

Development Assessment Rules

Under the *Planning Act 2016*, section 68(1)

To be prescribed in the Planning Regulation 2017

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Part 1 Application

1. **Properly made development application—Act,s51(5)¹**
 - 1.1. For section 51(5) of the Act, a **development application** is taken to be a **properly made** development application on the day the development application is received by the assessment manager, unless an **action notice** is given.
 - 1.2. The assessment manager must determine, within 10 days starting the day after the assessment manager receives a development application (**confirmation period**), if the development application is a properly made development application.
 - 1.3. The giving of a **confirmation notice** or an action notice by the assessment manager ends the confirmation period on the day the notice is given to the applicant.
2. **Confirmation notice**
 - 2.1. A confirmation notice can only be given for a properly made development application.
 - 2.2. The assessment manager must **give** the applicant a confirmation notice if any of the following apply—
 - (a) the development application requires public notification;
 - (b) the development application requires referral under the Act;
 - (c) as required in accordance with section 3.4 and 3.6.
 - 2.3. The assessment manager may, within the confirmation period, give the applicant a confirmation notice for any development application.
 - 2.4. For sections 2.2(a) and (b), the confirmation notice must be given within the confirmation period.
3. **If a development application is not properly made**
 - 3.1. If the development application is not a properly made development application, the assessment manager must give the applicant an action notice before the end of the confirmation period.
 - 3.2. The applicant must comply with all the actions in the action notice within 20 days starting the after the day the applicant was given the action notice, or a further period agreed between the applicant and the assessment manager.
 - 3.3. If the applicant complies with all of the actions in the action notice in accordance with section 3.2, the development application is a properly made development application on the day the applicant gives the assessment manager notice that the applicant has complied with the action notice.

¹ For change applications under section 82 of the Act, section 51 of the Act is not applicable – section 79 of the Act applies instead.

- 3.4. The assessment manager must give a confirmation notice to the applicant within 5 days after the day the assessment manager receives notice from the applicant that the applicant has complied with the action notice.
 - 3.5. Despite section 3.2, the assessment manager may, after giving an action notice, accept a development application as a properly made development application despite non-compliance with an action notice².
 - 3.6. For section 3.5:
 - (a) the properly made date is taken to be the date the assessment manager accepts the development application in accordance with section 51(5) of the Act; and
 - (b) the assessment manager must give a confirmation notice to this effect before the period stated in section 3.2, including any further period agreed, has ended.
 - 3.7. If the applicant does not comply with an action notice in accordance with section 3.2, and the assessment manager has not accepted the development application under section 3.5, the development application is taken to have not been made.
- 4. End of Part 1**
- 4.1. Part 1 is complete when the following occurs—
 - (a) the assessment manager gives a confirmation notice to the applicant; or
 - (b) if the assessment manager does not give a confirmation notice to the applicant and the development application is a properly made development application, when the confirmation period ends.
 - 4.2. Despite section 4.1, actions taken under section 12.2 and 21.2 are also taken to end Part 1.

² This is only where the assessment manager is satisfied requirements of section 51(5) of the Act have been fulfilled.

Part 2 Referral

5. Referral of a development application

- 5.1. For section 54(1) of the Act, the required period for the applicant to give a copy of the development application to a referral agency is 10 days, or a further period agreed between the applicant and the assessment manager, starting the day after Part 1 has ended.
- 5.2. The applicant must also give a referral agency a copy of the confirmation notice.
- 5.3. The applicant must, within 5 days after the day the applicant gives the development application to each referral agency, give the assessment manager notice of the day the development application was referred.

6. Properly referred application

- 6.1 For section 54(1) of the Act, a development application is taken to be a **properly referred** development application on the day the development application and a copy of the confirmation notice is received by the referral agency, unless an action notice is given.
- 6.2 A referral agency must determine within 5 days after the day the referral agency receives the development application (**referral confirmation period**) if the development application is a properly referred development application.
- 6.3 The giving of a **referral confirmation notice** or an action notice by a referral agency ends the referral confirmation period on the day the notice is given to the applicant.

7. Referral confirmation notice

- 7.1 A referral confirmation notice can only be given for a properly referred development application.
- 7.2 A referral agency may give a referral confirmation notice for any properly referred development application.

8. If a development application is not properly referred

- 8.1 If the development application is not a properly referred development application, the referral agency must, before the end of the referral confirmation period—
 - (a) give the applicant an action notice; and
 - (b) give a copy of the action notice to the assessment manager, at the same time the action notice is given to the applicant.
- 8.2 If the applicant complies with all of the actions in the action notice within 20 days after the day the applicant was given the action notice, or a further period agreed between the applicant and the referral agency—
 - (a) the development application is a properly referred application; and
 - (b) the referral agency must give a referral confirmation notice to the applicant and a copy to the assessment manager within 5 days of the applicant complying with the actions.

- 8.3 If the applicant does not comply with all of the actions in the action notice within 20 days after the day the applicant was given the action notice, or a further period agreed between the applicant and the referral agency—
- (a) the development application is taken to have not been referred; and
 - (b) the referral agency must as soon as practicable give the assessment manager notice that the development application is taken to have not been referred.

9. Referral agency's assessment

- 9.1 The **referral agency assessment period** starts the day after the first of the following occurs—
- (a) the referral confirmation notice has been given; or
 - (b) if no action notice has been given, the referral confirmation period has ended.
- 9.2 The referral agency must give a **referral agency response** to the assessment manager, and a copy to the applicant, within the referral agency assessment period being—
- (a) the number of days prescribed under Schedule 2 or a further period agreed between the applicant and the referral agency;
 - (b) if not prescribed under Schedule 2, 25 days or a further period agreed between the applicant and the referral agency.
- 9.3 The referral agency assessment period includes the number of days taken by the referral agency to make an information request under section 12.3.
- 9.4 The referral agency assessment period does not include any further period agreed under Part 3.

10. End of Part 2

- 10.1. Part 2 is complete when the first of the following occurs—
- (a) all referral agency responses have been received by the assessment manager; or
 - (b) the period for all referral agencies to provide its referral agency response to the assessment manager has ended.

Part 3 Information request

11. When Part 3 does not apply

- 11.1 Part 3 does not apply if—
- (a) the applicant has advised on the approved form that the applicant does not agree to accept an **information request**, or
 - (b) the assessment manager has stated on the confirmation notice that it does not intend to make an information request and there are no concurrence agencies for the development application.
- 11.2 If, at the time of making the development application, the applicant does not agree to accept an information request, an assessing authority need not accept any additional information provided by the applicant during the development assessment process, unless by agreement between an assessing authority and the applicant.
- 11.3 Despite section 11.1(a), Part 3 still applies if the development application—
- (a) is also taken to be an application for an environmental authority; or
 - (b) is also taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994*; or
 - (c) includes a **variation request**, or
 - (d) is for building work assessable against the building assessment provisions.

12. Request for information

- 12.1 Any information request made by the assessment manager must be made to the applicant within 10 days, or a further period agreed between the applicant and the assessment manager, starting the day after Part 1 has ended.
- 12.2 Despite section 12.1, if Part 2 and 4 are not relevant to the development application, the assessment manager may end the confirmation period by making an information request.
- 12.3 Any information request made by a concurrence agency must be made to the applicant and a copy given to the assessment manager within the first 10 days of the referral agency assessment period or a further period agreed between the applicant and the concurrence agency.
- 12.4 An assessing authority may give advice to the applicant about an information request or any other matter, including how the applicant may change the development application³.

13. Applicant's response

- 13.1. The period for the applicant to respond to an information request is three months from the date the information request was made or a further period agreed

³ Any advice must be within the limit of the assessing authority's jurisdiction.

between the applicant and the assessing authority that made the information request.

- 13.2. The applicant may respond by giving the assessing authority that made the information request, within the period stated under section 13.1—
- (a) all of the information requested; or
 - (b) part of the information requested; or
 - (c) a notice that none of the information will be provided.
- 13.3. For any response given in accordance with sections 13.2(b) or (c), the applicant may also advise the assessing authority that it must proceed with its assessment of the development application.
- 13.4. An applicant must provide a copy of any response to an information request made by a concurrence agency to the assessment manager.

14. End of the applicant's response period

- 14.1. The applicant's response period in section 13.1 ends if—
- (a) the applicant has responded under section 13.2(a); or
 - (b) the applicant has responded under sections 13.2(b) or (c) and the applicant has requested the assessing authority proceed with the assessment of the development application.
- 14.2. If an applicant does not respond to the information request in accordance with section 13.2 within the period stated under section 13.1, the assessing authority's assessment continues from the day after the day on which the period under section 13.1 would have otherwise ended.

15. End of Part 3

- 15.1. Part 3 is complete when—
- (a) if no assessing authority makes an information request, the end of any stated period under sections 12.1 and 12.3;
 - (b) if any assessing authority makes an information request, when the first of the following occurs—
 - (i) the applicant has finished responding to all information requests in the way stated under section 14.1; or
 - (ii) all periods for the applicant to respond to all information requests as stated in section 13.1 have ended.

Part 4 Public notification

16. When this part starts

16.1. If there are no concurrence agencies for the development application and Part 3 does not apply because:

- (a) the applicant has advised that it does not wish to receive an information request and it is not an application mentioned in section 11.3; or
- (b) the assessment manager states in the confirmation notice that it does not intend to make an information request;

public notification must start within 20 days of the day after the confirmation notice is given to the applicant.

16.2. If the applicant has advised that it does not wish to receive an information request and it is not an application mentioned in section 11.3 and there are concurrence agencies, public notification must start within 20 days after the day the last referral assessment period for any referral agency has started.

16.3. If sections 16.1 and 16.2 do not apply, public notification must start within 20 days of the day after Part 3 has ended.

17. Public notice requirements

17.1. The applicant, or the assessment manager acting under section 53(10) of the Act, must give public notice by—

- (a) publishing a notice at least once in a newspaper circulating generally in the locality of the premises; and
- (b) placing a notice on the premises that must remain on the premises for the period of time up to and including the **stated day**; and
- (c) giving notice to the **owners** of all lots adjoining the premises.

17.2. Schedule 3 prescribes the way in which public notice must be given.

17.3. All public notice requirements under section 17.1 must be undertaken within the period prescribed under section 16.⁴

17.4. The applicant may give notice to the assessment manager of the intended start date of public notification.

18. Notice of compliance

18.1. If the applicant gives public notice, it must, within 10 days after the last day on which a submission may be made, or a further period agreed between the applicant and the assessment manager, give the assessment manager notice of compliance with the public notice requirements.

⁴ The **public notification period** starts in accordance with section 53(5) of the Act.

19. Submissions

19.1. The assessment manager—

- (a) must accept a submission⁵ if the submission is a **properly made submission**; and
- (b) may accept a submission even if the submission is not a properly made submission.

19.2. Anyone who has made a properly made submission, or a submission the assessment manager has accepted, may by notice—

- (a) amend the submission before the stated day by which submissions must be received (or stated day in a subsequent public notice where re-notification has occurred); or
- (b) withdraw the submission at any time before the development application is decided.

19.3. Where submissions have been accepted under section 19.1 for the development application, the assessment manager has up to 10 days, or a further period agreed between the applicant and the assessment manager, to consider the submissions starting—

- (a) where the applicant has undertaken public notification, the day after the day the assessment manager receives notice of compliance under section 18.1; or
- (b) otherwise, the day after the stated day.

20. End of Part 4

20.1. Part 4 is complete when—

- (a) if submissions are received—
 - (i) the day the period to consider submissions under section 19.3 has ended; or
 - (ii) before the period has ended under section 19.3, the day the assessment manager decides to end the period.
- (b) if no submissions are received—
 - (i) the day after the assessment manager receives a notice of compliance from the applicant; or
 - (ii) the stated day on the public notice if public notice is given by the assessment manager.

⁵ Submissions must be made in writing.

Part 5 Decision

21. When this part starts

- 21.1. The assessment manager cannot decide the development application until Parts 1, 2, 3 and 4, as relevant to the development application, have ended.
- 21.2. Despite section 21.1, if Parts 2, 3 and 4 are not relevant to the development application, the assessment manager may end the confirmation period by giving a **decision notice**.
- 21.3. If Part 2 and Part 4 are not relevant to the development application and the assessment manager does not make an information request under Part 3, the period stated under section 22 starts the day after Part 1 ended.

22. Decision period - generally

- 22.1. The assessment manager must assess and decide a development application and give a decision notice in accordance with section 63 of the Act⁶, within 35 days (**decision period**), or a further period agreed between the assessment manager and the applicant, from the end of the last relevant part in accordance with section 21.
- 22.2. Despite section 22.1, for giving a decision notice under section 63(1)(e) of the Act—
 - (a) if the development application is approved, the assessment manager must give a copy of the decision notice to each principal submitter within 5 days after the earliest of the following happens—
 - (i) the applicant gives the assessment manager a written notice stating that the applicant does not intend to make change representations in accordance with section 75 of the Act;
 - (ii) the applicant gives the assessment manager notice of the applicant's appeal;
 - (iii) the applicant's appeal period ends.
 - (b) if the development application is refused, the assessment manager must give a copy of the decision notice to each principal submitter at the same time as the decision notice is given to the applicant.
- 22.3. The assessment manager's decision period includes the number of days taken by the assessment manager to make an information request under section 12.1.⁷
- 22.4. The assessment manager's decision period does not include any further period agreed under Part 3.
- 22.5. If there is a concurrence agency for the development application, the development application must not be decided before 10 days, starting after the

⁶ For a change application under section 82 of the Act, section 63 of the Act is not applicable – section 83 of the Act applies instead.

⁷ For example, if an assessment manager makes an information request to the applicant on the sixth day of the information request period, then the assessment manager's decision period is 35 days less six days, which is 29 days.

last concurrence agency response is received, unless the applicant gives notice to the assessment manager that it does not intend to make **representations** about the concurrence agency response under section 30.

- 22.6. Despite section 22.1, a further agreed period between the applicant and assessment manager does not apply if the assessment manager has been given a direction under section 95(1)(c) of the Act to decide the development application or section 105(7) of the Act applies in relation to the application.

23. Decision period - changed circumstances

- 23.1. If the assessment manager receives notice from a concurrence agency under section 28.4, the assessment manager must not decide the development application until—
- (a) the assessment manager receives a copy of the amended referral agency response; or
 - (b) the end of 10 days, including any further period agreed, after the day of the notice under section 28.4.
- 23.2. Despite section 22, the decision period starts again from its beginning⁸—
- (a) if a concurrence agency gives a concurrence agency response or an amended concurrence agency response under section 28, the day after the assessment manager receives the response or the amended response;
 - (b) if notice under section 29.2 is given during the decision stage, the day after Part 2, as it relates to the missed referral agency, ends.
- 23.3. Where section 36 is relevant to the development application and the assessment manager takes the action—
- (a) before Part 5 starts, Part 5 does not start until the day after the action is completed;
 - (b) after Part 5 has started, the decision period stops the day after the action is taken and starts again the day after the action is completed.

24. End of Part 5

- 24.1. Part 5 is complete when the assessment manager gives a decision notice to those required to receive it under section 63(1) of the Act.⁹

⁸ In this instance, the period prescribed, less any time taken by the assessment manager to make an information request.

⁹ Note that in certain instances a development application may be subject to deemed approval, as set out under section 64(1) of the Act.

Part 6 Changes to a development application and referral agency responses

25. Giving notice of a changed development application

25.1. If an applicant gives a notice to the assessment manager under section 52(1) of the Act to change a development application before it is decided, the assessment manager must—

- (a) give a copy of the notice to each referral agency for the original development application, and any other referral agency required to be referred the development application as a result of the change; and
- (b) advise each referral agency¹⁰ of the effect of the change on the development assessment process.

26. Effect of a change that is about a matter raised in a submission, information request or further advice

26.1. For a change that is not a minor change¹¹, the development assessment process does not stop if the assessment manager is satisfied the change—

- (a) only deals with a matter raised in a properly made submission for the development application; or
- (b) is in response to a request for further information for the development application; or
- (c) is in response to further advice provided by an assessing authority about the development application.

26.2. Where Part 4 applies to the ***changed development application***—

- (a) if Part 4 had started or ended for the original development application when the change was made, Part 4 must be restarted or repeated unless either or both of the following apply:
 - (i) the assessment manager is satisfied the change would not be likely to attract a submission objecting to the thing comprising the change, if public notification were to apply to the change;
 - (ii) the assessment manager is not satisfied the change only addresses a matter raised in a properly made submission; and
- (b) if Part 4 did not apply to the original development application—
 - (i) the assessment manager must give the applicant a confirmation notice within 10 days after the day the assessment manager received notice of the change and Part 4 must be undertaken for the

¹⁰ Including each referral agency for the original development application, and any other referral agency required to be referred the development application as a result of the change.

¹¹ Under section 52(3) of the Act, if the change is a minor change, then the change does not affect the development assessment process.

changed development application as if the confirmation notice was given in accordance with section 16.1(b); and

- (ii) the assessment manager cannot decide the development application until Part 4 has ended.

- 26.3. If a change to a development application causes additional referral requirements, the development application including the change must be referred to the relevant referral agency for the additional referral requirements under Part 2.
- 26.4. Despite section 11.1, any concurrence agency referred the development application as a result of this section may make an information request.
- 26.5. The assessment manager cannot decide the development application until Part 2 has ended for any referral requirements for a changed development application.

27. Effect of other changes

- 27.1. For a change that is not a minor change, the development assessment process stops on the day notice of a change is received by the assessment manager, and starts again at the beginning of the assessment manager's confirmation period, if the assessment manager is satisfied the change is not a change under section 26.1.
- 27.2. Despite section 11.1, if a change under this section is made, any assessing authority may make an information request.
- 27.3. If public notification applied to the original development application and the change under section 27.1 was made during Part 4 or after Part 4 had ended then Part 4 must be repeated, unless the assessment manager is satisfied the change would not be likely to attract a submission objecting to the thing comprising the change, if public notification were to apply to the change.

28. Concurrence agency changes its response or gives a late response

- 28.1. Despite Part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the development application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the development application is decided if—
 - (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
 - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
 - (c) the applicant has given written agreement to the change to the referral agency response¹².

¹² In the instance an applicant has made representations to the referral agency under section 30, and the referral agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

- 28.3. A concurrence agency may give a late referral agency response before the development application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
- (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
 - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

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Part 7 Miscellaneous

29. Missed referral agency

- 29.1. This section applies if an applicant has not referred a development application to a referral agency for all referral requirements (a **missed referral agency**) in the time provided to refer the development application.¹³
- 29.2. A party to the development application may, by notice given to each other party to the development application, advise the parties that the applicant has not referred the development application in accordance with section 54(1) of the Act.
- 29.3. Despite section 31.1(a), where notice has been given under section 29.2, a development application does not lapse as a result of a missed referral agency.¹⁴
- 29.4. The applicant must refer the development application in accordance with section 5.1, as if 'the day after Part 1 has ended' is 'after the day the applicant gave or received notice about a missed referral agency'.
- 29.5. Part 2 and Part 3 apply to the missed referral agency once action is taken under section 29.4.
- 29.6. Despite section 11.1, if a missed referral agency is a concurrence agency, it may make an information request.
- 29.7. If a notice about a missed referral agency is given before Part 5 starts, then Part 5 cannot start before Part 2 has ended in relation to the missed referral agency.¹⁵
- 29.8. If Part 4 applies to the development application, the giving of a notice under this section has no effect on any actions already undertaken under Part 4.

30. Representations about a referral agency response

- 30.1. An applicant may make representations to a concurrence agency at any time before the development application is decided, about changing a matter in the referral agency response.¹⁶

31. Lapsing of a development application

- 31.1. A development application lapses if the applicant does not carry out the following actions in the prescribed time or a further agreed period—
- (a) give the referral agency material to each referral agency that is party to the development application and advise the assessment manager when the referral agency material was given¹⁷; or

¹³ As provided for under section 5.

¹⁴ As set out in section 31.4, this section has no effect where a missed referral notice has already been given about the missed referral agency.

¹⁵ Section 23.2 describes the effect on the decision period if Part 5 had already commenced before notice about the missed referral had been given.

¹⁶ An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a referral agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.

