street.	**S3.1** Buildings have a maximum unarticulated length of 15m to the principal frontage. **S3.2** Building wall lengths in excess of 15m are articulated by bay windows, verandahs, balconies or wall offsets (minimum 1m depth).	**Specific Outcome** Specific design outcomes, including building lengths, detailing and finishes have not be decided at this stage of the project. The proposed development, including any accommodation units, will be designed to provide visual interest.

Specific Outcomes	Acceptable / Probable Solutions	Response
	S3.3 Buildings are detailed or articulated to enable individual dwelling units to be identified from streets and communal areas.	
	S3.4 Carports and garages are compatible with the design of the development and do not dominate the streetscape.	
	S3.5 The maximum width of a garage or carport opening that faces the street is 6m or 50% of the frontage width, whichever is the lesser amount.	
Adaptable Housing		
P4 Premises are designed to meet the needs of disabled persons by incorporating adaptable housing design measures.	**S4.1** Where the premises is for the exclusive use of the aged or disabled persons, a minimum of one dwelling unit for every two units are designed and constructed in accordance with Australian Standard 4299 – 1995.	**Not Applicable** The development does not propose to provide adaptable housing.
	S4.2 Otherwise, a minimum of one dwelling unit for every 10 units on the premises are designed and constructed in accordance with Australian Standard 4299 – 1995.	
Building Setbacks		
Frontage Setbacks		
P1 Buildings are set back from the road frontage to ensure: (i) Allowance is made for efficient use of the site; (ii) Landscaping is able to be provided at the front of the site; (iii) Pedestrians do not feel the building is overbearing;	**S1** Unless otherwise provided in the relevant Locality Code, buildings have a minimum setback from the road frontage in accordance with the following Table 9-15.2. Table 9-15.2 | | Residential Building | Carport / Garage |	**Specific Outcome** The site includes appropriate setback distances relevant to the proposed uses.

Specific Outcomes	Acceptable / Probable Solutions	Response
(iv) Residents are provided with an adequate sense of visual and acoustic privacy; and (v) Some visitor car parking is able to be provided at an easily visible location at the front of the site; and (vi) the building is integrated into the existing or proposed streetscape.	<table><tr><td>Access Place / Street</td><td>4.5m</td><td>6.0m</td></tr><tr><td>Collector</td><td>4.5m</td><td>6.0m</td></tr><tr><td>Sub-Arterial</td><td>10.0m</td><td>10.0m</td></tr><tr><td>Arterial</td><td>10.0m</td><td>10.0m</td></tr></table> Note: The minimum setbacks for a corner lot are the same for each road frontage as stated above	
P2 Buildings are set back to provide: (i) for efficient use of the site; (ii) landscaping at the front of the premises; (iii) residents with an adequate privacy; (iv) some visitor carparking at a visible location; and (v) integration with the streetscape.	**S2.1** Garages and carports are setback a minimum distance of 6m to the frontage boundary.	**Not Applicable** Garages and carport are not proposed by the development. Buildings will provide sufficient allocation for the parking of Golf Carts.
	S2.2 The following may encroach within the setback area: (i) pergolas, screens or sunblinds, light fittings, meters, aerials; or (ii) landings, steps or ramps not more than 1m in height.	**Specific Outcome** The site includes appropriate setback distances relevant to the proposed uses.
Side and Rear Setbacks		
P3 All dwelling units are set back from side and rear boundaries of the site to ensure: (i) the building is integrated with existing development; and (ii) residents are provided with adequate privacy.	**S3.1** Unless otherwise specified in the relevant Locality Code, buildings with walls up to 4.5m in height have a minimum side and rear boundary setback of 1.5m.	**Specific Outcome** The proposed development, including any accommodation units, will be appropriately setback from the boundaries having regard to coastal resources/ processes and environmental values.
	S3.2 Buildings with walls greater than 4.5m in height have a minimum side and rear boundary setback of 2.0m plus 0.5m for every 3m of height over 7.5m.	
	S3.3 Walls are built to side boundaries only where: (i) the maximum wall height is 3.5m unless matching an existing or simultaneously constructed wall; (ii) the maximum wall length to an	

Specific Outcomes	Acceptable / Probable Solutions	Response
	abutting property boundary matches an existing boundary wall; (iii) the maximum wall length to any abutting property boundary where there is no existing boundary wall on the abutting property being no more than 50% of the length of that boundary, or 12m, whichever is the lesser distance. (iv) a wall is: a) setback a minimum of 750mm from the side or rear boundary; or b) where less than 750mm to the boundary, maintenance free.13	
Landscaping		
P1 Landscaping is in keeping with the scale and intensity of the development and integrated with the streetscape to achieve a high standard of amenity.	**S1** Multiple dwellings, dual occupancies and accommodation buildings, provide landscaping on all road frontages that includes semi-mature endemic native species spaced at 5m intervals.	**Specific Outcome** The development proposes significant on-site landscaping to achieve a high standard of amenity. Refer to **Appendix C – Masterplan.**
Fences and Walls		
P1 Front fences and walls: (i) enable surveillance; (ii) highlight entrances to the street; and (iii) provide visual interest to and are compatible with the streetscape.	**S1.1** Front fences and walls have a maximum height of: (i) 1.2m high if of solid appearance; and (ii) 1.8m high if the fence has openings of at least 50% transparent. **S1.2** Solid front fences and walls to 1.8m high are provided where the main private open space is in front of the dwelling unit, fronting other than an Access Place or Access Street, and with length limited to 75% of the frontage. **S1.3** Fences do not exceed 10m in length without articulation or detailing to provide visual interest.	**Not Applicable** The development will not include front fences or walls.
Communal and Private Open Space		

