



# Standard Conditions for a Deemed Approval

Under the *Planning Act 2016*, section 64



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## 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 *Planning Act 2016* (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 21).

## Material change of use

3. The standard conditions in table 1 below 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
<b>Approved use</b>		
1.	The development approval is for a material change of use in accordance with the description in the form/s lodged with the development application, unless otherwise varied by the following conditions.	At all times
<b>Approved plans and documents</b>		
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
<b>Staged development</b>		
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
<b>General development</b>		
5.	All works must be designed, constructed and maintained in accordance with the local categorising instrument.  <b>Editor's note:</b> 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.	At all times

Table 1: Standard conditions for deemed approvals – for material change of use		
No.	Condition	Timing
6.	The removal of vegetation on site must be done in accordance with the approved plans and documents as lodged with the development application, or, if there are any subsequent plans and documents submitted to the assessment manager during the assessment process, the latest of those subsequent plans and documents and in accordance with any local categorising instrument. To the extent that any inconsistencies apply, the local categorising instrument prevails.	At all times
<b>Works during construction</b>		
7.	Undertake drainage, erosion and sediment control measures in accordance with the local categorising instrument, or if the state interest – water quality has not been appropriately integrated into the local categorising instrument or where no local categorising instrument exists, in accordance with the Assessment benchmarks – water quality, State Planning Policy, July 2017 (Part E).	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.  <b>Editor's note:</b> Any repair work that proposes to alter the alignment or level of existing services and assets must be referred to the relevant service authority for approval. 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
<b>Stormwater and drainage</b>		
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 if the state interest – water quality has not been appropriately integrated into the local categorising instrument or where no local categorising instrument exists, in accordance with the Assessment benchmarks – water quality, State Planning Policy, July 2017 (Part E).	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
<b>Flooding</b>		
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 the state interest – natural hazards, risk and resilience has not been appropriately integrated into the local categorising instrument or no local categorising instrument exists, the development must be constructed in accordance with Assessment benchmarks – natural hazards, risk and resilience, State Planning Policy, July 2017 (Part E).	At all times

Table 1: Standard conditions for deemed approvals – for material change of use		
No.	Condition	Timing
<b>Car parking/traffic</b>		
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 Australian Standard – AS1428 Design for access and mobility and AS2890 Parking Facilities.	Prior to the commencement of use
<b>Fencing</b>		
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 boundary. The acoustic mitigation measure must be certified by a suitably qualified person.	Prior to the commencement of use and to be maintained at all times
<b>Lighting</b>		
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 Australian Standard – AS4282-1997 Control of the Obtrusive Effects of Outdoor Lighting.	Prior to the commencement of use and to be maintained at all times
<b>Electricity and telecommunication services</b>		
16.	Each 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
<b>Refuse storage and collection</b>		
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 Environmental Protection (Waste Management) Policy 2000.	Prior to the commencement of use and to be maintained at all times
<b>Landscaping</b>		
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
<b>Infrastructure</b>		
19.	<p>The applicant must submit to the relevant local government RPEQ design certification(s) demonstrating that the development is capable of being connected to all required infrastructure either:</p> <ul style="list-style-type: none"> <li>a) as specified in the plans and documents as lodged with the development application; or</li> <li>b) in accordance with the local categorising instrument where the development application does not include details about the provision of infrastructure.</li> </ul> <p><b>Editor's note:</b> This must include both trunk and non-trunk infrastructure.</p>	In conjunction with an application for operational works



Table 1: Standard conditions for deemed approvals – for material change of use		
No.	Condition	Timing
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: <ul style="list-style-type: none"> <li>a) as specified in the plans and documents lodged with the development application; or</li> <li>b) in accordance with the local categorising instrument where the development application does not include details about the provision of infrastructure.</li> </ul>	Prior to the commencement of use
22.	For water and sewerage in a distributor retailer area: <ul style="list-style-type: none"> <li>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</li> <li>b) Construct water supply services in accordance with the water approval and obtain a connection certificate from the relevant distributor retailer.</li> </ul>	Prior to the commencement of use
<b>Referral agency conditions</b>		
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
<b>Advice notes</b>		
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 Australian Standard – AS1742 Manual of Uniform Traffic Control Devices 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.	

## 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
<b>Approved use</b>		
1.	The Development Approval is for a reconfiguration of a lot in accordance with the description in the form(s) lodged with the development application, unless otherwise varied by the following conditions.	At all times
<b>Approved plans and documents</b>		
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 have been submitted, the latest of these revisions is taken to be the approved one.	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
<b>Staged development</b>		
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
<b>General development</b>		
5.	Unless otherwise varied by these conditions, all works must be designed, constructed and maintained in accordance with the local categorising instrument.  <b>Editor's note:</b> 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 in accordance with the approved plans and documents lodged with the development application, or, if there are any subsequent plans and documents submitted to the assessment manager during the assessment process, the latest of those subsequent plans and documents and in accordance with any local categorising instrument. To the extent that any inconsistencies apply, the local categorising instrument prevails.	At all times
<b>Works during construction</b>		
7.	Undertake drainage, erosion and sediment control measures in accordance with the local categorising instrument, or if the state interest – water quality has not been appropriately integrated into the local categorising instrument or where no local categorising instrument exists, in accordance with the Assessment benchmarks – water quality, State Planning Policy, July 2017 (Part E).	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.	Prior to submitting the Plan of Subdivision to the local government



Table 2: Standard conditions for deemed approvals – reconfiguration of a lot		
No.	Condition	Timing
	<b>Editor's note:</b> Any repair work that proposes to alter the alignment or level of existing services and assets must be referred to the relevant service authority for approval. 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.	for approval
<b>Stormwater and drainage</b>		
10.	Provide a stormwater drainage system to service the development that connects to a lawful point of discharge. It must be in accordance with the local categorising instrument, or if the state interest – water quality has not been appropriately integrated into the local categorising instrument or where no local categorising instrument exists, in accordance with the Queensland Urban Drainage Manual (or Assessment benchmarks – water quality, State Planning Policy, July 2017 (Part E).	Prior to submitting the Plan of 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
<b>Electricity and telecommunication services</b>		
12.	Each lot must be connected to the relevant electricity and telecommunication service.	Prior to submitting the Plan of Subdivision to the local government for approval
<b>Streets</b>		
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 Australian Standard – AS/NZS 1158 Road Lighting.	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
<b>New street address</b>		
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
<b>Roads and driveways</b>		
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
<b>Survey</b>		
17.	All lots are to be connected to the permanent survey marks in accordance with the local categorising instrument.	Prior to submitting the Plan of Subdivision to the local government for approval

Table 2: Standard conditions for deemed approvals – reconfiguration of a lot		
No.	Condition	Timing
<b>Infrastructure</b>		
18.	<p>The applicant must submit to the relevant local government RPEQ design certification/s demonstrating that the development is capable of being connected to all required infrastructure either:</p> <ul style="list-style-type: none"> <li>a) as specified in the plans and documents lodged with the development application; or</li> <li>b) in accordance with the local categorising instrument where the development application does not include details about the provision of infrastructure.</li> </ul> <p><b>Editor's note:</b> This must include both trunk and non-trunk infrastructure.</p>	Prior to submitting the Plan of Subdivision to the local government for approval
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 submitting the Plan of Subdivision to the local government for approval
20.	<p>The applicant must dedicate the land accommodating the infrastructure (e.g. park land or road reserve) either:</p> <ul style="list-style-type: none"> <li>a) as specified in the plans and documents lodged with the development application; or</li> <li>b) in accordance with the local categorising instrument where the development application does not include details about the provision of infrastructure.</li> </ul>	Prior to the commencement of use
21.	<p>For water and sewerage in a distributor retailer area:</p> <ul style="list-style-type: none"> <li>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</li> <li>b) construct water supply services in accordance with the water approval and obtain a connection certificate from the relevant distributor retailer.</li> </ul>	Prior to the commencement of use
<b>Referral agency conditions</b>		
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
<b>Advice notes</b>		
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 Environmental Protection (Noise) Policy 2008. 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 Environmental Protection (Noise) Policy 2008 and the Environmental Protection (Air) Policy 2008.	
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> .	

## 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
<b>Approved use</b>		
1.	The development approval is for operational works in accordance with the description in the forms lodged with the development application, unless otherwise varied by the following conditions.	At all times
<b>Approved plans and documents</b>		
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 have been submitted, the latest of these revisions is taken to be the approved one.	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
<b>General development</b>		
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.	An 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
<b>Works during construction</b>		
8.	Undertake drainage, erosion and sediment control measures in accordance with the local categorising instrument, or if the state interest – water quality has not been appropriately integrated into the local categorising instrument or where no local categorising instrument exists, in accordance with the Assessment benchmarks – water quality, State Planning Policy, July 2017 (Part E).	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,	Prior to the

Table 3: Standard conditions for deemed approvals – operational works		
No.	Condition	Timing
	<p>footpath or roadway) that may have occurred during any works carried out in association with the development.</p> <p><b>Editor's note:</b> Any repair work that proposes to alter the alignment or level of existing services and assets must be referred to the relevant service authority for approval. 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>	acceptance of works off maintenance
<b>Filling and excavation</b>		
11.	Filling and/or excavation works on site are to be in accordance with the local categorising instrument.	At all times
<b>Earthworks</b>		
12.	Earthworks are to be carried out in accordance with the local categorising instrument.	At all times
<b>Retaining walls</b>		
13.	Design and construct all retaining walls in accordance with the local categorising instrument.	At all times
<b>Inspections</b>		
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"> <li>a) <i>On maintenance</i> – 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-month maintenance period; and</li> <li>b) <i>Off maintenance</i> – at the end of the 12-month maintenance period.</li> </ul>	As identified in the condition
<b>Referral agency conditions</b>		
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
<b>Advice notes</b>		
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 Work Health and Safety Act 2011 and Australian Standard – AS1742 Manual of Uniform Traffic Control Devices 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	

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

## 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
<b>Approved plans</b>		
1.	The development approval is for building work in accordance with the description in the forms lodged with the development application, unless otherwise varied by the following conditions.	At all times
<b>Approved plans and documents</b>		
2.	Carry out and maintain the development generally in accordance with the plans and documents s lodged with the development application, unless otherwise varied by the following conditions. Where multiple revisions of the same plan have been submitted, the latest of these revisions is taken to be the approved one.	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
<b>General development</b>		
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
<b>Works during construction</b>		
5.	Undertake drainage, erosion and sediment control measures in accordance with the local categorising instrument, or if the state interest – water quality has not been appropriately integrated into the local categorising instrument or where no local categorising instrument exists, in accordance with the Assessment benchmarks – water quality, State Planning Policy, July 2017 (Part E).	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.  <b>Editor's note:</b> Any repair work that proposes to alter the alignment or level of existing services and assets must be referred to the relevant service authority for approval. 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 issue of a Certificate of Classification for the building or the commencement of the use, whichever is the earlier



Table 4: Standard conditions for deemed approvals – for building work where the building assessment provisions are not an assessment benchmark		
No.	Condition	Timing
<b>Referral agency conditions</b>		
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
<b>Advice notes</b>		
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 Australian Standard – AS1742 Manual of Uniform Traffic Control Devices 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 Environmental Protection (Noise) Policy 2008, Environmental Protection (Air) Policy 2008 and the Environmental Protection (Water) Policy 2009.	
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.	

## 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
<b>Approved plans</b>		
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.	At all times
<b>Works during construction</b>		
2.	Hours of construction must be limited to 6.30 am to 6.30 pm Monday to Saturday and not at all on Sunday and public holidays.	At all times during construction works
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.	At all times during construction works
4.	During construction the site must be kept in a clean and tidy state at all times.	At all times during construction works
5.	The <i>Workplace Health and Safety Act 1995</i> and AS1742 Manual of Uniform Traffic Control Devices 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.	At all times during construction works
6.	Implement drainage, erosion and sediment control measures and maintain those measures in accordance with the Environmental Protection (Water) Policy 2009 as amended from time-to-time.	Prior to commencement of works and to be maintained
<b>Shipping</b>		
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.	At all times
<b>Health and Safety</b>		
8.	Details of any safety or environmental incidents and the associated response are to be reported to the port authority.	Within 24 hours of any incident occurring
<b>Stormwater drainage</b>		
9.	No ponding, concentration or redirection of stormwater may occur on adjoining land unless specifically agreed to with any relevant adjoining landowner.	At all times
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 Queensland Urban Drainage Manual 2007 as amended from time-to-time.	Prior to commencement of the use

Table 5: Standard conditions for deemed approvals – for material change of use on strategic port land		
No.	Condition	Timing
11.	Prior to the commencement of the use, the development is to be connected to a lawful point of discharge.	Prior to the commencement of the use
<b>Spillage</b>		
12.	Contaminants must not be directly or indirectly released to any waters or the bed and banks of any waters.	At all times
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.	At all times
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.	At all times
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.	At all times
<b>Refuse storage and waste</b>		
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 Environmental Protection (Waste Management) Regulation 2000 and the Environmental Protection (Waste Management) Policy 2000 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.	At all times
<b>Environment general</b>		
17.	The storage and handling of flammable and combustible liquids storage must comply with the standards set in AS1940 The Storage and Handling of Flammable and Combustible Liquids.	At all times
18.	Dangerous goods must be managed to comply with the <i>Dangerous Goods Safety Management Act 2001</i> .	At all times
19.	Unless authorised by the port authority, any car parking is to be wholly contained on-site and no on-street parking is permitted.	At all times
20.	Lighting must be directed to ensure no unreasonable interference with the environmental value of surrounding properties, including any local turtle-nesting beaches.	At all times
<b>Advice notes</b>		
a)	Please note that any concurrence agency conditions will apply in addition to these standard conditions.	