- (b) undertake the actions to publicly notify a development application requiring public notification, and give a notice of compliance to the assessment manager.
- 31.2. Despite section 31.1 the applicant may revive the development application within 20 days of the development application lapsing by—
- (a) undertaking the actions under section 31.1; and
 - (b) giving notice to the assessment manager advising that the relevant actions under section 31.1 have been undertaken.
- 31.3. If the applicant does not undertake the required actions under section 31.2 within the prescribed period, the development application ends¹⁷.
- 31.4. If the applicant has not taken the action required under section 29.4 in the prescribed period and the period under section 31.2 has expired, section 29.3 has no effect.
- 32. Stopping a current period**
- 32.1. The applicant may stop a **current period** in the development assessment process unless the development application has lapsed or is required by an **enforcement notice** or in response to a **show cause notice**.
- 32.2. To stop an assessing authority's current period, the applicant must give notice to—
- (a) the assessment manager, to stop the assessment manager's current period, at any time after a development application is properly made and before the development application is decided; or
 - (b) a concurrence agency, to stop a concurrence agency's current period, at any time after a development application is properly referred and before the concurrence agency has given a referral agency response.
- 32.3. Where the applicant gives a notice under section 32 to a concurrence agency, a copy must also be given to the assessment manager.
- 32.4. To stop an applicant's current period, the development application must—
- (a) have been accepted as a properly made development application;
 - (b) not be in the **public notification period**; and
 - (c) the applicant must give notice about stopping a current period to the assessment manager and any referral agency that has not given its referral response.

¹⁷ This includes referral as required under section 5, section 27 and section 29.

¹⁸ For this section, the development assessment process does not proceed.

- 32.5. The current period—
- (a) is stopped for the period stated in the notice starting the day after the notice is received by the assessment manager or concurrence agency; and
 - (b) the balance restarts the day after—
 - (i) the period stated in the notice ends; or
 - (ii) the assessment manager or concurrence agency receives notice that the notice has been withdrawn by the applicant.
- 32.6. A notice given under sections 32.2 and 32.4 may be—
- (a) withdrawn at any time; and
 - (b) given as many times as required for a cumulative period of up to 130 days.
- 33. Notices about further periods agreed**
- 33.1. Any agreement for a further period under these Rules must be made before the end of the relevant period by notice between the parties and must identify the section of these Rules to which the agreement relates and a copy must be given to any other party to the development application.
- 34. Third party advice about a development application**
- 34.1. An assessing authority for a development application may, within the limits of its jurisdiction, ask any third party for advice about the development application (***third party advice***) at any point in the development assessment process before a decision is made.
- 35. Further advice about a development application**
- 35.1. An assessing authority for a development application may, at any time before the development application is decided, give further advice about a development application (***further advice***) to the applicant.
- 35.2. Further advice may include advice about how the applicant may change their development application¹⁹.
- 36. Effect of the Native Title Act (Cwlth)**
- 36.1. Taking action under the *Native Title Act 1993* (Cwlth), Part 2, Division 3 has the following effect on processes set out under these Rules or Chapter 3 of the Act—
- (a) for a development application under these Rules, the assessment manager can only decide a development application once any action taken under Part 2, Division 3 of the *Native Title Act 1993* (Cwlth) has been completed;
 - (b) for a change request under section 78 of the Act, a ***responsible entity*** can only decide an application once action taken under Part 2, Division 3 of the *Native Title Act 1993* (Cwlth) has been completed;

¹⁹ Any advice must be within the limit of the assessing authority's jurisdiction.

- (c) for a development application subject to Chapter 3, Part 6, Division 3 of the Act, the Minister can only decide an application once action under Part 2, Division 3 of the *Native Title Act 1993* (Cwlth) has been completed.

37. Giving reasons for decision

- 37.1. For giving a notice of decision under section 63(4) or 83(7) of the Act, the assessment manager must publish the notice within 5 days after—
 - (a) if the development application is approved, the earliest of the following happens—
 - (i) the applicant gives the assessment manager a written notice stating that the applicant does not intend to make change representations in accordance with section 75 of the Act;
 - (ii) the applicant gives the assessment manager notice of the applicant's appeal;
 - (iii) the applicant's appeal period ends.
 - (b) if the development application is refused, giving the decision notice to the applicant.
- 37.2. For giving a notice of decision under section 56(6) of the Act, the referral agency must publish the notice within 5 days after receiving a copy of the decision notice from the assessment manager.

Schedule 1 – Substantially different development

1. An assessment manager or responsible entity may determine that the change is a minor change²⁰ to a development application or development approval, where – amongst other criteria – a minor change is a change that would not result in “substantially different development”.
2. An assessment manager or responsible entity must determine if the proposed change would result in substantially different development for a change—
 - (a) made to a proposed development application the subject of a response given under section 57(3) of the Act and a properly made application;
 - (b) made to a development application in accordance with Part 6;
 - (c) made to a development approval after the appeal period.²¹
3. The assessment manager or referral agency must consider the following matters when deciding whether a change to a development application or development approval would result in substantially different development, being whether the change would—
 - (a) involve a new use; or
 - (b) result in the development application applying to a new parcel of land; or
 - (c) dramatically change the built form in terms of scale, bulk and appearance; or
 - (d) change the ability of the proposed development to operate as intended²²; or
 - (e) remove a component that is integral to the operation of the development; or
 - (f) significantly impact on traffic flow and the transport network, such as increasing traffic to the site; or
 - (g) introduce new impacts or increase the severity of known impacts; or
 - (h) remove an incentive or offset component that would have balanced a negative impact of the development; or
 - (i) impact on infrastructure provisions.

²⁰ For a definition of minor change, see Schedule 2 of the Act.

²¹ For changing development approvals, see Chapter 3, Part 5, Division 2, Subdivision 2 of the Act.

²² For example, reducing the size of a retail complex may reduce the capacity of the complex to service the intended catchment.

Schedule 2 – Referral agency’s assessment period

Referral agency	Referral agency’s assessment period
(1) The local government, as the concurrence agency for— <ul style="list-style-type: none"> <li data-bbox="277 555 911 656">(a) building work to demolish or remove any building or structure or rebuild, after removal, any building or structure; or <li data-bbox="277 689 911 857">(b) building assessment work, as defined in the <i>Building Act 1975</i>, section 7, for a single detached class 1(a)(i) building, class 1(a)(ii) building comprising not more than 2 attached dwellings or a class 10 building; or <li data-bbox="277 891 746 925">(c) other building assessment work. 	10 days 10 days 15 days
(2) Queensland Fire and Emergency Service	15 days

Schedule 3 – Public notice requirements

1. The applicant or assessment manager must comply with the public notice requirements in this Schedule when giving public notice in accordance with Part 4 of the Rules.
2. For development applications, Part 1 (including Table 1, Form template 1A and 1B) provides the requirements and information that must be included on all notices, as well as the font style and sizing.
3. For change applications, Part 2 (including Table 2, Form template 2A and 2B) provides the requirements and information that must be included on all notices, as well as the font style and sizing.

Requirements for placing public notice on the land

4. The notice must be—
 - (a) placed on, or within a reasonable distance of, the road frontage for the land, ensuring that it is visible from the road; and
 - (b) mounted at least 300mm above ground level; and
 - (c) made of weatherproof material; and
 - (d) at least A0 size.
5. If the land has more than one road frontage, a notice must be placed on each publicly accessible road frontage for the land.
6. The applicant must maintain the notice from the day it is placed on the land until the end of the notification period.
7. In this section—

road frontage, for land, means—

 - (a) the boundary between the land and any road adjoining the land; or
 - (b) if the only access to the land is across other land – the boundary between the other land and any road adjoining the other land at the point of access.

Requirements for placing a public notice in the newspaper

8. The notice must be published at least once in a newspaper circulating generally in the locality of the land.
9. The advertisement may vary in size depending on the information and medium being used.

Requirements giving notice to owners of all lots adjoining the premises

10. The notice must be given to the owners of all land adjoining the land that is the subject of the application.
11. In this section—

Owner, for land adjoining the land the subject of the application, means—

- (a) if the adjoining land is subject to the *Integrated Resort Development Act 1987* or the *Sanctuary Cove Resort Act 1985*—the primary thoroughfare body corporate; or
 - (b) if the adjoining land is subject to the *Mixed Use Development Act 1993*—the community body corporate; or
 - (c) subject to paragraphs (a) and (b), if the adjoining land is subject to the *Building Units and Group Titles Act 1980*—the body corporate; or
 - (d) if the adjoining land is, under the *Body Corporate and Community Management Act 1997*, scheme land for a community titles scheme—
 - (i) the body corporate for the scheme; or
 - (ii) if the adjoining land is scheme land for more than 1 community titles scheme—the body corporate for the community titles scheme that is a principal scheme; or
 - (e) if there is a time share scheme, as defined under the *Local Government Act 2009*, for a structure on the adjoining land—the person notified to the local government concerned as the person responsible for the administration of the scheme as between the participants in the scheme; or
 - (f) if the adjoining land is land being bought from the State for an estate in fee simple under the *Land Act 1994*—the buyer; or
 - (g) if the adjoining land is land granted in trust or reserved and set apart and placed under the control of trustees under the *Land Act 1994*—the trustees of the land; or
 - (h) if paragraphs (a) to (g) do not apply—the person for the time being entitled to receive the rent for the land or who would be entitled to receive the rent if the land were let to a tenant at a rent.
12. In this section, roads, land below high-water mark and the beds and banks of rivers are taken not to be adjoining land.

Part 1 – Public notice requirements for development applications

Table 1 – Information that must be included on all public notices for development applications

Section	Information to be included	Notice on the land	Notice in the newspaper and adjoining land owners
1	'Proposed development' and 'Have your say' headings.	<ul style="list-style-type: none"> 'Proposed development' heading—lettering must be at least 75 millimetres in height (approximately 270 point Arial font). 'Have your say' subheading—lettering must be at least 40 millimetres in height (approximately 147 point Arial font). 	<ul style="list-style-type: none"> 'Proposed development' and 'Have your say' headings—lettering must be a minimum of two millimetres in height text.
2	The proposed use(s) of the land as defined in the planning scheme (if a new or changed use is proposed) or the proposed development, including an indication of the scale or density of the development (e.g. number of lots, gross floor area).	<ul style="list-style-type: none"> 'What's proposed' heading—lettering must be at least 30 millimetres in height and bold text (approximately 108 point Arial bold font). Free text—lettering must be at least 40 millimetres in height and bold text (approximately 147 point Arial bold font). 	<ul style="list-style-type: none"> 'What's proposed' headings—lettering must be at least one millimetre in height and bold text. 'What's proposed' response text—lettering must be at least one millimetre in height and bold text.
3	The street address of the site that the application relates to, including the real property description (i.e. lot on plan). Types of approval sought (i.e. preliminary approval, development permit or both). The application reference number	<ul style="list-style-type: none"> 'Where', 'On', 'Approval sought', and 'Application ref' headings—lettering must be at least 25 millimetres in height and bold text (approximately 83 point Arial bold font). Free text—lettering must be at least 25 millimetres in height (approximately 83 point Arial font). 	<ul style="list-style-type: none"> 'Where', 'On', 'Approval sought' and 'Application ref' headings—lettering must be at least one millimetre in height and bold text. 'Where', 'On', 'Approval sought', and 'Application ref' response text—lettering must be at least one millimetre in

Section	Information to be included	Notice on the land	Notice in the newspaper and adjoining land owners
	assigned by the assessment manager to the application (this can be found on the confirmation notice).		height.
4	The start and end dates of the public notification period.	<ul style="list-style-type: none"> • ‘Your submission is welcome on this application from’ heading—lettering must be at least 25 millimetres in height (approximately 83 point Arial font). • Date fields—lettering must be at least 38 millimetres in height and bold text (approximately 140 point Arial bold font). 	<ul style="list-style-type: none"> • ‘Your submission is welcome on this application from’ heading—lettering must be at least one millimetres in height and bold text. • Comment period response text—lettering must be at least two millimetres in height and bold text.
5	Who a submission may be made to (i.e. name of the assessment manager, postal address, email, telephone, web address details). Reference to the public notification requirements under the <i>Planning Act 2016</i> .	<ul style="list-style-type: none"> • ‘Submissions to’ heading—lettering must be at least 25 millimetres in height and bold text (approximately 83 point Arial bold font). • Mail and telephone symbols and ‘Web’ heading—must be at least 25 millimetres in height (approximately 83 point Arial font). • Assessment manager name, including contact details—lettering must be at least 25 millimetres in height (approximately 83 point Arial font). • ‘Public notification requirement...etc.’ text—lettering must be 	<ul style="list-style-type: none"> • ‘Submissions must be made to:’ heading—lettering must be at least one millimetre in height and bold text. • Assessment manager name including contact details—lettering must be at least one millimetre in height. • ‘Public notification requirement...etc.’ text—lettering must be at least one millimetre in height and bold text. • Form number and version—lettering must be at least one millimetre in height and bold text.

Section	Information to be included	Notice on the land	Notice in the newspaper and adjoining land owners
		<p>at least 14 millimetres in height (approximately 53 point Arial font).</p> <ul style="list-style-type: none"> Form number and version—lettering must be at least 14 millimetres in height (approximately 53 point Arial font). 	
6	<p>An indicative development plan showing relevant details of the proposal (e.g. the location of the proposal and a plan of subdivision or site layout plan and elevations, etc.). This diagram is intended to give the public a general indication of what is being proposed.</p> <p>Where a copy of the application can be viewed or obtained.</p> <p>QR code may be used but is not mandatory. QR codes can be generated for free online at: www.qr-code-generator.com</p>	<ul style="list-style-type: none"> Development plan image size—minimum size must be 240 millimetres in height by 240 millimetres in width and must be 300 DPI at 100 per cent. ‘Copies of the application...etc.’—lettering must be at least 15 millimetres in height (approximately 54 point Arial font). Assessment manager’s name or PD Online link text—lettering must be at least 15 millimetres in height (approximately 54 point Arial font). ‘QR code’ size—minimum size must be 80 millimetres in height by 80 millimetres in width and must be 100 DPI at 100 per cent. 	<ul style="list-style-type: none"> Development plan image is not required. ‘Copies of the application...etc.’ text—lettering must be at least one millimetre in height. QR code is not required.

Form template 1A – for notice on the land for development applications

<h1>Proposed development</h1> <h2>Have your say</h2>	
<p>What's proposed: [insert the proposed development, including an indication of the scale and density]</p>	
<p>Where: [insert street address of subject land] On: [insert real property description] Approval sought: [insert the type of approval sought (e.g. development permit)] Application ref: [insert development application reference]</p>	<p>[Insert an indicative development plan here]</p>
<p>Your submission is welcome on this application from: [insert comment period]</p>	<p>A copy of the application can be obtained from [insert council], online at: [insert link to council's PD online] or by scanning the QR Code.</p> 
<p>Submissions to: [insert AM] ☎ [insert AM contact number] ✉ [insert AM email] [insert AM postal address] / Web: [insert AM webpage]</p>	<p>Public notification requirements are in accordance with the <i>Planning Act 2016 Form X Version X</i></p>

Form template 1B – for notice in the newspaper and to adjoining land owners

Proposed development
Have your say

What's proposed: [insert description of the proposed development]

Where: [insert street address of subject land]
On: [insert real property description]
Approval sought: [insert the type of approval sought]
Application ref: [insert development application reference]

Your submission is welcome on this application from:
[insert comment period]

Submissions must be made to:
 [insert assessment manger(AM)]
 [insert AM postal address]
 Email: [insert AM email]
 [insert AM contact number]
 [insert AM webpage]

A copy of the application can be obtained from [insert council name].

Public notification requirements are in accordance with the *Planning Act 2016 Form X version X*

Part 2 – Public notice requirements for change applications

Table 2 – Information that must be included on all public notices for change applications made under section 82 of the Act.

Section	Information to be included	Notice on the land – Change to approval	Notice in the newspaper and adjoining land owners
1	'Proposed change to approval' and 'Have your say' headings.	<ul style="list-style-type: none"> 'Proposed change to approval' heading—lettering must be at least 67 millimetres in height (approximately 243 point Arial font). 'Have your say' subheading—lettering must be at least 40 millimetres in height (approximately 147 point Arial font). 	<ul style="list-style-type: none"> 'Proposed change to approval' and 'Have your say' headings—lettering must be a minimum of two millimetres in height text.
2	The change proposed to the existing development approval (e.g. additional level to a unit complex, or additional lot added to a development).	<ul style="list-style-type: none"> 'Change proposed' heading—lettering must be at least 30 millimetres in height and bold text (approximately 108 point Arial bold font). Free text—lettering must be at least 40 millimetres in height and bold text (approximately 147 point Arial bold font). 	<ul style="list-style-type: none"> 'Change proposed' headings—lettering must be at least one millimetre in height and bold text. 'Change proposed' response text—lettering must be at least one millimetre in height and bold text.
3	The street address of the site that the application relates to, including the real property description (i.e. lot on plan). Existing approval over the land that is being changed. Include the existing approval reference number. The change	<ul style="list-style-type: none"> 'Where', 'On', 'Existing approval', and 'Change application ref' headings—lettering must be at least 25 millimetres in height and bold text (approximately 83 point Arial bold font). Free text—lettering must be at least 25 millimetres in height (approximately 83 point Arial font). 	<ul style="list-style-type: none"> 'Where', 'On', 'Existing approval' and 'Change application ref' headings—lettering must be at least one millimetre in height and bold text. 'Where', 'On', 'Existing approval', and 'Change application ref' response text—lettering must be at least one millimetre in

Section	Information to be included	Notice on the land – Change to approval	Notice in the newspaper and adjoining land owners
	application reference number assigned by the assessment manager to the application (this can be found on the confirmation notice).	<i>Note: please ensure the existing approval response includes the existing approval application number.</i>	height.
4	The start and end dates of the public notification period.	<ul style="list-style-type: none"> • Your submission is welcome on this application from’ heading—lettering must be at least 25 millimetres in height (approximately 83 point Arial font). • Date fields—lettering must be at least 38 millimetres in height and bold text (approximately 140 point Arial bold font). 	<ul style="list-style-type: none"> • ‘Your submission is welcome on this application from’ heading—lettering must be at least one millimetre in height and bold text. • Comment period response text—lettering must be at least two millimetres in height and bold text.
5	Who a submission may be made to (i.e. name of the assessment manager, postal address, email, telephone, web address details). Reference to the public notification requirements under the <i>Planning Act 2016</i> .	<ul style="list-style-type: none"> • ‘Submissions to’ heading—lettering must be at least 25 millimetres in height and bold text (approximately 83 point Arial bold font). • Mail and telephone symbols and ‘Web’ heading—must be at least 25 millimetres in height (approximately 83 point Arial font). • Assessment manager name, including contact details—lettering must be at least 25 millimetres in height (approximately 83 point Arial font). • ‘Public notification requirement...etc.’ 	<ul style="list-style-type: none"> • ‘Submissions must be made to:’ heading—lettering must be at least one millimetre in height and bold text. • Assessment manager name including contact details—lettering must be at least one millimetre in height. • ‘Public notification requirement...etc.’ text—lettering must be at least one millimetre in height and bold text. • Form number and version—lettering must be at least one millimetre in height and bold text.

Section	Information to be included	Notice on the land – Change to approval	Notice in the newspaper and adjoining land owners
		<p>text—lettering must be at least 14 millimetres in height (approximately 53 point Arial font).</p> <ul style="list-style-type: none"> Form number and version—lettering must be at least 14 millimetres in height (approximately 53 point Arial font). 	
6	<p>An indicative development plan showing relevant details of the proposal (e.g. the location of the proposal and a plan of subdivision or site layout plan and elevations, etc.). This diagram is intended to give the public a general indication of what is being proposed.</p> <p>Where a copy of the application can be viewed or obtained.</p> <p>QR code may be used but is not mandatory. QR codes can be generated for free online at: www.qr-code-generator.com</p>		<ul style="list-style-type: none"> Development plan image is not required. ‘Copies of the application...etc.’ text—lettering must be at least one millimetre in height. QR code is not required.

Form template 2A – for notice on the land for development applications

<h1>Proposed change to approval</h1> <h2>Have your say</h2>	
<p>Change proposed: [insert change proposed to the existing development approval]</p>	
<p>Where: [insert street address of subject land] On: [insert real property description] Existing approval: [insert existing approval that is being changed, including the application reference] Change application ref: [insert change development application reference]</p>	<p>[Insert an indicative development plan here]</p>
<p>Your submission is welcome on this application from: [insert comment period]</p>	<p>A copy of the application can be obtained from [insert council], online at: [insert link to council's PD Online] or by scanning the QR Code.</p> 
<p>Submissions to: [insert AM] ☎ [insert AM contact number] ✉ [insert AM email] [insert AM postal address] / Web: [insert AM webpage]</p>	<p>Public notification requirements are in accordance with the <i>Planning Act 2016</i> <i>Form X Version X</i></p>

Form template 2B – for notice in the newspaper and to adjoining land owners

Proposed change to approval
Have your say

Change proposed: [insert change proposed to the existing development approval]

Where: [insert street address of subject land]
On: [insert real property description]
Existing approval: [insert existing approval that is being changed, including application reference]
Application ref: [insert changed development application reference]

Your submission is welcome on this application from:
[insert comment period]

Submissions must be made to:
 [insert assessment manger (AM)]
 [insert AM postal address]
 Email: [insert AM email]
 [insert AM contact number]
 [insert AM webpage]

A copy of the application can be obtained from [insert council name].

