

DILGP assessment report—assessment manager

DILGP reference: SDA-0315-018836
DILGP regional office: SARA Far North QLD

1.0 Application details

Lot on plan	Street Address
Lot 537 on SP132224	Meadowbank Station via No. 1 Meadowbank Road (off the Kennedy Highway), Minnamoolka

Local government area: Tablelands Regional Council

Applicant name:

Applicant contact details:

2.0 Aspects of development and type of approval being sought

Nature of Development	Approval Type	Brief Proposal of Description	Level of Assessment
Operational Work	Development permit	Clearing of native vegetation for high value agriculture	Code assessment

3.0 Development application and location

Development application material identifies that:

- The applicant is seeking a development permit for clearing native vegetation for broadacre cropping of high value agriculture on Meadowbank Station.
- Meadowbank Station is located south of Mount Garnet and east of Mount Surprise in the Tablelands Regional Council area as shown in **Figure 1**.
- Meadowbank Station's tenure is a roll term lease for pastoral purposes.
- Meadowbank Station is approximately 21,500 hectares in size and is currently being used for extensive cattle grazing.
- The original purpose of the broadscale vegetation clearing was for the dryland cropping of grain sorghum, maize and forage sorghum for baling and green chop.

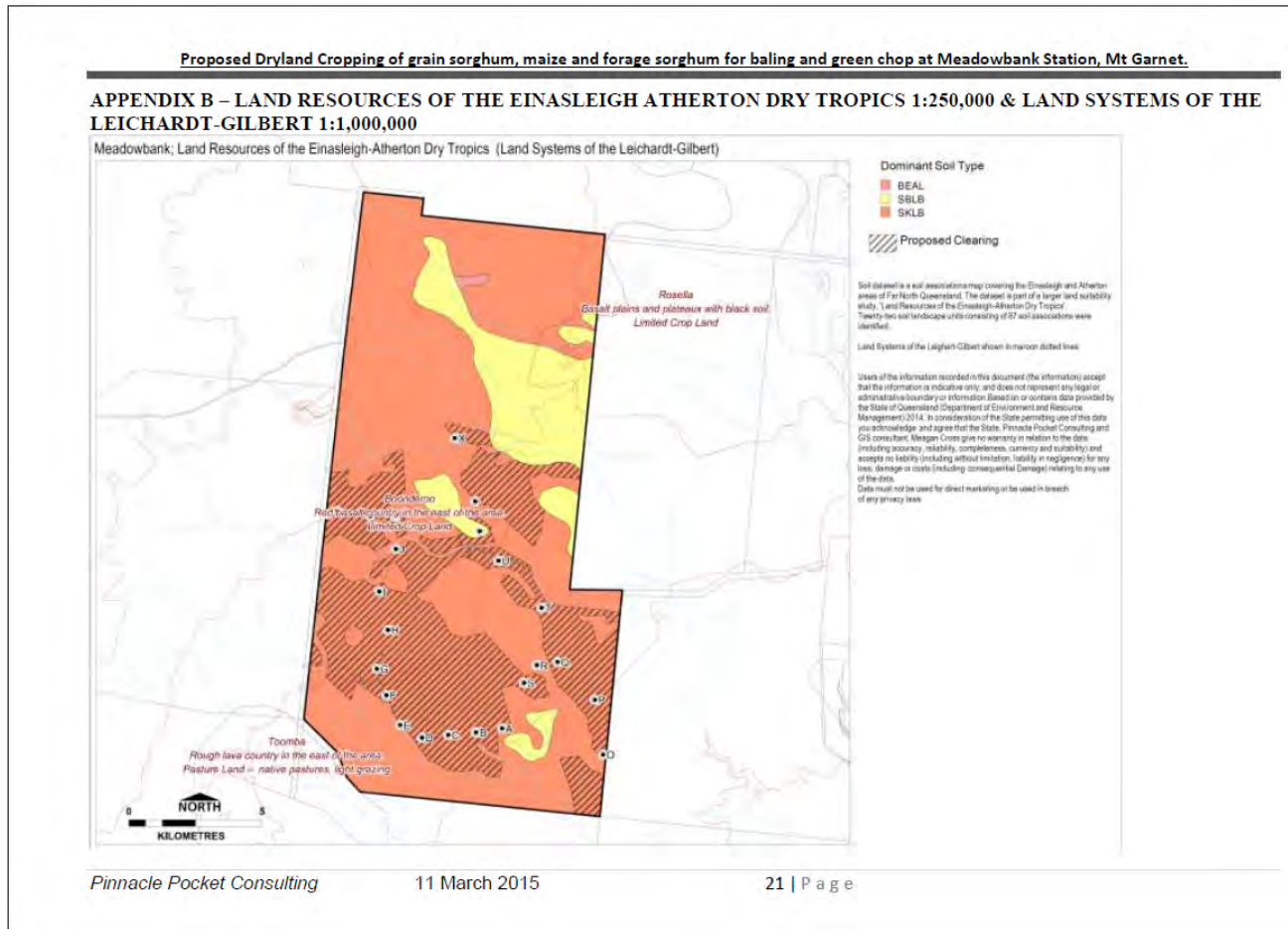
Figure 1 – Site location (Source: Google earth)



- The application as originally lodged, involved a proposed clearing area of 6 533 hectares as shown in **Figure 2**. The area of proposed clearing was subsequently reduced by the applicant to approximately 6,178 hectares and then approximately 1,530 hectares during the assessment process. The applicant's further issues response (dated 20 July 2016) clarifies that:
 - The field survey demonstrates that the land within the priority assessment area is suitable for agriculture, with moderate limitations, in particular for growing of forage sorghum.
 - Forage sorghum is the crop specified for cultivation and will be harvested for hay, green-chop or silage and stored for use as cattle feed during the dry season.
- The proposed broadacre cropping supports Meadowbank Station's operations plan.
- Various techniques are to be employed to avoid soil compaction. Techniques include pulling timber after the wet season, using dozers in the dry season, stick raking the area and the use of disc ploughs for ground preparation.
- Clearing will not occur within any watercourse or within the relevant distance stipulated in Module 8 (Native vegetation clearing) of the State Development Assessment Provisions (SDAP) version 1.5 (10 October 2014).
- Clearing will not occur in, or within 500 metres of any regulated wetland protection area under the *Environmental Protection Act 1994*.
- Clearing will not occur in, or within 100 metres, of a natural wetland shown on the regulated vegetation map under the *Vegetation Management Act 1999* (VMA).
- Soil erosion will be mitigated by retaining the stubble from each crop following harvest / forage chopping throughout the year.

- Various practices are to be employed to avoid land degradation. Proposed practices include retaining and maintaining existing drainage pattern, maintaining sufficient ground cover and minimum or zero tillage.

Figure 2 – proposed clearing areas (hatched) (Source: Pinnacle Pocket Consulting Report, 11/03/15)



3.0 Matters of interest to the State

The development application has the following matters of interest to the state under the following provisions of the Sustainable Planning Regulation 2009, dated 1 January 2015:

Table 3.1—Schedule 3 matters of interest

Item reference	Relevant technical agency
Schedule 3, Part 1, Table 4, Item 1 – For clearing native vegetation	Department of Natural Resources and Mines

Table 3.2—Schedule 6 matters of interest

Trigger reference	Relevant technical agency
Schedule 6, Table 3, Item 2 – Clearing vegetation	Department of Natural Resources and Mines

Table 3.2—Schedule 7 matters of interest

Trigger reference	Relevant technical agency
Schedule 7, Table 2, Item 4 – Clearing vegetation	Department of Natural Resources and Mines

Regulated vegetation – *Vegetation Management Act 1999*

- A search on the SARA DA mapping confirms the site is mapped with Category A or B area that is a least concern regional ecosystem.
- There is no essential habitat mapped.
- The site is also mapped with a number of watercourses and wetlands defined under the Vegetation Management Act.



