

17 December 2024

**Our Ref:** 21-651  
**Your Ref:** MCU/12/0017

**Chief Executive Officer**

Mareeba Shire Council  
PO Box 154  
MAREEBA QLD 4870

Attention: Mr Brian Millard ([BrianM@msc.qld.gov.au](mailto:BrianM@msc.qld.gov.au))

Dear Brian,

**RE: REQUEST FOR A 'MINOR CHANGE' UNDER S78 OF THE PLANNING ACT 2016 TO A DEVELOPMENT APPROVAL OVER 936 TINAROO CREEK ROAD, MAREEBA, MORE FORMALLY DESCRIBED AS LOT 358 ON OL451.**

Conmat Pty Ltd ("Applicant") are the operators of a Concrete Batching Plant from the premises and have instructed Urban Sync Pty Ltd (Urban Sync) to apply to Mareeba Shire Council (Council) requesting a 'Change Approval' Minor under s78 of the *Planning Act 2016* (PA), to an existing Decision Notice for Material Change of Use in effect over Lot 358 on OL451 at 936 Tinaroo Creek Road, Mareeba.

The substance of the request to Mareeba Shire Council relates the change of development conditions that are considered impractical and are limiting productivity and the broader economy of the Mareeba region. While the site is also an 'Extractive Industry', the requested amendments to the approval relate specifically to a small area within the property for 'Concreted Batching Plant'. An updated site plan and haulage route has been included within the submission for Council's assessment and acceptance.

In support of this application, we include the following to assist with Council's officers' assessment:

- Planning Act Form 5 – Change Application and Landowners Consent as **Attachment 1**;
- Copy of the Relevant Approval as **Attachment 2**; and
- Revised Site Plan and Development Area in **Attachment 3**.

As per Council's Schedule of Fees and charges, Councils' application fee to the amount of **\$872.00** will be paid upon lodgement and a receipt will be provided in due course. In accordance with s79 of the PA, as the Applicant is NOT the owner of the land, landowners' consent has been provided.

Should you require any further information or clarification on any matters regarding this application, please do not hesitate to contact on office on the email provided below.

Yours faithfully,



Stuart Ricketts.  
Director – Senior Planner.  
E [stuart@urbansync.com.au](mailto:stuart@urbansync.com.au) | T 4051 6946 | M 0418 985 935

## I SITE DETAILS

<b>Registered Landowner:</b>	Department of Resources (on behalf State of Queensland)
<b>Applicant:</b>	Conmat Pty Ltd
<b>Site Location:</b>	936 Tinaroo Creek Road, Mareeba
<b>Lot and Description:</b>	Lot 358 on OL451
<b>Site Area:</b>	2,370ha
<b>Tenure:</b>	Lands Lease
<b>Easements/Encumbrances:</b>	Easement A on SP142690
<b>Existing Improvements:</b>	The site operates as Extractive Resource Area operated by Conmat Pty Ltd and includes a local authority from Mareeba Shire under the Planning Scheme for Concrete Batching Plant. This operation includes 780m <sup>2</sup> single storey industrial premise, as well as the associated Batching Plant equipment, wash-out pits, hard stand areas, etc.
<b>Topography:</b>	The site has a gradual fall towards the western portion of the site
<b>Waterways:</b>	The site is defined by its boundary with the Tinaroo Creek which traverses along the western and northern boundary
<b>Vegetation:</b>	The majority of the allotment remains untouched mature vegetation, with only the sites used for industrial activities being cleared of vegetation.
<b>Heritage Places:</b>	The site is not an identified State or local 'Heritage Place', nor are any adjacent sites.

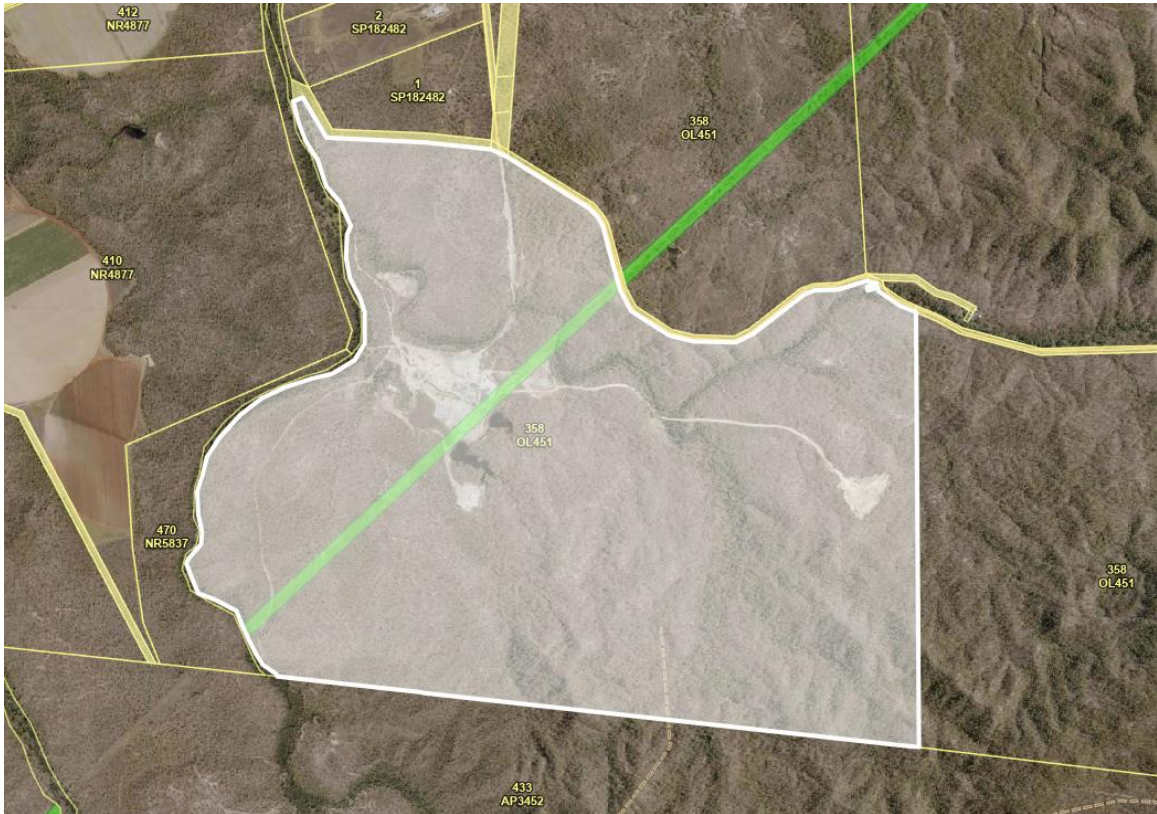


Figure 1: Site location: 936 Tinaroo Creek Road, Mareeba (Source: Queensland Globe, State of Queensland 2024).

## 2 APPLICATION AND APPROVAL BACKGROUND

The site and premises have an 'existing lawful' use for Extractive Industry providing resource to the Mareeba Area. Extraction is reflected through the Environmental Authority (Permits) and Leasing arrangements that continue to be operated and annual licensing fees payable:

- ERA 16-2a (Extractive >5000t but <100,000t per year)
- ERA 16-3a (Screening >5,000t but <10,000t per year)
- ERA 33 – Crushing, Milling, Grinding or Screening (>5,000t but <100,000t per year)
- ERA 53 – Composting & Soil Conditioner Manufacturing >200t per year

The originating application (the application) sought approval for a Material Change of Use for Industry, specifically a Concrete Batching Plant, within one (1) of the land lease area at 936 Tinaroo Creek Road, Mareeba, more formally described as Lot 358 on OL451 (Ref: MCU/12/0017) and the site has continued to operate under this land-use.

The application was lodged under and assessed against the *Sustainable Planning Act 2009 (SPA)* and a superseded version of the *Mareeba Shire Council Planning Scheme* (Planning Scheme), as well as all other relevant legislation at the State and local level. The application would be approved on 17 May 2013 and the approval authorised the following aspect of development:

- **Development Permit for Material Change of Use (Industry - Concrete batching Plant)**

The commencement of the use would be actioned in late 2013. A copy of this approval, which is the relevant approval for the purpose of this request, is included in **Attachment 2** for ease of reference.

Conmat Pty Ltd now operates the business from the land and are responsible for the operations, licenses and permits under existing approvals.

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### 3 PROPOSAL TO AMEND THE APPROVALS

Conmat Pty Ltd now operates the business from the land and are responsible for the operations, licenses and permits under existing approvals.

Conmat Pty Ltd are currently the only operator providing concrete product to the private and public sector in the Mareeba locality as other operators have ceased to operate in late 2024. This may not be long-term, though Mareeba Council has extended the hours of construction within the shire to allow works to commence on site from 5AM.

It is possible for the Concrete Batching Plant at the premises to service the needs of the Mareeba Region for product through the conditions imposed under the approval limit operations and are needed to be amended (or deleted) for the business to lawfully operate and meet the needs of the community. This submission sets out the changes being requested and acknowledges that a review of the development impacts resulting from the changes needs to be considered if the approval is to be reasonably amended.

Mareeba Shire Council has acknowledged that there are demands on the operations of the Concrete Batching Plant that may give rise to a change in the conditions to allow for increase in vehicles and hours of operation. As such, the purpose of this request is to facilitate changes to Condition 3.5 (Traffic Movements) and Condition 3.6 (Hours of Operation). A review of each condition and commentary addressing possible development impacts resulting for the change is included in Section 4.

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### 4 REQUESTED CHANGES TO THE RELEVANT APPROVAL

The Applicant seeks to alter the existing conditions of approval on the site, specifically, conditions 3.5 and 3.6, which relate to Traffic Movements and Hours of Operation. The requested changes do not effect the number of staff or operational elements of the business but do essentially allow for an intensification of the development to meet the current demands of the Mareeba Region.

Accordingly, the applicant and operators (Conmat Pty Ltd) request the following amendments to the existing conditions of approval of MCU/12/0017 noting deletions have been 'struck out' and additions identified in bold and are underlined.