Public notification requirements are in accordance with the *Planning Act 2016*
Form X version X

Schedule 4 – Standard conditions for a deemed approval

1. These standard conditions apply to a development application that is deemed to be approved under section 64 of the Act and for which the assessment manager does not give a decision notice to the applicant under section 64(8)(c).
2. Terms used in the standard conditions have the meaning given in the Act or the Planning Regulation 2017 unless specified in Table 18 of this schedule.

Standard conditions for deemed approvals – material change of use

3. The standard conditions in Table 1 apply to a deemed approval for a material change of use (or any part of the approval that is for a material change of use).

Table 1: Standard conditions for deemed approvals – for material change of use		
No.	Condition	Timing
Approved use		
1.	The Development Approval is for a material change of use in accordance with the description in Form 1 – Application Details lodged with the development application, unless otherwise varied by the following conditions.	At all times
Approved plans and documents		
2.	Carry out the development in accordance with the plans and documents as lodged with the development application, unless otherwise varied by the following conditions. Where multiple revisions of the same plan has been submitted, the latest of these revisions is taken to be the approved plan/s.	At all times
3.	A legible copy of the approved plans and documents and this Development Approval must be available on the subject land and available for inspection at all times during construction and earthworks.	For the duration of the works the subject of this approval
Staged development		
4.	Where staging of the development is proposed, the development is to occur in accordance with the sequence of staging indicated in the approved plans and documents.	At all times
General development		
5.	All works must be designed, constructed and maintained in accordance with the local categorising instrument. <i>Information note: This includes but is not limited to lot size, building height, density, setbacks, landscaping, overlooking, fencing, screening, noise, hours of operation, waste storage, shadowing, air quality, visual amenity etc.</i>	At all times
6.	The removal of vegetation on site must be done so in accordance with the approved plans and documents as lodged with the development application and in accordance with any local categorising instrument. To the extent that any inconsistencies apply, the local categorising instrument prevails.	At all times

Table 1: Standard conditions for deemed approvals – for material change of use		
No.	Condition	Timing
Works during construction		
7.	Undertake drainage, erosion and sediment control measures in accordance with the local categorising instrument, or where no local categorising instrument exists, in accordance with <i>Part E Interim Development Assessment Requirements, State Planning Policy – Water Quality requirements</i> .	During construction and to be maintained at all times
8.	The cost of all works associated with the development and construction of the development including services, facilities and/or public utility alterations required are met at no cost to the relevant Local Government or relevant utility provider.	At all times
9.	Repair any damage to the existing infrastructure (e.g. kerb and channel, footpath or roadway) that may have occurred during any works carried out in association with the development. Information note: Any repair work which proposes to alter the alignment or level of existing services and assets must be referred to the relevant service authority for approval. Information note: This includes but is not limited to the removal of concrete slurry from footpaths, roads, kerbs, channels, stormwater grills and drain lines. Existing traffic signs and pavement markings that have been removed or damaged during any works carried out in association with the development will need to be reinstated.	Prior to the commencement of use
Stormwater and drainage		
10.	Provide a stormwater drainage system to service the development that connects to a lawful point of discharge. The system must be in accordance with the local categorising instrument, or where no local categorising instrument exists, in accordance with the <i>Queensland Urban Drainage Manual (or Part E Interim Development Assessment Requirements, State Planning Policy – Water Quality)</i> .	Prior to the commencement of use and to be maintained at all times
11.	No ponding, damming, increase in velocity, concentration or redirection of stormwater is to occur on adjoining land as a result of the development.	At all times
Flooding		
12.	Construct the development to ensure that all habitable floor levels are located at a specified level above the defined flood event (DFE) or the defined flood level (DFL) as in the Building Code or the local categorising instrument, whichever is the higher. Where no local categorising instrument exists, the development must be constructed in accordance with <i>Part E Interim Development Assessment Requirements, State Planning Policy – Natural hazards, risk and resilience</i> .	At all times
Car parking/traffic		
13.	All car parking areas, vehicular manoeuvring areas, access driveways, driveway crossovers, service vehicle provisions and on-site parking spaces must be provided in accordance with the local categorising instrument, or where no local categorising instrument exists, in accordance with <i>Australian Standard - AS1428 Design for access and mobility</i> and <i>AS 2890 Parking Facilities</i> .	Prior to the commencement of use
Fencing		
14.	Where a non-residential use will adjoin a residential use, an acoustic mitigation measure is to be provided for the full length of this shared	Prior to the commencement

Table 1: Standard conditions for deemed approvals – for material change of use		
No.	Condition	Timing
	boundary. The acoustic mitigation measure must be certified by a suitably qualified person.	of use and to be maintained at all times
Lighting		
15.	External lighting is to be designed and installed in accordance with the local categorising instrument, or where no local categorising instrument exists, in accordance with <i>Australian Standard - AS 4282-1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to the commencement of use and to be maintained at all times
Electricity and telecommunication services		
16.	Each individual tenancy or dwelling unit must be connected to the relevant electricity and telecommunication service.	Prior to the commencement of use and to be maintained at all times
Refuse storage and collection		
17.	Provide an area for the storage and collection of refuse in accordance with any local categorising instrument, or where no local categorising instrument exists, in accordance with the <i>Environmental Protection (Waste Management) Policy 2000</i> .	Prior to the commencement of use and to be maintained at all times
Landscaping		
18.	Undertake landscaping works on site in accordance with the approved plans and documents at no cost to the Local Government, and in accordance with the local categorising instrument. To the extent an inconsistency prevails, the local categorising instrument prevails.	Prior to the commencement of use and to be maintained at all times
Infrastructure		
19.	The applicant must submit to the relevant Local Government Registered Professional Engineer of Queensland (RPEQ) design certification(s) demonstrating that the development is capable of being connected to all required infrastructure either: (a) As specified in the plans and documents as lodged with the development application; or (b) In accordance with the local categorising instrument where the development application does not include details about the provision of infrastructure. Information note: This must include both trunk and non-trunk infrastructure.	In conjunction with an application for operational works.
20.	The applicant must provide the necessary infrastructure to support the development and connect to the network in accordance with the condition above.	Prior to the commencement of use / prior to the assessment manager signing the relevant subdivision plan.
21.	The applicant must dedicate the land accommodating the infrastructure e.g. park land or road reserve either: (a) As specified in the plans and documents as lodged with the development application; or (b) In accordance with the local categorising instrument where the development application does not include details about the provision	Prior to the commencement of use

Table 1: Standard conditions for deemed approvals – for material change of use		
No.	Condition	Timing
	of infrastructure.	
22.	For water and sewerage in a Distributer Retailer area: (a) Obtain a water approval for the provision of water supply to the development in accordance with the relevant distributor retailer's design and construction methods; and (b) Construct water supply services in accordance with the water approval and obtain a connection certificate from the relevant distributor retailer.	Prior to the commencement of use
Referral agency conditions		
23.	Development must be carried out in accordance with any referral agency conditions. To the extent any inconsistencies apply, the referral agency conditions prevail.	At all times
Advice notes		
a)	Approval is required for carrying out operational works, building works and plumbing and drainage works made assessable under the Act, prior to the construction of any structures associated with this development.	
b)	Hours of construction and construction noise must be in accordance with any relevant local laws and/or the Environmental Protection (Noise) Policy 2008. To the extent there is an inconsistency, whichever is higher prevails.	
c)	Hours of operation must be in accordance with the <i>Trading (Allowable Hours) Act 1990</i> .	
d)	The <i>Workplace Health and Safety Act 1995</i> and <i>Australian Standard - AS 1742 Manual of Uniform Traffic Control Devices</i> must be complied with in carrying out any construction works, and to ensure safe traffic control and safe public access in respect of works being constructed on a road.	
e)	Pursuant to the <i>Environmental Protection Act 1994</i> , all development involving the emission of noise and dust from building and/or construction activities, must ensure that the emissions are in accordance the Environmental Protection (Noise) Policy 2008 and the Environmental Protection (Air) Policy 2008.	
f)	This approval takes effect in accordance with the provisions of section 64 of the Act.	
g)	This approval will lapse in accordance with the provisions of section 85 of the Act.	
h)	Infrastructure charges are levied by way of an infrastructure charges notice, under section 118 of the Act.	
i)	The site must be kept in a clean and tidy state.	

Standard conditions for deemed approvals – reconfiguration of a lot

4. The standard conditions in Table 2 apply to a deemed approval for reconfiguring a lot (or any part of the approval that is for reconfiguring a lot).

Table 2: Standard conditions for deemed approvals – reconfiguration of a lot		
No.	Condition	Timing
Approved use		
1.	The Development Approval is for a Reconfiguration of a Lot in accordance with the description in Form 1 – Application Details lodged with the development application, unless otherwise varied by the following conditions.	At all times

Table 2: Standard conditions for deemed approvals – reconfiguration of a lot		
No.	Condition	Timing
Approved plans and documents		
2.	Carry out the development in accordance with the plans and documents as lodged with the development application, unless otherwise varied by the following conditions. Where multiple revisions of the same plan has been submitted, the latest of these revisions is taken to be the approved plan/s.	At all times
3.	A legible copy of the Approved Plans and Approved Documents and this Development Approval must be available on the subject land and available for inspection at all times during construction and earthworks.	For the duration of the works the subject of this approval
Staged development		
4.	Where staging of the development is proposed, the development is to occur in accordance with the sequence of staging indicated in the approved plans and documents.	At all times
General development		
5.	Unless otherwise varied by these conditions, all works must be designed, constructed and maintained in accordance with the local categorising instrument. Information note: This includes but is not limited to lot size, density, setbacks etc.	At all times
6.	The removal of vegetation on site must be done so in accordance with the approved plans and documents as lodged with the development application and in accordance with any local categorising instrument. To the extent that any inconsistencies apply, the local categorising instrument prevails.	At all times
Works during construction		
7.	Undertake drainage, erosion and sediment control measures in accordance with the local categorising instrument, or where no local categorising instrument exists, in accordance with <i>Part E Interim Development Assessment Requirements, State Planning Policy – Water Quality requirements</i> .	During construction and to be maintained
8.	The cost of all works associated with the development and construction of the development including services, facilities and/or public utility alterations required are met at no cost to the relevant Local Government or relevant Utility provider.	At all times
9.	Repair any damage to the existing infrastructure (e.g. kerb and channel, footpath or roadway) that may have occurred during any works carried out in association with the development. Information note: Any repair work which proposes to alter the alignment or level of existing services and assets must be referred to the relevant service authority for approval. Information note: This includes but is not limited to the removal of concrete slurry from footpaths, roads, kerbs, channels, stormwater grills and drain lines. Existing traffic signs and pavement markings that have been removed or damaged during any works carried out in association with the development will need to be reinstated.	Prior to submitting the Plan of Subdivision to the Local Government for approval
Stormwater and drainage		
10.	Provide a stormwater drainage system to service the development that connects to a lawful point of discharge. The system must be in	Prior to submitting the Plan of

Table 2: Standard conditions for deemed approvals – reconfiguration of a lot		
No.	Condition	Timing
	accordance with the local categorising instrument, or where no local categorising instrument exists, in accordance with the <i>Queensland Urban Drainage Manual (or Part E Interim Development Assessment Requirements, State Planning Policy – Water Quality)</i> .	Subdivision to the Local Government for approval
11.	No ponding, damming, increase in velocity, concentration or redirection of stormwater is to occur on adjoining land.	At all times
Electricity and telecommunication services		
12.	Each individual lot must be connected to the relevant electricity and telecommunication service.	Prior to submitting the Plan of Subdivision to the Local Government for approval
Streets		
13.	Provide street lighting to any new local public streets created and all road frontage(s) to the development in accordance with the local categorising instrument, or where no local categorising instrument exists, in accordance with <i>Australian Standard - AS/NZS 1158 Road Lighting</i> .	Prior to submitting the Plan of Subdivision to the Local Government for approval
14.	Design and construct footpaths and street trees that access a local road to the full frontage in accordance with the local categorising instrument.	Prior to submitting the Plan of Subdivision to the Local Government for approval
New Street Address		
15.	Submit for the approval of the relevant Local Government a request for street addresses for each proposed lot.	Prior to submitting the Plan of Subdivision to the Local Government for approval
Roads and driveways		
16.	All local roads, road connections, access driveways, service vehicle provisions and all other relevant associated matters must be designed and constructed in accordance with the local categorising instrument.	Prior to submitting the Plan of Subdivision to the Local Government for approval
Survey		
17.	All lots are to be connected to Permanent Survey Marks in accordance with the local categorising instrument.	Prior to submitting the Plan of Subdivision to the Local Government for approval
Infrastructure		
18.	The applicant must submit to the relevant Local Government RPEQ design certification(s) demonstrating that the development is capable of	In conjunction with an

Table 2: Standard conditions for deemed approvals – reconfiguration of a lot		
No.	Condition	Timing
	being connected to all required infrastructure either: (a) As specified in the plans and documents as lodged with the development application; or (b) In accordance with the local categorising instrument where the development application does not include details about the provision of infrastructure. Information note: This must include both trunk and non-trunk infrastructure.	application for operational works.
19.	The applicant must provide the necessary infrastructure to support the development and connect to the network in accordance with the condition above.	Prior to the commencement of use / prior to the assessment manager signing the relevant subdivision plan.
20.	The applicant must dedicate the land accommodating the infrastructure e.g. park land or road reserve either: (a) As specified in the plans and documents as lodged with the development application; or (b) In accordance with the local categorising instrument where the development application does not include details about the provision of infrastructure.	Prior to the commencement of use
21.	For water and sewerage in a Distributer Retailer area: (a) Obtain a water approval for the provision of water supply to the development in accordance with the relevant distributor retailer's design and construction methods; and (b) Construct water supply services in accordance with the water approval and obtain a connection certificate from the relevant distributor retailer.	Prior to the commencement of use
Referral agency conditions		
22.	Development must be carried out in accordance with any referral agency conditions. To the extent any inconsistencies apply, the referral agency conditions prevail.	At all times
Advice Notes		
a)	Approval is required for carrying out operational works, building works and plumbing and drainage works made assessable under the Act.	
b)	Hours of construction and construction noise must be in accordance with any relevant local laws and/or the <i>Environmental Protection (Noise) Policy 2008</i> . To the extent there is an inconsistency, whichever is higher prevails.	
c)	Pursuant to the <i>Environmental Protection Act 1994</i> , all development involving the emission of noise and dust from building and/or construction activities, must ensure that the emissions are in accordance with the requirements of the <i>Environmental Protection (Noise) Policy 2008</i> and the <i>Environmental Protection (Air) Policy 2008</i> .	
d)	This approval takes effect in accordance with the provisions of section 64 of the Act.	
e)	This approval will lapse in accordance with the provisions of section 85 of the Act.	
f)	Infrastructure charges are levied by way of an infrastructure charges notice, under section 118 of the Act.	
g)	Any access or services easements created as part of this approval must be lodged with the Land Registry Office for registration in accordance with the <i>Land Title Act 1994</i> .	

Standard conditions for deemed approvals – operational works

5. The standard conditions in Table 3 apply to a deemed approval for operational works (or any part of the approval that is for operational works).

Table 3: Standard conditions for deemed approvals – operational works		
No.	Condition	Timing
Approved use		
1.	The Development Approval is for Operational Works in accordance with the description in Form 1 – Application Details lodged with the development application, unless otherwise varied by the following conditions.	At all times
Approved plans and documents		
2.	Carry out the development in accordance with the plans and documents as lodged with the development application, unless otherwise varied by the following conditions. Where multiple revisions of the same plan has been submitted, the latest of these revisions is taken to be the approved plan/s.	At all times
3.	A legible copy of the Approved Plans and Approved Documents and this Development Approval must be available on the subject land and available for inspection at all times during construction and earthworks.	For the duration of the works the subject of this approval
General development		
4.	Unless otherwise varied by these conditions, all works must be designed, constructed and maintained in accordance with the local categorising instrument.	At all times
5.	A suitably qualified Registered Professional Engineer of Queensland (RPEQ) must be engaged for on-site supervision of all engineering works. The RPEQ must provide written certification and two (2) copies of as constructed drawings to the relevant Local Government to demonstrate that all works have been completed in accordance with the approved plans and documents or as amended in red and or with the local categorising instrument.	At all times and prior to the acceptance of works on maintenance
6.	A pre-start meeting, attended by Local Government officers, the RPEQ and the Contractor, must be arranged by the Contractor and held at a time and place mutually convenient to all attendees to discuss the relevant construction issues and program. Works subject to this Development Approval must not commence or be carried out prior to a pre-start meeting being held.	Prior to the commencement of works
7.	Where involving contributed assets, maintain these contributed assets for a minimum period of 12 months from the date the works are accepted on maintenance by the Local Government. The works will be accepted off maintenance only where the works have been suitably maintained to any manufacturer's specifications and Local Government standards and are fit for purpose.	During the on maintenance period
Works during construction		
8.	Undertake drainage, erosion and sediment control measures in accordance with the local categorising instrument, or where no local categorising instrument exists, in accordance with <i>Part E Interim Development Assessment Requirements, State Planning Policy – Water Quality requirements</i> .	During construction and to be maintained
9.	The cost of all works associated with the development and construction of the development including services, facilities and/or public utility alterations required are met at no cost to the relevant Local Government.	At all times
10.	Repair any damage to the existing infrastructure (e.g. kerb and channel, footpath or roadway) that may have occurred during any works carried out in association with the development. Information note: Any repair work which proposes to alter the	Prior to the acceptance of works off maintenance

Table 3: Standard conditions for deemed approvals – operational works		
No.	Condition	Timing
	<p><i>alignment or level of existing services and assets must be referred to the relevant service authority for approval.</i></p> <p>Information note: <i>This includes but is not limited to the removal of concrete slurry from footpaths, roads, kerbs, channels, stormwater grills and drain lines. Existing traffic signs and pavement markings that have been removed or damaged during any works carried out in association with the development will need to be reinstated.</i></p>	
Filling and excavation		
11.	Filling and/or excavation works on site are to be in accordance with the local categorising instrument.	At all times
Earthworks		
12.	Earthworks are to be carried out in accordance with the local categorising instrument.	At all times
Retaining walls		
13.	Design and construct all retaining walls in accordance with the local categorising instrument.	At all times
Inspections		
14.	<p>Arrange with the relevant Local Government for the following inspections to be carried out at the following stages:</p> <ul style="list-style-type: none"> On maintenance – on completion of all works to assets being transferred into public ownership as required by this approval and its conditions and prior to the commencement of the 12 months maintenance period. Off maintenance – at the end of the 12 months maintenance period. 	As identified in the condition
Referral agency conditions		
15.	Development must be carried out in accordance with any referral agency conditions. To the extent any inconsistencies apply, the referral agency conditions prevail.	At all times
Advice Notes		
a)	Approval is required for carrying out building works and plumbing and drainage made assessable under the Act.	
b)	Hours of construction and construction noise must be in accordance with any relevant local laws and/or the Environmental Protection (Noise) Policy 2008. To the extent there is an inconsistency, whichever is higher prevails.	
c)	The <i>Work Health and Safety Act 2011</i> and <i>Australian Standard - AS 1742 Manual of Uniform Traffic Control Devices</i> must be complied with in carrying out any construction works, and to ensure safe traffic control and safe public access in respect of works being constructed on a road.	
d)	Pursuant to the <i>Environmental Protection Act 1994</i> , all development involving the emission of noise and dust from building and/or construction activities, must ensure that the emissions are in accordance with the requirements of the Environmental Protection (Noise) Policy 2008 and the Environmental Protection (Air) Policy 2008.	
e)	In approving plans and specifications for this project, the Local Government has carried out an audit check of information submitted by the engineering firm. Accordingly, the Local Government has placed reliance on the certificate of design signed by the RPEQ that the Approved Plans and specifications are correct and in accordance with required engineering standards. The RPEQ bears full responsibility for all aspects of the engineering design. Local Government reserves the right to require further amendments and/or additions at a later stage, should design errors become apparent.	
f)	This approval takes effect in accordance with the provisions of section 64 of the Act.	
g)	This approval will lapse in accordance with the provisions of section 85 of the Act.	

Table 3: Standard conditions for deemed approvals – operational works		
No.	Condition	Timing
h)	Infrastructure charges are levied by way of an infrastructure charges notice, under section 118 of the Act.	

Standard conditions for deemed approvals – for building work where the building assessment provisions are not an assessment benchmark

6. The standard conditions in Table 4 apply to a deemed approval for building work where the building assessment provisions are not an assessment benchmark (or any part of the approval that is for building work not assessable against the building assessment provisions).