Regulated
Vegetation Map SDA-

- Meadowbank Station is also located in the Einasleigh Uplands bioregion which includes vegetation of open woodland to woodland with trees 15-30 metres high consisting of narrow-leaf ironbark, ironbark, red gum, bloodwood, eucalyptus, mountain coolibah, swamp mahogany and grass layers such as kangaroo grass, giant spear grass, forest bluegrass and black spear grass.

Wetland protection areas - *Environmental Protection Act 1994*

- Meadowbank Station is located in the Burdekin Basin, which is a Great Barrier Reef catchment as shown in **Figure 3** (circled red).
- A search on the SARA DA mapping confirms the site is mapped with wetland protection areas. High impact earthworks within a wetland protection area is matter of interest to the state under the Sustainable Planning Regulation 2009 and requires assessment where applicable.



Wetland protection
area.pdf

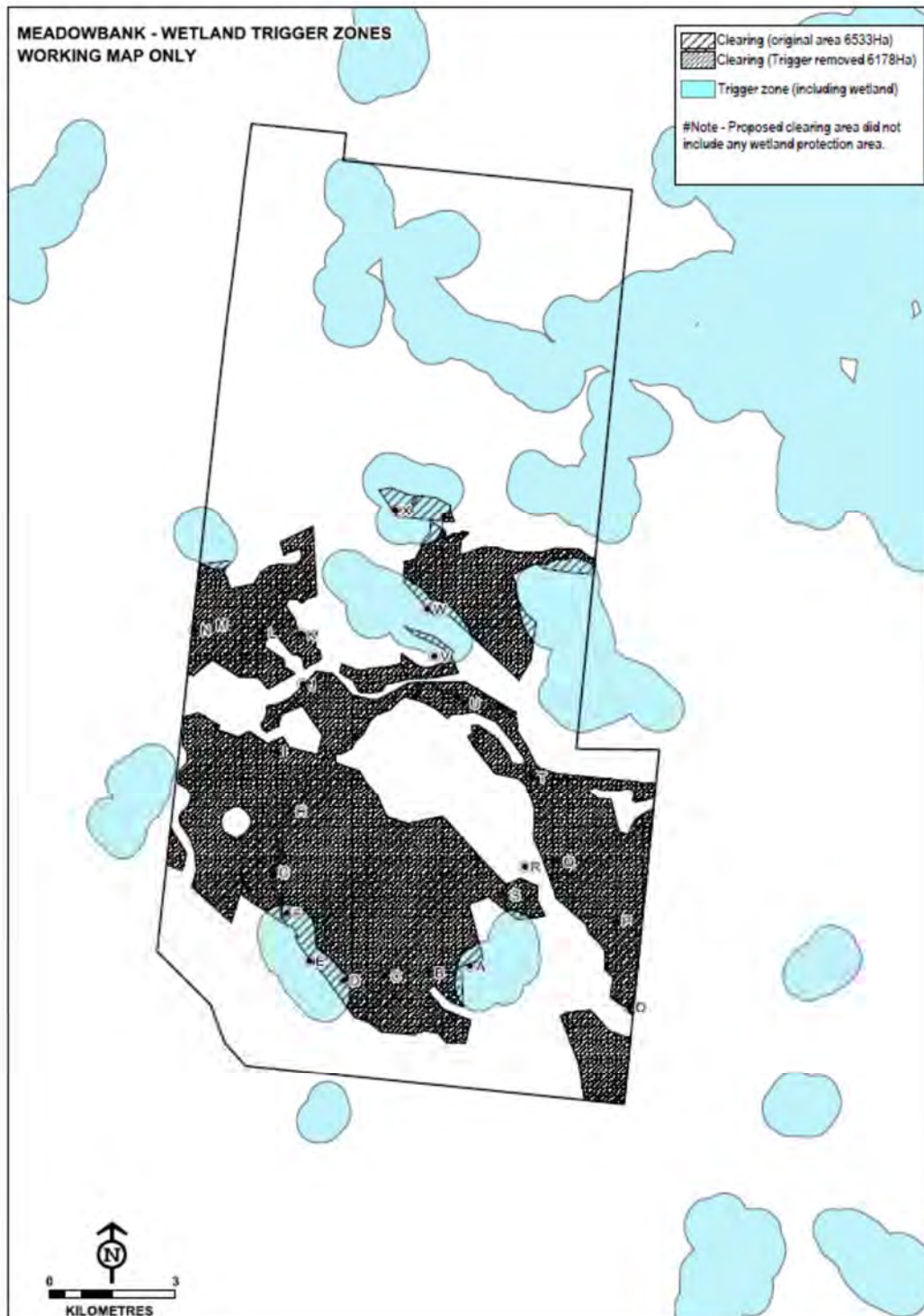
- Prior to lodging the development application, the applicant sought advice from SARA and its technical agency; the Department of Environment and Heritage Protection (DEHP) about avoiding the wetland protection areas (Source ref: D15/59310).
- The original proposed clearing footprint of approximately 6,533 hectares included clearing within the wetland protection trigger area. DEHP provided advice about the trigger and how to avoid clearing within a wetland protection area (Source ref: E15/50558).
- As result of the DEHP's advice, the applicant revised the proposed clearing area footprint to avoid the wetland protection areas. This resulted in a reduced clearing footprint of approximately 6,178 hectares, as shown in **Figure 4** (Source ref: E15/62384).
- The development application material also confirms the proposed clearing avoids the wetland protection areas and does not encroach within the trigger areas.
- Based on the information provided, SARA determined at validation that the development application did not require assessment for operational work that is high impact earthworks in a wetland protection area (Schedule 3, Part 1, Table 4, Item 10).

This is due to the fact that the proposed operational work is not located in a wetland protection area.

Figure 3 – Great Barrier Reef catchments (Source: SPP 4/11 map)



Figure 4 – Clearing footprint removed from wetland protection area (Source: Development application)



4.0 Referral agencies

There are no referral agencies triggered for the development application.

5.0 Assessment by technical agencies

5.1 Schedule 6, Table 3, Item 2 – Clearing vegetation – Department of Natural Resources and Mines (DNRM).

- The applicable code for the assessment of this application for native vegetation clearing is the State Development Assessment Provisions (SDAP), Module 8 (Native vegetation clearing), version 1.5, dated 10 October 2014. More particularly, Table 8.1.3 – General, Performance outcomes 2-3 and Table 8.1.6 - High value agriculture clearing and irrigated high value agriculture clearing, Performance outcomes 1-9 are relevant.
- On 31 March 2015, DNRM provided confirmation that it is satisfied that the proposed operational works for high value agriculture vegetation clearing is a relevant purpose pursuant to section 22A of the *Vegetation Management Act 1999*.
- The clearing footprint of approximately 6,178 hectares is located with Category A or B area that is least concern regional ecosystem.
- On 14 April 2015, DNRM advised SARA that it did not require additional information to assess the development application.
- On 24 April 2015, DNRM provided its technical agency assessment response for the application area of approximately 6,178 hectares.