## Material change of use on airport land

8. The standard conditions in table 6 apply to a deemed approval for a **material change of use** on airport land (Cairns and Mackay Airports).

Table 6: Standard conditions for deemed approvals – for material change of use on airport land		
No.	Condition	Timing
<b>Approved plans</b>		
1.	Carry out the development in accordance with the plans 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.	Prior to the commencement of the use
<b>General development</b>		
2.	Buildings and structures do not exceed the height limits identified on the Other Plan Map/s (OPM) 'Structure Height' contained within schedule 2 of the relevant Land Use Plan applicable to the airport land.	At all times
3.	Development must not emit smoke, dust, ash or steam into the airport's operational airspace.	At all times
<b>Works during construction</b>		
4.	Cranes or other equipment must not encroach into the airport's operational airspace.	At all times
5.	Drainage, erosion and sediment control measures are provided in accordance with the FNQROC Development Manual (Cairns Airport) or local categorising instrument (Mackay Airport).	During construction and to be maintained at all times
6.	The <i>Workplace Health and Safety Act 1995</i> and AS1742 Manual of Uniform Traffic Control Devices 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.	While works are occurring
<b>Lighting</b>		
7.	Outdoor lighting must be designed and constructed by a suitably qualified person in accordance with the Civil Aviation Safety Authority guideline: Lighting in the vicinity of aerodromes – Advice to lighting designers. In particular, development must not include any of the following types of outdoor lighting: <ul style="list-style-type: none"> <li>a) straight parallel lines of lighting 500 metres to 1000 metres long;</li> <li>b) flare plumes;</li> <li>c) upward shining lights;</li> <li>d) flashing lights;</li> <li>e) laser lights;</li> <li>f) sodium lights; and</li> <li>g) reflective surfaces.</li> </ul>	At all times
<b>Landscaping</b>		
8.	The development must not incorporate landscaping that involves ponds, lakes or permanent water sources that may attract wildlife into the airport's operational airspace.	At all times
9.	Landscaping does not include vegetation that at maturity will encroach into the airport's operational airspace.	At all times
<b>Airport protection</b>		
10.	Development within the 20–40 ANEF contour is designed and constructed to attenuate aircraft noise in accordance with AS2021–2000	Prior to commencement

Table 6: Standard conditions for deemed approvals – for material change of use on airport land		
No.	Condition	Timing
	Acoustics – Aircraft noise intrusion – Buildings siting and construction.	of use and to be maintained
11.	Development located within a ‘building restricted area’ as identified in the Other Plan Maps (OPM) of the Land Use Plan applicable to the airport land of an aviation facility must not create: <ul style="list-style-type: none"> <li>a) permanent or temporary physical obstructions in the line of sight between antennas;</li> <li>b) an electrical or electromagnetic field that will interfere with signals transmitted by the facility;</li> <li>c) reflective surfaces that could deflect or interfere with signals transmitted by the facility.</li> </ul>	At all times
12.	Development located within a ‘public safety area’ as identified in the Land Use Plan applicable to the airport land must not involve the manufacture, use or storage of flammable, explosive, hazardous or noxious materials.	At all times
<b>Sensitive land uses</b>		
13.	Sensitive land uses are located, designed and constructed to ensure that: <ul style="list-style-type: none"> <li>a) the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008 are met; and</li> <li>b) the air quality objectives set out in the Environmental Protection (Air) Policy 2008 are met.</li> </ul>	Prior to commencement of the use and to be maintained
14.	Advertising devices must: <ul style="list-style-type: none"> <li>a) not include projecting roof or sky signs;</li> <li>b) where a free-standing sign, have a height no greater than 6 metres; and</li> <li>c) not incorporate flashing neon lights or animated elements.</li> </ul>	At all times
15.	Advertising devices visible from a state-controlled road at the Cairns Airport are designed and illuminated in compliance with the Department of Transport and Main Roads’ Guide to the Management of Roadside Advertising.	At all times
<b>Stormwater drainage</b>		
16.	Stormwater runoff is managed so that it does not adversely affect the environment either upstream or downstream of the site.	Prior to the commencement of the use
17.	Construct a stormwater drainage system to service the development in accordance with the FNQROC Development Manual (Cairns Airport) or in accordance with the Queensland Urban Drainage Manual 2007, as amended from time to time.	Prior to the commencement of the use
18.	Prior to the commencement of the use, the development is to be connected to the airport’s stormwater drainage network or lawful point of discharge.	Prior to the commencement of the use.
<b>Vehicle manoeuvring and car parking</b>		
19.	Onsite driveways, vehicle manoeuvring, parking and loading/unloading areas must be designed and constructed to ensure: <ul style="list-style-type: none"> <li>a) aisles within car parks comply with AS2890.1 – Parking Facilities: Off-Street Car Parking;</li> <li>b) sight distances at car-park accesses comply with AS2890.1 – Parking Facilities: Off-Street Car Parking;</li> </ul>	Prior to commencement of the use and to be maintained

Table 6: Standard conditions for deemed approvals – for material change of use on airport land		
No.	Condition	Timing
	<ul style="list-style-type: none"> <li>c) surfaces are imperviously sealed and comply with AS2890.1 – Parking Facilities: Off-Street Car Parking and AS2890.2 – Parking Facilities (Off-street Parking): Commercial Vehicle Facilities;</li> <li>d) turning circles comply with the design guidelines set out in AS2890.1 – Parking Facilities: Off-Street Car Parking and AS2890.2 – Parking Facilities (Off-Street Parking): Commercial Vehicle Facilities;</li> <li>e) all vehicles are able to enter and leave the site in forward gear; and</li> <li>f) all surfaces drain to the existing kerb and channel and do not flow directly into waterways.</li> </ul>	
20.	<p>Roads that are designed must be constructed to ensure:</p> <ul style="list-style-type: none"> <li>a) each lot has safe and practical access to the existing road network via a direct road frontage or an access strip (for a rear lot);</li> <li>b) a driveway crossover is provided to each lot in accordance with the guidelines set out in the FNQROC Development Manual (Cairns) or local categorising instrument (Mackay Airport);</li> <li>c) the design of the road network is consistent with the design guidelines set out in the FNQROC Development Manual or local categorising instrument (Mackay Airport);</li> <li>d) all roads are provided with street lighting designed and installed in accordance with the provisions of AS1158 Road Lighting; and</li> <li>e) kerb and channel is constructed in accordance with the design guidelines set out in the FNQROC Development Manual.</li> </ul>	Prior to commencement of use and to be maintained
<b>Refuse storage and waste</b>		
21.	Potential food and waste sources are covered, stored and collected so that they are not accessible to wildlife.	Prior to commencement of use and to be maintained
22.	Development is provided with waste collection, storage and removal services.	Prior to commencement of use and to be maintained
<b>Environment general</b>		
23.	The storage and handling of flammable and combustible liquids storage must comply with the standards set in AS1940 The Storage and Handling of Flammable and Combustible Liquids.	Prior to commencement of use and to be maintained
24.	Dangerous goods must be managed to comply with the <i>Dangerous Goods Safety Management Act 2001</i> .	Prior to the commencement of the use
<b>Advice notes</b>		
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)	The <i>Workplace Health and Safety Act 1995</i> and Australian Standard – AS1742 Manual of Uniform Traffic Control Devices must be complied with in carrying out any construction works,	



Table 6: Standard conditions for deemed approvals – for material change of use on airport land		
No.	Condition	Timing
	and to ensure safe traffic control and safe public access in respect of works being constructed on a road.	
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 the Environmental Protection (Noise) Policy 2008 and the Environmental Protection (Air) Policy 2008.	
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 in accordance with Part 4 of the Land Use Plan and section 118 of the Act, as varied by exemptions under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i> .	
g)	Please note that any concurrence agency conditions will apply in addition to these standard conditions.	
h)	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.	

## Reconfiguration of a lot on airport land

9. The standard conditions in table 7 apply to a deemed approval for reconfiguring a lot on airport land (Cairns and Mackay Airports).
10. A condition cannot be imposed on a development approval for reconfiguring a lot on airport land if the condition requires a monetary payment to anyone for the reconfiguration in accordance with section 51(2) of the *Airport Assets (Restructuring and Disposal) Act 2008*.

Table 7: Standard conditions for deemed approvals – reconfiguration of a lot on airport land		
No.	Condition	Timing
<b>Approved use</b>		
1.	The development approval is for a material change of use in accordance with the description in the form(s) lodged with the development application, unless otherwise varied by the following conditions.	At all times
<b>Approved plans and documents</b>		
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 have been submitted, the latest of these revisions is taken to be the approved one.	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
<b>Staged development</b>		
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
<b>General development</b>		
5.	Unless otherwise varied by these conditions, all works must be designed, constructed and maintained in accordance with the relevant land use plan.  <b>Editor's note:</b> This includes but is not limited to lot size, density, setbacks etc.	At all times
<b>Works during construction</b>		
6.	Undertake drainage, erosion and sediment control measures in accordance with the relevant Land Use Plan.	During construction and to be maintained
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.  <b>Editor's note:</b> Any repair work that proposes to alter the alignment or level of existing services and assets must be referred to the relevant service authority for approval. 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
<b>Stormwater and drainage</b>		
8.	Lots are connected to the airport's stormwater drainage network.	Prior to the

Table 7: Standard conditions for deemed approvals – reconfiguration of a lot on airport land		
No.	Condition	Timing
		commencement of the use
<b>Electricity and telecommunication services</b>		
9.	Each lot must be connected to the relevant electricity and telecommunication service.	Prior to the commencement of the use
<b>Streets</b>		
10.	Provide street lighting to any new streets created and all road frontage(s) to the development in accordance with the relevant Land Use Plan.	Prior to submitting the Plan of Subdivision to the local government for approval
11.	Design and construct footpaths and street trees in accordance with the relevant Land Use Plan.	Prior to submitting the Plan of Subdivision to the local government for approval
<b>Roads and driveways</b>		
12.	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 relevant Land Use Plan.	Prior to submitting the Plan of Subdivision to the local government for approval
<b>Survey</b>		
13.	All lots are to be connected to the permanent survey marks in accordance with the Land Use Plan.	Prior to submitting the Plan of Subdivision to the local government for approval
<b>Infrastructure</b>		
14.	Lots are connected to: <ul style="list-style-type: none"> <li>a) the reticulated water supply infrastructure network;</li> <li>b) the reticulated sewerage infrastructure network;</li> <li>c) stormwater drainage network;</li> <li>d) the reticulated electricity infrastructure network; and</li> <li>e) telecommunications infrastructure network.</li> </ul>	Prior to the commencement of the use
<b>Referral agency conditions</b>		
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
<b>Advice notes</b>		
a)	Approval is required for carrying out operational works, building works and plumbing and drainage works made assessable under the Act.	
b)	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.	
c)	This approval takes effect in accordance with the provisions of section 64 of the Act.	
d)	This approval will lapse in accordance with the provisions of section 85 of the Act.	
e)	A condition cannot be imposed on a development approval for reconfiguring a lot on airport	

Table 7: Standard conditions for deemed approvals – reconfiguration of a lot on airport land		
No.	Condition	Timing
	land, if the condition requires a monetary payment to anyone for the reconfiguration in accordance with section 51(2) of the <i>Airport Assets (Restructuring and Disposal) Act 2008</i> .	
f)	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> .	

## Operational works on airport land

11. The standard conditions in table 8 apply to a deemed approval for operational works on airport land (or any part of the approval that is for operational works).

Table 8: Standard conditions for deemed approvals – operational works on airport land		
No.	Condition	Timing
<b>Approved use</b>		
1.	The development approval is for a material change of use in accordance with the description in the form/s lodged with the development application, unless otherwise varied by the following conditions.	At all times
<b>Approved plans and documents</b>		
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 have been submitted, the latest of these revisions is taken to be the approved one.	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
<b>General development</b>		
4.	Unless otherwise varied by these conditions, all works must be designed, constructed and maintained in accordance with the relevant Land Use Plan.	At all times
5.	An 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.	For engineering works, 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 holding a pre-start meeting.	Prior to the commencement of works
<b>Works during construction</b>		
7.	Undertake drainage, erosion and sediment control measures in accordance with the relevant Land Use Plan.	During construction and to be maintained
8.	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.	Prior to the acceptance of works off maintenance
<b>Filling and excavation</b>		
9.	Filling and/or excavation works on site are to be in accordance with the relevant Land Use Plan.	At all times
<b>Earthworks</b>		
10.	Earthworks are to be carried out in accordance with the relevant Land Use Plan.	At all times
<b>Retaining walls</b>		
11.	Design and construct all retaining walls in accordance with the relevant	At all times

Table 8: Standard conditions for deemed approvals – operational works on airport land		
No.	Condition	Timing
	Land Use Plan or, if no requirements, the local categorising instrument.	
<b>Referral agency conditions</b>		
12.	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
<b>Advice notes</b>		
a)	Approval is required for carrying out building works and plumbing and drainage made assessable under the Act.	
b)	The <i>Work Health and Safety Act 2011</i> and Australian Standard – AS1742 Manual of Uniform Traffic Control Devices 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.	
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 Environmental Protection (Noise) Policy 2008 and the Environmental Protection (Air) Policy 2008.	
d)	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.	
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 are levied by way of an infrastructure charges notice in accordance with part 4 of the relevant Land Use Plan and section 118 of the Act, as varied by exemptions under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i> .	