Specific Outcomes	Acceptable / Probable Solutions	Response
P1 For dwelling units, communal open space and any associated facilities are provided, unless otherwise specified in the relevant Locality Code, to suit: (i) the overall residential density; (ii) the type of activity; (iii) maintenance requirements; (iv) the privacy of nearby dwelling units; and (v) informal surveillance and security needs.	**S1.1** Communal open space, unless otherwise specified in the relevant Locality Code, comprises: (i) 11m2 per habitable room or 30% of the site area (whichever is greater); and (ii) at least 50% in one principal location with a maximum depth to width ratio of 2:1.	**Specific Outcomes** The proposed development will include open space and recreation facilities.
	S1.2 The principal communal open space area is exclusive of areas used for roadways or parking areas.	**Acceptable Solution** Opens space and recreation facilities on the site will be exclusive of any servicing and infrastructure associated with the proposed development.
P2 Private open space is provided for each dwelling unit.	**S2.1** Unless otherwise specified in the relevant Locality Code, at-ground private open space provided for each dwelling unit, comprises a minimum total area of 35m2, where: (i) the minimum dimension is 2m; (ii) one part of the private open space is the principal area having: a) a minimum area of 16m2 ; b) a minimum dimension of 4m; c) the slope is not greater than 1 in 20 (5%); d) is directly accessible from a living room of the dwelling; e) screening is provided, to ensure privacy to the users of the open space; and f) orientation is between 30 degrees east or west of due north.	**Specific Outcome** Open space and recreation facilities will be provided in accordance with **Appendix C – Masterplan**
	S2.2 Unless otherwise specified in the relevant Locality Code, above ground private open space provided for each dwelling unit has: (i) a balcony with a minimum area of 8m2	

Specific Outcomes	Acceptable / Probable Solutions	Response
	; (ii) a minimum dimension of 2.5m; and (iii) direct access from a main living room of the dwelling unit.	
Security and Safety		
P1 Private and communal open space is clearly differentiated and physically defined to delineate territory and ownership.	**S1** No solution specified.	**Specific Outcome** Private and communal space within the proposed development will be clearly delineated.
P2 Buildings are designed to overlook public and communal streets and other public areas to maximise casual surveillance.	**S2** No solution specified.	**Specific Outcome** Development on the site, including any accommodation units that are proposed, will overlook open space and recreation areas on the site.
P3 Lighting is provided to all pedestrian paths between public and shared areas, parking areas and building entries.	**S3** No solution specified.	**Specific Outcome** Lighting to pedestrian paths and building entrances will be provided where necessary and where impacts on fauna can be managed.
P4 Pedestrian site access and carparking is clearly defined, appropriately lit, visible to others and provides direct access to buildings from areas likely to be used at night.	**S4** No solution specified.	**Specific Outcome** Pedestrian access will be clearly visible on the site.
Privacy		
P1 Direct overlooking of main internal living areas of other dwelling units or rooming units is minimised by building layout, location and design of windows and balconies, screening devices and landscaping.	**S1** No solution specified	**Specific Outcomes** Development on the site, including any accommodation units, will be sited and designed to protect privacy between buildings on the site and avoid unacceptable noise impacts.
P2 Buildings, parking areas, and open spaces are designed and orientated to protect internal living and sleeping areas from unacceptable noise.	**S2** No solution specified.	

Specific Outcomes	Acceptable / Probable Solutions	Response
Daylight and Ventilation		
P1 Habitable rooms and open space receive adequate daylight.	**S1** No solution specified.	**Specific Outcomes** Development on the site, including any accommodation units, will be sited and designed to provide adequate access to daylight.
P2 Buildings are sited and designed: (i) to maximise use of cooling breezes; and (ii) to have windows located, sized and shaded to facilitate cooling.	**S2** No solution specified.	**Specific Outcomes** Development on the site, including any accommodation units, will be sited and designed to maximise access to breezes and natural ventilation.
Shadows		
P1 Unless the premises are located in the City Centre Locality, buildings taller than two storeys are sited and designed to ensure shadows are not cast over outdoor living areas, whether or not on the same parcel of land, for long periods of time each day.	**S1** All ground level private open space areas on the premises are capable of receiving sunlight for a minimum of 4 hours on 21 June.	**Specific Outcomes** Development on the site, including any accommodation units, will be sited and designed to minimise adverse overshadowing to any open space and recreation areas or adjoining buildings.
Service Facilities		
P1 Garbage bin areas, clothes drying areas, mail boxes and external storage facilities are: (i) of useable size; (ii) suitably located for convenient use; and (iii) designed to be screened.	**S1.1** Individual mail boxes are located conveniently to each ground floor dwelling unit entry, or contained in a mail box structure located close to the major pedestrian entrance to the premises.	**Specific Outcome** The development will provide a centralised waste collection and storage area on the site. Any required drying areas or storage areas associated with any proposed accommodation units will be suitably designed and located.
	S1.2 Garbage bin storage areas are located for convenient use and collection and screened from public view.	
	S1.3 Open air clothes drying facilities are accessible, have sunlight and air circulation, and are visually screened from the street.	
	S1.4 A secure space of 6m3 per dwelling unit is set aside exclusively for storage. (This space may form part of	

