

15 July 2020

GAG Crystalbrook Station Pty Limited  
C/- Urban Sync  
PO Box 2970  
CAIRNS QLD 4870

Senior Planner: Brian Millard  
Direct Telephone: 4086 4657  
Our Reference: MCU/20/0004  
Your Reference: 19-484

Dear Applicant/s

## **Negotiated Decision Notice**

### ***Planning Act 2016***

I refer to your application and the representations you made in respect to the decision notice. On 15 July 2020, Council decided your representations.

Details of the decision are as follows:

#### **APPLICATION DETAILS**

Application No:	MCU/20/0004
Street Address:	Crystalbrook Road, Crystalbrook
Real Property Description:	Lot 738 on CP892331 and Lot 2 on LD157
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

#### **DECISION DETAILS**

Council, on 15 July 2020, decided to issue the following type of approval:

Development Permit for Material Change of Use - Short-term Accommodation

In relation to representations, Council decided to:

- A. Agree to amend condition 4.2.

#### **CURRENCY PERIOD OF APPROVAL**

The currency period for this development approval is six (6) years starting the day that this development approval takes effect. (Refer to Section 85 "Lapsing of approval at end of currency period" of the *Planning Act 2016*.)

**INFRASTRUCTURE**

Where conditions relate to the provision of infrastructure, these are non-trunk infrastructure conditions unless specifically nominated as a “*necessary infrastructure condition*” for the provision of trunk infrastructure as defined under Chapter 4 of the *Planning Act 2016*.

**ASSESSMENT MANAGER CONDITIONS****(A) 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.

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### 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 to a dirt standard, be appropriately drained prior to the commencement of the use, and maintained to a reasonable standard 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.

### REFERRAL AGENCIES

The referral agencies applicable to this application are:

Material change of use that is assessable development under a local categorising instrument		
Development application for a material change of use that is assessable development under a local categorising instrument and relates to a lot that is 5ha or larger, if —	Schedule 10, Part 3, Division 4, Table 3	State Assessment & Referral Agency (SARA) Department of State Development, Manufacturing, Infrastructure and Planning PO Box 2358 Cairns Qld 4870 <a href="mailto:CairnsSARA@dsdmip.qld.gov.au">CairnsSARA@dsdmip.qld.gov.au</a>
(a) the application —		
(i) is for a preliminary approval that includes a variation request; and		



<p>(ii) relates to a lot that contains native vegetation shown on the regulated vegetation management map as a category A area or category B area; and</p> <p>(iii) is for a material change of use, other than a non-referable material change of use; or</p> <p>(b) the application is not stated in paragraph (a) and all of the following apply —</p> <p>(i) the material change of use does not involve prescribed clearing;</p> <p>(ii) accepted operational work may be carried out because of the material change of use, or the material change of use involves operational work that is assessable development under section 5;</p> <p>(iii) the accepted operational work or assessable operational work includes development other than the clearing of regulated regrowth vegetation on freehold land, indigenous land, or land the subject of a lease given under the Land Act for agriculture or grazing purposes.</p>		
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A copy of any referral agency conditions are attached.

#### APPROVED PLANS

The following plans are Approved plans for the development:

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

#### ADVISORY NOTES

The following notes are included for guidance and information purposes only and do not form part of the assessment manager conditions:

#### (A) 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](http://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](http://www.datsip.qld.gov.au).

(B) REFERRAL AGENCY CONDITIONS

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

**FURTHER DEVELOPMENT PERMITS REQUIRED**

- Development Permit for Building Work
- Compliance Permit for Plumbing and Drainage Work

**SUBMISSIONS**

There was one properly made submissions about the application. In accordance with the *Planning Act 2016*, the name, residential or business address, and electronic address of the principal submitter for each properly made submission is provided below;

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

**RIGHTS OF APPEAL**

You are entitled to appeal against this decision. A copy of the relevant appeal provisions from the *Planning Act 2016* is attached.

**17. OTHER DETAILS**

If you wish to obtain more information about Council's decision, electronic copies are available on line at [www.msc.qld.gov.au](http://www.msc.qld.gov.au), or at Council Offices.

**DECISION NOTICE HISTORY**

**MCU/20/0004 Original Decision Notice dated 21 May 2020.**

**MCU/20/0004 Negotiated Decision Notice dated 15 July 2020.**

Yours faithfully



**BRIAN MILLARD**  
**SENIOR PLANNER**

Enc: Approved Plans/Documents  
Referral Agency Response  
Appeal Rights

Copy: Department of State Development, Manufacturing, Infrastructure and Planning  
[CairnsSARA@dsdmip.qld.gov.au](mailto:CairnsSARA@dsdmip.qld.gov.au)

## Approved Plans/Documents

### CRYSTALBROOK STATION LODGES CRYSTALBROOK STATION, MAREEBA, 4880, QLD, AUSTRALIA,



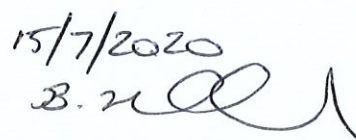
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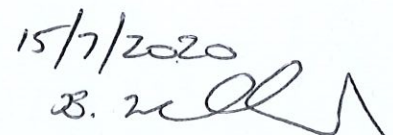
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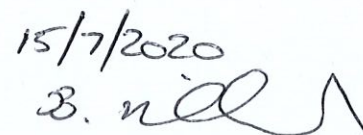
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3. REVISED	15/06/20	15/06/20	15/06/20
4. FINAL	15/06/20	15/06/20	15/06/20
5. APPROVED	15/06/20	15/06/20	15/06/20
6. REVOKED	15/06/20	15/06/20	15/06/20
7. WITHDRAWN	15/06/20	15/06/20	15/06/20
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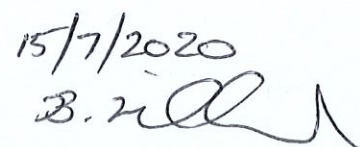














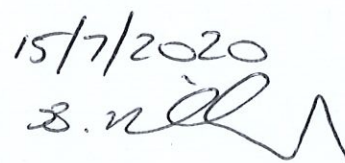
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	INTERNAL GFA	EXTERNAL GFA	TOTAL
<b>ECO-SUITES</b>			
<b>ECO-SUITE 1</b>			
GROUND	126 m <sup>2</sup>	3.2m <sup>2</sup>	155m <sup>2</sup>
LEVEL 1	126 m <sup>2</sup>	3.2m <sup>2</sup>	155m <sup>2</sup>
<b>ECO-SUITE 2</b>			
GROUND	126 m <sup>2</sup>	3.2m <sup>2</sup>	155m <sup>2</sup>
LEVEL 1	126 m <sup>2</sup>	3.2m <sup>2</sup>	155m <sup>2</sup>
<b>ECO-SUITE 3</b>			
GROUND	126 m <sup>2</sup>	3.2m <sup>2</sup>	155m <sup>2</sup>
LEVEL 1	126 m <sup>2</sup>	3.2m <sup>2</sup>	155m <sup>2</sup>
<b>ECO-VILLA</b>			
GROUND	135 m <sup>2</sup>	194m <sup>2</sup>	325m <sup>2</sup>
LEVEL 1	131 m <sup>2</sup>	114m <sup>2</sup>	245m <sup>2</sup>
<b>RECREATION CENTRE</b>			
GROUND	140 m <sup>2</sup>	145m <sup>2</sup>	375m <sup>2</sup>
POOL STORAGE	51m <sup>2</sup>	14.7m <sup>2</sup>	195m <sup>2</sup>
<b>STAFF ACCOMODATION</b>			
GROUND	336 m <sup>2</sup>	2.04m <sup>2</sup>	540m <sup>2</sup>
<b>TOTAL GFA</b>			
			2545m <sup>2</sup>