## Environmentally relevant activities

12. The standard conditions in table 9 apply to a deemed approval for development of an environmentally relevant activity (ERA) where the chief executive of the *Planning Act 2016* (the Act) 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, which 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 9: Standard conditions for deemed approvals – for environmentally relevant activities		
No.	Condition	Timing
1.	<p>Noise emissions must meet the performance outcome specified in the Environmental Protection Regulation 2008, chapter 5, part 3 (Noise), and must not exceed acoustic quality objectives in Schedule 1 of the Environmental Protection (Noise) Policy 2008, so as not to cause an environmental nuisance to any sensitive land use, as certified by an appropriately qualified person.</p> <p><b>Editor's note:</b> Appropriately qualified person 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.</p>	At all times
2.	<p>Air emissions must meet the performance outcome specified in the Environmental Protection Regulation 2008, chapter 5, part 5 (Air contamination) and must not exceed acoustic quality objectives in Schedule 1 of the Environmental Protection (Air) Policy 2008, so as not to cause an environmental nuisance to any sensitive land use, as certified by an appropriately qualified person.</p> <p><b>Editor's note:</b> Appropriately qualified person 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.</p>	At all times
3.	<p>Odours or airborne particulates must not cause environmental nuisance to any sensitive receptor, as certified by an appropriately qualified person.</p> <p><b>Editor's note:</b> Appropriately qualified person 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.</p>	At all times
4.	On-site containment systems must be designed, installed and maintained so as to contain any spillage of hazardous contaminants or wastes.	At all times
5.	Contaminants (including acid sulfate soils) must not be released to land or waters (including the bed and banks of any waters and groundwater).	At all times
6.	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

Table 9: Standard conditions for deemed approvals – for environmentally relevant activities		
No.	Condition	Timing
7.	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.
8.	Hazardous contaminants stored on flood-prone areas: <ul style="list-style-type: none"> <li>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</li> <li>b) must be contained and sealed in order to minimise movement or release of the materials in times of flood or inundation.</li> </ul>	At all times
9.	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
10.	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
11.	The activity must be undertaken in accordance with written procedures prepared by an appropriately qualified person that: <ul style="list-style-type: none"> <li>a) identify potential risks to the environment from the ERA during routine operations and emergencies;</li> <li>b) establish and maintain control measures to monitor and minimise the potential for environmental harm, including breach notification and remediation procedures;</li> <li>c) ensure plant, equipment and measures are maintained in a proper and effective condition;</li> <li>d) ensure plant, equipment and measures are operated in a proper and effective manner;</li> <li>e) ensure that staff are trained and aware of their obligations under the <i>Environmental Protection Act 1994</i>;</li> <li>f) ensure that reviews of environmental performance are undertaken at least annually.</li> </ul>	At all times
12.	All records must be kept for a period of at least five years and provided to the enforcement authority upon request.	At all times
13.	Monitoring must be conducted by an appropriately qualified person, in accordance with relevant Australian Standards, other standards, industry best practice guidelines or the latest edition of the Queensland Government Monitoring and Sampling Manual.  <b>Editor's note:</b> Appropriately qualified person 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.	At all times

## Native vegetation clearing

13. The standard conditions in table 10 apply to a deemed approval for operational work for native vegetation clearing where the chief executive of the *Planning Act 2016* (the Act) 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 10: Standard conditions for deemed approvals – for native vegetation clearing		
No.	Condition	Timing
<b>General</b>		
1.	Clearing must not occur unless the clearing and the adverse impacts of clearing have been: <ul style="list-style-type: none"> <li>a) reasonably avoided; or</li> <li>b) reasonably minimised where it cannot be reasonably avoided.</li> </ul>	At all times
2.	Clearing must be consistent with any notice requiring compliance on the land subject to the development, unless a better environmental outcome can be achieved.	Prior to the commencement of works
3.	Clearing must be consistent with vegetation management requirements for particular regulated areas, unless a better environmental outcome can be achieved.	Prior to the commencement of works
4.	Clearing of a legally secured offset area must be: <ul style="list-style-type: none"> <li>a) consistent with the offset delivery plan, or agreement for the offset area on the land subject to the development; or</li> <li>b) only occur if an additional offset is provided that is consistent with the relevant policy in the Queensland Environmental Offsets Policy, Department of Environment and Heritage Protection, 2014.</li> </ul>	At all times
5.	Clearing must only be undertaken in accordance with an erosion and sediment control plan, which includes measures to ensure the rates of soil loss and sediment movement are the same or less than those prior to the proposed development.	Prior to the commencement of works
6.	Clearing must not contribute to, or accelerate, land degradation through waterlogging, or through the salinisation of groundwater, surface water or soil.	At all times
7.	Clearing must not occur in a natural wetland or within 100 metres of the defining bank of any natural wetland. OR Clearing within 100 metres of any natural wetland must: <ul style="list-style-type: none"> <li>a) not occur within 50 metres of the defining bank of any natural wetland; and</li> <li>b) not exceed widths in table A.</li> </ul> OR Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, an environmental offset is provided in accordance with the <i>Environmental Offsets Act 2014</i> for any acceptable significant residual impact from clearing of vegetation associated with a natural wetland.	At all times
8.	Clearing must not occur in any watercourse or drainage feature, or within the relevant distance of the defining bank of any watercourse or drainage feature in table B. OR Clearing within any watercourse or drainage feature, or within the	

	<p>relevant distance of the defining bank of any watercourse or drainage feature in table B must:</p> <ul style="list-style-type: none"> <li>a) not exceed the widths in table A; and</li> <li>b) not occur within 5 metres of the defining bank, unless clearing is required into or across the watercourse or drainage feature.</li> </ul> <p>OR</p> <p>Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, an environmental offset is provided in accordance with the <i>Environmental Offsets Act 2014</i> for any acceptable significant residual impact from clearing of vegetation associated with any watercourse or drainage feature.</p>	
9.	<p>Clearing must not occur in an endangered regional ecosystem or an 'of concern' regional ecosystem.</p> <p>OR</p> <p>Clearing in an endangered regional ecosystem or an 'of concern' regional ecosystem must not exceed the width or area prescribed in table A.</p> <p>OR</p> <p>Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, an environmental offset is provided in accordance with the <i>Environmental Offsets Act 2014</i> for any acceptable significant residual impact from clearing of endangered regional ecosystems and 'of concern' regional ecosystems.</p>	At all times
10.	<p>Clearing must not occur in essential habitat.</p> <p>OR</p> <p>Clearing in essential habitat must not exceed the widths or areas prescribed in table A.</p> <p>OR</p> <p>Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, an environmental offset is provided in accordance with the <i>Environmental Offsets Act 2014</i> for any acceptable significant residual impact from clearing of essential habitat.</p>	At all times
11.	<p>Clearing must not occur in land zone 1, land zone 2 or land zone 3.</p> <p>OR</p> <p>Clearing in land zone 1, land zone 2 or land zone 3 in areas below the 5 metre Australian Height Datum must only occur where:</p> <ul style="list-style-type: none"> <li>a) it does not involve mechanical clearing; and</li> <li>b) acid sulfate soils are managed consistent with the State Planning Policy, Department of State Development, Infrastructure and Planning, 2014, Department of State Development, Infrastructure and Planning, 2014 and with the Soil Management Guidelines in the Queensland Acid Sulfate Soil Technical Manual, Department of Science, Information Technology Innovation and the Arts, 2014.</li> </ul>	At all times
<b>For public safety and infrastructure</b>		
12.	Clearing must only occur in accordance with table C.	At all times
<b>For control of non-native plants and declared pests</b>		
13.	<p>Mechanical clearing must not occur within 5 metres of the defining bank of a natural wetland.</p> <p>AND</p> <p>Clearing must only occur:</p> <ul style="list-style-type: none"> <li>a) within a 1.5 metre radius from the base of the stem of individual non-native or declared plants; or</li> </ul>	At all times

	<p>b) to the extent necessary to provide access for the control of the non-native plants or declared pests.</p> <p>AND</p> <p>Clearing for access tracks running parallel to a natural wetland must not be located within 10 metres of the defining bank of a natural wetland.</p>	
14.	<p>Mechanical clearing must not occur within 20 metres of the defining bank of a watercourse or drainage feature.</p> <p>AND</p> <p>Clearing must only occur:</p> <ul style="list-style-type: none"> <li>a) within a 1.5 metre radius from the base of the stem of individual non-native or declared plants; or</li> <li>b) to the extent necessary to provide access for the control of the non-native plant or declared pest.</li> </ul> <p>AND</p> <p>Clearing for access tracks running parallel to a watercourse or drainage feature must not be located within 10 metres of the defining bank of the watercourse or drainage feature.</p>	At all times
15.	<p>Mechanical clearing must retain 50 per cent of the ground cover (dead or alive) in each 50 by 50 metre (0.25 hectare) area.</p> <p>AND</p> <p>New access tracks to gain access to a weed infestation must 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.</p>	At all times
16.	<p>Mechanical clearing must not exceed the limitations defined in table D.</p> <p>AND</p> <p>Soil-applied broad spectrum herbicides must not be:</p> <ul style="list-style-type: none"> <li>a) applied via aerial application; or</li> <li>b) ground applied on a broad-acre basis; or</li> <li>c) used inconsistently with the product directions.</li> </ul>	At all times
17.	<p>Clearing must not occur in regional ecosystems listed in table E.</p> <p>OR</p> <p>Clearing and associated soil disturbance in regional ecosystems listed in table E must only occur:</p> <ul style="list-style-type: none"> <li>a) within a 1.5 metre radius from the base of the stem or individual non-native plants or declared pests; and</li> <li>b) to the extent necessary to provide access for the control of the non-native plants or declared pests.</li> </ul>	At all times
<b>For necessary environmental clearing</b>		
18.	<p>Clearing must not occur in, or within 100 metres of the defining bank of, any natural wetland.</p> <p>OR</p> <p>Clearing within 100 metres of any natural wetland must <b>not</b>:</p> <ul style="list-style-type: none"> <li>a) occur within 50 metres of the defining bank of any natural wetland; or</li> <li>b) exceed the widths in table A.</li> </ul> <p>OR</p> <p>Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, the cleared area must be rehabilitated.</p> <p>OR</p> <p>Where:</p> <ul style="list-style-type: none"> <li>a) clearing is for natural channel diversion or contaminants removal, and clearing cannot be reasonably avoided; and</li> </ul>	At all times

	<ul style="list-style-type: none"> <li>b) clearing has been reasonably minimised; and</li> <li>c) the cleared area cannot be reasonably rehabilitated;</li> <li>d) an environmental offset is provided in accordance with the <i>Environmental Offsets Act 2014</i> for any acceptable significant residual impact from clearing of vegetation associated with a natural wetland.</li> </ul>	
19.	<p><b>For land restoration and natural disaster preparation:</b></p> <p>Clearing must not occur within any watercourse or drainage feature or within the relevant distances from each defining bank of any watercourse or drainage feature in table B.</p> <p>OR</p> <p>Clearing in any watercourse or drainage feature, or within the relevant distance of the defining bank of any watercourse or drainage feature in table B must <b>not</b>:</p> <ul style="list-style-type: none"> <li>a) exceed the widths in table A; or</li> <li>b) occur within 5 metres of the defining bank, unless clearing is required into or across the watercourse or drainage feature.</li> </ul> <p>OR</p> <p>Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, the cleared area must be rehabilitated.</p> <p><b>For natural channel diversion and contaminants removal:</b></p> <p>Clearing must not occur within any watercourse or drainage feature or within the relevant distances from each defining bank of any watercourse or drainage feature in table B.</p> <p>OR</p> <p>Clearing in any watercourse or drainage feature, or within the relevant distance of the defining bank of any watercourse or drainage feature in Table B must not:</p> <ul style="list-style-type: none"> <li>a) exceed the widths in table A; or</li> <li>b) occur within 5 metres of the defining bank, unless clearing is required into or across the watercourse or drainage feature.</li> </ul> <p>OR</p> <p>Where:</p> <ul style="list-style-type: none"> <li>a) clearing cannot be reasonably avoided; and</li> <li>b) clearing has been reasonably minimised; and</li> <li>c) the cleared area cannot be reasonably rehabilitated</li> </ul> <p>an environmental offset is provided in accordance with the <i>Environmental Offsets Act 2014</i> for any acceptable significant residual impact from clearing of vegetation associated with a watercourse or drainage feature.</p>	At all times
20.	<p><b>For land restoration and natural disaster preparation:</b></p> <p>Clearing must only occur in accordance with table C.</p> <p>OR</p> <p>Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, the cleared area must be rehabilitated.</p> <p><b>For natural channel diversion and contaminants removal:</b></p> <p>Clearing must only occur in accordance with table C.</p> <p>OR</p> <p>Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, the cleared area must be rehabilitated.</p>	At all times



