



25 August 2025

Planning Officer: Carl Ewin
Direct Phone: 07 4086 4656
Our Reference: MCU/25/0009
Your Reference: 2023-10-83

M McDougall
C/- Aspire Town Planning and Project Services
PO Box 1040
MOSSMAN QLD 4873

Dear Applicants,

Decision Notice

Planning Act 2016

I refer to your application and advise that on 20 August 2025, Council decided to approve the application in full subject to conditions.

Details of the decision are as follows:

APPLICATION DETAILS

Application No: MCU/25/0009
Street Address: 8392 Mulligan Highway, Desailly
Real Property Description: Lot 22 on SP302231
Planning Scheme: Mareeba Shire Council Planning Scheme 2016

DECISION DETAILS

Type of Decision:	Approval
Type of Approval:	Development Permit for Material Change of Use – Tourist Park
Date of Decision:	20 August 2025

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**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 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 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 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.

3.3 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 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) An 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 one (1) metre wide landscaped screening buffer, 1.8 metre high solid fence or building.

Lids or coverings must be installed on all refuse storage bins when not in use to prevent wildlife scavenging.

3.5 Emissions

Emissions associated with the development must not cause an 'environmental nuisance' within the meaning of the *Environmental Protection Act (1994)* to any sensitive receptor.

Tourist Park guests are not permitted to play amplified music of any kind.

3.6 Bushfire Management

3.6.1 A Bushfire Management Plan, incorporating evacuation procedures, campfire guidelines and fire break/trail maintenance for the campground 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.

3.6.2 The applicant must ensure any open fires are appropriately managed and contained.

3.7 A site manager/s must be present on-site at all times to ensure compliance with these conditions of approval.

3.8 Signage

3.8.1 No more than one (1) advertising sign for the approved development is permitted on the subject site.

- 3.8.2 The sign must not exceed a maximum sign face area of 6m² and must not move, revolve, strobe or flash.
- 3.8.3 The sign must be kept clean, in good order and safe repair for the life of the approval.
- 3.8.4 The sign must be removed when no longer required.
- 3.8.5 The erection and use of the advertisement must comply with the Building Act and all other relevant Acts, Regulations and these approval conditions.
- 3.9 The maximum length of stay for any self-contained campers must not exceed seven (7) consecutive days.

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 must be discharged to an approved legal point of discharge.

4.2 Car Parking/Internal Driveways

- 4.2.1 The applicant/developer must ensure that the development is provided with sufficient on-site car parking. No parking of vehicles associated with the development is permitted to occur outside the property boundary or within road reserve.
- 4.2.2 All car parking spaces, and trafficable areas must be surface treated with gravel or maintained with an intact grass cover so as to minimise erosion and must be appropriately drained prior to the commencement of the use, to the satisfaction of Council's delegated officer.
- 4.2.3 All parking spaces and trafficable areas must be maintained in good order and safe repair for the life of the development, to the satisfaction of Council's delegated officer.

4.3 Non-Reticulated Water Supply

All non-potable water supplied to campground visitors must be clearly labelled at each tap - Non Potable Water - not safe for Human Consumption.

In the event that the campground is provided with a potable water supply, it must be treated so as to be potable (safe for drinking in accordance with National Health Medical Research Guidelines).

4.4 On-Site Wastewater Management

- 4.4.1 No black or grey water from any campground guest is to be discharged on site.
- 4.4.2 Any accidental discharge of black or grey water on site must be reported to Council immediately.
- 4.4.3 Should permanent ablutions facilities be constructed onsite, all on site wastewater disposal associated with these facilities 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.
- 4.4.4 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.

4.5 Lighting

Lighting associated with the development must be set up to minimise light spillage and not cause nuisance to any neighbouring property. Where permanent outdoor lighting is proposed, the developer shall locate, design and install lighting in order to prevent the potential for light spillage to cause nuisance to neighbours and must be provided in accordance with Australian Standard 1158.1 – Lighting for Roads and Public Spaces.