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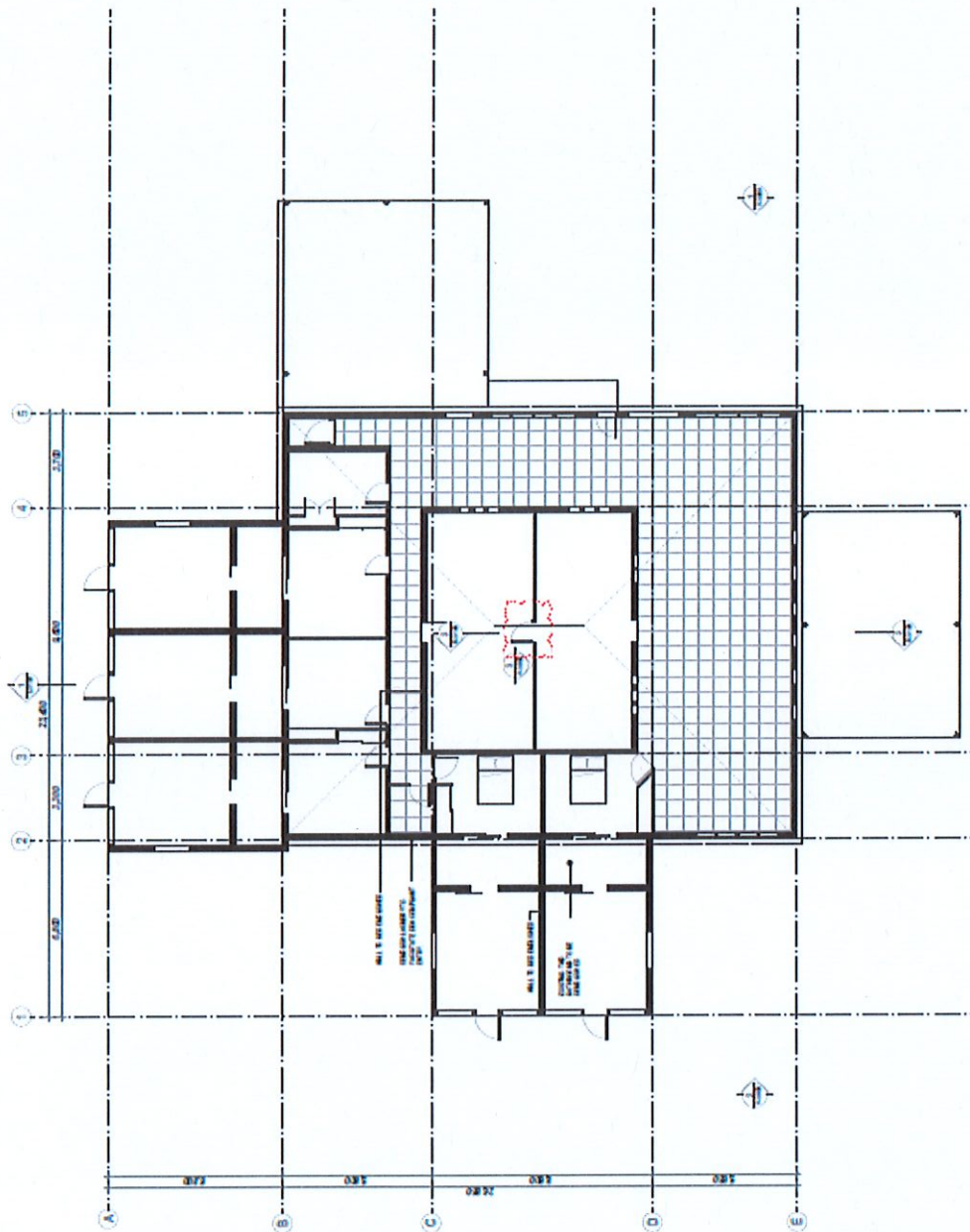




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APPROVED: [Signature]

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15/7/2020  
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1. GROUND FLOOR EXISTING LODGE PLAN

DATE: 15/07/2020

Crystalbrook  
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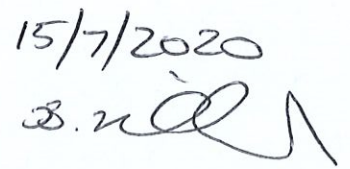
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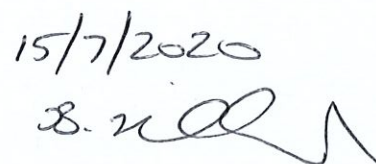
CRYSTALBROOK STATION LODGES  
EXISTING LODGE PLAN - EXISTING

NO.	DESCRIPTION	DATE	BY	CHKD BY
1	EXISTING LODGE PLAN	15/07/2020	...	...
2	EXISTING LODGE PLAN	15/07/2020	...	...
3	EXISTING LODGE PLAN	15/07/2020	...	...
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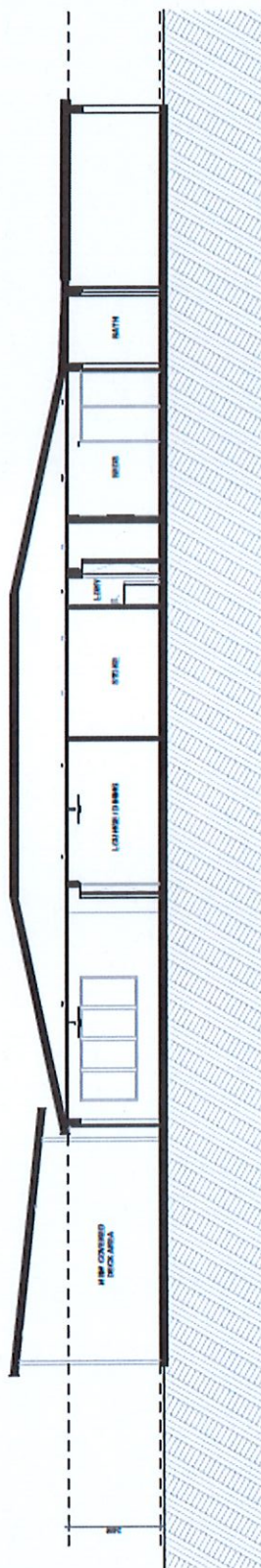
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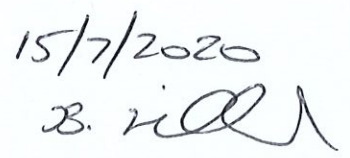


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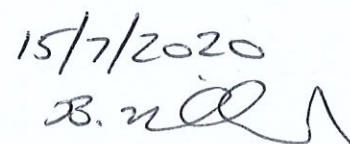


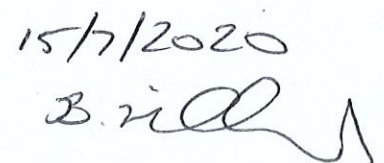
CRYSTAL BROOK STATION LODGES  
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1:100 1/8" = 1'-0"

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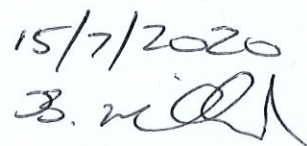
