	<p>OR</p> <p>Where:</p> <ul style="list-style-type: none"> <li>a) clearing cannot be reasonably avoided; and</li> <li>b) clearing has been reasonably minimised; and</li> <li>c) the cleared area cannot be reasonably rehabilitated</li> </ul> <p>an environmental offset is provided in accordance with the <i>Environmental Offsets Act 2014</i> for any acceptable significant residual impact from clearing of vegetation that forms a connectivity area.</p>	
21.	<p><b>For land restoration and natural disaster preparation:</b></p> <p>Clearing must not occur in essential habitat.</p> <p>OR</p> <p>Clearing in essential habitat must not exceed the widths or areas prescribed in table A.</p> <p>OR</p> <p>Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, the cleared area must be rehabilitated.</p> <p><b>For natural channel diversion and contaminants removal:</b></p> <p>Clearing must not occur in essential habitat.</p> <p>OR</p> <p>Clearing in essential habitat must not exceed the widths or areas prescribed in table A.</p> <p>OR</p> <p>Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, the cleared area must be rehabilitated.</p> <p>OR</p> <p>Where:</p> <ul style="list-style-type: none"> <li>a) clearing cannot be reasonably avoided, and:</li> <li>b) clearing has been reasonably minimised; and</li> <li>c) the cleared area cannot be reasonably rehabilitated</li> </ul> <p>an environmental offset is provided in accordance with the <i>Environmental Offsets Act 2014</i> for any acceptable significant residual impact from clearing of essential habitat.</p>	At all times
22.	<p><b>For land restoration and natural disaster preparation:</b></p> <p>Clearing must not occur.</p> <p>OR</p> <p>Clearing must maintain the natural floristic composition and range of sizes across the application area.</p> <p>OR</p> <p>Clearing must not exceed the widths or areas prescribed in table A.</p> <p>OR</p> <p>Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, the cleared area must be rehabilitated.</p> <p><b>For natural channel diversion and contaminants removal:</b></p> <p>Clearing must not occur.</p> <p>OR</p> <p>Clearing must maintain the natural floristic composition and range of sizes across the application area.</p> <p>OR</p>	At all times

	<p>Clearing must not exceed the widths or areas prescribed in table A.</p> <p>OR</p> <p>Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, the endangered regional ecosystems and 'of concern' regional ecosystems must be rehabilitated.</p> <p>OR</p> <p>Where clearing an endangered regional ecosystem or 'of concern' regional ecosystem cannot be reasonably avoided, minimised or rehabilitated, an environmental offset is provided in accordance with the <i>Environmental Offsets Act 2014</i> for any acceptable significant residual impact from clearing of an endangered regional ecosystem or 'of concern' regional ecosystem.</p>	
<b>For extractive industry</b>		
23.	<p>For development that is not a coordinated project, clearing must only occur in accordance with table C.</p> <p>For coordinated projects, clearing must only occur in accordance with table C, OR where clearing cannot be reasonably avoided, and has been reasonably minimised, an environmental offset is provided in accordance with the <i>Environmental Offsets Act 2014</i> for any acceptable significant residual impact from clearing on vegetation that forms a connectivity area.</p>	At all times
24.	<p>Clearing must:</p> <ul style="list-style-type: none"> <li>a) be staged in line with operational needs that restrict clearing to the current operational area; and</li> <li>b) only occur in the area from where material will be extracted, and any reasonably associated infrastructure, within the term of the development approval; and</li> <li>c) not occur without required permits.</li> </ul>	At all times
<b>For encroachment</b>		
25.	<p>Mechanical clearing must not:</p> <ul style="list-style-type: none"> <li>a) occur within 20 metres of the defining bank of a natural wetland; and</li> <li>b) include the application of soil-applied broad-spectrum herbicides within 50 metres of the defining bank of a natural wetland or within the distance specified from a wetland in the directions for use on the label for the product, whichever is the greater.</li> </ul>	At all times
26.	<p>Mechanical clearing must not:</p> <ul style="list-style-type: none"> <li>a) occur within 20 metres of the defining bank of a watercourse or drainage feature; and</li> <li>b) include the application of soil-applied broad-spectrum herbicides within 50 metres of the defining bank of a watercourse or drainage feature or within the distance specified from a wetland in the directions for use on the label for the product, whichever is the greater.</li> </ul>	At all times
27.	<p>Mechanical clearing must:</p> <ul style="list-style-type: none"> <li>a) be limited to slopes less than 5 per cent; and</li> <li>b) retain 50 per cent of the ground cover (dead or alive) in each 50 by 50 metre (0.25 hectare) area.</li> </ul>	At all times
28.	Clearing of encroachment must not occur, other than in the regional ecosystems listed in table G.	At all times
29.	<p>Clearing of encroachment based on ground assessment must retain:</p> <ul style="list-style-type: none"> <li>a) all mature trees, habitat trees and groves; and</li> <li>b) representatives of all immature non-encroaching species.</li> </ul> <p>OR</p>	At all times

	<p>Clearing of encroachment must:</p> <ul style="list-style-type: none"> <li>a) be limited to those areas where encroachment was not visible on aerial photographs taken from the year 1950 to now; and</li> <li>b) retain habitat trees and mature trees of all non-encroaching species.</li> </ul>	
<b>For fodder harvesting</b>		
30.	<p>Mechanical clearing must not occur within 20 metres of the defining bank of any natural wetland.</p> <p>AND</p> <p>Strip harvesting or block harvesting must not occur within 100 metres of the defining bank of any natural wetland.</p>	At all times
31.	<p>Mechanical clearing must not occur within 20 metres from the defining bank of any watercourse or drainage feature.</p> <p>AND</p> <p>Strip harvesting or block harvesting must not occur within 100 metres of the defining bank of any watercourse or drainage feature.</p>	At all times
32.	Strip harvesting or block harvesting must not occur on a slope that exceeds 5 per cent, and is aligned across the slope.	At all times
33.	<p>Clearing for fodder harvesting must only occur in the following areas:</p> <ul style="list-style-type: none"> <li>a) Balonne Shire Council</li> <li>b) Barcaldine Shire Council</li> <li>c) Barcoo Shire Council</li> <li>d) Blackall Tambo Regional Council</li> <li>e) Bulloo Shire Council</li> <li>f) Diamantina Shire Council</li> <li>g) Goondiwindi Regional Council</li> <li>h) Longreach Regional Council</li> <li>i) Maranoa Regional Council</li> <li>j) Murweh Shire Council</li> <li>k) Paroo Shire Council</li> <li>l) Quilpie Shire Council</li> <li>m) Western Downs Regional Council</li> <li>n) Winton Shire Council.</li> </ul>	At all times
34.	Clearing must be limited to the extent necessary to provide fodder for stock.	At all times
35.	Clearing must only occur in regional ecosystems listed in tables H or I.	At all times
36.	Clearing must consist predominantly of fodder species.	At all times
37.	<p>Selective harvesting must not:</p> <ul style="list-style-type: none"> <li>a) result in the harvest of more than 5 in 10 individual fodder trees in any given area; and</li> <li>b) remove non-fodder species beyond that needed to provide access for harvesting; and</li> <li>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.</li> </ul> <p>AND</p> <p>Strip harvesting or block harvesting must only occur in regional ecosystems listed in table H.</p> <p>AND</p> <p>Block harvesting must:</p> <ul style="list-style-type: none"> <li>a) be limited to the harvesting area and width of retained vegetation listed in table 10; and</li> <li>b) retain non-fodder species with a height of 4 metres or more within the harvested area; and</li> </ul>	At all times

	<p>c) not occur in fodder regional ecosystems that are less than 10 hectares in area or 500 metres in width; and</p> <p>d) limit tracks between blocks to a width of 10 metres.</p> <p>AND</p> <p>Wide strip harvesting must:</p> <p>a) only occur where the harvested strip is 70–135 metres in width; and</p> <p>b) retain a minimum of 165 metres wide strip of retained vegetation on either side of the cleared strip; and</p> <p>c) only occur for an 800-metre length with the retention of a 200-metre wide patch of vegetation at the end of each length; and</p> <p>d) not occur in fodder regional ecosystems that are less than 10 hectares in area or 500 metres in width.</p> <p>OR</p> <p>Narrow strip harvesting must:</p> <p>a) only occur where the harvested strip is 20 to 50 metres in width; and</p> <p>b) retain vegetation on either side of the strip a width at least equal to the width of the harvested strip; and</p> <p>c) 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.</p>	
38.	<p>Clearing must:</p> <p>a) not occur in vegetation that contains endangered regional ecosystems; and</p> <p>b) be 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 three in 10 fodder trees.</p>	At all times
39.	Cleared vegetation must not be moved from where it falls.	At all times
40.	<p>Clearing must be limited to the regional ecosystems and harvesting methods listed in tables H and I.</p> <p>AND</p> <p>Clearing must be limited to areas that have not been harvested in the past 10 years.</p> <p>AND</p> <p>Retained vegetation must not be harvested within 10 years of the harvesting of an adjacent area that has been subject to either strip harvesting or block harvesting.</p>	At all times
<b>For thinning</b>		
41.	Mechanical clearing must not occur within 20 metres of the defining bank of a natural wetland.	At all times
42.	Mechanical clearing must not occur within 20 metres of the defining bank of a watercourse or drainage feature.	At all times
43.	<p>Mechanical clearing must:</p> <p>a) retain 50 per cent of the ground cover (dead or alive) in each 50 by 50 metre (0.25 hectare) area; and</p> <p>b) not occur on slopes in excess of 10 per cent.</p>	At all times
45.	<p>Thinning must retain mature trees and habitat trees.</p> <p>AND</p> <p>Thinning must retain immature trees to:</p> <p>a) return the immature tree density to a more typical level; and</p> <p>b) retain representatives of all the species that occur in the regional ecosystem in about the proportion to what would normally exist; and</p>	At all times

	<p>c) retain the range of tree sizes that would normally occur; and</p> <p>d) space immature trees as evenly as possible across the thinned area.</p> <p>AND</p> <p>Thinning must not be undertaken by ground application of soil-applied broad-spectrum herbicides, or aerial application of any herbicides.</p>	
46.	Clearing must not occur in the regional ecosystems listed in table F of this document, except where clearing is solely for removing native plants not naturally occurring within the regional ecosystem.	At all times
47.	<p>The vegetation density must be consistent with a representative reference site of the same regional ecosystem.</p> <p>OR</p> <p>The vegetation density must be consistent with the natural floristic composition of the regional ecosystem, as demonstrated by biocondition benchmarks for regional ecosystem condition assessment and the regional ecosystem description database.</p>	After all works have been completed
<b>For high-value agriculture clearing and irrigated high-value agriculture clearing</b>		
48.	<p><b>For development that is not a coordinated project:</b></p> <p>Clearing must occur in accordance with table C.</p> <p><b>For coordinated projects:</b></p> <p>Clearing must occur in accordance with table C.</p> <p>OR</p> <p>Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, an environmental offset is provided in accordance with the <i>Environmental Offsets Act 2014</i> for any acceptable significant residual impact from clearing on vegetation that forms a connectivity area.</p>	At all times
49.	<p><b>For coordinated project only:</b></p> <p>Clearing must only occur where the land is suitable for agriculture, having regard to topography, climate and soil attributes.</p>	At all times
50.	<p><b>For coordinated project only:</b></p> <p>Clearing must only occur where there is no alternative site on the land subject to the development.</p>	At all times
51.	<p><b>Only for a coordinated project involving irrigated high-value agriculture clearing:</b></p> <p>The owner of the land must be an eligible owner who has, or may have, access to enough water for establishing, cultivating and harvesting the crops to which the clearing relates.</p>	At all times
<b>For coordinated projects for all other purposes</b>		
52.	<p>Clearing must only occur in accordance with table C.</p> <p>OR</p> <p>Where clearing cannot be reasonably avoided; and clearing has been reasonably minimised, an environmental offset is provided in accordance with the <i>Environmental Offsets Act 2014</i> for any acceptable significant residual impact from clearing on vegetation that forms a connectivity area.</p>	At all times

Table A

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 database, Department of Environment and Heritage Protection, 2016

Table B

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

Table C

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

Table D

Clearing limitations for mechanical weed control	
Estimated percentage 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					
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
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					
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

Regional ecosystems where thinning cannot occur					
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	
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**

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**

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**

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	

**Table J**

Block harvesting	
Block harvesting area	Minimum width of retained vegetation
1–4 hectares (100 metre by 100 metre – 200 metre by 200 metre)	100 metres
0.5 hectare (75 metre by 75 metre)	50 metres
0.25 hectare (50 metre by 50 metre)	25 metres

**Table K**

Measurements of mature trees at 1.3 metres (diameter breast height)		
Clearing purpose	Bioregion/subregion	Measurement at 1.3 metres
Encroachment	N/A	Trees with a single trunk – >20 centimetres Trees with several trunks – >30 centimetres
Thinning and weed control	Coastal bioregions and subregions	Eucalyptus, Corymbia, Angophora, Lophostemon - >40 centimetres Genera other than Eucalyptus, Corymbia, Angophora and Lophostemon – >20 centimetres
Thinning and weed control	Non-coastal bioregions and subregions	Eucalyptus, Corymbia, Angophora, Lophostemon - >30 centimetres Genera other than Eucalyptus, Corymbia, Angophora and Lophostemon - >20 centimetres

**Table L**

Range of size classes – trees	
Class	Diameter at breast height (1.3 metres)
1	<5 centimetres
2	5–10 centimetres
3	>10–20 centimetres
4	>20–40 centimetres

## Taking or interfering with water

14. The standard conditions in table 11 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 11: Standard conditions for deemed approvals – for taking or interfering with water		
No	Condition	Timing
1.	Works must protect the natural riverine ecosystem by: <ul style="list-style-type: none"> <li>a) maintaining flows (including timing and direction);</li> <li>b) preventing the dispersal of mud, clay or fine silt; and</li> <li>c) retaining vegetation along the stream banks.</li> </ul>	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: <ul style="list-style-type: none"> <li>a) not causing erosion or damage to the bed or banks of the watercourse or lake;</li> <li>b) retaining vegetation growing on the bed or banks of the watercourse or lake; or</li> <li>c) maintaining surface or ground water hydrology (water flows, rate, timing and direction); and</li> <li>d) maintaining the stability of the bed or banks of the watercourse or lake.</li> </ul>	At all times
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: <ul style="list-style-type: none"> <li>a) prescribed by regulation under the <i>Water Act 2000</i>, or</li> <li>b) for reconfiguring existing works; or</li> <li>c) in a limited catchment area identified in a water plan, or</li> <li>d) for contaminated agricultural run-off water; or</li> <li>e) part of an environmentally relevant activity or under an environmental authority; or</li> <li>f) incidental to capturing coal seam gas water; or</li> <li>g) consistent with a water entitlement; or</li> <li>h) for the purpose of water sensitive urban design, for developments in urban areas.</li> </ul>	At all times
10.	Works, other than works for: <ul style="list-style-type: none"> <li>a) taking a maximum of 12 megalitres of contaminated agricultural</li> </ul>	At all times

Table 11: Standard conditions for deemed approvals – for taking or interfering with water		
No	Condition	Timing
	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 RPEQ.	
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 in 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 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.	At all times
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 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.  <b>Editor's note:</b> 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.	At all times

Table 11: Standard conditions for deemed approvals – for taking or interfering with water		
No	Condition	Timing
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: <ul style="list-style-type: none"> <li>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>;</li> <li>b) minimise the volume of overland flow water taken;</li> <li>c) not be able to take floodwater from any adjacent watercourse; and</li> <li>d) not contain coal seam gas water that could be stored in an existing alternative storage.</li> </ul>	At all times

**Table M: 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

## A referable dam

15. The standard conditions in table 12 apply to a deemed approval for operational work for a dam that 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 operational work. To the extent of any inconsistencies, the more specific conditions included in this section override the more general standard conditions.