Illumination resulting from direct, reflected or other incidental light emanating from the subject land does not exceed eight (8) lux when measured at any point 1.5 metre outside the property boundary of the subject site. The lighting fixtures installed on site must meet appropriate lux levels as documented within Australian Standard 4282 – Control of the Obtrusive Effects of Outdoor Lighting.

REFERRAL AGENCIES

The referral agencies applicable to this application are:

- State Assessment Referral Agency – Schedule 10, Part 3, Division 4, Table 3 (Clearing native vegetation)
- State Assessment Referral Agency – Schedule 10, Part 9, Division 4, Subdivision 1, Table 1 (State transport infrastructure generally – Schedule 20, Purpose 26(d) – LG area 2)
- State Assessment Referral Agency – Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 (State transport corridors and future State transport corridors)

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
M24-4970B Sheet A101	Site Plan	Max Slade Designs	5/06/2025
M24-4970B Sheet A102	Overall Site Plan	Max Slade Designs	5/06/2025

ADVISORY NOTES

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

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) 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.

- (c) 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.

- (d) 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.dcceew.gov.au.

- (e) 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.dsdsatsip.qld.gov.au.

(f) Motor Home Park/Caravan Park/Camping Ground

The applicant is advised that an application to Council for approval to operate under Council *Local Law No 1 (Administration) 2011* is required prior to the commencement of the motor home park/caravan park/camping ground.

(g) Electric Ants

Electric ants are designated as restricted biosecurity matter under the *Biosecurity Act 2014*.

Certain restrictions and obligations are placed on persons dealing with electric ant carriers within the electric ant restricted zone. Movement restrictions apply in accordance with Sections 74–77 of the *Biosecurity Regulation 2016*. Penalties may be imposed on movement of electric ant carriers and electric ants in contravention of the legislated restrictions. It is the responsibility of the applicant to check if the nominated property lies within a restricted zone.

All persons within and outside the electric ant biosecurity zone have an obligation (a **general biosecurity obligation**) to manage biosecurity risks and threats that are under their control, they know about, or they are expected to know about. Penalties may apply for failure to comply with a general biosecurity obligation.

For more information please visit the electric ant website at [Electric ants in Queensland | Business Queensland](#) or contact Biosecurity Queensland 13 25 23.

PROPERTY NOTES

Not Applicable.

FURTHER DEVELOPMENT PERMITS REQUIRED

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

SUBMISSIONS

No submissions were received about the application.

RIGHTS OF APPEAL

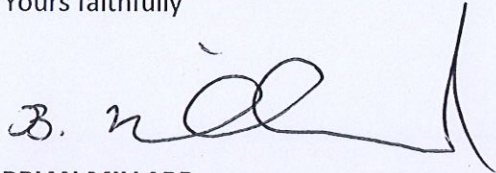
You are entitled to appeal against this decision. A copy of the relevant appeal provisions from the *Planning Act 2016* is attached.

During the appeal period, you as the applicant may suspend your appeal period and make written representations to council about the conditions contained within the development approval. If council agrees or agrees in part with the representations, a "negotiated decision notice" will be issued. Only one "negotiated decision notice" may be given. Taking this step will defer your appeal period, which will commence again from the start the day after you receive a "negotiated decision notice".

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, or at Council Offices.