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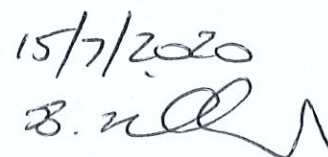
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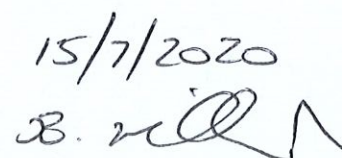
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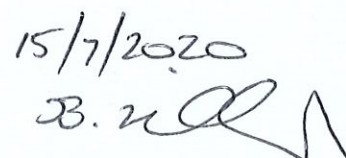
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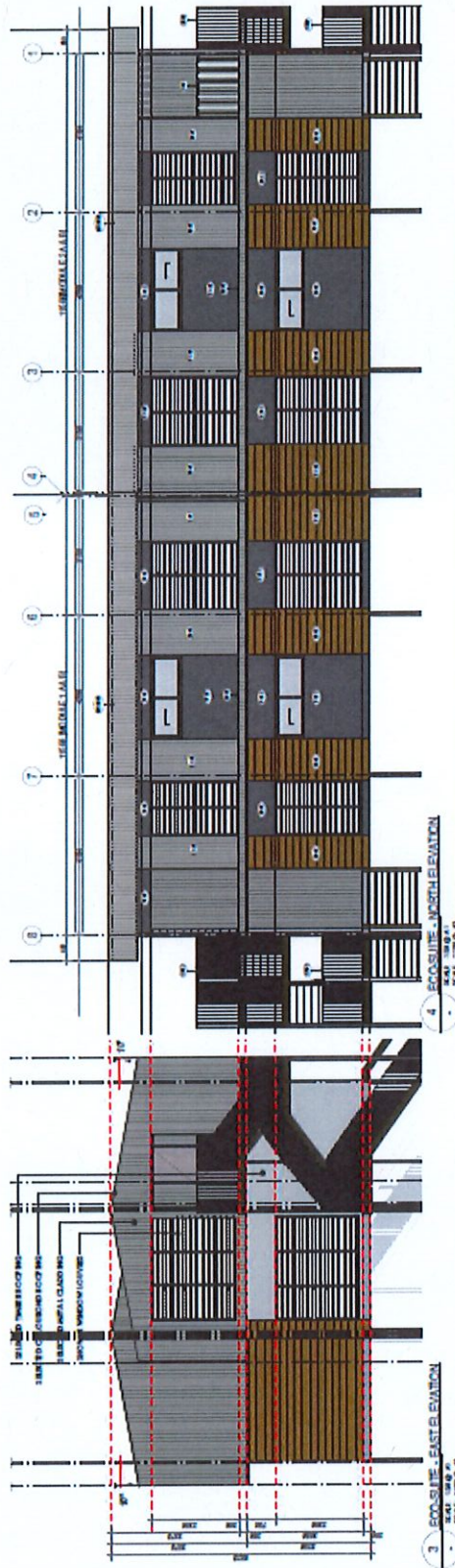
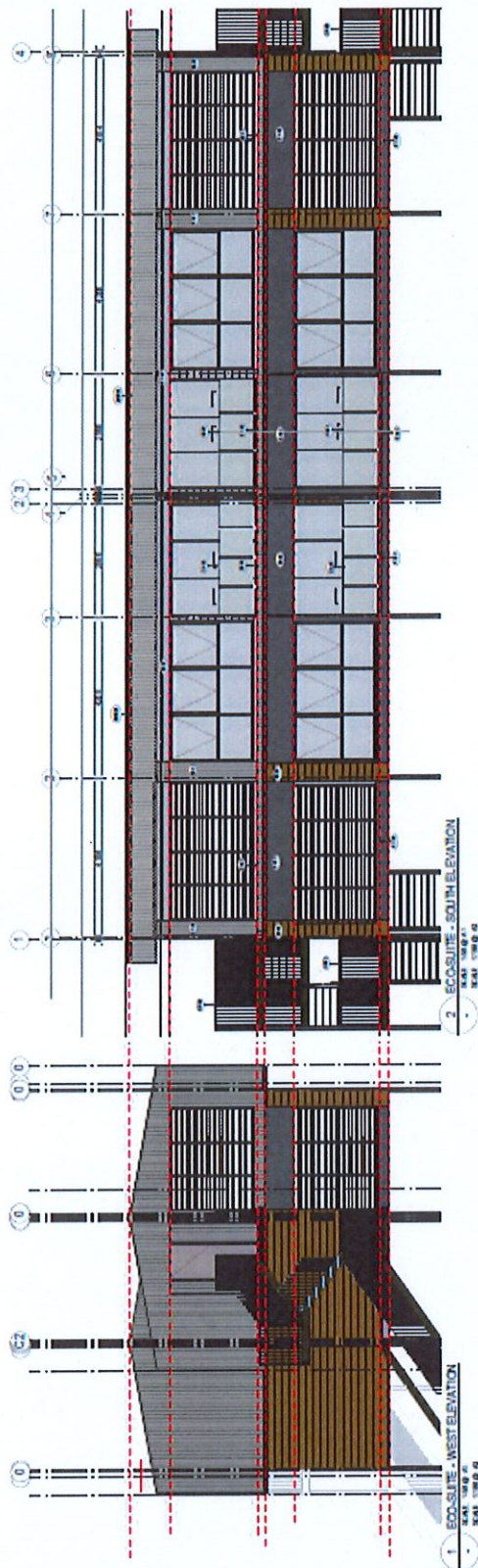












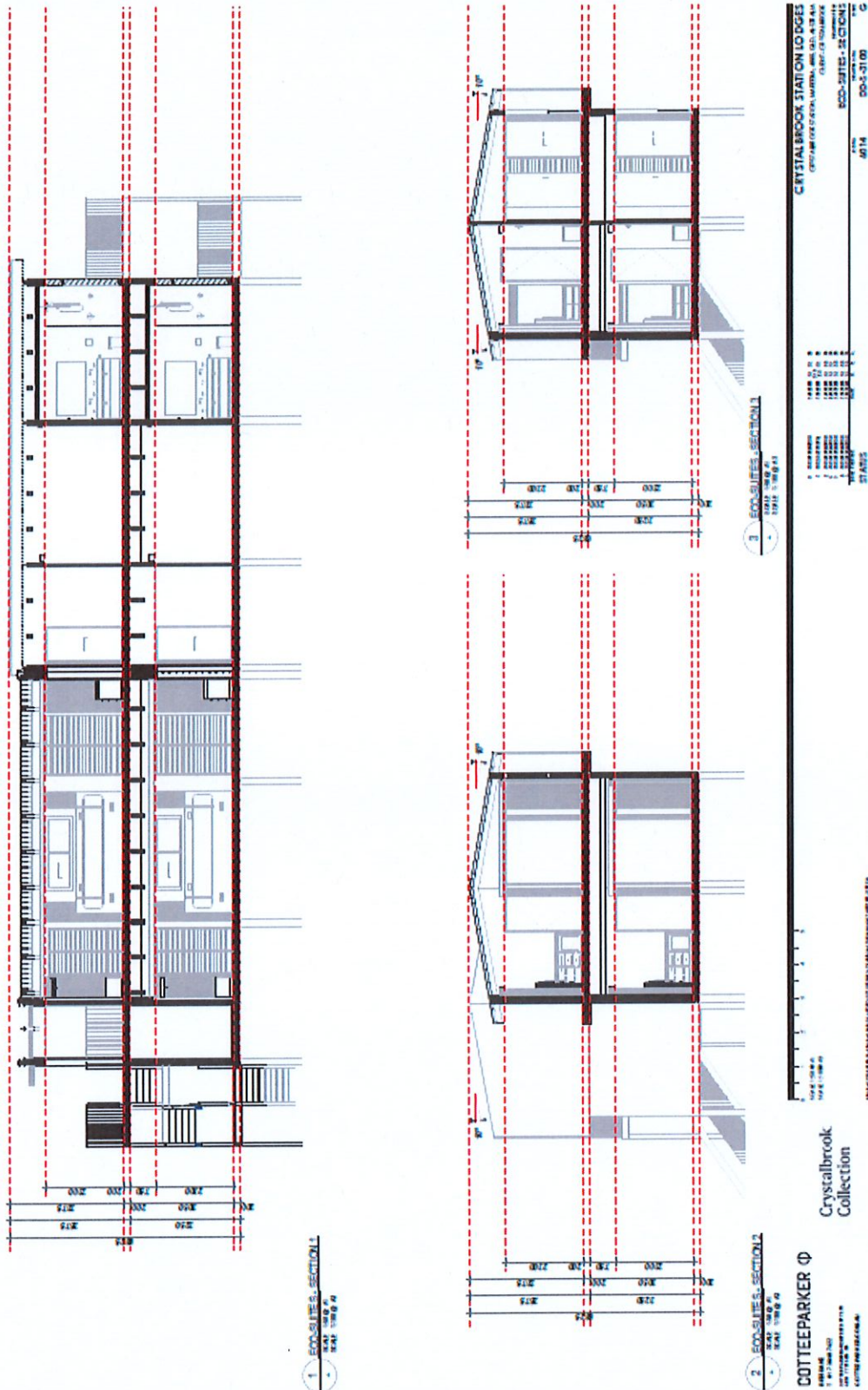
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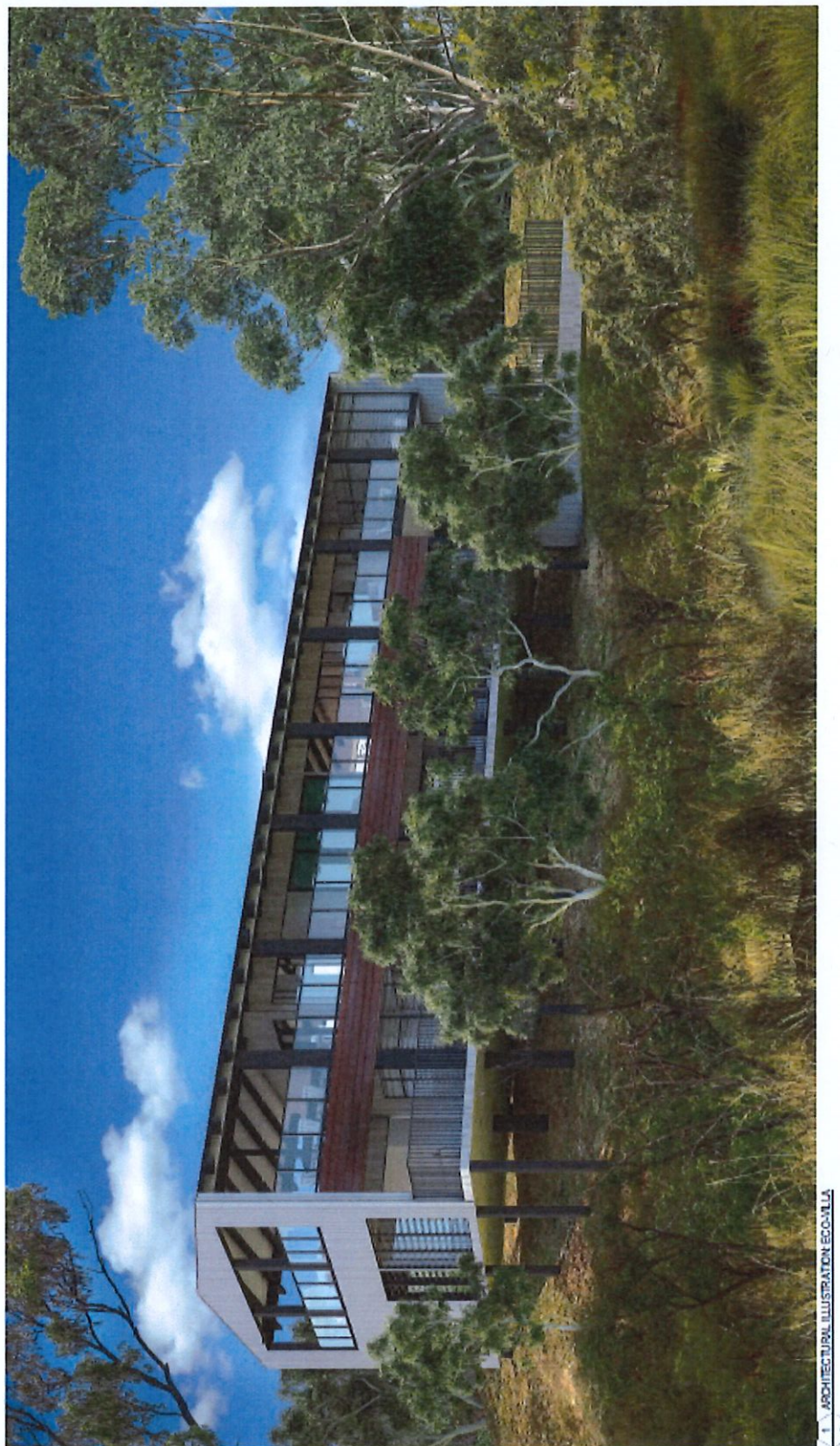
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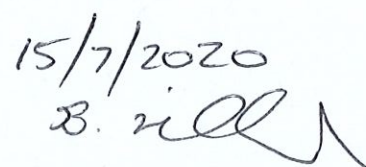
1. *Journal of the American Medical Association*, 1998; 279: 1000-1005.