Table 12: Standard conditions for deemed approvals – for a referable dam		
No.	Condition	Timing
1.	<p>a) The dam is designed in accordance with:</p> <ul style="list-style-type: none"> <li>i. Queensland Dam Safety Management Guidelines (2002) (as updated);</li> <li>ii. Guidelines on Acceptable Flood Capacity for Dams 2016 (as updated);</li> </ul> <p>AND</p> <p>b) The design is certified by an RPEQ to be in accordance with these guidelines.</p> <p>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.</p>	<p>a) Prior to the commencement of works</p> <p>b) Within 20 business days of completing the works</p>
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.	<p>a) 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:</p> <ul style="list-style-type: none"> <li>i. Operation and Maintenance (including Standing Operating Procedures and a Detailed Operation and Maintenance Manual and;</li> <li>ii. Surveillance (including Monitoring and Inspections).</li> </ul> <p>AND</p> <p>b) A report on any comprehensive inspection undertaken as part of these programs is to be provided to the Dam Safety Regulator within three months of the inspection being undertaken.</p>	<p>a) At all times following construction</p> <p>b) Within three months of the inspection being undertaken</p>
5.	The Dam Owner must report all incidents and failures (as defined in the 2002 <i>Queensland Dam Safety Management Guidelines</i> (as updated) to the Dam Safety Regulator within 48 hours of becoming aware of the incident or failure.	At all times
6.	<p>a) Any documentation prepared in order to comply with these conditions must be stored securely until such time as the dam is decommissioned.</p> <p>AND</p> <p>b) The documentation must be made available for inspection by the Dam Safety Regulator within seven days of a written request for access being received by the Dam Owner.</p>	At all times



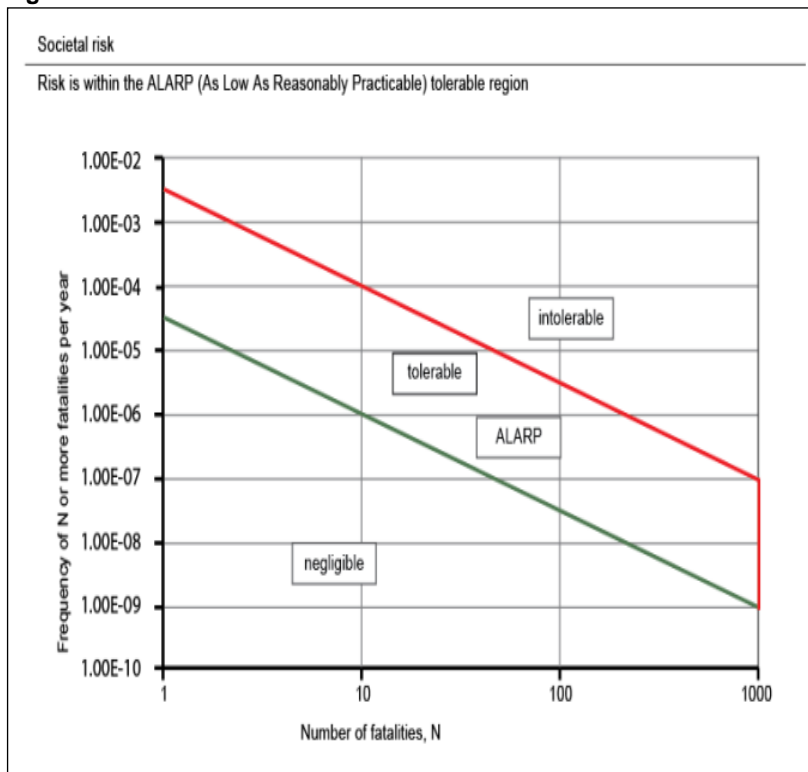
## Hazardous chemical facilities

16. The standard conditions in table 13 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 13: Standard conditions for deemed approvals – for hazardous chemical facilities		
No.	Condition	Timing
1.	<p>Development for a hazardous chemical facility does not exceed the following parameters, as certified by an appropriately qualified person, and measured at the boundary of any vulnerable land use or zone:</p> <ul style="list-style-type: none"> <li>a) a dangerous dose to human health; or</li> <li>b) if the above criteria cannot be achieved: <ul style="list-style-type: none"> <li>i. an individual fatality risk level of <math>0.5 \times 10^{-6}</math>/year; and</li> <li>ii. the societal risk criteria in figure 1.</li> </ul> </li> </ul> <p><b>Editor's note:</b> Appropriately qualified person 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.</p>	At all times
2.	<p>Development for a hazardous chemical facility does not exceed the following parameters, as certified by an appropriately qualified person, and measured at the boundary of any sensitive land use or zone:</p> <ul style="list-style-type: none"> <li>a) a dangerous dose to human health; or</li> <li>b) if the above criteria cannot be achieved: <ul style="list-style-type: none"> <li>i. an individual fatality risk level of <math>1 \times 10^{-6}</math>/year, and</li> <li>ii. the societal risk criteria in figure 1.</li> </ul> </li> </ul> <p><b>Editor's note:</b> Appropriately qualified person 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.</p>	At all times
3.	<p>Development for a hazardous chemical facility does not exceed the following parameters, as certified by an appropriately qualified person, and measured at the boundary of any commercial or community activity land use or zone:</p> <ul style="list-style-type: none"> <li>a) a dangerous dose to human health; or</li> <li>b) if the above criteria cannot be achieved: <ul style="list-style-type: none"> <li>i. an individual fatality risk level of <math>5 \times 10^{-6}</math>/year, and</li> <li>ii. the societal risk criteria in figure 1.</li> </ul> </li> </ul> <p><b>Editor's note:</b> 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.</p>	At all times
4.	<p>Development for a hazardous chemical facility does not exceed the following parameters, as certified by an appropriately qualified person, and measured at the boundary of an open space land use or zone:</p> <ul style="list-style-type: none"> <li>a) a dangerous dose to human health; or</li> <li>b) if the above criteria cannot be achieved:</li> </ul>	At all times

Table 13: Standard conditions for deemed approvals – for hazardous chemical facilities		
No.	Condition	Timing
	<ul style="list-style-type: none"> <li>i. an individual fatality risk level of <math>10 \times 10^{-6}</math>/year, and</li> <li>ii. the societal risk criteria in figure 1.</li> </ul> <p><b>Editor's note:</b> 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.</p>	
5.	<p>Development for a hazardous chemical facility does not exceed the following parameters, as certified by an appropriately qualified person, and measured at the boundary of an industrial land use or zone:</p> <ul style="list-style-type: none"> <li>a) a dangerous dose to the built environment, or</li> <li>b) an individual fatality risk level of <math>50 \times 10^{-6}</math>/year.</li> </ul> <p><b>Editor's note:</b> 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.</p>	At all times
6.	<p>An Emergency Management Plan is prepared by an appropriately qualified person in consultation with emergency services, that specifies:</p> <ul style="list-style-type: none"> <li>a) actions to be taken by workers; and</li> <li>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.</li> </ul> <p><b>Editor's note:</b> 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.</p>	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.	<p>Development involving the storage and handling of liquid or solid fire risk hazardous chemicals in tanks are provided with a spill containment system, with a working volume capable of containing a minimum of:</p> <ul style="list-style-type: none"> <li>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</li> <li>b) the output of any fixed firefighting system provided for any bulk tank within a spill compound over a minimum of 90 minutes.</li> </ul>	At all times
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	At all times

Table 13: Standard conditions for deemed approvals – for hazardous chemical facilities		
No.	Condition	Timing
	<p>certified by an appropriately qualified person.</p> <p><b>Editor's note:</b> 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.</p>	
11.	<p>The storage and handling areas of a hazardous chemical facility are not located within:</p> <ul style="list-style-type: none"> <li>a) a flood-hazard area;</li> <li>b) a bushfire-hazard area;</li> <li>c) an erosion-prone area or storm-tide inundation area; and</li> <li>d) a landslide-hazard area.</li> </ul> <p>As identified on the:</p> <ul style="list-style-type: none"> <li>• SARA Development Assessment Mapping System <a href="http://www.dilgp.qld.gov.au/about-planning/da-mapping-system.html">http://www.dilgp.qld.gov.au/about-planning/da-mapping-system.html</a></li> </ul> <p>OR</p> <ul style="list-style-type: none"> <li>• SPP interactive mapping webpage <a href="http://www.dilgp.qld.gov.au/planning/state-planning-instruments/spp-interactive-mapping-system.html">http://www.dilgp.qld.gov.au/planning/state-planning-instruments/spp-interactive-mapping-system.html</a></li> </ul> <p>OR</p> <ul style="list-style-type: none"> <li>• Planning Scheme mapping <a href="http://www.dilgp.qld.gov.au/planning/local-government-planning-schemes.html">http://www.dilgp.qld.gov.au/planning/local-government-planning-schemes.html</a></li> </ul>	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.**

## Quarrying in a watercourse or lake

17. The standard conditions in table 14 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 14: Standard conditions for deemed approvals – for quarrying in a watercourse or lake		
No.	Condition	Timing
<b>General</b>		
1.	Development must not adversely impact the natural riverine ecosystem or downstream features by: <ul style="list-style-type: none"> <li>a) preventing the release of excessive sediment into the water column;</li> <li>b) altering the geomorphology or the stability of the bed or banks of the watercourse or lake;</li> <li>c) retaining riparian vegetation; and</li> <li>d) changing the natural flow conditions or modifying the alignment of the watercourse or lake.</li> </ul>	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

## Tidal works or work within a coastal management district

18. 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 15: Standard conditions for deemed approvals – for tidal works or work within a coastal management district		
No.	Condition	Timing
<b>For all development</b>		
1.	The location and design of tidal works is suitable for intended use as certified by an RPEQ.	Prior to the commencement of works
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 that 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 RPEQ.	At all times
7.	Any material placed in tidal water must not contain contaminants above the screening level as specified in the National Assessment Guidelines for Dredging (2009) (as updated).	At all times
8.	Solid waste from land and dredged material from artificial waterways is not disposed of in tidal water, unless it is for beneficial reuse.	Prior to the commencement of works
9.	Beach nourishment must not encroach on nearshore seagrass beds.	Prior to the commencement of works
10.	Sand used in beach nourishment must have the following characteristics: <ul style="list-style-type: none"> <li>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</li> <li>b) the source sand is clean, free of contaminants and does not contain any building waste or rock.</li> </ul>	At all times
11.	Beach nourishment is to be finished to a maximum ratio of 1 vertical: 3 horizontal for the material being placed on the site.	At all times
12.	Erosion control structures are certified by a RPEQ as being: <ul style="list-style-type: none"> <li>a) structurally adequate and effective in erosion control, based on assessment of the imminent threat at a site;</li> <li>b) designed in accordance with the Department of Environment and Heritage Protection's policy Building and engineering</li> </ul>	Prior to the commencement of works

Table 15: Standard conditions for deemed approvals – for tidal works or work within a coastal management district		
No.	Condition	Timing
	standards for tidal works to minimised interference with coastal processes; c) designed to ensure that they do not adversely affect other beach areas and property.	
13.	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
14.	Any disturbed or oxidised acid sulfate soil must be treated and managed in accordance with the Queensland Acid Sulfate Soil Technical Manual: Soil management guidelines, prepared by the Department of Science, Information Technology, Innovation and the Arts, 2014 (as updated).	At all times
15.	Erosion and sediment control measures are installed and maintained in accordance with the Best Practice Erosion and Sediment Control (BPSEC) guidelines for Australia, as certified by an appropriately qualified person. Sediment plume extents and concentrations are to be described and releases designed to meet water quality guidelines.  <b>Editor's note:</b> Appropriately qualified person 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.	At all times
16.	The development must not result in a release of contaminants from the site.	At all times
17.	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
18.	The development must be maintained so that it does not cause a net loss of public access or impact public safety.	At all times
19.	Private marine development on state coastal land ensures that works: 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
20.	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
<b>For all development involving operational works</b>		
21.	Private marine development does not require the construction of coastal protection work, shoreline or riverbank hardening or dredging for marine access.	At all times
22.	Solid waste from land and dredged material from artificial waterways is not disposed to tidal water.	At all times
23.	All dredging and any disposal of dredged material to tidal water: a) complies with the National Assessment Guidelines for Dredging 2009 (as updated) as certified by an appropriately qualified person; and b) is supported by a monitoring and management plan that complies with the National Assessment Guidelines for Dredging	At all times