#### **Condition 3:**

#### Original Condition

Condition	Amendments
<b>General</b>	
3.5	Traffic Movements Heavy and regular vehicle traffic movements associated with the proposed batching plant are not to exceed a combined total of 16 vehicle movements per day (8 trips to and from site).
3.6	Hours of Operation The operating hours shall be between 6am and 6pm Monday to Friday and between 6am and 12pm Saturday. No operations are permitted on Sunday or Public Holidays.

## Proposed Condition

Condition	Amendments
<b>General</b>	
3.5	<del>Traffic Movements Heavy and regular vehicle traffic movements associated with the proposed batching plant are not to exceed a combined total of 16 vehicle movements per day (8 trips to and from site).</del>
3.6	Hours of Operation The operating hours shall be between <del>6</del> <b>4</b> am and 6pm Monday to Friday and between 6am and <del>12</del> <b>1</b> pm Saturday. No operations are permitted on Sunday or Public Holidays.

### **Town Planning Commentary:**

Building works in Mareeba can now commence at 5am under Council's approval and ultimately this places pressure on the builders and civil contractors to have concrete on-site and ready at 5am to undertake construction works. Existing limitations on the operations at the Concrete Batching Plant at 936 Tinaroo Creek Road, Mareeba do not allow for this to be lawfully completed and therefore it's requested to amend the condition to allow for the commencement of operations from 4am.

Removal of Condition 3.5 would provide for increased number of vehicle movements that reflects an extension of the hours of operation. This site is in a rural area and the batching plant is suitably separated from other properties.

The potential for development impacts lies primarily along the haulage route between the batching plants and the distribution network servicing the Mareeba Region. Some areas and properties immediately along the haulage route will be subject to possibly 4-6 additional vehicle movement per day between the hours of 4am and 6am. The submission by the operator is that this does NOT reflect a significant and unreasonable development impact and is only minor above what is already a lawful existing landuse.

Due to the growing demand throughout the region for concrete, restricting output of the batching plant to maximum of eight trips per day, not only prevents the site's ability to provided smaller and quicker deliveries but also complicates long distance shipments, with deliveries needing to be postponed allowing for the return of vehicles. Business activities and servicing development under strained timeframes on the vehicles which may enter and leave the site, but also may mean that project will be forced to halt while awaiting a delivery, which may be ready but unable to lawfully leave the site. As such, the removal of this Condition would alleviate this issue.

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## **5 REQUEST TO CHANGE (S78) – STATUTORY ASSESSMENT**

The 'Minor' Change Application process set out within the *Planning Act 2016* (PA) provides a mechanism to make changes to a development approval without the need for the complexity and delay of a completely 'fresh' assessment, so long as it would, because of the change, not result in a 'substantially different development'.

To assist Council in respect of their consideration and support for this request, an assessment against the relevant statutory and non-statutory requirements set out under the PA are provided below in **Tables 1-2**.

Table 1: Test under Schedule 2 of the PA

Tests	Consideration of the proposed change
<b>A minor change, means that -</b>	
<i>For a development approval -</i>	
<i>Would not result in a substantially different development; and</i>	Refer to commentary provided under <b>Table 2</b> below which demonstrates the proposed changes do not constitute 'substantially different development'.
<i>If a development application for the development, including the change, were made when the change application is made would not cause –</i>	
<i>(a) The inclusion of prohibited development in the application; or</i>	None of the changes to the development conditions trigger any prohibited development under the PA, nor per Schedule 10, Parts 2-5, Parts 10-11 and Parts 16 and 20, of the <i>Planning Regulation 2017</i> .
<i>(b) Referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or</i>	If the development were resubmitted today, it would not trigger a referral to any State agencies for assessment and approval.
<i>(c) Referral to an extra referral agencies, other than to the chief executive; or</i>	N/A – there were no referral agencies for the originating application.
<i>(d) A referral agency to assess the application against, or have regard to, matters prescribed under the regulation under section 55(2), other than matters the referral agency must have assessed the application against, or have regard to, when the application was made; or</i>	N/A – there were no referral agencies for the originating application.
<i>(e) Public notification if public notification was not required for the development application.</i>	The originating application was Impact Assessable.

The Development Assessment Rules under the PA provides further guidance to assist in determining whether a change may constitute 'substantially different development'.

The phrase 'substantially different development' is not defined in the PA. Hence, the assessment of whether the effect of a change would, or would not, result in a 'substantially different development' involves matters of fact and degree, which should be considered broadly and fairly.

Accordingly, and to determine that the changes do not in fact, result in 'substantially different development', an assessment of the changes against the 'substantially different development' criteria listed under Schedule 1 of the DA Rules is provided below in **Table 2**.

Table 2: Substantially Different Development Test

Tests	Consideration of the Proposed Change
<i>Involves a new use</i>	The proposed changes do not seek to introduce any new uses.
<i>Results in the application applying to a new parcel of land</i>	The changes are entirely limited to the subject land and to the existing lawful operations being contained within the original parcel of land.
<i>Dramatically changes the built form in terms of scale, bulk and appearance</i>	The proposed changes do not change the built form in any way shape of form.
<i>Changes the ability of the proposal to operate as intended. For example, reducing the size of a retail complex may reduce the capacity of the complex to service the intended catchment</i>	The proposed changes do not affect the ability of the approved development to operate as was originally intended i.e., the development will still result in the use of part of the site for Industrial purposes.
<i>Removes a component that is integral to the operation of the development</i>	The changes do not seek to remove any integral component of the approved development.
<i>Significantly impacts on traffic flow and the transport network, such as increasing traffic to the site</i>	<p>The changes being sought will result in increased traffic flow as the sought changes are to allow for an increase to the allowed vehicle movements on site.</p> <p>The submission by the operator is that this does NOT reflect a significant and unreasonable development impact and is only minor above what is already a lawful existing landuse</p>
<i>Introduces new impacts or increases the severity of known impacts</i>	The proposed changes do not introduce any new impacts or increase the severity of any known impacts (see comments above).
<i>Removes an incentive or offset component that would have balanced a negative impact of the development</i>	Not applicable. There were no incentives and/or offsets that supported the original approval.
<i>Impacts on infrastructure provision, location or demand</i>	The proposed changes do not seek to alter the existing infrastructure provision, location or demand.

In summary, the above assessment and review demonstrates to a suitable standard that Mareeba Shire Council has the option to consider the requested change to the development conditions WILL NOT not result in substantially different development and can therefore, be considered a 'Minor Change'. As a result, in this circumstance it would be suitable to amend/modify the existing conditions of approval, as sought by **Section 4**.

Section 81 of the PA outlines what the 'Responsible Entity' must consider when assessing a Change Application and **Table 3** below provides commentary against these matters.

Table 3: Commentary Against Section 81 of the PA

Tests	Consideration of the Proposed Change
<i>(2) "In assessing the change application, the responsible entity must consider—"</i>	-
<i>(2)(a) "The information the applicant included with the application"</i>	Please refer to the supporting material included with this Change Application (Minor).
<i>(2)(b) "If the responsible entity is the assessment manager—any properly made submissions about the development application or another change application that was approved"</i>	There were no properly made submissions received as part of the originating application.
<i>(2)(c) Any pre-request response notice or response notice given in relation to the change application"</i>	No pre-request response has been sought.
<i>(2)(d) "If the responsible entity is, under section 78A(3), the Minister—all matters the Minister would or may assess against or have regard to, if the change application were a development application called in by the Minister"</i>	The responsibility entity is not the Minister.
<i>(2)(da) "If paragraph (d) does not apply—all matters the responsible entity would or may assess against or have regard to, if the change application were a development application"</i>	The use of the site remains generally compliant with the higher order provisions of the Planning Scheme.
<i>(2)(e) "Another matter that the responsible entity considers relevant"</i>	<p>Any 'other matters' were suitably considered as part of the original approval. As has been outlined throughout this application, the proposed changes are not introducing any new or increasing the severity of any existing impacts that Council may need to consider in their assessment of this Change Application (Minor).</p> <p>There is an acknowledgement that the haulage route will exhibit additional traffic during the period between 4am and 6am though the operator is confident that this does NOT reflect a significant and unreasonable development impact and is only minor above what is already a lawful existing landuse</p>
<p><i>(3) "Subsections (4) and (5) apply if the responsible entity must, in assessing the change application under subsection (2)(d) or (da), consider—</i></p> <p><i>a) a statutory instrument; or</i></p> <p><i>b) another document applied, adopted or incorporated (with or without changes) in a statutory instrument"</i></p>	See below.
<i>(4) "The responsible entity must consider the statutory instrument, or other document, as in effect when the development application for the development approval was properly made"</i>	The proposed change remains generally compliant with the provisions of the Planning Scheme.



(5) "However, the responsible entity may give the weight the responsible entity considers is appropriate, in the circumstances, to—

- a) the statutory instrument or other document as in effect when the change application was made; or
- b) if the statutory instrument or other document is amended or replaced after the change application is made but before it is decided—the amended or replacement instrument or document; or
- c) another statutory instrument—
  - (i) that comes into effect after the change application is made but before it is decided; and
  - (ii) that the responsible entity would have been required to consider if the instrument had been in effect when the development application for the development approval was properly made"

There are no other statutory documents considered relevant to give weight to in the assessment of this Change Application (Minor).

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## 6 CONCLUSION

Urban Sync Pty Ltd are submitting this statutory request for a Change Approval (Minor) under s78 of the *Planning Act 2016* on behalf of Conmat Pty Ltd over Lot 358 on OL451 at 936 Tinaroo Creek Road, Mareeba.

This submission is required under the relevant provisions of the *Planning Act 2016* due to the need to update the development conditions to allow for expanded lawful operations on the site for Concrete Batching Plant supporting the Mareeba Development Industry. We trust this submission and the grounds relied on by the operators can now be progressed for assessment. Should you require any further information or clarification on any matters regarding this application, please do not hesitate to contact me using the below details.

Yours faithfully



Stuart Ricketts.

Director – Senior Planner.