Specific Outcomes	Acceptable / Probable Solutions	Response
	a carport or garage).	
P2 No more than 12 individual garbage bins (including recycling bins) for each complex.	**S2** Complexes exceeding 6 units in total, provide industrial bins in lieu of individual bins.	**Specific Outcome** The development will provide a centralised waste collection and storage area on the site.
Development within the Residential Character Areas		
Residential Character Areas;- Railway Station, Queens Park and West Mackay Areas		
P1 Ensure that the character of Residential Character Areas is retained while encouraging design flexibility with contemporary and complementary themes.	**S1** Buildings have a maximum height of 8.5m.	**Not Applicable** The development is not within a residential character area.
P2 Development of Accommodation Units, Multiple Dwelling Units or Dual Occupancy within the Railway Station, Queens Park and West Mackay Residential Character Areas or on land fronting either area has a form, scale, materials, setbacks, fencing and textures which are complementary to the existing streetscape character as follows: (i) use of materials such as timber and corrugated iron roofs; (ii) variation in rooflines and façade detailing to create a textured appearance; (iii) use of verandahs, eaves and awnings to provide climate control; (iv) a maximum of two storeys including ground floor; (v) consistent setbacks to the street frontage; and (vi) provide an open active façade to the street by incorporating openings and verandahs to the frontage of the building.	**S2** Accommodation Units, Multiple Dwelling Units or Dual Occupancy has the following design characteristics: (i) pitched roof (hipped, gabled or skillion, or a combination) to a minimum of 25º; (ii) attached verandahs facing the street a minimum of 2.4m wide, roofed and a minimum of 50% of the total width of the building. Roofed verandahs may have a pitch of less than 25º; (iii) continuous wall to the street is a maximum length of 8m; (iv) custom orb profile metal sheet roof and quad or half round guttering; (v) wall cladding (timber, and rendered sheeting) and timber framed construction for the verandah, stairs or balustrade to the front of the building; (vi) setback from front street within 1.5m of adjoining neighbours; and (vii) front fence a maximum height of 1,500mm.	**Not Applicable** The development is not within a residential character area.
P3 Sites adjacent to the Bruce Highway (Nebo Road) and the Peak Downs Highway are landscaped with screen planting to all site boundaries.	**S3** No solutions specified.	**Not Applicable** The development is not within a residential character area.

Specific Outcomes	Acceptable / Probable Solutions	Response
P4 Development in a Residential Character Area is designed and carried out so as to: (i) be compatible with the prevailing character of the relevant area with respect to its siting, scale, form, design, landscaping and use of external materials; (ii) ensure that new buildings are set back from the relevant street frontage so that the predominant set back in the street is maintained; (iii) ensure that ancillary buildings are sited and designed in a complementary manner to be sympathetic with and respectful of the character of the existing built form in the precinct; and (iv) ensure any fencing, landscaping or signs and advertising devices are designed and sited to enhance the overall appearance of the streetscape and to be in character with the site or area having regard to materials used, colour, scale and placement.	**S4** No solutions specified.	**Not Applicable** The development is not within a residential character area.

29. Offshore Islands Locality Code

Specific Outcomes and Probable and Acceptable Solutions for the Off-Shore Islands Locality

Specific Outcomes	Acceptable / Probable Solutions	Response
P1 Development on the islands is restricted to the Special Activities (Tourism) zone on those Islands which have been previously subject to development, in particular, Keswick Island, Brampton Island and Lindeman Island.	**S1** No solution specified.	**Specific Outcome (where no Acceptable Solution is provided)** The existing resort on Lindeman Island is included in the Special Activities (Tourism) zone and the Open Space Zone. The proposal will include the redevelopment of the existing resort and development of new resort and facilities.
P2 Development: (i) Does not adversely affect ecological processes, high level habitat and biodiversity values and landscape values of the islands systems and the outstanding conservation values of the Great Barrier Reef World Heritage Area; Commonwealth and State Marine Parks; Marine Wildlife Sanctuaries and any other designated areas of environmental or conservation value; (ii) is subservient to the landscape and within the environmental and recreational carrying capacity of the site and the setting; (iii) is in keeping with any outstanding cultural, ecological, biodiversity, landscape or recreation values of the site and the setting; (iv) maintains the stability of the coast and the quality of receiving waters; (v) avoids unacceptable built forms or excessive removal of coastal vegetation; (vi) incorporates 'clean and green' methods of waste disposal and utilises renewable sources of energy where ever possible, e.g. solar; (vii) incorporates planning for hazards such as cyclones to ensure the safety of visitors and other occupants of the islands; and (viii) is sustainable and self-sufficient in terms of	**S2** No solution specified.	**Specific Outcome (where no Acceptable Solution is provided)** The proposed development has been sited and designed to ensure that the building and landscaping protect and do not adversely affect ecological processes, the coastal environment and processes, high level habitat and biodiversity values and landscape values of the island. The waste management measure and solutions proposed for the development have been designed to protect environmental values and have been developed in accordance with relevant acts and polices for waste management in Queensland. The EIS has undertaken a risk assessment of potential hazards and provided measures and solutions to minimise the impact of potential hazards. The development will include sustainable infrastructure for energy supply, water supply and management of waste water. For further details refer to the detailed assessments in the EIS.

Specific Outcomes	Acceptable / Probable Solutions	Response
infrastructure requirements and emergency access.		

Overall & Specific Outcomes and Probable & Acceptable Solutions for the Off-Shore Islands Locality - Special Activities (Tourism) Zone