Table 15: Standard conditions for deemed approvals – for tidal works or work within a coastal management district		
No.	Condition	Timing
	2009 (as updated).	
24.	Reclamation must be undertaken in accordance with the Department of Environment and Heritage Protection's guideline Building and engineering standards for tidal works, as certified by a RPEQ.	At all times
<b>For development involving operational works not assessed by local government</b>		
25.	Tidal work is designed and located in accordance with the Department of Environment and Heritage Protection's policy Building and engineering standards for tidal works.	Prior to the commencement of works
26.	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



## Aquaculture

20. The standard conditions in table 17 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.

Table 17: Standard conditions for deemed approvals – for aquaculture		
No.	Condition	Timing
1.	Provide written notification to the Department of Agriculture and Fisheries (assessing authority) at <a href="mailto:planningassessment@daf.qld.gov.au">planningassessment@daf.qld.gov.au</a> within 28 working days of any changes to the personal contact details for this development approval.	At all times
2.	An aquaculture production return must be submitted in the approved form to the Department of Agriculture and Fisheries (enforcement authority) by close of business on 31 July each year until the cessation of use. This includes lodging a nil return when no activity has occurred.	Upon commencement of use
3.	Permit access to the place where the aquaculture development is located by Department of Agriculture, Fisheries and Forestry (enforcement authority) officers if requested.  <b>Editor's note:</b> This condition relates to section 145 of the <i>Fisheries Act 1994</i> .	At all times
4.	Aquaculture development must minimise impacts on the natural environment by ensuring facilities and infrastructure are not located in sensitive marine plants, waterways for fish passage, coral or a declared fish-habitat area.	Prior to the commencement of use
5.	In the event of unauthorised escape or release of the aquaculture fisheries resource and/or their spawn or progeny, the operator under this development approval must take all reasonable measures to address any such risk or impact in a timely manner.	At all times
6.	All ponds and tanks must be located above highest astronomical tide.	At all times
7.	Aquaculture development must not increase the risk of mortality, disease or injury, or compromise the health and productivity of, fisheries resources by: <ul style="list-style-type: none"> <li>a) maintaining suitable habitat conditions;</li> <li>b) ensuring the use of substances that are toxic to plants or toxic to, or cumulative within, fish are avoided;</li> <li>c) ensuring the design avoids the trapping or stranding of wild fish.</li> </ul>	At all times
8.	Ponds and tanks are located, designed, constructed, operated, managed and maintained to avoid leakage, ensure immunity from flooding, and minimise biosecurity and disease risks by ensuring: <ul style="list-style-type: none"> <li>a) all waters (ponds, tanks, aquaria etc.) are screened to prevent the escape of any fish (eggs, juveniles or adults) from the aquaculture area into Queensland waters; and</li> <li>b) the aquaculture area is secured to prevent the overland escape of aquaculture product by maintaining a perimeter barrier that is impervious to all size classes of the aquaculture fisheries resources that are capable of overland escape; and</li> <li>c) the release of water from all ponds, tanks and drainage systems including containers used for wastewater treatment or bioremediation is controlled; and</li> <li>d) all waters are sufficiently screened to prevent the movement of any juvenile or adult wild fauna (excepting zooplankton) into the</li> </ul>	At all times

Table 17: Standard conditions for deemed approvals – for aquaculture		
No.	Condition	Timing
	aquaculture area.	
9.	Spoil and disturbed or drained substrate must be managed to prevent acid sulfate soil oxidation and movement of sediment, runoff and leachate to fish habitats in accordance with the Queensland acid sulfate soil technical manual: Soil management guidelines v 4.0.	At all times
10.	<p>Notwithstanding the contents of the development application or any other condition of the deemed approval, the following fish must not be held or produced under this development approval:</p> <ul style="list-style-type: none"> <li>a) Barramundi within the Murray-Darling, Lake Eyre and Bulloo Bancannia restricted drainage divisions; or</li> <li>b) any other regulated species listed identified as nil possession species (no take) under the <i>Fisheries Regulation 2008</i>, Schedule 2 (for example Mary River cod, Australian lungfish); or</li> <li>c) Species listed under federal or state legislation as requiring special management requirements; or</li> <li>d) fish classified as restricted matter under the <i>Biosecurity Act 2014</i>.</li> </ul> <p><b>Editor's note:</b> Relevant legislation includes <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwth) – Threatened Species and Ecological Communities; Convention on International Trade in Endangered Species of Wild Fauna and Flora (CITES); <i>Nature Conservation Act 1992</i> – Nature Conservation (Wildlife) Regulation 1994 (Qld).</p>	At all times
11.	Any fish mortalities and processing wastes (including filter residues) must be treated and disposed of in accordance with the Australian Government Department of Agriculture, Fisheries and Forestry AQUAVETPLAN.	At all times
12.	<p>Aquaculture fisheries resources must not be:</p> <ul style="list-style-type: none"> <li>a) sold, traded or given away for the purposes of using for bait. This includes the use of whole fish and any part of the fish, or</li> <li>b) be released into Queensland waters (as defined in the <i>Acts Interpretation Act 1954</i>), other than those waters approved under this development approval.</li> </ul>	At all times
13.	<p>Ponds, tanks, containers and aquaria used:</p> <ul style="list-style-type: none"> <li>a) to cultivate aquaculture fisheries resources are constructed with the lowest point of the top of wall at least the height of the 1% Annual Exceedance Probability (AEP) flood level, or no lower than the highest known or recorded flood level if 1% AEP flood level is unavailable; and</li> <li>b) solely for treatment and settlement (free of aquaculture fisheries resources) must be constructed so that the lowest point on the top of wall is at least the height of the 2% AEP flood level.</li> </ul>	At all times
14.	Aquaculture furniture or other structures on tidal land must be designed and maintained to prevent stranding or entanglement of native fauna.	At all times
15.	Tidal aquaculture development must only use indigenous Queensland fish species that are endemic to the location of the development and which are produced from broodstock sourced from the area and of sufficient number to ensure appropriate genetic diversity.	At all times
16.	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

Table 17: Standard conditions for deemed approvals – for aquaculture		
No.	Condition	Timing
17.	Aquaculture furniture on tidal land must minimise impact on marine plants, waterways for fish passage, declared fish-habitat area or coral.	At all times
18.	Aquaculture furniture and other infrastructure on tidal land must be temporary and must not include any fixed structures in the substrate (except for otherwise authorised moorings and/or supporting posts).	At all times
19.	All materials used in the construction of aquaculture furniture or placed within the premises for tidal aquaculture development are of a chemically inactive and non-hazardous nature.	At all times
20.	Development that involves oyster production within Moreton Bay Marine Park is consistent with the Oyster Industry Management Plan for Moreton Bay Marine Park.	At all times
21.	Water originating from the aquaculture of exotic fish must not flow into any Queensland waters (as defined in the <i>Acts Interpretation Act 1954</i> ), other than ponds or tanks approved under this development approval.	At all times
Translocation requirements		
22.	<p>The movement of animals of any species cultivated under this deemed approval must comply with the relevant species' specific health protocol. If a species being cultivated under this deemed approval does not have specific health protocol conditions:</p> <ul style="list-style-type: none"> <li>a) Animals of a species approved for aquaculture under this development approval must not be brought into Queensland for rearing without a health certificate or pathology report issued by the exporting state's or territory's fisheries, or a veterinary authority certifying the animals' health, which must include a statement that the specimens originate from: <ul style="list-style-type: none"> <li>i. a hatchery, farm, aquaculture premises or region that is recognised as free from infection from the diseases on the Queensland Declared Disease List based on the requirements listed in the World Organisation for Animal Health (OIE) <i>Manual of Diagnostic Tests for Aquatic Animals</i>, current edition (fifth edition 2006 or later) for recognition as free from infection; or</li> <li>ii. a hatchery, farm, aquaculture premises or region in which an appropriately targeted surveillance scheme over two years has been undertaken under the supervision of state or territory fisheries agencies or fisheries-approved veterinary authorities, and where the requirements for recognition as free from infection by diseases of concern for that species on the OIE <i>Manual of Diagnostic Tests for Aquatic Animals</i>, current edition (fifth edition 2006 or later), have been met; or</li> <li>iii. a single batch of gametes, larvae, fry, post-larvae, spat or early juvenile or adult of a species of finfish, crustaceans or molluscs, isolated from open waters, that has been tested using suitable techniques (refer to DAF Health Translocation Protocols appropriate for the approved species) to provide evidence that the batch is free from infection by diseases of concern on the Queensland Declared Disease List for that species.</li> </ul> </li> <li>b) Animals of an aquatic species that is not finfish, crustacean or mollusc must not be brought into Queensland for rearing without a specific risk assessment and under a specific translocation protocol for that species.</li> <li>c) Animals of a species approved for aquaculture under this deemed approval must not be brought into Queensland for</li> </ul>	At all times

Table 17: Standard conditions for deemed approvals – for aquaculture		
No.	Condition	Timing
	rearing unless an Application to allow the translocation of live aquatic animals into and within Queensland form (FDU1398) and pathology report have been completed and the Department of Agriculture and Fisheries (assessing authority) has provided written acknowledgement and approval of the application and the pathology report.	
<b>Land-based aquaculture of exotic species</b>		
23.	Where the aquaculture is for exotic species, only nonindigenous fish species listed in Schedule 6, Part 2 of the Fisheries Regulation 2008 (or subsequent versions thereof) may be held and produced.	At all times
24.	Commonwealth quarantine protocols must be successfully completed for the relevant organisms of any species prior to their introduction to the approved aquaculture area.	As indicated
25.	All containers used for aquaculture exotic fish must be screened to exclude vertebrate predators (for example birds) without causing injury to such predators.	At all times
26.	No water or organisms originating from the aquaculture of exotic fish may reach any Queensland waters.	At all times
<b>Tidal aquaculture</b>		
27.	Structures for tidal aquaculture development that will hold aquaculture fisheries resources must be designed, constructed, operated and maintained at all times to prevent the escape or release of aquaculture fisheries resources.	At all times
28.	For tidal aquaculture development, no hazardous things are to be placed on the approved aquaculture area in a manner that endangers or is likely to endanger a person, a person's property, or the environment.	At all times
<b>Advice notes</b>		
a)	This approval does not provide any entitlement to access or harvest an aquaculture fisheries resource that becomes an unauthorised escape or release, including but not limited to: <ul style="list-style-type: none"> <li>i. animal(s) stocked within the approved aquaculture area that move outside the area; or</li> <li>ii. spawn or progeny of an aquaculture fisheries resource should such eggs, larvae, juveniles or adult progeny become distributed outside of the approved aquaculture area.</li> </ul>	
b)	This approval does not permit the collection of broodstock from the wild.	
c)	Pursuant to the <i>Fisheries Act 1994</i> : <ul style="list-style-type: none"> <li>i. A resource allocation authority for prescribed aquaculture must be held to carry out aquaculture development under a development approval in Queensland waters or on unallocated tidal land; and</li> <li>ii. Any development approval and/or resource allocation authority area, any associated areas used for activities related to the approved aquaculture operation (including processing), and all records relating to the aquaculture activity must be made available for inspection by an inspector under the <i>Fisheries Act 1994</i>.</li> </ul>	

## Fisheries development (other than aquaculture)

21. The standard conditions in table 18 apply to a deemed approval for building work in a declared fish habitat or operational work that is one or more of the following:

- a. constructing or raising waterway barrier work;
- b. work carried out completely or partly within a declared fish habitat area;
- c. 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 is 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 18: Standard conditions for deemed approvals – for fisheries development (other than aquaculture)		
No.	Condition	Timing
1.	<p>a) Provide written notice to <a href="mailto:notifications@daf.qld.gov.au">notifications@daf.qld.gov.au</a>:</p> <ul style="list-style-type: none"> <li>when the development authorised under this approval has started, and</li> <li>when it has been completed.</li> </ul> <p>These notices must state the development permit number, the location and the condition number under which the notice is being given.</p> <p>AND</p> <p>b) The written notice advising of the completion must also include a report documenting the completed development works including but not limited to:</p> <ol style="list-style-type: none"> <li>i. photographs taken before, during and after the development works at specific photo-monitoring sites.</li> <li>ii. an evaluation of the actual impacts of the fisheries development work on fisheries resources, fish habitats and fish passage.</li> </ol>	<p>a) At least 5 business days but no greater than 20 business days prior to the commencement of fisheries development works</p> <p>b) Within 15 business days of the completion of the fisheries development works</p>
2.	<p>Permit access to the place where the works are located by Department of Agriculture and Fisheries (enforcement authority) officers if requested.</p> <p><b>Editor's note:</b> This condition relates to section 145 of the <i>Fisheries Act 1994</i>.</p>	At all times
3.	<p>Development within a Management A area of a declared fish-habitat area must only be used for the following:</p> <ol style="list-style-type: none"> <li>a) restoring the fish habitat or natural processes;</li> <li>b) managing fisheries resources or fish habitat;</li> <li>c) researching, including monitoring or educating</li> <li>d) ensuring public health or safety;</li> <li>e) providing public infrastructure to facilitate fishing;</li> <li>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;</li> <li>g) constructing a temporary structure;</li> <li>h) maintaining a structure that was constructed before the area was declared to be a fish-habitat area; or</li> </ol>	At all times