Table 4: Standard conditions for deemed approvals – for building work where the building assessment provisions are not an assessment benchmark		
No.	Condition	Timing
Approved plans		
1.	The development approval is for Building Work in accordance with the description in <i>Form 1 – Application Details</i> lodged with the development application, unless otherwise varied by the following conditions.	At all times.
Approved plans and documents		
2.	Carry out and maintain the development generally in accordance with the plans and documents as lodged with the development application, unless otherwise varied by the following conditions. Where multiple revisions of the same plan has been submitted, the latest of these revisions is taken to be the approved plan/s.	At all times.
3.	A legible copy of the Approved Plans and Approved Documents and this Development Approval must be available on the subject land and available for inspection.	For the duration of the works the subject of this approval.
General development		
4.	Unless otherwise varied by these conditions, all works must be designed, constructed and maintained in accordance with the local categorising instrument. Where the local categorising instrument does not have any provisions relevant to the works the subject of this approval, the Building Code applies.	At all times.
Works during construction		
5.	Undertake drainage, erosion and sediment control measures in accordance with the local categorising instrument. Where the local categorising instrument does not have any provisions relevant to the works the subject of this approval, works are to be undertaken in accordance with <i>Part E Interim Development Assessment Requirements, State Planning Policy – Water Quality requirements</i> .	During construction and to be maintained at all times.
6.	The cost of all works associated with the development and construction of the development including services, facilities and/or public utility alterations required are met at no cost to the relevant Local Government.	At all times.
7.	Repair any damage to the existing infrastructure (e.g. kerb and channel, footpath or roadway) that may have occurred during any works carried out in association with the development. Information note: Any repair work which proposes to alter the alignment or level of existing services and assets must be referred	Prior to the issue of a Certificate of Classification for the building or

Table 4: Standard conditions for deemed approvals – for building work where the building assessment provisions are not an assessment benchmark

No.	Condition	Timing
	<p>to the relevant service authority for approval.</p> <p>Information note: This includes but is not limited to the removal of concrete slurry from footpaths, roads, kerbs, channels, stormwater grills and drain lines. Existing traffic signs and pavement markings that have been removed or damaged during any works carried out in association with the development will need to be reinstated.</p>	the commencement of the use, whichever is the earlier.
Referral agency conditions		
8.	Development must be carried out in accordance with any referral agency conditions. To the extent any inconsistencies apply, the referral agency conditions prevail.	At all times.
Advice Notes		
a)	Approval is required for carrying out operational works and plumbing and drainage made assessable under the Act.	
b)	Hours of construction and construction noise must be in accordance with any relevant local laws and/or the Environmental Protection (Noise) Policy 2008. To the extent there is an inconsistency, the more restrictive requirement prevails.	
c)	The <i>Work Health and Safety Act 2011</i> and <i>Australian Standard - AS 1742 Manual of Uniform Traffic Control Devices</i> must be complied with in carrying out any construction works, and to ensure safe traffic control and safe public access in respect of works being constructed on a road.	
d)	Pursuant to the <i>Environmental Protection Act 1994</i> , all development must ensure that the emissions or run-off is in accordance with the requirements of the <i>Environmental Protection (Noise) Policy 2008</i> , <i>Environmental Protection (Air) Policy 2008</i> and the <i>Environmental Protection (Water) Policy 2009</i> .	
e)	This approval takes effect in accordance with the provisions of Section 64 of the Act.	
f)	This approval will lapse in accordance with the provisions of Section 85 of the Act.	
g)	Infrastructure charges may be levied by way of an infrastructure charges notice, under Section 118 of the Act.	

Standard conditions for deemed approvals – material change of use on strategic port land

7. The standard conditions in Table 5 apply to a deemed approval for a material change of use on strategic port land (or any part of the approval that is for a material change of use on strategic port land), if the port authority is the assessment manager for the development application.

Table 5: Standard conditions for deemed approvals – for material change of use on strategic port land

No.	Condition	Timing
Approved plans		
1.	Carry out the development in accordance with the plans as lodged with the application or, if there are any subsequent plans submitted to the assessment manager during the assessment process, the latest of those subsequent plans.	Unless otherwise stated, all conditions must be completed prior to the commencement of the use.
Works during construction		
2.	Hours of construction must be limited to 0630–1830 Monday to Saturday and not at all on Sunday and public holidays.	Unless otherwise

Table 5: Standard conditions for deemed approvals – for material change of use on strategic port land		
No.	Condition	Timing
		stated, all conditions must be completed prior to the commencement of the use.
3.	Construction works must occur so they do not cause unreasonable interference with the amenity of adjoining premises by reason of noise, vibration, electrical or electronic interference, smell, fumes, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise.	Unless otherwise stated, all conditions must be completed prior to the commencement of the use.
4.	During construction the site must be kept in a clean and tidy state at all times.	Unless otherwise stated, all conditions must be completed prior to the commencement of the use.
5.	The <i>Workplace Health and Safety Act 1995</i> and <i>AS 1742 Manual of Uniform Traffic Control Devices</i> must be complied with in carrying out any construction works, and to ensure safe traffic control and safe public access in respect of works being constructed on a road.	Unless otherwise stated, all conditions must be completed prior to the commencement of the use.
6.	Implement drainage, erosion and sediment control measures and maintain those measures in accordance with the <i>Draft State Planning Policy for Healthy Waters 2009</i> as amended from time to time.	Unless otherwise stated, all conditions must be completed prior to the commencement of the use.
Shipping		
7.	The harbour master must be informed about the movement of any vessels within the port authority area and the erection of any proposed structures.	Unless otherwise stated, all conditions must be completed prior to the commencement of the use.
Health and Safety		
8.	Details of any safety or environmental incidents and the associated response are to be reported to the port authority within 24 hours of the incident occurring.	Unless otherwise stated, all conditions must be completed prior to the commencement of the use.

Table 5: Standard conditions for deemed approvals – for material change of use on strategic port land		
No.	Condition	Timing
Stormwater drainage		
9.	No ponding, concentration or redirection of stormwater may occur on adjoining land unless specifically agreed to with any relevant adjoining land owner.	Unless otherwise stated, all conditions must be completed prior to the commencement of the use.
10.	Construct a stormwater drainage system to service the development in accordance with any relevant port authority policy or standard or, where no relevant port authority policy or standard exists, in accordance with the <i>Queensland Urban Drainage Manual 2007</i> as amended from time to time.	Unless otherwise stated, all conditions must be completed prior to the commencement of the use.
11.	Prior to the commencement of the use, the development is to be connected to a lawful point of discharge.	Unless otherwise stated, all conditions must be completed prior to the commencement of the use.
Spillage		
12.	Contaminants must not be directly or indirectly released to any waters or the bed and banks of any waters.	Unless otherwise stated, all conditions must be completed prior to the commencement of the use.
13.	The maintenance and cleaning of vehicles and any other equipment or plant must be carried out in areas from where contaminants cannot be released into any waters, roadside, gutter or stormwater drainage system.	Unless otherwise stated, all conditions must be completed prior to the commencement of the use.
14.	Spill kits are to be located where any loading or unloading of fuel is to occur. All personnel involved with this activity are to be trained and competent in the proper use of these spill kits.	Unless otherwise stated, all conditions must be completed prior to the commencement of the use.
15.	Any spillage of wastes, contaminants or other materials must be cleaned up as quickly as practicable and disposed of at a facility that can lawfully accept such waste. Such spillages must not be cleaned up by hosing, sweeping or otherwise releasing such wastes, contaminants or material to any stormwater drainage system, roadside, gutter or waters.	Unless otherwise stated, all conditions must be completed prior to the

Table 5: Standard conditions for deemed approvals – for material change of use on strategic port land		
No.	Condition	Timing
		commencement of the use.
Refuse storage and waste		
16.	All refuse storage, removal and collection methods must be in accordance with any relevant port authority policy or standard or, where no relevant port authority policy or standard exists, must be in accordance with the <i>Environmental Protection (Waste Management) Regulation 2000</i> and the <i>Environmental Protection (Waste Management) Policy 2000</i> so as not to cause any unreasonable interference with the amenity to the surrounding area and to provide an acceptable level of amenity for future users of the site.	Unless otherwise stated, all conditions must be completed prior to the commencement of the use.
Environment general		
17.	The storage and handling of flammable and combustible liquids storage must comply with the standards set in AS1940 <i>The Storage and Handling of Flammable and Combustible Liquids</i> .	Unless otherwise stated, all conditions must be completed prior to the commencement of the use.
18.	Dangerous goods must be managed to comply with the <i>Dangerous Goods Safety Management Act 2001</i> .	Unless otherwise stated, all conditions must be completed prior to the commencement of the use.
19.	Unless authorised by the port authority, any car parking is to be wholly contained on-site and no on-street parking is permitted.	Unless otherwise stated, all conditions must be completed prior to the commencement of the use.
20.	Lighting must be directed to ensure no unreasonable interference with the environmental value of surrounding properties, including any local turtle nesting beaches.	Unless otherwise stated, all conditions must be completed prior to the commencement of the use.
Advice Notes		
a)	Please note that any concurrence agency conditions will apply in addition to these standard conditions.	

Standard conditions for deemed approvals – for environmentally relevant activities

8. The standard conditions in Table 6 apply to a deemed approval for development of an environmentally relevant activity (ERA) where the chief executive of the *Planning Act 2016* is the assessment manager. They are in addition to the standard conditions for deemed approvals that apply to material change of use, reconfiguring a lot, operational work and building work, that are relevant to the aspect of development applied for. To the extent any inconsistencies apply, the more specific conditions included in this section override the more general conditions.

Table 6: Standard conditions for deemed approvals – for environmentally relevant activities

No.	Condition	Timing
1.	Noise emissions must meet the performance outcome specified in the <i>Environmental Protection Regulation 2008</i> , chapter 5, part 3 (Noise), and must not exceed acoustic quality objectives in Schedule 1 of the <i>Environmental Protection (Noise) Policy 2008</i> , so as not to cause an environmental nuisance to any sensitive land use, as certified by an appropriately qualified person ²³ .	At all times.
2.	Air emissions must meet the performance outcome specified in the <i>Environmental Protection Regulation 2008</i> , chapter 5, part 5 (Air contamination) and must not exceed acoustic quality objectives in Schedule 1 of the <i>Environmental Protection (Air) Policy 2008</i> , so as not to cause an environmental nuisance to any sensitive land use, as certified by an appropriately qualified person ²³ .	At all times.
3.	Odours or airborne particulates must not cause environmental nuisance to any sensitive receptor, as certified by an appropriately qualified person ²³ .	At all times.
5.	On-site containment systems must be designed, installed and maintained so as to contain any spillage of hazardous contaminants or wastes.	At all times.
7.	Contaminants (including acid sulphate soils) must not be released to land or waters (including the bed and banks of any waters and groundwater).	At all times.
8.	The ERA is operated in a manner to avoid environmental harm, in accordance with the general environmental duty under the <i>Environmental Protection Act 1994</i> .	At all times.
9.	An environmental offset is provided in accordance with the <i>Environmental Offsets Act 2014</i> for any significant residual impact on matters of state environmental significance.	Prior to the commencement of works.
10.	Hazardous contaminants stored on flood prone areas: (a) must be readily able to be moved outside of the flood zone in a flood or storm tide event in accordance with a site-specific flood plan; or (b) must be contained and sealed in order to minimise movement or release of the materials in times of flood or inundation.	At all times.
11.	Appropriate spill kits, personal protective equipment, relevant operator instructions and emergency procedure guides for the management of wastes and chemicals associated with the ERA must be kept at the site in locations where they are readily accessible for fire emergency responses, and in each vehicle used if the activity is a mobile ERA.	At all times.

²³ An appropriately qualified person(s) means a person or persons who has professional qualifications, training, skills and experience relevant to the environmentally relevant activity and can give authoritative assessment, advice and analysis in relation to relevant protocols, standards, methods or literature.

12.	All waste storage, removal and collection methods must be in accordance with the <i>Waste Reduction and Recycling Act 2011</i> and subordinate legislation, and the <i>Environmental Protection Act 1994</i> and subordinate legislation.	At all times.
13	The activity must be undertaken in accordance with written procedures prepared by an appropriately qualified person ²³ that: (a) identify potential risks to the environment from the ERA during routine operations and emergencies; (b) establish and maintain control measures to monitor and minimise the potential for environmental harm, including breach notification and remediation procedures; (c) ensure plant, equipment and measures are maintained in a proper and effective condition; (d) ensure plant, equipment and measures are operated in a proper and effective manner; (e) ensure that staff are trained and aware of their obligations under the <i>Environmental Protection Act 1994</i> ; (f) ensure that reviews of environmental performance are undertaken at least annually.	At all times
14.	All records must be kept for a period of at least five years and provided to the administering authority upon request.	At all times.
15.	Monitoring must be conducted by an appropriately qualified person ²³ , in accordance with relevant Australian Standards, other standards, industry best practice guidelines or the latest edition of the <i>Queensland Government Monitoring and Sampling Manual</i> .	At all times.

Standard conditions for deemed approvals – for native vegetation clearing

9. The standard conditions in Table 7 apply to a deemed approval for operational work for native vegetation clearing where the chief executive of the *Planning Act 2016* is the assessment manager. They are in addition to the standard conditions for deemed approvals that apply to operational work. To the extent any inconsistencies apply, the more specific conditions included in this section override the more general conditions.

Table 7: Standard conditions for deemed approvals – for native vegetation clearing		
No.	Condition	Timing
1.	Clearing must be consistent with any offset delivery plan or agreement for the offset area on the land subject to the development.	At all times
2.	Clearing within 100 metres of any natural wetland: (a) does not occur within 50 metres of the defining bank of any natural wetland; and (b) does not exceed widths stipulated in Table A . Or Implement the alternative solutions that avoid a significant residual impact on matters of state environmental significance, as identified in the plans or documents lodged with the development application. Or An environmental offset is provided in accordance with the Environmental Offsets Act 2014 for any significant residual impact on matters of state environmental significance, as identified in the plans or	At all times At all times Prior to the commencement of works

Table 7: Standard conditions for deemed approvals – for native vegetation clearing		
No.	Condition	Timing
	documents lodged with the development application.	
3.	<p>Clearing in an endangered regional ecosystem or an 'of concern' regional ecosystem does not exceed the width or area prescribed in Table A.</p> <p>Or</p> <p>Implement the alternative solutions that avoid a significant residual impact on matters of state environmental significance, as identified in the plans or documents lodged with the development application.</p> <p>Or</p> <p>An environmental offset is provided in accordance with the <i>Environmental Offsets Act 2014</i> for any significant residual impact on matters of state environmental significance, as identified in the plans or documents lodged with the development application.</p>	<p>At all times</p> <p>At all times</p> <p>Prior to the commencement of works</p>
4.	<p>Clearing in essential habitat does not exceed the width or area prescribed in Table A.</p> <p>Or</p> <p>Implement the alternative solutions that avoid a significant residual impact on matters of state environmental significance, as identified in the plans or documents lodged with the development application.</p> <p>Or</p> <p>An environmental offset is provided in accordance with the <i>Environmental Offsets Act 2014</i> for any significant residual impact on matters of state environmental significance, as identified in the plans or documents lodged with the development application.</p>	<p>At all times</p> <p>At all times</p> <p>Prior to the commencement of works.</p>
5.	<p>Clearing within any watercourse or drainage feature, or within the relevant distance stipulated by Table B of the defining bank of any watercourse or drainage feature:</p> <p>(a) does not exceed the widths stipulated by Table B; and</p> <p>(b) does not occur within 5 metres of the defining bank, unless clearing is required into or across the watercourse or drainage feature.</p> <p>Or</p> <p>Implement the alternative solutions that avoid a significant residual impact on matters of state environmental significance, as identified in the plans or documents lodged with the development application.</p> <p>Or</p> <p>An environmental offset is provided in accordance with the <i>Environmental Offsets Act 2014</i> for any significant residual impact on matters of state environmental significance, as identified in the plans or documents lodged with the development application.</p>	<p>At all times</p> <p>At all times</p> <p>Prior to the commencement of works.</p>
6.	Vegetation is retained to maintain connectivity in accordance with Table C .	At all times
7.	Clearing is undertaken in accordance with an erosion and sediment control plan prepared in accordance with the <i>Best Practice Erosion and Sediment Control (BPSEC) guidelines for Australia</i> , as certified by a Registered Professional Engineer of Queensland.	Prior to the commencement of works
8.	Clearing is undertaken in accordance with a Salinity Management Plan that has been prepared by an appropriately qualified person ²⁴ .	At all times
9.	Any clearing in land zone 1, land zone 2 or land zone 3 in areas below the 5 metre Australian Height Datum only occurs where:	At all times

Table 7: Standard conditions for deemed approvals – for native vegetation clearing		
No.	Condition	Timing
	(a) it is not mechanically cleared; and (b) disturbed or oxidised acid sulphate soil is treated and managed in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual: Soil management guidelines</i> , prepared by the Department of Science, Information Technology, Innovation and the Arts, 2014 (as updated).	
10.	Clearing for coordinated activities maintains connectivity and occurs in accordance with Table C . Or Implement the alternative solutions that avoid a significant residual impact on matters of state environmental significance, as identified in the plans or documents lodged with the development application. Or An environmental offset is provided in accordance with the <i>Environmental Offsets Act 2014</i> for any significant residual impact on matters of state environmental significance, as identified in the plans or documents lodged with the development application.	At all times At all times Prior to the commencement of works
11.	Clearing for an extractive industry is staged with vegetation retained outside of the footprint of operations to minimise the extent of disturbance at any one point of time.	At all times
12.	Clearing only occurs where the land is suitable for agriculture as determined by an assessment prepared by an appropriately qualified person ²⁴ in accordance with the <i>Guidelines for meeting the land suitability and economic viability requirements for high-value and irrigated high-value agriculture applications</i> .	At all times
13.	When clearing essential habitat for land restoration and natural disaster preparation: (a) clearing does not exceed the widths or areas prescribed in Table A ; or (b) the extent of clearing is minimised to the maximum extent practical and the cleared area is rehabilitated.	At all times
14.	When clearing essential habitat for natural channel diversion and contaminants removal: (a) clearing does not exceed the widths or areas prescribed in Table A ; or (b) the extent of clearing is minimised to the maximum extent practical and the cleared area is rehabilitated; or (c) an environmental offset is provided in accordance with the <i>Environmental Offsets Act 2014</i> for any significant residual impact on matters of state environmental significance, as identified in the plans or documents lodged with the development application.	At all times
15.	When clearing for land restoration and natural disaster prevention: (a) clearing maintains the natural floristic composition and range of sizes across the site; or	At all times

²⁴ An appropriately qualified person means:

- A person with professional qualification or formal training in plant identification and the taxonomy of Queensland flora; and
- A minimum of five years' experience in undertaking botanical survey.