Yours faithfully



BRIAN MILLARD
COORDINATOR PLANNING & BUILDING

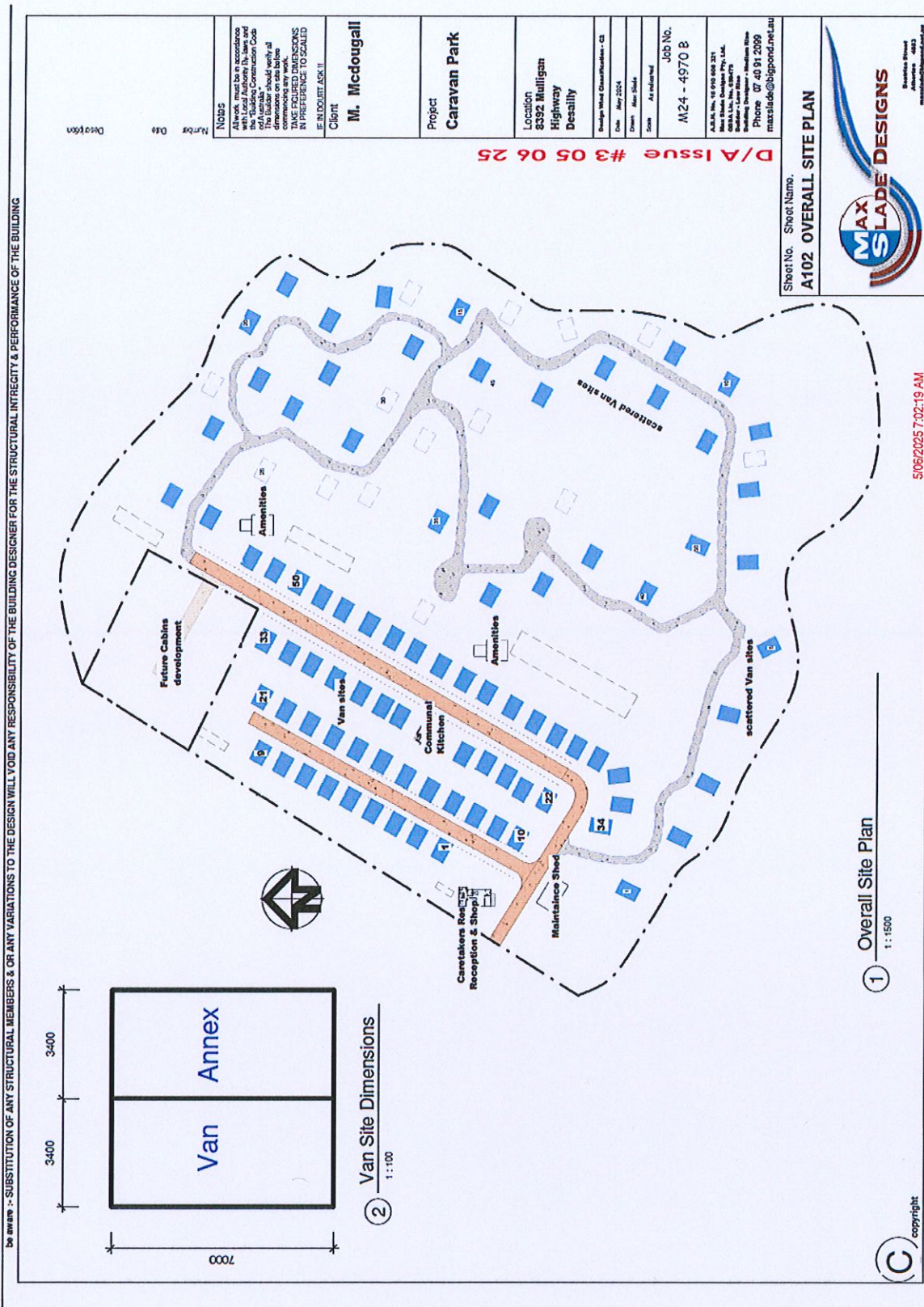
Enc: Approved Plans/Documents
 Referral Agency Response
 Appeal Rights

Copy: Department of State Development, Manufacturing, Infrastructure and Planning
 CairnsSARA@dsdilgp.qld.gov.au

Approved Plans/Documents



25/8/2025
B. n. Q. n.



25/8/2025
B. Z. [Signature]

Referral Agency Response

RA6-N



SARA reference: 2505-45864 SRA
Council reference: MCU/25/0009
Applicant reference: 2023-10-83

4 July 2025

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

Attention: Carl Ewin

Dear Sir/Madam

SARA referral agency response—8392 Mulligan Highway, Desailly

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

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 6 June 2025.