E [stuart@urbansync.com.au](mailto:stuart@urbansync.com.au) | T 4051 6946 | M 0418 985 935

**ATTACHMENT I**  
**PLANNING ACT - FORM 5 & LANDOWNERS CONSENT**

# Change application form

**Planning Act Form 5 (version 1.2 effective 7 February 2020) made under Section 282 of the Planning Act 2016.**

This form is to be used for a change application made under section 78 of the *Planning Act 2016*. It is important when making a change application to be aware of whether the application is for a minor change that will be assessed under section 81 of the *Planning Act 2016* or for an other change that will be assessed under section 82 of the *Planning Act 2016*.

An applicant must complete all parts of this form, and provide any supporting information that the form identifies as being required to accompany the change application, unless stated otherwise. Additional pages may be attached if there is insufficient space on the form to complete any part.

**Note:** All terms used in this form have the meaning given under the *Planning Act 2016*, the *Planning Regulation 2017*, or the *Development Assessment Rules (DA Rules)*.

## PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Conmat Pty Ltd
Contact name (only applicable for companies)	C/- Stuart Ricketts of Urban Sync Pty Ltd
Postal address (P.O. Box or street address)	PO Box 2970
Suburb	Cairns
State	Queensland
Postcode	4870
Country	Australia
Email address (non-mandatory)	<a href="mailto:admin@urbansync.com.au">admin@urbansync.com.au</a>
Mobile number (non-mandatory)	(07) 4051 6946
Applicant's reference number(s) (if applicable)	21-651

2) Owner's consent - Is written consent of the owner required for this change application? <b>Note:</b> Section 79(1A) of the <i>Planning Act 2016</i> states the requirements in relation to owner's consent.	
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this change application	
<input type="checkbox"/> No	

## PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1 or 3.2), and 3.3 as applicable)				
3.1) Street address and lot on plan				
<input checked="" type="checkbox"/> Street address <b>AND</b> lot on plan (all lots must be listed), <b>or</b>				
<input type="checkbox"/> Street address <b>AND</b> lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).				
a)	Unit No.	Street No.	Street Name and Type	Suburb
		936	Tinaroo Creek Road	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	358	OL451	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)



**Queensland  
Government**

**3.2) Coordinates of premises** (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

**Note:** Place each set of coordinates in a separate row.

Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: <input type="text"/>	

Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: <input type="text"/>	

**3.3) Additional premises**

Additional premises are relevant to the original development approval and the details of these premises have been attached in a schedule to this application

Not required

**PART 3 – RESPONSIBLE ENTITY DETAILS**

**4) Identify the responsible entity that will be assessing this change application**

**Note:** see section 78(3) of the Planning Act 2016

Mareeba Shire Council

**PART 4 – CHANGE DETAILS**

**5) Provide details of the existing development approval subject to this change application**

Approval type	Reference number	Date issued	Assessment manager/approval entity
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval	MCU/12/0017	20 May 2013	Tablelands Regional Council
<input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval			

**6) Type of change proposed**

**6.1) Provide a brief description of the changes proposed to the development approval** (e.g. changing a development approval for a five unit apartment building to provide for a six unit apartment building):

Changing a Development Approval Conditions for Material Change of Use (Industry (Concrete Batching Plant))

**6.2) What type of change does this application propose?**

Minor change application – proceed to Part 5

Other change application – proceed to Part 6

## PART 5 – MINOR CHANGE APPLICATION REQUIREMENTS

7) Are there any affected entities for this change application		
<input checked="" type="checkbox"/> No – proceed to Part 7 <input type="checkbox"/> Yes – list all affected entities below and proceed to Part 7 <b>Note:</b> section 80(1) of the Planning Act 2016 states that the person making the change application must give notice of the proposal and the details of the change to each affected entity as identified in section 80(2) of the Planning Act 2016.		
Affected entity	Pre-request response provided? (where a pre-request response notice for the application has been given, a copy of the notice must accompany this change application)	Date notice given (where no pre-request response provided)
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	

## PART 6 – OTHER CHANGE APPLICATION REQUIREMENTS

**Note:** To complete this part it will be necessary for you to complete parts of DA Form 1 – Development application details and in some instances parts of DA Form 2 – Building work details, as mentioned below. These forms are available at <https://planning.dsdmip.qld.gov.au>.

8) Location details - Are there any additional premises included in this change application that were not part of the original development approval?
<input type="checkbox"/> No <input type="checkbox"/> Yes

9) Development details
<b>9.1) Is there any change to the type of development, approval type, or level of assessment in this change application?</b> <input type="checkbox"/> No <input type="checkbox"/> Yes – the completed Sections 1 and 2 of Part 3 (Development details) of DA Form 1 – Development application details as these sections relate to the new or changed aspects of development are provided with this application.
<b>9.2) Does the change application involve building work?</b> <input type="checkbox"/> No <input type="checkbox"/> Yes – the completed Part 5 (Building work details) of DA Form 2 – Building work details as it relates to the change application is provided with this application.

10) Referral details – Does the change application require referral for any referral requirements?
<b>Note:</b> The application must be referred to each referral agency triggered by the change application as if the change application was the original development application including the proposed change. <input type="checkbox"/> No <input type="checkbox"/> Yes – the completed Part 5 (Referral details) of DA Form 1 – Development application details as it relates to the change application is provided with this application. Where referral is required for matters relating to building work the <a href="#">Referral checklist for building work</a> is also completed.

11) Information request under Part 3 of the DA Rules
<input type="checkbox"/> I agree to receive an information request if determined necessary for this change application <input type="checkbox"/> I do not agree to accept an information request for this change application <b>Note:</b> By not agreeing to accept an information request I, the applicant, acknowledge:

- that this change application will be assessed and decided based on the information provided when making this change application and the assessment manager and any referral agencies relevant to the change application are not obligated under the DA Rules to accept any additional information provided by the applicant for the change application unless agreed to by the relevant parties
  - Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.
- Further advice about information requests is contained in the [DA Forms Guide: Forms 1 and 2](#).

## 12) Further details

- Part 7 of *DA Form 1 – Development application details* is completed as if the change application was a development application and is provided with this application.

## PART 7 – CHECKLIST AND APPLICANT DECLARATION

### 13) Change application checklist

I have identified the:

- responsible entity in 4); and
- for a minor change, any affected entities; and  Yes
- for an other change all relevant referral requirement(s) in 10)

**Note:** See the *Planning Regulation 2017* for referral requirements

- For an other change application, the relevant sections of [DA Form 1 – Development application details](#) have been completed and is attached to this application  Yes  Not applicable

- For an other change application, where building work is associated with the change application, the relevant sections of [DA Form 2 – Building work details](#) have been completed and is attached to this application  Yes  Not applicable

- Supporting information addressing any applicable assessment benchmarks is attached to this application  Yes
- Note:** This includes any templates provided under 23.6 and 23.7 of *DA Form 1 – Development application details* that are relevant as a result of the change application, a planning report and any technical reports required by the relevant categorising instrument(s) (e.g. the local government planning scheme, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning report template](#).

- Relevant plans of the development are attached to this development application  Yes
- Note:** Relevant plans are required to be submitted for all relevant aspects of this change application. For further information, see [DA Forms Guide: Relevant plans](#).

### 14) Applicant declaration

- By making this change application, I declare that all information in this change application is true and correct.
- Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the responsible entity and any relevant affected entity or referral agency for the change application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*.

**Note:** It is unlawful to intentionally provide false or misleading information.

**Privacy** – Personal information collected in this form will be used by the responsible entity and/or chosen assessment manager, any relevant affected entity or referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the change application.

All information relating to this change application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, *Planning Regulation 2017* and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the *Planning Regulation 2017*, and the access rules made under the *Planning Act 2016* and *Planning Regulation 2017*; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

**PART 8 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY**

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Date received:  Reference number(s):

QLeave notification and payment			
<i>Note: For completion by assessment manager if applicable</i>			
Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date received form sighted by assessment manager			
Name of officer who sighted the form			

Queensland Titles Registry Pty Ltd  
 ABN 23 648 568 101

<b>Title Reference:</b> 17663127	<b>Search Date:</b> 30/10/2024 12:12
<b>Date State Tenure Created:</b> 22/10/1995	<b>Request No:</b> 49836222
<b>Creating Dealing:</b>	

**DESCRIPTION OF LAND**

Tenure Reference: OL 9/358  
 Lease Type: NO TERM  
 LOT 358 CROWN PLAN OL451  
 Local Government: MAREEBA  
 Area: 2370.000000 Ha. (ABOUT)  
 No Land Description  
 No Forestry Entitlement Area  
 Purpose for which granted:  
 NO PURPOSE DEFINED

**REGISTERED LESSEE**

Dealing No: 710011406 12/10/2006  
 COLDAV PTY LTD A.C.N. 115 633 362 TRUSTEE  
 UNDER DOCUMENT 710011406

**TERM OF LEASE**

No Term

**CONDITIONS**

M76 The License shall be determinable at any time with respect to the whole or any specified part of the land by three months' notice given by the Minister to the Licensee, subject to the provisions of the Land Act as to abatement of rent.

**ENCUMBRANCES AND INTERESTS**

- EASEMENT IN GROSS No 706870624 08/08/2003 at 10:02  
 burdening the land  
 QUEENSLAND ELECTRICITY TRANSMISSION CORPORATION LIMITED  
 A.C.N. 078 849 233  
 over  
 EASEMENTS A AND B ON SP142690
- AMENDMENT OF LEASE CONDITIONS No 712520428 21/06/2009 at 14:13  
 THE CONDITIONS OF THE WITHIN TENURE ARE HEREBY AMENDED.

**ADMINISTRATIVE ADVICES**

Dealing	Type	Lodgement Date	Status
719700356	RT NOTING LAND TITLE ACT 1994	28/10/2019 12:41	CURRENT

**UNREGISTERED DEALINGS**

NIL

Caution - Charges do not necessarily appear in order of priority



Title Reference:	17663127
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\*\* End of Current State Tenure Search \*\*

Information provided under section 34 Land Title Act (1994) or section 281 Land Act (1994)

**ATTACHMENT 2  
RELEVANT APPROVAL**

## Tablelands Regional Council

Atherton Service Centre  
PO Box 573, Atherton QLD 4883  
Telephone: 1300 362 242

### Urban & Regional Planning Group

Carl Ewin, Planning Officer  
Telephone: (07) 4043 4369  
Facsimile: (07) 4030 3978  
Email: info@trc.qld.gov.au

20 May 2013

**File Ref:** MCU/12/0017  
**Our Ref:** BJM:CE:nj

Wallace Quarrying and Mining Pty Ltd  
C/- Landline Consulting  
1 Jack Street  
ATHERTON QLD 4883

# Decision Notice

## Approval

*Sustainable Planning Act 2009 s334 and s335*

Dear Sir/Madam

**APPLICATION FOR MATERIAL CHANGE OF USE - INDUSTRY (CONCRETE BATCHING PLANT)**  
**LOT 358 ON OL451**  
**SITUATED AT 936 TINAROO CREEK ROAD, MAREEBA**

I wish to advise that, under Council's delegated authority on 17 May 2013, the above development application was -

- Approved in full with conditions.