DNRM further assessment (post further issues response) - 1 530 hectares of HVA

- On 20 July 2016, SARA received the applicant's response to the further issues letter issued on 17 September 2015.
- Due to time constraints, the applicant decided to provide a more detailed assessment of the area shown in **Figure 5**. This area (referenced as the 'priority clearing area' in their response) encompasses an area of approximately 1,623 hectares.
- As shown in **Figure 6**, the priority clearing area has subsequently been reduced to approximately 1,530 hectares to remove areas unable to be cleared, such as rocky topography.
- On 20 July 2016, following receipt of the applicant's response to SARA's further issues letter, SARA requested DNRM undertake a further assessment of the application.
- On 15 September 2016, DNRM provided its technical agency assessment response to SARA.
- DNRM considers the proposed clearing of approximately 1,530 hectares of least concern regional ecosystem has demonstrated partial compliance with the relevant performance outcomes in Module 8 (Native vegetation clearing), SDAP version 1.5.
- DNRM considers that compliance has been demonstrated for the following POs:
 - In **Table 8.1.3: PO2- Clearing on land in particular circumstances and P03 – Clearing on land that is an environmental offset area**.
 - Compliance is achieved as:
 - clearing will not be undertaken within a declared area, exchange

area, Category A vegetation or an area with an enforcement/compliance notice; and

- clearing will not occur on land that contains an existing environmental offset.
- In **Table 8.1.6:**
 - **PO1 – High value and irrigated high value agriculture**
 - DNRM advised on 31 March 2015 that the application met the requirements under s22A of the *Vegetation Management Act 1999* (VMA) for high value agriculture clearing. DNRM made the determination under its now superseded “*Guidelines for land suitability and financial viability requirements for high-value and irrigated high-value agriculture*”.
 - DNRM’s determination made on 31 March 2015 confirms the proposed clearing is deemed to be a relevant purpose under section 22A of the VMA.
 - SARA Case officer is of the view that the section 22A VMA determination made by DNRM on 31 March 2015 is considered sufficient evidence that demonstrates compliance with SDAP version 1.5, Table 8.1.6, Acceptable Outcome 1.1.
 - **PO3 – Watercourses and drainage features**
 - DNRM considers conditions can be imposed to prevent clearing in, or within the relevant distance of, the mapped watercourses / drainage features as stipulated in Table 2 of Module 8 (Native vegetation clearing).
 - **PO2 – Wetlands, PO4 – Connectivity (public safety and relevant infrastructure), PO7 – Conserving remnant endangered regional ecosystems and of concern regional ecosystems, PO8 – Essential habitat and PO9 – Acid sulfate soils.**
 - Compliance is achieved as:
 - clearing will not occur within 100 metres of a natural wetland
 - the intact and continuous nature of the Category B areas on and surrounding the subject lot means that there is a high level of connectivity existing in the landscape; and
 - due to this intact and continuous nature of vegetation in the landscape, the clearing will not:
 - occur in areas of vegetation that are less than 50 hectares;
 - reduce the extent of vegetation to less than 50 hectares;
 - occur in areas of vegetation less than 200 metres wide;
 - occur where the extent of vegetation on the subject lot(s) is reduced to or less than 30 per cent of the total area of the lot(s).

- clearing will not occur within endangered or of concern regional ecosystems
 - clearing will not occur in essential habitat; and
 - clearing will not occur below the 5-metre Australian Height Datum.
- DNRM considers that compliance has **not** been demonstrated for the following POs in Table 8.1.6:
 - **PO5 – Soil erosion**
 - DNRM is not satisfied that the proposed measures outlined in the applicant's Land Suitability Report (2015, page 13) will be able to be implemented to a degree that the clearing will not result in soil erosion, or impact on ecological processes on or adjacent to the subject lot.
 - **PO6 – Salinity**
 - DNRM are of the view that the measures to be implemented by the applicant such as minimal / zero tillage, application of gypsum / lime (depending on pH) and stubble retention does not clearly demonstrate that the proposed clearing will not contribute to salinisation and / or waterlogging on the subject lot especially as the vegetation and rainfall indicate that the risk is high.
 - DNRM are also of the view that it considers the risk of salinisation within the property is low. This is despite the applicant failing to demonstrate the proposed clearing will not contribute to the salinisation of groundwater, surface water or soil in areas outside the development footprint.
- DNRM made no recommendation about refusal, part approval, preliminary approval or conditions to be attached to any development approval (*Sustainable Planning Act 2009* (SPA) section 287).
- DNRM also made no recommendation that plans and specifications be referenced in the SARA decision or that advice should be given.
- Following SARA's request for a plan on 30 September 2016, DNRM provided SARA with a Development Permit Plan (DPP) on 6 October 2016.
- The DPP provides for a further reduced clearing area of **1 470.14** hectares. The reduced clearing area resulted from DNRM recognising that buffers are required to the defining banks of watercourses. The DPP also excluded areas of steep landforms that cannot be cleared.
- On 12 October 2016, DNRM provided an amended DPP to SARA which clearly identifies the approved clearing area (hectares) and stream orders. In addition, a DPP stream order plan overlain on aerial imagery was also provided to SARA by DNRM on 12 October 2016. The aforementioned plans identify the proposed clearing area spatially, in hectares and identify the stream orders (which influence the buffer distances).

6.0 Referral agency requirements

- Not applicable

7.0 DILGP considerations

Sustainable Planning Act 2009 and Sustainable Planning Regulation 2009

- The proposed development, native vegetation clearing to facilitate high value agriculture, is identified as code assessable development under Schedule 3, Part 1, Table 4, Item 1 of the Sustainable Planning Regulation 2009 (SPR).
- High value agriculture clearing is defined under the VMA and means clearing carried out to establish, cultivate and harvest crops, other than clearing for grazing activities or planting forestry.
- SARA is the assessment manager for the development application. The application was deemed to be properly made on 1 April 2015, under section 261 of the *Sustainable Planning Act 2009* (SPA).
- The proposed development does not trigger assessment for operational works within a wetland protection area. The proposed clearing area avoids the wetland protection areas.
- Pursuant to section 263 of SPA, owner's consent was not required for the lodgment of the development application. Regardless, SARA confirmed that the owner of Meadowbank Station is the applicant. Pursuant to section 267 of SPA, an acknowledgment notice was not required as the application is code assessable and there are no referral agencies outside of SARA.
- Meadowbank Station's tenure is a rolling term pastoral lease issued by DNRM. The proposed clearing is consistent with the purpose of the lease.
- The application is for a development permit and does not include a section 242 under the SPA (i.e. preliminary approval that affects the planning scheme).
- The development is not prohibited development pursuant to Schedule 1 of the SPA or in a State planning regulatory provision. A section 22A VMA relevant purpose determination (i.e. that the proposal constitutes a 'relevant purpose') was given by DNRM on 31 March 2015.
- The prescribed SARA fees are confirmed as 'payment successful'.
- Section 255A of SPA provides that the chief executive may have regard, and give weight the chief executive is satisfied is appropriate, to the matters prescribed under a regulation for a code assessable application.
- Section 313 of SPA requires the assessment manager to assess the application against the State Planning Policy, State planning regulatory provisions and any applicable codes, other than concurrence agency codes the assessment manager does not apply, that are identified as a code for IDAS and Regional Plan. SDAP version 1.5 is prescribed by the Sustainable Planning Regulation 2009.
- On 14 April 2015, DNRM provided its original technical agency assessment response. This response relates to the full application area and has not been considered in this assessment.

- On 17 September 2015, SARA issued a further issues letter to the applicant.
- On 20 July 2016, the applicant responded to the further issues letter.
- On 15 September 2016, DNRM provided its final technical agency assessment response. DNRM based its assessment on the further issues response which focuses on a reduced clearing area of 1 530 hectares.
- On 6 October 2016, DNRM provided a DPP that provides for a clearing area of 1 470.14 hectares.
- On 12 October 2016, DNRM provided an amended DPP and a stream order aerial imagery plan. The final clearing area remains the same at 1 4740.14 hectares.

Decision making period

- On 16 April 2015, SARA's decision making period was extended without the applicant's agreement by 20 business days to 29 May 2015. The extension was required to allow for the Native title notification.
- On 28 May 2015, the development application was escalated to SARA Central. A decision was not made by the delegate.
- Sections 330 and 331 of SPA prescribes the deemed decision provisions for particular applications. These provisions apply where the assessment manager does not decide the development application. Notably, these provisions do not apply where an application has been made for vegetation clearing application under the VMA.
- SARA did not seek the applicant's agreement to extend the decision making period.

