

8.2 GAG CRYSTALBROOK STATION PTY LTD - MATERIAL CHANGE OF USE - SHORT-TERM ACCOMMODATION - LOT 738 ON CP892331 & LOT 2 ON LD157 - CRYSTALBROOK ROAD, CRYSTALBROOK - MCU/20/0004

Date Prepared: 27 April 2020

Author: Senior Planner

Attachments:

1. Proposal plans [↓](#)
2. Department of State Development, Manufacturing, Infrastructure and Planning response dated 6 April 2020 [↓](#)
3. Submitter letter [↓](#)

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	GAG Crystalbrook Station Pty Ltd	ADDRESS	Crystalbrook Road, Crystalbrook
DATE LODGED	3 March 2020	RPD	Lot 738 on CP892331 & Lot 2 on LD157
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Short-term Accommodation		
FILE NO	MCU/20/0004	AREA	Lot 738 - 2.023 ha Lot 2 - 336.45km2
LODGED BY	Urban Sync	OWNER	Lot 738 - GAG Crystalbrook Station Pty Ltd Lot 2 - State of Qld (lease)
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Rural zone		
LEVEL OF ASSESSMENT	Impact Assessment		
SUBMISSIONS	One (1)		

EXECUTIVE SUMMARY

Council is in receipt of a development application described in the above application details.

The application is impact assessable and one (1) properly made submission was received in response to public notification of the application.

The application and supporting material has been assessed against the Mareeba Shire Council Planning Scheme 2016 and does not conflict with any relevant planning instrument.

Draft conditions were provided to the Applicant / care of their consultant and have been agreed.

It is recommended that the application be approved in full with conditions.

OFFICER'S RECOMMENDATION

1. That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	GAG Crystalbrook Station Pty Ltd	ADDRESS	Crystalbrook Road, Crystalbrook
DATE LODGED	3 March 2020	RPD	Lot 738 on CP892331 & Lot 2 on LD157
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Short-term Accommodation		

and in accordance with the Planning Act 2016, the applicant be notified that the application for a development permit for the development specified in (A) is:

Approved by Council in accordance with the approved plans/documents listed in (B), subject to assessment manager conditions in (C), assessment manager's advice in (D), concurrence agency conditions in (E), relevant period in (F), further permits in (G), and further approvals from Council listed in (H);

And

The assessment manager does not consider that the assessment manager's decision conflicts with a relevant instrument.

APPROVED DEVELOPMENT: Development Permit for
Material Change of Use - Short-term Accommodation

(B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
DD0001 Issue B	Crystalbrook Station Lodges -Title Sheet	CotteeParker	24/02/2020
DD-1001 Issue E	Macro Plan	CotteeParker	24/02/2020
DD-1002 Issue E	Location Plan	CotteeParker	24/02/2020
DD-1003 Issue I	Location Plan	CotteeParker	24/02/2020
DD-1004 Issue L	Site Plan - Overall	CotteeParker	24/02/2020
DD-1005 Issue B	Development Summary	CotteeParker	24/02/2020
DD-F-1000 Issue B	Staff Lodge - Site Plan	CotteeParker	24/02/2020
DD-F-2000 Issue F	Floor Plan Staff Accommodation	CotteeParker	24/02/2020
DD-L-1000 Issue B	Lodge - Site Plan	CotteeParker	24/02/2020
DD-L-2000 Issue H	Lodge - Plans - Existing	CotteeParker	24/02/2020
DD-L-2001 Issue G	Lodge - Plans - Proposed	CotteeParker	24/02/2020
DD-L-2002 Issue E	Lodge - Plans - Proposed with Demolition	CotteeParker	24/02/2020
DD-L-3100 Issue C	Lodge - Section	CotteeParker	24/02/2020

DD-R-1000 Issue E	Recreation Centre - Site Plan	CotteeParker	24/02/2020
DD-R-2000 Issue L	Recreation Centre - Plans	CotteeParker	24/02/2020
DD-R-3000 Issue B	Recreation Centre - Elevations	CotteeParker	24/02/2020
DD-R-3100 Issue C	Recreation Centre - Sections	CotteeParker	24/02/2020
DD-S-0200 Issue E	Eco-suites - Renders	CotteeParker	24/02/2020
DD-S-0202 Issue C	Eco-suites - Renders	CotteeParker	24/02/2020
DD-S-1000 Issue G	Eco-suites - Site Plan	CotteeParker	24/02/2020
DD-S-2000 Issue I	Eco-suites - Plans - Ground	CotteeParker	24/02/2020
DD-S-2001 Issue I	Eco-suites - Plans - Level 1	CotteeParker	24/02/2020
DD-S-3000 Issue E	Eco-suites - Elevations	CotteeParker	24/02/2020
DD-S-3100 Issue G	Eco-suites - Sections	CotteeParker	24/02/2020
DD-V-0200 Issue D	Eco-villa - Renders	CotteeParker	24/02/2020
DD-V-0202 Issue C	Eco-villa - Renders	CotteeParker	24/02/2020
DD-V-1000 Issue E	Eco-villa - Site Plan	CotteeParker	24/02/2020
DD-V-2000 Issue M	Eco-villa - Ground	CotteeParker	24/02/2020
DD-V-2001 Issue M	Eco-villa - Level 1	CotteeParker	24/02/2020
DD-V-3000 Issue D	Eco-villa - Elevation	CotteeParker	24/02/2020
DD-V-3001 Issue D	Eco-villa - Elevation	CotteeParker	24/02/2020
DD-V-3100 Issue F	Eco-villa - Sections	CotteeParker	24/02/2020
1626-L-SD01 Issue 01	Landscape Concept - Site Plan	ASdesign	03/03/2020
1626-L-SD02 Issue 01	Recreation Centre and Pool Plan	ASdesign	03/03/2020
1626-L-SD03 Issue 01	Eco-Suites Detailed Plan	ASdesign	03/03/2020
1626-L-SD04 Issue 01	Eco-Villages Detailed Plan	ASdesign	03/03/2020
1626-L-SD05 Issue 01	Proposes Plan Palette	ASdesign	03/03/2020

(C) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

(a) Development assessable against the Planning Scheme

1. Development must be carried out generally in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, subject to any alterations:
 - found necessary by Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and
 - to ensure compliance with the following conditions of approval.

2. Timing of Effect

- 2.1 The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the commencement of the use except where specified otherwise in these conditions of approval.
- 2.2 Prior to the commencement of use, the applicant must demonstrate to Council that all the conditions of the development permit have been complied with, except where specified otherwise in these conditions of approval.

3. General

- 3.1 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.
- 3.2 All external works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements (as amended) and to the satisfaction of Council's delegated officer.
- 3.3 All payments or bonds required to be made to the Council pursuant to any condition of this approval must be made prior to commencement of the use and at the rate applicable at the time of payment.
- 3.4 All works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements (as amended) and to the satisfaction of Council's delegated officer.

3.5 Waste Management

The applicant shall ensure there is no on-site disposal of refuse associated with the approved use unless such refuse is disposed of in refuse bins provided in accordance with the following:

- (i) No refuse is to be stored on site outside the refuse bins at any time.
- (ii) On site refuse storage area for all refuse bins must be provided and be screened from view from adjoining properties and road reserve by a 1 metre wide landscaped screening buffer, 1.8m high solid fence or building.

3.6 Bushfire Management

A Bushfire Management Plan for the site, incorporating evacuation procedures for guests, must be prepared to the satisfaction of Council's delegated officer. The approved use must comply with the requirements of the Management Plan at all times.

3.7 Length of Stay

The maximum length of stay for guests must not typically exceed three (3) consecutive months, unless otherwise approved by Council's delegated officer.

3.8 Notification of Potential Rural Zone Impacts

The applicant is to erect a sign at or near the reception building advising guests that the subject land is zoned Rural under the Mareeba Shire Council Planning Scheme - July 2016 and is in a rural locality. The signage should generally state the following:

"Guest should take note:

- *The locality may be used for intensive rural uses, including mining;*
- *Guests may experience off site effects from rural activities, including noise, sprays and dust that may cause a loss of residential amenity. Existing and/or self-assessable agricultural and rural uses in the locality have a 'right to farm' or a right to legally continue the use."*

4. Infrastructure Services and Standards

4.1 Stormwater Drainage/Water Quality

4.1.1 The applicant/developer must take all necessary steps to ensure a non-worsening effect on surrounding land as a consequence of the development.

4.1.2 All stormwater drainage concentrated by the development must be collected from site and discharged to an approved legal point of discharge.

4.2 Car Parking/Internal Driveways

The designated car parking area and internal driveways servicing the development (to the extent shown on Drawing DD-1004 Issue L) must be constructed with compacted gravel to a minimum depth of 100mm and be appropriately drained prior to the commencement of the use, and maintained for the life of the development, to the satisfaction of Council's delegated officer.

4.3 Landscaping

Prior to the commencement of the use, the applicant / developer must carry out landscaping works in accordance with the approved plans.

All landscaping works shall be undertaken prior to the commencement of the use and must be mulched, irrigated and maintained for the life of the development and to the satisfaction of Council's Delegated Officer.

4.4 Water Supply

The development must be provided with a potable water supply that can satisfy the standards for drinking water set by the Australian Drinking Water Guidelines 6, 2011 (National Health and Medical Research Council and the National Resource Management Ministerial Council).

All non-potable sources of water must be sign posted "non-potable water supply" or similar in order to deter consumption.

4.5 On-Site Wastewater Management

All on site effluent disposal associated with the approved use must be in compliance with the latest version of On-Site Domestic Wastewater Management Standard (ASNZ1547) to the satisfaction of the Council's delegated officer.

Note: Any on-site wastewater treatment system with a total daily peak design capacity of at least 21 equivalent persons (EP) is an Environmentally Relevant Activity (ERA 63 - Sewerage Treatment) and an Environmental Authority is required.

(D) ASSESSMENT MANAGER'S ADVICE

- (a) A number of other charges or payments may be payable as conditions of approval. The applicable fee is set out in Council's Fees & Charges Schedule for each respective financial year.

- (b) Food Premises (restaurants/bed & breakfasts etc.)

Premises proposed for the storage and preparation, handling, packing or service of food must comply with the requirements of the Food Act 2006.

- (c) The change in the use of the building may also require a change in the classification of the building under the Building Act. You are advised to contact a Building Certifier to establish if a change in the classification of the building is required.

- (d) Compliance with applicable codes/policies

The development must be carried out to ensure compliance with the provisions of Council's Local Laws, Planning Scheme Policies, Planning Scheme and Planning Scheme Codes to the extent they have not been varied by a condition of this approval.

- (e) Compliance with Acts and Regulations

The erection and use of the building must comply with the Building Act and all other relevant Acts, Regulations and Laws, and these approval conditions.

(f) Environmental Protection and Biodiversity Conservation Act 1999

The applicant is advised that referral may be required under the *Environmental Protection and Biodiversity Conservation Act 1999* if the proposed activities are likely to have a significant impact on a matter of national environmental significance. Further information on these matters can be obtained from www.environment.gov.au.

(g) Cultural Heritage

In carrying out the activity the applicant must take all reasonable and practicable measures to ensure that no harm is done to Aboriginal cultural heritage (the “cultural heritage duty of care”). The applicant will comply with the cultural heritage duty of care if the applicant acts in accordance with gazetted cultural heritage duty of care guidelines. An assessment of the proposed activity against the duty of care guidelines will determine whether or to what extent Aboriginal cultural heritage may be harmed by the activity. Further information on cultural heritage, together with a copy of the duty of care guidelines and cultural heritage search forms, may be obtained from www.datsip.qld.gov.au.

(E) REFERRAL AGENCY CONDITIONS

Department of State Development, Manufacturing, Infrastructure and Planning conditions dated 6 April 2020.

(F) RELEVANT PERIOD

When approval lapses if development not started (s.85)

- Material Change of Use – six (6) years (starting the day the approval takes effect);

(G) OTHER NECESSARY DEVELOPMENT PERMITS AND/OR COMPLIANCE PERMITS

- Development Permit for Building Work

(H) OTHER APPROVALS REQUIRED FROM COUNCIL

- Compliance Permit for Plumbing and Drainage Work

THE SITE

The subject site comprises two (2) adjoining allotments situated at Crystalbrook Road, Crystalbrook, which are more particularly described as Lot 738 on CP892331 and Lot 2 on LD157. The site has a combined area of 33,647.3 hectares and is zoned Rural under the Mareeba Shire Council Planning Scheme 2016.

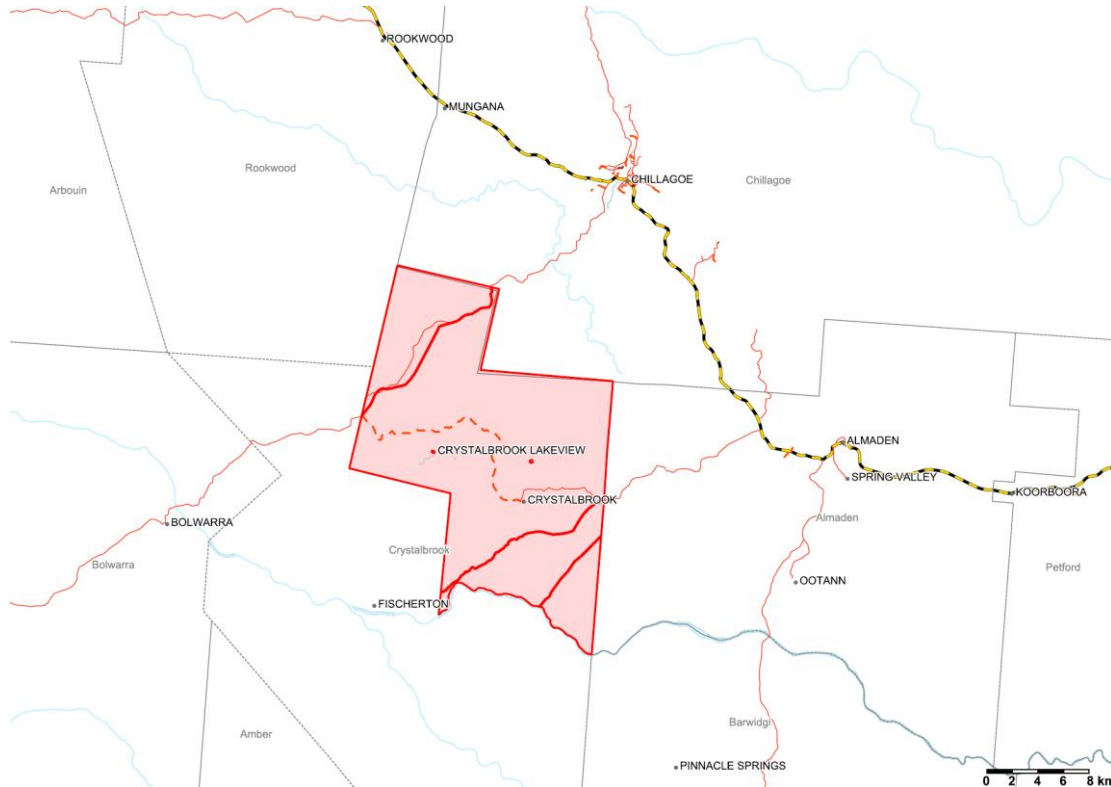
The site is accessed via Crystalbrook Road which is formed to a rural gravel standard from its intersection with the Burke Development Road at Almaden.

Lot 2 on LD157 comprises the majority of the subject site being Crystalbrook Station. The land remains an active cattle station and it contains all ancillary improvements including a dwelling house, sheds, airstrip and multiple water storages.

Lot 738 on CP892331, at just 2.3 hectares in area, contains the Crystalbrook Lodge which overlooks Crystalbrook Lake.

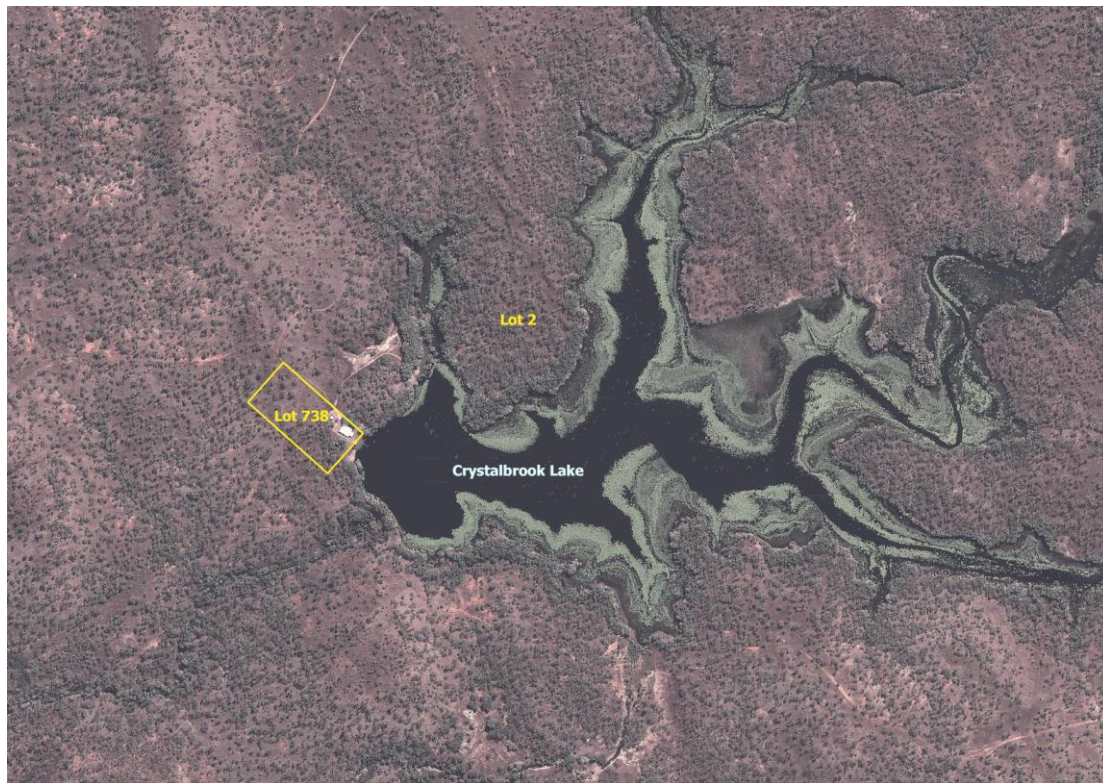
Both lots retain an extensive coverage of remnant vegetation.

Due to the significant area of the subject site, there is no neighbouring development likely to be impacted by the proposed development.



Map Disclaimer:

Based on or contains data provided by the State of Queensland (Department of Environment and Resource Management) (2009). In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.



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BACKGROUND AND CONTEXT

Nil

PREVIOUS APPLICATIONS & APPROVALS

Council, at its Ordinary Meeting held on 21 February 2013, approved development application DA/12/0041 for Material Change of Use - Host Farm and Heliport on land described as Lot 738 on CP892331, Parish of Fischerton, situated at Crystalbrook Road, Crystalbrook.

Crystalbrook Lodge has been established and operated under DA/12/0041.

DESCRIPTION OF PROPOSED DEVELOPMENT

The development application seeks a Development Permit for Material Change of Use - Short-term Accommodation in accordance with the plans shown in **Attachment 1**.

GAG Crystalbrook Station Pty Ltd (the Applicant) seeks the requisite statutory development approval from Council to support the expansion of the existing Crystalbrook Lodge over Lot 738 on CP892331 and part of Lot 2 on LD157 at Crystalbrook Road, Crystalbrook.

The proposed expansion to the existing Crystalbrook Lodge will include the following:

- Renovations (general internal) to the existing residence building, including a new awning;
- An additional four (4) standalone accommodation cabins, including 12 single bed eco suites (double storey) and two (2) two-bedroom eco-villas (double storey);

- A communal recreation (amenities) centre and other associated and ancillary amenities (pool, deck, shed);
- Camping Ground;
- Staff and Mangers Quarters;
- Landscaping; and
- New access roads, car parking, solar farm and associated electrical infrastructure.