The conditions relevant to this approval are detailed in **section 5** of this notice. These conditions are clearly identified to indicate whether the Assessment Manager or a Concurrence Agency imposed them.

### Approval under Section 331

This application **has not** been deemed to be approved under Section 331 of the Sustainable Planning Act 2009 (SPA).

#### 1. Details of the approval –

Development Permit - Material Change of Use - Industry (Concrete Batching Plant)

#### 2. Other necessary development permits and/or compliance permits–

Listed below are other development permits and/or compliance permits that are necessary to allow the development to be carried out –

- Development Permit for Building Work

#### 3. Other approvals required from Council

- Nil

#### 4. Submissions -

There **were no** properly made submissions about the application.

#### 5. Conditions –

##### (A) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

##### (a) Development assessable against the Planning Scheme

1. Development must be carried out substantially 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 the 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 notify 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 the condition(s) of this approval.
  - 3.2 All payments required to be made to the Council (including contributions, charges and bonds) pursuant to any condition of this approval must be made prior to the issue of a building permit (if no building permit required then prior to the commencement of the use) and at the rate applicable at the time of payment.
  - 3.3 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.
  - 3.4 Bushfire Management

A Bushfire Management Plan will be prepared in accordance with Appendix 8 of State Planning Policy 1/03 - Mitigating the Adverse Impacts of Flood, Bushfire and Landslide to the satisfaction of Council's delegated officer. The approved use must comply with the requirements of the Management Plan at all times.
  - 3.5 Traffic Movements

Heavy and regular vehicle traffic movements associated with the proposed batching plant are not to exceed a combined total of 16 vehicle movements per day (8 trips to and from site).

### 3.6 Hours of Operation

The operating hours shall be between 6am and 6pm Monday to Friday and between 6am and 12pm Saturday. No operations are permitted on Sunday or Public Holidays.

## 4. Environmental Conditions

### 4.1 General

4.1.1 Contaminants must not be released to the environment other than in accordance with the conditions contained within this document.

4.1.2 The applicant/developer must install all works and equipment required in order to ensure full compliance with all conditions of approval.

4.1.3 The applicant/developer must ensure that those persons responsible for the day to day operation of the concrete batching plant are familiar with the conditions of this document by making sure this document is read in full by all employees at least once per year and is read by new staff during the induction process.

### 4.2 Air Discharge

4.2.1 No release of contaminants, including but not limited to odour, dust, smoke, fumes, particulates and aerosols is to cause or is likely to cause and environmental nuisance at any commercial place or at any sensitive receptor places.

4.2.2 Dust filters must be fitted to storage silos that contain cement powder.

4.2.3 The filling of all silos is to be monitored by automatic devices that warn the plant operator with audible and visual alarms when any silo has been filled to its nominal capacity.

4.2.4 The filling of all silos is to be controlled by automatic devices that prevent any silo from being filled beyond its nominal capacity.

4.2.5 The holder of this development permit must ensure that all emission control and monitoring equipment is maintained in good working order.

4.2.6 Vehicle tracks and work areas adjacent to the concrete batching plant must be watered to minimise dust emissions from the approved place.

4.2.7 Air emissions and particulates emitted from the property must not cause material damage to buildings or vehicles located outside the boundaries of the subject site.

### 4.3 Water Discharge

4.3.1 The approved use must be carried out in a way that prevents the release of contaminants including cement powder, concrete slurry and other concrete materials to stormwater drainage that is naturally occurring or constructed.

- 4.3.2 Contaminants including plastics, concrete batching chemicals and packaging must not be directly or indirectly released to waterways or the bed or banks of any waterway or any drainage feature at the approved place.
- 4.3.3 Wastewater and other liquid waste generated in the course of carrying out the use shall be recycled for use in the concrete batching plant operation.
- 4.3.4 Settlement ponds for the concrete batching plant must be located at least 50 meters away from any natural drainage feature or water course at the approved place.
- 4.3.5 All wash down activities conducted on the subject site must be completed in a way that prevents concrete materials entering a natural drainage feature or waterway at the approved place.

#### 4.4 Stormwater Management

- 4.4.1 The approved use must be conducted in a way that prevents contaminants or wastes contacting with rainfall and stormwater runoff in order to prevent contaminants entering stormwater drainage systems that are naturally occurring or constructed.
- 4.4.2 Any stormwater leaving the subject site shall contain no visible sign of floating chemical contaminants or other debris from the approved place.
- 4.4.3 All above and below ground chemical and fuel storage tanks shall be bunded in accordance with the Australian Standards 1940-1993 "*The storage and handling of flammable and combustible liquids*".
- 4.4.4 All fuel and chemical tanks or containers must be kept within the confines of sealed bunded area that can accommodate a spill of 110% of the largest tank used for storage within the bunded area.
- 4.4.5 The sealed bunded area must be fitted with a valve for the purpose of emptying liquids or solutions from the bunded area. The valve must remain closed when not in use.
- 4.4.6 The sealed bunded area must have a sign above the valve handle that contains the following words - "*Valve to remain closed when not in use*".
- 4.4.7 Australian standard requirements for the storage of fuel and chemicals must be adhered to at all times when storing fuel and chemicals on the subject site.
- 4.4.8 The concrete batching plant area and settlement ponds must be designed to ensure minimal ingress of overland flow of stormwater.

#### 4.5 Land Application

- 4.5.1 The approved use must be carried out by such practical means that is necessary to prevent or minimise the release of contaminants to land.

- 4.5.2 Any soils contaminated at the subject site must be cleaned up immediately, lawfully removed and disposed of at a facility that accepts contaminated land fill.
  - 4.5.3 A bay must be constructed to dry concrete slurry.
  - 4.5.4 Concrete slurry and other wet concrete waste must be dried in the purpose built bay at the approved place prior to disposal.
  - 4.5.5 Where possible dried concrete waste must be recycled for use in other products.
- 4.6 Noise Control/Monitoring
- 4.6.1 The emission of noise from the subject site must not cause environmental nuisance as determined by Council's delegated officer at any commercial place or at any sensitive receptor places.
  - 4.6.2 The noise emissions from the subject site must not be greater than 5dB(A) above the background noise level at a sensitive receptor place or 10dB(A) above the background noise level at a commercial place.
  - 4.6.3 When requested by Council, the developer/operator must commission noise monitoring to investigate any complaint of nuisance caused by noise. The monitoring data, an analysis of the data and a report must be provided to the administering authority within 14 days of the completion of the investigation.
  - 4.6.4 Noise measurements must be compared with the acoustic quality objectives specified in the most recent edition of the Environmental Protection (Noise) Policy.
- 4.7 Waste Management
- 4.7.1 Waste must not be released to the environment and must be disposed of in accordance with the conditions within this document.
  - 4.7.2 Waste chemicals and chemical solutions are to be stored in a waste holding tank/s or drum/s that are located on a sealed and bunded surface.
  - 4.7.3 Waste liquids are to be removed by a regulated waste transporter.

(B) ASSESSMENT MANAGER'S ADVICE

(a) 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.

## (b) 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.

## (c) 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)

## (d) 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.dnrm.qld.gov.au](http://www.dnrm.qld.gov.au)

**6. IDAS referral agencies –**

The application did not require referral to any Referral Agency.

**7. Approved Plans**

The approved plans and/or documents for this development approval area listed in the following table.

Plan/Document Number	Plan/Document Title	Prepared by	Dated
-	Layout of Concrete Batching Plant - Wallace Quarries	Landline Consulting	-
-	Batching Plant - Proposed Location	Landline Consulting	-

**8. When approval lapses if development not started (s341)**

This development approval will lapse in accordance with Section 341 of the Sustainable Planning Act 2009 if development does not start within relevant period as stated below:

- Material Change of Use – four (4) years (starting the day the approval takes effect);

If there is one (1) or more subsequent related approvals' for a development approval for a Material Change of Use or a reconfiguration, the relevant period for the approval will be taken to have started on the day the latest related approval takes effect.

**9. Appeal rights –*****Applicant may make representations about decision***

The applicant may make written representations to the assessment manager about: -

- (a) a matter stated in the decision notice, other than a refusal or a matter about which a concurrence agency told the assessment manager under section 287(1) or (5); or



(b) the standard conditions applying to a deemed approval.

However, the applicant can not make representations under subsection (1)(a) about a condition attached to an approval under the direction of the Minister.

**Attachment 2** is an extract from SPA which contains details regarding making representations about the decision.

### ***Appeals by applicants***

An applicant for a development application may appeal to the Planning and Environment Court against the following:

- the refusal, or refusal in part of the development application
- any condition of a development approval, another matter stated in a development approval and the identification or inclusion of a code under section 242 of SPA
- the decision to give a preliminary approval when a development permit was applied for
- the length of a period mentioned in section 341
- a deemed refusal of the development application.

The timeframes for starting an appeal in the Planning and Environment Court are set out in section 461(2) of SPA.

Applicants may also have a right to appeal to the Building and Development Dispute Resolution Committee. For more details, see SPA, chapter 7, part 2.

### ***Appeals by submitters***

A submitter for a development application may appeal to the Planning and Environment Court against:

- the part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment
- the part of the approval relating to the assessment manager's decision under section 327.

Details about submitter appeal rights for the Planning and Environment Court are set out in sections 462, 463 and 464 of SPA.

Submitters may also have a right to appeal to the Building and Development Dispute Resolution Committee. For more details, see SPA, chapter 7, part 2.