SARA assessment

- SARA and its technical agencies, DNRM and DEHP, met with the applicant and their consultant on 12 March 2015. The proposed development, development constraints and the process involved in applying for a Section 22A VMA relevant purpose determination were discussed.
- At lodgement, the applicant provided SARA with:
 - IDAS form 1 – Application details.
 - IDAS form 11 – Clearing native vegetation.
 - Planning report – Land suitability report.
 - Financial viability of business plan (relevant to section 22A VMA determination).
 - Soil analysis (lab tests).
 - Mapping of proposed clearing areas – soil suitability and land classification.
 - Mapping of proposed clearing areas excluding the wetland protection areas.
 - Copy of DNRM's s22A VMA determination, dated 31 March 2015.
- The applicant only provided a response against Module 8 (Native vegetation clearing), Table 8.1.6 – High value agriculture clearing or irrigated high value agriculture clearing .in

an attempt to address SDAP version 1.5 (10 October 2014). On 20 July 2016, the applicant provided a response to SARA's further issues letter.

- Assessment in accordance with section 313 of SPA has been undertaken as outlined below.

Native Title Act 1993 (Cwlth)

- On 7 April 2015, SARA Central undertook a native title assessment for this application in accordance with the *Native Title Act 1993* (NTA).
- It was determined that procedural (notification) rights exist under Module 24GB (primary production on non-exclusive agricultural or pastoral leases) of the NTA.
- On 8 April 2015, SARA Central issued three notifications to the respective Native Title Parties inviting comments. The submission period closed on 10 May 2015.
- On the 11 May 2015, the Gugu Badhun Aboriginal Corporation responded with comments relating to:
 - environmental impact assessment
 - cultural heritage
 - compensation under the *Native Title Act 1993* (Cwlth)
- Whilst the submission was received on 11 May 2015 (being outside the cessation of the submission period), SARA Central accepted the submission on the basis it was sent before official business hours on 11 May 2015.
- On 12 May 2015, a summary of the pertinent comments was emailed to the applicant for consideration.
- All comments have been considered as part of the decision making process. Accordingly, a decision can therefore be issued under SPA.
- The SARA case officer recommends general advice about the duty of care requirements under the *Aboriginal Cultural Heritage Act 2003* is included in the decision notice package.

SARA's Further issues

- On 17 September 2015, SARA issued a further issues letter seeking additional information from the applicant to address Module 8 (Native vegetation clearing) of SDAP (MyDAS ref: Proposed High Value Agriculture Clearing - Meadowbank Station - Further issues 17 September 2015).
- On 19 April 2016, SARA issued a reminder letter to the applicant seeking a response to the further issues letter by 19 July 2016 (Source ref: E16/98303).
- On 14 June 2016, SARA facilitated a meeting with the applicant, their consultant and officers from the DNRM to discuss the further issues letter (Source ref: E16/148702).
- On 20 July 2016, SARA received the response to the further issues letter (Source ref: MyDAS ref: Meadowbank Station High Value Agriculture - Response to Further

Issues).

- On 20 July 2016, SARA provided a copy of the response to the further issues to DNRM and requested DNRM provide a technical agency assessment (Source ref: E16/178208).
- On 26 July 2016, shapefiles were provided by the applicant to support the further issues response. (MyDAS ref: Meadowbank shapefiles Lot 537 on SP132224 - further issues response). SARA provided the shape files to DNRM to assist with its technical agency assessment response (Source ref: E16/182079).

Overview of response to the further issues letter

- Due to time constraints, the applicant provided a more detailed assessment of the area shown in **Figure 5**. This area, referenced as the 'priority clearing area' in their response, encompasses an area of approximately 1,623 hectares.
- As shown in **Figure 6**, the clearing area has been reduced to approximately 1,530 hectares to remove areas that unable to be cleared, such as rocky topography.
- The balance application area of approximately 4,555 hectares has not been considered in the applicant's response to the further issues.

Performance outcome 1 – land suitable for agriculture

- Meadowbank Station is located some 10 kilometres south of the southern boundary of the Einasleigh Uplands region. The regional suitability framework from the Einasleigh Uplands has been adopted for the assessment of the priority clearing area.
- The field survey demonstrates that the land within the priority assessment area is suitable for agriculture, with moderate limitations, in particular for growing of forage sorghum.
- The method used for field textures descriptions by the analytical laboratory (Spies report) is inaccurate and cannot be relied upon.
- Forage sorghum is the crop specified for cultivation and will be harvested for hay, green-chop or silage and stored for use as cattle feed during the dry season.
- A higher intensity survey was completed within priority clearing area (seven soil profile descriptions together with a further three observational holes). The survey showed that the landscape is not complex and the soils are homogeneous. Red ferrosols are the only soil units found in that area.
- The red ferrosol rocky areas located in close proximity to the volcanic vents are not suitable for clearing and cultivation and will not be cleared.
- The existing cleared areas are used to grow fodder shrub (leucaena) which provides high value grazing fodder during the wet season. This is integral part of the cattle operation for Meadowbank Station.
- The priority clearing area is required to produce crops that can be cultivated, harvested and stored for use as high value cattle feed during the dry season to maintain cattle and / or top-up cattle to export market specifications.

- Pasture phase will not be used to improve soil suitability.

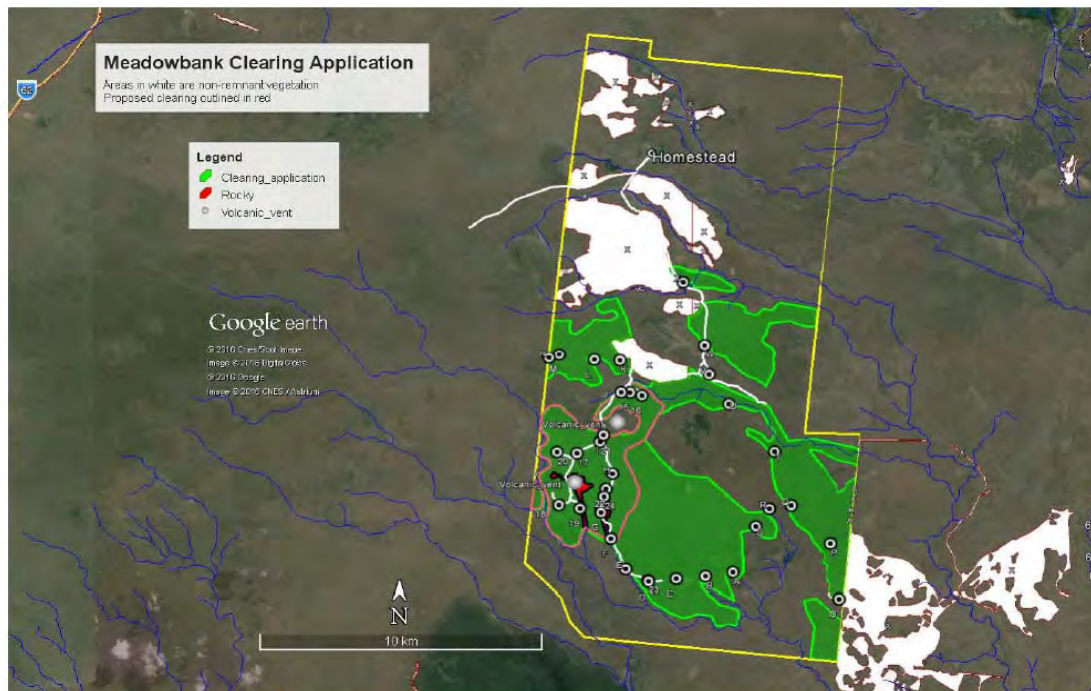
Performance outcome 5 – Soil erosion

- Within the priority clearing area, slopes range from 0 per cent to 1 per cent, with most profile sites from the survey being 0 per cent slope.
- The soils are highly permeable and do not have a K factor.
- The site contains well to moderately well-draining soils.
- Watercourses will not be disturbed with the priority clearing area.