Specific Outcomes	Acceptable / Probable Solutions	Response
P1 Development on the islands is restricted to land included within the Special Activities (Tourism) Zone.	**S1** No solution specified.	**Specific Outcome** Development on the island will be predominately within the Special Activities (Tourism) Zone. The development will include some development in the Open Space Zone. The existing report on the Island includes development in the Open Space Zone.
P2 The accommodation component of tourist development is located on land suitable for the intended use such that the land: (i) is stable and not susceptible to excessive soil erosion; and (ii) can be developed without requiring benching earthworks.	**S2** The accommodation component of tourist related development: (i) does not include land steeper than 15% gradient, or (ii) includes an area of at least 250 m2 with an average gradient less than 15% for the siting of any accommodation component of buildings.	**Specific Outcome (where no Acceptable Solution is provided)** The development will include some development on land steeper than 15% gradient. Refer to **Map 3-5: Location of Slopes Greater than 15%** for further details. The development is located on land that is stable and not susceptible to excessive soil erosion. Building design will limit the need for earthworks and specific design controls will be implemented on buildings and earthworks to limit visual impacts.
P3 Any accommodation component of tourist related developments is protected from the adverse consequences of flooding and inundation hazards.	**S3** No solution specified.	**Specific Outcome (where no Acceptable Solution is provided)** The proposed development has been sited and designed to minimise any impacts to people and property from flooding and inundation hazards. Refer to **Chapter 27** of the EIS for further details.
P4 The on-going development of the existing tourist facilities on Brampton, Keswick and Lindeman Islands achieves site sensitive design which takes into consideration the high landscape character and natural environmental values of the islands and the surrounding World Heritage Area.	**S4** No solution specified.	**Specific Outcome (where no Acceptable Solution is provided)** The development has been designed to achieve a sensitive design outcome on the island that protects areas of conservation and significance and complements and integrates with the visual character of the island. Refer to **Chapter 11** of the EIS for further details.
P5 The accommodation component of tourist related developments is protected from the adverse	**S5** No solution specified.	**Specific Outcome (where no Acceptable Solution is provided)** A bushfire risk assessment has been undertaken as part

Specific Outcomes	Acceptable / Probable Solutions	Response
consequences of bushfire and acid sulfate soils hazards.		of the EIS. Bushfire hazard and risk management measures will be implemented by the development, including providing appropriate buffers to development to minimise the risk to people and property. An assessment of site contamination and acid sulfate soils has also been undertaken as part of the EIS. Refer to **Chapter 21** and **23** of the EIS for further details.
P6 Tourist development minimises the impacts on the surrounding sensitive environment by : (i) limiting disturbance of natural areas; (ii) minimising the need for earthworks; (iii) avoiding development on steep land; (iv) providing adequate and appropriate levels of services having regard to the Island nature of the site; (v) providing for the utilisation of alternative energy sources and renewable methods of waste disposal; (vi) minimising contamination of soil or waterways; and (vii) does not result in loss of significant vegetation.	**S6** No solution specified.	**Specific Outcome (where no Acceptable Solution is provided)** The development minimises impacts to the sensitive areas on the site. The development will use design, infrastructure provisions and construction standards that are internationally expected in sensitive locations. Refer to the EIS for further details regarding the minimising impacts to sensitive area.
P7 Recreational based development: (i) is of a low key and small scale nature; (ii) has a focus on nature based activities; (iii) is appropriate to the setting; and (iv) minimises the need for physical infrastructure.	**S7** No solution specified.	**Specific Outcome (where no Acceptable Solution is provided)** Recreational activities on the island will have a low impact and scale, will be appropriately located and to the extent possible will minimise infrastructure requirements. The development will include a range pf nature based activities.
P8 Infrastructure required to service tourism development is of a low key and small scale nature.	**S8** No solution specified.	**Specific Outcome (where no Acceptable Solution is provided)** The infrastructure required to service the proposed development will be designed and delivered in a sensitive and low impact manner that minimises disturbance and impacts to sensitive areas. Refer to **Chapter 24** of the EIS for further details..

Specific Outcomes	Acceptable / Probable Solutions	Response
P9 Rural residential or Urban Residential Development does not occur.	**S9** No solution specified.	**Not Applicable** The proposed development does not include rural residential or urban residential development.
P10 Land in the Special Activities (Tourism) zone is used for tourism purposes.	**S10** No solution specified.	**Specific Outcome (where no Acceptable Solution is provided)** The proposed development is for the redevelopment of the existing report at Lindeman Island into a centrally managed development comprising three (3) resorts, tourist villas, village precinct, glamping facility and ancillary facilities.

Overall & Specific Outcomes and Probable & Acceptable Solutions for the Open Space Zone in the Off-Shore Islands Locality

Specific Outcomes	Acceptable / Probable Solutions	Response
P1 Open space areas remain in their undeveloped natural state to protect the environmental and landscape character values of the Islands	**S1** No solution specified.	**Specific Outcome (where no Acceptable Solution is provided)** Development is proposed within the Open Space Zone, however the majority of the development will be accommodated in the Special Activities (Tourism) Zone. Part of the existing resort on the island is included in the Open Space Zone The development will protect the natural environmental and landscape character values of the island. Development within the Open Space Zone has been designed and located having regard to the environmental values of the island. The buildings have been designed to have a low impact form and scale that is sympathetic to the character and natural values of the landscape and to minimise the extent of any vegetation clearing.
P2 Development: (i) is of a low key and small scale nature; (ii) has a focus on nature based activities; (iii) is appropriate to the setting; and (iv) minimises the need for physical infrastructure.	**S2** No solution specified.	**Specific Outcome (where no Acceptable Solution is provided)** Development within the Open Space Zone has been designed and located having regard to the environmental values of the island. The buildings have been designed to have a low impact form and scale that is sympathetic to the character and natural values of the landscape and to minimise the extent of any vegetation clearing.
P3	**S3**	**Specific Outcome (where no Acceptable Solution is**

Community and recreation facilities are appropriately located.	No solution specified.	**provided)** Development in the open Space zone will include the existing golf course which is proposed to be upgraded. The majority of the recreation facilities are accommodated in the Special Activities (Tourism) Zone.
P4 Buffer areas protect the sensitive surrounds particularly the coastal area.	**S4** No solution specified.	**Specific Outcome (where no Acceptable Solution is provided)** Development in the Open Space Zone has been located to minimise any clearing to significant ecological areas and to avoid impacts to coastal process and resources.
P5 Vegetation clearing and earthworks are minimised.	**S5** No solution specified.	**Specific Outcome (where no Acceptable Solution is provided)** Development in the Open Space Zone has been located to minimise clearing of significant ecological areas.
P6 Rural residential development does not occur.	**S6** No solution specified.	**Not Applicable** The proposed development does not include rural residential development.