**Attachment 3** is an extract from SPA which details the applicant's appeal rights and the appeal rights of any submitters regarding this decision.

## **10. When the development approval takes effect –**

This development approval takes effect –

- from the time the decision notice is given, if there is no submitter and the applicant does not appeal the decision to the court

**OR**

- subject to the decision of the court, when the appeal is finally decided, if an appeal is made to the court.

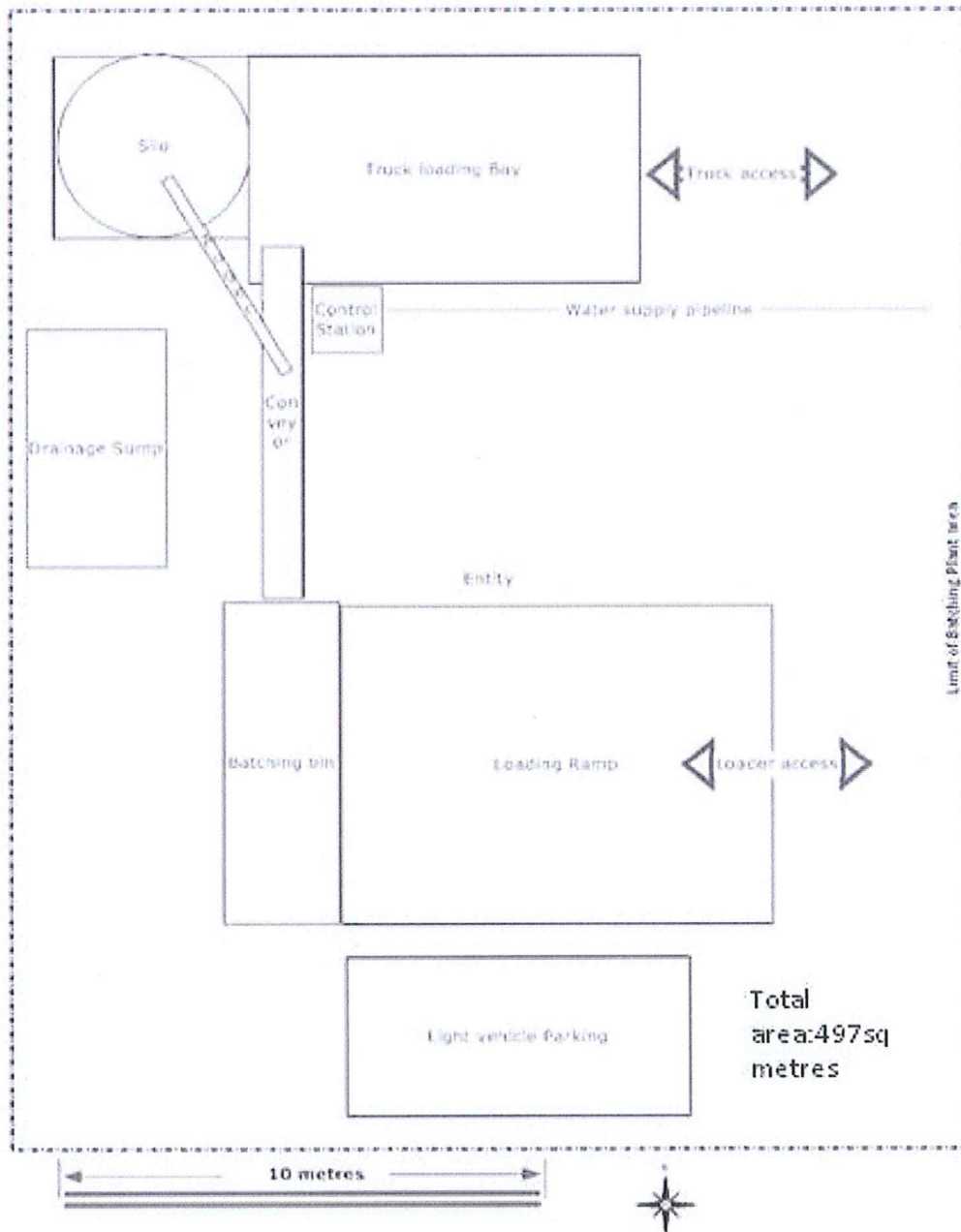
Should you require any further information please contact Council's **Planning Officer, Carl Ewin** on the above telephone number.

Yours faithfully

**BRIAN MILLARD  
SENIOR PLANNER**

**Enclosures: Attachment 1 - Approved Plans of Development  
Attachment 2 - SPA Extract - Making Representations about Decision  
Attachment 3 - SPA Extract on Appeal Rights**

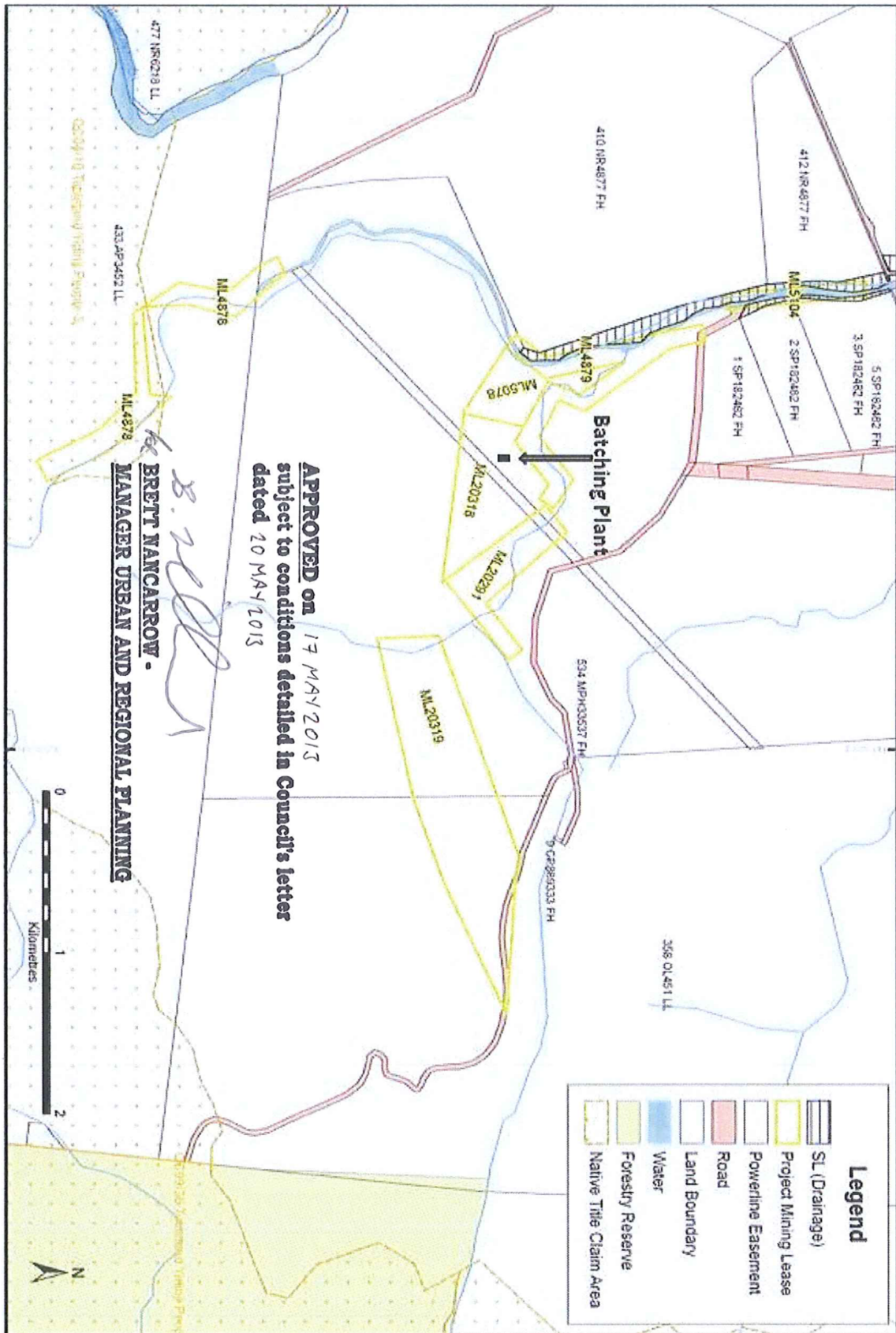
ATTACHMENT 1 - APPROVED PLANS OF DEVELOPMENT (DWS VS 3067870 & 3067869)



# Layout of Concrete Batching Plan – Wallace Quarries

**APPROVED on 17 MAY 2013**  
subject to conditions detailed in Council's letter  
dated 20 MAY 2013

*B. Nancarrow*  
for **BRETT NANCARROW -**  
**MANAGER URBAN AND REGIONAL PLANNING**



**ATTACHMENT 2 - MAKING REPRESENTATIONS ABOUT DECISION****PART 8 - DEALING WITH DECISION NOTICES AND APPROVALS****DIVISION 1 CHANGING DECISION NOTICES AND APPROVALS DURING APPLICANT'S APPEAL PERIOD****360 APPLICATION OF DIV 1**

This division applies only during the applicant's appeal period.

**361 APPLICANT MAY MAKE REPRESENTATIONS ABOUT DECISION**

- (1) The applicant may make written representations to the assessment manager about—
  - (a) a matter stated in the decision notice, other than a refusal or a matter about which a concurrence agency told the assessment manager under section 287(1) or (5); or
  - (b) the standard conditions applying to a deemed approval.
- (2) However, the applicant can not make representations under subsection (1)(a) about a condition attached to an approval under the direction of the Minister.

**362 ASSESSMENT MANAGER TO CONSIDER REPRESENTATIONS**

The assessment manager must consider any representations made to the assessment manager under section 361.