Table 18: Standard conditions for deemed approvals – for fisheries development (other than aquaculture)		
No.	Condition	Timing
	i) maintaining a structure, other than a structure mentioned in paragraph (h) that has been lawfully constructed.	
4.	Development within a Management B area of a declared fish-habitat area is only for: <ul style="list-style-type: none"> <li>a) restoring the fish habitat or natural processes;</li> <li>b) managing fisheries resources or fish habitat;</li> <li>c) researching, including monitoring or educating;</li> <li>d) ensuring public health or safety;</li> <li>e) providing public infrastructure to facilitate fishing;</li> <li>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;</li> <li>g) constructing a temporary structure;</li> <li>h) maintaining a structure that was constructed before the area was declared to be a fish-habitat area;</li> <li>i) maintaining a structure, other than a structure mentioned in paragraph (h) that has been lawfully constructed.</li> </ul>	
5.	Development that is for research, including monitoring or educating, is directly related to education or research about one or more of the following: <ul style="list-style-type: none"> <li>a) fish, fisheries or fish habitat; or</li> <li>b) general biological or ecosystem values or processes within the area; or</li> <li>c) protected area management; or</li> <li>d) investigation of impacts of development; and</li> <li>e) is undertaken by, or on behalf of, a public sector entity, an appropriately qualified and experienced consultant or a registered educational institution.</li> </ul>	At all times
6.	Any temporary structures are to be entirely removed within 6 weeks.	From commencement of the work
7.	Development must only provide one structure to facilitate fishing, boat access or boat mooring and the structure must extend from freehold land only.	At all times
8.	Development must not involve the filling of tidal land or waterways.	At all times
9.	Erosion control structures must minimise interference with fish habitat.	At all times
10.	No loss of fish habitat may occur beyond the footprint of the erosion control structure.	At all times
11.	Erosion-control structures and/or beach replenishment must only be undertaken where there is an immediate threat to the existing or approved land use and there is infrastructure (structures or buildings) that cannot be relocated or represents a significant cultural heritage site.	At all times
12.	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
13.	Beach replenishment does not create terrestrial land.	At all times
14.	Beach replenishment work is undertaken in a way that minimises the need for other erosion-control activities or works.	At all times
15.	Beach replenishment will not require maintenance more often than every two years.	At that time

Table 18: Standard conditions for deemed approvals – for fisheries development (other than aquaculture)		
No.	Condition	Timing
16.	Beach replenishment material is sourced from: <ul style="list-style-type: none"> <li>a) a distance of greater than 100 metres from a declared fish-habitat area and marine plants; or</li> <li>b) from works within a declared fish-habitat area that has been authorised for another purpose; or</li> <li>c) a navigational channel.</li> </ul>	At all times
17.	Dredging or extracting sediment is only undertaken for the purpose of restoring fish habitats or natural processes.	At all times
18.	Works do not result in a permanent dam, weir, bund or other water-impoundment structure.	At all times
19.	Development for aquaculture within a declared fish-habitat area is only for tidal works associated with oyster production within licensed oyster areas in compliance with the Oyster industry plan for Moreton Bay Marine Park, Department of Agriculture and Fisheries, 2015 (as updated).	At all times
20.	Development that is a private vessel buoy mooring within a declared fish-habitat area 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
21.	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
22.	Bridge abutments are sited outside the declared fish-habitat area, above the level of highest astronomical tide height or outside the main channel of the waterway.	At all times
23.	Bridges are supported on piles only (not culverts, pipes or causeways)	At all times
24.	Development that is for private jetties and pontoons has an access walkway, if required, that is less than 2 metres wide.	At all times
25.	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
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.	Prior to the commencement of works
27.	At the cessation of use, the affected area of the site must be returned to pre-existing or improved condition, with works certified by an appropriately qualified person.	On cessation of the use
28.	The development must be conducted in a manner that does not: <ul style="list-style-type: none"> <li>a) release substances that are toxic to, or cumulative within, plants or fish;</li> <li>b) interfere with fish passage; and</li> <li>c) introduce pest fish and other pest species.</li> </ul>	At all times
29.	Development for runnelling works are to manage a documented health and safety issue resulting from mosquitos and complies with the policy guidelines in Departmental procedures for permit applications assessment and approvals for insect pest control in coastal wetlands (FHMOP 003), Department of Primary Industries, 1996 and: <ul style="list-style-type: none"> <li>a) increases tidal flushing;</li> <li>b) follows lines of natural water flow;</li> <li>c) is no deeper than 30 centimetres;</li> <li>d) has a 3:1 width: depth ratio; and</li> </ul>	At all times

Table 18: Standard conditions for deemed approvals – for fisheries development (other than aquaculture)		
No.	Condition	Timing
	e) is a spoon shape with gently sloping concave sides.	
30.	Structures are designed to direct water run-off outside the declared fish-habitat area.	At all times
31.	Spoil and disturbed or drained substrate is managed to prevent acid sulfate soil oxidation and movement of sediment, runoff and leachate to fish habitats.	At all times
32.	Where benthic disturbance occurs the area is restored to the pre-disturbance condition and profile.	Upon completion of the works
33.	Other than spoil deliberately used for re-profiling the substrate, spoil from excavation must be removed from tidal land and other wetlands, including waterways.	While works are occurring
34.	The structure shall provide light penetration through all decking surfaces located over fish habitats.	At all times
35.	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
36.	A private boat ramp: <ul style="list-style-type: none"> <li>a) must have a total area of marine plant disturbance for construction no greater than 45 square metres; and</li> <li>b) must not extend through a marine plant fringe by more than 3 metres (measured perpendicular to the shore).</li> </ul>	At all times
37.	Only signs required for public safety may be located on tidal land or involve disturbance of marine plants.	At all times
38.	Marine plants used for restoration may only be sourced lawfully from within 100 kilometre radius of the restoration site.	At all times
<b>Development and construction of an aquaculture facility</b>		
39.	Development does not restrict existing community access to fisheries resources.	At all times
40.	Development maintains or improves commercial, indigenous and recreational fishing access and linkages between a commercial fishery and infrastructure, services and facilities.	At all times
<b>Impact mitigation (general)</b>		
41.	Spoil or any other material used or generated from the development is not disposed of on tidal lands or within waterways or wetlands and is managed to prevent acid soil development.	At all times
42.	Works in wetlands, waterways and on tidal land are to be completed as quickly as possible and are avoided during times of elevated flows and spawning/migration times of native fish species reasonably expected to require fish passage at the location of the development.	At all times
43.	The fisheries development work is to be performed in such a manner as to avoid or minimise disturbance to the bed and banks of the wetland or waterway adjacent to the approved footprint of the works.	At all times
44.	Tidal land, waterway or wetland profiles that are temporarily disturbed by the development works, other than those within the permanent development footprint, must be restored to pre-work profiles to promote natural restoration of marine plants and fish habitats.	Immediately on completion of the fisheries development work
<b>Temporary waterway barrier</b>		
45.	The temporary waterway barrier in a freshwater waterway must be completely removed.	Within 12 months from start of

Table 18: Standard conditions for deemed approvals – for fisheries development (other than aquaculture)		
No.	Condition	Timing
		construction
46.	Temporary waterway barrier works on tidal land must be completely removed.	Within 3 months from start of construction
47.	Within any 21-day period, all tidal flows obstructed by a temporary waterway barrier must be completely restored for 24 continuous hours. Notwithstanding this minimum frequency, tidal flows are to be restored with greater regularity if that is necessary to maintain the health, wellbeing and productivity of marine plants or other fisheries resources.	As indicated
<b>Permanent waterway barrier works</b>		
48.	Up and downstream fish passage must be provided across each permanent waterway barrier.	At all times
49.	For permanent waterway-barrier works, the fish passage mechanisms provided must cater for the whole fish community, taking into account species, size classes, life stages and swimming abilities, as well as the seasonal and flow-related biomass of the fish community.	At all times
50.	The waterway barriers and any associated infrastructure – including, but not limited to, intakes, outlets, walls, access structures, pipe works, spillways and dissipation devices – are to be designed, constructed and maintained to avoid fish injury, mortality and/or entrapment.	At all times
51.	Where the development includes waterway-barrier works involving a fishway as the fish-passage mechanism: <ul style="list-style-type: none"> <li>a) A person or entity that is suitably qualified and experienced in fish-passage biology and fish-passage design and construction must supervise the construction of the fishway.</li> <li>b) The person or entity who supervised the approved works must prepare and submit to notifications@daf.qld.gov.au a report detailing the supervision provided, and the extent to which the 'as constructed' fishway provides fish passage.</li> </ul> <p>The email attaching the report must state the permit number, the location and name of work and the condition number under which the report is being given.</p>	<ul style="list-style-type: none"> <li>(a) During construction</li> <li>(b) Immediately on completion of the construction of the waterway-barrier work and fishway</li> </ul>
52.	The effective operation of the fish-passage aspects of the structure must be maintained for the life of the barrier. This maintenance must include regular, documented inspections of the structures (fishway, baffles, roughening etc.), especially after flood events, and prompt clearing of debris or rectifying any other failures, malfunctions, breakdowns or other impediments to fish movement.	At all times
53.	Waterway-barrier works that include a fishway as the fish-passage mechanism: <ul style="list-style-type: none"> <li>a) A monitoring program must be developed and implemented (by a person or entity suitably qualified and experienced in fish-passage biology) for a period of 3 years to demonstrate that the performance of the fishway meets the performance requirements of this development approval.</li> <li>b) The monitoring program must: <ul style="list-style-type: none"> <li>i. involve the annual provision of monitoring reports to the Department of Agriculture and Fisheries (assessing authority) at notifications@daf.qld.gov.au;</li> <li>ii. include an alert and action component, to enable changes to be made to any deficiencies in the fishways promptly and no later than prior to the commencement of the following wet season.</li> </ul> </li> </ul>	For a period of 3 years following completion of the development

Table 18: Standard conditions for deemed approvals – for fisheries development (other than aquaculture)		
No.	Condition	Timing
	The emails attaching the monitoring reports must state this permit number, the location and name of work and the condition number under which the report is being given.	
54.	At the end of the operation of the barrier, the barrier and fish-passage structure must be removed and fish passage at the site must be restored to its original level or better; or if the barrier is to remain, the maintenance of the fish-passage structure must be continued to provide effective fish passage.	Following cessation of the use of the structure
55.	Instream works are to be restricted between the months of November and March to minimise the impacts upon the peak spawning/migration times of native fish species.	At all times
56.	Within any 21-day period, all tidal flows obstructed by the waterway barrier must be completely restored for 24 continuous hours.	As indicated
<b>Marine plant works</b>		
57.	The boundaries of the approved fisheries development operational works area must be adequately marked (e.g. with corner pegs) to allow for ease of identification.	At all times
58.	Only those aspects of the development that have an overriding functional requirement to be located on tidal land may remove, damage or destroy marine plants.	At all times
59.	The removal, destruction or damage of marine plants is to be minimised and limited to only what is necessary for the development.	At all times
60.	Marine plants authorised for removal and other material used in the development (e.g. debris, construction material, soil etc.) are to be removed from the intertidal zone and disposed of lawfully.	At all times
61.	Any tidal land profiles disturbed by the development works must be restored to pre-work levels following completion of the works to promote natural restoration of marine plants and fish habitats. The restoration of tidal profiles may include the removal of any existing structures within the approved fisheries development area that have been replaced; these must be removed immediately on completion of the development works.	At all times
<b>Declared fish-habitat area works</b>		
62.	The boundaries of the approved fisheries development operational works area must be adequately marked (e.g. with corner pegs) to allow for ease of identification.	At all times
<b>Advice notes</b>		
a)	Pursuant to the <i>Fisheries Act 1994</i> , a resource allocation authority for a prescribed development purpose must be held to carry out development under a development approval.	