30. Recreation Facilities Code

Specific Outcomes and Acceptable and Probable Solutions for Recreation Facilities Code

Specific Outcomes	Acceptable / Probable Solutions	Response
Site Suitability		
P1 The site has an area, dimensions and access suitable for the use.	**S1.1** The premises are accessed from sub-arterial or collector roads or streets.	**Specific Outcomes** The recreation facilities are associated with the proposed resort. The facilities will be easily accessible by guests on the island.
	S1.2 On-site car-parking and vehicle access is provided in accordance with Schedule 2.	
	S1.3 The site is able to accommodate the setbacks provided in S2.1 below.	
Layout		
P2 Building and landscaped areas are designed and sited: (i) for efficient use of the site; (ii) to integrate with the streetscape; (iii) create a functional pedestrian and vehicular environment; and (iv) minimise adverse impacts upon adjoining properties.	**S2.1** Building setbacks are at least 6m to the road frontage and 3m to other boundaries.	**Not Applicable** The development does not have a typical road frontage.
	S2.2 Where a premises adjoins land in a residential area: (i) a landscaped buffer strip 2.0m in width is provided on any boundary adjoining the residential area; (ii) buildings and activities on the premises are oriented away from land in the residential areas; and (iii) waste bins are enclosed and screened.	**Not Applicable** The development does not adjoin a residential use.
	S2.3 A landscaped buffer a minimum of 3m in width is provided between a car park and a road frontage.	**Not Applicable** The development does not have a typical road frontage
	S2.4 Car parking and access is provided in accordance with Schedule 2.	**Not Applicable** The development will be serviced by golf carts and service vehicles.

Specific Outcomes	Acceptable / Probable Solutions	Response
Building Scale and Appearance		
P3 All buildings are designed to: (i) complement character and amenity of the locality; (ii) be compatible with development in the area; and (iii) contribute to the streetscape and address the street.commensurate with their role and function as set out below:	**S3.1** Buildings are no greater than 2 storeys above a ground storey in height. **S3.2** Site coverage does not exceed 30% of the site area.	**Specific Outcomes** The proposed recreation facilities have been designed to complement the character natural environmental values and amenity of the island. The facilities will be designed to complement, integrate and appear part of the natural topography.
Amenity		
P4 The premises where located adjacent to a residential area, and not in the City Centre Locality, are used only during times of the day when surrounding residents are not likely to be disturbed.	**S4** No activity occurs between the hours of: (i) 7:00 p.m. and 8:00 a.m. for outdoor entertainment; (ii) 11:00 p.m. and 6:00 a.m. for indoor entertainment; and (iii) 11:00 p.m. and 6:00 a.m. for sport and recreation.	**Not Applicable** The development does not adjoin a residential area, and is not in the City Centre Locality
P5 Signage provided on the premises is compatible with the character and streetscape of the locality.	**S5** In residential areas, a single sign not exceeding 6 m2 in area and which is not illuminated, is provided.	**Not Applicable** The proposed development is not included in a residential area.
P6 Where the premises is within a residential area, noise levels are within acceptable limits.	**S6** No solution specified.	**Not Applicable** The proposed development is not included in a residential area.
P7 Where the premises is within a residential area, fencing is provided.	**S7** Premises located within residential areas has a 1.8m high solid screen fence on side and rear boundaries.	**Not Applicable** The proposed development is not included in a residential area.
P8 The premises does not result in high levels of traffic on minor residential streets.	**S8** The premises has access to a street other than an access place or access street.	**Not Applicable** The proposed development is not included in a residential area.

Specific Outcomes	Acceptable / Probable Solutions	Response
P9 Lighting on the premises is provided to ensure: (i) the safety of staff and visitors; and (ii) that any light emitted from the premises does not cause a loss of amenity to residents in the immediate vicinity or glare to passing motorists.	**S9** No solution specified.	**Specific Outcome** The development will provide sensitively designed lighting to ensure the safety of guests and staff.

31. Retail and Commercial Code

Specific Outcomes and Acceptable and Probable Solutions for Retail and Commercial Code

Specific Outcome	Acceptable / Probable Solutions	Response
Retail & Commercial Development		
P1 Retail and commercial activities outside a designated centre are limited to premises with a size and function consistent with the provision of local facilities.	**S1** For activities located outside a designated Centre, the premises has a maximum gross floor area of 25m2 and a maximum building height of 8.5m.	**Specific Outcomes** Any retail and commercial uses associated with the proposed development will be integrated within the resort will be of a size and function that supports and contributes to the proposed development.
P2 The building is integrated into the streetscape to respect the character and amenity of the locality	**S2.1** Buildings are: (i) set back from the road frontage a minimum of 6m; or (ii) built to the front boundary alignment where a footpath awning is provided in accordance with this Code.	**Not Applicable** The proposed development is not include a typical road frontage. Any retail and commercial uses will be associated with the proposed resort and will be appropriately integrated into the environment and will respect the character and environmental values of the island.
	S2.2 The carparking area is situated at the front, or on the approach side, of the premises.	**Specific Outcome** The development will include golf cart and service vehicle parking areas that are appropriately located near the central facility buildings.
P3 Premises have garbage bin areas, loading/unloading areas and any outdoor storage and/or display facilities: (i) of sufficient size; and (ii) screened from view.	**S3.1** Garbage bin storage and loading/unloading areas are located at the rear of premises.	**Acceptable Solution** The development will provide discrete refuse storage areas for any commercial and retail uses on the site. The development will also include a centralised waste collection and storage facility that is separated from the main resorts and recreation facilities on the site.
	S3.2 Garbage bins, when within the storage area, cannot be viewed from adjoining premises.	