**363 DECISION ABOUT REPRESENTATIONS**

- (1) If the assessment manager agrees with any of the representations about a decision notice or a deemed approval, the assessment manager must give a new decision notice (***the negotiated decision notice***) to—
  - (a) the applicant; and
  - (b) each principal submitter; and
  - (c) each referral agency; and
  - (d) if the assessment manager is not the local government and the development is in a local government area—the local government.
- (2) Before the assessment manager agrees to a change under this section, the assessment manager must consider the matters the assessment manager was required to consider in assessing the application, to the extent the matters are relevant.
- (3) Only 1 negotiated decision notice may be given.
- (4) The negotiated decision notice—
  - (a) must be given within 5 business days after the day the assessment manager agrees with the representations; and
  - (b) must comply with section 335; and
  - (c) must state the nature of the changes; and
  - (d) replaces—

- (i) the decision notice previously given; or
  - (ii) if a decision notice was not previously given and the negotiated decision notice relates to a deemed approval—the standard conditions applying to the deemed approval.
- (5) If the assessment manager does not agree with any of the representations, the assessment manager must, within 5 business days after the day the assessment manager decides not to agree with any of the representations, give written notice to the applicant stating the decision about the representations.

**364 GIVING NEW INFRASTRUCTURE CHARGES NOTICE OR REGULATED INFRASTRUCTURE CHARGES NOTICE**

- (1) This section applies if the development approved by the negotiated decision notice is different from the development approved in the decision notice or deemed approval in a way that affects the amount of an infrastructure charge or regulated infrastructure charge.
- (2) The local government may give the applicant a new infrastructure charges notice under section 633 or regulated infrastructure charges notice under section 643 to replace the original notice.

**365 GIVING NEW REGULATED STATE INFRASTRUCTURE CHARGES NOTICE**

- (1) This section applies if the development approved by the negotiated decision notice is different from the development approved in the decision notice or deemed approval in a way that affects the amount of a regulated State infrastructure charge.
- (2) The relevant State infrastructure provider may give the applicant a new regulated State infrastructure charges notice under section 669 to replace the original notice.

**366 APPLICANT MAY SUSPEND APPLICANT'S APPEAL PERIOD**

- (1) If the applicant needs more time to make the representations, the applicant may, by written notice given to the assessment manager, suspend the applicant's appeal period.
- (2) The applicant may act under subsection (1) only once.
- (3) If the representations are not made within 20 business days after the day written notice was given to the assessment manager, the balance of the applicant's appeal period restarts.
- (4) If the representations are made within 20 business days after the day written notice was given to the assessment manager—
  - (a) if the applicant gives the assessment manager a notice withdrawing the notice under subsection (1)—the balance of the applicant's appeal period restarts the day after the assessment manager receives the notice of withdrawal; or
  - (b) if the assessment manager gives the applicant a notice under section 363(5)—the balance of the applicant's appeal period restarts the day after the applicant receives the notice; or
  - (c) if the assessment manager gives the applicant a negotiated decision notice—the applicant's appeal period starts again the day after the applicant receives the negotiated decision notice.

**ATTACHMENT 3 - APPEAL RIGHTS****DIVISION 8 APPEALS TO COURT RELATING TO DEVELOPMENT APPLICATIONS AND APPROVALS****461 APPEALS BY APPLICANTS**

- (1) An applicant for a development application may appeal to the court against any of the following—
  - (a) the refusal, or the refusal in part, of the development application;
  - (b) any condition of a development approval, another matter stated in a development approval and the identification or inclusion of a code under section 242;
  - (c) the decision to give a preliminary approval when a development permit was applied for;
  - (d) the length of a period mentioned in section 341;
  - (e) a deemed refusal of the development application.
- (2) An appeal under subsection (1)(a), (b), (c) or (d) must be started within 20 business days (the **applicant's appeal period**) after—
  - (a) if a decision notice or negotiated decision notice is given—the day the decision notice or negotiated decision notice is given to the applicant; or
  - (b) otherwise—the day a decision notice was required to be given to the applicant.
- (3) An appeal under subsection (1)(e) may be started at any time after the last day a decision on the matter should have been made.

**462 APPEALS BY SUBMITTERS—GENERAL**

- (1) A submitter for a development application may appeal to the court only against—
  - (a) the part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment under section 314; or
  - (b) the part of the approval relating to the assessment manager's decision under section 327.
- (2) To the extent an appeal may be made under subsection (1), the appeal may be against 1 or more of the following—
  - (a) the giving of a development approval;
  - (b) any provision of the approval including—
    - (i) a condition of, or lack of condition for, the approval; or
    - (ii) the length of a period mentioned in section 341 for the approval.
- (3) However, a submitter may not appeal if the submitter—
  - (a) withdraws the submission before the application is decided; or
  - (b) has given the assessment manager a notice under section 339(1)(b)(ii).

- (4) The appeal must be started within 20 business days (the **submitter's appeal period**) after the decision notice or negotiated decision notice is given to the submitter.

#### **463 ADDITIONAL AND EXTENDED APPEAL RIGHTS FOR SUBMITTERS FOR PARTICULAR DEVELOPMENT APPLICATIONS**

- (1) This section applies to a development application to which chapter 9, part 7 applies.
- (2) A submitter of a properly made submission for the application may appeal to the court about a referral agency's response made by a prescribed concurrence agency for the application.
- (3) However, the submitter may only appeal against a referral agency's response to the extent it relates to—
- (a) if the prescribed concurrence agency is the chief executive (environment)—development for an aquacultural ERA; or
  - (b) if the prescribed concurrence agency is the chief executive (fisheries)—development that is—
    - (i) a material change of use of premises for aquaculture; or
    - (ii) operational work that is the removal, damage or destruction of a marine plant.
- (4) Despite section 462(1), the submitter may appeal against the following matters for the application even if the matters relate to code assessment—
- (a) a decision about a matter mentioned in section 462(2) if it is a decision of the chief executive (fisheries);
  - (b) a referral agency's response mentioned in subsection (2).

#### **464 APPEALS BY ADVICE AGENCY SUBMITTERS**

- (1) Subsection (2) applies if an advice agency, in its response for an application, told the assessment manager to treat the response as a properly made submission.
- (2) The advice agency may, within the limits of its jurisdiction, appeal to the court about—
- (a) any part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment under section 314; or
  - (b) any part of the approval relating to the assessment manager's decision under section 327.
- (3) The appeal must be started within 20 business days after the day the decision notice or negotiated decision notice is given to the advice agency as a submitter.
- (4) However, if the advice agency has given the assessment manager a notice under section 339(1)(b)(ii), the advice agency may not appeal the decision.





Department of  
**Environment and  
Heritage Protection**

Wallace Quarrying and Mining Pty Ltd T/A  
Wallace Quarrying  
PO Box 1710  
MAREEBA QLD 4880

Attn: Ian Wallace

Your reference: EPPR03441915  
Our reference: 395316

### **Application details**

I refer to the application that was received by the administering authority on 03-SEP-2015.

Land description: 936 Tinaroo Creek Road, Mareeba; Part of Lot 358 on Plan OL451.

### **Decision**

Your application has been **approved** and your environmental authority (reference EPPR03441915) is attached.

Should you have any further enquiries, please contact Rebecca Griffiths on telephone 07 3330 5517.

Yours sincerely,

Signature

Date

Simone Ventura  
Department of Environment and Heritage Protection  
Delegate of the administering authority  
*Environmental Protection Act 1994*

### **Enclosed**

Permit - environmental authority (reference EPPR03441915)

Rebecca Griffiths  
Waste and Contaminated Land Assessment  
Department of Environment and Heritage  
Protection  
GPO Box 2454  
BRISBANE QLD 4001  
Phone: 07 3330 5517  
Fax: 07 3330 6037  
Email: Rebecca.Griffiths@ehp.qld.gov.au  
Website [www.ehp.qld.gov.au](http://www.ehp.qld.gov.au)  
ABN 46 640 294 485



### Environmental authority

This environmental authority is issued by the administering authority under Chapter 5 of the Environmental Protection Act 1994.

**Permit<sup>1</sup> number: EPPR03441915**

**Environmental authority takes effect when your related development application is approved. Within 20 business days of the EA taking effect, the administering authority must be given written notification.**

The first annual fee is payable within 20 business days of the effective date.

The anniversary date of this environmental authority is the same day each year as the effective date. An annual return and the payment of the annual fee will be due each year on this day.

#### Environmental authority holder(s)

Name	Registered address
Wallace Quarrying and Mining Pty Ltd T/A Wallace Quarrying	936 Tinaroo Creek Road MAREEBA QLD 4880

#### Environmentally relevant activity and location details

Environmentally relevant activities	Location
16-(2a) Extractive >5000t but <100000t yr 16-(3a) Screening >5000t but <100000t yr 33-Crushing, milling, grinding or screening >5000t yr 53-Composting&soil conditioner manufacturing >200t yr	936 Tinaroo Creek Road and Mareeba – Part of Lot 358 on Plan OL451

#### Additional information for applicants

##### Environmentally relevant activities

The description of any environmentally relevant activity (ERA) for which an environmental authority is issued is a restatement of the ERA as defined by legislation at the time the approval is issued. Where there is any inconsistency between that description of an ERA and the conditions stated by an environmental authority as to the scale, intensity or manner of carrying out an ERA, then the conditions prevail to the extent of the inconsistency.

An environmental authority authorises the carrying out of an ERA and does not authorise any environmental harm unless a condition stated by the authority specifically authorises environmental harm.

<sup>1</sup> Permit includes licences, approvals, permits, authorisations, certificates, sanctions or equivalent/similar as required by legislation


A person carrying out an ERA must also be a registered suitable operator under the *Environmental Protection Act 1994* (EP Act).

**Contaminated land**

It is a requirement of the EP Act that if an owner or occupier of land becomes aware a notifiable activity (as defined in Schedule 3 and Schedule 4) is being carried out on the land, or that the land has been, or is being, contaminated by a hazardous contaminant, the owner or occupier must, within 22 business days after becoming so aware, give written notice to the chief executive.