Performance outcome 6 – Salinity

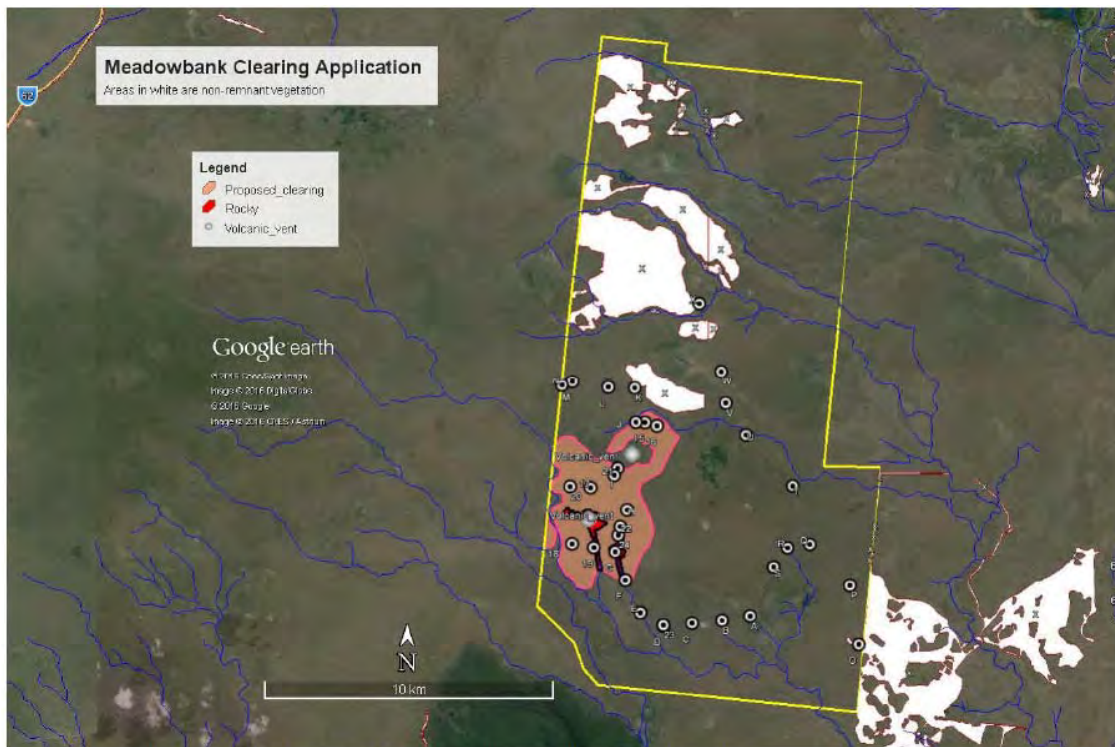
- There is no evidence of salinity in the soils profiles assessed in the original application area and in the priority clearing area.
- Exchangeable sodium percentage is generally less than one per cent in soil profiles assessed for the proposed clearing area of approximately 1,530 hectares
- The priority clearing area detailed in the further issues response has been considered by SARA and its technical agency DNRM, for this assessment.
- Section 5.1 of the report includes DNRM's technical agency assessment considerations with respect to the applicant's further issues response.

Figure 5 – proposed limited clearing area (Source: Response to further issues letter)



Map 1. Map of the proposed clearing areas.

Figure 6 – Priority area (Source: Response to further issues letter)



Map 2. Map of the limited clearing area assessed by Gilbert and Bryde for this report.

7.1. State Development Assessment Provisions (SDAP)

- The applicable code for the assessment of this application is SDAP version 1.5, dated 10 October 2014 (effective 27 October 2014), Module 8 (Native vegetation clearing). The department has considered this version is its assessment.
- Meadowbank Station has a site area of approximately 21,500 hectares. The applicant's final revised clearing area (being approximately 1,530 hectares) represents approximately seven per cent of the total site area.
- SARA has undertaken an independent assessment of SDAP version 1.5 Module 8 (Native vegetation clearing) having regard to the application material, the response to the further issues and DNRM's final technical agency assessment response received on 15 September 2016. This assessment, based on the applicant's final proposed clearing area of approximately 1,530 hectares, is provided at **Attachment 1**.
- The proposal demonstrates partial compliance, subject to conditions, with SDAP version 1.5 Module 8 (Native vegetation clearing), in so far as:
 - The proposal will maintain the current extent of vegetation associated with any natural wetland.
 - The proposal will maintain the current extent of vegetation associated with watercourses.
 - The proposal will not cause the loss of biodiversity.
 - The proposal will maintain ecological processes despite threatening processes

being introduced by the proposal.

- The proposal will not contribute to land degradation.

7.2. State planning policy (SPP)

- The State Planning Policy (SPP), April 2016 interim development assessment provisions, only apply to local government when assessing a development application in its role as assessment manager.
- As the chief executive is the assessment manager for the development application, the chief executive must assess the development, to the extent relevant and within the limits of the jurisdiction against the SPP and to the extent the SPP is not appropriately reflected in the local government's planning scheme.
- Meadowbank Station is located in the Tablelands Regional Council (TRC) local government area.
- TRC adopted its new SPA planning scheme on 1 September 2016. The planning scheme appropriately integrates the SPP.
- A search on the SPP plan making mapping identifies the subject site is mapped as:
 - **Agricultural** – Agricultural land classification – Class A and Class B.
 - **Biodiversity** – Matters of state environmental significance – regulated vegetation; regulated vegetation (intersecting a watercourse) and high ecological significance wetlands.
 - **Water quality** – Climatic regions – stormwater management design objectives.
 - **Natural hazards risk and resilience** – flood hazard area* - Level 1 – Queensland floodplain assessment overlay, Flood hazard area – local government flood mapping area and potential bushfire impact buffer including medium bushfire hazard area.
- The proposal development seeks to promote the state's interest in planning for agriculture.
- The proposal does not impact on high ecological significance wetlands and with the imposition of appropriate conditions, vegetation buffers will be retained along the defining banks of the watercourses with the proposed clearing area.
- Impacts on water quality will be minimised by ensuring a 'soil erosion and sediment plan' is prepared by a suitably qualified person and by retaining the vegetation buffers to the defining banks of the watercourses with the proposed clearing area.
- The proposal seeks to clear native vegetation within a bushfire hazard area. The threat of bushfire risk to the proposal is therefore reduced.

7.3. State planning regulatory provisions

- There are no State planning regulatory provisions that apply to the proposed development.

7.4. Far North Queensland Regional Plan

- The Far North Queensland Regional Plan 2009-2031 includes Meadowbank Station in the Regional Landscape and Rural Production Area (RLRPA) land use category.
- The RLRPA includes lands that have regional landscape, rural production or other non-urban values, and protects these areas from encroachment by inappropriate development, particularly urban or rural residential development.
- Whilst the regional plan states that broadscale clearing of remnant vegetation for agricultural purposes was phased out in 2006 under the VMA, amendments to the VMA that took effect on 2 December 2013 allows for broadscale clearing activities to occur in particular circumstances.
- The proposed development is anticipated to create economic opportunities for Meadowbank Station.
- The proposed development promotes the regional plan in so far as:
 - The proposal is promoting the growth of primary industries (agriculture) – high value agriculture and cattle farming
 - The proposal is occurring on good quality agricultural land.
 - The proposal is promoting economic growth.

7.5. Portable long service levy

- IDAS form 1 provided in the development application confirms that portable long service levy is not applicable to the proposed development.
- The *Building and Construction Industry (Portable Long Service Leave) Act 1991* also confirms that land clearing and site preparation, as a farming activity, is not considered an activity under the building and construction industry.

7.6. Other legislative requirements

Regional Interests Act 2014 (Qld)

- The Regional Planning Interests Act (RIPA) maps four areas of regional interests and determines in particular circumstances where a development application may require assessment under the RIPA.
- The RIPA mapping confirms that Meadowbank Station is not mapped in an area of regional interest. Approval under the RIPA is not required.

Forestry Act 1959 (Qld)

- Pursuant to the Forestry Act, the Department of Agriculture and Fisheries maintains a state interest in commercial forestry species.
- The case officer recommends general advice relating to Forest Product and Salvaging (from the SARA model conditions) is included in its decision notice package.