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41	2020-2021
42	2021-2022
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45	2024-2025
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132	2111-2112

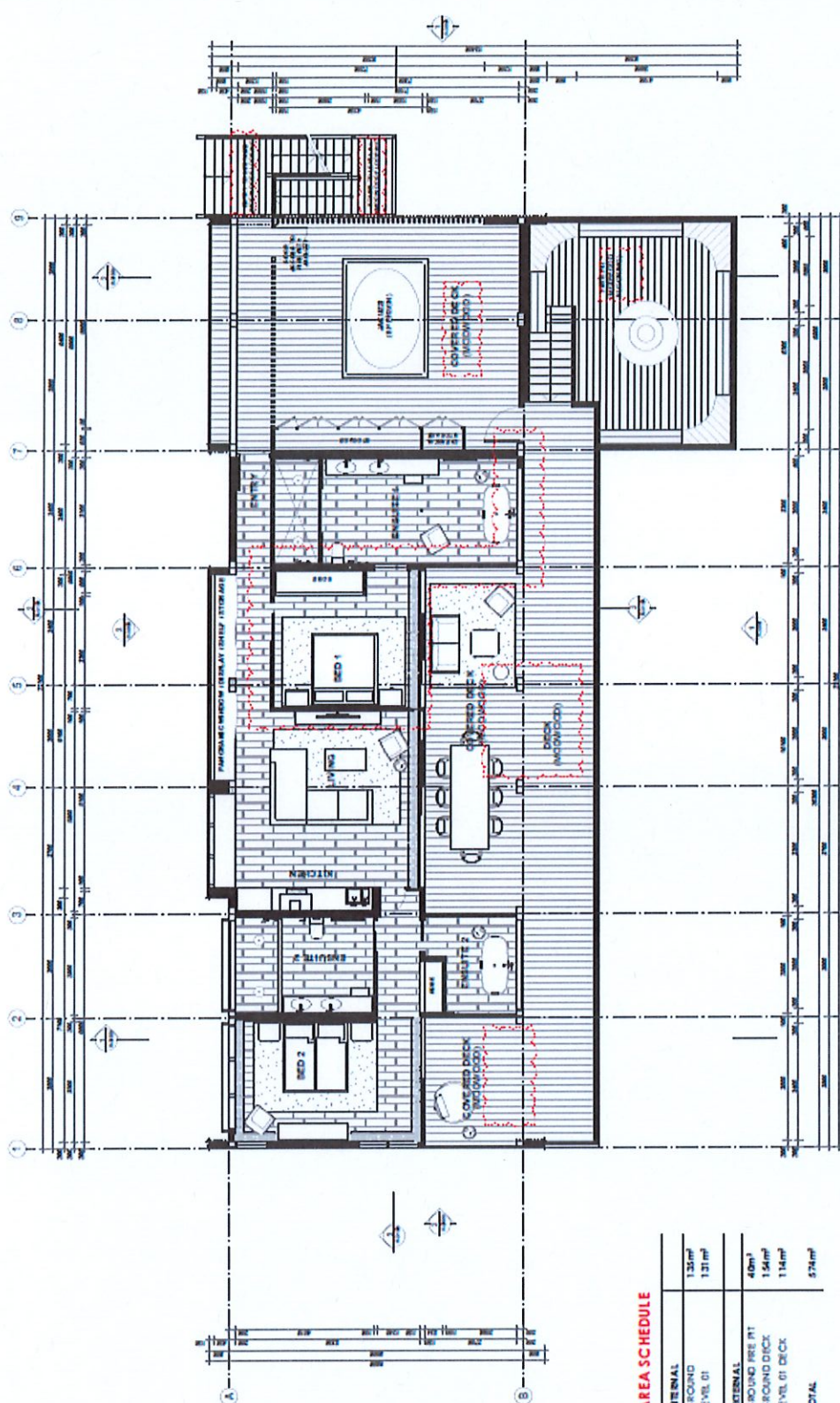
**Abstract**

15/7/2020  
B. Will









**AREA SCHEDULE**

INTERNAL	
GROUND	1.35m <sup>2</sup>
LEVEL 01	1.31m <sup>2</sup>
EXTERNAL	
GROUND FILL AT	40m <sup>3</sup>
GROUND DECK	1.54m <sup>2</sup>
LEVEL 01 DECK	1.14m <sup>2</sup>
TOTAL	5.34m <sup>2</sup>

1. EROSION CONTROL  
TOTAL 1.35m<sup>2</sup>

COTTEPARKER Φ

1. 17/10/2017  
1. 17/10/2017  
1. 17/10/2017  
1. 17/10/2017

Crystalbrook  
Collection

CRYSTAL BROOK STATION LODGES

CERTIFICATE OF DEVELOPMENT, 10/10/2017

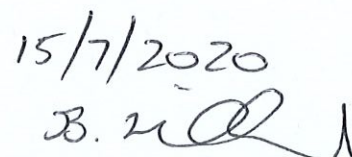
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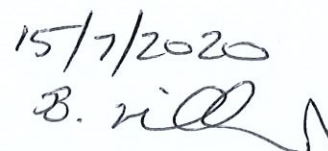
STAGE	AREA	DATE
1	1.35m <sup>2</sup>	10/10/2017
2	1.31m <sup>2</sup>	10/10/2017
3	40m <sup>3</sup>	10/10/2017
4	1.54m <sup>2</sup>	10/10/2017
5	1.14m <sup>2</sup>	10/10/2017
6	5.34m <sup>2</sup>	10/10/2017

1. 17/10/2017  
1. 17/10/2017  
1. 17/10/2017  
1. 17/10/2017

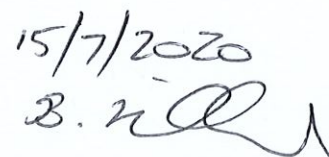
15/7/2020  
B. n. n.