Table 7: Standard conditions for deemed approvals – for native vegetation clearing		
No.	Condition	Timing
	<ul style="list-style-type: none"> (b) clearing does not exceed the widths or areas prescribed in Table C; or (c) the extent of clearing is minimised to the maximum extent practical and the endangered regional ecosystem or of concern regional ecosystems are rehabilitated; or (d) when clearing and endangered regional ecosystem or of concern regional ecosystem, an environmental offset is provided in accordance with the <i>Environmental Offsets Act 2014</i> for any significant residual impact on matters of state environmental significance, as identified in the plans or documents lodged with the development application. 	
16.	<p>Clearing maintains vegetation associated with a natural wetland by:</p> <ul style="list-style-type: none"> (a) not undertaking mechanical clearing within 5 metres of a natural wetland; (b) only undertaking clearing: <ul style="list-style-type: none"> i. within a 1.5 meter radius from the base of the stem of individual non-native or declared plants; or ii. to the extent necessary to provide access for the control of the non-native or declared plants. (b) clearing for access tracks running parallel to a natural wetland does not occur within 10 metres of the natural wetland. 	At all times
17.	<p>Clearing maintains vegetation associated with watercourses or drainage features by:</p> <ul style="list-style-type: none"> (a) not undertaking mechanical clearing within 20 metres of the defining bank of a watercourse or drainage feature; (b) only undertaking clearing: <ul style="list-style-type: none"> i. within a 1.5 meter radius from the base of the stem of individual non-native or declared plants; or ii. to the extent necessary to provide access for the control of the non-native or declared plants; and (b) clearing for access tracks running parallel to a watercourse or drainage feature does not occur within 10 metres of the defining bank of the watercourse or drainage feature. 	At all times
18.	Mechanical clearing retains 50 per cent of the ground cover (dead or alive) in each 50 by 50 metre (0.25 hectare) area.	At all times
19.	New access tracks to gain access to a weed infestation do not exceed 5 metres in width or de-stabilise the banks of any watercourse or drainage feature as a result of crossing, construction or use.	At all times
20.	Mechanical clearing does not exceed the clearing limitations defined in Table D .	At all times
21.	<p>Soil absorbed broad spectrum herbicides must not be:</p> <ul style="list-style-type: none"> (a) applied via aerial application; or (b) ground applied on a broad acre basis; or (c) used inconsistently with the product directions. 	At all times
22.	<p>Clearing and associated soil disturbance in dense regional ecosystems listed in Table E only occurs:</p> <ul style="list-style-type: none"> (a) within a 1.5 metre radius from the base of the stem of individual non-native or declared plants; or (b) to the extent necessary to provide access for the control of the non-native or declared plant. 	At all times

Table 7: Standard conditions for deemed approvals – for native vegetation clearing		
No.	Condition	Timing
23.	Clearing does not occur in the regional ecosystems listed in Table F , except where clearing is solely for removing native plants not naturally occurring within the regional ecosystem, as identified by appropriately qualified person ²⁴ .	At all times
24.	Clearing does not occur unless the density of vegetation that is retained is consistent with the natural floristic composition of the regional ecosystem, as certified by an appropriately qualified person ²⁴ .	At all times
25.	Mechanical clearing does not occur: <ul style="list-style-type: none"> (a) within 20 metres of the defining bank of a natural wetland; (b) within 20 metres from the defining bank of a watercourse or drainage feature; and (c) on slopes in excess of 10 per cent. 	At all times
26.	Mechanical clearing must retain 50 per cent of the ground cover (dead or alive) in each 50 by 50 metre (0.25 hectare) area.	At all times
27.	Thinning activities within regional ecosystems: <ul style="list-style-type: none"> (a) retains mature trees and habitat trees; (b) retains immature trees to: <ul style="list-style-type: none"> i. return the immature tree density to a more typical level; ii. retain representatives of all the species that occur in the regional ecosystem in the proportion that would normally exist; iii. retain the range of tree sizes that would normally occur; iv. space immature trees as evenly as possible across the thinned area; and (c) are not undertaken by ground application of soil absorbed broad spectrum herbicides, or aerial application of herbicides. 	At all times
28.	Clearing of encroachment does not occur other than in the regional ecosystems listed in Table G .	At all times
29.	Clearing of encroachment, based on ground assessment prepared by an appropriately qualified person ²⁴ : <ul style="list-style-type: none"> (a) retains all mature trees, habitat trees and groves; (b) retains representatives of all immature, non-encroaching species; and (c) may remove (from the clearing area) non-native species and native species, that do not belong in that regional ecosystem. <p>Or</p> <p>Clearing of encroachment is limited to:</p> <ul style="list-style-type: none"> (a) those areas where encroachment was not visible on aerial photographs taken in the year 1950 to present; and (b) habitat trees and mature trees of all non-encroaching species. 	At all times
30.	Mechanical clearing does not occur within 20 metres of the defining bank of a natural wetland.	At all times
31.	The application of soil absorbed broad spectrum herbicides does not occur within 50 metres of the defining bank of a natural wetland.	At all times
32.	Mechanical clearing does not occur within 20 metres of the defining bank of a watercourse or drainage feature.	At all times

Table 7: Standard conditions for deemed approvals – for native vegetation clearing		
No.	Condition	Timing
33.	The application of soil absorbed broad spectrum herbicides does not occur within 50 metres of the defining bank of a watercourse or drainage feature.	At all times
34.	Mechanical clearing does not result in accelerated soil erosion or soil infertility by: <ul style="list-style-type: none"> (a) limiting clearing to slopes less than 5 per cent; or (b) retaining 50 per cent of the ground cover (dead or alive) in each 50 by 50 metre (0.25 hectare) area. 	At all times
35.	Clearing for fodder harvesting: <ul style="list-style-type: none"> (a) does not occur in vegetation that contains endangered regional ecosystems; and (b) 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. 	At all times
36.	Clearing for fodder harvesting is limited to the regional ecosystems and harvesting methods listed in Tables H and I , and: <ul style="list-style-type: none"> (a) is limited to areas that have not been harvested in the past 10 years; and (b) 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. 	At all times
37.	Mechanical clearing does not occur within 20 metres of the defining bank of any natural wetland. Or Strip harvesting or block harvesting does not occur within 100 metres of the defining bank of any natural wetland.	At all times
38.	Mechanical clearing does not occur within 20 metres from the defining bank of any watercourse or drainage feature. Or Strip harvesting or block harvesting does not occur within 100 metres of the defining bank of any watercourse or drainage feature.	At all times
39.	Strip harvesting or block harvesting is aligned across the slope and does not occur on a slope that exceeds 5 per cent. Or Harvesting occurs using selective harvesting or breaker harvesting methods.	At all times
40.	Selective harvesting does not: <ul style="list-style-type: none"> (a) harvest more than 5 in 10 individual fodder trees in any given area; (b) remove non-fodder species beyond that needed to provide access for harvesting; or (c) 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 Strip harvesting or block harvesting only occurs in regional ecosystems listed in Table H . And Block harvesting:	At all times

Table 7: Standard conditions for deemed approvals – for native vegetation clearing		
No.	Condition	Timing
	(a) is limited to the harvesting area and width of retained vegetation listed in table 10; (b) retains non-fodder species with height of 4 metres or more within the harvested area; (c) does not occur in fodder regional ecosystems that are less than 10 hectares in area or 500 metres in width; and (d) ensures tracks between blocks are limited to a width of 10 metres. Or Wide strip harvesting: (a) occurs where the harvested strip is 70-135 metres in width; (b) retains a minimum of 165 metres wide strip of retained vegetation on either side of the cleared strip; (c) only occurs for a 800 metre length with the retention of a 200 metre wide patch of vegetation at the end of each length; and (d) does not occur in fodder regional ecosystems that are less than 10 hectares in area or 500 metres in width. Or Narrow strip harvesting: (a) occurs where the harvested strip is 20 to 50 metres in width; (b) retains vegetation on either side of the strip a width at least equal to the width of the harvested strip; and (c) does not occur in fodder regional ecosystems listed in Tables H and I that are less than 10 hectares in area or 500 metres in width.	

Table A. Clearing limits per regional ecosystem structure category (Source: State code: Native vegetation clearing)

Clearing limits per regional ecosystem structure category		
Structure category	Width (metres)	Area (hectares)
Dense and mid-dense*	10	0.5
Sparse and very sparse*	20	2
Grassland*	25	5

*Editor's note: Refer to the structure category within the Regional ecosystem Description Database available on the Department of Environment and Heritage Protection website.

Table B. Distance from defining banks of watercourses and drainage features (Source: State code: Native vegetation clearing)

Distance from defining banks of watercourses and drainage features	
Stream order	Distance from the defining bank of a watercourse or drainage feature (metres)
Coastal bioregions and sub-regions	
1 or 2	10
3 or 4	25
5 or greater	50
Non-coastal bioregions and sub-regions	
1 or 2	25
3 or 4	50
5 or greater	100

Table C. Maintaining connectivity (Source: State code: Native vegetation clearing)

Maintaining connectivity	
Coastal bioregions and sub-regions	Non-coastal bioregions and sub-regions
Clearing does not: <ol style="list-style-type: none"> 1. occur in areas of vegetation that are less than 10 hectares; 2. reduce the extent of vegetation to less than 10 hectares; 3. occur in areas of vegetation less than 100 metres wide; 4. reduce the width of vegetation to less than 100 metres; and 5. 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 does not: <ol style="list-style-type: none"> 1. occur in areas of vegetation that are less than 50 hectares; 2. reduce the extent of vegetation to less than 50 hectares; 3. occur in areas of vegetation less than 200 metres wide; 4. reduce the width of vegetation to less than 200 metres; and 5. 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).

Table D. Clearing limitations for mechanical weed control (Source: State code: Native vegetation clearing)

Clearing limitations for mechanical weed control	
Estimated per cent weed cover	Clearing limitations
Up to 50 per cent	Retain all "habitat trees" and "retained trees" and at least 50 per cent of the trees with a diameter of 15-19 cm, measured at breast height.
More than 50 per cent	Retain all "retained trees" or "habitat trees".

Table E. Dense regional ecosystems (Source: State code: Native vegetation clearing)

Dense regional ecosystems					
3.2.1	3.10.17	7.8.2	7.12.16	8.12.17	12.2.3
3.2.2	3.10.18	7.8.3	7.12.17	8.12.18	12.2.12
3.2.11	3.10.19	7.8.4	7.12.19	8.12.19	12.2.21
3.2.12	3.11.1	7.8.11	7.12.20	8.12.28	12.3.1
3.2.13	3.11.2	7.8.12	7.12.37	8.12.29	12.3.13
3.2.17	3.11.3	7.8.13	7.12.39	8.12.30	12.5.13
3.2.21	3.12.1	7.8.14	7.12.40	9.5.2	12.8.3
3.2.28	3.12.2	7.11.1	7.12.41	9.8.3	12.8.4
3.2.29	3.12.20	7.11.2	7.12.42	9.8.7	12.8.5
3.2.30	3.12.21	7.11.3	7.12.43	9.11.8	12.8.6
3.2.31	3.12.22	7.11.6	7.12.44	9.11.9	12.8.7
3.3.1	3.12.35	7.11.7	7.12.45	9.12.8	12.8.13
3.3.2	3.12.36	7.11.8	7.12.46	9.12.34	12.8.18
3.3.3	3.12.3	7.11.10	7.12.47	11.2.3	12.8.21
3.3.4	3.12.4	7.11.12	7.12.48	11.3.11	12.8.22
3.3.5	3.12.5	7.11.14	7.12.49	11.4.1	12.9-10.15
3.3.6	3.12.6	7.11.23	7.12.50	11.4.6	12.9-10.16
3.3.7	7.2.1	7.11.24	7.12.64	11.5.11	12.11.1
3.3.38	7.2.2	7.11.25	7.12.68	11.5.15	12.11.4
3.3.39	7.2.5	7.11.27	8.2.2	11.5.18	12.11.10
3.3.40	7.2.6	7.11.28	8.2.4	11.7.5	12.11.11
3.3.55	7.2.9	7.11.29	8.2.5	11.8.3	12.11.12
3.3.68	7.2.10	7.11.30	8.3.1	11.8.6	12.11.13
3.5.3	7.3.3	7.11.36	8.3.9	11.8.7	12.12.1
3.5.4	7.3.4	7.12.1	8.3.10	11.8.13	12.12.10
3.5.20	7.3.5	7.12.2	8.8.1	11.9.4	12.12.13
3.5.32	7.3.10	7.12.4	8.10.1	11.9.8	12.12.16
3.7.1	7.3.17	7.12.5	8.11.2	11.10.8	12.12.17
3.8.1	7.3.23	7.12.6	8.11.10	11.11.5	12.12.18
3.8.2	7.3.35	7.12.7	8.12.1	11.11.18	13.11.7

Dense regional ecosystems					
3.8.5	7.3.36	7.12.9	8.12.2	11.11.21	13.12.6
3.10.1	7.3.37	7.12.10	8.12.3	11.12.4	
3.10.2	7.3.38	7.12.11	8.12.10	11.12.18	
3.10.3	7.3.49	7.12.12	8.12.11	12.2.1	
3.10.5	7.8.1	7.12.13	8.12.16	12.2.2	

Table F. Regional ecosystems where thinning cannot occur (Source: State code: Native vegetation clearing)

Regional ecosystems where thinning cannot occur					
1.10.5	3.12.4	7.11.7	8.3.9	10.4.5	11.11.18
2.1.1	3.12.5	7.11.8	8.3.10	10.4.6	11.11.19
2.1.2	3.12.6	7.11.10	8.5.7	10.4.7	11.11.21
2.1.3	3.12.20	7.11.12	8.8.1	10.7.3	11.12.4
2.1.4	3.12.21	7.11.14	8.10.1	10.7.7	11.12.12
2.7.1	3.12.22	7.11.23	8.11.2	10.7.8	11.12.18
2.7.2	3.12.28	7.11.24	8.11.7	10.9.1	11.12.21
2.10.5	3.12.35	7.11.25	8.11.9	10.9.2	12.1.1
3.1.1	3.12.36	7.11.26	8.11.10	10.9.3	12.1.2
3.1.2	3.12.37	7.11.27	8.12.1	10.9.6	12.1.3
3.1.3	3.12.38	7.11.28	8.12.2	10.10.1	12.2.1
3.1.4	4.3.23	7.11.29	8.12.3	11.1.1	12.2.2
3.1.5	4.7.1	7.11.30	8.12.10	11.1.2	12.2.3
3.1.6	4.7.6	7.11.36	8.12.11	11.1.3	12.2.12
3.2.1	4.7.7	7.12.1	8.12.16	11.1.4	12.2.21
3.2.2	4.7.8	7.12.2	8.12.17	11.2.3	12.3.1
3.2.11	4.9.15	7.12.4	8.12.18	11.3.1	12.3.13
3.2.12	4.9.17	7.12.5	8.12.19	11.3.5	12.5.9
3.2.13	4.9.19	7.12.6	8.12.28	11.3.8	12.5.13
3.2.17	5.7.1	7.12.7	8.12.30	11.3.11	12.8.3
3.2.21	5.7.2	7.12.9	9.3.9	11.3.17	12.8.4
3.2.28	5.7.5	7.12.10	9.3.23	11.3.34	12.8.5
3.2.29	5.7.12	7.12.11	9.4.1	11.4.1	12.8.6
3.2.30	5.7.13	7.12.12	9.4.2	11.4.3	12.8.7
3.2.31	5.7.14	7.12.13	9.4.3	11.4.5	12.8.13
3.3.1	7.1.1	7.12.16	9.5.2	11.4.6	12.8.18
3.3.2	7.1.2	7.12.17	9.5.15	11.4.7	12.8.19
3.3.3	7.1.3	7.12.19	9.5.16	11.4.8	12.8.21
3.3.4	7.1.4	7.12.20	9.7.2	11.4.9	12.8.22
3.3.5	7.2.1	7.12.39	9.8.3	11.4.10	12.8.23
3.3.6	7.2.2	7.12.40	9.8.6	11.5.10	12.9-10.6
3.3.7	7.2.5	7.12.41	9.8.7	11.5.11	12.9-10.9
3.3.38	7.2.6	7.12.42	9.10.3	11.5.15	12.9-10.15
3.3.39	7.2.10	7.12.43	9.11.8	11.5.16	12.9-10.16
3.3.40	7.3.3	7.12.44	9.11.9	11.5.18	12.11.1
3.3.68	7.3.4	7.12.45	9.11.28	11.7.1	12.11.4
3.3.69	7.3.10	7.12.46	9.11.29	11.7.2	12.11.10
3.3.70	7.3.17	7.12.47	9.11.30	11.7.5	12.11.11
3.5.3	7.3.23	7.12.48	9.12.8	11.8.3	12.11.12
3.5.4	7.3.35	7.12.49	9.12.9	11.8.6	12.11.13
3.5.20	7.3.36	7.12.50	9.12.34	11.8.7	12.12.1
3.5.32	7.3.37	7.12.54	9.12.36	11.8.13	12.12.10
3.7.1	7.3.38	7.12.57	9.12.37	11.9.1	12.12.13
3.7.2	7.3.49	7.12.64	9.12.38	11.9.4	12.12.16
3.8.1	7.8.1	7.12.65	10.3.1	11.9.5	12.12.17
3.8.2	7.8.2	7.12.66	10.3.2	11.9.6	12.12.18
3.8.5	7.8.3	7.12.68	10.3.3	11.9.8	12.12.19
3.10.1	7.8.4	8.1.1	10.3.4	11.9.11	12.12.26
3.10.3	7.8.11	8.1.2	10.3.16	11.9.12	13.11.7
3.10.5	7.8.12	8.1.3	10.3.19	11.10.3	13.12.6
3.11.1	7.8.13	8.1.5	10.3.29	11.10.8	
3.11.2	7.8.14	8.2.2	10.3.30	11.11.2	
3.11.3	7.11.1	8.2.4	10.4.1	11.11.5	

Regional ecosystems where thinning cannot occur					
3.12.1	7.11.2	8.2.5	10.4.2	11.11.13	
3.12.2	7.11.3	8.2.14	10.4.3	11.11.14	
3.12.3	7.11.6	8.3.1	10.4.4	11.11.16	

Table G. (Source: State code: Native vegetation clearing)

Grassland regional ecosystems in which encroachment can be cleared					
3.3.56	4.3.13	4.9.9	6.7.17	10.3.7	11.4.11
3.3.60	4.3.20	5.7.9	8.3.12	10.3.8	11.8.11
3.3.61	4.9.7	5.7.10	9.8.5	11.3.20	11.9.12
3.12.32	4.9.8	6.3.13	9.12.42	11.3.31	

Table H. (Source: State code: Native vegetation clearing)

Regional ecosystems in which fodder species are dominant and suitable for fodder harvesting by all harvesting practices						
4.5.1	5.5.2	5.7.14	6.5.8	6.5.14	6.7.9	6.7.17
4.5.2	5.5.4	6.3.21	6.5.9	6.5.15	6.7.10	
4.5.3	5.5.6	6.5.1	6.5.10	6.5.16	6.7.11	
4.5.4	5.6.4	6.5.6	6.5.11	6.5.18	6.7.12	
5.5.1	5.7.5	6.5.7	6.5.13	6.6.1	6.7.13	

Table I. (Source: State code: Native vegetation clearing)

Regional ecosystems in which fodder species are not dominant and harvesting is limited to selective harvesting only					
4.7.3	6.3.24	6.5.17	6.7.15	11.3.28	11.7.2
5.5.3	6.5.2	6.7.1	6.7.16	11.3.17	11.11.2
6.3.16	6.5.3	6.7.6	11.3.2	11.5.13	
6.3.18	6.5.5	6.7.14	11.3.20	11.7.1	

Standard conditions for deemed approvals – for taking or interfering with water

10. The standard conditions in Table 8 apply to a deemed approval for operational work for taking or interfering with water where the chief executive of the *Planning Act 2016* is the assessment manager. They are in addition to the standard conditions for deemed approvals that apply to operational work. To the extent any inconsistencies apply, the more specific conditions included in this section override the more general conditions.

Table 8: Standard conditions for deemed approvals – for taking or interfering with water

No	Condition	Timing
1.	Works must protect the natural riverine ecosystem by: (a) maintaining flows (including timing and direction); (b) preventing the dispersal of mud, clay or fine silt; and (c) retaining vegetation along the stream banks.	At all times
2.	The water resource must not be lowered or disturbed in any way that prejudices the interests or rights of owners of adjacent or affected lands, or water entitlements given under the provisions of the <i>Water Act 2000</i> .	At all times
3.	Works must protect the physical integrity of the watercourse by: (a) not causing erosion or damage to the bed or banks of the watercourse or lake; (b) retaining vegetation growing on the bed or banks of the watercourse or lake; or (c) maintaining surface or ground water hydrology (water flows, rate,	At all times

Table 8: Standard conditions for deemed approvals – for taking or interfering with water		
No	Condition	Timing
	timing and direction); and (d) maintaining the stability of the bed or banks of the watercourse or lake.	
4.	Works are constructed in accordance with the relevant water plan, water management protocol or a moratorium notice issued under the <i>Water Act 2000</i> .	At all times
5.	The water bore must be located so that it is not less than 400 metres from any water bore on a neighbouring property and otherwise not less than 200 metres from the boundaries of the subject site.	At all times
6.	The water bore must be constructed to tap only a single aquifer and must be cased over the total depth.	At all times
7.	The water bore must be constructed and maintained at all times in accordance with the edition of the standard minimum construction requirements for water bores in Australia that is current at the time of construction. Any subsequent decommissioning of the water bore must also be carried out in accordance with the edition of that same standard that is current at the time of decommissioning.	At all times
8.	Works must minimise impacts on connectivity between underground water and water in a watercourse, lake or spring.	At all times
9.	Works must not take overland flow water unless the works are: (a) prescribed by regulation under the <i>Water Act 2000</i> , or (b) for reconfiguring existing works; or (c) in a limited catchment area identified in a water plan, or (d) for contaminated agricultural run-off water; or (e) part of an environmentally relevant activity or under an environmental authority; or (f) incidental to capturing coal seam gas water; or (g) consistent with a water entitlement; or (h) for the purpose of water sensitive urban design, for developments in urban areas.	At all times
10.	Works other than works for: (a) taking a maximum of 12 megalitres of contaminated agricultural run-off water; or (b) taking overland flow water under a water entitlement. are constructed and operated in accordance with a report certified by a Registered Professional Engineer of Queensland.	At all times
11.	Works are located, constructed and operated in a way that minimises adverse impacts on neighbouring properties by: (a) ensuring works are contained within the property boundaries; (b) ensuring that at full supply level, the area inundated is contained within the property boundaries; and (c) bywash resulting from the works and any water diverted away from contaminated areas exits the property as close as practicable to the same location to which it exited the property boundary prior to construction of the works.	At all times
12.	Construction of new works must not result in an increase any of the following: (a) the capacity of the works to store water; or (b) the rate at which the works take water; or (c) the average volume of water taken by the works.	At all times
13.	Works must not involve reconfiguration of natural water bodies or bunded areas.	At all times
14.	Works must not involve reconfiguration of the storage capacity of any of the following: (a) a lake that was not used for irrigation or other intensive stocking or production; or	At all times

No	Condition	Timing
	(b) land being used for irrigated or dryland agriculture or areas surrounded by levee banks designed to prevent the land becoming inundated; or (c) naturally occurring infield storages.	
15.	New works must be located within the same premises as the existing works.	At all times.
16.	Within limited catchment areas, the incidental take of overland flow water must be: (a) located within the sub-catchment/management area listed in Table J , column 2 for the relevant limited catchment area; and (b) stored in a local catchment area that is less than or equal to the area of the limited catchment area specified in Table J , column 3.	At all times.
17.	A plan must be prepared by an appropriately qualified person ²⁵ to manage the contaminated agricultural runoff water. The plan must demonstrate that: (a) there is no alternative way to take the water by reconfiguring existing works, and (b) the works are no larger than necessary to contain contaminated agricultural run-off water or tailwater, and (c) the volume of water that becomes contaminated agricultural run-off water is minimised; and (d) where practicable, water that is not contaminated agricultural run-off water or tailwater is passed through the works.	At all times
18.	Works only capture overland flow water necessary for the operation of the environmentally relevant activity or environmental authority under the <i>Environmental Protection Act 1994</i> .	At all times
19.	Any storage for coal seam gas water must: (a) be no larger than necessary to store coal seam gas water for the beneficial use of the resource under Chapter 8 of the <i>Waste Reduction and Recycling Act 2011</i> ; (b) minimise the volume of overland flow water taken; (c) not be able to take floodwater from any adjacent watercourse; and (d) not contain coal seam gas water that could be stored in an existing alternative storage.	At all times

Table J. Limited catchment area parameters (Source: State code: Taking or interfering with water).