## Development in a wetland protection area

22. The standard conditions in table 19 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 19: 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: <ul style="list-style-type: none"> <li>a) 200 metres from a wetland, where the wetland is located outside a prescribed urban area; or</li> <li>b) 50 metres from a wetland, where the wetland is located within a prescribed urban area.</li> </ul>	At all times
3.	Development does not adversely impact the hydrology of surface water in a wetland protection area by: <ul style="list-style-type: none"> <li>a) maintaining the volume of flows into and out of the wetland;</li> <li>b) maintaining the duration of flows into and out of the wetland;</li> <li>c) maintaining the timing of the flows (e.g. dry/wet season); and</li> <li>d) maintaining the direction of flows.</li> </ul>	At all times
4.	Development does not adversely impact the hydrology of groundwater in a wetland protection area by: <ul style="list-style-type: none"> <li>a) maintaining the volume of flows into and out of the wetland;</li> <li>b) maintaining the duration of flows into and out of the wetland;</li> <li>c) maintaining the timing of the flows (e.g. dry/wet season); and</li> <li>d) maintaining the direction of flows.</li> </ul>	At all times
5.	A water-quality management plan must be prepared by an appropriately qualified person to address water quality in discharges during and after construction of the project, which includes measures to achieve a maximum concentration of 50mg/L of total suspended solids.  <b>Editor's note:</b> Appropriately qualified person 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.	Prior to the commencement of works
6.	Stormwater discharge quality and quantities are treated in accordance with the Queensland Best Practice Environmental Management Guidelines 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</i> (BPSEC) guidelines for Australia, as certified by an RPEQ or a certified professional in erosion and sediment control.	For the duration of the construction works
8.	Develop and implement a fauna-management plan (prepared by an appropriately qualified person) that includes, but is not limited to, the following: <ul style="list-style-type: none"> <li>a) a pre-works inspection of the property to locate, map and identify fauna-habitat species;</li> <li>b) training of site personnel in the identification of local species</li> </ul>	Prior to the commencement of works and at all times



Table 19: Standard conditions for deemed approvals – for development in a wetland protection area		
No.	Condition	Timing
	<p>likely to occur at the site; and</p> <p>c) measures to protect the movement of fauna into the wetland in a wetland protection area or buffer.</p> <p><b>Editor's note:</b> Appropriately qualified person 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.</p>	
9.	<p>Develop and implement a pest-management plan prepared by an appropriately qualified person) that includes, but is not limited to, the following:</p> <ul style="list-style-type: none"> <li>a) a pre-works inspection of the property to locate, map and identify existing pest flora and fauna species;</li> <li>b) training of site personnel in the identification of local pest species likely to occur at the site;</li> <li>c) measures to prevent the spread of pests into the wetland in a wetland protection area or buffer; and</li> <li>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.</li> </ul> <p><b>Editor's note:</b> Appropriately qualified person 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.</p>	Prior to the commencement of works and at 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 Vehicle and machinery checklists: Clean-down procedures (2014 or as updated).	At all times
11.	<p>An environmental management plan (EMP) must be prepared by an appropriately qualified person 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"> <li>a) details of the proposed construction methodology and plans detailing significant construction stages, timeframes, monitoring requirements and proposed environmental controls;</li> <li>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</li> <li>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.</li> </ul> <p><b>Editor's note:</b> Appropriately qualified person 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.</p>	Prior to the commencement of works and at all times
12.	Provide an environmental offset for any significant residual impact as	Prior to the



**Table 19: Standard conditions for deemed approvals – for development in a wetland protection area**

No.	Condition	Timing
	identified in the plans or documents lodged with the development application, in accordance with the <i>Environmental Offsets Act 2014</i> .	commencement of works

## Wind farm development

23. The standard conditions in table 20 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 inconsistency, the more specific conditions included in this section override the more general standard conditions.

Table 20: 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> <ul style="list-style-type: none"> <li>a) obtain written endorsement from the Civil Aviation Safety Authority (CASA), Airservices Australia, and the district aerodrome supervisor stating that they have no objection to the proposed development; or</li> <li>b) obtain written endorsement from 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.</li> </ul>	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 from 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> <ul style="list-style-type: none"> <li>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;</li> <li>b) the guy-wire ground attachment points have contrasting colours to the surrounding ground/vegetation and installed above the expected vegetation canopy; and</li> <li>c) a flashing strobe light is installed to also operate on wind-monitoring towers during daylight hours.</li> </ul>	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 20: 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.	<p>A flora and fauna management plan must be prepared by an appropriately qualified person to address the construction and operation of the project. The management plan must include:</p> <ul style="list-style-type: none"><li>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;</li><li>b) proposed construction methodology and plans detailing significant construction stages, timeframes, monitoring requirements and proposed environmental controls; and</li><li>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.</li></ul> <p><b>Editor’s note:</b> Appropriately qualified person 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.</p>	Prior to the commencement of works and at all times						
11.	The development must provide suitable vehicular access, manoeuvring areas and parking for 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 Queensland Best Practice Environmental Management Guidelines 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</i> (BPESC) guidelines for Australia (International Erosion Control Association). 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.	<p>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:</p> <table><tr><th colspan="2">Acoustic criteria – host lots</th></tr><tr><th>Noise description</th><th>Acoustic level does not exceed</th></tr><tr><td>The outdoor (free-field) night-time (10pm to 6am) A-weighted equivalent acoustic level (LAeq), assessed</td><td><ul style="list-style-type: none"><li>1. 45dB(A); or</li><li>2. the background noise (LA90) by more than 5dB(A)</li></ul>whichever is the greater, for wind</td></tr></table>	Acoustic criteria – 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	<ul style="list-style-type: none"><li>1. 45dB(A); or</li><li>2. the background noise (LA90) by more than 5dB(A)</li></ul> whichever is the greater, for wind	At all times
Acoustic criteria – 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	<ul style="list-style-type: none"><li>1. 45dB(A); or</li><li>2. the background noise (LA90) by more than 5dB(A)</li></ul> whichever is the greater, for wind							

**Table 20: Standard conditions for deemed approvals – for development in a wetland protection area**

No.	Condition		Timing								
	at all noise-affected existing or approved sensitive land uses.	speed from cut-in to rated power of the wind turbine and each integer wind speed in between referenced to hub height.									
18.	<p>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:</p> <table><tr><th colspan="2">Acoustic criteria – non-host lots.</th></tr><tr><th>Noise description</th><th>Acoustic level does not exceed</th></tr><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 sensitive land uses.</td><td><div>1. 35dB(A); or</div><div>2. the background noise (LA90) by more than 5dB(A)</div><div>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.</div></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 sensitive land uses.</td><td><div>1. 37dB(A); or</div><div>2. the background noise (LA90) by more than 5dB(A)</div><div>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.</div></td></tr></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 sensitive land uses.	<div>1. 35dB(A); or</div> <div>2. the background noise (LA90) by more than 5dB(A)</div> <div>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.</div>	The outdoor (free-field) day-time (6am to 10pm) A-weighted equivalent acoustic level (LAeq), assessed at all noise-affected existing or approved sensitive land uses.	<div>1. 37dB(A); or</div> <div>2. the background noise (LA90) by more than 5dB(A)</div> <div>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.</div>	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 sensitive land uses.	<div>1. 35dB(A); or</div> <div>2. the background noise (LA90) by more than 5dB(A)</div> <div>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.</div>										
The outdoor (free-field) day-time (6am to 10pm) A-weighted equivalent acoustic level (LAeq), assessed at all noise-affected existing or approved sensitive land uses.	<div>1. 37dB(A); or</div> <div>2. the background noise (LA90) by more than 5dB(A)</div> <div>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.</div>										

## Key terms for standard conditions for deemed approvals

24. Table 21 provides the definitions for terms used within this schedule.

Table 21: Key terms for standard conditions for deemed approvals	
<b>Boundary</b>	Within 1 metre of the cadastral boundary of the approved place.
<b>Commercial or community activity land use</b>	Any of the following as defined in the Planning Regulation 2017: <ol style="list-style-type: none"> <li>1. Retail centre</li> <li>2. Shop</li> <li>3. Office</li> <li>4. Entertainment building</li> <li>5. Market</li> <li>6. Showroom</li> <li>7. Convention centre</li> <li>8. Sporting stadium</li> <li>9. Tourist attraction</li> <li>10. Nightclub</li> <li>11. Building for religious worship</li> <li>12. Community hall</li> <li>13. Theatre</li> <li>14. Art gallery.</li> </ol>
<b>Endangered regional ecosystem</b>	A regional ecosystem declared to be an endangered regional ecosystem under the VMA. See the <i>Vegetation Management Act 1999</i> .
<b>Environmentally hazardous material</b>	Means hazardous contaminants, as well as any bulk material that could, if released into the environment, detrimentally impact on environmental values.  <b>Editor's note:</b> Common examples of environmentally hazardous materials are compost and mulch, tailings and effluent from intensive animal industries.
<b>Essential habitat</b>	Essential habitat is shown on the essential habitat map. Essential habitat for protected wildlife is a category A area, category B area or category C area shown on the regulated vegetation management map: <ol style="list-style-type: none"> <li>1. that has at least 3 essential habitat factors for the protected wildlife, which must include any essential habitat factors that are stated as mandatory for the protected wildlife in the essential habitat database, or</li> <li>2. in which the protected wildlife, at any stage of its lifecycle, is located.</li> </ol> See the <i>Vegetation Management Act 1999</i> , section 20AC.
<b>Habitat trees</b>	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 that contain active birds' nests or the nest of a raptor or other bird that uses the same nest year after year. Feed trees are trees that display five or more incisions typically made by a yellow bellied glider.
<b>Industrial land use</b>	Industrial land use means any of the following: <ol style="list-style-type: none"> <li>1. Warehouse</li> <li>2. Low-impact industry</li> <li>3. Medium-impact industry</li> <li>4. High-impact industry</li> <li>5. Special industry.</li> </ol> See the Planning Regulation 2017.

Table 21: Key terms for standard conditions for deemed approvals	
<b>Land zone 1</b>	Quaternary estuarine and marine deposits subject to periodic inundation by saline or brackish marine waters. Includes mangroves, salt pans, off-shore tidal flats and tidal beaches.
<b>Land zone 2</b>	Quaternary coastal dunes and beach ridges. Includes degraded dunes, sand plains and swales, lakes and swamps enclosed by dunes, as well as coral and sand cays.
<b>Land zone 3</b>	Quaternary alluvial systems. Includes floodplains, alluvial plains, alluvial fans, terraces, levees, swamps, channels, closed depressions and fine textured palaeo-estuarine deposits. This also includes estuarine plains currently under freshwater influence, inland lakes and associated dune systems (lunettes).
<b>Least concern regional ecosystem</b>	A regional ecosystem declared to be a least concern regional ecosystem under the VMA. See the <i>Vegetation Management Act 1999</i> .
<b>Management A area</b>	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. See the Fisheries Regulation 2008.
<b>Management B area</b>	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. See the Fisheries Regulation 2008.
<b>Matters of state environmental significance</b>	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: <ol style="list-style-type: none"> <li>regional ecosystems under the VMA that: <ol style="list-style-type: none"> <li>are endangered regional ecosystems</li> <li>are 'of concern' regional ecosystems</li> <li>intersect with a wetland shown on the vegetation management wetlands map</li> <li>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</li> <li>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</li> </ol> </li> <li>areas that contain remnant vegetation and are areas of land determined to be required for ecosystem functioning ('connectivity areas')</li> <li>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</li> <li>wetlands and watercourses in high ecological value waters as defined in the Environmental Protection (Water) Policy 2009, Schedule 2</li> <li>designated precincts in strategic environmental areas under the Regional Planning Interests Regulation 2014</li> <li>threatened wildlife under the <i>Nature Conservation Act 1992</i> and special least concern animals under the Nature Conservation (Wildlife) Regulation 2006</li> <li>protected areas under the <i>Nature Conservation Act 1992</i>, excluding coordinated conservation areas</li> <li>highly protected zones of state marine parks under the <i>Marine Parks Act 2004</i></li> <li>fish-habitat areas under the <i>Fisheries Act 1994</i></li> <li>waterways that provide for fish passage under the <i>Fisheries Act 1994</i> if the construction, installation or modification of waterway-barrier works carried will limit the passage of fish along the waterway</li> </ol>

Table 21: Key terms for standard conditions for deemed approvals	
	11. marine plants under the <i>Fisheries Act 1994</i> 12. legally secured offset areas. See the <i>Environmental offsets Regulation 2014</i> , Schedule 2.
<b>Measures</b>	Has the broadest interpretation and includes plant, equipment, physical objects, monitoring, procedures, actions, directions and competency.
<b>Of concern regional ecosystem</b>	A regional ecosystem declared to be 'of concern' under the VMA. See the <i>Vegetation Management Act 1999</i> .
<b>Offset area</b>	A legally secured offset area under the <i>Environmental Offset Act 2014</i> . See the <i>Vegetation Management Act 1999</i> .
<b>Open space land use:</b>	Any of the following as defined in the Planning Regulation 2017: <ol style="list-style-type: none"> <li>1. Outdoor sport and recreation (not including sporting stadiums)</li> <li>2. Park</li> <li>3. Environment facility</li> <li>4. Rural activities.</li> </ol>
<b>Records</b>	Include breach notifications, written procedures, analysis results, monitoring reports and monitoring programs required under a condition.
<b>Retained tree</b>	Any native tree that has a diameter of 20 centimetres or more and is 1.3 metres above ground level. For multi-stemmed trees, add the diameters of the two largest stems.
<b>RPEQ</b>	Registered Professional Engineer of Queensland.
<b>Sensitive land use</b>	Any of the following as defined in the Planning Regulation 2017: <ol style="list-style-type: none"> <li>1. Community residence</li> <li>2. Dual occupancy</li> <li>3. Dwelling house</li> <li>4. Educational establishment</li> <li>5. Multiple dwelling</li> <li>6. Relocatable home park</li> <li>7. Residential care facility</li> <li>8. Rooming accommodation</li> <li>9. Short-term accommodation</li> <li>10. Tourist park.</li> </ol>
<b>Significant residual impact</b>	A significant 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"> <li>1. remains, or will, or is likely to remain (whether temporarily or permanently) despite on-site mitigation measures for the prescribed activity, and</li> <li>2. is, or will, or is likely to be, significant.</li> </ol> See the <i>Environmental Offsets Act 2014</i> .
<b>Vulnerable land use</b>	Any of the following as defined in the Planning Regulation 2017: <ol style="list-style-type: none"> <li>1. Child care centre</li> <li>2. Community care centre</li> <li>3. Educational establishment</li> <li>4. Health care services</li> <li>5. Hospital</li> <li>6. Retirement facility.</li> </ol>
<b>Waters</b>	Rivers, streams, lakes, lagoons, ponds, swamps, wetlands, 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 channels, stormwater drains, roadside gutters, 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 application;<sup>1</sup>
- (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.

**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.

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<sup>1</sup> 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.

**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.