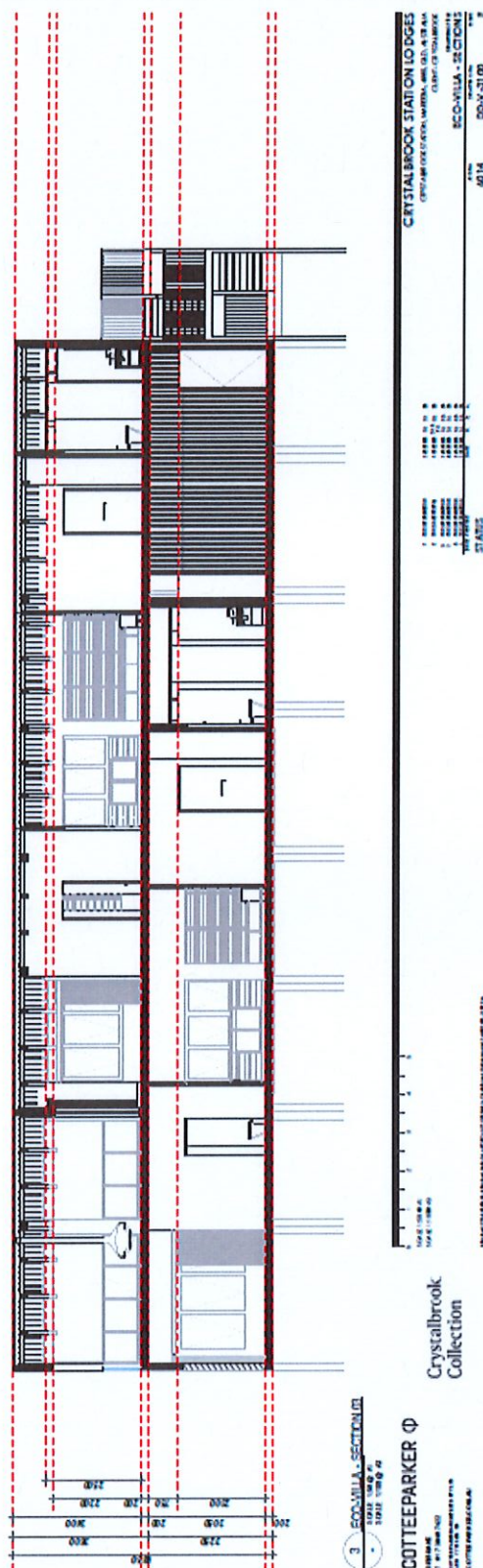












15/7/2020  
B. n. d. M





**CRYSTALBROOK STATION LODGE**  
1625-L-SD01- Landscape Concept - Site Plan | Rev 1  
Scale 1:2000 © A3



15/7/2020  
B. ill





**LEGEND**

- 1 ALLOCATED BUDDY PARKING/PICK-UP ZONE
- 2 Buggy PATH - COMPACTED SUBGRADE WITH A GRAVEL FINISH OR POROUS FINE FINE CONCRETE
- 3 MASS GRASS COVER UNDERSTORY PLANTING, DESIGNED PLANT PALETTE FOR SPECIES
- 4 EXISTING LARGE TREES 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 SOLIDERS AND FEATURE PLANTING TO NODAL ZONES
- 10 PEDESTRIAN PATH - COMPACTED SUBGRADE WITH DECO FINISH
- 11 EXISTING BEACH
- 12 SOLAR RAMP
- 13 BATTERY ROOM GENERATOR

**CRYSTALBROOK STATION LODGE**  
1625-L-SD02- Recreation Centre and Pool Plan | Rev 1  
Scale 1:1000 @ A3



**ASdesign**

LANDSCAPE ARCHITECTURE AND PLANNING  
1625-L-SD02- Recreation Centre and Pool Plan | Rev 1  
Scale 1:1000 @ A3

15/7/2020  
B. Hill



**LEGEND**

- 1 | BUDY PATH - COMPACTED SUBGRADE WITH AGRAVEL FINISH OR POROUS NO FINES CONCRETE
- 2 | MASS GROUND COVER UNDERSTORY PLANTING. REFER PROPOSED PLANT RULETTE FOR SPECIES
- 3 | EXISTING LARGE TREE TO BE RETAINED
- 4 | OPEN TURF TO TOP OF STEEP BATTER WITH FILTERED VIEWS TO THE LAKE
- 5 | BUDY DROP-OFF ZONE
- 6 | BOLDERS AND FEATURE PLANTING TO NEURAL 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

**CRYSTALBROOK STATION LODGE**  
1825-L-SD03- Eco-Suites Detailed Plan | Rev 1  
Scale 1:500 @ A3

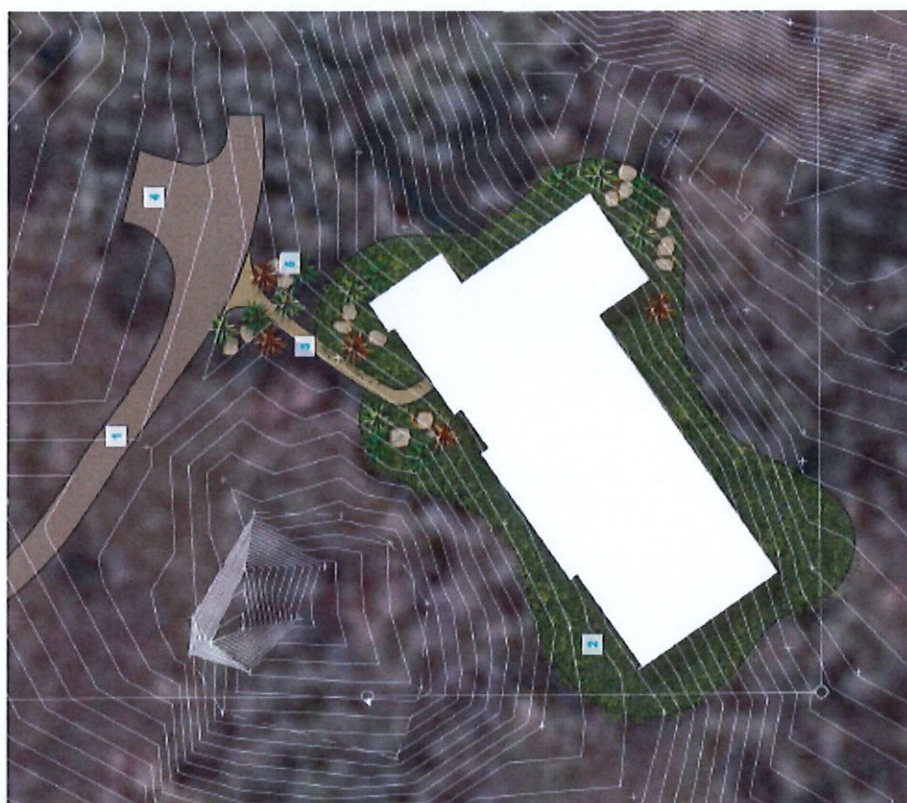


**ASdesign**

LANDSCAPE ARCHITECTURE AND PLANNING  
1825-L-SD03- Eco-Suites Detailed Plan | Rev 1  
Scale 1:500 @ A3

15/7/2020  
B. n. Q.





**LEGEND**

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

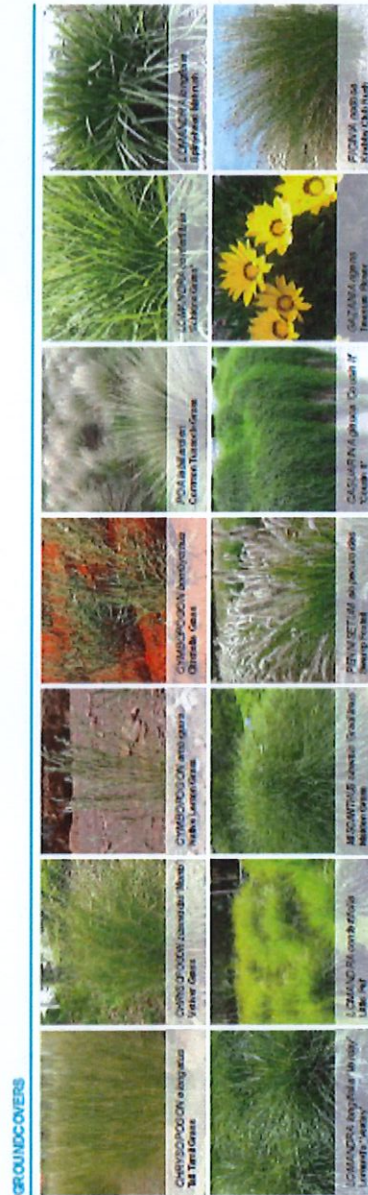
**CRYSTALBROOK STATION LODGE**  
1625-L-SD04- Eco-Villas Detailed Plan | Rev 1  
Scale 1:500 @ A3



**ASdesign**

LANDSCAPE ARCHITECTURE  
1625-L-SD04- Eco-Villas Detailed Plan | Rev 1  
Scale 1:500 @ A3

15/7/2020  
B. Will



ASdesign

CRYSTALBROOK STATION LODGE  
1625-L-SD05 - Proposed Plant Palette | Rev 1  
NTS @ A3

LANDSCAPE ARCHITECTURE AND PLANTING  
1625-L-SD05 - Proposed Plant Palette | Rev 1  
NTS @ A3

15/7/2020  
B. n. n.