The expected footprint area of the expansion will be approximately 1,718m² with the total Gross Floor Area to be approximately 2,545m².

The proposed development will provide potable water and water for firefighting via existing bores and new rainwater collection infrastructure.

A new/upgraded on-site effluent system will be provided for the expanded development.

Stormwater from the proposed development will generally be directed towards the adjacent lake and waterways. A Site Based Stormwater Management Plan will be prepared for endorsement prior to the commencement of the use.

An erosion and sediment control plan will be prepared and implemented during the construction phase of the proposed development.

Electricity will be provided to the proposed development via a new on-site solar farm. Mobile phones and satellite phones will be used for telecommunications purposes.

Access will be provided via Crystalbrook Road and the existing internal access roads. Upgrades to internal roads will be undertaken where required.

Car parking will be provided adjacent to the Recreation Centre where guests check in. The exact number of spaces is still to be confirmed, noting that many guests will arrive by helicopter or small plane.

REGIONAL PLAN DESIGNATION

The subject site is included within the Regional Landscape and Rural Production Area land use category in the Far North Queensland Regional Plan 2009-2031. The Regional Plan Map 3 - 'Areas of Ecological Significance' also identifies the site is:

- *Wetland Area of General Ecological Significance*
- *Terrestrial Area of General Ecological Significance*

PLANNING SCHEME DESIGNATIONS

Strategic Framework:	Land Use Categories <ul style="list-style-type: none"> Rural Other Other Elements <ul style="list-style-type: none"> Major Watercourse
Zone:	Rural zone
Overlays:	<ul style="list-style-type: none"> Agricultural Land Overlay Bushfire Hazard Overlay Environmental Significance Overlay Flood Hazard Overlay Heritage Overlay Hill and Slope Overlay Regional Infrastructure Corridors and Substations Overlay Transport Infrastructure Overlay

Planning Scheme Definitions

The proposed use is defined as:

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Short-term accommodation	<p>Premises used to provide short-term accommodation for tourists or travellers for a temporary period of time (typically not exceeding three consecutive months) and may be self-contained.</p> <p>The use may include a manager's residence and office and the provision of recreation facilities for the exclusive use of visitors.</p>	Motel, backpackers, cabins, serviced apartments, accommodation hotel, farm stay	Hostel, rooming accommodation, tourist park

RELEVANT PLANNING INSTRUMENTS

Assessment of the proposed development against the relevant planning instruments is summarised as follows:

(A) Far North Queensland Regional Plan 2009-2031

Separate assessment against the Regional Plan is not required because the Mareeba Shire Council Planning Scheme appropriately advances the Far North Queensland Regional Plan 2009-2031, as it applies to the planning scheme area.

(B) State Planning Policy

Separate assessment against the State Planning Policy (SPP) is not required because the Mareeba Shire Council Planning Scheme appropriately integrates all relevant aspects of the SPP.

(C) Mareeba Shire Council Planning Scheme 2016**Strategic Framework***3.3 Settlement pattern and built environment**3.3.1 Strategic outcomes*

- (5) *Primary industries in Rural areas are not compromised or fragmented by incompatible and/or unsustainable development, including but not limited to subdivision that results in a detrimental impact on rural productivity. The valued, relaxed rural lifestyle, character and scenic qualities of the rural area are preserved and enhanced. The rural area is largely maintained to its current extent, while accommodating development directly associated with or reliant on natural resources including rural activities and tourism. Rural areas protect the shire's agricultural area and ensure food security. Other rural areas predominantly remain agricultural grazing properties.*

*3.3.11 Element - Rural areas**3.3.11.1 Specific outcomes*

- (1) *Rural areas include rural activities and land uses of varying scale, consistent with surrounding land use, character and site conditions.*
- (3) *Tourism, rural industry, intensive animal industries and outdoor recreation facilities are developed in the rural area in a way which:*
- (a) does not impede or conflict with agricultural activities and production; and*
 - (b) does not compromise rural character and scenic qualities; and*
 - (c) does not adversely impact on ecological and biodiversity values.*
- (5) *Rural lifestyle, tourism, outdoor recreation, horticultural activities and natural bushland uses may be considered in other rural areas where appropriately located, serviced and otherwise consistent with the Strategic Framework.*

3.7 Economic Development

3.7.7 - Element - Tourism

3.7.7.1 Specific Outcomes

- (4) *The outstanding scenic qualities of the regional landscape and the character and heritage values of the shire's activity centres are recognised and protected for their role in promoting and attracting visitors to the shire. Development in scenic and highly visible locations will minimise its impacts on scenic amenity through sensitive location, design, colour and scale.*
- (5) *A variety of small-scale, low impact tourist facilities are established across the rural landscape, including:*
- (a) tourist attractions and facilities within activity centres;*
 - (b) cultural interpretive tours;*
 - (c) nature based tourism;*
 - (d) sports and recreational activities;*
 - (e) tourist attractions;*
 - (f) adventure tourism;*
 - (g) farm based tourism;*
 - (h) food based tourism;*
 - (i) bed and breakfasts;*
 - (j) camping and recreational vehicle facilities;*
 - (k) cycle tourism.*
- (6) *Small scale tourism related development is sensitively designed, scaled and located so as to not compromise the natural landscape values and agricultural values of Mareeba Shire.*

Comment

The proposed development will be ancillary to existing agricultural land use (cattle grazing). The proposed development will therefore not compromise the existing primary production uses established on the land.

The purpose of the Rural zone is to provide for rural activities AND non-rural activities that are compatible with the character of the rural area whilst not compromising the long-term use of the land for rural activities.

The Planning Scheme allows for short-term accommodation activities in the rural zone where these uses are compatible with the character of the zone and the assessment of such uses needs to consider, and ensure, that all site features, constraints and development impacts can be suitably managed.

The proposed development is:

- Limited in area;
- Located on a portion of the site that is currently operated as the Crystalbrook Lodge and accordingly, is not located on land that is currently, or has recently been used for any type of rural activities OR in association with the ongoing primary production (cattle station) activities currently undertaken on Lot 2 on LD157; AND

- Is suitably separated from the current, ongoing and any future primary production (cattle station) activities undertaken on Lot 2 on LD157.

The proposed development will not have a negative impact on the current or long-term use of the site for rural activities, nor remove any land that could be used for rural activities.

The proposed development is a non-rural use which is reliant on and compatible with the rural landscape and character of the site.

The proposed development does not conflict with the Strategic Outcome.

Relevant Developments Codes

The following Development Codes are considered to be applicable to the assessment of the application:

- 6.2.9 Rural zone code
- 8.2.1 Agricultural land overlay code
- 8.2.3 Bushfire hazard overlay code
- 8.2.4 Environmental significance overlay code
- 8.2.6 Flood hazard overlay code
- 8.2.7 Heritage overlay code
- 8.2.8 Hill and slope overlay code
- 8.2.9 Regional infrastructure corridors and substations overlay code
- 8.2.12 Transport infrastructure overlay code
- 9.3.1 Accommodation activities code
- 9.4.2 Landscaping code
- 9.4.3 Parking and access code
- 9.4.5 Works, services and infrastructure code

The application included a planning report and assessment against the planning scheme. An officer assessment has found that the application satisfies the relevant acceptable outcomes (or performance outcome where no acceptable outcome applies) of the relevant codes set out below, provided reasonable and relevant conditions are attached to any approval.

Relevant Codes	Comments
Rural zone code	The application complies or can be conditioned to comply with the relevant acceptable outcomes (or performance outcome where no acceptable outcome is provided) contained within the code.
Agricultural land overlay code	The application complies or can be conditioned to comply with the relevant acceptable outcomes (or performance outcome where no acceptable outcome is provided) contained within the code.
Bushfire hazard overlay code	The application complies or can be conditioned to comply with the relevant acceptable outcomes (or performance outcome where no acceptable outcome is provided) contained within the code.

Environmental significance overlay code	The application complies or can be conditioned to comply with the relevant acceptable outcomes (or performance outcome where no acceptable outcome is provided) contained within the code.
Flood hazard overlay code	The application complies or can be conditioned to comply with the relevant acceptable outcomes (or performance outcome where no acceptable outcome is provided) contained within the code.
Heritage overlay code	The application complies or can be conditioned to comply with the relevant acceptable outcomes (or performance outcome where no acceptable outcome is provided) contained within the code.
Hill and slope overlay code	The application complies or can be conditioned to comply with the relevant acceptable outcomes (or performance outcome where no acceptable outcome is provided) contained within the code.
Regional infrastructure corridors and substations overlay code	The application complies or can be conditioned to comply with the relevant acceptable outcomes (or performance outcome where no acceptable outcome is provided) contained within the code.
Transport infrastructure overlay code	The application complies or can be conditioned to comply with the relevant acceptable outcomes (or performance outcome where no acceptable outcome is provided) contained within the code.
Accommodation activities code	The application complies or can be conditioned to comply with the relevant acceptable outcomes (or performance outcome where no acceptable outcome is provided) contained within the code.
Landscaping code	The application complies or can be conditioned to comply with the relevant acceptable outcomes (or performance outcome where no acceptable outcome is provided) contained within the code.
Parking and access code	The application complies or can be conditioned to comply with the relevant acceptable outcomes (or performance outcome where no acceptable outcome is provided) contained within the code.
Works, services and infrastructure code	The application complies or can be conditioned to comply with the relevant acceptable outcomes (or performance outcome where no acceptable outcome is provided) contained within the code.

(D) Planning Scheme Policies/Infrastructure Charges Plan

The following planning scheme policies are relevant to the application:

Planning Scheme Policy 4 - FNQROC Regional Development Manual

A condition will be attached to any approval requiring all development works be designed and constructed in accordance with FNQROC Development Manual standards.

(E) Additional Trunk Infrastructure Condition

The subject land is located outside the identified Priority Infrastructure Area (PIA).

Section 130 of the Planning Act 2016 allows Council to condition additional trunk infrastructure outside the PIA.

The subject land is remotely located and not serviced by water, sewerage or open space infrastructure.

Transport (road) infrastructure may be used by some guests, however the majority of the relevant transport infrastructure is State controlled road.

It is expected that the majority of guests will continue to be transported to and from the site via helicopter and light plane.

Due to the remote location of the site and the expected means of transport, it is not proposed to charge an infrastructure contribution.

REFERRAL AGENCY

The application triggered referral to the Department of State Development, Manufacturing, Infrastructure and Planning as a Concurrence Agency (SARA - native vegetation clearing).

The Department advised in a letter dated 6 April 2020 that they require the conditions to be attached to any approval (**Attachment 2**).

Internal Consultation

Technical Services

PUBLIC NOTIFICATION

The development proposal was placed on public notification from 2 April 2020 to 28 April 2020. The applicant submitted the notice of compliance on 29 April 2020 advising that the public notification requirements were carried out in accordance with the requirements of the Act.

One (1) properly made submission was received.

The grounds for objection/support are summarised and commented on the following page:

Grounds for objection /support	Comment
<p>The submitter is a mineral exploration company who raises no 'great' objection to the development.</p> <p>The submitter wants it known that they mine in the locality and use many of the same roads.</p> <p>The submitter also raises the potential for guests to roam into active mining operations.</p>	<p>The submitter offers reasonable advice which can readily be considered by the applicant and communicated to future guests.</p> <p>There are no specific actions/conditions proposed as part of the Council assessment.</p>

Submitters

Name of principal submitter	Address
1. ASMAM Pty Ltd	72-90 Magazine Street, Stratford QLD 4870

PLANNING DISCUSSION

Nil

CRYSTALBROOK STATION LODGES

CRYSTALBROOK STATION, MAREEBA, 4880, QLD, AUSTRALIA,



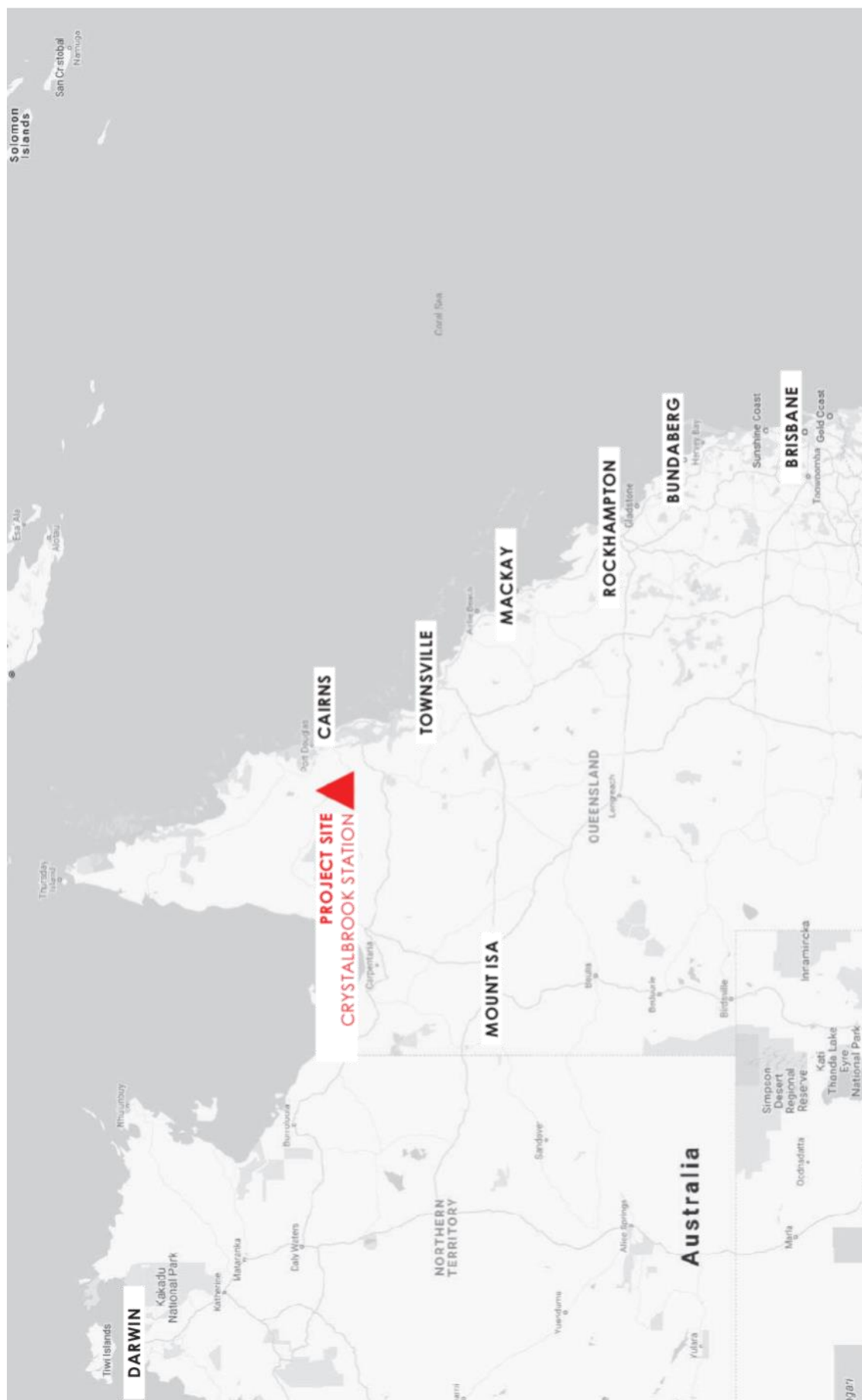
COTTEEPARKER 

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P 611 3046 7422
F 611 3046 7422
COTTDEPARKER.COM.AU

**Crystalbrook
Collection**

CRYSTALBROOK STATION LODGES
CRYSTALBROOK STATION, MAREEBA, 4880, QLD, AUSTRALIA
CLIENT - CRYSTALBROOK
DRAWING TITLE
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DD0001
8

STATUS



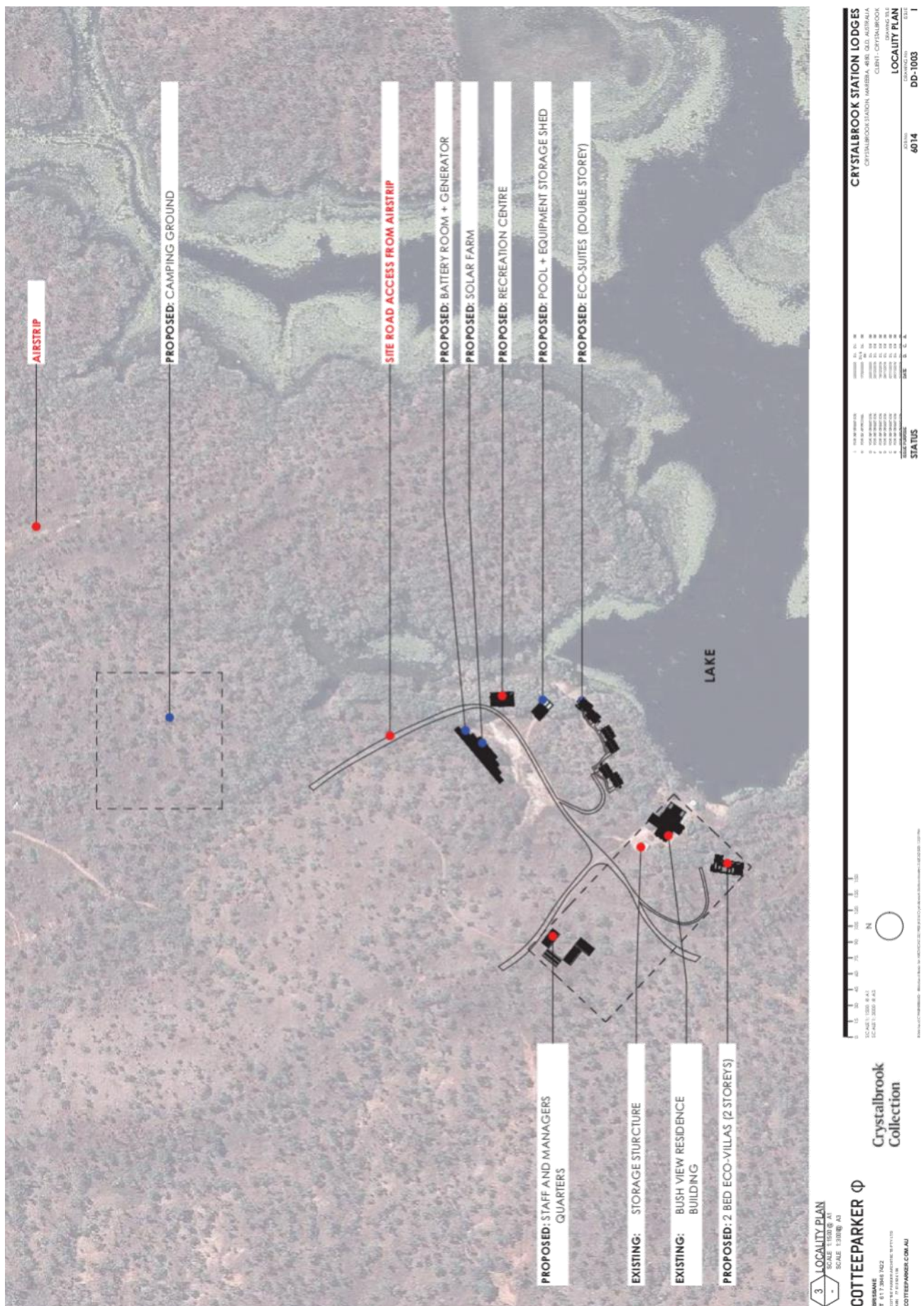
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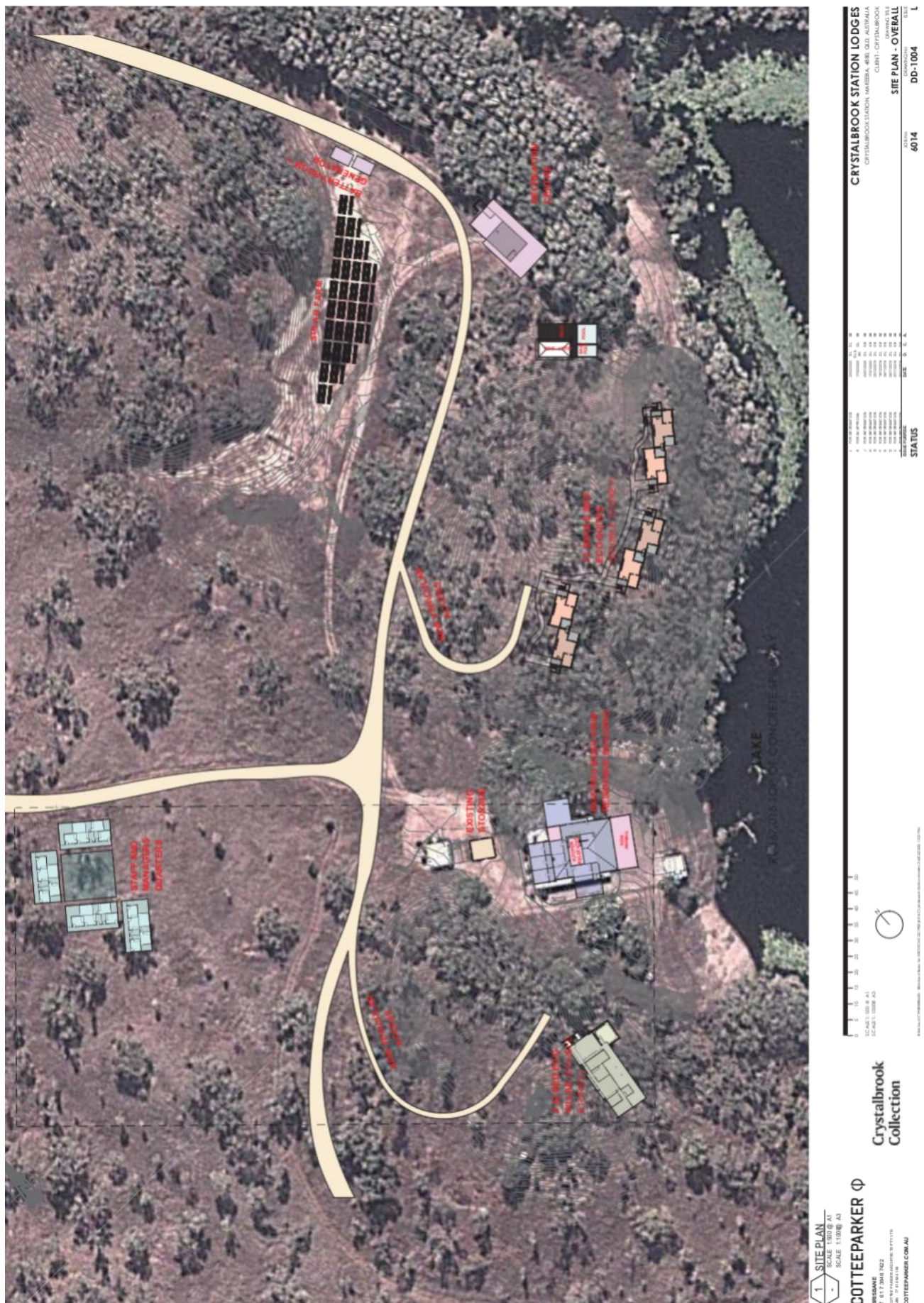
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WWW.COTTEPARKER.COM.AU