Specific Outcome	Acceptable / Probable Solutions	Response
Awnings Over Footpaths		
P4 Awnings over the footpath are: (i) a continuous weather protection for pedestrians; (ii) set back from the road pavement to ensure the safety of passing traffic; and (iii) designed to suit and enhance the character and streetscape of the area. Note: This applies to all Class 2, 3, 5, 6, 7, 8 and 9 buildings that are proposed to be built up to or within 3.0m of a road boundary	**S4** The awning: (i) is setback at least 300mm from the kerb at a minimum height of 3m above the kerb; (ii) has a continuous lining or soffit; and (iii) is constructed of non-combustible materials (except timber battens for fixing linings); (iv) is impervious to water and drained to avoid water dropping onto the footpath; (v) has a fascia depth of not more than 600mm; and (vi) is of a cantilever design; or (vii) has non-load bearing ornamental posts or columns.	**Specific Outcomes** Any retail and commercial uses associated with the proposed development will be integrated within the resort. Awnings or pedestrian shelters will be provided where appropriate for weather protection for pedestrians.
Development Intensity		
P5 Apart from the Mt Pleasant Sub-Regional Centre, Sub Regional Centres, the Rural View Major Neighbourhood Centre, neighbourhood centres and local centres have floor space for industrial, commercial and retail uses commensurate with their role and function as set out below: (i) a floor area limit of 50,000m2 GFA for a Sub-Regional Centre; (ii) a floor area limit for a Neighbourhood Centre of: a) 10,000m2 GFA for all centres except Rural View; b) 20,000m2 GFA at the Rural View Major Neighbourhood Centre, of which only 10,000m2 is for shopping facilities; and (iii) a floor area limit of 2,500m2 GFA for a Local Centre.	**S5** No solution specified.	**Not Applicable** The site is not located within a centre designation. Any retail and commercial uses associated with the proposed development will be integrated within the resort will be of a size and function that supports and contributes to the proposed development.
P6 Development of additional facilities not anticipated in a designated centre meets the following criteria for community	**S6** No solution specified.	**Not Applicable** The site is not located within a centre designation.

Specific Outcome	Acceptable / Probable Solutions	Response
need: (i) the proposed use does not alter the role and function of a designated centre in the network; (ii) population has increased in the trading catchment of the centre since the commencement of this scheme such that the population is able to support the proposed services; (iii) the proposed use contributes to convenient access to a range of centre services and facilities for residents; (iv) residents in the City have a choice of services and facilities without unnecessary duplication, particularly for shopping, entertainment and leisure, business and commercial services and service trades; and (v) residents in the urban areas of the City have access to the different levels of facilities within the travel times nominated in the Table below.		

	City Centre	Mt Pleasant SubRegional Centre	Major Neighbourhood Centres	Neighbourhood Centres	Local Centres
Driving Times (mins)	>20	<20	<15	<10	<5

P7 Premises are located to reinforce the viability of designated centres and are accessible to the population of the Locality it is intended to serve. Note: Council will take into consideration compliance with the location and role of centres and the retail hierarchy illustrated in the Information Map Network of Centres.	**S7** No solution specified.	**Not Applicable** The site is not located within a centre designation.
Activity Mix and Generation		

Specific Outcome	Acceptable / Probable Solutions	Response
P8 Activity generators are provided at ground level in centres.	**S8** Ground level facades to buildings are highly interactive and provide interest through windows, displays and visible indoor activity.	**Specific Outcomes** Any retail and commercial uses associated with the proposed development will be integrated within the resort and will contribute to the activation of the development.
Public Transport Infrastructure for Shopping Centres with a 10,000m² GFA		
P9 Facilities and connections are provided for convenient, safe and comfortable movement of pedestrians and cyclists. In particular, connections are – (i) safe and efficient; and (ii) highly permeable to the site; and (iii) link to surrounding development.	**S9.1** A public passenger transport facility is provided to accommodate both buses and taxis and caters for the transport requirements of the Centre and links the surrounding development **S9.2** A facility is designed to ensure: (a) public transport vehicles will not travel through parking aisles; and (b) public transport stops will be located adjacent to the Centre pedestrian access points; and (c) a direct line of sight between the Centre access and the stops will be provided; and (d) pedestrian paths will be provided along the lines of sight; and (e) connectivity will be provided from the public passenger transport facility to any surrounding public transport trip generators; and (f) stop locations will consider bus routes and site suitability, minimising travel distances within the site. **S9.3** Opportunities for cycling as a modal choice for employees and customers are provided through – (i) clearly defined on-site paths and facilities; and (ii) secure cycle storage areas and facilities, including showers and lockers for employees; and (iii) provision of cycle racks for customers	**Not Applicable** The proposed development does not include a shopping centre greater than 10,000m^2 and therefore public transport infrastructure is not required to be provided.