## Referral Agency Response

RA5-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@mse.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)	

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: Cf- Urban Sync Pty Ltd  
PO Box 2070  
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 58(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
<b>Material change of use]</b>		
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 <sup>1</sup> – A <sup>10</sup> ) and Area B (B <sup>1</sup> – B <sup>4</sup> ) 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 <sup>1</sup> – B <sup>4</sup> ) 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) [v2.8]. 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 <a href="http://www.qld.gov.au">www.qld.gov.au</a> (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 <a href="mailto:northvegetation@dnrme.qld.gov.au">northvegetation@dnrme.qld.gov.au</a> 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 is 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 Rules<sup>1</sup> regarding representations about a referral agency response

### Part 6: Changes to the application and referral agency responses

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#### 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 28.1; 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.<sup>2</sup>
- 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.

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<sup>1</sup> Pursuant to Section 68 of the *Planning Act 2016*

<sup>2</sup> 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.



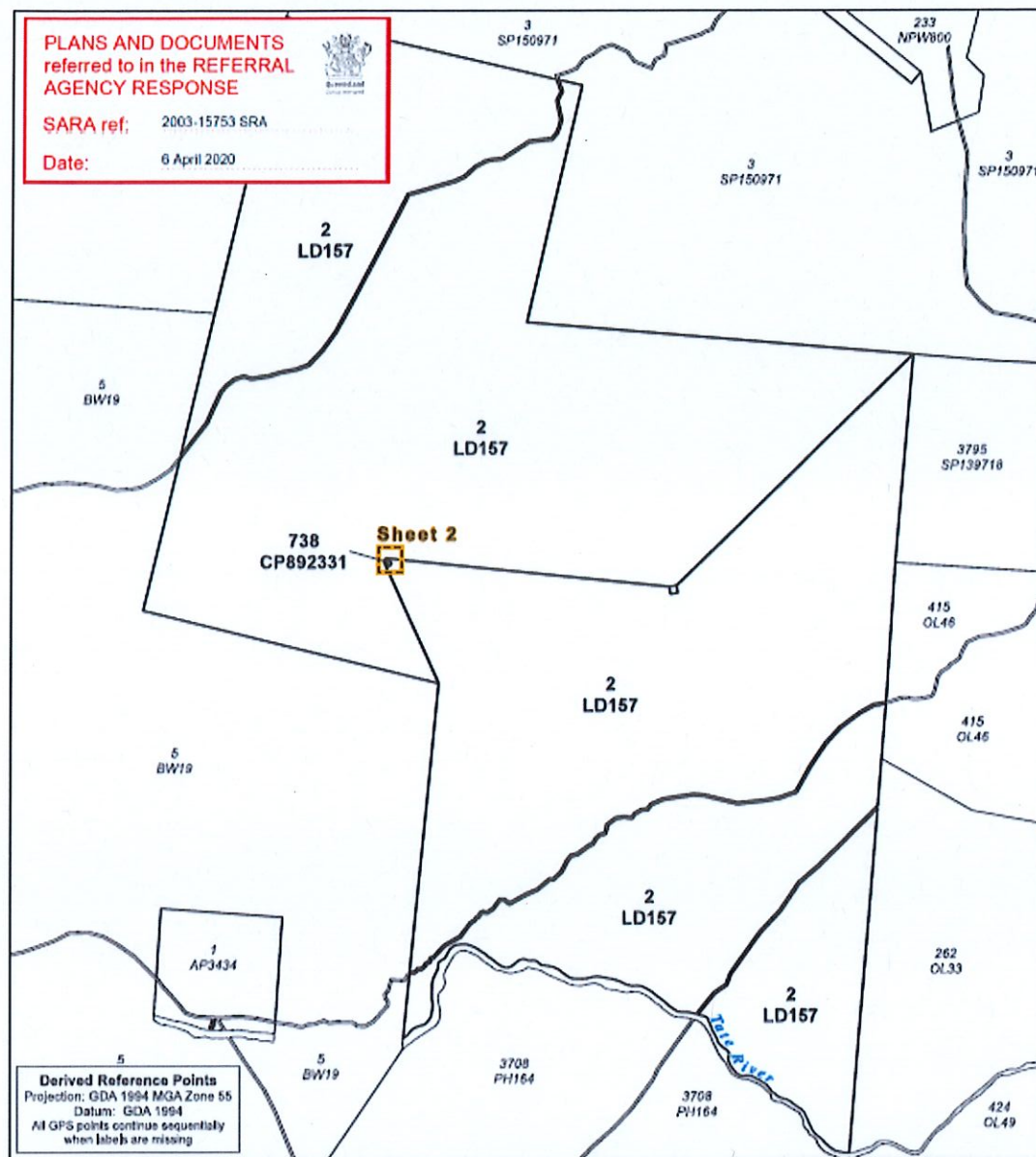
## Part 7: Miscellaneous

### 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.<sup>3</sup>

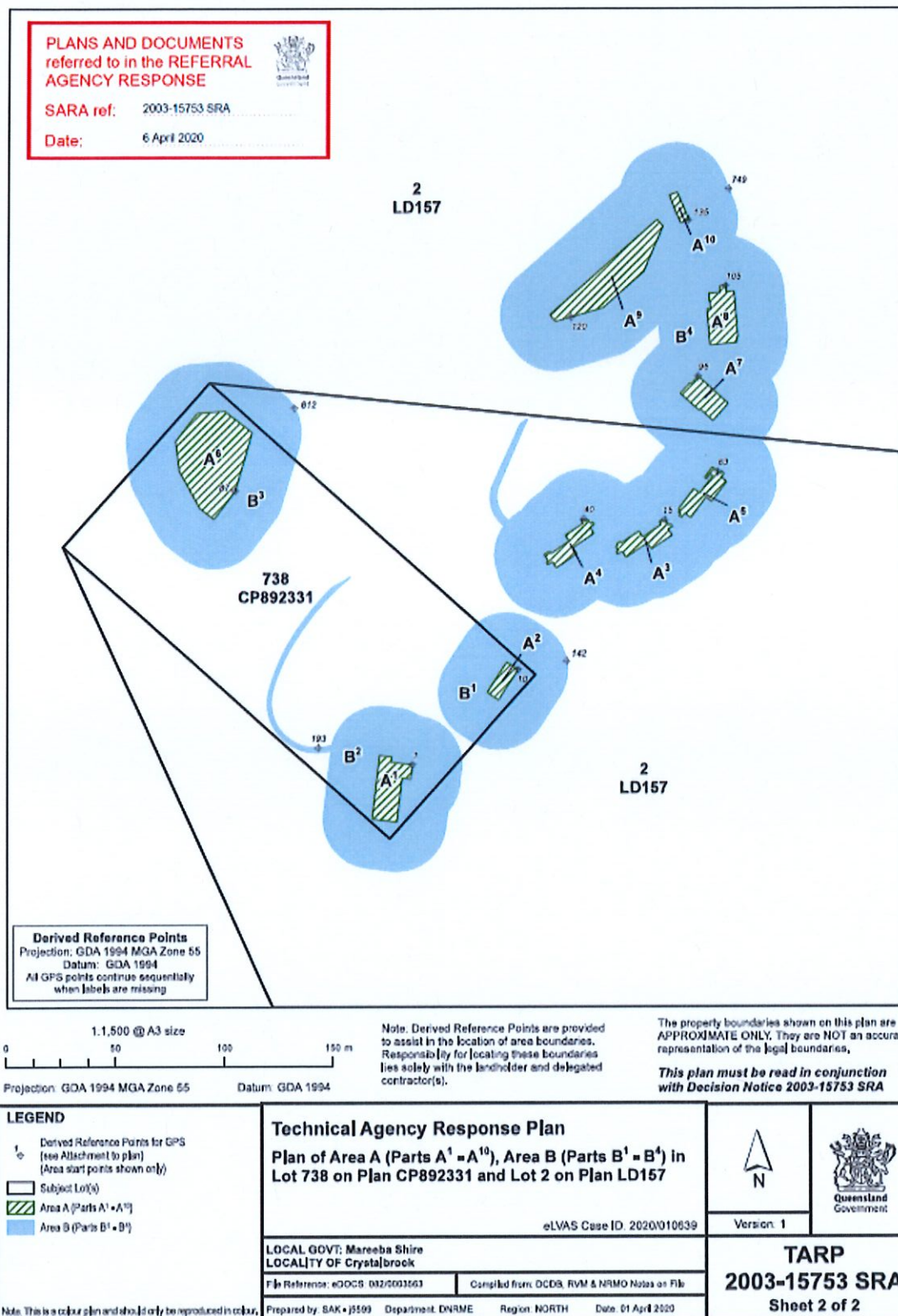
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<sup>3</sup> An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they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