Response

Outcome:	Referral agency response – with conditions
Date of response:	4 July 2025
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 - Tourist Park
SARA role:	Referral agency
SARA trigger:	Schedule 10, Part 3, Division 4, Table 3, Item 1 (Planning Regulation 2017). Development application for a material change of use that is assessable development under a local categorising instrument.

2505-45864 SRA

Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 (Planning Regulation 2017). Infrastructure - state transport infrastructure (thresholds).

Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (Planning Regulation 2017). Development application for a material change of use near a state transport corridor.

SARA reference: 2505-45864 SRA
Assessment manager: Mareeba Shire Council
Street address: 8392 Mulligan Highway, Desailly
Real property description: Lot 22 on SP302231
Applicant name: Malcolm Hugh McDougall
C/- Aspire Town Planning and Project Services
Applicant contact details: PO Box 1040
Mossman QLD 4873
admin@aspireqld.com
State-controlled road access permit: This referral included an application for a road access location, under section 62A(2) of *Transport Infrastructure Act 1994*. Below are the details of the decision:

- Approved
- Reference: TMR25-045965
- Date: 2 July 2025

If you are seeking further information on the road access permit, please contact the Department of Transport and Main Roads at caims.office@tmr.qld.gov.au

Human Rights Act 2019 considerations:

The decision has been assessed for compatibility with human rights under the *Human Rights Act 2019*. The decision was found not to limit human rights under the *Human Rights Act 2019* therefore, it is reasonable to conclude the decision is compatible with human rights.

Representations

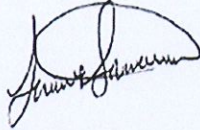
An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules). Copies of the relevant provisions are in Attachment 4.

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

2505-45884 SRA

For further information please contact Sue Lockwood, A/Principal Planning Officer, on 40373214 or via email CairnsSARA@dsdipg.qld.gov.au who will be pleased to assist.

Yours sincerely



Javier Samanes
A/ Manager (Planning)

cc Malcolm Hugh McDougall, admin@aspireqld.com

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations about a referral agency response provisions
Attachment 5 - Documents referenced in conditions

2505-45864 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 documents referenced below are found at Attachment 5)

No.	Conditions	Condition timing
10.3.4.3.1 – Material change of use that is assessable development under a local categorising instrument – clearing native vegetation— The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development 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 conditions:		
1.	Clearing of vegetation must: (a) only occur within Area A (A ^{1-6b}) and Area C (C ¹⁻²) as shown on the attached: (i) Vegetation Management Plan, prepared by Queensland Government, reference VMP 2505-45864 SRA, Sheet 1, version 1. (ii) Attachment to Vegetation Management Plan VMP 2505-45864 SRA Derived Reference Points for GPS.	At all times
2.	Built infrastructure, other than for fences, roads, underground services as relevant, must not be established, constructed or located within Area C ¹⁻² as shown on the attached: (a) Vegetation Management Plan, prepared by Queensland Government, reference VMP 2505-45864 SRA, Sheet 1 of 1, version 1. (b) Attachment to Vegetation Management Plan VMP 2505-45864 SRA Derived Reference Points for GPS.	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
10.9.4.1.1.1 – Development impacting on state transport infrastructure and 10.9.4.2.4.1 – Development application for a material change of use near a state transport corridor— The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads 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 conditions:		
4.	Road access is located generally in accordance with TMR Layout Plan (34B – 45.42km) prepared by Queensland Government Transport and Main Roads, dated 27/06/2025, Reference TMR25-045965, Issue C.	At all times
5.	(a) Provide road works comprising of a Channelised Right-turn (short) treatment and an Auxiliary Left-turn (short) treatment, including Flag Lighting at the intersection. (b) Design and construct the road works, required in part (a) of this condition in accordance with: <ul style="list-style-type: none"> • Austroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersections, dated 2023: <ul style="list-style-type: none"> o Figure 7.2: Channelised right-turn treatment with a 	Prior to the commencement of use and to be maintained at all times