32. Tourist Accommodation Resorts Code

Specific Outcomes and Acceptable & Probable Solutions for the Tourist Accommodation Resorts Code

Specific Outcomes	Acceptable / Probable Solutions	Response
Layout		
P1 Tourist accommodation resorts provide for the integration of internal and external access to achieve a safe, convenient, comfortable and attractive environment for pedestrian and cyclists both between different use areas and with the adjoining land use areas.	**S1** No solution specified.	**Specific Outcome (where no Acceptable Solution is provided)** The development is located on an Island and will include internal access networks that will allow guests to move between different uses and areas within the resort. Refer to **Chapter 25** of the EIS for further details.
P2 Tourist accommodation resorts are designed, constructed and operated to promote safety of all users, with particular attention to landscaping design, building location, lighting, pedestrian movement and car parking.	**S2** No solution specified.	**Specific Outcome (where no Acceptable Solution is provided)** The development will be designed constructed and operated to promote safety of all users.
P3 Tourist accommodation resorts are located adjoining and with direct access to a sub-arterial or major collector road and make provision for safe and convenient vehicle access which: (i) maintains the efficiency of the adjoining road network; and (ii) minimises adverse impacts on the surrounding area.	**S3** No solution specified.	**Specific Outcome (where no Acceptable Solution is provided)** Access to and from the island will be via airplane or boat. The development is located on an island and therefore it is not possible to provide direct vehicle access.
P4 Tourist accommodation resorts provide car parking suitable for the intended use(s) on the premises whilst considering: (i) the ability for shared usage of car parking areas; and (ii) the desire to avoid large expanses of car parking areas which detract from the attractiveness of the locality.	**S4** No solution specified.	**Specific Outcome (where no Acceptable Solution is provided)** The development will provide parking areas for golf carts and service vehicles. Guests and workers on the island will access facilities on the island either by walking of golf cart.

Specific Outcomes	Acceptable / Probable Solutions	Response
Layout		
Integration of Activities		
P5 Tourist accommodation resorts involving the provision of any retail or commercial uses are designed, constructed and operated to integrate those uses with any adjoining retail and commercial areas	**S5** No solution specified.	**Specific Outcome (where no Acceptable Solution is provided)** The development will include small retail uses and commercial uses (e.g. airport) on the site. The retail and commercial uses will be integrated with the development.
P6 Tourist accommodation resorts are designed to ensure that the major activity generating uses (for example shops, galleries, restaurants) are located at ground level where the premises fronts onto a main street of an existing settlement.	**S6** No solution specified.	**Specific Outcome (where no Acceptable Solution is provided)** The proposed development is for three integrated resorts, tourist villas and ancillary recreation and tourist facilities. The major activity and recreation facilities will be integrated across the site to encourage activity.
Residential Amenity		
P7 Those uses likely to generate the greatest impacts in terms of traffic and noise, including: (i) Hotel; (ii) Catering shop; (iii) Indoor entertainment; (iv) Public car parks; (v) are sited away from residential areas.	**S7** No solution specified.	**Specific Outcome (where no Acceptable Solution is provided)** The proposed development is located on Lindeman Island and does not adjoin another use or development. Guests and workers on the island will access facilities on the island either by golf carts or service vehicles. Indoor entertainment facilities will be appropriately designed to ensure no off site amenity impacts.
Residential Densities		
P8 The residential density of the residential component of a Tourist accommodation resort is in keeping with the character of residential land use in the locality or as otherwise intended in the relevant Locality Plan.	**S8** The combined density of the residential component including all dwelling units and rooming units, is up to a maximum of one dwelling unit per 200m^2 of site area provided that the maximum density is achieved only where the built form (height and bulk) of the development, is complementary to the landscape character of the locality.	**Acceptable Solution** The combined density of the tourist suites and villas and staff accommodation will not exceed a density of one dwelling unit per 200m^2 of site area
Open Space Areas		
P9	**S9.1**	**Specific Outcome**

Specific Outcomes	Acceptable / Probable Solutions	Response
Layout		
Communal open space areas are provided to: (i) meet the needs of guests; and (ii) create an attractive and pleasant environment having regard to landscape character and the micro- climate of the premises.	Communal open space areas are provided comprising: (i) 11m2 per habitable room (bedroom, lounge, sleep-out, etc.); and (ii) at least 50% of the landscaped area is in one principal location with a maximum depth to width ratio of 2:1. **S9.2** At-ground private open space is provided for each dwelling unit or rooming unit comprising a total minimum area of 35m2 , where: (i) the minimum dimension is 2m; (ii) one part of the private open space is the principal area having: (a) a minimum area of 16m2 ; (b) a minimum dimension of 4m; (iii) the slope is not greater than 1 in 20 (5%); (iv) is directly accessible from a living room of the dwelling unit or rooming unit; (v) screening is provided, to ensure privacy to the users of the open space; and (vi) orientation is between 30º east or west of due north. **S9.3** above ground private open space is provided for each dwelling unit or rooming unit has: (i) a balcony having a minimum area of 8m2 ; (ii) a minimum dimension of 2.5m; and (iii) direct access from a main living room of the dwelling unit or rooming unit.	The proposed development will provide significant open space and recreation facilities to meet the needs of guests and to provide an attractive environment.

33. Industry Code

Specific Outcomes and Acceptable & Probable Solutions for the Industry Code

Specific Outcomes	Acceptable / Probable Solutions	Response
Site Suitability		
P1 The site has sufficient area and dimensions to accommodate the building(s), parking area, service vehicle areas, storage areas, and landscaping necessary for the operation of the use.	**S1.1** The site has a minimum area of not less than: (i) 3,500m2 where in the Industry (High Impact) Zone; or (ii) 2,500m2 otherwise.	**Specific Outcome** The site has sufficient area and dimensions to support the industrial uses on the site. The development will include some industrial uses, including a waste water treatment plant and concrete batching plant, to support the function and operation of the resort development. Industrial uses proposed on the site will be accommodated within a centralised area on the site with other services and utilities associated with the operation of the development. The development may also include extractive industry for the construction of resort buildings and infrastructure.
	S1.2 The site has a minimum frontage of not less than: (i) 35m where the site is in the Industry (High Impact) Zone; or (ii) 30m otherwise.	
Landscaping and Building Treatments		
P1 Landscaping and building treatments: (i) enhance the character of the street; (ii) enable the development to blend with the surrounding locality; (iii) encourage favourable micro-climate conditions; and (iv) are safe and attractive for workers.	**S1.1** The minimum area of landscaping provided is: (i) for premises along an Arterial or Sub-arterial Road, 10% of the total site area, or (ii) for other premises, 7.5% of the total site area.	**Acceptable Solutions** The site includes natural vegetation that will be retained where possible and will ensure that any industrial uses on the site will be appropriately integrated with the surrounding locality.
	S1.2 Landscaping is provided along the full length of the road frontage of the premises (when setback from the frontage of the road), except vehicle access points, as follows:	**Not Applicable** The site does not include a typical road frontage.