<b>LEGEND</b> * Derived Reference Points for GPS (see Attachment to plan) (Area start points shown only) Subject Lot(s) Area A (Parts A <sup>1</sup> - A <sup>10</sup> ) Area B (Parts B <sup>1</sup> - B <sup>4</sup> )	<b>Technical Agency Response Plan</b> <b>Plan of Area A (Parts A<sup>1</sup> - A<sup>10</sup>), Area B (Parts B<sup>1</sup> - B<sup>4</sup>) in Lot 738 on Plan CP892331 and Lot 2 on Plan LD157</b> eLVAS Case ID: 2020/010639	 N  Version: 1
Note: This is a colour plan and should only be reproduced in colour.	LOCAL GOVT: Mareeba Shire LOCALITY OF Craybrook File Reference: eDOC5 042/003563 Prepared by: BAK • j5509 Department: DNRME Region: NORTH Date: 01 April 2020	<b>TARP</b> <b>2003-15753 SRA</b> Sheet 1 of 2







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

Page 1 of 9

**Notes:**

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).  
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
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A1	2	221403	8080648	A4	62	221482	8080767	A9	122	221468	8080859
A1	3	221399	8080648	A5	63	221544	8080788	A9	123	221467	8080869
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	221388	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	8080696	A5	70	221538	8080777	A9	130	221515	8080894
A2	11	221443	8080694	A5	71	221531	8080767	A9	131	221510	8080890
A2	12	221438	8080697	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
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A3	18	221523	8080763	A5	78	221526	8080772	A10	138	221521	8080915
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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  
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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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**Notes:**

Derived Reference Points are provided to exist in the location of area boundaries.  
Responsibility for locating these boundaries lies solely with the landholder and delegated contractor(s).  
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
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	8080697	B2	248	221425	8080661	B2	308	221362	8080660
B1	189	221443	8080694	B2	249	221425	8080660	B2	309	221362	8080660
B1	190	221452	8080696	B2	250	221426	8080660	B2	310	221361	8080660
B1	191	221447	8080701	B2	251	221426	8080660	B2	311	221361	8080660
B1	192	221438	8080697	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	8080665
B2	234	221405	8080677	B2	294	221371	8080612	B2	354	221345	8080665
B2	235	221406	8080677	B2	295	221368	8080615	B2	355	221344	8080665
B2	236	221406	8080677	B2	296	221366	8080618	B2	356	221344	8080665
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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**Attachment to Plan: 2003-15753 SRA  
Derived Reference Points for GPS  
Datum: GDA 1994, Projection: MGA Zone 55**

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**Notes:**

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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
B2	388	221338	8080678	B2	448	221365	8080734	B2	508	221339	8080688
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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**Attachment to Plan: 2003-15753 SRA  
Derived Reference Points for GPS  
Datum: GDA 1994, Projection: MGA Zone 55**

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**Notes:**

Derived Reference Points are provided to assist in the location of area boundaries.  
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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	221365	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	8080666	B3	631	221342	8080769	B3	691	221274	8080784
B2	572	221349	8080666	B3	632	221342	8080769	B3	692	221274	8080784
B2	573	221349	8080666	B3	633	221341	8080769	B3	693	221274	8080785
B2	574	221349	8080666	B3	634	221341	8080768	B3	694	221274	8080785
B2	575	221350	8080666	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	8080766	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	8080745	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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Part ID	Unique ID	Eastings	Northing	Part ID	Unique ID	Eastings	Northing	Part ID	Unique ID	Eastings	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	221565	8080800
B3	736	221349	8080819	B4	796	221575	8080846	B4	856	221566	8080800
B3	737	221349	8080819	B4	797	221575	8080846	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	221306	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	221306	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	8080896	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	8080758
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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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	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	8080756	B4	964	221525	8080734	B4	1024	221453	8080728
B4	905	221552	8080756	B4	965	221525	8080733	B4	1025	221452	8080728
B4	906	221552	8080756	B4	966	221524	8080733	B4	1026	221452	8080728
B4	907	221552	8080756	B4	967	221524	8080733	B4	1027	221452	8080728
B4	908	221551	8080756	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	221519	8080731	B4	1041	221448	8080732
B4	922	221547	8080751	B4	982	221519	8080731	B4	1042	221448	8080733
B4	923	221547	8080751	B4	983	221519	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
B4	948	221539	8080744	B4	1008	221460	8080724	B4	1068	221442	8080751
B4	949	221539	8080744	B4	1009	221458	8080725	B4	1069	221442	8080754
B4	950	221539	8080743	B4	1010	221458	8080725	B4	1070	221443	8080758
B4	951	221539	8080743	B4	1011	221458	8080725	B4	1071	221445	8080762
B4	952	221538	8080743	B4	1012	221457	8080725	B4	1072	221446	8080764
B4	953	221538	8080743	B4	1013	221457	8080725	B4	1073	221446	8080764
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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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	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	8080775
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
B4	1106	221440	8080773	B4	1166	221444	8080771	B4	1226	221485	8080789
B4	1107	221440	8080774	B4	1167	221444	8080771	B4	1227	221486	8080789
B4	1108	221440	8080774	B4	1168	221444	8080771	B4	1228	221486	8080789
B4	1109	221440	8080774	B4	1169	221444	8080770	B4	1229	221486	8080789
B4	1110	221440	8080775	B4	1170	221444	8080770	B4	1230	221487	8080789
B4	1111	221439	8080775	B4	1171	221445	8080770	B4	1231	221487	8080789
B4	1112	221439	8080775	B4	1172	221445	8080769	B4	1232	221487	8080789
B4	1113	221439	8080776	B4	1173	221445	8080769	B4	1233	221488	8080789
B4	1114	221439	8080776	B4	1174	221445	8080769	B4	1234	221488	8080789
B4	1115	221439	8080776	B4	1175	221445	8080769	B4	1235	221488	8080788
B4	1116	221439	8080777	B4	1176	221446	8080768	B4	1236	221489	8080788
B4	1117	221439	8080777	B4	1177	221446	8080768	B4	1237	221489	8080788
B4	1118	221439	8080777	B4	1178	221446	8080768	B4	1238	221490	8080788
B4	1119	221439	8080778	B4	1179	221446	8080768	B4	1239	221490	8080788
B4	1120	221439	8080778	B4	1180	221446	8080767	B4	1240	221490	8080788
B4	1121	221439	8080779	B4	1181	221447	8080767	B4	1241	221492	8080788
B4	1122	221439	8080779	B4	1182	221447	8080767	B4	1242	221494	8080787
B4	1123	221440	8080779	B4	1183	221447	8080767	B4	1243	221496	8080786
B4	1124	221440	8080780	B4	1184	221447	8080767	B4	1244	221498	8080785
B4	1125	221440	8080780	B4	1185	221448	8080766	B4	1245	221501	8080783
B4	1126	221440	8080780	B4	1186	221448	8080766	B4	1246	221503	8080783
B4	1127	221440	8080781	B4	1187	221450	8080768	B4	1247	221504	8080783
B4	1128	221440	8080781	B4	1188	221453	8080770	B4	1248	221504	8080784
B4	1129	221441	8080783	B4	1189	221454	8080771	B4	1249	221505	8080785
B4	1130	221445	8080791	B4	1190	221454	8080771	B4	1250	221507	8080786
B4	1131	221447	8080797	B4	1191	221455	8080771	B4	1251	221510	8080787
B4	1132	221453	8080810	B4	1192	221455	8080772	B4	1252	221515	8080794
B4	1133	221456	8080813	B4	1193	221455	8080772	B4	1253	221515	8080795
B4	1134	221444	8080785	B4	1194	221455	8080772	B4	1254	221516	8080795
B4	1135	221443	8080782	B4	1195	221456	8080773	B4	1255	221516	8080795
B4	1136	221443	8080781	B4	1196	221456	8080773	B4	1256	221516	8080795
B4	1137	221443	8080780	B4	1197	221456	8080774	B4	1257	221516	8080796
B4	1138	221443	8080780	B4	1198	221457	8080774	B4	1258	221517	8080796
B4	1139	221443	8080780	B4	1199	221457	8080774	B4	1259	221517	8080796
B4	1140	221442	8080779	B4	1200	221457	8080775	B4	1260	221517	8080797