Signature



Date

Simone Ventura  
Department of Environment and Heritage Protection  
Delegate of the administering authority  
*Environmental Protection Act 1994*

**Enquiries:**  
Rebecca Griffiths  
Waste and Contaminated Land Assessment  
Department of Environment and Heritage  
Protection  
GPO Box 2454  
BRISBANE QLD 4001  
Phone: 07 3330 5517  
Fax: 07 3330 6037  
Email: [Rebecca.Griffiths@ehp.qld.gov.au](mailto:Rebecca.Griffiths@ehp.qld.gov.au)

**Obligations under the *Environmental Protection Act 1994***

In addition to the requirements found in the conditions of this environmental authority, the holder must also meet their obligations under the EP Act, and the regulations made under the EP Act. For example, the holder must comply with the following provisions of the Act:

- general environmental duty (section 319)
- duty to notify environmental harm (section 320-320G)
- offence of causing serious or material environmental harm (sections 437-439)
- offence of causing environmental nuisance (section 440)
- offence of depositing prescribed water contaminants in waters and related matters (section 440ZG)
- offence to place contaminant where environmental harm or nuisance may be caused (section 443)

**Conditions of environmental authority**

**Location:** 936 Tinaroo Creek Road and Mareeba  
Part of Lot 358 on Plan OL451

**Relevant activities:**

ERA 16 Extractive and screening activities – Threshold 2(a) extracting, other than by dredging, 5000t to 100,000t of material in a year.

ERA 16 Extractive and screening activities – Threshold 3(a) screening 5000t to 100,000t of material in a year.

ERA 33 Crushing, milling, grinding or screening more than 500t of material in a year

ERA 53 Composting and soil conditioner manufacturing – manufacturing, from organic material or organic waste, 200t or more of compost or soil conditioners in a year.

The environmentally relevant activities conducted at the location as described above must be conducted in accordance with the following site specific conditions of approval.

<b>Agency interest: General</b>	
<b>Condition number</b>	<b>Condition</b>
<b>G1</b>	<b>Activities</b> conducted under this environmental authority must not be conducted contrary to any of the following limitations: a) <b>Activities</b> authorised under this environmental authority must only be conducted in the areas delineated as 'EA/DA area 1' and 'EA/DA area 3' in <i>Schedule 1 – Operational areas and associated GPS coordinates</i> .
<b>G2</b>	All reasonable and practicable <b>measures</b> must be taken to prevent or minimise environmental harm caused by the activities.
<b>G3</b>	Other than permitted by this environmental authority, the <b>release of a contaminant into the environment</b> must not occur.

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<b>G4</b>	Any breach of a condition of this environmental authority must be reported to the <b>administering authority</b> as soon as practicable within 24 hours of becoming aware of the breach. <b>Records</b> must be kept including full details of the breach and any subsequent actions taken.
<b>G5</b>	The <b>activity</b> must be undertaken in accordance with written procedures that: <ul style="list-style-type: none"> <li>a) identify potential risks to the environment from the <b>activity</b> during routine operations and emergencies; and</li> <li>b) establish and maintain control <b>measures</b> that minimise the potential for environmental harm; and</li> <li>c) ensure plant, equipment and <b>measures</b> are maintained in a proper and effective condition; and</li> <li>d) ensure plant, equipment and <b>measures</b> are operated in a proper and effective manner; and</li> <li>e) ensure that staff are trained and aware of their obligations under the <i>Environmental Protection Act 1994</i>; and</li> <li>f) ensure that reviews of environmental performance are undertaken at least annually.</li> </ul>
<b>G6</b>	All information and records required by the conditions of this environmental authority must be kept for a minimum of five years with the exception of environmental monitoring results which must be kept until surrender of this environmental authority. All information and records required by the conditions of this environmental authority must be provided to the <b>administering authority</b> upon request and in the format requested.
<b>G7</b>	Chemicals and fuels in containers of greater than 15 litres must be stored within a <b>secondary containment system</b> .
<b>G8</b>	All analyses required under this environmental authority must be carried out by a laboratory that has National Association of Testing Authorities ( <b>NATA</b> ) certification, or an equivalent certification, for such analyses.
<b>G9</b>	An <b>appropriately qualified person(s)</b> must monitor, record and interpret all parameters that are required to be monitored by this environmental authority and in the manner specified by this environmental authority.
<b>G10</b>	When required by the <b>administering authority</b> , monitoring must be undertaken in the manner prescribed by the <b>administering authority</b> to investigate a complaint of <b>environmental nuisance</b> arising from the <b>activity</b> . The monitoring results must be provided within 10 business days to the <b>administering authority</b> upon its request.
<b>G11</b>	<b>You</b> must record the following details of all environmental complaints received: <ul style="list-style-type: none"> <li>a) date and time the complaint was received</li> <li>b) name and contact details of the complainant when provided and authorised by the complainant</li> <li>c) nature of the complaint</li> <li>d) investigation undertaken</li> <li>e) conclusions formed</li> <li>f) actions taken.</li> </ul>
<b>G12</b>	All reasonable and practicable <b>measures</b> must be taken to exclude vectors and pest species to the extent necessary to prevent: <ul style="list-style-type: none"> <li>a) <b>environmental nuisance</b> to occupiers of neighbouring premises</li> <li>b) any danger or risk to the health of any persons.</li> </ul>

<b>Agency interest: Air</b>	
<b>Condition number</b>	<b>Condition</b>
A1	Odours or airborne contaminants must not cause <b>environmental nuisance</b> to any <b>sensitive place</b> or <b>commercial place</b> .
A2	Contaminants must not be released to air from any point source.
A3	Dust and particulate matter emissions must not exceed the following concentrations at any <b>sensitive place</b> or <b>commercial place</b> : <ul style="list-style-type: none"> <li>a) dust deposition of 120 milligrams per square metre per day, when monitored in accordance with Australian Standard AS 3580.10.1 (or more recent editions), or</li> <li>b) a concentration of particulate matter with an aerodynamic diameter of less than 10 micrometre (µm) (PM10) suspended in the atmosphere of 50 micrograms per cubic metre over a 24 hour averaging time, when monitored in accordance with Australian Standard AS 3580.9.3 (or more recent editions) or any other method approved by the administering authority.</li> </ul>
A4	Dust and particulate matter monitoring must: <ul style="list-style-type: none"> <li>a) be undertaken upon the request of the <b>administering authority</b>; and</li> <li>b) be carried out at places relevant to the potentially affected <b>sensitive place</b> or <b>commercial place</b> and at suitable representative reference site(s) unlikely to be affected by the <b>activity</b>; and</li> <li>c) be carried out at a sufficient number of monitoring points to enable compliance assessment with condition A3 above; and</li> <li>d) take into account: <ul style="list-style-type: none"> <li>i. locations of dust and particulate sources; and</li> <li>ii. locations of persons or sites potentially affected by any release of dust or particulate matter from the <b>activity</b>; and</li> </ul> </li> <li>e) be carried out in accordance with the latest edition of the <b>administering authority's</b> Air Quality Sampling Manual; and</li> <li>f) be undertaken in conjunction with the recording of precipitation, wind speed and direction in accordance with the requirements of the relevant standards within AS3580.</li> </ul>
<b>Agency interest: Water</b>	
<b>Condition number</b>	<b>Condition</b>
WT1	Contaminants must not be released to any <b>waters</b> .
WT2	Contaminants must not be released to <b>groundwater</b> or at a location where they are likely to release to <b>groundwater</b> .
WT3	The stormwater runoff from <b>disturbed areas</b> , generated by a storm event up to and including a <b>24 hour storm event with an average recurrence interval of 1 in 10 years</b> must be retained on site or managed to remove contaminants before released offsite.

Agency interest: Noise									
Condition number	Condition								
N1	Noise generated by the <b>activity</b> must not cause <b>environmental nuisance</b> to any <b>sensitive place</b> or <b>commercial place</b> .								
N2	<p><b>Blasting</b> activities must not exceed the limits for peak particle velocity and air blast overpressure in <i>Table 1—Blasting noise limits</i> when measured at the nearest <b>sensitive place</b> or <b>commercial place</b> in accordance with the associated monitoring requirements.</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th colspan="2">Table 1—Blasting noise limits</th> </tr> <tr> <th>Blasting criteria</th> <th>Blasting limits</th> </tr> </thead> <tbody> <tr> <td>Airblast overpressure</td> <td>115 dB (Linear) Peak for 9 out of 10 consecutive blasts initiated and not greater than 120 dB (Linear) Peak at any time.</td> </tr> <tr> <td>Ground <b>vibration</b> peak particle velocity</td> <td>5mm/second peak particle velocity for 9 out of 10 consecutive blasts and not greater than 10 mm/second peak particle velocity at any time.</td> </tr> </tbody> </table> <p><b>Associated monitoring requirements</b></p> <ol style="list-style-type: none"> <li>1. Monitoring must be undertaken for all <b>blasting</b> activities.</li> <li>2. Monitoring must be in accordance with the most recent editions of the <b>administering authority's</b> 'Noise and Vibration from Blasting' guideline and Noise Measurement Manual and any relevant Australian standard.</li> <li>3. All monitoring devices must be correctly calibrated and maintained.</li> <li>4. All monitoring and recording must be undertaken by an <b>appropriately qualified person(s)</b></li> <li>5. All monitoring of noise emissions from the <b>activity</b> must be undertaken when the <b>activity</b> is in operation.</li> </ol>	Table 1—Blasting noise limits		Blasting criteria	Blasting limits	Airblast overpressure	115 dB (Linear) Peak for 9 out of 10 consecutive blasts initiated and not greater than 120 dB (Linear) Peak at any time.	Ground <b>vibration</b> peak particle velocity	5mm/second peak particle velocity for 9 out of 10 consecutive blasts and not greater than 10 mm/second peak particle velocity at any time.
Table 1—Blasting noise limits									
Blasting criteria	Blasting limits								
Airblast overpressure	115 dB (Linear) Peak for 9 out of 10 consecutive blasts initiated and not greater than 120 dB (Linear) Peak at any time.								
Ground <b>vibration</b> peak particle velocity	5mm/second peak particle velocity for 9 out of 10 consecutive blasts and not greater than 10 mm/second peak particle velocity at any time.								
N3	<b>Blasting</b> must be carried out in accordance with the current edition of the <b>administering authority's</b> ' <i>Noise and vibration from blasting guideline</i> ' and with Australian Standard 2187.								
N4	<p>Unless prior approval is obtained from the <b>administering authority</b>:</p> <ol style="list-style-type: none"> <li>1. <b>blasting</b> is only permitted during the hours of 9am to 3pm Monday to Friday, and from 9am to 1pm on Saturdays.</li> <li>2. <b>blasting</b> is not permitted at any time on Sundays or public holidays.</li> </ol>								
Agency interest: Land									
Condition number	Condition								
L1	Contaminants must not be released to <b>land</b> .								
L2	<p>An area which provides an impervious barrier to subsoil and groundwater must be used for:</p> <ol style="list-style-type: none"> <li>a) receiving, mixing and storing processing materials for the composting <b>activity</b></li> <li>b) collecting and storing <b>leachate</b>.</li> </ol>								