Crystalbrook Collection

CRYSTALBROOK STATION LODGES
CRYSTALBROOK STATION, HAHEBA, QUEENSLAND, AUSTRALIA
CLIENT - CRYSTALBROOK
DRAWING TITLE
DRAWING NO.
DATE
STATUS
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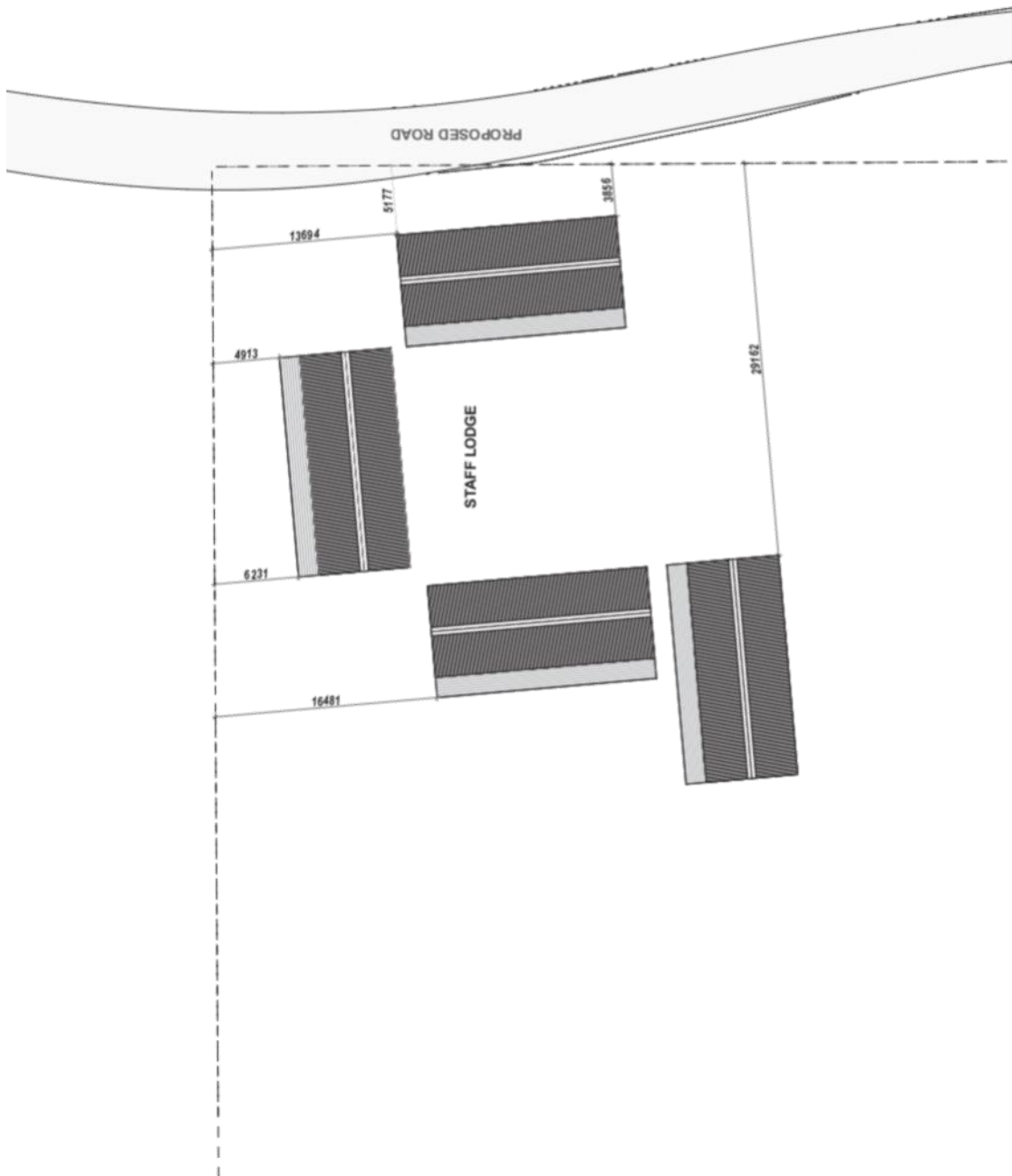
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	INTERNAL GFA	EXTERNAL GFA	TOTAL
ECO-SUITES			
ECO-SUITE 1			
GROUND	126m ²	32m ²	158m ²
LEVEL 1	126m ²	32m ²	158m ²
ECO-SUITE 2			
GROUND	126m ²	32m ²	158m ²
LEVEL 1	126m ²	32m ²	158m ²
ECO-SUITE 3			
GROUND	126m ²	32m ²	158m ²
LEVEL 1	126m ²	32m ²	158m ²
ECO-VILLA			
GROUND	135m ²	194m ²	329m ²
LEVEL 1	131m ²	114m ²	245m ²
RECREATION CENTRE			
GROUND	140m ²	145m ²	375m ²
POOL STORAGE	51m ²	147m ²	198m ²
STAFF ACCOMMODATION			
GROUND	336m ²	204m ²	540m ²
TOTAL GFA			2545m²

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CRYSTALBROOK STATION LODGES
CRYSTALBROOK STATION, HAHEBA, QUEENSLAND, AUSTRALIA
CLIENT - CRYSTALBROOK
DRAWING TITLE
STATUS
DATE
6014
DD-1005
8



1 STAFF LODGE - SITE PLAN
SCALE 1:100 @ A1
SCALE 1:300 @ A3

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SCALE 1:100 @ A1
SCALE 1:300 @ A3



CRYSTALBROOK STATION LODGES
CRYSTALBROOK STATION, NARRABRI, NSW, AUSTRALIA
CLIENT - CRYSTALBROOK
DRAWING TITLE
STAFF LODGE - SITE PLAN
DRAWING NO.
DD-F-1000
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STATUS
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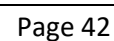


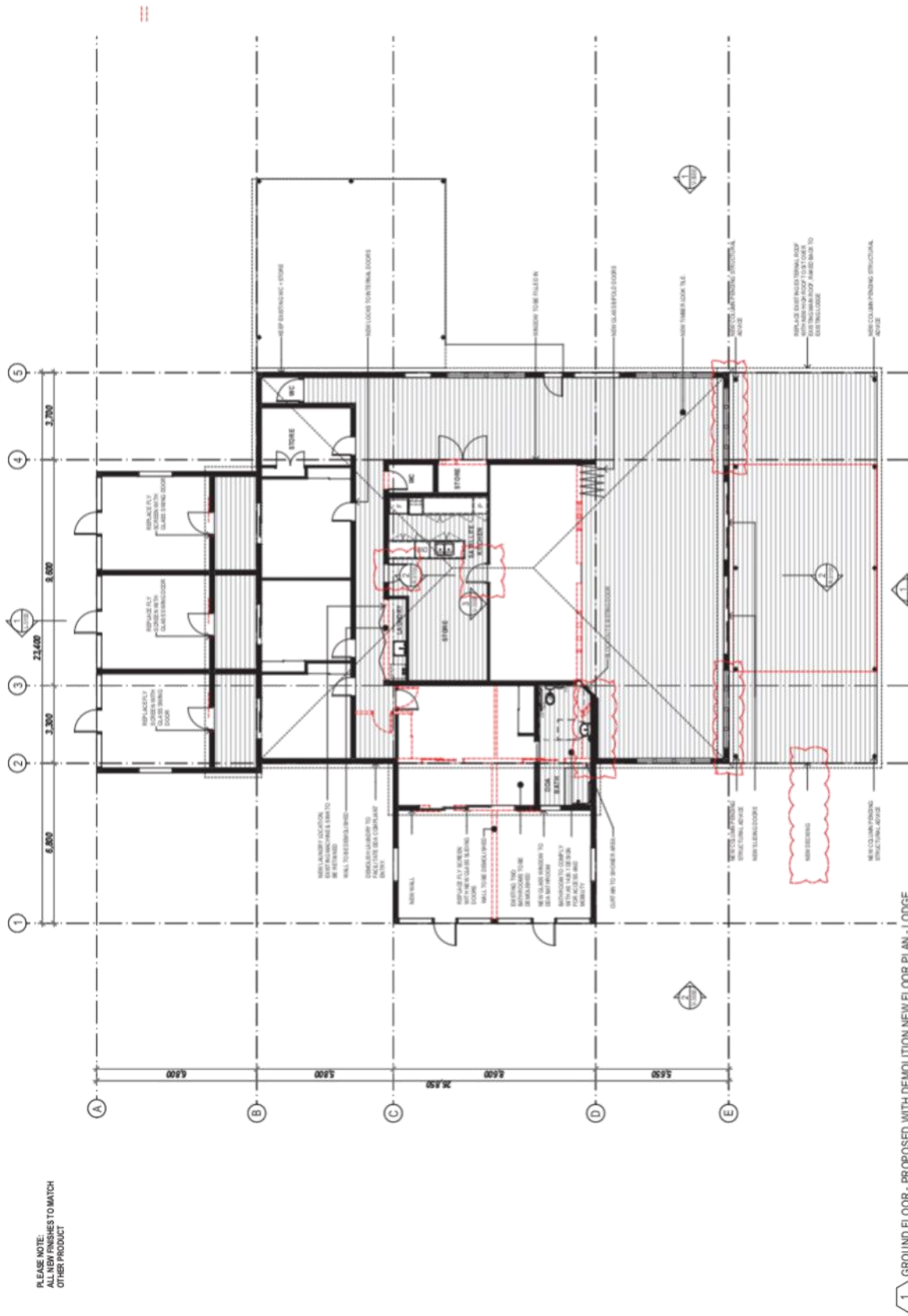
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EXTERNAL COVERED DECK	51m ²
TOTAL	135m ²

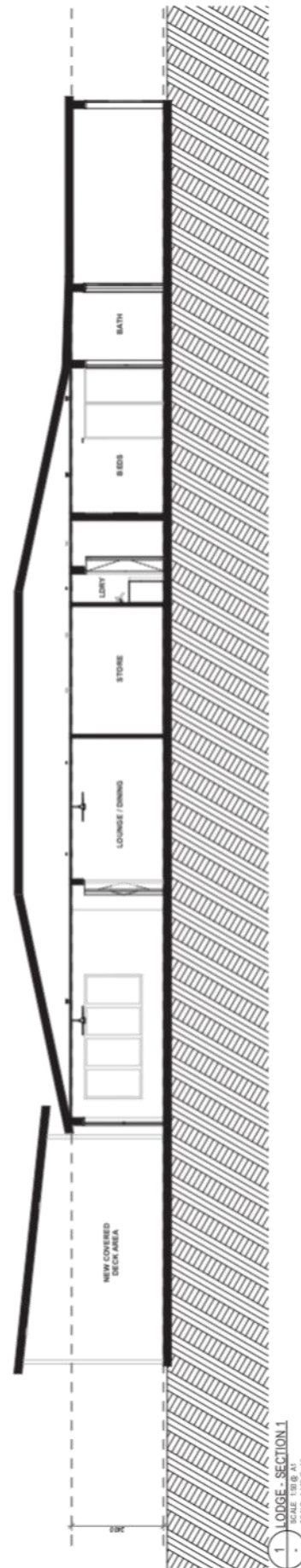
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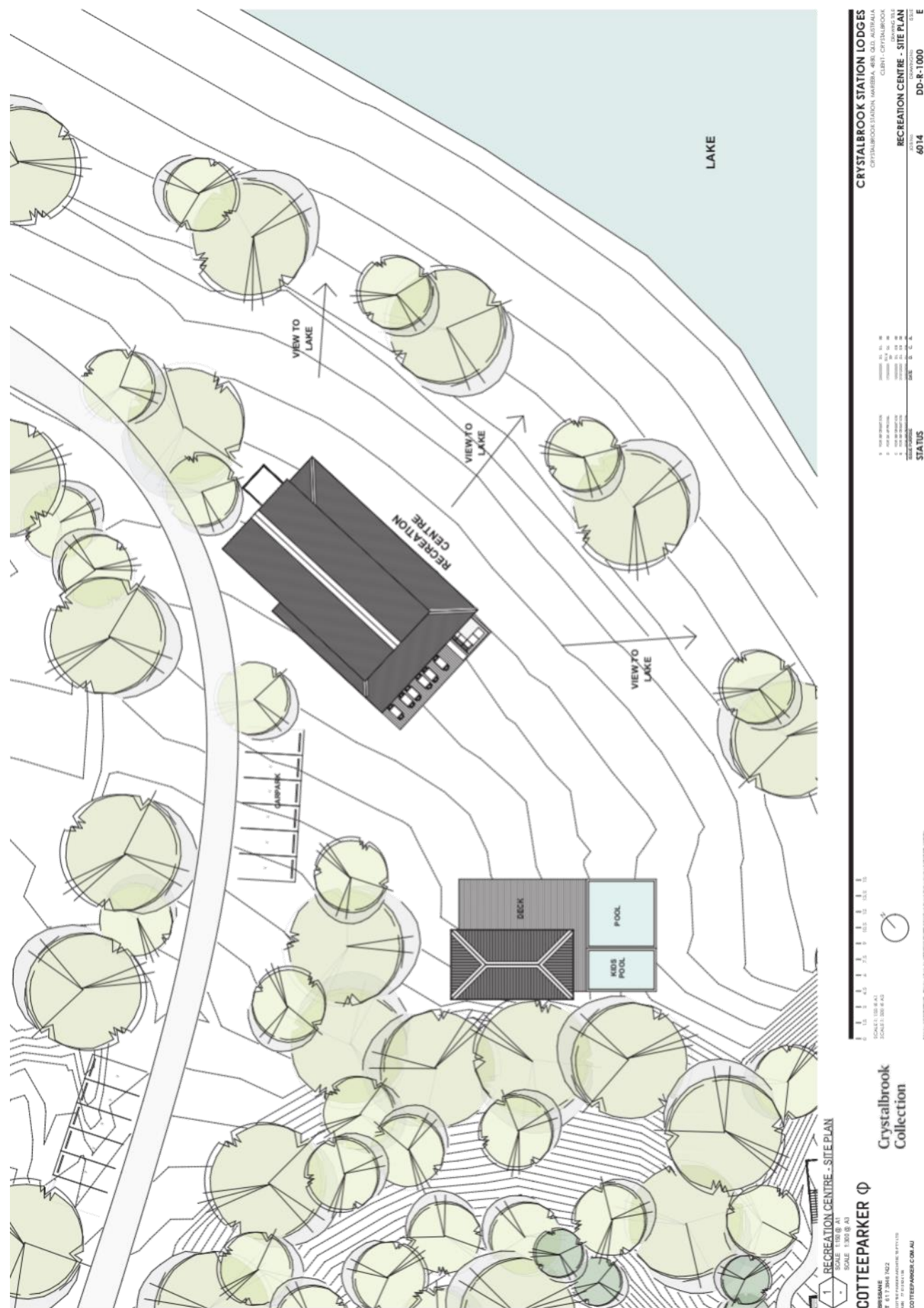
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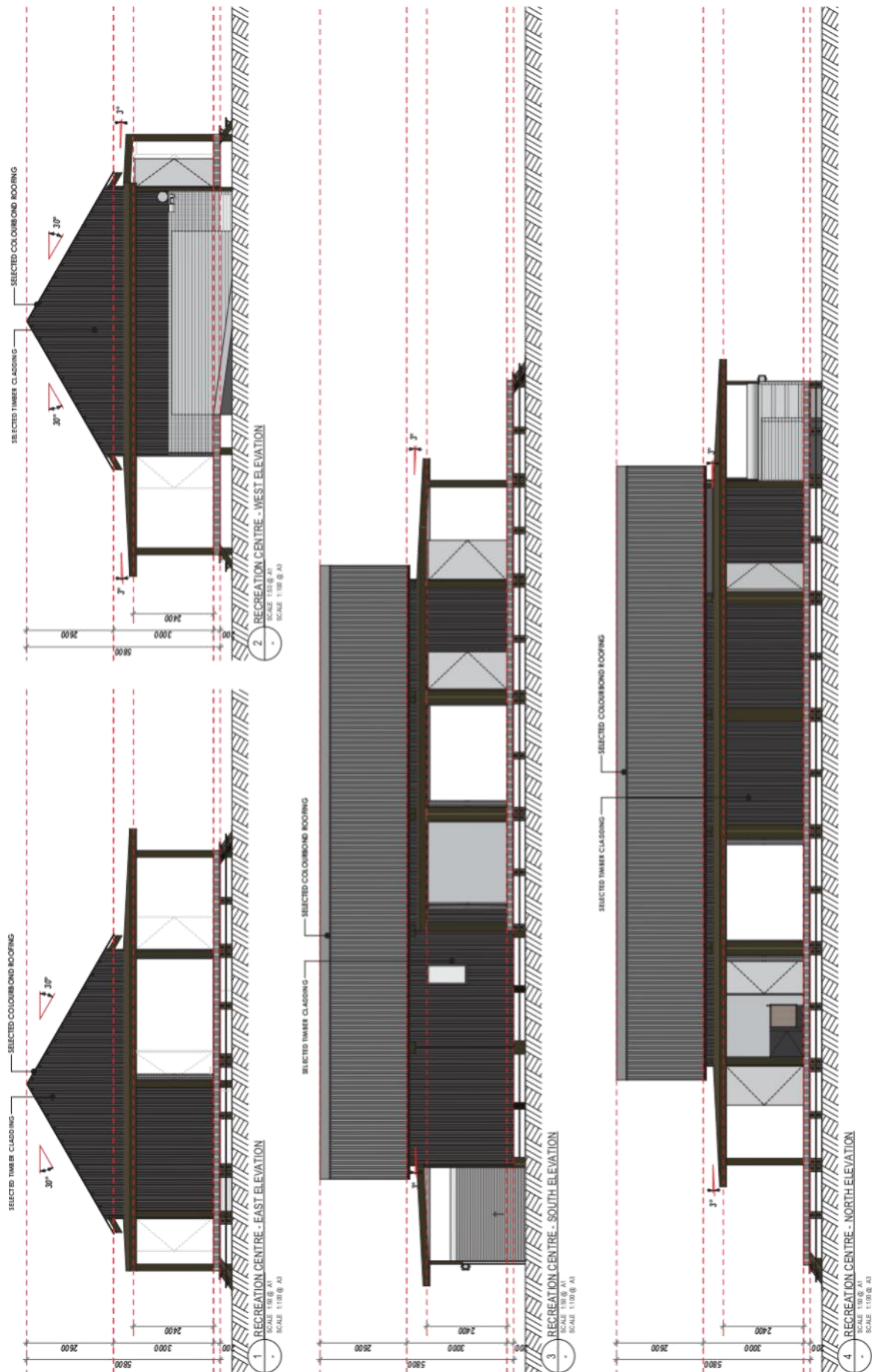
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CRYSTALBROOK STATION, MAREEBA, QUEENSLAND, AUSTRALIA
CLIENT - CRYSTALBROOK
DRAWING TITLE
LODGE - SECTIONS
DATE 10/05/2020
DRAWN BY DD-1-3100
CHECKED BY C