Nature Conservation Act 1992 (Qld)

- A search on the protected plants trigger map indicates there are no protected plants

under the Nature Conservation Act located within Meadowbank Station (Source ref: E16/180535).

Environment Protection and Biodiversity Conservation Act 1999 (Cwlth)

- If an action that has, will have or is likely to have a significant impact on any of the matters of environmental significance, requires referral to the Department of the Energy and Water Supply (Cwlth). The referral will determine whether or not a proposed action will need formal assessment and approval under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). The onus is on the applicant to carry out the referral.
- The SARA case officer recommends general advice about the *Environment Protection and Biodiversity Conservation Act 1999* is provided in the decision notice package.

7.7. Key Milestones

- 10 March 2015 – applicant attended meeting with SARA, DNRM and the Department of Environment and Heritage Protection.
- 31 March 2015 – applicant received written confirmation determination from DNRM that the proposed development is for a relevant purpose in accordance with Section 22A of the VMA.
- 1 April 2015 – development application considered properly made by SARA.
- 8 April 2015 to 10 May 2015 – notification under the *Native Title Act 1993* (Cwlth) occurred.
- 14 April 2015 – DNRM advised SARA that no information request was required.
- 16 April 2015 – SARA extended the decision making period to 29 May 2015 to facilitate the Native Title notification.
- 26 April 2015 – DNRM provided its technical agency assessment response to SARA.
- 28 May 2015 – the development application was escalated to the former SARA Director for a decision. A decision never made and decision making period was not extended.
- 17 September 2015 – DILGP further issues letter sent to applicant seeking additional information to assessment the development application against SDAP version 1.5 (10 October 2014) Module 8 (Native vegetation clearing).
- 19 April 2016 – DILGP correspondence sent to the applicant seeking a response to further issues letter by 19 July 2016.
- 14 June 2016 – DILGP facilitated a meeting with the applicant, their consultant and officers from DNRM to discuss DILGP's further issues letter.
- 20 July 2016 - applicant provided their response to DILGP's further issues letter.
- 20 July 2016 – DILGP requested a technical agency assessment response from DNRM.
- 26 July 2016 – applicant provided shapefiles for the priority clearing area.
- 26 July 2016 – DILGP provided the shapefiles to DNRM.
- 15 September 2016 - DNRM provided its final DNRM technical agency assessment

response to SARA.

- 6 October 2016 – DNRM provided a Development Permit Plan.
- 12 October 2016 – DNRM provided an amended Development Permit Plan and a Development Permit Plan Aerial imagery plan.

7.8. Condition package and advice package

- The proposed development can be conditioned to comply with SDAP version 1.5 (10 October 2014), Module 8 (Native vegetation clearing).
- DNRM made no recommendation about refusal, part approval, preliminary approval or conditions to be attached to any development approval (*Sustainable Planning Act 2009* (SPA) section 287).
- DNRM also made no recommendation that plans and specifications be referenced in the decision or that advice should be given.
- The SARA case officer recommends conditions to ensure that:
 - clearing will only occur within the areas marked as 'Area A' (A1 and A2) on the Development Permit Plan
 - the proposal only establishes crops that are high value agriculture (Table 8.1.6 PO1)
 - the proposal maintains the current extent of vegetation associated with any natural wetland (Table 8.1.6 PO2)
 - the proposal maintains the current extent of vegetation associated with any watercourse (Table 8.1.6 PO3)
 - the proposal maintains a connectivity area in the landscape (Table 8.1.6 PO4)
 - a Management Plan addressing soil erosion and sediment control and salinity management is prepared to ensure the proposal does not contribute to land degradation (Table 8.1.6 PO5 and PO6)
 - a Rehabilitation Plan is prepared to achieve a level of revegetation occurs upon abandonment of the use (Table 8.1.6 PO5 and PO6)
 - the cleared vegetation is managed appropriately; and
 - a copy of the approval is given to anyone carrying out the activities associated with the permit.
- The recommend conditions to be included in the decision notice package (Source ref: D16/237014) is provided in **Table 4**.
- Further advice to be included in the decision notice package is provided in **Table 5**.

Table 4 – Condition package

No.	Conditions	Condition timing
Development permit for operational work – high value agriculture clearing		
Schedule 6, Table 3, Item 2 – Clearing vegetation — Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i> , the chief executive administering the Act nominates the Director-General of the Department of Natural Resources and Mines to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
1.	<p>a) The clearing of vegetation is limited to the extent identified as Area A (parts A1 and A2) as shown on Development Permit Plan (DPP) SDA-0315-018836, Sheet 1 of 1, dated 12 October 2016 and stamped approved (Map reference 7861,7961 and Derived Reference Points for GPS – 2 pages)</p> <p>b) Notwithstanding (a) above, in accordance with the Watercourse (Stream Order labels) depicted on Development Permit Plan (DPP) SDA-0315-018836, dated 12 October 2016 and stamped approved, the following shall apply:</p> <p style="margin-left: 40px;">I. No clearing shall occur within 25 metres of the defining bank of the on-ground location of any watercourse with a stream order of 1; and</p> <p style="margin-left: 40px;">II. No clearing shall occur within 50 metres of the defining bank on the on-ground location of any watercourse with stream order of 3.</p>	<p>a) At the time of clearing</p> <p>b) At all times</p>
2.	<p>a) The permitted clearing must only occur to establish, cultivate and harvest the following crop:</p> <ul style="list-style-type: none"> • Forage sorghum (hay, green-chop or silage) <p>b) The crop must be sown within six months from the commencement of the clearing, and established prior to commencement of the subsequent wet season.</p>	<p>a) At all times</p> <p>b) Within six months from the commencement of the clearing</p>
3.	<p>a) A Management Plan addressing Soil Erosion and Sediment Control and Salinity Management must be prepared by a suitably qualified professional. The Management Plan must achieve:</p> <ul style="list-style-type: none"> - no worsening of the existing levels of erosive soil loss from the land within or downslope of the subject land; - no degradation of soils or land within or downslope of the subject land; - no worsening of the salinity levels of the soil and 	<p>a) Prior to clearing commencing.</p>

No.	Conditions	Condition timing
	<p>surface or ground water as a result of changes in the hydrology of the subject land; and</p> <ul style="list-style-type: none"> - no increase in the incidence of waterlogging. <p>In particular:</p> <ul style="list-style-type: none"> i. The soil erosion and sediment control component of the Management Plan must be prepared by a Certified Professional in Erosion and Sediment Control (CPESC) and developed in accordance with the International Erosion Control Association's 'Best Practice Erosion and Sediment Control (BPESC)' document; and ii. The salinity management component must meet the highest ratings in the Canegrowers (2013) <i>Smartcane BMP: Irrigation Module</i> and in particular, the following key areas: <ul style="list-style-type: none"> - calculating the amount of water to apply - calculating how often to apply water - seasonal allocation management - run-off and deep drainage - recycle pits (tailwater capture and recycling) - irrigation water quality testing - system management - overhead low pressure - surface drainage system design - erosion management. <p>b) Submit, for information purposes only, a copy of the Management Plan mentioned at part (a) of this condition to:</p> <p style="text-align: center;">Vegetation Management Department of Natural Resources and Mines Address: PO Box 5318 Townsville QLD 4810 Email: northvegetation@dnrm.qld.gov.au</p> <p>c) Carry out and maintain all required erosion and sediment control measures and salinity management measures identified within the Management Plan.</p>	<p>b) Prior to clearing commencing.</p> <p>c) While clearing is occurring and until the cropping is abandoned.</p>
4.	<p>a) A Rehabilitation Plan which has been certified by a suitably qualified person must be developed prior to carrying out the clearing activities.</p> <p>b) The Rehabilitation Plan must be developed to achieve a level of revegetation with a density and range of native tree and shrub species similar to the pre-disturbance regional ecosystem, to avoid land degradation.</p> <p>c) Submit, for information purposes only, a copy of the Rehabilitation Plan to:</p> <p style="text-align: center;">Vegetation Management Department of Natural Resources and Mines Address: PO Box 5318 Townsville QLD 4810 Email: northvegetation@dnrm.qld.gov.au</p> <p>d) The holder of the approval must implement the Rehabilitation</p>	<p>a) Prior to clearing commencing.</p> <p>b) Prior to clearing commencing.</p> <p>c) Prior to clearing commencing.</p> <p>d) Upon abandonment of</p>