Column 1: Water plan area	Column 2: Sub-catchment/management area	Column 3: Area of local catchment
Fitzroy Basin	Fitzroy, Lower Mackenzie, Upper Mackenzie, Lower Dawson, Upper Dawson, Isaac Connors, Nogoia and Comet	250 ha

Standard conditions for deemed approvals – for a referable dam

11. The standard conditions in Table 9 apply to a deemed approval for operational work for a dam which is referable under the *Water Supply (Safety and Reliability) Act 2008* where the chief executive of the *Planning Act 2016* is the assessment manager. They are in addition to the standard conditions for deemed approvals that apply to

²⁵ An appropriately qualified person(s) means a person or persons who has professional qualifications, training, skills and experience relevant to hydrology and can give authoritative assessment, advice and analysis in relation to relevant protocols, standards, methods or literature.

operational work. To the extent of any inconsistencies, the more specific conditions included in this section override the more general standard conditions.

Table 9: Standard conditions for deemed approvals – for a referable dam		
No.	Condition	Timing
1.	The dam is designed in accordance with: (a) <i>Queensland Dam Safety Management Guidelines (2002)</i> (as updated); (b) <i>Guidelines on Acceptable Flood Capacity for Dams 2016</i> (as updated) The design is certified to be in accordance with these guidelines by a Registered Professional Engineer of Queensland. A Design Report for the dam is provided to the Dam Safety Regulator. The design generally conforms to the details specified in the failure impact assessment accepted by the Dam Safety Regulator.	Prior to the commencement of works.
2.	The dam is constructed in accordance with the certified design and design drawings or as otherwise determined appropriate by the certifying engineer and the <i>Queensland Dam Safety Management Guidelines (2002)</i> (as updated).	At all times during construction works
3.	“As constructed” documentation is prepared in accordance with the <i>Queensland Dam Safety Management Guidelines (2002)</i> (as updated) and provided to the Dam Safety Regulator.	Within 2 months of completion of construction
4.	The dam is managed and maintained in accordance with documented programs developed in accordance with the <i>Queensland Dam Safety Management Guidelines (2002)</i> (as updated) that address: (a) Operation and Maintenance (including Standing Operating Procedures and a Detailed Operation and Maintenance Manual and; (b) Surveillance (including Monitoring and Inspections). A report on any Comprehensive Inspection undertaken as part of these programs is to be provided to the Dam Safety Regulator within 3 months of the inspection being undertaken.	At all times following construction
5.	The Dam Owner must report all incidents and failures (as defined in the <i>Queensland Dam Safety Management Guidelines (2002)</i> (as updated)) to the Dam Safety Regulator within forty-eight (48) hours of becoming aware of the incident or failure.	At all times
6.	Any documentation prepared in order to comply with these conditions must be stored securely until such time as the dam is decommissioned. The documentation must be made available for inspection by the Dam Safety Regulator within seven (7) days of a written request for access being received by the Dam Owner.	At all times

Standard conditions for deemed approvals – for hazardous chemical facilities

12. The standard conditions in Table 10 apply to a deemed approval for material change of use for a hazardous chemical facility where the chief executive of the *Planning Act 2016* is the assessment manager. They are in addition to the standard conditions for deemed approvals that apply to material change of use. To the extent of any inconsistencies, the more specific conditions included in this section override the more general standard conditions.

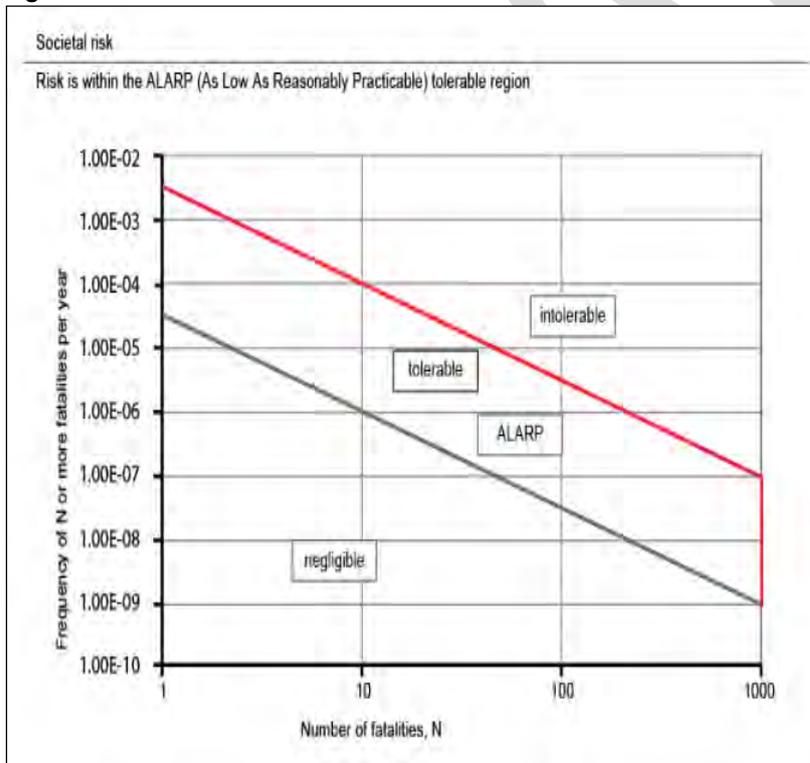
Table 10: Standard conditions for deemed approvals – for hazardous chemical facilities		
No.	Condition	Timing
1.	Development for a hazardous chemical facility does not exceed the	At all times

Table 10: Standard conditions for deemed approvals – for hazardous chemical facilities		
No.	Condition	Timing
	following parameters, as certified by an appropriately qualified person ²⁶ , and measured at the boundary of any vulnerable land use or zone: (a) a dangerous dose to human health; or (b) if the above criteria cannot be achieved: i. an individual fatality risk level of 0.5×10^{-6} /year; and ii. the societal risk criteria in Figure 1 .	
2.	Development for a hazardous chemical facility does not exceed the following parameters, as certified by an appropriately qualified person ²⁶ , and measured at the boundary of any sensitive land use or zone: (a) a dangerous dose to human health; or (b) if the above criteria cannot be achieved: i. an individual fatality risk level of 1×10^{-6} /year, and ii. the societal risk criteria in Figure 1 .	At all times
3.	Development for a hazardous chemical facility does not exceed the following parameters, as certified by an appropriately qualified person ²⁶ , and measured at the boundary of any commercial or community activity land use or zone: (a) a dangerous dose to human health; or (b) if the above criteria cannot be achieved: i. an individual fatality risk level of 5×10^{-6} /year, and ii. the societal risk criteria in Figure 1 .	At all times
4.	Development for a hazardous chemical facility does not exceed the following parameters, as certified by an appropriately qualified person ²⁶ , and measured at the boundary of an open space land use or zone: (a) a dangerous dose to human health; or (b) if the above criteria cannot be achieved: i. an individual fatality risk level of 10×10^{-6} /year, and ii. the societal risk criteria in Figure 1 .	At all times
5.	Development for a hazardous chemical facility does not exceed the following parameters, as certified by an appropriately qualified person ²⁶ , and measured at the boundary of an industrial land use or zone: (a) a dangerous dose to the built environment, or (b) an individual fatality risk level of 50×10^{-6} /year.	At all times
6.	An Emergency Management Plan is prepared by an appropriately qualified person ²⁶ in consultation with emergency services, that specifies: a) actions to be taken by workers; an b) actions (if any) to be taken by the local community in the event of an uncontrolled loss of containment, fire, or explosion of hazardous chemical stored or handled on site.	Prior to the commencement of works
7.	Development involving the storage and handling of fire risk hazardous chemicals is provided with a 24 hour monitored fire detection system that has the ability to detect a fire in its early stages and notify an emergency responder.	At all times
8.	Development involving the storage and handling of liquid or solid fire risk hazardous chemicals is provided with a spill containment system with a working volume capable of containing a minimum of 100% of all packages (hazardous chemicals and/or non-hazardous chemicals) within the area plus the output of any fixed firefighting system provided for the area over a minimum of 90 minutes.	At all times
9.	Development involving the storage and handling of liquid or solid fire risk	At all times

²⁶ An appropriately qualified person(s) means a person or persons who has professional qualifications, training, skills and experience relevant to hazard and chemical facilities and can give authoritative assessment, advice and analysis in relation to relevant protocols, standards, methods or literature.

Table 10: Standard conditions for deemed approvals – for hazardous chemical facilities		
No.	Condition	Timing
	hazardous chemicals in tanks are provided with a spill containment system, with a working volume capable of containing a minimum of: (a) 110% of the largest tank within a spill compound or 25% of the aggregate where multiple tanks are located within a spill compound; whichever is the greater; and (b) the output of any fixed firefighting system provided for any bulk tank within a spill compound over a minimum of 90 minutes.	
10.	Development does not store or handle any hazardous chemicals that, if in contact with each other, may react to produce a fire, explosion or other harmful reaction; or a flammable, toxic or corrosive vapour, as certified by an appropriately qualified person.	At all times
11.	The storage and handling areas of a hazardous chemical facility are not located within: (a) a flood hazard area; (b) a bushfire hazard area; (c) an erosion prone area or storm tide inundation area; and (d) a landslide hazard area. As identified on the SARA ²⁷ , SPP interactive mapping webpage ²⁸ or Planning Scheme ²⁹ mapping.	At all times
12.	Development is designed and constructed to minimise any adverse consequence of a natural hazard such as an earthquake or cyclone.	Prior to the commencement of the use

Figure 1. Societal risk criteria.



²⁷ <http://sara.dsdip.esriaustraliaonline.com.au/saraviewer/>

²⁸ <http://spp.dsdip.esriaustraliaonline.com.au/geoviewer/map/da>

²⁹ <http://www.dilgp.qld.gov.au/planning/local-government-planning-schemes.html>

Standard conditions for deemed approvals – for quarrying in a watercourse or lake

13. The standard conditions in Table 11 apply to a deemed approval for removing quarry material from a watercourse or lake if an allocation notice is required under the *Water Act 2000* where the chief executive of the *Planning Act 2016* is the assessment manager. They are in addition to the standard conditions for deemed approvals that apply to material change of use, reconfiguring a lot, operational work and building work, that are relevant to the aspect of development applied for. To the extent of any inconsistencies, the more specific conditions included in this section override the more general standard conditions.

Table 11: Standard conditions for deemed approvals – for quarrying in a watercourse or lake		
No.	Condition	Timing
General		
1.	Development must not adversely impact the natural riverine ecosystem or downstream features by: <ul style="list-style-type: none"> (a) preventing the release of excessive sediment into the water column; (b) not altering the geomorphology or the stability of the bed or banks of the watercourse or lake; (c) retaining riparian vegetation; and (d) changing the natural flow conditions or modifying the alignment of the watercourse or lake. 	At all times
2.	Material from the extraction activity must be stockpiled in a location to avoid the release of materials into the waterway including under flood conditions.	At all times
3.	Existing sand, gravel, clay or rock bars that create a natural storage in the bed of the watercourse or lake must not be lowered or disturbed in any way to prejudice the interests or rights of owners of adjacent or affected lands, or water entitlements given under the provisions of the <i>Water Act 2000</i> .	At all times
4.	All batters must be no steeper than 1 vertical on 3 horizontal.	At all times
5.	The surface area of the operation within the bed of the watercourse or lake must be left at an even longitudinal grade, free from holes and ridges.	At all times
6.	Removal of quarry material must not be carried out within 400 metres of any public road, bridge culvert or railway crossing.	At all times

Standard conditions for deemed approvals – for tidal works or work within a coastal management district

14. The standard conditions in Table 12 apply to a deemed approval for operational work that is tidal work or work carried out completely or partly within a coastal management district where the chief executive of the *Planning Act 2016* is the assessment manager. They are in addition to the standard conditions for deemed approvals that apply to operational work. To the extent any inconsistencies apply, the more specific conditions included in this section override the more general conditions.

Table 12: Standard conditions for deemed approvals – for tidal works or work within a coastal management district		
No.	Condition	Timing
For all development		
1.	The location and design of tidal works is suitable for intended use as certified by a Registered Professional Engineer of Queensland.	Prior to the commencement of works

Table 12: Standard conditions for deemed approvals – for tidal works or work within a coastal management district		
No.	Condition	Timing
2.	Development is located and designed so that it does not increase the risks or impacts from coastal erosion to people and property.	Prior to the commencement of works
3.	Any sand excavated from the site which is free of contaminants must be placed on the beach, seaward of the work.	At all times
4.	Areas above high water mark disturbed by the development are to be stabilised and revegetated with endemic native species commonly found on adjacent areas or present prior to disturbance.	Following construction and maintained for six months
5.	Building work is located landward of the coastal building line unless coastal protection work has been constructed to protect the development. Rainfall run-off must be directed to stormwater drains to minimise soil strength loss.	At all times
6.	Development of artificial waterways, canals and dryland marinas maintains the tidal prism volume of the natural waterway to which it is connected, as certified by a Registered Professional Engineer of Queensland.	At all times
7.	Any material placed in tidal water must not contain contaminants above the screening level as specified in the <i>National Assessment Guidelines for Dredging</i> (2009) (as updated).	At all times
8.	Solid waste from land and dredged material from artificial waterways is not disposed of too tidal water unless it is for beneficial reuse.	Prior to the commencement of works
9.	Earthworks associated with beach nourishment must not expose or disturb underlying bedrock, coffee rock and other cemented sediment material or consolidated mud/organic material layers.	At all times
10.	Beach nourishment must not encroach on nearshore seagrass beds.	Prior to the commencement of works
11.	Sand used in beach nourishment must have the following characteristics: (a) the sand used for the work has a suitable grain size distribution and colour to match the upper beach sand at the site; and (b) the source sand is clean, free of contaminants and does not contain any building waste or rock.	At all times
12.	Beach nourishment is to be finished to a maximum of 1 vertical: 3 horizontal ratio for the material being placed on the site and not encroach on nearshore seagrass beds.	At all times
13.	Erosion control structures are certified by a Registered Professional Engineer of Queensland as being: (a) structurally adequate and effective in erosion control, based on assessment of the imminent threat at a site; (b) designed in accordance with the Department of Environment and Heritage Protection's policy <i>Building and engineering standards for tidal works</i> to minimised interference with coastal processes; (c) designed to ensure that they do not adversely affect other beach	Prior to the commencement of works

Table 12: Standard conditions for deemed approvals – for tidal works or work within a coastal management district		
No.	Condition	Timing
	areas and property.	
14.	Provide an environmental offset for any significant residual impact as identified in the plans or documents lodged with the development application, in accordance with the <i>Environmental Offsets Act 2014</i> .	Prior to the commencement of works
15.	Any disturbed or oxidised acid sulphate soil must be treated and managed in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual: Soil management guidelines</i> , prepared by the Department of Science, Information Technology, Innovation and the Arts, 2014 (as updated).	At all times
16.	Erosion and sediment control measures are installed and maintained in accordance with the <i>Best Practice Erosion and Sediment Control (BPSEC) guidelines for Australia</i> , as certified by an appropriately qualified person ³⁰ . Sediment plume extents and concentrations are to be described and releases designed to meet water quality guidelines.	At all times
17.	The development must not result in a release of contaminants from the site.	At all times
18.	Any excavation or filling works must maintain natural hydrology and prevent changes in water quality that would adversely affect ecological values off site.	At all times
19.	The development must be maintained so that it does not cause a net loss of public access or impact public safety.	At all times
20.	Private marine development on State coastal land ensures that works: <ul style="list-style-type: none"> (a) are used for marine access purposes only; (b) minimise the use of State coastal land; and (c) do not interfere with access to or from navigation corridors from adjacent properties where access is legally allowed. 	At all times
21.	Development ensures erosion control structures are wholly located within the lot they are intended to protect and access for maintenance is available.	At all times
For all development involving operational works		
22.	Private marine development does not require the construction of coastal protection work, shoreline or riverbank hardening or dredging for marine access.	At all times
23.	Solid waste from land and dredged material from artificial waterways is not disposed to tidal water.	At all times

³⁰ An appropriately qualified person(s) means a person or persons who has professional qualifications, training, skills and experience relevant to erosion and sediment control and can give authoritative assessment, advice and analysis in relation to relevant protocols, standards, methods or literature.

Table 12: Standard conditions for deemed approvals – for tidal works or work within a coastal management district		
No.	Condition	Timing
24.	All dredging and any disposal of dredged material to tidal water: (a) complies with the <i>National Assessment Guidelines for Dredging 2009</i> (as updated) as certified by an appropriately qualified person ³¹ ; and (b) is supported by a monitoring and management <i>plan that complies with the National Assessment Guidelines for Dredging 2009</i> (as updated).	At all times
25.	Reclamation must be undertaken in accordance with the Department of Environment and Heritage Protection's guideline <i>Building and engineering standards for tidal works</i> , as certified by a Registered Professional Engineer of Queensland.	At all times
For development involving operational works not assessed by local government		
26.	Tidal work is designed and located in accordance with the <i>Department of Environment and Heritage Protection's policy Building and engineering standards for tidal works</i> .	Prior to the commencement of works
27.	Any works that become damaged as a result of erosion, flooding or storm tide inundation, must be removed and rehabilitated at the registered landowner(s) own expense.	At all times

Standard conditions for deemed approvals – for development on a Queensland heritage place

15. The standard conditions in Table 13 apply to a deemed approval for assessable development on a Queensland heritage place and no other assessable development. They are in addition to the standard conditions for deemed approvals that apply to material change of use, reconfiguring a lot and operational works. The standard conditions do not apply to building work for which the building assessment provisions are an assessment benchmark (section 64(2)(c) of the *Planning Act 2016*). However, the standard provisions do apply to other types of building work on a Queensland heritage place, much of which would otherwise be classed as operational works if carried out elsewhere (paragraph (b) of the definition of building work in Schedule 2 of the *Planning Act*).

Table 13: Standard conditions for deemed approvals – for development on a Queensland heritage place		
No.	Condition	Timing
1.	The development must retain and protect the features, fabric and contents of the State heritage place identified in or dating from the period described in the Queensland heritage register entry.	At all times
2.	Development maintains or enhances the significance of the open space setting of the State heritage place (including significant views,	At all times

³¹ An appropriately qualified person(s) means a person or persons who has professional qualifications, training, skills and experience relevant to dredging and any disposal of dredged material to tidal water and can give authoritative assessment, advice and analysis in relation to relevant protocols, standards, methods or literature.