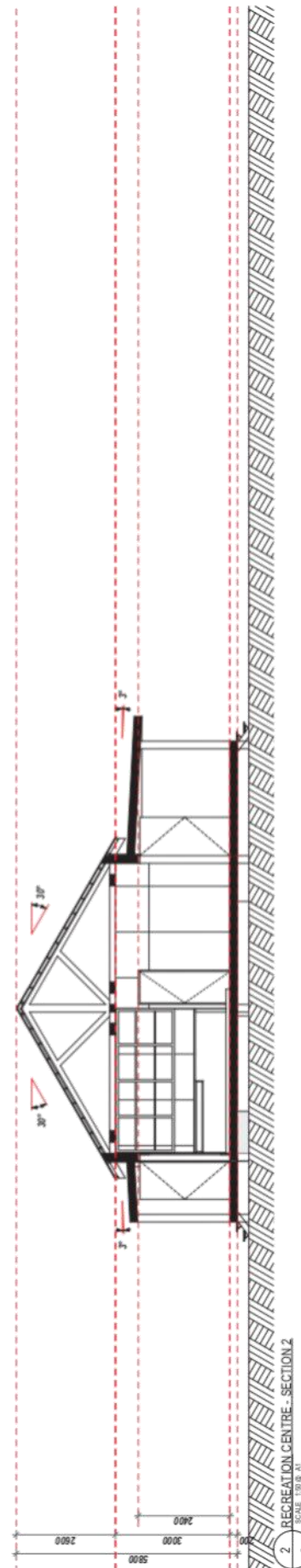
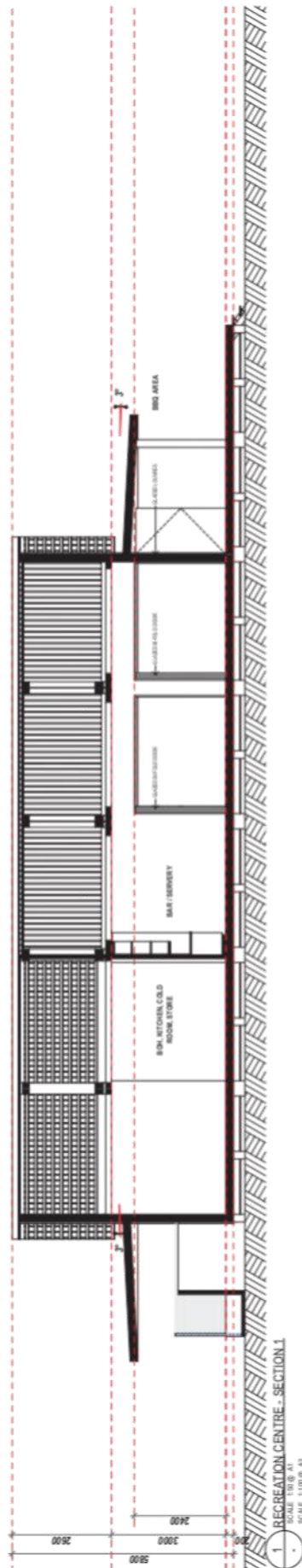
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DATE 10/05/2020
DRAWN BY DD-1-3100
CHECKED BY C









CRYSTALBROOK STATION LODGES
CRYSTALBROOK STATION, NARRABEE, NSW, AUSTRALIA

CRYSTALBROOK COLLECTION

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ISSUANCE
P 01/2016
P 01/2016
P 01/2016
P 01/2016

RECREATION CENTRE - SECTIONS
SECTION 1
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STATUS
6014 DD-R-3100 C



1 ARCHITECTURAL ILLUSTRATION: ECO-SUITES

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 003528AN# 617-3846 1402
 COTTEEPARKER ARCHITECTS PTY LTD
 08 77 6150418
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Collection

CRYSTALBROOK STATION LODGES	CRYSTALBROOK STATION, HAWESBA, 48180 QLD, AUSTRALIA	CRYSTALBROOK CLIENT - CRYSTALBROOK	DRAWING TITLE
		ECO-SUITES - RENDERS	
JOB No.	DRAWING No.	DATE	
6014	DD-S-0200	E	

	STATUS	
	DATE	BY
1. NEW OR REPEAT USE	DATE	BY
2. NEW OR REPEAT USE	DATE	BY
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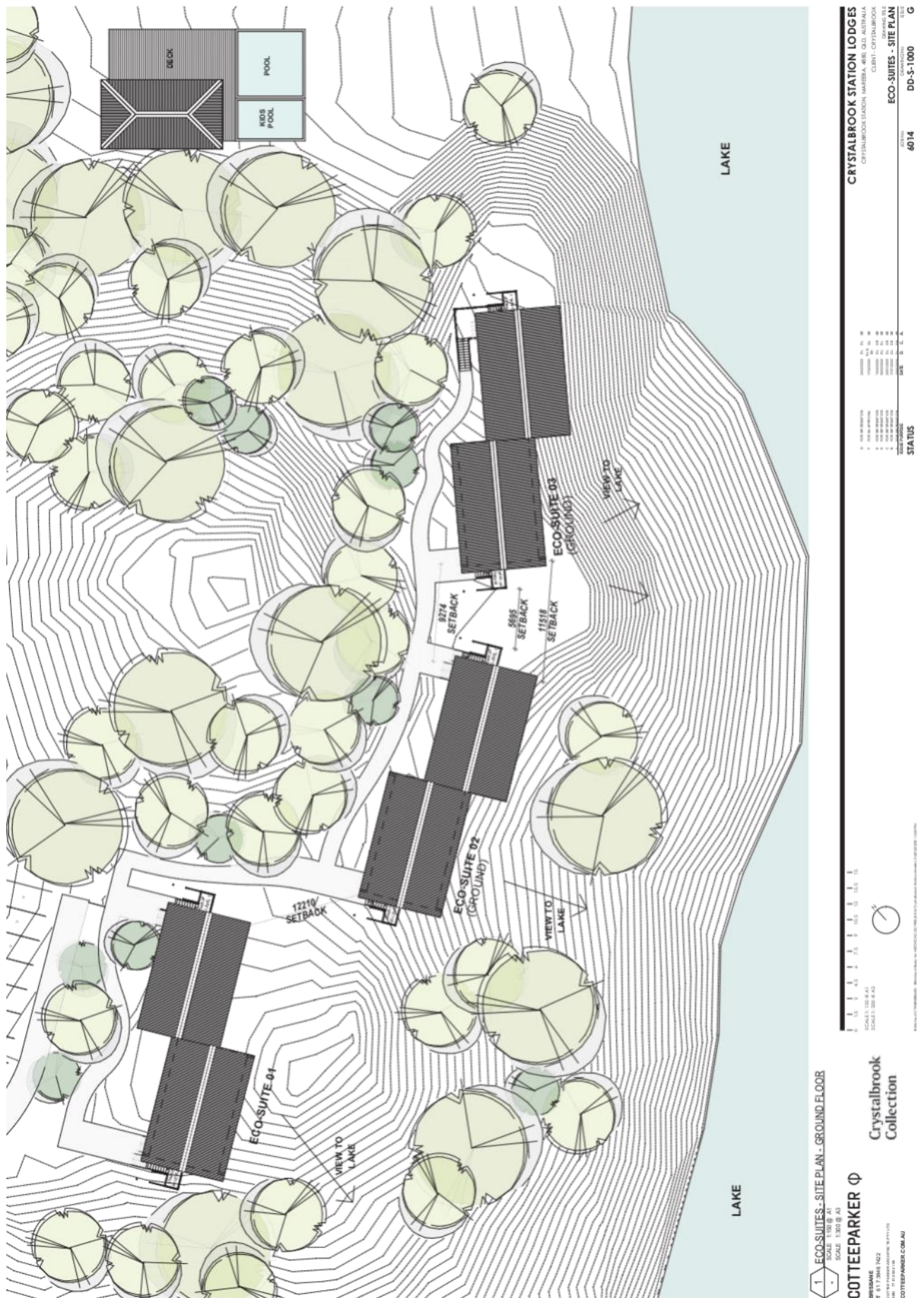
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Collection**

CRYSTALBROOK STATION LODGES
CRYSTALBROOK STATION, NARRABEE, NSW, QLD, AUSTRALIA
CLIENT - CRYSTALBROOK
DRAWING TITLE
ECO-SUITES - RENDERS
DATE
4014
DD-S-0302
C
STATUS





ECO-SUITES-GROUND

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SCALE 1:100 @ A3

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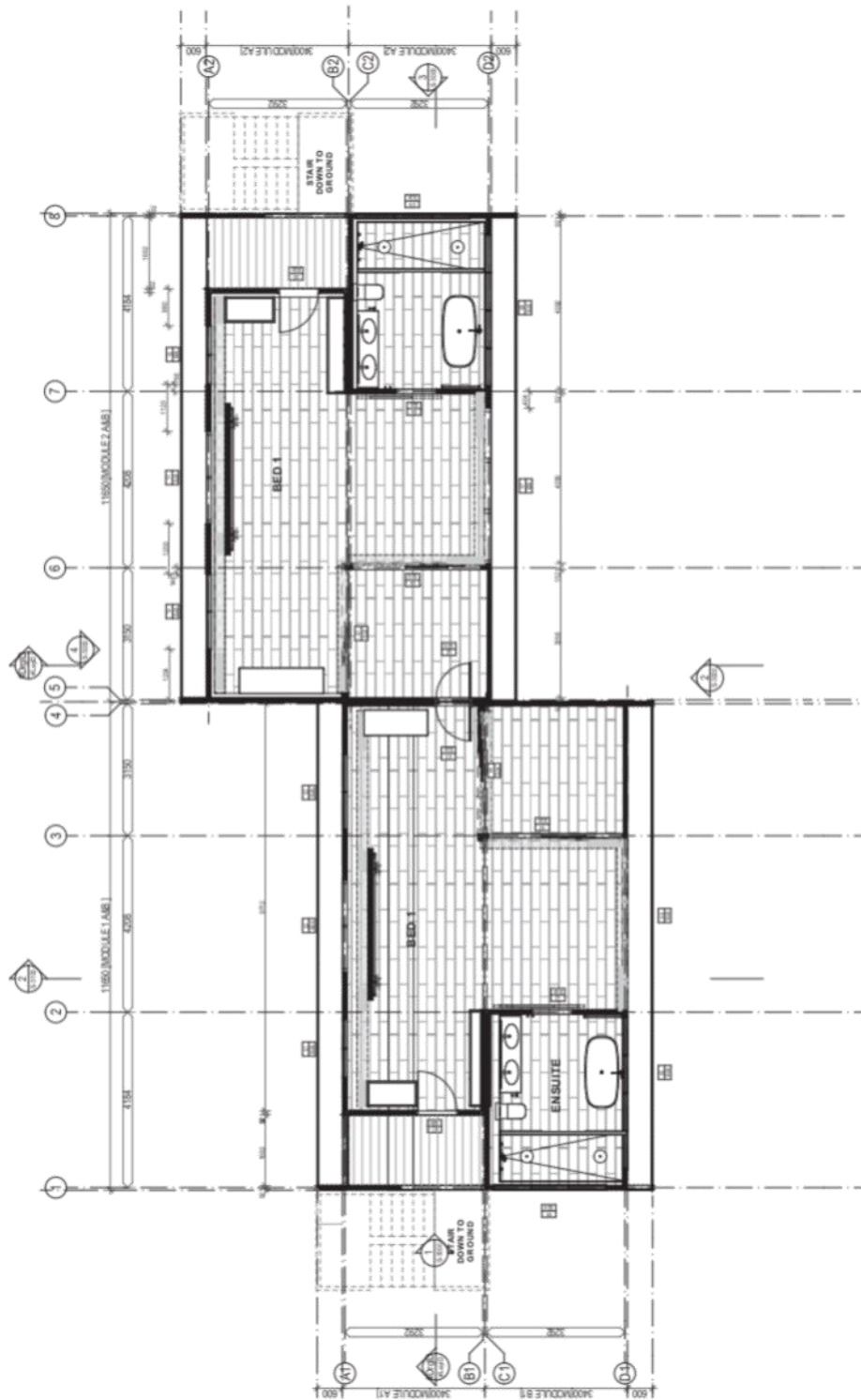
BUSINESS

617-3946 7422

700 PARKER AVENUE WPTA LD

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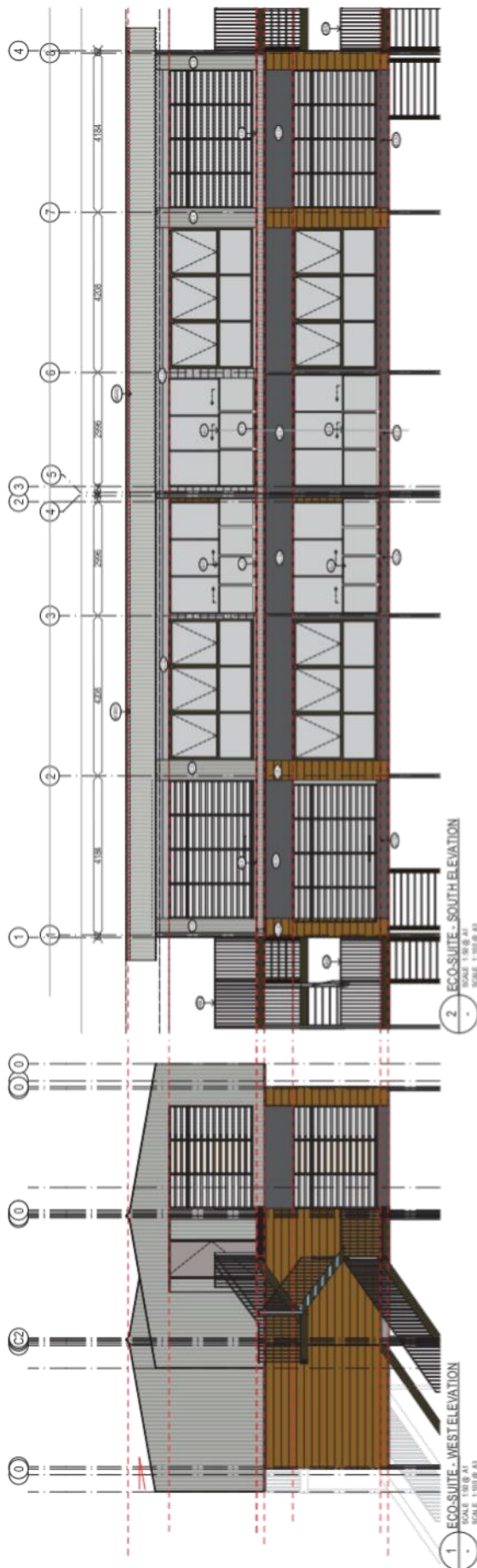
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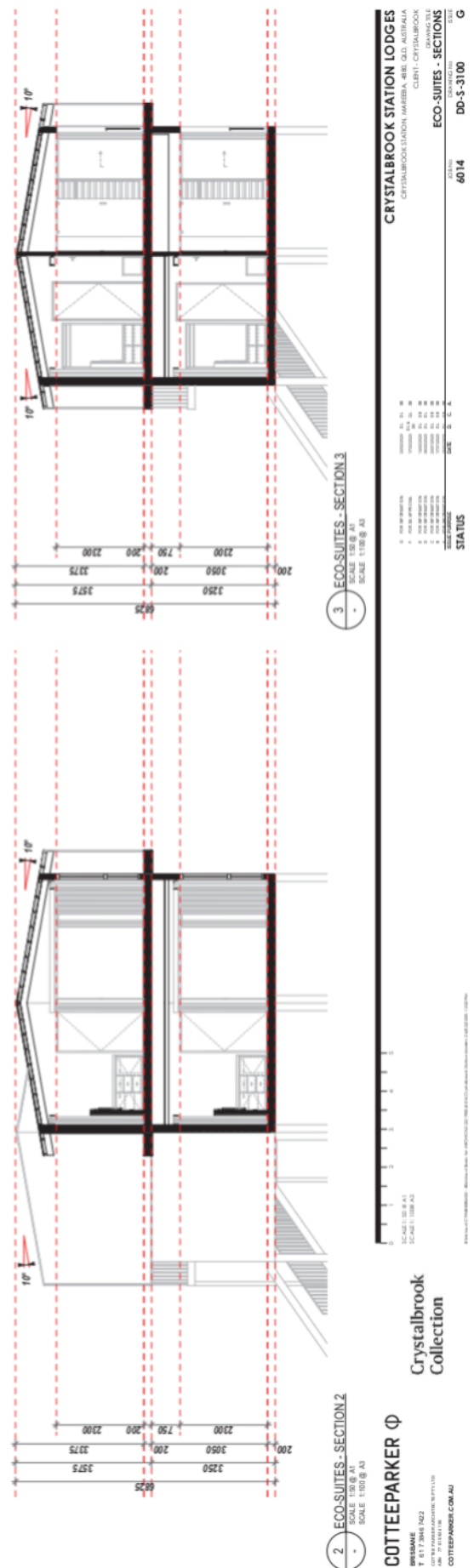
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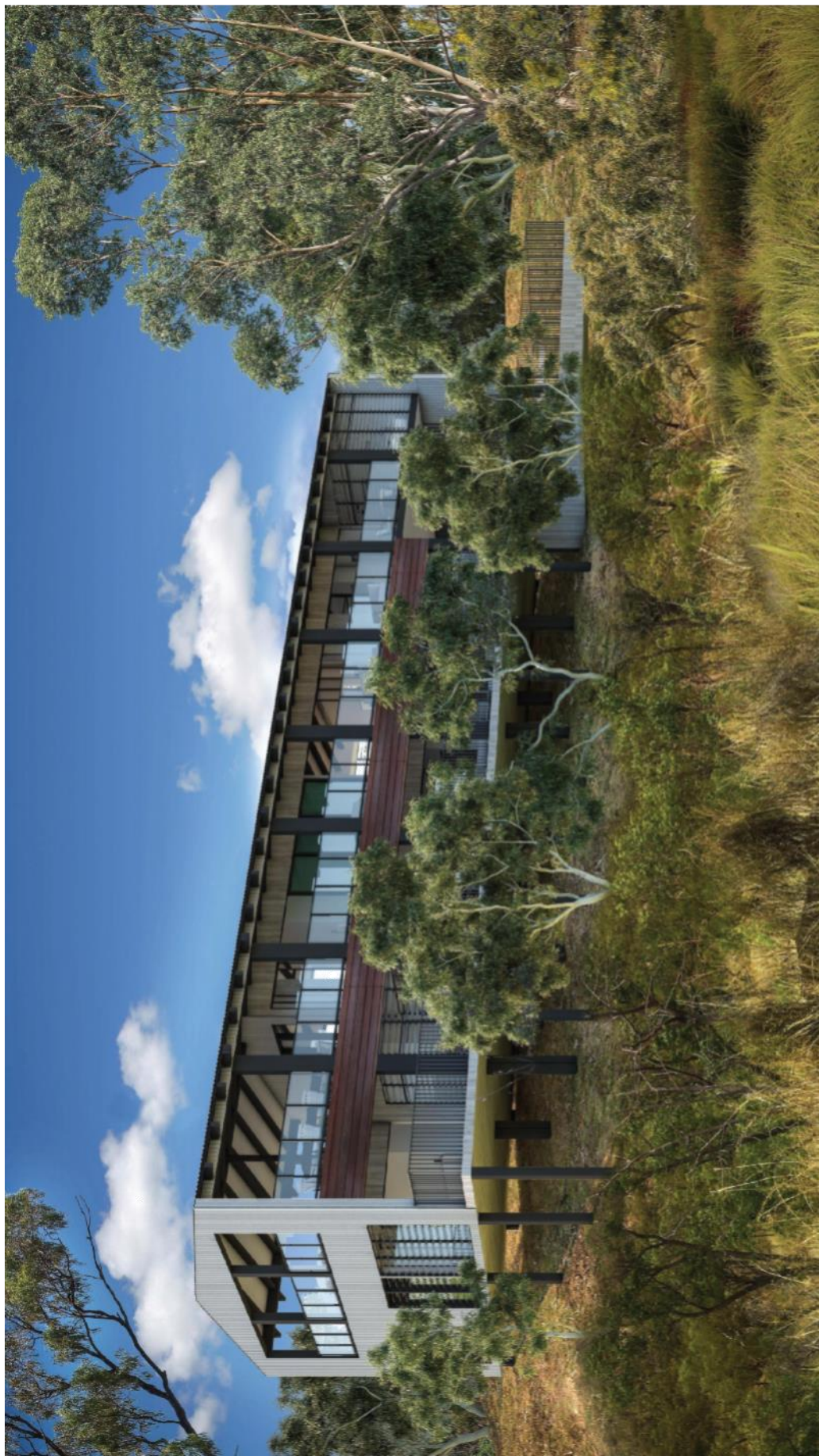
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CRYSTALBROOK STATION, HAHESSA, BRISBANE, AUSTRALIA
CLIENT - CRYSTALBROOK
DRAWING TITLE
ECO-SUITES - PLANS - LEVEL 01
DRAWING NO.
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DATE
DD-S-2001
STATUS
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CRYSTALBROOK STATION, HARTLEY, NSW, AUSTRALIA	
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ECO-SUITE - ELEVATIONS	
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1 ARCHITECTURAL ILLUSTRATION: ECO-VILLA