No.	Conditions	Condition timing
	Plan, carry out and maintain all required vegetation reinstatement measures within the Rehabilitation Plan.	the use. Note: For the purposes of administering this approval, the use is considered to be abandoned if no cropping has been undertaken for a continuous five year period.
5.	The permit holder is responsible for ensuring that: <ul style="list-style-type: none"> - a full copy of the approval is held by employees or contractors carrying out activities associated with this permit; and - that the extent of clearing authorized by this permit is properly understood by any person(s) engaged or employed to carry out the clearing of the vegetation under this permit. 	Prior to clearing commencing.
6.	Vegetation clearing debris must not be pushed into gullies, watercourses, other drainage lines or waterlogged areas or pushed, raked, or disposed of in any areas outside Area A (A1 and A2) as identified on Development Permit Plan (DPP), SDA-0315-018836, dated 12 October 2016 and stamped approved.	At all times.

Table 5 – General advice

General advice	
1.	Under the <i>Forestry Act 1959</i> , ownership of forest products on specific tenures is the property of the State. The Department of Agriculture and Fisheries, which administers the <i>Forestry Act 1959</i> in relation to the sale of State-owned forest products, may contact permit holders in relation to the salvage harvesting of forest products that may be of interest to the State prior to any approved clearing works being undertaken.
2.	For the purposes of this approval a suitably qualified person means: <i>A person who has professional qualifications, training, skills or experience relevant to the nominated subject matter and can give authoritative assessment, advice and analysis to performance relative to the subject matter using the relevant protocols, standards, methods or literature.</i>
3.	It is the applicant / landowner's responsibility prior to works commencing on site to ensure all relevant approvals are obtained from the applicable local, State, and/or federal authorities. This includes but is not limited to approvals required under the <i>Aboriginal Cultural Heritage Act 2003</i> and <i>Environmental Protection and Biodiversity Conservation Act 1999</i> .

8.0 Recommendation

8.1 It is recommended that DILGP as assessment manager:

- (a) Approve part only of the application (namely 'Area A' (A1 and A2) as identified on Development Permit Plan (DPP), SDA-0315-018836, Sheet 1 of 1, dated 12 October 2016) subject to the conditions as included in the decision notice.
- (b) Provide general advice to the applicant about requirements under the Forestry Act and EBPC Act in the decision notice.
- (c) Include the approved plan and specifications as detailed in the decision notice.

9.0 Endorsement

Case officer	Joanne Manson	Principal Planning Officer	4037 3228
Endorser	Steve Conner	Executive Director	3452 7687
Delegate	Frankie Carroll	Director-General	3452 6767

State development assessment provisions, version 1.5 (10 October 2014)

Module 8 — Native vegetation clearing

8.1 Queensland vegetation management state code

Table 8.1.3: General

Performance outcomes	Acceptable outcomes	Response	Comment
Clearing on land in particular circumstances			
<p>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:</p> <ul style="list-style-type: none"> (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 <i>Sustainable Planning Act 2009</i> issued for a vegetation clearing offence, or (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 <i>Land Act 1994</i> for the notice is the clearing of vegetation on the relevant 	No acceptable outcome is prescribed.	Meets PO2	<p>The proposed development meets the requirements of PO2.</p> <p>There are no Category A areas, notice, exchange areas or offset areas located with the proposed development footprint.</p>

Performance outcomes	Acceptable outcomes	Response	Comment
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.	AO3.1 Clearing is consistent with the offset delivery plan or agreement for the environmental offset area. OR	Not applicable	PO3 is not applicable as the development footprint is not located within an environmental offset area.
	AO3.2 An additional environmental offset is provided that is consistent with the relevant Queensland Environmental Offsets Policy.	Not applicable	PO3 is not applicable as the development footprint is not located within an environmental offset area.

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	AO1.1 The chief executive administering the <i>Vegetation Management Act 1999</i> is satisfied the clearing meets the requirements of the <i>Vegetation Management Act 1999</i> , section 22A, for high value agriculture clearing or irrigated high value agriculture clearing, as evidenced through written confirmation from the chief executive. OR	Meets AO1.1	On 31 March 2015, DNRM issued its Section 22A VMA determination confirming that the proposed development meets the requirements for high value agriculture clearing pursuant to its now superseded " <i>Guidelines for land suitability and financial viability requirements for high-value and irrigated high-value agriculture</i> ".

Performance outcomes	Acceptable outcomes	Response	Comment
<p>land for the clearing</p> <p>(3) a business plan, for activities related to the clearing, demonstrates the viability of the activities</p> <p>(4) where a regulation prescribes restrictions relevant to the clearing, these restrictions are complied with</p> <p>(5) 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.</p>			<p>DNRM's guidelines are not statutory and its assessment is retrospective. DNRM's determination made on 31 March 2015 confirms the proposed clearing is deemed to be a relevant purpose under section 22A of the VMA.</p> <p>SARA is of the view that the section 22A VMA determination made by DNRM on 31 March 2015 is considered sufficient evidence that demonstrates compliance with A01.1.</p>
<p>Editor's note: Section 22DAB(3) provides for a regulation to prescribe restrictions for certain matters related to high value agriculture clearing or irrigated high value agriculture clearing.</p>	<p>AO1.2 Demonstrate that the clearing is for high value agriculture clearing or irrigated high value agriculture clearing.</p> <p>Editor's note: This can be demonstrated through preparing a development plan in accordance with the <i>Guidelines for determining high value and irrigated high value agriculture</i>, Department of Natural Resources and Mines, 2013.</p>		
Wetlands			
<p>PO2 Maintain the current extent of vegetation associated with any natural wetland to protect:</p> <p>(1) water quality by filtering</p>	<p>AO2.1 Clearing does not occur in, or within 100 metres of, any natural wetland. OR</p> <p>AO2.2 Clearing only occurs within 100 metres of any natural wetland where:</p>	<p>Meets AO2.1</p> <p>Not applicable</p>	<p>The proposed clearing delineated in Figure 6 will not occur within 100 metres of a natural wetland.</p> <p>The proposal meets AO2.1.</p>

Performance outcomes	Acceptable outcomes	Response	Comment
sediments, nutrients and other pollutants (2) aquatic habitat (3) terrestrial habitat.	(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 AO2.3 Where it can be demonstrated that clearing cannot be avoided, and the extent of clearing has been 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 the relevant Queensland Environmental Offsets Policy.		
Watercourses			
PO3 Maintain the current extent of vegetation associated with any watercourse 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 (2) within the relevant distance stipulated in Table 2 of the defining bank of any watercourse. OR	Can be conditioned to comply	The State's Vegetation Management Supporting Map (Department of Natural Resources and Mines) identifies watercourses of various stream orders relevant to the subject site. Areas of retained vegetation adjoining watercourses are referred to as 'watercourse buffer zones'. Within the proposed priority clearing area (Figure 6), the map identifies watercourses with stream order 1 and stream order 3. Watercourses are required to be protected in order to minimise the risk of bank instability including bank erosion, to ensure water quality is maintained in Great Barrier Reef catchment area and to protect aquatic and terrestrial habitat. Meadowbank Station is located in the Einasleigh Uplands bioregion which is considered a non-coastal bioregion. The relevant distance stipulated in Table 2