<b>L3</b>	Land that has been disturbed for activities conducted under this environmental authority must be rehabilitated in a manner such that: <ol style="list-style-type: none"> <li>1. suitable native species of vegetation for the location are established and sustained for earthen surfaces</li> <li>2. potential for erosion is minimised</li> <li>3. the quality of water, including seepage, released from the site does not cause environmental harm</li> <li>4. potential for <b>environmental nuisance</b> caused by dust is minimised</li> <li>5. the water quality of any residual water body does not have potential to cause environmental harm</li> <li>6. the final landform is stable and protects public safety.</li> </ol>
<b>L4</b>	Rehabilitation of <b>disturbed areas</b> required under condition L3 must take place progressively as works are staged and new areas of extraction are commenced.
<b>Agency interest: Waste</b>	
<b>Condition number</b>	<b>Condition</b>
<b>W1</b>	All waste generated in carrying out the <b>activity</b> must be lawfully reused, recycled or removed to a facility that can lawfully accept the waste.
<b>W2</b>	<b>Incompatible wastes</b> must not be mixed in the same container or waste storage area.

## Definitions

Key terms and/or phrases used in this document are defined in this section and **bolded** throughout this document. Applicants should note that where a term is not defined, the definition in the *Environmental Protection Act 1994*, its regulations or environmental protection policies must be used. If a word remains undefined it has its ordinary meaning.

**Activity** means the environmentally relevant activities, whether resource activities or prescribed activities, to which the environmental authority relates.

**Administering authority** means the Department of Environment and Heritage Protection or its successors or predecessors.

**Appropriately qualified person(s)** means a person or persons who has professional qualifications, training, skills and experience relevant to the EA requirement and can give authoritative assessment, advice and analysis in relation to the EA requirement using the relevant protocols, standards, methods or literature.

**Blasting** is the use of explosives to fracture:

- rock, coal and other minerals for later recovery; or
- structural components or other items to facilitate removal from a site or for reuse.

**Commercial place** means a place used as a workplace, an office or for business or commercial purposes and includes a place within the curtilage of such a place reasonably used by persons at that place.

**Disturbed areas** includes areas:

1. that are susceptible to erosion;
2. that are contaminated by the activity; and/or
3. upon which stockpiles of soil or other materials are located.

**Environmental nuisance** as defined in Chapter 1 of the *Environmental Protection Act 1994*.

**Groundwater** means water that occurs naturally in, or is introduced artificially into, an aquifer.

**Incompatible waste** means waste that may chemically react when:

1. placed in proximity to other wastes; and/or
2. mixed with other wastes.

**Land** does not include **waters**.

**Leachate** means a **liquid** that has passed through or emerged from, or is likely to have passed through or emerged from, a material stored, processed or disposed of at the site that contains soluble, suspended or miscible contaminants likely to have been derived from the said material.

**Liquid** means any substance that:

1. has an angle of repose of less than five degrees; or
2. becomes free flowing at or below 60 degrees Celsius or when it is transported; or
3. is not generally capable of being picked up by a spade or shovel.

**Measures** have the broadest interpretation and includes plant, equipment, physical objects, monitoring, procedures, actions, directions and competency.

**NATA** means National Association of Testing Authorities.

**Records** include breach notifications, written procedures, analysis results, monitoring reports and monitoring programs required under a condition of this authority.

**Secondary containment system** means a system designed, installed and operated to prevent any release of contaminants from the system, or containers within the system, to land, groundwater, or surface waters.

**Sensitive place** includes the following and includes a place within the curtilage of such a place reasonably used by persons at that place:

1. a dwelling, residential allotment, mobile home or caravan park, residential marina or other residential premises; or
2. a motel, hotel or hostel; or
3. a kindergarten, school, university or other educational institution; or
4. a medical centre or hospital; or
5. a protected area under the Nature Conservation Act 1992, the Marine Parks Act 2004 or a World Heritage Area; or
6. a public park or garden; or
7. for noise, a place defined as a sensitive receptor for the purposes of the Environmental Protection (Noise) Policy 2008.

**Vibration** is the oscillating or periodic motion of a particle, group of particles, or solid object about its equilibrium position.

**Waters** includes river, stream, lake, lagoon, pond, swamp, wetland, unconfined surface water, unconfined water, natural or artificial watercourse, bed and bank of any waters, dams, non-tidal or tidal waters (including the sea), stormwater channel, stormwater drain, roadside gutter, stormwater run-off, and groundwater and any part thereof.

**You** means the holder of the environmental authority.

**24 hour storm event with an average recurrence interval of 1 in 10 years** means the maximum rainfall depth from a 24-hour duration precipitation event with an average recurrence interval of once in 10 years. For example, an Intensity–Frequency–Duration table for a 24-hour duration event with an average recurrence interval of 1 in 10 years, identifies a rainfall intensity of 8.2mm/hour. The rainfall depth for this event is therefore 24 hour x 8.2mm/hour = 196.8mm.

Schedule 1—Operational areas and associated GPS coordinates.



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Map GPS points for EA/DA areas			EA/DA area 3 = Top pit			EA/DA Entrance rd			EA/DA Haul rd		
EA/DA area 1 = Quarry processing			#	Lat	Long	#	Lat	Long	#	Lat	Long
1	-17.077696°	145.477882°	T1	-17.086864°	145.499187°	R1	-17.074057°	145.484136°	H1	-17.083661°	145.487547°
2	-17.077727°	145.478102°	T2	-17.086513°	145.501276°	R2	-17.074087°	145.484433°	H2	-17.083616°	145.489947°
3	-17.078548°	145.478178°	T3	-17.087193°	145.502173°	R3	-17.079455°	145.485146°	H3	-17.085057°	145.491668°
4	-17.079350°	145.479094°	T4	-17.089801°	145.501348°	R4	-17.081797°	145.484483°	H4	-17.084993°	145.493073°
5	-17.078953°	145.479691°	T5	-17.089951°	145.499055°	18	-17.082250°	145.483988°	H5	-17.085260°	145.496936°
6	-17.079135°	145.480362°	T6	-17.087427°	145.498678°	17	-17.082293°	145.483829°	H6	-17.085647°	145.497925°
7	-17.079452°	145.480730°				16	-17.082176°	145.483581°	T1	-17.086864°	145.499187°
8	-17.079827°	145.480648°				R5	-17.081726°	145.484138°	T6	-17.087427°	145.498678°
9	-17.080100°	145.480233°				R6	-17.080517°	145.484680°	H7	-17.086020°	145.497596°
10	-17.080594°	145.479803°							H8	-17.085630°	145.496808°
11	-17.080849°	145.479707°							H9	-17.085273°	145.493117°
12	-17.081326°	145.479761°							H10	-17.085374°	145.492444°
13	-17.081635°	145.480049°							H11	-17.085331°	145.491645°
14	-17.081960°	145.480494°							H12	-17.083946°	145.489954°
15	-17.082353°	145.482256°							H13	-17.083940°	145.487538°
16	-17.082176°	145.483581°									
17	-17.082293°	145.483829°									
18	-17.082250°	145.483988°									
19	-17.082444°	145.487597°									
20	-17.084346°	145.487501°									
21	-17.084423°	145.484233°									
22	-17.086021°	145.483611°									
23	-17.086493°	145.482839°									
24	-17.086659°	145.482117°									
25	-17.085679°	145.481602°									
26	-17.085679°	145.480586°									
27	-17.084765°	145.479368°									
28	-17.084929°	145.479128°									
29	-17.084908°	145.478926°									
30	-17.084718°	145.478764°									
31	-17.083688°	145.478813°									
32	-17.082849°	145.479322°									
33	-17.083255°	145.479918°									
34	-17.083651°	145.480076°									
35	-17.084008°	145.480542°									
36	-17.083957°	145.481188°									
37	-17.083138°	145.480625°									
38	-17.082309°	145.479328°									
39	-17.081510°	145.479564°									
40	-17.079617°	145.479086°									
41	-17.078644°	145.477984°									

END OF PERMIT

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2/12/15

**ATTACHMENT 3**  
**REVISED SITE PLAN AND DEVELOPMENT AREA**

# CONMAT Construction Material - Site Plan

936 TINAROO CREEK ROAD, MAREEBA

17°4'51"S 145°28'43"E

17°4'51"S 145°29'10"E

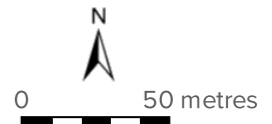


17°5'11"S 145°28'43"E

17°5'11"S 145°29'10"E



Legend located on next page



Scale: 1:2500

Printed at: A3  
Print date: 22/11/2024

Not suitable for accurate measurement.  
Projection: Web Mercator EPSG 102100 (3857)

For more information, visit <https://qldglobe.information.qld.gov.au/help-info/Contact-us.html>

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# CONMAT Construction Material - Site Plan

936 TINAROO CREEK ROAD, MAREEBA



Legend



Attribution

## Road parcel



## Land parcel



Parcel

## Land parcel - gt 1 ha



Parcel

## Land parcel - gt 10 ha



Parcel

## Easement parcel



## Strata parcel



## Volumetric parcel



## Land parcel - gt 1000 ha



Parcel

## Land parcel label

## Land parcel label - gt 1 ha

## Land parcel label - gt 10 ha

## Land parcel label - gt 1000 ha

## Railway stations



## Railways



## Roads and tracks



Motorway



Highway



Secondary



Connector



Local



Restricted Access Road



Mall



Busway



Bikeway



Restricted Access



Bikeway



Walkway



Restricted Access



Walkway



Non-vehicular Track



Track



Restricted Access Track



Ferry



Proposed Thoroughfare



## Bridges



## Tunnels



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