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CRYSTALBROOK STATION LODGES
CRYSTALBROOK STATION, HANESBURY, 483RD, QLD, AUSTRALIA

CLIENT - CRYSTALBROOK
DRAWING TITLE
ECO-VILLA - RENDERS
DRAWING No
DATE

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doi:10.1371/journal.pone.0142040.g002



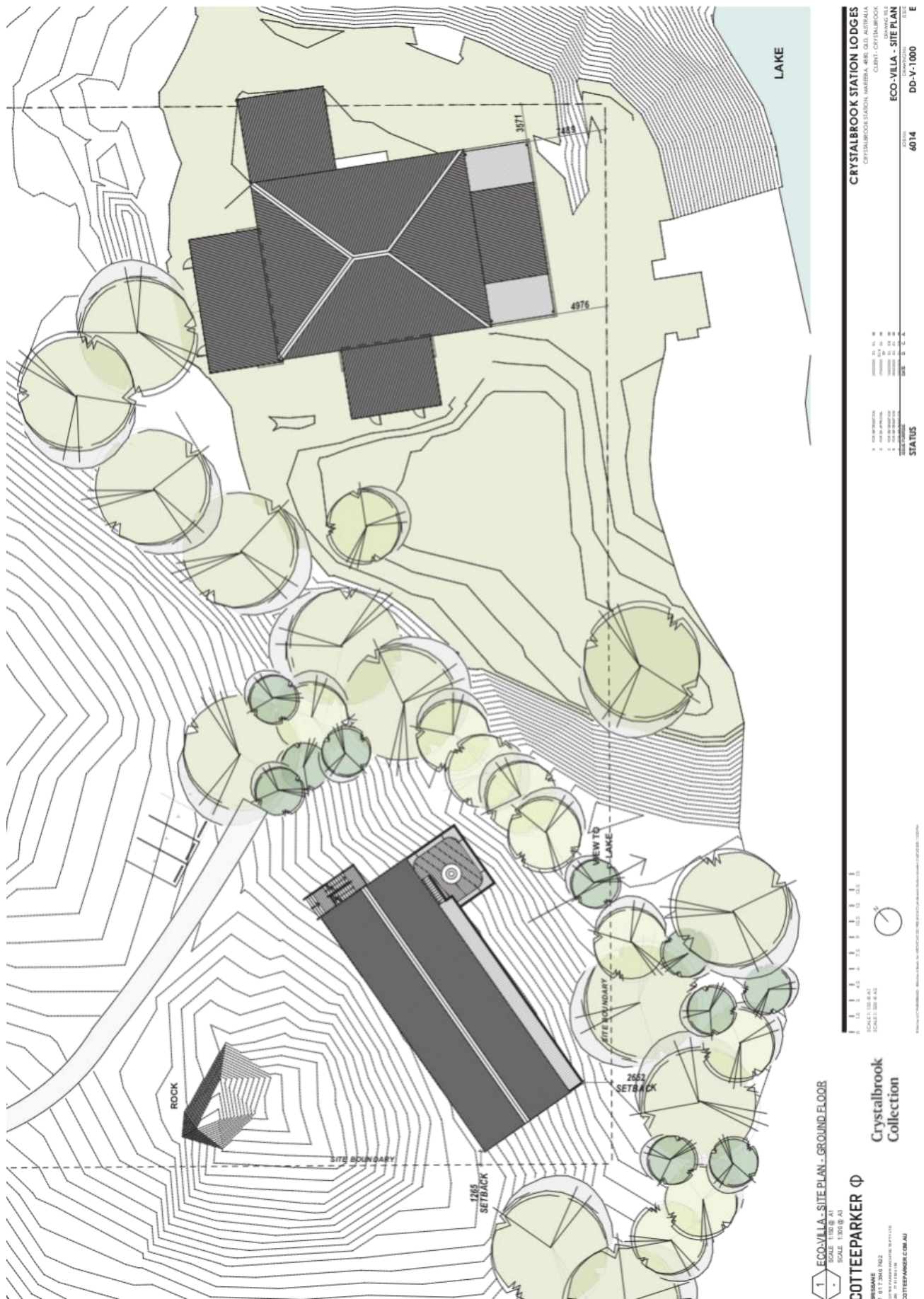
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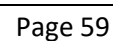
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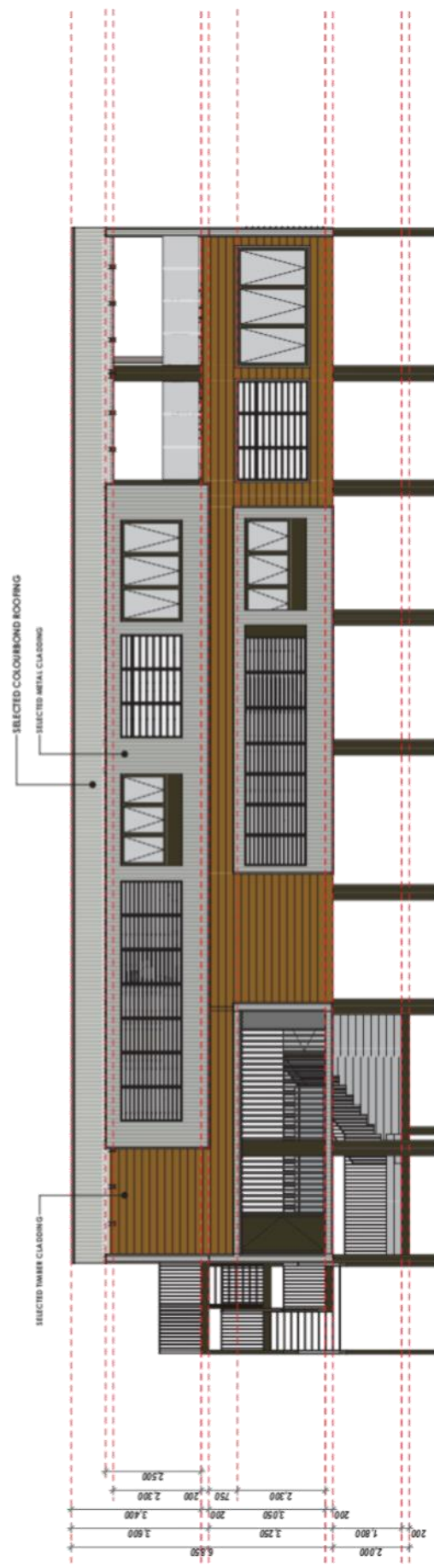
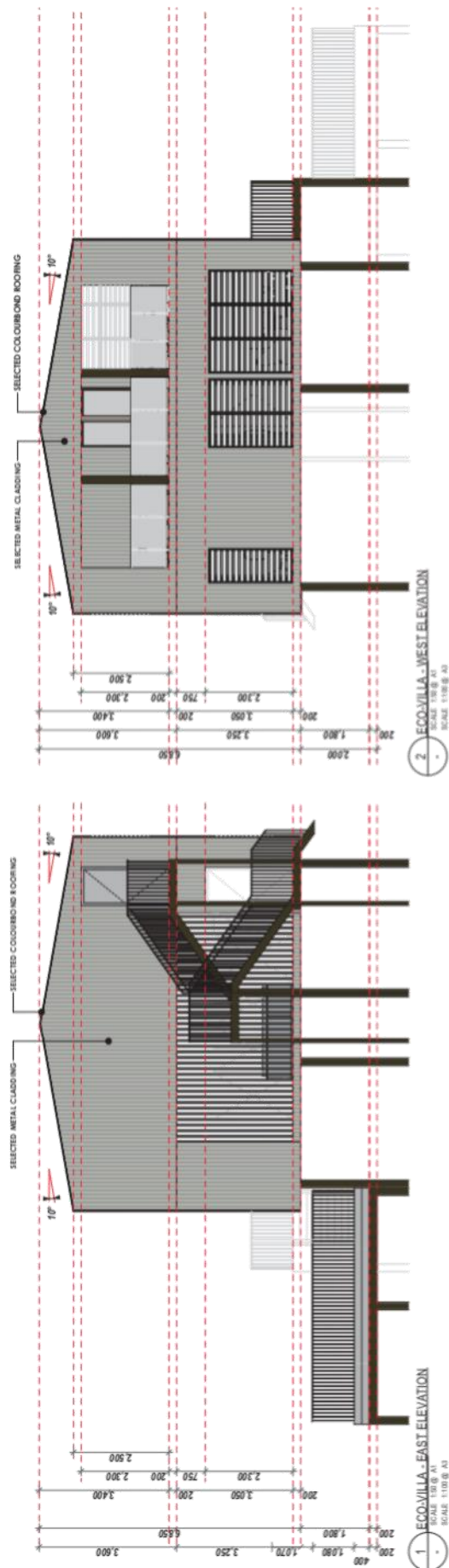
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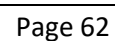
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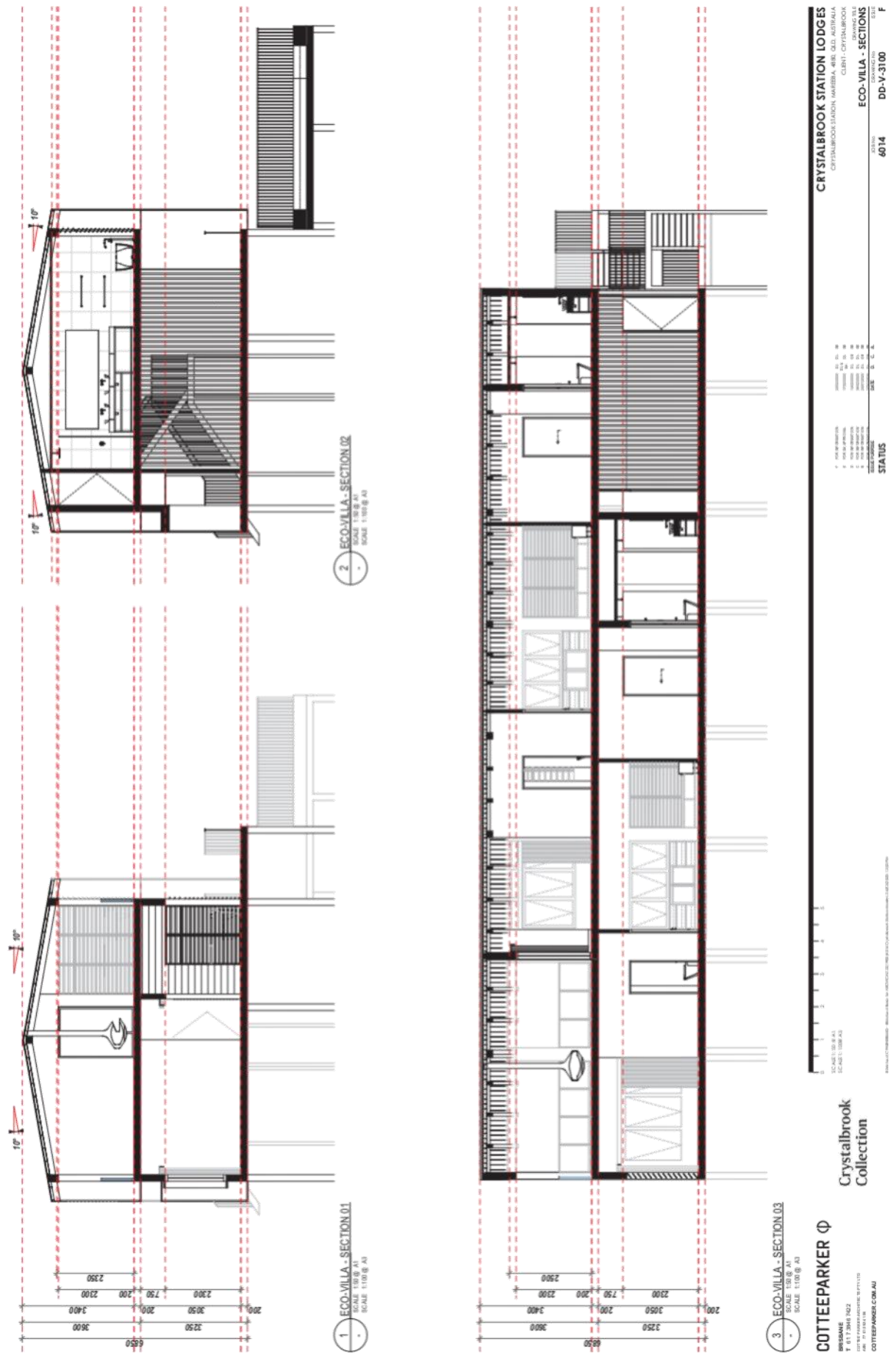
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DRAWING TITLE
DRAWING NO.
DATE
STATUS

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LANDSCAPE ARCHITECTURE AND URBAN DESIGN
 address: PO Box 2461 Fertilisers Valley BC, Fertilisers Valley 4805
 telephone: 0408 146 307 website: www.as-design.com.au





LEGEND

- 1 ALLOCATED BUGGY PARKING/ PICK-UP ZONE
- 2 BUGGY PATH - COMPACTED SUBGRADE WITH A GRAVEL FINISH OR POROUS NO FINES CONCRETE
- 3 MASS GROUND COVER UNDERSTOREY PLANTING. REFER PROPOSED PLANT PALETTE FOR SPECIES
- 4 EXISTING LARGE TREE TO BE RETAINED
- 5 OPEN TURF AREA WITH FILTERED VIEWS OF THE LAKE
- 6 OPEN TURF AREAS TO CREATE A SENSE OF ARRIVAL
- 7 ALLOCATED PARKING FOR VISITOR VEHICLES
- 8 PEDESTRIAN NODE - COMPACTED SUBGRADE WITH DECO FINISH (COLOURED TO DENOTE NODE)
- 9 BOULDERS AND FEATURE PLANTING TO NODAL ZONES
- 10 PEDESTRIAN PATH - COMPACTED SUBGRADE WITH DECO FINISH
- 11 EXISTING BEACH
- 12 SOLAR FARM
- 13 BATTERY ROOM GENERATOR

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CRYSTALBROOK STATION LODGE
1626-L-SD02- Recreation Centre and Pool Plan | Rev 1
Scale 1:1000 @ A3





LEGEND

- 1 BUGGY PATH - COMPACTED SUBGRADE WITH A GRAVEL FINISH OR POROUS NO FINES CONCRETE
- 2 MASS GROUNDCOVER/ UNDERSTOREY PLANTING. REFER PROPOSED PLANT PALETTE FOR SPECIES
- 3 EXISTING LARGE TREE TO BE RETAINED
- 4 OPEN TURF TO TOP OF STEEP BATTER WITH FILTERED VIEWS TO THE LAKE
- 5 BUGGY DROP-OFF ZONE
- 6 BOULDERS AND FEATURE PLANTING TO NODAL ZONES
- 7 PEDESTRIAN NODE - COMPACTED SUBGRADE WITH DECO FINISH (COLOURED TO DENOTE NODE)
- 8 PEDESTRIAN PATH - COMPACTED SUBGRADE WITH DECO FINISH
- 9 OPEN TURF TO TOP OF STEEP BATTER

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address: PO Box 2461 Fertilite Valley BC, Fertilite Valley 4805
telephone: 0408 146 307 website: www.as-design.com.au

CRYSTALBROOK STATION LODGE
1626-L-SD03- Eco-Suites Detailed Plan | Rev 1
Scale 1:1000 @ A3





LEGEND

- 1 BUGGY PATH - COMPACTED SUBGRADE WITH A GRAVEL FINISH OR POROUS NO FINES CONCRETE
- 2 MASS GROUNDCOVER/ UNDERSTOREY PLANTING. REFER PROPOSED PLANT PALETTE FOR SPECIES
- 3 PEDESTRIAN PATH - COMPACTED SUBGRADE WITH DECO FINISH
- 4 WHEEL DRIVE DROP-OFF ZONE
- 5 LOCALISED BOULDERS AND FEATURE PLANTING TO NODAL ZONES

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LANDSCAPE ARCHITECTURE AND URBAN DESIGN
address: PO Box 2461 Frittilands Valley BC, Frittilands Valley 4805
telephone 0408 146 307 website www.as-design.com.au

CRYSTALBROOK STATION LODGE
1626-L-SD04- Eco-Villas Detailed Plan | Rev 1
Scale 1:500 @ A3



RA6-N



Department of
**State Development,
 Manufacturing,
 Infrastructure and Planning**

SARA reference: 2003-15753 SRA
 Council reference: MCU/20/0004
 Applicant reference: 19-484

6 April 2020

Chief Executive Officer
 Mareeba Shire Council
 PO Box 154
 Mareeba Qld 4880
 planning@msc.qld.gov.au

Attention: Carl Ewin

Dear Sir/Madam

SARA response—Crystalbrook Lodge, Crystalbrook – Material Change of Use for Short-Term Accommodation

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the Department of State Development, Manufacturing, Infrastructure and Planning on 11 March 2020.