Performance outcomes	Acceptable outcomes	Response	Comment
			<p>Non-coastal bioregions and sub-regions for stream order 1 is 25 metres and for stream order 3 is 50 metres.</p> <p>With respect to water quality, Meadowbank Station is located in the northern boundary of the Burdekin Basin reef catchment.</p> <p>In DNRM's final technical agency assessment response received on 15 September 2016, it noted that the application can be conditioned to ensure the application fulfils the requirements of AO3.1, therefore meeting PO3.</p> <p>DNRM prepared a Development Permit Plan on 6 October 2016. The Development Permit Plan allows for approximately 1,470.14 hectares of high value agriculture clearing. DNRM have mapped the relevant watercourse buffers and clearing that cannot occur on the steep landforms.</p> <p>The proposed development can be conditioned to comply (refer to Section 7.8 condition package).</p>
	<p>AO3.2 Clearing only occurs within any watercourse or within the relevant distance stipulated by Table 2 of the defining bank of any watercourse where:</p> <p>(1) the clearing does not occur within 5 metres of the defining bank, or</p> <p>(2) the widths stipulated by Table 1 is not exceeded.</p> <p>OR</p>	Not applicable	The proposal can be conditioned to meet A03.1.
	<p>AO3.3 Where it can be demonstrated that clearing cannot be avoided, and the extent of clearing has been minimised, an environmental offset is provided for any significant residual impact from clearing of vegetation associated with any watercourse.</p> <p>Editor's note: Applications for development should</p>	Not applicable	The proposal can be conditioned to meet A03.1.

Performance outcomes	Acceptable outcomes	Response	Comment
	identify whether there is likely to be a significant residual impact and a need for an environmental offset having regard to the relevant Queensland Environmental Offsets Policy..		
Connectivity area			
<p>PO4 In consideration of vegetation on the subject lot(s) and in the landscape adjacent to the subject lot(s), vegetation is retained that:</p> <p>(1) is of sufficient size and configured in a way that maintains ecosystem functioning</p> <p>(2) remains in the landscape despite threatening processes.</p>	<p>AO4.1 Clearing occurs in accordance with Table 3.</p>	<p>Meets P04</p>	<p>DNRM confirmed in its final technical agency assessment response (received on 15 September 2016) that the intact and continuous nature of the Category B areas (both on and surrounding the subject lot) means that there is a high level of connectivity existing in the landscape.</p> <p>The proposed clearing area, as delineated in Figure 6, is roughly circular in shape. There are three intrusion areas where clearing will not be permitted due to watercourse buffering and steep landforms.</p> <p>Due to the intact and continuous nature of the vegetation clearing, the clearing will not occur within the areas described in Table 3 for non-coastal bioregions and sub-regions. That is, clearing does not:</p> <ul style="list-style-type: none"> • occur in areas of vegetation that are less than 50 hectares; • reduce the extent of vegetation to less than 50 hectares; • occur in areas of vegetation less than 200 metres wide; • occur where the extent of vegetation on the subject lot(s) is reduced to or less than 30 per cent of the total area of the lot(s). <p>However, DNRM advised that the only exception is where the width of the western and eastern intrusions falls to 80 metres at a minimum, due to the buffering of watercourses and the exclusion of steep landforms.</p>

Performance outcomes	Acceptable outcomes	Response	Comment
			<p>These areas are internal in the development footprint and are surrounded by the proposed clearing. Further, these intrusions are unlikely to impact on connectivity at a landscape level.</p> <p>The vegetation that is retained in the landscape is of sufficient size and configured in a way to maintain connectivity and ecosystem functioning in the landscape, despite threatening processes (such as fires and clearing) introduced by the proposed development. The proposal will not impact on connectivity.</p> <p>In view of the above, it is considered the application meets PO4 despite threatening processes being introduced.</p>
Soil erosion			
<p>PO5 Clearing:</p> <p>(1) does not result in soil erosion stemming from:</p> <p>(a) mass movement, gully erosion, rill erosion, sheet erosion, tunnel erosion, stream bank erosion, wind erosion, or scalding</p> <p>(b) 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</p> <p>(1) maintains ecological processes, within or outside the lot(s) that are the subject of the application.</p>	<p>AO5.1 Clearing is undertaken in accordance with a sediment and erosion control plan which avoids and minimises land degradation.</p>	<p>PO is met with conditions</p>	<p>DNRM considered that s the measures outlined in the Land Suitability Report (2015, page 13) that would be undertaken to avoid and / or minimise soil erosion do not constitute a suitable sediment and erosion control plan.</p> <p>The further issues letter requested that the applicant provide a management plan to mitigate erosion. The further issues response (dated 20 July 2016) states that the soils are well-drained and that the slope is less than 1%. No additional details were provided on how the proposed management activities will be achieved to demonstrate the clearing would not result in soil erosion or land degradation.</p> <p>DNRM are not satisfied that the proposed measures outlined in the Land Suitability Report (2015, page 13) will be able to be implemented to a degree that the</p>

Performance outcomes	Acceptable outcomes	Response	Comment
			clearing will not result in soil erosion, or impact on ecological processes on or adjacent to the subject lot. The proposed development can be conditioned to comply (refer to Section 7.8, condition package).
Salinity			
PO6 Clearing does not contribute to land degradation through: (2) waterlogging, or (3) 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	PO is met with conditions	<p>The Land Suitability Report states measures will be implemented to ensure that land degradation is prevented or reduced such as minimal / zero tillage, application of gypsum / lime (depending on pH), and stubble retention.</p> <p>DNRM considers these measures do not demonstrate that clearing will not contribute to salinisation and / or waterlogging on the subject lot – especially as the vegetation and rainfall indicate that the risk is high.</p> <p>The applicant has confirmed, by way of information provided in the further issues letter response (20 July 2016), that there is no evidence of salinity in the soil profiles assessed in the original application by Spies and in the revised assessment area (1530 ha). Exchangeable sodium percentage was always less than 3% and generally less than 1% in the soil profiles assessed.</p> <p>However, DNRM are of the view that although the risk of salinisation is low, the applicant has also failed to demonstrate that clearing will not contribute to the salinisation of groundwater, surface water or soil in areas outside the development footprint.</p> <p>The proposed development can be conditioned to comply (refer to Section 7.8, condition package).</p>
	AO6.2 Clearing of vegetation is less than:	Not	

Performance outcomes	Acceptable outcomes	Response	Comment
	(1) 2 hectares, or (2) 10 metres wide.	applicable	
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 avoided, and impacts minimised.	AO7.1 Clearing does not occur in: (1) an endangered regional ecosystem, or (2) an of concern regional ecosystem. OR	Not applicable	Clearing will not occur within endangered or of concern regional ecosystems.
	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	Not applicable	Clearing will not occur within endangered or of concern regional ecosystems.
	AO7.3 Where it can be demonstrated that clearing cannot be avoided, and the extent of clearing has been 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 the relevant Queensland Environmental Offsets Policy.	Not applicable	Clearing will not occur within endangered or of concern regional ecosystems.
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	Not applicable	Clearing will not occur in essential habitat.

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	Not applicable	Clearing will not occur in essential habitat.
	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	Not applicable	Clearing will not occur in essential habitat.
	AO8.3 Where it can be demonstrated that clearing cannot be avoided, and the extent of clearing has been 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 the relevant Queensland Environmental Offsets Policy.	Not applicable	Clearing will not occur in essential habitat.
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	Not applicable	Clearing will not occur below the 5-metre Australian Height Datum.
	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 (2) the acid sulfate soils are managed consistent with the <i>State Planning Policy</i> , and with the <i>Soil Management Guidelines in the Queensland Acid Sulfate Soil Technical Manual</i> , Department of Science, Information Technology, Innovation and the Arts, 2014. OR	Not applicable	Clearing will not occur below the 5-metre Australian Height Datum.
	AO9.3 The application is a development application	Not	Clearing will not occur below the 5-metre Australian

Performance outcomes	Acceptable outcomes	Response	Comment
	where a local government is the assessment manager.	applicable	Height Datum.