Table 13: Standard conditions for deemed approvals – for development on a Queensland heritage place		
No.	Condition	Timing
	circulation, access, spatial patterns and layout), where the open setting is identified in the heritage citation records for the site.	
3.	Development maintains a lot size and layout which permits viable adaptive reuse or conservation of significant heritage buildings and related open spaces, where the open setting is specifically identified in the heritage citation records for the site.	At all times
4.	An archaeological investigation is undertaken by an appropriately qualified person ³² where it proposed to excavate, trench, core or bore through known or suspected archaeological deposits in accordance with the <i>Archaeological Investigations Guideline</i> , prepared by the Department of Environment and Heritage Protection under section 173 of the <i>Queensland Heritage Act 1992</i> . The archaeological investigation must include an Archaeological Management Plan which includes a protocol to address any unanticipated significant archaeological discovery (under section 89 of the <i>Queensland Heritage Act 1992</i>) and provision for collection/salvage/appropriate storage/ conservation of recovered artefacts. Works will be undertaken in accordance with the Archaeological Management Plan.	Prior to construction works and at all times
5.	Development proposing to destroy or substantially reduce the cultural heritage significance of a State heritage place must prepare an archival recording of the State heritage place by an appropriately qualified person ³³ comprising photographs and/or measured drawings in accordance with the technical requirements of the Archival Recording of Heritage Places guideline, prepared by the Department of Environment and Heritage Protection under section 173 of the <i>Queensland Heritage Act 1992</i> . The photographic recording must include images of all identified elements of cultural heritage significance, a key plan or plans, an index sheet and a photographic report. The measured drawings must include plans, elevations, sections, and details of specific elements of cultural heritage significance.	Prior to construction works

Standard conditions for deemed approvals – for aquaculture

16. The standard conditions in Table 14 apply to a deemed approval for material change of use for aquaculture under the *Fisheries Act 1994* where the chief executive of the *Planning Act 2016* is the assessment manager. They are in addition to the standard conditions for deemed approvals that apply to material change of use. To the extent any inconsistencies apply, the more specific conditions included in this section override the more general conditions.

³² An appropriately qualified person has qualifications in architecture, history and/or archaeology and a member of a professional heritage organisation (for example Australia ICOMOS), with appropriate experience in historical, industrial or maritime archaeology in Australia.

³³ An appropriately qualified person has qualifications in architecture, history and/or archaeology and a member of a professional heritage organisation (for example Australia ICOMOS), with appropriate experience in historical/industrial/maritime archaeology in Australia.

Table 14: Standard conditions for deemed approvals – for aquaculture		
No.	Condition	Timing
1.	Aquaculture development must avoid impacts on the natural environment by ensuring facilities are not located in sensitive marine habitats such as seagrass and coral.	Prior to the commencement of works
2.	All ponds must be located above highest astronomical tide.	At all times
3.	Aquaculture development maintains existing infrastructure or community or commercial access arrangements to fisheries resources.	At all times
4.	Aquaculture development does not increase the risk of mortality, disease or injury, or compromise the health and productivity of, fisheries resources by ensuring: <ul style="list-style-type: none"> (a) all waters (ponds, tanks, aquaria etc.) are screened or fenced to prevent the escape of any fish (eggs, juveniles or adults) into Queensland waters; (b) the release of water from all ponds, tanks and drainage systems is controlled; (c) all waters are sufficiently screened to prevent the movement of any juvenile or adult wild fauna (excepting zooplankton) into the aquaculture area; and (d) the use of substances that are toxic to plants or toxic to or cumulative within fish are avoided; (e) design avoids the trapping or stranding of wild fish; and (f) all water discharged from (ponds, tanks, aquaria etc.) are appropriately screened to prevent the escape of any disease into Queensland waters that could potentially harm biota in the natural environment. 	At all times
5.	The aquaculture development must prevent the release of acid sulfate soil by ensuring that sampling, testing and management of acid sulfate soils is carried out in accordance with the <i>Queensland acid sulfate soil technical manual: Soil management guidelines v 4.0</i> (as updated).	At all times
6.	The aquaculture development must not hold or produce noxious fish.	At all times
7.	Aquaculture involving non-endemic species must be undertaken in accordance with the <i>Management arrangements for translocation of live aquatic organisms (transport between bioregions) for aquaculture FAMOP015</i> , Department of Employment, Economic Development and Innovation, 2011 (as updated).	At all times
8.	An Aquaculture Environmental Management Plan (AEMP) must be prepared by an appropriately qualified person ³⁴ for the development. The EMP must include: <ul style="list-style-type: none"> (a) details of the proposed construction methodology and plans detailing significant construction stages, timeframes and proposed environmental controls; (b) details of a response plan, with appropriate triggers, which will be initiated in response to any significant impacts arising from the works and should include remediation works where required following construction; and (c) details of the safeguards to be employed to avoid or minimise the risk of the release of fish, contaminants or disease. 	Prior to the commencement of works and at all times
9.	Any fish mortalities and processing wastes (including filter residues) are treated and disposed of in accordance with the Australian Government Department of Agriculture, Fisheries and Forestry AQUAVETPLAN (as	At all times

³⁴ An appropriately qualified person(s) means a person or persons who has professional qualifications, training, skills and experience relevant to marine ecology and can give authoritative assessment, advice and analysis in relation to relevant protocols, standards, methods or literature.

Table 14: Standard conditions for deemed approvals – for aquaculture		
No.	Condition	Timing
	updated).	
10.	All in-ground structures are constructed so as to adequately prevent the ingress of stormwater run-off by constructing a bund or levee wall around the structure or impoundment.	Prior to the commencement of works
11.	Ponds, tanks, containers and aquaria used: (a) to cultivate aquaculture fisheries resources are constructed with the lowest point of the top of wall at least the height of the 1% AEP flood level, or no lower than the highest known or recorded flood level if 1% AEP flood level is unavailable; and (b) solely for treatment and settlement (free of aquaculture fisheries resources) are constructed so that the lowest point on the top of wall is at least the height of the 2% AEP flood level.	At all times
12.	All juvenile or adult wild fauna (excepting zooplankton) are excluded from land-based aquaculture development through: (a) design and construction to prevent entry; and (b) where water is to be introduced for aquaculture, the water is screened.	At all times
13.	Aquaculture furniture or other structures on tidal land must be designed and maintained to prevent stranding or entanglement of native fauna.	At all times
14.	Tidal aquaculture development must only use native Queensland fish species that are endemic to the location of the development and which are produced from sufficient broodstock to ensure appropriate genetic diversity.	At all times
15.	Structures associated with the aquaculture development are designed, constructed, correctly deployed, operated and maintained to prevent movement of the structure from the intended point of placement, anchoring or mooring.	At all times
16.	Aquaculture furniture is not located in seagrass communities or coral.	At all times
17.	Aquaculture furniture and other infrastructure is temporary and does not include any fixed structures in the substrate (except for supporting posts).	At all times
18.	All materials used in the construction of aquaculture furniture or placed within the premises, are of a chemically inactive and non-hazardous nature.	At all times
19.	Development that involves oyster farming within Moreton Bay Marine Park is consistent with the <i>Oyster Industry Management Plan for Moreton Bay Marine Park</i> .	At all times
20.	Culture of exotic fish does not occur in open or flow-through systems that discharge into waterways.	At all times

Standard conditions for deemed approvals – for fisheries development (other than aquaculture)

17. The standard conditions in Table 15 apply to a deemed approval for building work in a declared fish habitat or operational work that is one or more of the following:
- constructing or raising waterway barrier work;
 - work carried out completely or partly within a declared fish habitat area;
 - removal, destruction or damage of marine plant; where the chief executive of the *Planning Act 2016* is the assessment manager.

They are in addition to the standard conditions for deemed approvals that apply to operational work and building work, that are relevant to the aspect of development applied for. To the extent any inconsistencies apply, the more specific conditions included in this section override the more general conditions.

Table 15: Standard conditions for deemed approvals – for fisheries development (other than aquaculture)		
No.	Condition	Timing
1.	Development within a Management A area of a declared fish habitat must only be used for the following: (a) restoring the fish habitat or natural processes; (b) managing fisheries resources or fish habitat; (c) researching, including monitoring or educating (d) ensuring public health or safety; (e) providing public infrastructure to facilitate fishing; (f) providing subterranean public infrastructure if the surface of the area can be restored, after the completion of the works or activity, to its condition before the performance of the works or activity; (g) constructing a temporary structure; (h) maintaining a structure that was constructed before the area was declared to be a fish habitat area; or (i) maintaining a structure, other than a structure mentioned in paragraph (h) that has been lawfully constructed.	At all times
2.	Development within a Management B area of a declared fish habitat is only for: (a) restoring the fish habitat or natural processes; (b) managing fisheries resources or fish habitat; (c) researching, including monitoring or educating; (d) ensuring public health or safety; (e) providing public infrastructure to facilitate fishing; (f) providing subterranean public infrastructure if the surface of the area can be restored, after the completion of the works or activity, to its condition before the performance of the works or activity; (g) constructing a temporary structure; (h) maintaining a structure that was constructed before the area was declared to be a fish habitat area; (i) maintaining a structure, other than a structure mentioned in paragraph (h) that has been lawfully constructed; (j) constructing a permanent structure on tidal land or within the management area; or (k) depositing material for beach replenishment in the management area.	At all times
3.	Development that is for researching, including monitoring or educating, is directly related to education or research about one or more of the following: (a) fish, fisheries or fish habitat; or (b) general biological or ecosystem values or processes within the area; or (c) protected area management; or (d) investigation of impacts of development; and (e) is undertaken by a public sector entity or registered educational institution.	At all times
4.	A temporary structure is in place for no more than six weeks and is capable of being removed in its entirety.	At all times
5.	Development must only provide one structure to facilitate fishing, boat access or boat mooring.	At all times
6.	Development must not involve the filling of tidal land.	At all times
7.	Erosion control structures minimise interference with fish habitat areas and are designed in accordance with the Department of Environment and Heritage Protection's policy <i>Building and engineering standards for tidal works</i> , as certified by a Registered Professional Engineer of	Prior to the commencement of works

Table 15: Standard conditions for deemed approvals – for fisheries development (other than aquaculture)		
No.	Condition	Timing
	Queensland.	
8.	No loss of fish habitat occurs beyond the footprint of the erosion control structure.	At all times
9.	Beach replenishment must only be undertaken where there is an immediate threat to the existing or approved land use, infrastructure that cannot be relocated or a significant cultural heritage site.	At all times
10.	The area that the beach replenishment is to be carried out on is a high-energy, sandy sediment shoreline with biological communities adapted to mobile sediments.	At all times
11.	Beach replenishment does not create terrestrial land.	At all times
12.	Beach replenishment work is undertaken in a way that minimises the need for other erosion control activities or works.	At all times
13.	Beach replenishment will not require maintenance more often than every two years.	At that time
14.	Beach replenishment material is sourced from: (a) a distance of greater than 100 metres from a declared fish habitat area; or (b) from works within a declared fish habitat area that have been authorised for another purpose; or (c) from a navigational channel.	At all times
15.	Dredging or extracting sediment is only undertaken for the purpose of restoring fish habitats or natural processes.	At all times
16.	Works do not result in a permanent dam, weir, bund or other water impoundment structure.	At all times
17.	Development for aquaculture is only for tidal works associated with oyster production within licensed oyster areas in compliance with the <i>Oyster industry plan for Moreton Bay Marine Park</i> , Department of Agriculture and Fisheries, 2015 (as updated).	At all times
18.	Development that is a private vessel buoy mooring is located either entirely within an extension of the side boundaries of the property to which it relates and on the same side of the waterway as the premises or within a government approved designated mooring area.	At all times
19.	Development that is for an upgrade to an existing stormwater, sewer or water treatment infrastructure results in an increase in the size of the structure in total by no more than 20 square metres.	At all times
20.	Bridge abutments are sited outside the declared fish habitat area.	At all times
21.	Bridges are supported on piles only (not culverts, pipes or causeways).	At all times
22.	Development that is a private structure has a maximum total permanent footprint of 40 square metres	At all times
23.	Development that is for private jetties and pontoons has an access walkway, if required, that is less than 2 metres wide.	At all times
24.	The relocation or exchange of a structure results in a footprint that is less than or equal to the footprint of the existing structure.	At all times
25.	An environmental management plan (EMP) must be prepared by an appropriately qualified person ³⁵ to address the construction phase of the project. The EMP must include but not be limited to the following: (a) details of the proposed construction methodology and plans	Prior to the commencement of works and at all times

³⁵ An appropriately qualified person(s) means a person or persons who has professional qualifications, training, skills and experience relevant to marine ecology and can give authoritative assessment, advice and analysis in relation to relevant protocols, standards, methods or literature.

Table 15: Standard conditions for deemed approvals – for fisheries development (other than aquaculture)		
No.	Condition	Timing
	<p>detailing significant construction stages, timeframes, monitoring requirements and proposed environmental controls;</p> <p>(b) details of a response plan, with appropriate triggers, which will be initiated in response to any significant impacts on the wetland from the works and should include restoration works that return fisheries resources and fish habitats to pre-existing or improved condition when the construction phase has ceased; and</p> <p>(c) details of the safeguards to be employed to protect and restore the degraded fish habitats.</p>	
26.	An environmental offset is provided in accordance with the <i>Environmental Offsets Act 2014</i> for any significant residual impact on matters of state environmental significance, as identified in the plans or documents lodged with the development application.	Prior to the commencement of works
27.	Water quality is managed to achieve the water quality objectives of the <i>Environmental Protection (Water) Policy 2009</i> , so as to protect the biological integrity of the receiving environment, as certified by an appropriately qualified person ³⁶ .	At all times
28.	At the cessation of the use the affected area of the site is returned to pre-existing or improved condition, with works certified by an appropriately qualified person.	On cessation of the use
29.	The development will be conducted in a manner that does not: <ul style="list-style-type: none"> (a) release substances that are toxic to, or cumulative within, plants or fish; (b) interfere with fish passage; and (c) introduce pest fish and other pest species. 	At all times
30.	Development for runnelling works complies with the policy guidelines in <i>Departmental procedures for permit applications assessment and approvals for insect pest control in coastal wetlands (FHMOP 003)</i> , Department of Primary Industries, 1996 and: <ul style="list-style-type: none"> (a) increases tidal flushing; (b) follows lines of natural water flow; (c) be no deeper than 30 centimetres; (d) have a 3:1 width: depth ratio; and (e) a spoon shape with gently sloping concave sides. 	At all times
31.	Structures are designed to direct water run-off outside the declared fish habitat area.	At all times
32.	As a result of works the subject of this approval any disturbed or oxidised acid sulphate soil must be treated and managed in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual: Soil management guidelines</i> , prepared by the Department of Science, Information Technology, Innovation and the Arts, 2014 (as updated).	At all times
33.	Where benthic disturbance occurs the area is restored to the pre-disturbance condition and profile, having regard to (amongst other things): <ul style="list-style-type: none"> (a) surface sediment type and profile; (b) bank profile and potential for erosion; and (c) amount of surface area disturbed. 	Completion of the works

³⁶ An appropriately qualified person(s) means a person or persons who has professional qualifications, training, skills and experience relevant to water quality including environmental engineers and can give authoritative assessment, advice and analysis in relation to relevant protocols, standards, methods or literature.

Table 15: Standard conditions for deemed approvals – for fisheries development (other than aquaculture)		
No.	Condition	Timing
34.	Sediment is disposed of lawfully outside of the boundaries of a declared fish habitat area.	At all times
35.	The structure shall provide light penetration through all decking surfaces located over fish habitats.	At all times
36.	Jetties, pontoons, floating walkways, boat ramps or mooring piles have vessel staging or queueing areas.	At all times
37.	Private fishing platforms, private jetties and pontoons extend through a marine plant fringe by no more than 15 metres (measured perpendicular to the shore).	At all times
38.	Private boat ramps have a total area of marine plant disturbance for construction that is less than 45 square metres and extends through a marine plant fringe by no more than 3 metres (measured perpendicular to the shore).	At all times.
39.	Signs do not involve disturbance of marine plants unless required for safety.	At all times
40.	A restoration and monitoring program must be developed and implemented by an appropriately qualified person ³⁷ in fish biology to monitor the habitat recovery.	On the cessation of the use.
41.	Vegetation to be used in a restoration project must comply with any relevant provisions of the <i>National policy for the translocation of live aquatic organisms</i> and <i>Management and protection of marine plants and other tidal fish habitats (FHMOP 001)</i> , Department of Primary Industries and Fisheries, 2007.	At all times
42.	Development does not alter existing infrastructure or existing community access arrangements for declared fish habitat areas.	At all times
43.	Development maintains or improves commercial fishing access and linkages between a commercial fishery and infrastructure, services and facilities.	At all times

Standard conditions for deemed approvals – for development in a wetland protection area

18. The standard conditions in Table 16 apply to a deemed approval for operational work that is high impact earthworks where the chief executive of the *Planning Act 2016* is the assessment manager. They are in addition to the standard conditions for deemed approvals that apply to operational work. To the extent of any inconsistency, the more specific conditions included in this section override the more general standard conditions.

Table 16: Standard conditions for deemed approvals – for development in a wetland protection area		
No.	Condition	Timing
1.	To the extent practicable, development is located outside of a wetland in a wetland protection area.	At all times
2.	Development that occurs within a wetland protection area is setback a minimum width of:	At all times

³⁷ An appropriately qualified person(s) means a person or persons who has professional qualifications, training, skills and experience relevant to marine ecology and can give authoritative assessment, advice and analysis in relation to relevant protocols, standards, methods or literature.

Table 16: Standard conditions for deemed approvals – for development in a wetland protection area		
No.	Condition	Timing
	(a) 200 metres from a wetland, where the wetland is located outside a prescribed urban area; or (b) 50 metres from a wetland, where the wetland is located within a prescribed urban area.	
3.	Development does not adversely impact the hydrology of surface water in a wetland protection area by: (a) maintaining the volume of flows into and out of the wetland; (b) maintaining the duration of flows into and out of the wetland; (c) maintaining the timing of the flows (e.g. dry/wet season); and (d) maintaining the direction of flows.	At all times
4.	Development does not adversely impact the hydrology of groundwater in a wetland protection area by: (a) maintaining the volume of flows into and out of the wetland; (b) maintaining the duration of flows into and out of the wetland; (c) maintaining the timing of the flows (e.g. dry/wet season); and (d) maintaining the direction of flows.	At all times
5.	A water quality management plan must be prepared by an appropriately qualified person ³⁸ to address water quality in discharges during and after construction of the project, which includes measures to achieve a discharge trigger value level of 50mg/L of total suspended solids.	Prior to the commencement of works
6.	Stormwater discharge quality and quantities are treated in accordance with the <i>Queensland Best Practice Environmental Management Guidelines</i> before stormwater flow enters the wetland.	At all times
7.	Erosion and sediment control measures are installed and maintained in accordance with the <i>Best Practice Erosion and Sediment Control (BPSEC) guidelines for Australia</i> , as certified by a Registered Professional Engineer.	For the duration of the construction works
8.	Develop and implement a fauna management plan ³⁹ prepared by an appropriately qualified person that includes, but is not limited to, the following: (a) a pre-works inspection of the property to locate, map and identify fauna habitat species; (b) training of site personnel in the identification of local species likely to occur at the site; and (c) measures to protect the movement of fauna into the wetland in a wetland protection area or buffer.	Prior to the commencement of works and at all times
9.	Develop and implement a pest management plan prepared by an appropriately qualified person ⁴⁰ that includes, but is not limited to, the following:	Prior to the commencement of works and at

³⁸ An appropriately qualified person(s) means a person or persons who has professional qualifications, training, skills and experience relevant to water quality management such as an environmental engineer and can give authoritative assessment, advice and analysis in relation to relevant protocols, standards, methods or literature.

³⁹ An appropriately qualified person(s) means a person or persons who has professional qualifications, training, skills and experience relevant to ecology and can give authoritative assessment, advice and analysis in relation to relevant protocols, standards, methods or literature.

Table 16: Standard conditions for deemed approvals – for development in a wetland protection area		
No.	Condition	Timing
	<ul style="list-style-type: none"> (a) a pre-works inspection of the property to locate, map and identify existing pest flora and fauna species; (b) training of site personnel in the identification of local pest species likely to occur at the site; (c) measures in order to prevent the spread of pests into the wetland in a wetland protection area or buffer; and (d) measures to control pest flora and fauna species introduced into the wetland in a wetland protection area or buffer as a result of the development. 	all times
10.	Prior to arrival on site, all plant and equipment is to be cleaned down in accordance with the Department of Agriculture and Fisheries Queensland <i>Vehicle and machinery checklists Clean-down procedures (2014) (as updated)</i> .	At all times
11.	<p>An environmental management plan (EMP) must be prepared by an appropriately qualified person⁴⁰ to address the construction phase of the project.</p> <p>The EMP must include but not be limited to the following:</p> <ul style="list-style-type: none"> (a) details of the proposed construction methodology and plans detailing significant construction stages, timeframes, monitoring requirements and proposed environmental controls; (b) details of a response plan, with appropriate triggers, which will be initiated in response to any significant impacts on the wetland from the works and should include remediation works where required following construction; and (c) details of the safeguards to be employed to avoid or minimise the risk of adverse impacts to wetlands in a wetland protection area and their ecological processes. 	Prior to the commencement of works and at all times
12.	Provide an environmental offset for any significant residual impact as identified in the plans or documents lodged with the development application, in accordance with the <i>Environmental Offsets Act 2014</i> .	Prior to the commencement of works

Standard conditions for deemed approvals – for wind farm development

19. The standard conditions in Table 17 apply to a deemed approval for material change of use for wind farm development where the chief executive of the *Planning Act 2016* is the assessment manager. They are in addition to the standard conditions for deemed approvals that apply to material change of use. To the extent of any

⁴⁰ An appropriately qualified person(s) means a person or persons who has professional qualifications, training, skills and experience relevant to ecology such as an environmental engineer and can give authoritative assessment, advice and analysis in relation to relevant protocols, standards, methods or literature.

inconsistency, the more specific conditions included in this section override the more general standard conditions.