Response

Outcome:	Referral agency response – with conditions.
Date of response:	6 April 2020
Conditions:	The conditions in Attachment 1 must be attached to any development approval.
Advice:	Advice to the applicant is in Attachment 2 .
Reasons:	The reasons for the referral agency response are in Attachment 3 .

Development details

Description:	Development permit	Material Change of Use for Short Term Accommodation
SARA role:	Referral Agency.	
SARA trigger:	Schedule 10, Part 3, Division 4, Table 3 (Planning Regulation 2017)	

Page 1 of 7

Far North Queensland regional office
 Ground Floor, Cnr Grafton and Hartley
 Street, Cairns
 PO Box 2358, Cairns QLD 4870

2003-15753 SRA

Material change of use involving native vegetation clearing

SARA reference: 2003-15753 SRA
Assessment Manager: Mareeba Shire Council
Street address: Crystalbrook Lodge, Crystalbrook Road, Crystalbrook
Real property description: Lot 2 on LD157 and Lot 738 on CP892331
Applicant name: GAG Crystalbrook Station Pty Ltd
Applicant contact details: C/- Urban Sync Pty Ltd
PO Box 2970
Cairns QLD 4870
kate@urbansync.com.au

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules). Copies of the relevant provisions are in **Attachment 4**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Anthony Westbury, Planning Officer, on 40373215 or via email CairnsSARA@dsdmip.qld.gov.au who will be pleased to assist.

Yours sincerely



Brett Nancarrow
Manager (Planning)

cc GAG Crystalbrook Station Pty Ltd, kate@urbansync.com.au

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations provisions
Attachment 5 - Approved plans and specifications

2003-15753 SRA

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the plans and specifications referenced below are found at **Attachment 5**)

No.	Conditions	Condition timing
Material change of use]		
Schedule 10, Part 3, Division 4, Table 3 – Material change of use involving native vegetation clearing — The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Natural Resources, Mining and Energy to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	The clearing of vegetation under this development approval is limited to the areas identified as Area A (A ¹ – A ¹⁰) and Area B (B ¹ – B ⁴) as shown on attached Technical Agency Response Plan (TARP) 2003-15753 SRA dated 1 April 2020.	At all times.
2.	No built structure, other than for fences, tracks/roads and underground services, is to be established, constructed or located within area identified as Area B (B ¹ – B ⁴) as shown on attached Technical Agency Response Plan (TARP) 2003-15753 SRA dated 1 April 2020.	At all times.
3.	Any person(s) engaged or employed to carry out the clearing of vegetation under this development approval must be provided with a full copy of this development approval, and must be made aware of the full extent of clearing authorised by this development approval.	Prior to clearing.

2003-15753 SRA

Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> its regulation or the State Development Assessment Provisions (SDAP) [v2.6]. If a word remains undefined it has its ordinary meaning.
2.	Despite this development approval, other permits or approvals may be required for the clearing of vegetation. To determine if the proposed clearing requires other approvals under other local, State or federal laws go to www.qld.gov.au (search 'vegetation clearing requirements').
3.	Under the <i>Forestry Act 1959</i> , forest products on specific tenures are the property of the State. The Department of Agriculture and Fisheries may liaise with the landowners to organise the salvage harvesting of forest products (native forest log timber), if in a commercial quantity, approved for clearing by this development approval.
4.	To request an electronic file of the Derived Points (Attached to Plan: 2003-15753 SRA) as contained in this technical agency response, email a request to the Department of Natural Resources, Mines and Energy at northvegetation@dnrme.qld.gov.au and include application reference (2003-15753 SRA).

2003-15753 SRA

Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for the department's decision are:

- Unavoidable clearing, to provide for the construction of new buildings and infrastructure, has been minimised to ensure maximum vegetation is retained.
- Watercourses associated with the dam (lake) will not be adversely impacted by the vegetation clearing.
- The clearing will occur along the edge of a large vegetated area, and sufficient vegetation remains in the landscape to ensure ecological connectivity.
- There is negligible risk that the clearing will contribute to land degradation through waterlogging, or salinisation of groundwater, surface water or soil.
- The proposed development complies with the relevant provisions of State code 16: Native vegetation clearing.

Material used in the assessment of the application:

- The development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- The *State Development Assessment Provisions* (version [2.6]), as published by the department
- The Development Assessment Rules
- SARA DA Mapping system
- State Planning Policy mapping system

2003-15753 SRA

Attachment 4—Change representation provisions

(page left intentionally blank – attached separately)

2003-15753 SRA

Attachment 5—Approved plans and specifications

(page left intentionally blank – attached separately)

Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules¹ regarding **representations about a referral agency response**

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
- (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
 - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
 - (c) the applicant has given written agreement to the change to the referral agency response.²
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
- (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
 - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

¹ Pursuant to Section 68 of the *Planning Act 2016*

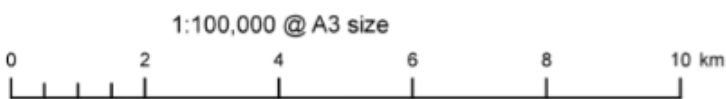
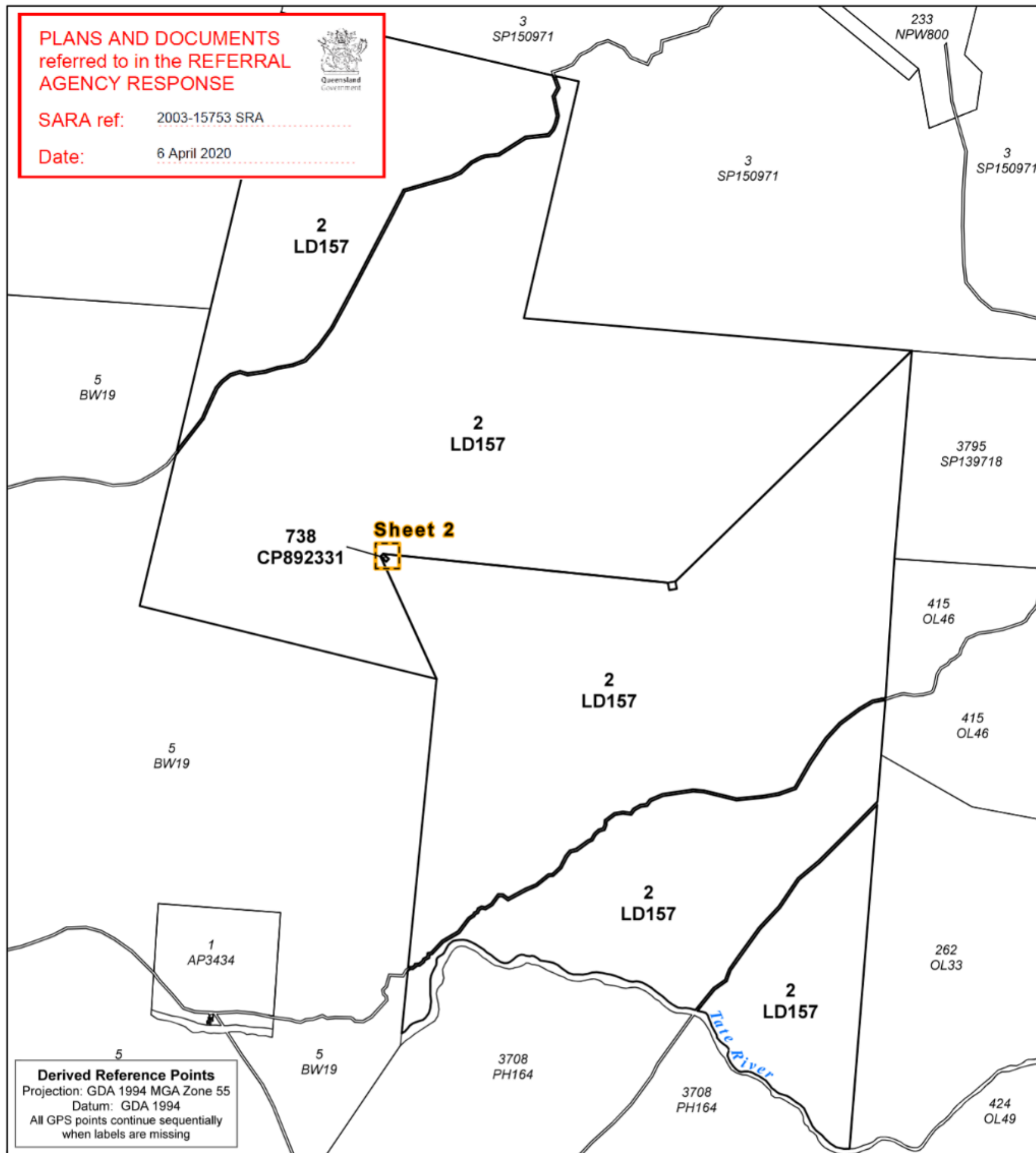
² In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

Part 7: Miscellaneous

30 Representations about a referral agency response

30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.³

³ An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.



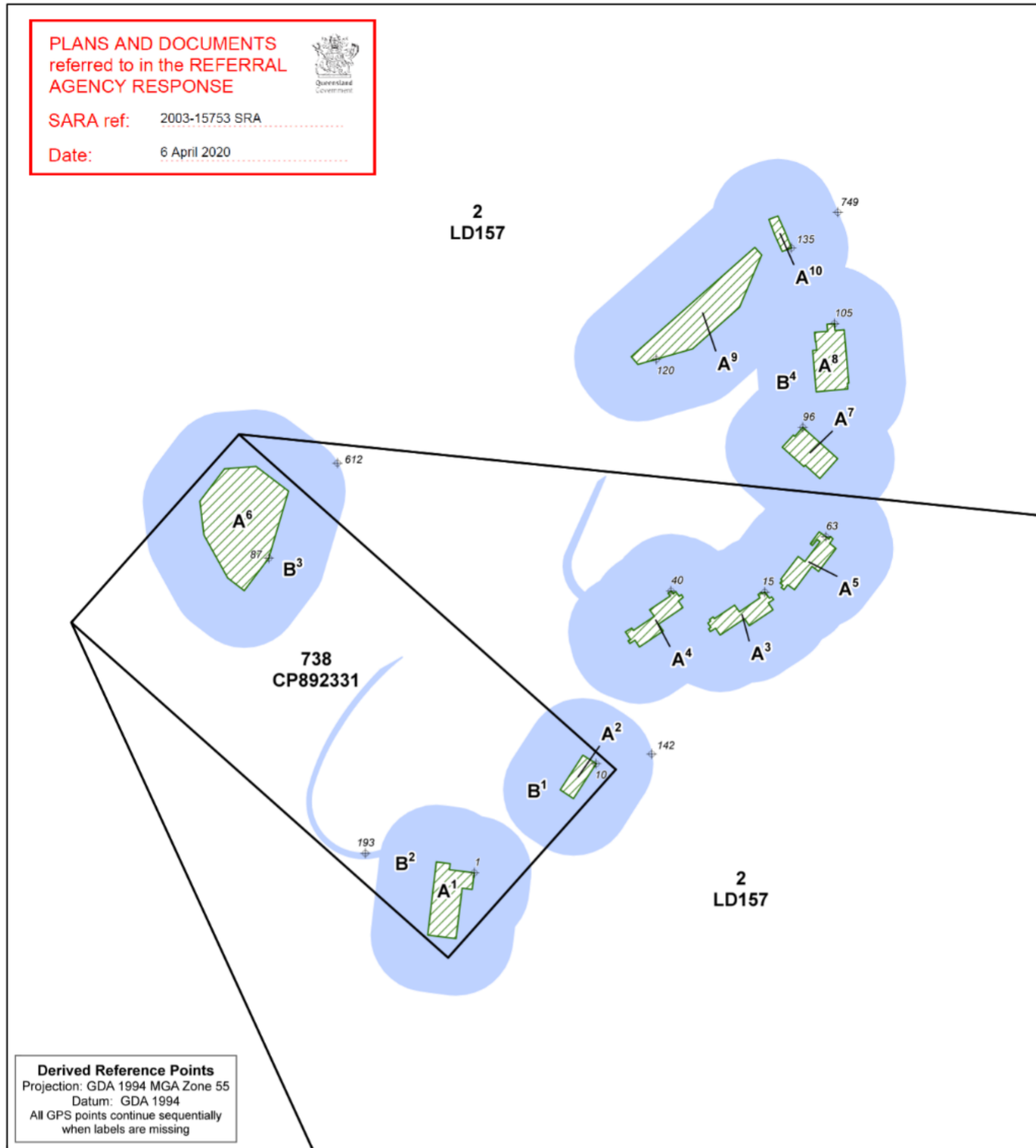
Projection: GDA 1994 MGA Zone 55 Datum: GDA 1994

Note: Derived Reference Points are provided to assist in the location of area boundaries. Responsibility for locating these boundaries lies solely with the landholder and delegated contractor(s).

The property boundaries shown on this plan are APPROXIMATE ONLY. They are NOT an accurate representation of the legal boundaries.

This plan must be read in conjunction with Decision Notice 2003-15753 SRA

<p>LEGEND</p> <p>1+ Derived Reference Points for GPS (see Attachment to plan) (Area start points shown only)</p> <p>□ Subject Lot(s)</p> <p>▨ Area A (Parts A¹ - A¹⁰)</p> <p>■ Area B (Parts B¹ - B⁴)</p> <p>Note: This is a colour plan and should only be reproduced in colour.</p>	<p>Technical Agency Response Plan</p> <p>Plan of Area A (Parts A¹ - A¹⁰), Area B (Parts B¹ - B⁴) in Lot 738 on Plan CP892331 and Lot 2 on Plan LD157</p> <p>eLVAS Case ID: 2020/010639</p> <p>LOCAL GOVT: Mareeba Shire LOCALITY OF Crystalbrook</p> <p>File Reference: eDOCS: 082/0003563 Compiled from: DCDB, RVM & NRMO Notes on File</p> <p>Prepared by: SAK - j5599 Department: DNRME Region: NORTH Date: 01 April 2020</p>	<p>N</p> <p>Version: 1</p> <p>TARP 2003-15753 SRA Sheet 1 of 2</p>
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1:1,500 @ A3 size



0 50 100 150 m

Projection: GDA 1994 MGA Zone 55 Datum: GDA 1994

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<p>LEGEND</p> <p>1+ Derived Reference Points for GPS (see Attachment to plan) (Area start points shown only)</p> <p>Subject Lot(s)</p> <p>Area A (Parts A¹ - A¹⁰)</p> <p>Area B (Parts B¹ - B⁴)</p> <p>Note: This is a colour plan and should only be reproduced in colour.</p>	<p>Technical Agency Response Plan</p> <p>Plan of Area A (Parts A¹ - A¹⁰), Area B (Parts B¹ - B⁴) in Lot 738 on Plan CP892331 and Lot 2 on Plan LD157</p> <p>eLVAS Case ID: 2020/010639</p> <p>LOCAL GOVT: Mareeba Shire LOCALITY OF Crystalbrook</p> <p>File Reference: eDOCS: 082/0003563 Compiled from: DCDB, RVM & NRM Notes on File</p> <p>Prepared by: SAK - j5599 Department: DNRME Region: NORTH Date: 01 April 2020</p>	<div style="display: flex; justify-content: space-between;"> <div style="text-align: center;">  N </div> <div style="text-align: center;">  Queensland Government </div> </div> <p>Version: 1</p> <p style="text-align: center;">TARP 2003-15753 SRA Sheet 2 of 2</p>
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**Attachment to Plan: 2003-15753 SRA
Derived Reference Points for GPS
Datum: GDA 1994, Projection: MGA Zone 55**

Notes: Derived Reference Points are provided to assist in the location of area boundaries.
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Coordinates start at a point indicated on the accompanying plan and proceed in a clockwise direction.

Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing
A1	1	221404	8080654	A4	61	221481	8080766	A9	121	221469	8080857
A1	2	221403	8080648	A4	62	221482	8080767	A9	122	221468	8080859
A1	3	221399	8080648	A5	63	221544	8080788	A9	123	221467	8080859
A1	4	221397	8080628	A5	64	221545	8080788	A9	124	221466	8080860
A1	5	221385	8080630	A5	65	221546	8080789	A9	125	221471	8080864
A1	6	221389	8080659	A5	66	221547	8080788	A9	126	221505	8080895
A1	7	221394	8080658	A5	67	221545	8080786	A9	127	221516	8080904
A1	8	221394	8080656	A5	68	221548	8080784	A9	128	221516	8080903
A1	9	221404	8080654	A5	69	221541	8080775	A9	129	221518	8080901
A2	10	221452	8080698	A5	70	221538	8080777	A9	130	221515	8080894
A2	11	221443	8080684	A5	71	221531	8080767	A9	131	221510	8080880
A2	12	221438	8080687	A5	72	221529	8080769	A9	132	221505	8080876
A2	13	221447	8080701	A5	73	221527	8080767	A9	133	221491	8080863
A2	14	221452	8080698	A5	74	221526	8080768	A9	134	221476	8080859
A3	15	221520	8080766	A5	75	221527	8080769	A10	135	221530	8080904
A3	16	221522	8080764	A5	76	221526	8080770	A10	136	221527	8080902
A3	17	221522	8080765	A5	77	221527	8080771	A10	137	221524	8080909
A3	18	221523	8080763	A5	78	221526	8080772	A10	138	221521	8080915
A3	19	221521	8080762	A5	79	221533	8080781	A10	139	221525	8080916
A3	20	221523	8080759	A5	80	221536	8080779	A10	140	221528	8080910
A3	21	221513	8080753	A5	81	221542	8080786	A10	141	221530	8080904
A3	22	221512	8080756	A5	82	221541	8080787	B1	142	221475	8080702
A3	23	221502	8080749	A5	83	221539	8080785	B1	143	221475	8080698
A3	24	221500	8080752	A5	84	221538	8080786	B1	144	221475	8080694
A3	25	221498	8080751	A5	85	221541	8080790	B1	145	221474	8080690
A3	26	221497	8080752	A5	86	221544	8080788	B1	146	221472	8080687
A3	27	221498	8080752	A6	87	221322	8080780	B1	147	221470	8080683
A3	28	221497	8080754	A6	88	221312	8080767	B1	148	221462	8080672
A3	29	221498	8080755	A6	89	221305	8080772	B1	149	221461	8080669
A3	30	221498	8080755	A6	90	221296	8080789	B1	150	221458	8080667
A3	31	221499	8080756	A6	91	221294	8080803	B1	151	221455	8080664
A3	32	221500	8080756	A6	92	221304	8080816	B1	152	221451	8080663
A3	33	221508	8080761	A6	93	221317	8080816	B1	153	221447	8080662
A3	34	221510	8080759	A6	94	221330	8080807	B1	154	221443	8080661
A3	35	221518	8080764	A6	95	221322	8080780	B1	155	221439	8080662
A3	36	221517	8080765	A7	96	221535	8080832	B1	156	221436	8080663
A3	37	221518	8080766	A7	97	221549	8080820	B1	157	221432	8080664
A3	38	221519	8080766	A7	98	221542	8080812	B1	158	221431	8080665
A3	39	221520	8080766	A7	99	221536	8080817	B1	159	221426	8080669
A4	40	221482	8080767	A7	100	221535	8080816	B1	160	221424	8080670
A4	41	221483	8080766	A7	101	221527	8080824	B1	161	221421	8080673
A4	42	221484	8080767	A7	102	221531	8080829	B1	162	221419	8080676
A4	43	221486	8080765	A7	103	221532	8080829	B1	163	221417	8080680
A4	44	221486	8080765	A7	104	221535	8080832	B1	164	221416	8080684
A4	45	221487	8080764	A8	105	221547	8080874	B1	165	221416	8080687
A4	46	221485	8080763	A8	106	221548	8080871	B1	166	221416	8080691
A4	47	221487	8080760	A8	107	221551	8080871	B1	167	221417	8080695
A4	48	221477	8080754	A8	108	221553	8080850	B1	168	221419	8080699
A4	49	221479	8080751	A8	109	221553	8080850	B1	169	221419	8080700
A4	50	221470	8080745	A8	110	221553	8080847	B1	170	221428	8080714
A4	51	221468	8080747	A8	111	221540	8080846	B1	171	221430	8080716
A4	52	221466	8080746	A8	112	221539	8080863	B1	172	221433	8080719
A4	53	221465	8080747	A8	113	221540	8080863	B1	173	221436	8080721
A4	54	221466	8080748	A8	114	221540	8080866	B1	174	221439	8080722
A4	55	221464	8080751	A8	115	221540	8080866	B1	175	221443	8080723
A4	56	221467	8080752	A8	116	221540	8080870	B1	176	221447	8080724
A4	57	221467	8080751	A8	117	221545	8080870	B1	177	221451	8080723
A4	58	221476	8080757	A8	118	221544	8080873	B1	178	221455	8080722
A4	59	221474	8080759	A8	119	221547	8080874	B1	179	221458	8080721
A4	60	221482	8080765	A9	120	221476	8080859	B1	180	221459	8080720

**PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE**



SARA ref: 2003-15753 SRA

Date: 6 April 2020

**Attachment to Plan: 2003-15753 SRA
Derived Reference Points for GPS
Datum: GDA 1994, Projection: MGA Zone 55**

Notes:

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Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing
B1	181	221464	8080717	B2	241	221415	8080674	B2	301	221366	8080661
B1	182	221465	8080717	B2	242	221418	8080672	B2	302	221365	8080661
B1	183	221467	8080715	B2	243	221421	8080669	B2	303	221364	8080660
B1	184	221470	8080712	B2	244	221423	8080666	B2	304	221364	8080660
B1	185	221472	8080709	B2	245	221425	8080662	B2	305	221363	8080660
B1	186	221474	8080706	B2	246	221425	8080662	B2	306	221363	8080660
B1	187	221475	8080702	B2	247	221425	8080661	B2	307	221363	8080660
B1	188	221438	8080687	B2	248	221425	8080661	B2	308	221362	8080660
B1	189	221443	8080684	B2	249	221425	8080660	B2	309	221362	8080660
B1	190	221452	8080698	B2	250	221426	8080660	B2	310	221361	8080660
B1	191	221447	8080701	B2	251	221426	8080660	B2	311	221361	8080660
B1	192	221438	8080687	B2	252	221426	8080659	B2	312	221360	8080660
B2	193	221360	8080662	B2	253	221426	8080659	B2	313	221360	8080660
B2	194	221362	8080662	B2	254	221426	8080658	B2	314	221360	8080660
B2	195	221364	8080663	B2	255	221426	8080658	B2	315	221359	8080660
B2	196	221364	8080663	B2	256	221426	8080658	B2	316	221359	8080660
B2	197	221364	8080663	B2	257	221426	8080657	B2	317	221359	8080660
B2	198	221365	8080663	B2	258	221426	8080657	B2	318	221359	8080660
B2	199	221365	8080663	B2	259	221426	8080656	B2	319	221358	8080660
B2	200	221366	8080663	B2	260	221426	8080656	B2	320	221358	8080660
B2	201	221366	8080663	B2	261	221426	8080656	B2	321	221357	8080660
B2	202	221367	8080663	B2	262	221426	8080655	B2	322	221357	8080660
B2	203	221368	8080666	B2	263	221426	8080655	B2	323	221356	8080660
B2	204	221369	8080670	B2	264	221426	8080654	B2	324	221356	8080660
B2	205	221371	8080673	B2	265	221426	8080654	B2	325	221356	8080660
B2	206	221374	8080676	B2	266	221426	8080654	B2	326	221355	8080661
B2	207	221377	8080678	B2	267	221426	8080653	B2	327	221355	8080661
B2	208	221381	8080680	B2	268	221426	8080653	B2	328	221354	8080661
B2	209	221385	8080681	B2	269	221426	8080652	B2	329	221354	8080661
B2	210	221389	8080681	B2	270	221426	8080652	B2	330	221353	8080661
B2	211	221392	8080681	B2	271	221426	8080652	B2	331	221353	8080661
B2	212	221397	8080680	B2	272	221426	8080650	B2	332	221353	8080661
B2	213	221398	8080680	B2	273	221425	8080645	B2	333	221352	8080661
B2	214	221398	8080680	B2	274	221425	8080644	B2	334	221352	8080661
B2	215	221398	8080680	B2	275	221424	8080640	B2	335	221351	8080662
B2	216	221399	8080680	B2	276	221422	8080636	B2	336	221351	8080662
B2	217	221399	8080680	B2	277	221420	8080633	B2	337	221351	8080662
B2	218	221399	8080680	B2	278	221420	8080633	B2	338	221350	8080662
B2	219	221400	8080680	B2	279	221419	8080625	B2	339	221350	8080662
B2	220	221400	8080680	B2	280	221419	8080624	B2	340	221350	8080663
B2	221	221401	8080680	B2	281	221418	8080620	B2	341	221349	8080663
B2	222	221401	8080679	B2	282	221416	8080617	B2	342	221349	8080663
B2	223	221401	8080679	B2	283	221414	8080614	B2	343	221348	8080663
B2	224	221402	8080679	B2	284	221411	8080611	B2	344	221348	8080663
B2	225	221402	8080679	B2	285	221408	8080609	B2	345	221348	8080664
B2	226	221402	8080679	B2	286	221404	8080607	B2	346	221347	8080664
B2	227	221403	8080679	B2	287	221400	8080606	B2	347	221347	8080664
B2	228	221403	8080679	B2	288	221397	8080606	B2	348	221347	8080664
B2	229	221404	8080678	B2	289	221394	8080606	B2	349	221346	8080665
B2	230	221404	8080678	B2	290	221382	8080607	B2	350	221346	8080665
B2	231	221404	8080678	B2	291	221381	8080607	B2	351	221346	8080665
B2	232	221405	8080678	B2	292	221378	8080608	B2	352	221345	8080665
B2	233	221405	8080678	B2	293	221374	8080610	B2	353	221345	8080666
B2	234	221405	8080677	B2	294	221371	8080612	B2	354	221345	8080666
B2	235	221406	8080677	B2	295	221368	8080615	B2	355	221344	8080666
B2	236	221406	8080677	B2	296	221366	8080618	B2	356	221344	8080666
B2	237	221406	8080677	B2	297	221364	8080622	B2	357	221344	8080667
B2	238	221407	8080677	B2	298	221363	8080626	B2	358	221343	8080667
B2	239	221408	8080677	B2	299	221363	8080630	B2	359	221343	8080667
B2	240	221411	8080675	B2	300	221363	8080632	B2	360	221343	8080668

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SARA ref: 2003-15753 SRA

Date: 6 April 2020

**Attachment to Plan: 2003-15753 SRA
Derived Reference Points for GPS
Datum: GDA 1994, Projection: MGA Zone 55**

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Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing
B2	361	221343	8080668	B2	421	221349	8080714	B2	481	221357	8080722
B2	362	221342	8080668	B2	422	221349	8080714	B2	482	221356	8080721
B2	363	221342	8080669	B2	423	221350	8080715	B2	483	221356	8080720
B2	364	221342	8080669	B2	424	221350	8080716	B2	484	221355	8080719
B2	365	221342	8080669	B2	425	221351	8080716	B2	485	221355	8080718
B2	366	221341	8080670	B2	426	221351	8080717	B2	486	221354	8080718
B2	367	221341	8080670	B2	427	221352	8080718	B2	487	221353	8080717
B2	368	221341	8080670	B2	428	221352	8080719	B2	488	221353	8080716
B2	369	221341	8080671	B2	429	221353	8080720	B2	489	221352	8080715
B2	370	221340	8080671	B2	430	221353	8080720	B2	490	221352	8080715
B2	371	221340	8080671	B2	431	221354	8080721	B2	491	221351	8080714
B2	372	221340	8080672	B2	432	221355	8080722	B2	492	221351	8080713
B2	373	221340	8080672	B2	433	221355	8080723	B2	493	221350	8080712
B2	374	221340	8080672	B2	434	221356	8080723	B2	494	221349	8080709
B2	375	221339	8080673	B2	435	221356	8080724	B2	495	221347	8080706
B2	376	221339	8080673	B2	436	221357	8080725	B2	496	221345	8080704
B2	377	221339	8080674	B2	437	221358	8080726	B2	497	221344	8080701
B2	378	221339	8080674	B2	438	221358	8080726	B2	498	221343	8080699
B2	379	221339	8080674	B2	439	221359	8080727	B2	499	221342	8080696
B2	380	221339	8080675	B2	440	221359	8080728	B2	500	221341	8080694
B2	381	221338	8080675	B2	441	221360	8080729	B2	501	221341	8080692
B2	382	221338	8080676	B2	442	221361	8080729	B2	502	221340	8080690
B2	383	221338	8080676	B2	443	221361	8080730	B2	503	221340	8080689
B2	384	221338	8080676	B2	444	221362	8080731	B2	504	221340	8080689
B2	385	221338	8080677	B2	445	221363	8080731	B2	505	221340	8080689
B2	386	221338	8080677	B2	446	221363	8080732	B2	506	221339	8080688
B2	387	221338	8080678	B2	447	221364	8080733	B2	507	221339	8080688
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B2	389	221338	8080678	B2	449	221365	8080734	B2	509	221339	8080687
B2	390	221337	8080679	B2	450	221366	8080735	B2	510	221339	8080687
B2	391	221337	8080679	B2	451	221366	8080735	B2	511	221339	8080686
B2	392	221337	8080680	B2	452	221372	8080739	B2	512	221339	8080686
B2	393	221337	8080680	B2	453	221375	8080740	B2	513	221339	8080686
B2	394	221337	8080680	B2	454	221374	8080740	B2	514	221339	8080685
B2	395	221337	8080681	B2	455	221374	8080739	B2	515	221339	8080685
B2	396	221337	8080681	B2	456	221373	8080739	B2	516	221339	8080684
B2	397	221337	8080682	B2	457	221372	8080738	B2	517	221339	8080684
B2	398	221337	8080682	B2	458	221371	8080737	B2	518	221339	8080684
B2	399	221337	8080683	B2	459	221371	8080737	B2	519	221339	8080683
B2	400	221337	8080683	B2	460	221370	8080736	B2	520	221339	8080683
B2	401	221337	8080683	B2	461	221369	8080735	B2	521	221339	8080682
B2	402	221337	8080684	B2	462	221369	8080735	B2	522	221339	8080682
B2	403	221337	8080684	B2	463	221368	8080734	B2	523	221339	8080682
B2	404	221337	8080685	B2	464	221367	8080734	B2	524	221339	8080681
B2	405	221337	8080685	B2	465	221367	8080733	B2	525	221339	8080681
B2	406	221337	8080685	B2	466	221366	8080732	B2	526	221339	8080680
B2	407	221337	8080686	B2	467	221365	8080732	B2	527	221339	8080680
B2	408	221337	8080686	B2	468	221365	8080731	B2	528	221339	8080680
B2	409	221337	8080687	B2	469	221364	8080730	B2	529	221339	8080679
B2	410	221338	8080687	B2	470	221363	8080729	B2	530	221339	8080679
B2	411	221338	8080688	B2	471	221363	8080729	B2	531	221339	8080679
B2	412	221338	8080688	B2	472	221362	8080728	B2	532	221339	8080678
B2	413	221338	8080689	B2	473	221362	8080727	B2	533	221339	8080678
B2	414	221339	8080693	B2	474	221361	8080727	B2	534	221340	8080677
B2	415	221340	8080696	B2	475	221360	8080726	B2	535	221340	8080677
B2	416	221341	8080699	B2	476	221360	8080725	B2	536	221340	8080677
B2	417	221343	8080703	B2	477	221359	8080724	B2	537	221340	8080676
B2	418	221345	8080706	B2	478	221359	8080724	B2	538	221340	8080676
B2	419	221346	8080709	B2	479	221358	8080723	B2	539	221340	8080676
B2	420	221349	8080713	B2	480	221357	8080722	B2	540	221340	8080675

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SARA ref: 2003-15753 SRA

Date: 6 April 2020

**Attachment to Plan: 2003-15753 SRA
Derived Reference Points for GPS
Datum: GDA 1994, Projection: MGA Zone 55**

Notes:

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Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing
B2	541	221340	8080675	B2	601	221360	8080662	B3	661	221289	8080756
B2	542	221341	8080674	B2	602	221360	8080662	B3	662	221289	8080757
B2	543	221341	8080674	B2	603	221385	8080630	B3	663	221289	8080757
B2	544	221341	8080674	B2	604	221397	8080628	B3	664	221289	8080757
B2	545	221341	8080673	B2	605	221399	8080648	B3	665	221288	8080757
B2	546	221341	8080673	B2	606	221403	8080648	B3	666	221288	8080758
B2	547	221341	8080673	B2	607	221404	8080654	B3	667	221288	8080758
B2	548	221342	8080672	B2	608	221394	8080656	B3	668	221287	8080758
B2	549	221342	8080672	B2	609	221394	8080658	B3	669	221287	8080759
B2	550	221342	8080672	B2	610	221389	8080659	B3	670	221287	8080759
B2	551	221342	8080671	B2	611	221385	8080630	B3	671	221287	8080759
B2	552	221342	8080671	B3	612	221349	8080818	B3	672	221287	8080760
B2	553	221343	8080671	B3	613	221351	8080814	B3	673	221286	8080760
B2	554	221343	8080670	B3	614	221352	8080811	B3	674	221286	8080761
B2	555	221343	8080670	B3	615	221352	8080807	B3	675	221286	8080761
B2	556	221344	8080670	B3	616	221352	8080803	B3	676	221276	8080778
B2	557	221344	8080669	B3	617	221351	8080800	B3	677	221276	8080779
B2	558	221344	8080669	B3	618	221344	8080776	B3	678	221276	8080779
B2	559	221344	8080669	B3	619	221343	8080774	B3	679	221276	8080779
B2	560	221345	8080668	B3	620	221343	8080773	B3	680	221276	8080780
B2	561	221345	8080668	B3	621	221343	8080773	B3	681	221275	8080780
B2	562	221345	8080668	B3	622	221343	8080772	B3	682	221275	8080780
B2	563	221346	8080667	B3	623	221343	8080772	B3	683	221275	8080781
B2	564	221346	8080667	B3	624	221343	8080772	B3	684	221275	8080781
B2	565	221346	8080667	B3	625	221343	8080771	B3	685	221275	8080782
B2	566	221347	8080667	B3	626	221343	8080771	B3	686	221275	8080782
B2	567	221347	8080666	B3	627	221342	8080771	B3	687	221275	8080782
B2	568	221347	8080666	B3	628	221342	8080770	B3	688	221274	8080783
B2	569	221348	8080666	B3	629	221342	8080770	B3	689	221274	8080783
B2	570	221348	8080666	B3	630	221342	8080770	B3	690	221274	8080784
B2	571	221348	8080665	B3	631	221342	8080769	B3	691	221274	8080784
B2	572	221349	8080665	B3	632	221342	8080769	B3	692	221274	8080784
B2	573	221349	8080665	B3	633	221341	8080769	B3	693	221274	8080785
B2	574	221349	8080665	B3	634	221341	8080768	B3	694	221274	8080785
B2	575	221350	8080665	B3	635	221341	8080768	B3	695	221274	8080786
B2	576	221350	8080664	B3	636	221341	8080768	B3	696	221274	8080786
B2	577	221350	8080664	B3	637	221341	8080767	B3	697	221274	8080786
B2	578	221351	8080664	B3	638	221340	8080767	B3	698	221272	8080800
B2	579	221351	8080664	B3	639	221340	8080767	B3	699	221272	8080803
B2	580	221352	8080664	B3	640	221340	8080766	B3	700	221272	8080806
B2	581	221352	8080664	B3	641	221339	8080765	B3	701	221273	8080810
B2	582	221352	8080663	B3	642	221330	8080753	B3	702	221275	8080814
B2	583	221353	8080663	B3	643	221329	8080752	B3	703	221276	8080816
B2	584	221353	8080663	B3	644	221327	8080750	B3	704	221286	8080829
B2	585	221353	8080663	B3	645	221323	8080747	B3	705	221287	8080830
B2	586	221354	8080663	B3	646	221320	8080746	B3	706	221290	8080833
B2	587	221354	8080663	B3	647	221316	8080745	B3	707	221293	8080835
B2	588	221355	8080663	B3	648	221312	8080744	B3	708	221297	8080837
B2	589	221355	8080663	B3	649	221308	8080745	B3	709	221300	8080838
B2	590	221355	8080663	B3	650	221304	8080746	B3	710	221303	8080838
B2	591	221356	8080662	B3	651	221301	8080747	B3	711	221315	8080839
B2	592	221356	8080662	B3	652	221298	8080749	B3	712	221317	8080839
B2	593	221357	8080662	B3	653	221292	8080754	B3	713	221321	8080839
B2	594	221357	8080662	B3	654	221292	8080754	B3	714	221324	8080838
B2	595	221358	8080662	B3	655	221291	8080755	B3	715	221328	8080836
B2	596	221358	8080662	B3	656	221291	8080755	B3	716	221330	8080834
B2	597	221358	8080662	B3	657	221291	8080755	B3	717	221343	8080825
B2	598	221359	8080662	B3	658	221290	8080755	B3	718	221344	8080824
B2	599	221359	8080662	B3	659	221290	8080756	B3	719	221344	8080824
B2	600	221360	8080662	B3	660	221290	8080756	B3	720	221344	8080824

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Date: 6 April 2020

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Derived Reference Points for GPS
Datum: GDA 1994, Projection: MGA Zone 55**

Notes:

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Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing
B3	721	221345	8080824	B4	781	221562	8080891	B4	841	221571	8080820
B3	722	221345	8080823	B4	782	221562	8080891	B4	842	221571	8080816
B3	723	221345	8080823	B4	783	221563	8080891	B4	843	221570	8080812
B3	724	221345	8080823	B4	784	221566	8080888	B4	844	221568	8080808
B3	725	221346	8080822	B4	785	221569	8080886	B4	845	221566	8080805
B3	726	221346	8080822	B4	786	221571	8080882	B4	846	221565	8080805
B3	727	221346	8080822	B4	787	221572	8080879	B4	847	221564	8080803
B3	728	221347	8080822	B4	788	221574	8080875	B4	848	221564	8080802
B3	729	221347	8080821	B4	789	221574	8080873	B4	849	221564	8080802
B3	730	221347	8080821	B4	790	221576	8080852	B4	850	221564	8080802
B3	731	221347	8080821	B4	791	221576	8080850	B4	851	221565	8080801
B3	732	221348	8080820	B4	792	221575	8080847	B4	852	221565	8080801
B3	733	221348	8080820	B4	793	221575	8080847	B4	853	221565	8080801
B3	734	221348	8080820	B4	794	221575	8080847	B4	854	221565	8080800
B3	735	221348	8080819	B4	795	221575	8080846	B4	855	221566	8080800
B3	736	221349	8080819	B4	796	221575	8080846	B4	856	221566	8080800
B3	737	221349	8080819	B4	797	221575	8080845	B4	857	221566	8080799
B3	738	221349	8080818	B4	798	221575	8080845	B4	858	221566	8080799
B3	739	221349	8080818	B4	799	221575	8080845	B4	859	221567	8080799
B3	740	221305	8080772	B4	800	221575	8080844	B4	860	221567	8080798
B3	741	221312	8080767	B4	801	221575	8080844	B4	861	221567	8080798
B3	742	221322	8080780	B4	802	221575	8080843	B4	862	221567	8080797
B3	743	221330	8080807	B4	803	221575	8080843	B4	863	221567	8080797
B3	744	221317	8080816	B4	804	221575	8080843	B4	864	221568	8080797
B3	745	221304	8080816	B4	805	221574	8080842	B4	865	221568	8080796
B3	746	221294	8080803	B4	806	221574	8080842	B4	866	221568	8080796
B3	747	221296	8080789	B4	807	221574	8080841	B4	867	221568	8080796
B3	748	221305	8080772	B4	808	221574	8080841	B4	868	221568	8080795
B4	749	221549	8080918	B4	809	221574	8080841	B4	869	221568	8080795
B4	750	221550	8080915	B4	810	221574	8080840	B4	870	221568	8080794
B4	751	221551	8080912	B4	811	221574	8080840	B4	871	221569	8080794
B4	752	221551	8080911	B4	812	221574	8080839	B4	872	221569	8080794
B4	753	221552	8080908	B4	813	221574	8080839	B4	873	221569	8080793
B4	754	221553	8080904	B4	814	221573	8080839	B4	874	221569	8080793
B4	755	221552	8080900	B4	815	221573	8080838	B4	875	221569	8080792
B4	756	221551	8080896	B4	816	221573	8080838	B4	876	221569	8080792
B4	757	221552	8080896	B4	817	221573	8080838	B4	877	221569	8080792
B4	758	221552	8080896	B4	818	221573	8080837	B4	878	221570	8080788
B4	759	221553	8080896	B4	819	221573	8080837	B4	879	221571	8080784
B4	760	221553	8080895	B4	820	221572	8080837	B4	880	221570	8080780
B4	761	221554	8080895	B4	821	221572	8080836	B4	881	221569	8080776
B4	762	221554	8080895	B4	822	221572	8080836	B4	882	221568	8080773
B4	763	221554	8080895	B4	823	221572	8080836	B4	883	221566	8080770
B4	764	221555	8080895	B4	824	221572	8080835	B4	884	221559	8080761
B4	765	221555	8080895	B4	825	221571	8080835	B4	885	221559	8080761
B4	766	221556	8080894	B4	826	221571	8080835	B4	886	221558	8080760
B4	767	221556	8080894	B4	827	221571	8080834	B4	887	221558	8080760
B4	768	221556	8080894	B4	828	221571	8080834	B4	888	221558	8080760
B4	769	221557	8080894	B4	829	221571	8080834	B4	889	221558	8080759
B4	770	221557	8080894	B4	830	221570	8080833	B4	890	221557	8080759
B4	771	221558	8080894	B4	831	221570	8080833	B4	891	221557	8080759
B4	772	221558	8080893	B4	832	221570	8080833	B4	892	221557	8080758
B4	773	221558	8080893	B4	833	221569	8080832	B4	893	221556	8080758
B4	774	221559	8080893	B4	834	221569	8080832	B4	894	221556	8080758
B4	775	221559	8080893	B4	835	221569	8080832	B4	895	221556	8080758
B4	776	221560	8080892	B4	836	221569	8080832	B4	896	221555	8080757
B4	777	221560	8080892	B4	837	221568	8080831	B4	897	221555	8080757
B4	778	221560	8080892	B4	838	221568	8080831	B4	898	221555	8080757
B4	779	221561	8080892	B4	839	221570	8080827	B4	899	221554	8080757
B4	780	221561	8080891	B4	840	221571	8080824	B4	900	221554	8080756

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Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing
B4	901	221554	8080756	B4	961	221526	8080734	B4	1021	221454	8080727
B4	902	221553	8080756	B4	962	221526	8080734	B4	1022	221454	8080727
B4	903	221553	8080756	B4	963	221525	8080734	B4	1023	221453	8080727
B4	904	221553	8080755	B4	964	221525	8080734	B4	1024	221453	8080728
B4	905	221552	8080755	B4	965	221525	8080733	B4	1025	221452	8080728
B4	906	221552	8080755	B4	966	221524	8080733	B4	1026	221452	8080728
B4	907	221552	8080755	B4	967	221524	8080733	B4	1027	221452	8080728
B4	908	221551	8080755	B4	968	221524	8080733	B4	1028	221452	8080729
B4	909	221551	8080754	B4	969	221523	8080733	B4	1029	221451	8080729
B4	910	221551	8080754	B4	970	221523	8080732	B4	1030	221451	8080729
B4	911	221550	8080754	B4	971	221522	8080732	B4	1031	221451	8080729
B4	912	221550	8080754	B4	972	221522	8080732	B4	1032	221450	8080730
B4	913	221549	8080754	B4	973	221522	8080732	B4	1033	221450	8080730
B4	914	221549	8080754	B4	974	221521	8080732	B4	1034	221450	8080730
B4	915	221549	8080753	B4	975	221521	8080732	B4	1035	221449	8080730
B4	916	221549	8080753	B4	976	221520	8080732	B4	1036	221449	8080731
B4	917	221548	8080753	B4	977	221520	8080731	B4	1037	221449	8080731
B4	918	221548	8080752	B4	978	221520	8080731	B4	1038	221449	8080731
B4	919	221548	8080752	B4	979	221519	8080731	B4	1039	221448	8080732
B4	920	221548	8080752	B4	980	221519	8080731	B4	1040	221448	8080732
B4	921	221547	8080751	B4	981	221518	8080731	B4	1041	221448	8080732
B4	922	221547	8080751	B4	982	221518	8080731	B4	1042	221448	8080733
B4	923	221547	8080751	B4	983	221518	8080731	B4	1043	221447	8080733
B4	924	221546	8080751	B4	984	221517	8080731	B4	1044	221446	8080734
B4	925	221546	8080750	B4	985	221517	8080731	B4	1045	221446	8080735
B4	926	221546	8080750	B4	986	221516	8080731	B4	1046	221446	8080735
B4	927	221546	8080750	B4	987	221516	8080731	B4	1047	221446	8080735
B4	928	221545	8080750	B4	988	221516	8080731	B4	1048	221446	8080736
B4	929	221545	8080749	B4	989	221515	8080731	B4	1049	221445	8080736
B4	930	221545	8080749	B4	990	221515	8080731	B4	1050	221445	8080737
B4	931	221544	8080749	B4	991	221514	8080731	B4	1051	221445	8080737
B4	932	221544	8080749	B4	992	221513	8080730	B4	1052	221445	8080737
B4	933	221544	8080749	B4	993	221510	8080728	B4	1053	221445	8080738
B4	934	221543	8080748	B4	994	221506	8080727	B4	1054	221444	8080738
B4	935	221543	8080748	B4	995	221502	8080727	B4	1055	221444	8080738
B4	936	221543	8080748	B4	996	221498	8080727	B4	1056	221444	8080739
B4	937	221542	8080748	B4	997	221494	8080728	B4	1057	221444	8080739
B4	938	221542	8080747	B4	998	221492	8080729	B4	1058	221444	8080740
B4	939	221542	8080747	B4	999	221490	8080730	B4	1059	221444	8080740
B4	940	221541	8080747	B4	1000	221489	8080730	B4	1060	221444	8080740
B4	941	221541	8080746	B4	1001	221482	8080726	B4	1061	221443	8080741
B4	942	221541	8080746	B4	1002	221481	8080725	B4	1062	221443	8080741
B4	943	221541	8080746	B4	1003	221477	8080723	B4	1063	221443	8080742
B4	944	221540	8080745	B4	1004	221474	8080722	B4	1064	221443	8080742
B4	945	221540	8080745	B4	1005	221470	8080722	B4	1065	221443	8080743
B4	946	221540	8080745	B4	1006	221466	8080722	B4	1066	221443	8080743
B4	947	221540	8080744	B4	1007	221462	8080724	B4	1067	221442	8080747
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B4	951	221539	8080743	B4	1011	221458	8080725	B4	1071	221445	8080762
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B4	954	221538	8080742	B4	1014	221456	8080726	B4	1074	221446	8080764
B4	955	221537	8080742	B4	1015	221456	8080726	B4	1075	221445	8080764
B4	956	221537	8080742	B4	1016	221456	8080726	B4	1076	221445	8080765
B4	957	221537	8080742	B4	1017	221455	8080726	B4	1077	221445	8080765
B4	958	221536	8080741	B4	1018	221455	8080726	B4	1078	221445	8080765
B4	959	221536	8080741	B4	1019	221455	8080726	B4	1079	221444	8080765
B4	960	221536	8080741	B4	1020	221454	8080727	B4	1080	221444	8080765

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SARA ref: 2003-15753 SRA

Date: 6 April 2020

**Attachment to Plan: 2003-15753 SRA
Derived Reference Points for GPS
Datum: GDA 1994, Projection: MGA Zone 55**

Notes:

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Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing
B4	1081	221444	8080766	B4	1141	221442	8080779	B4	1201	221457	8080775
B4	1082	221444	8080766	B4	1142	221442	8080779	B4	1202	221458	8080775
B4	1083	221443	8080766	B4	1143	221442	8080778	B4	1203	221458	8080775
B4	1084	221443	8080766	B4	1144	221442	8080778	B4	1204	221458	8080776
B4	1085	221443	8080767	B4	1145	221442	8080778	B4	1205	221459	8080776
B4	1086	221443	8080767	B4	1146	221442	8080777	B4	1206	221459	8080776
B4	1087	221443	8080767	B4	1147	221442	8080777	B4	1207	221459	8080777
B4	1088	221442	8080767	B4	1148	221442	8080777	B4	1208	221460	8080777
B4	1089	221442	8080768	B4	1149	221442	8080776	B4	1209	221460	8080777
B4	1090	221442	8080768	B4	1150	221442	8080776	B4	1210	221460	8080777
B4	1091	221442	8080768	B4	1151	221442	8080776	B4	1211	221461	8080778
B4	1092	221442	8080769	B4	1152	221442	8080775	B4	1212	221461	8080778
B4	1093	221441	8080769	B4	1153	221443	8080775	B4	1213	221463	8080779
B4	1094	221441	8080769	B4	1154	221443	8080775	B4	1214	221464	8080780
B4	1095	221441	8080770	B4	1155	221443	8080774	B4	1215	221465	8080781
B4	1096	221441	8080770	B4	1156	221443	8080774	B4	1216	221467	8080783
B4	1097	221441	8080770	B4	1157	221443	8080774	B4	1217	221468	8080784
B4	1098	221441	8080771	B4	1158	221443	8080774	B4	1218	221469	8080785
B4	1099	221440	8080771	B4	1159	221443	8080773	B4	1219	221471	8080786
B4	1100	221440	8080771	B4	1160	221443	8080773	B4	1220	221475	8080788
B4	1101	221440	8080772	B4	1161	221443	8080773	B4	1221	221478	8080789
B4	1102	221440	8080772	B4	1162	221443	8080772	B4	1222	221482	8080789
B4	1103	221440	8080772	B4	1163	221443	8080772	B4	1223	221484	8080789
B4	1104	221440	8080773	B4	1164	221444	8080772	B4	1224	221485	8080789
B4	1105	221440	8080773	B4	1165	221444	8080771	B4	1225	221485	8080789
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B4	1108	221440	8080774	B4	1168	221444	8080771	B4	1228	221486	8080789
B4	1109	221440	8080774	B4	1169	221444	8080770	B4	1229	221486	8080789
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B4	1133	221456	8080813	B4	1193	221455	8080772	B4	1253	221515	8080795
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B4	1137	221443	8080780	B4	1197	221456	8080774	B4	1257	221516	8080796
B4	1138	221443	8080780	B4	1198	221457	8080774	B4	1258	221517	8080796
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B4	1140	221442	8080779	B4	1200	221457	8080775	B4	1260	221517	8080797

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Derived Reference Points for GPS
Datum: GDA 1994, Projection: MGA Zone 55**

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Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing
B4	1261	221517	8080797	B4	1321	221451	8080844	B4	1381	221539	8080863
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B4	1264	221518	8080798	B4	1324	221449	8080846	B4	1384	221553	8080850
B4	1265	221519	8080798	B4	1325	221447	8080849	B4	1385	221553	8080850
B4	1266	221519	8080798	B4	1326	221445	8080853	B4	1386	221551	8080871
B4	1267	221519	8080798	B4	1327	221444	8080856	B4	1387	221548	8080871
B4	1268	221520	8080799	B4	1328	221444	8080860	B4	1388	221547	8080874
B4	1269	221520	8080800	B4	1329	221444	8080864	B4	1389	221544	8080873
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B4	1271	221509	8080810	B4	1331	221447	8080872	B4	1391	221540	8080870
B4	1272	221507	8080813	B4	1332	221449	8080875	B4	1392	221535	8080832
B4	1273	221505	8080817	B4	1333	221451	8080877	B4	1393	221532	8080829
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B4	1282	221517	8080846	B4	1342	221513	8080936	B4	1402	221539	8080785
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B4	1303	221499	8080843	B4	1363	221516	8080904	B4	1423	221541	8080790
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B4	1319	221455	8080840	B4	1379	221540	8080866	B4	1439	221477	8080754
B4	1320	221452	8080842	B4	1380	221540	8080863	B4	1440	221487	8080760

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Part ID	Unique ID	Easting	Northing
B4	1441	221485	8080763
B4	1442	221487	8080764
B4	1443	221486	8080765
B4	1444	221486	8080765
B4	1445	221484	8080767
B4	1446	221483	8080766
B4	1447	221482	8080767
B4	1448	221520	8080766
B4	1449	221519	8080766
B4	1450	221518	8080766
B4	1451	221517	8080765
B4	1452	221518	8080764
B4	1453	221510	8080759
B4	1454	221508	8080761
B4	1455	221500	8080756
B4	1456	221499	8080756
B4	1457	221498	8080755
B4	1458	221498	8080755
B4	1459	221497	8080754
B4	1460	221498	8080752
B4	1461	221497	8080752
B4	1462	221498	8080751
B4	1463	221500	8080752
B4	1464	221502	8080749
B4	1465	221512	8080756
B4	1466	221513	8080753
B4	1467	221523	8080759
B4	1468	221521	8080762
B4	1469	221523	8080763
B4	1470	221522	8080765
B4	1471	221522	8080764
B4	1472	221520	8080766

Part ID	Unique ID	Easting	Northing
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Part ID	Unique ID	Easting	Northing
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SARA ref: 2003-15753 SRA

Date: 6 April 2020

Mareeba Shire Council
PO Box 154
Mareeba QLD 4880
info@msc.qld.gov.au

ASMAM Pty Ltd
72-90 Magazine St
Stratford QLD 4870
martontectonics@gmail.com

[Sent via email]

28 April, 2020

RE: Submission in response to Development Application MCU/20/0004

Dear Mareeba Shire Council,

We are a local Queensland registered mineral exploration company who hold current tenure and work in the vicinity of the proposed development application MCU/20/0004 on various properties including one pertaining to this development application, Lot2/LD157. The Crystalbrook Road is a key access road to an area we work and have worked for multiple years. We provide to you the following feedback in relation to the development application.

Upon reading the proposed development application we read that in addressing the potential impact the development would have on rural industry (Rural Activities Zone Code), the application refers to the grazing industry. We would like to raise with the Mareeba Shire Council that there are other rural industries that work within the area and that may be impacted by this application that are not referred to in this development application, including ours, the mineral industry.

The Mareeba Shire has a strong history of mining, from Chillagoe to Almaden, Mungana to Muldiva, Irvinebank to Khartoum. Highlighting the Mareeba Shire's strong link with mining is the Tyrconnel, OK and more recently Red Dome Mines. A specific reminder to the mineral industry on the property itself is the heritage listed Fischerton Water Race (#601859) and the very dam that the proposed development is sited next to which was constructed by miners. A very good resource documenting the breadth of mining history in the region are the historical books written by Colin Hooper, including "Angor to Zillmanton." By looking at historical activity and successes it highlights the prospectivity of the region for further possible mineral findings in the future. It is important for the mineral exploration business, as part of the mining industry, to maintain the capacity to conduct its business. Globally one of the biggest issues for society is the fact that there are not enough mineral exploration findings in the pipeline that are being realised to support societies need for products. One such need in which there are currently not enough resources to fully realise (including recycling what we already have) is a global transition to green energy. One of multiple reasons for this is the fact that the mining industry is being "pushed out" from areas as human impact and reach inches into more rural areas from urban areas thereby decreasing the area that may be explored. While this proposed development is smaller scale, it is a relatively substantial increase from the existing operation and we ask the Mareeba Council to remain mindful of the need to maintain the capacity of the mineral industry to operate as outlined in the Rural Zone Code as there can be incompatibilities between the mining and tourism industries. We would like to take the opportunity to additionally remind Mareeba Shire Council that the mining industry is not an industry only

relegated to history in this shire, it is currently operating and hopefully will do so for a long time into the future.

With respect to the Development application we specifically note that:

- **Transport/Road Access:** Road access on the property to the proposed development is proposed to utilise the Crystalbrook Road and existing internal access roads. In the conduct of our business we utilise the Crystalbrook Road and existing internal access roads, mainly in the North Queensland dry season. The development application is not clear on providing how much the road or air traffic will increase, nor the path this traffic will take. Without this information it is difficult to determine the level of impact this proposed development and its construction would have on our business operations. We additionally note that a campground is proposed as part of this development application. Are visitors planned for this element of the proposed development driving or flying into the site? How many people and how frequent/what ratio of visitors are anticipated? Again we find the proposed development application is not clear in relation to this matter.
- **Operations footprint:** We have worked on the same property as the existing tourist operation with no great concerns raised in this duration. In this time the existing Crystalbrook short stay accommodation worked as it remained low key due to the very low capacity numbers of visitors staying and their mode of transport, via helicopter. The presented development application proposes to increase capacity of the accommodation and therefore the density of people on site. While the footprint of physical dwellings is outlined in the application, we see no detail as to the footprint of their operations. With the increased density of visitors staying on site are visitors and operational staff anticipated to stay on site for the duration of their stay or is it planned that they will spread out to "explore" on the property? If visitors and staff are to "explore," is it a case of them visiting set areas of the property pre-organised and non-impacting on other operations or are they free to explore anywhere? These different options equate to different levels of suitability in terms of compatibility between our two industries, however, these details are not provided in the proposal. In the conduct of our normal business there are activities that are conducted that may be hazardous to people and may, albeit infrequently, create noise and other factors that are not compatible with a tourism operation (eg. The use of heavy equipment) should tourists or workers venture into our work areas. Further detail as to the scope of area people will access and activities the proposed guests would undertake would provide us more clarity as to the level, if any impact this proposed development may have on our operations.

While we have no great objection to the development itself on the whole, we do find that certain details require clarification for a greater understanding of the proposal to ensure clarity and therefore provide a path towards mutual compatibility and preventing potential misunderstandings from the outset.

Yours faithfully,



A Marton

Director, ASMAM Pty Ltd