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B4	1261	221517	8080797	B4	1321	221451	8080844	B4	1381	221539	8080863
B4	1262	221518	8080797	B4	1322	221450	8080844	B4	1382	221540	8080864
B4	1263	221518	8080797	B4	1323	221450	8080845	B4	1383	221553	8080867
B4	1264	221519	8080798	B4	1324	221449	8080845	B4	1384	221553	8080869
B4	1265	221519	8080798	B4	1325	221447	8080849	B4	1385	221553	8080869
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
B4	1270	221512	8080807	B4	1330	221445	8080868	B4	1390	221545	8080870
B4	1271	221509	8080810	B4	1331	221447	8080872	B4	1391	221540	8080870
B4	1272	221507	8080813	B4	1332	221449	8080875	B4	1392	221535	8080882
B4	1273	221505	8080817	B4	1333	221451	8080877	B4	1393	221532	8080882
B4	1274	221504	8080820	B4	1334	221456	8080881	B4	1394	221531	8080882
B4	1275	221504	8080824	B4	1335	221451	8080892	B4	1395	221527	8080884
B4	1276	221504	8080828	B4	1336	221459	8080892	B4	1396	221535	8080886
B4	1277	221505	8080832	B4	1337	221500	8080893	B4	1397	221536	8080887
B4	1278	221507	8080835	B4	1338	221502	8080896	B4	1398	221542	8080888
B4	1279	221509	8080839	B4	1339	221504	8080893	B4	1399	221549	8080890
B4	1280	221510	8080839	B4	1340	221507	8080893	B4	1400	221535	8080892
B4	1281	221514	8080844	B4	1341	221510	8080895	B4	1401	221538	8080895
B4	1282	221517	8080846	B4	1342	221513	8080896	B4	1402	221539	8080895
B4	1283	221518	8080847	B4	1343	221517	8080898	B4	1403	221541	8080897
B4	1284	221517	8080856	B4	1344	221521	8080899	B4	1404	221542	8080898
B4	1285	221506	8080847	B4	1345	221525	8080899	B4	1405	221536	8080899
B4	1286	221505	8080846	B4	1346	221529	8080899	B4	1406	221533	8080898
B4	1287	221505	8080846	B4	1347	221533	8080898	B4	1407	221526	8080897
B4	1288	221505	8080846	B4	1348	221536	8080896	B4	1408	221527	8080897
B4	1289	221504	8080846	B4	1349	221539	8080894	B4	1409	221526	8080897
B4	1290	221504	8080845	B4	1350	221542	8080891	B4	1410	221527	8080896
B4	1291	221504	8080845	B4	1351	221544	8080892	B4	1411	221526	8080896
B4	1292	221503	8080845	B4	1352	221545	8080892	B4	1412	221527	8080897
B4	1293	221503	8080845	B4	1353	221548	8080891	B4	1413	221529	8080899
B4	1294	221503	8080844	B4	1354	221549	8080891	B4	1414	221531	8080897
B4	1295	221502	8080844	B4	1355	221524	8080890	B4	1415	221538	8080897
B4	1296	221502	8080844	B4	1356	221527	8080892	B4	1416	221541	8080895
B4	1297	221502	8080844	B4	1357	221530	8080894	B4	1417	221548	8080894
B4	1298	221501	8080844	B4	1358	221529	8080891	B4	1418	221545	8080896
B4	1299	221501	8080843	B4	1359	221525	8080891	B4	1419	221547	8080898
B4	1300	221501	8080843	B4	1360	221521	8080891	B4	1420	221546	8080899
B4	1301	221500	8080843	B4	1361	221524	8080890	B4	1421	221545	8080898
B4	1302	221500	8080843	B4	1362	221516	8080893	B4	1422	221544	8080898
B4	1303	221499	8080843	B4	1363	221516	8080894	B4	1423	221541	8080899
B4	1304	221499	8080843	B4	1364	221505	8080895	B4	1424	221538	8080896
B4	1305	221499	8080842	B4	1365	221471	8080894	B4	1425	221482	8080897
B4	1306	221498	8080842	B4	1366	221466	8080890	B4	1426	221481	8080896
B4	1307	221498	8080842	B4	1367	221467	8080889	B4	1427	221482	8080895
B4	1308	221497	8080842	B4	1368	221468	8080889	B4	1428	221474	8080895
B4	1309	221497	8080842	B4	1369	221469	8080887	B4	1429	221476	8080897
B4	1310	221484	8080838	B4	1370	221476	8080889	B4	1430	221467	8080891
B4	1311	221483	8080838	B4	1371	221491	8080883	B4	1431	221467	8080892
B4	1312	221480	8080837	B4	1372	221505	8080876	B4	1432	221464	8080891
B4	1313	221475	8080836	B4	1373	221510	8080880	B4	1433	221466	8080878
B4	1314	221473	8080835	B4	1374	221515	8080884	B4	1434	221465	8080877
B4	1315	221469	8080835	B4	1375	221518	8080901	B4	1435	221466	8080874
B4	1316	221465	8080835	B4	1376	221516	8080903	B4	1436	221468	8080877
B4	1317	221461	8080836	B4	1377	221540	8080870	B4	1437	221470	8080875
B4	1318	221458	8080838	B4	1378	221540	8080866	B4	1438	221479	8080871
B4	1319	221455	8080840	B4	1379	221540	8080866	B4	1439	221477	8080874
B4	1320	221452	8080842	B4	1380	221540	8080863	B4	1440	221487	8080870

**PLANS AND DOCUMENTS  
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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.  
Responsibility for locating these boundaries lies solely with the landholder and delegated contractor(s).  
Coordinates start at a point indicated on the accompanying plan and proceed in a clockwise direction.

Part ID	Unique ID	Easting	Northing
B4	1441	221445	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

**PLANS AND DOCUMENTS  
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AGENCY RESPONSE**



**SARA ref:** 2003-15753 SRA

**Date:** 6 April 2020



## Appeal Rights

PLANNING ACT 2016 & THE PLANNING REGULATION 2017

### Chapter 6 Dispute resolution

#### Part 1 Appeal rights

##### 229 Appeals to tribunal or P&E Court

- (1) Schedule 1 of the *Planning Act 2016* states –
- (a) Matters that may be appealed to –
    - (i) either a tribunal or the P&E Court; or
    - (ii) only a tribunal; or
    - (iii) only the P&E Court; and
  - (b) The person-
    - (i) who may appeal a matter (**the appellant**); and
    - (ii) who is a respondent in an appeal of the matter; and
    - (iii) who is a co-respondent in an appeal of the matter; and
    - (iv) who may elect to be a co-respondent in an appeal of the matter.

(Refer to Schedule 1 of the Planning Act 2016)

- (2) An appellant may start an appeal within the appeal period.
- (3) The **appeal period** is –
- (a) for an appeal by a building advisory agency – 10 business days after a decision notice for the decision is given to the agency; or
  - (b) for an appeal against a deemed refusal – at any time after the deemed refusal happens; or
  - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises – 20 business days after a notice is published under section 269(3)(a) or (4); or
  - (d) for an appeal against an infrastructure charges notice – 20 business days after the infrastructure charges notice is given to the person; or
  - (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given – 30 business days after the applicant gives the deemed approval notice to the assessment manager; or
  - (f) for any other appeal – 20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

*Note –*

*See the P&E Court Act for the court's power to extend the appeal period.*

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.

- (6) To remove any doubt. It is declared that an appeal against an infrastructure charges notice must not be about-
  - (a) the adopted charge itself; or
  - (b) for a decision about an offset or refund-
    - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
    - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

### 230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that-
  - (a) is in the approved form; and
  - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar must, within the service period, give a copy of the notice of appeal to –
  - (a) the respondent for the appeal ; and
  - (b) each co-respondent for the appeal; and
  - (c) for an appeal about a development application under schedule 1, table 1, item 1 – each principal submitter for the development application; and
  - (d) for an appeal about a change application under schedule 1, table 1, item 2 – each principal submitter for the change application; and
  - (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and
  - (f) for an appeal to the P&E Court – the chief executive; and
  - (g) for an appeal to a tribunal under another Act – any other person who the registrar considers appropriate.
- (4) The *service period* is –
  - (a) if a submitter or advice agency started the appeal in the P&E Court – 2 business days after the appeal has started; or
  - (b) otherwise – 10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.

### 231 Other appeals

- (1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section –
  - decision* includes-
  - (a) conduct engaged in for the purpose of making a decision; and



- (b) other conduct that relates to the making of a decision; and
- (c) the making of a decision or failure to make a decision; and
- (d) a purported decision ; and
- (e) a deemed refusal.

*non-appealable*, for a decision or matter, means the decision or matter-

- (a) is final and conclusive; and
- (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the Judicial Review Act 1991 or otherwise, whether by the Supreme Court, another court, a tribunal or another entity; and
- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, a tribunal or another entity on any ground.

### 232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with the rules of the P&E Court.