Specific Outcomes	Acceptable / Probable Solutions	Response
	(i) have a minimum width of 2m; or (ii) where along an Arterial or Sub-Arterial Road, have a minimum width of 5m.	
	S1.3 Landscaping is provided along any site boundary adjoining a sensitive area or open space, and is at least 5m wide and includes screen trees and shrubs.	**Acceptable Solutions** The site includes significant natural vegetation. Any proposed industrial uses will support the operation and function of the resort development and will be appropriately located on the site and surrounded by natural vegetation on the site.
	S1.4 Where in the City Centre Locality, an industrial building is built within 1m of the front boundary it is to incorporate an awning not less than 2.5m wide, cantilevered over the footpath.	**Not Applicable** The site is not included in the City Centre Locality.
Building Setbacks		
P1 The building is set back from the road frontage in a way that allows: (i) efficient use of the site; (ii) visitor car-parking to be provided at an easily visible location at or near the front of the premises; (iii) the building to contribute to an attractive streetscape character; and (iv) the location of utility services and drainage paths to be taken into account.	**S1** The building is set back not less than: (i) 10m from an Arterial or Sub-Arterial Road, or Major Collector Street; (ii) 6m from any other road; or (iii) where in the City Centre Locality, buildings may be built up to the frontage if a footpath awning of not less than 3m wide is provided for the full frontage of the site.	**Not Applicable** The site does not have a typical road frontage. Any industrial uses proposed by the development will be appropriately located on the site.
P2 The building is sited in relation to side and rear boundaries in a way that: (i) allows for efficient use of the site; (ii) permits the location of utility services and drainage paths to be taken into account; and (iii) existing or likely future use of adjoining land is not adversely affected.	**S1** The building is set back: (i) not less than 10m to any boundary adjoining land in the Open Space Zone; or (ii) otherwise in accordance with *the Building Act 1975.*	**Specific Outcome** The waste water treatment plan is proposed to be located on a portion of the site within the Special Activities (Tourism) Zone and will be appropriately setback from the Open Space Zone on the site.

Specific Outcomes	Acceptable / Probable Solutions	Response
Building Scale and Appearance		
P1 The building has a height and bulk consistent with the streetscape.	**S1** Buildings: (i) have a height of not more than 6.5m where located on land included in the Industry (Low impact) Zone and not more than 15m where located on land included in the Industry (High impact) Zone; (ii) occupy not more than 60% of the area of the site; and (iii) have a gross floor area not greater than the area of the site.	**Specific Outcome** The site is not identified in the Industry (Low impact) Zone or the Industry (High impact) Zone. Any industry uses on the site will have a height and bulk consistent with other buildings on the site and will be appropriately integrated into the site.
P2 The front of the building is designed and sited to address the road frontage.	**S2.1** The main entry to the building is easily identifiable from the street and directly accessible through the front of the building.	**Not Applicable** The site does not have a typical street frontage.
	S2.2 The office space of each building is sited and oriented towards the road frontage.	
P3 The building is designed and finished to have a high quality, modern appearance.	**S3** A building with materials, colours and architectural details of a high standard, and in accordance with the following: (i) materials - brick, masonry, glass, steel; and (ii) External walls – having a modern/ high quality appearance with low reflectivity	**Specific Outcome** Any ancillary industrial uses will be designed to have regard to the natural environment of the site and to ensure that the development is appropriately integrated into the environment. These facilities have been located on the masterplan to limit visual and non-visual impacts on the resort and the island.
Fences and Walls		
P1 The development provides fences and walls which: (i) are visually attractive and blend with landscaping on the premises; (ii) are designed and detailed to provide visual interest to the streetscape; (iii) are constructed of materials which are compatible with the buildings on the premises; (iv) provide effective screening from adjoining sensitive	**S1.1** Fencing is: (i) erected along the building line rather than the street frontage; or (ii) otherwise screened by landscaping.	**Specific Outcome** Any fences provided as part of the development of any ancillary industrial uses on the site will be appropriately designed and landscaped to minimise visual impact.
	S1.2 Solid fencing or walls are provided to screen views or buffer	

Specific Outcomes	Acceptable / Probable Solutions	Response
areas or other incompatible use; and (v) assist in highlighting entrances and paths.	noise to adjoining sensitive areas or other incompatible use.	
Signage		
P1 Appropriate signage is provided on the premises which: (i) enhances the streetscape appearance; (ii) avoids unsightliness; and (iii) does not create visual clutter.	**S1** No solution is provided.	**Specific Outcome** The industrial uses will be associated with the function and operation of the proposed resort and therefore signage is not expected to be required.
P2 In urban areas, the major drainage network is designed and constructed with the capacity to control stormwater flows under normal and minor system blockage conditions for a DFE (for industrial uses) so that: (i) floodways are restricted to areas where there is no damage to property or hazards for motorists, and (ii) runoff is directed to a lawful point of discharge through competently designed and constructed outlet works.	**S2** No solution is provided.	**Specific Outcome** The development will include an appropriate stormwater drainage network with the capacity to control stormwater flows on the site.