Table 17: Standard conditions for deemed approvals – for development in a wetland protection area		
No.	Condition	Timing
1.	<p>Wind turbines or wind monitoring towers are 150 metres or less in height and do not infringe on the obstacle limitation surfaces (OLS), procedures for air navigation services – aircraft operations (PANS-OPS) surface, restricted airspace and low flying areas of a certified aerodrome, registered aerodrome or military aerodrome.</p> <p>Or</p> <p>Wind turbines or wind monitoring towers more than 150 metres in height must:</p> <p>(a) obtain written endorsement by the Civil Aviation Safety Authority (CASA), Airservices Australia and the district aerodrome supervisor is provided stating they have no objection to the proposed development; or</p> <p>(b) obtain written endorsement by the federal Department of Defence, Civil Aviation Safety Authority (CASA), Airservices Australia and the district aerodrome supervisor stating they have no objection to the proposed development, where they are within 30 kilometres of a military aerodrome, or a certified aerodrome or registered aerodrome jointly used as a military aerodrome.</p>	Prior to the commencement of the use
2.	Wind turbines must be marked so that rotor blades, the nacelle and the upper two thirds of the supporting mast of wind turbines are painted white.	Prior to the commencement of the use
3.	The top one third of wind monitoring towers is painted in alternating bands of contrasting colour.	Prior to the commencement of the use
4.	Development involving the lighting of wind turbines or wind monitoring towers more than 150 metres in height or within 30 kilometres of a certified aerodrome or registered aerodrome, written endorsement by the Civil Aviation Safety Authority (CASA) and Airservices Australia is provided stating they have no objection to the proposed development and lighting measures.	Prior to the commencement of the use
5.	<p>In areas where low flying aircraft occur:</p> <p>(a) marker balls or high visibility sleeves are placed on the outside guy wires of wind monitoring towers in the top third section of the tower;</p> <p>(b) the guy wire ground attachment points have contrasting colours to the surrounding ground/vegetation and installed above the expected vegetation canopy; and</p> <p>(c) a flashing strobe light is installed to also operate on wind monitoring towers during daylight hours.</p>	Prior to the commencement of the use and at all times.
6.	The frequency range of LED lighting used in obstruction lighting must fall within the range of wavelengths 655 to 930 nanometres.	At all times
7.	Development must minimise electromagnetic interference to pre-existing television, radar and radio transmission and reception, as certified by an appropriately qualified person.	At all times

Table 17: Standard conditions for deemed approvals – for development in a wetland protection area						
No.	Condition	Timing				
8.	The modelled blade shadow flicker impact on any existing or approved sensitive land use(s) must not exceed 30 hours per annum and 30 minutes per day.	At all times				
9.	Wind turbine blades must have a low reflectivity finish/treatment.	At all times				
10.	A flora and fauna management plan must be prepared by an appropriately qualified person to address the construction and operation of the project ⁴¹ . The management plan must include: <ul style="list-style-type: none"> (a) measures to minimise and mitigate, adverse impacts on flora and fauna associated with bird and bat strike, clearing of native flora, potential spills from transformers, bushfire risk and access; (b) proposed construction methodology and plans detailing significant construction stages, timeframes, monitoring requirements and proposed environmental controls; and (c) details of a response plan, with appropriate triggers, which will be initiated in response to any significant impacts on the environmental values and should include restoration works following construction. 	Prior to the commencement of works and at all times				
11.	The development must provide suitable vehicular access, manoeuvring areas and parking for the ongoing operation and maintenance activities.	At all times				
12.	Wind generators must ensure that there is no release of oil from the transformers into waterways, with appropriate containment measures installed and maintained.	At all times				
13.	Stormwater discharge quality and quantities are treated in accordance with the <i>Queensland Best Practice Environmental Management Guidelines</i> before stormwater flow enters receiving waters.	At all times				
14.	Develop and implement erosion and sediment controls in accordance with the <i>Best Practice Erosion and Sediment Control (BPESC) guidelines for Australia (International Erosion Control Association)</i> . In particular, maintain sediment control devices to achieve best practice design objectives.	At all times				
15.	Wind turbines are sited and located in accordance with the plans and landscape and visual assessment reports submitted with the application.	During construction				
16.	Wind turbines must be setback at least 1,500 metres from existing or approved sensitive land uses on non-host lots.	During construction.				
17.	Noise emissions from the wind turbines must not exceed the predicted acoustic level at all noise affected existing or approved sensitive land uses on the host lot as follows: <table border="1" data-bbox="331 1749 1121 1850"> <thead> <tr> <th colspan="2">Acoustic criteria – host lots</th> </tr> </thead> <tbody> <tr> <td>Noise description</td> <td>Acoustic level does not exceed</td> </tr> </tbody> </table>	Acoustic criteria – host lots		Noise description	Acoustic level does not exceed	At all times
Acoustic criteria – host lots						
Noise description	Acoustic level does not exceed					

⁴¹ An appropriately qualified person(s) means a person or persons who has professional qualifications, training, skills and experience relevant to ecology and can give authoritative assessment, advice and analysis in relation to relevant protocols, standards, methods or literature.

Table 17: Standard conditions for deemed approvals – for development in a wetland protection area

No.	Condition	Timing								
	The outdoor (free-field) night-time (10pm to 6am) A-weighted equivalent acoustic level (LAeq), assessed at all noise affected existing or approved sensitive land uses.	1. 45dB(A); or 2. the background noise (LA90) by more than 5dB(A) whichever is the greater, for wind speed from cut-in to rated power of the wind turbine and each integer wind speed in between referenced to hub height.								
18.	Noise emissions from the wind turbines must not exceed the predicted acoustic level at all noise affected existing or approved sensitive land uses on the host lot as follows: <table border="1" style="margin-top: 10px;"> <thead> <tr> <th colspan="2">Acoustic criteria – non-host lots.</th> </tr> <tr> <th>Noise description</th> <th>Acoustic level does not exceed</th> </tr> </thead> <tbody> <tr> <td>The outdoor (free-field) night-time (10pm to 6am) A-weighted equivalent acoustic level (LAeq), assessed at all noise affected existing or approved <u>sensitive land uses</u>.</td> <td> 1. 35dB(A); or 2. the background noise (LA90) by more than 5dB(A) whichever is the greater, for wind speed from cut-in to rated power of the wind turbine and each integer wind speed in between referenced to hub height. </td> </tr> <tr> <td>The outdoor (free-field) day-time (6am to 10pm) A-weighted equivalent acoustic level (LAeq), assessed at all noise affected existing or approved <u>sensitive land uses</u>.</td> <td> 1. 37dB(A); or 2. the background noise (LA90) by more than 5dB(A) whichever is the greater, for wind speed from cut-in to rated power of the wind turbine and each integer wind speed in between referenced to hub height. </td> </tr> </tbody> </table>	Acoustic criteria – non-host lots.		Noise description	Acoustic level does not exceed	The outdoor (free-field) night-time (10pm to 6am) A-weighted equivalent acoustic level (LAeq), assessed at all noise affected existing or approved <u>sensitive land uses</u> .	1. 35dB(A); or 2. the background noise (LA90) by more than 5dB(A) whichever is the greater, for wind speed from cut-in to rated power of the wind turbine and each integer wind speed in between referenced to hub height.	The outdoor (free-field) day-time (6am to 10pm) A-weighted equivalent acoustic level (LAeq), assessed at all noise affected existing or approved <u>sensitive land uses</u> .	1. 37dB(A); or 2. the background noise (LA90) by more than 5dB(A) whichever is the greater, for wind speed from cut-in to rated power of the wind turbine and each integer wind speed in between referenced to hub height.	At all times
Acoustic criteria – non-host lots.										
Noise description	Acoustic level does not exceed									
The outdoor (free-field) night-time (10pm to 6am) A-weighted equivalent acoustic level (LAeq), assessed at all noise affected existing or approved <u>sensitive land uses</u> .	1. 35dB(A); or 2. the background noise (LA90) by more than 5dB(A) whichever is the greater, for wind speed from cut-in to rated power of the wind turbine and each integer wind speed in between referenced to hub height.									
The outdoor (free-field) day-time (6am to 10pm) A-weighted equivalent acoustic level (LAeq), assessed at all noise affected existing or approved <u>sensitive land uses</u> .	1. 37dB(A); or 2. the background noise (LA90) by more than 5dB(A) whichever is the greater, for wind speed from cut-in to rated power of the wind turbine and each integer wind speed in between referenced to hub height.									

Key terms for standard conditions for deemed approvals

20. Table 18 provides the definitions for terms used within this Schedule.

Table 18: Key terms for standard conditions for deemed approvals

Boundary:	means within 1m of the cadastral boundary of the approved place.
Commercial or community activity land use:	means any of the following as defined in the <i>Planning Regulation 2017</i> : <ol style="list-style-type: none"> 1. Retail centre 2. Shop 3. Office 4. Entertainment building 5. Market 6. Showroom 7. Convention centre

Table 18: Key terms for standard conditions for deemed approvals

	<ol style="list-style-type: none"> 8. Sporting stadium 9. Tourist attraction 10. Nightclub 11. Building for religious worship 12. Community hall 13. Theatre 14. Art gallery.
Endangered regional ecosystem:	<p>see the <i>Vegetation Management Act 1999</i>.</p> <p><i>Editor's note: Endangered regional ecosystem means a regional ecosystem declared to be an endangered regional ecosystem under the VMA.</i></p>
Environmentally hazardous material:	<p>means hazardous contaminants as well as any bulk material which can detrimentally impact on the environmental values if released into the environment.</p> <p><i>Editor's note: Common examples of environmentally hazardous materials are compost and mulch, tailings and effluent from intensive animal industries.</i></p>
Essential habitat:	<p>see the <i>Vegetation Management Act 1999</i>, section 20AC.</p> <p><i>Editor's note: Essential habitat is shown on the essential habitat map.</i></p> <p><i>Editor's note: Essential habitat for protected wildlife is a category A area, category B area or category C area shown on the regulated vegetation management map:</i></p> <ol style="list-style-type: none"> 1. that has at least 3 essential habitat factors for the protected wildlife that must include any essential habitat factors that are stated as mandatory for the protected wildlife in the essential habitat database, or 2. in which the protected wildlife, at any stage of its life cycle, is located.
Habitat trees:	<p>means trees used for habitat, nesting and feeding. Habitat trees are trees used or potentially used by hollow-dwelling fauna. Habitat trees are identified as a living tree with one or more visible hollows of 10 cm or more in diameter that are positioned at least 2 metres above the base of the tree. Nest trees are trees which contain an active bird's nest or the nest of a raptor or other bird which utilises the same nest year after year. Feed trees are trees which display five or more incisions typically made by a yellow bellied glider.</p>
Industrial land use:	<p>see the <i>Planning Regulation 2017</i>.</p> <p><i>Editor's note: Industrial land use means any of the following:</i></p> <ol style="list-style-type: none"> 1. Warehouse 2. Low impact industry 3. Medium impact industry 4. High impact industry 5. Special industry.
Land zone 1:	<p>means quaternary estuarine and marine deposits subject to periodic inundation by saline or brackish marine waters. This includes mangroves, salt pans, off-shore tidal flats and tidal beaches.</p>
Land zone 2:	<p>means quaternary coastal dunes and beach ridges. This includes degraded dunes, sand plains and swales, lakes and swamps enclosed by dunes, as well as coral and sand cays.</p>
Land zone 3:	<p>means quaternary alluvial systems, including floodplains, alluvial plains, alluvial fans, terraces, levees, swamps, channels, closed depressions and fine textured palaeo-estuarine deposits. This also includes estuarine plains currently under fresh water influence, inland lakes and associated dune systems (lunettes).</p>
Least concern regional ecosystem:	<p>see the <i>Vegetation Management Act 1999</i>.</p> <p><i>Editor's note: Least concern regional ecosystem means a regional ecosystem declared to be a least concern regional ecosystem under the VMA.</i></p>

Table 18: Key terms for standard conditions for deemed approvals	
Management A area:	see the <i>Fisheries Regulation 2008</i> . <i>Editor's note: A Management A area means an area within a declared fish habitat area identified by the words 'management A' on the fish habitat area plan mentioned in Schedule 3 for the declared fish habitat area.</i>
Management B area:	see the <i>Fisheries Regulation 2008</i> . <i>Editor's note: A Management B area means an area within a declared fish habitat area identified by the words 'management B' on the fish habitat area plan mentioned in Schedule 3 for the declared fish habitat area.</i>
Matters of state environmental significance:	see the <i>Environmental offsets Regulation 2014</i> , schedule 2. <i>Editor's note: Matters of state environmental significance are prescribed environmental matters under the Environmental offsets Regulation 2014 that require an environmental offset when a prescribed activity will have a significant residual impact on the matter. These matters are:</i> <ol style="list-style-type: none"> 1. <i>regional ecosystems under the VMA that:</i> <ol style="list-style-type: none"> a. <i>are endangered regional ecosystems</i> b. <i>are of concern regional ecosystems</i> c. <i>intersect with a wetland shown on the vegetation management wetlands map</i> d. <i>contain areas of essential habitat shown on the essential habitat map for an animal that is endangered wildlife or vulnerable wildlife or a plant that is endangered wildlife or vulnerable wildlife</i> e. <i>are located within a defined distance from the defining banks of a relevant watercourse or drainage feature as shown on the vegetation management watercourse and drainage feature map</i> 2. <i>areas that contain remnant vegetation and are areas of land determined to be required for ecosystem functioning ('connectivity areas')</i> 3. <i>wetlands in a wetland protection area or wetlands of high ecological significance shown on the Map of referable wetlands under the Environmental Protection Regulation 2008</i> 4. <i>wetlands and watercourses in high ecological value waters as defined in the Environmental Protection (Water) Policy 2009, schedule 2</i> 5. <i>designated precincts in strategic environmental areas under the Regional Planning Interests Regulation 2014</i> 6. <i>threatened wildlife under the Nature Conservation Act 1992 and special least concern animals under the Nature Conservation (Wildlife) Regulation 2006</i> 7. <i>protected areas under the Nature Conservation Act 1992 excluding coordinated conservation areas</i> 8. <i>highly protected zones of state marine parks under the Marine Parks Act 2004</i> 9. <i>fish habitat areas under the Fisheries Act 1994</i> 10. <i>waterways that provide for fish passage under the Fisheries Act 1994 if the construction, installation or modification of waterway barrier works carried will limit the passage of fish along the waterway</i> 11. <i>marine plants under the Fisheries Act 1994</i> 12. <i>legally secured offset areas.</i>
Measures:	have the broadest interpretation and includes plant, equipment, physical objects, monitoring, procedures, actions, directions and competency.
Of concern regional ecosystem:	see the <i>Vegetation Management Act 1999</i> . <i>Editor's note: Of concern regional ecosystem means a regional ecosystem declared to be an of concern regional ecosystem under the VMA.</i>
Offset area:	see the <i>Vegetation Management Act 1999</i> . <i>Editor's note: Offset area means a legally secured offset area under the Environmental Offset Act 2014.</i>
Open space land use:	means any of the following as defined in the <i>Planning Regulation 2017</i> : <ol style="list-style-type: none"> 1. Outdoor sport and recreation (not including sporting stadiums) 2. Park 3. Environment facility 4. Rural activities.
Records:	include breach notifications, written procedures, analysis results, monitoring reports and monitoring programs required under a condition.

Table 18: Key terms for standard conditions for deemed approvals

Retained tree:	means any native tree that has a diameter at 1.3 metres above ground level which is 20 centimetres or more. For multi-stemmed trees, add the diameters of the two largest stems.
Sensitive land use:	means any of the following as defined in the <i>Planning Regulation 2017</i> : <ol style="list-style-type: none"> 1. Community residence 2. Dual occupancy 3. Dwelling house 4. Educational establishment 5. Multiple dwelling 6. Relocatable home park 7. Residential care facility 8. Rooming accommodation 9. Short-term accommodation 10. Tourist park.
Significant residual impact:	see the <i>Environmental Offsets Act 2014</i> . Significant residual impact is an impact, whether direct or indirect, of a prescribed activity on all or part of a prescribed environmental matter that: <ol style="list-style-type: none"> 1. remains, or will or is likely to remain, (whether temporarily or permanently) despite on-site mitigation measures for the prescribed activity, and 2. is, or will or is likely to be, significant.
Vulnerable land use:	means any of the following as defined in the <i>Planning Regulation 2017</i> : <ol style="list-style-type: none"> 1. Child care centre 2. Community care centre 3. Educational establishment 4. Health care services 5. Hospital 6. Retirement facility.
Waters:	includes river, stream, lake, lagoon, pond, swamp, wetland, unconfined surface water, unconfined water, natural or artificial watercourse, bed and bank of any waters, dams, non-tidal or tidal waters (including the sea), stormwater channel, stormwater drain, roadside gutter, stormwater run-off, and groundwater and any part thereof.

Schedule 5 – Definitions

Act means the *Planning Act 2016*.

Action notice is a notice that must be given if a development application:

- (a) is not properly made, by the assessment manager, stating:
 - (i) the development application is not properly made;
 - (ii) the reasons the development application is not properly made; and
 - (iii) the actions required to make the development application comply with section 51 of the Act.
- (b) is not properly referred, by a referral agency, stating:
 - (i) the relevant referral requirements;
 - (ii) the development application is not properly referred;
 - (iii) the reasons the development application is not properly referred;
 - (iv) the actions required to make the development application properly made or properly referred; and
 - (v) the period in which to undertake the actions to make the development application comply with section 54(1) of the Act.

Assessing authority is an assessment manager or concurrence agency.

Changed development application is a development application for which the applicant has given a notice to the assessment manager under section 52(1) of the Act.

Concurrence agency see Schedule 2 of the Act.

Confirmation notice is a notice that must state:

- (a) the type of approval applied for, and the nature and description of the proposed development;
- (b) the date the development application was properly made;
- (c) whether Part 4 is applicable to the development application;
- (d) if Part 4 is applicable, the notice must also state:
 - (i) the public notification requirements; and
 - (ii) the **public notification period**;
- (e) whether Part 2 is applicable to the development application⁴²;
- (f) if the assessment manager does not intend to make an information request; and
- (g) if the applicant has advised that they do not wish to receive an information request.

⁴² As a minimum, the assessment manager must include on the confirmation notice whether Part 2 applies based on the information provided by the applicant in the approved forms. Nothing prevents the assessment manager identifying particular referral requirements or additional referral requirements to those identified on the approved form by the applicant.

Confirmation period is the period of time under section 1.2.

Current period for section 32 means the period that is active at the time notice is given under this section. It does not include any period that has already ended or any period that is yet to commence.

Rules means these Development Assessment Rules under section 68(1) of the Act.

Day means business day.

Decision notice see section 63 of the Act.

Decision period see section 22.1.

Development application see Schedule 2 of the Act.

Development approval see section 49(1) of the Act.

Enforcement notice see section 168(2) of the Act.

Further advice see section 37.

Further period agreed see section 33.1.

Give see the *Acts Interpretation Act 1954*.

Information request see Schedule 2 of the Act.

Minor change see Schedule 2 of the Act.

Missed referral agency see section 29.

Notice see Schedule 2 of the Act.

Owners for Part 4, see Schedule 3 of the Rules.

Party to a development application means the applicant, assessment manager and each referral agency for the development application.

Principal submitter see Schedule 2 of the Act.

Properly made, for a development application, see section 51(5) of the Act.

Properly made submission means a submission that is properly made under Schedule 2 of the Act.

Properly referred means a development application that has been referred to the relevant referral agency as required under section 6.1 for all the referral requirements for the development application.

Public notification period is the number of days for which public notice must be given under section 53(4)(b) of the Act.

Referral agency see section 54(2) of the Act.

Referral agency assessment period see section 9.1.

Referral agency response see section 56 of the Act.

Referral confirmation notice is a notice that may be given by a referral agency to an application for a properly referred development application that states:

- (a) the development application is a properly referred application; and

(b) the date the referral confirmation period ended.

Referral confirmation period see section 6.2.

Referral requirement means a requirement that is triggered under the Planning Regulation 2017, for an aspect of a development in a development application that requires referral to a referral agency for assessment.

Representations are to be made in writing.

Responsible entity see Schedule 2 of the Act.

Show cause notice see section 167(2) of the Act.

Stated day is taken to be the last day on which a submission on the development application can be made, as it relates to section 53(4)(b) of the Act.

Third party means any person, agency or organisation other than the parties to the development application.

Variation request see Schedule 2 of the Act.