2505-45884 SRA

	<p>short turn slot (CHR(S)) two-lane rural road.</p> <ul style="list-style-type: none"> o Figure 8.3: Rural AUL(S) treatment with a short left-turn lane. • Department of Transport and Main Roads' Road Planning and Design Manual, 2nd Edition <ul style="list-style-type: none"> o Volume 3 – Guide to Road Design, dated October 2024, and o Volume 6 – Lighting, dated March 2021 	
6.	<p>(a) Close and remove the existing vehicular property access located between Lot 22 on SP302231 and Mulligan Highway.</p> <p>(b) The road works to close and remove access, referred to in part (a) of this condition, must be in accordance with Department of Transport and Main Roads' Road Planning and Design Manual, 2nd Edition. The road works must:</p> <ul style="list-style-type: none"> (i) remove the unsealed driveway crossover; and (ii) reinstate the table drain and revegetation between the road pavement edge and the property boundary. 	Prior to the commencement of use

2505-45884 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) (version 3.2). If a word remains undefined it has its ordinary meaning.
2.	<p>Advertising advice</p> <p>If the development is proposing to erect an advertising device that will be visible from a state-controlled road, the applicant should seek advice from the Department of Transport and Main Roads (DTMR) to ensure that advertising device(s) visible from a state-controlled road, and beyond the boundaries of the state-controlled road, is unlikely to create a traffic hazard for the state-controlled road.</p> <p>Note: DTMR has powers under section 139 of the Transport Operations (Road Use Management - Accreditation and Other Provisions) Regulation 2015 to require removal or modification of an advertising sign and / or a device which is deemed to create a danger to traffic</p> <p>For more information regarding the RAM or the Third-Party Advice process, please contact DTMR at Far.North.Queensland.IDAS@tmr.qld.gov.au.</p>
3.	<p>McLeod River Crossing Project</p> <p>The McLeod River Crossing project is identified as 'Category B' transport planning. Concept planning is progressing, but no funding has been allocated to this project.</p>
Further development permits required	
4.	<p>Road Works Approval</p> <p>Under section 33 of the Transport Infrastructure Act 1994, written approval is required from DTMR to carry out road works.</p> <p>Please contact DTMR on 4045 7144 to make an application for road works approval.</p> <p>This approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process will require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ).</p> <p>Please DTMR as soon as possible to ensure that gaining approval does not delay construction.</p>

2505-45884 SRA

Attachment 3—Reasons for referral agency response*(Given under section 58(7) of the Planning Act 2016)*

The reasons for the SARA's decision are:

The proposed development can be conditioned to comply with the relevant provisions of the State development assessment Provisions (SDAP) State code 1: Development in a state-controlled road environment, in that the development:

- does not increase the likelihood or frequency of accidents, fatalities or serious injury for users of a state-controlled road.
- does not adversely impact the structural integrity or physical condition of state-controlled roads, road transport infrastructure.
- does not adversely impact the function and efficiency of state-controlled roads.
- does not adversely impact the state's ability to plan, construct, maintain, upgrade or operate state-controlled roads, or road transport infrastructure.
- does not significantly increase the cost to the state to plan, construct, upgrade or maintain state-controlled roads, or road transport infrastructure.

The proposed development can be conditioned to comply with the relevant provisions of SDAP State code 6: Protection of state transport networks, in that the development:

- does not create a safety hazard for users of state transport infrastructure or public passenger services by increasing the likelihood or frequency of a fatality or serious injury.
- does not result in a worsening of the physical condition or operating performance of the state transport network.

The proposed development can be conditioned to comply with the relevant provisions of SDAP State code 16: Native vegetation clearing, in that the development:

- minimises clearing to:
 - conserve vegetation
 - avoid land degradation
 - avoid the loss of biodiversity
 - maintain ecological processes.
- avoids impacts on vegetation and minimises and mitigates impacts on vegetation where avoidance is not possible.

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- *Planning Regulation 2017*
- the SDAP (version 3.2), as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- State Planning Policy mapping system
- section 58 of the *Human Rights Act 2019*

Attachment 4—Representations about a referral agency response provisions

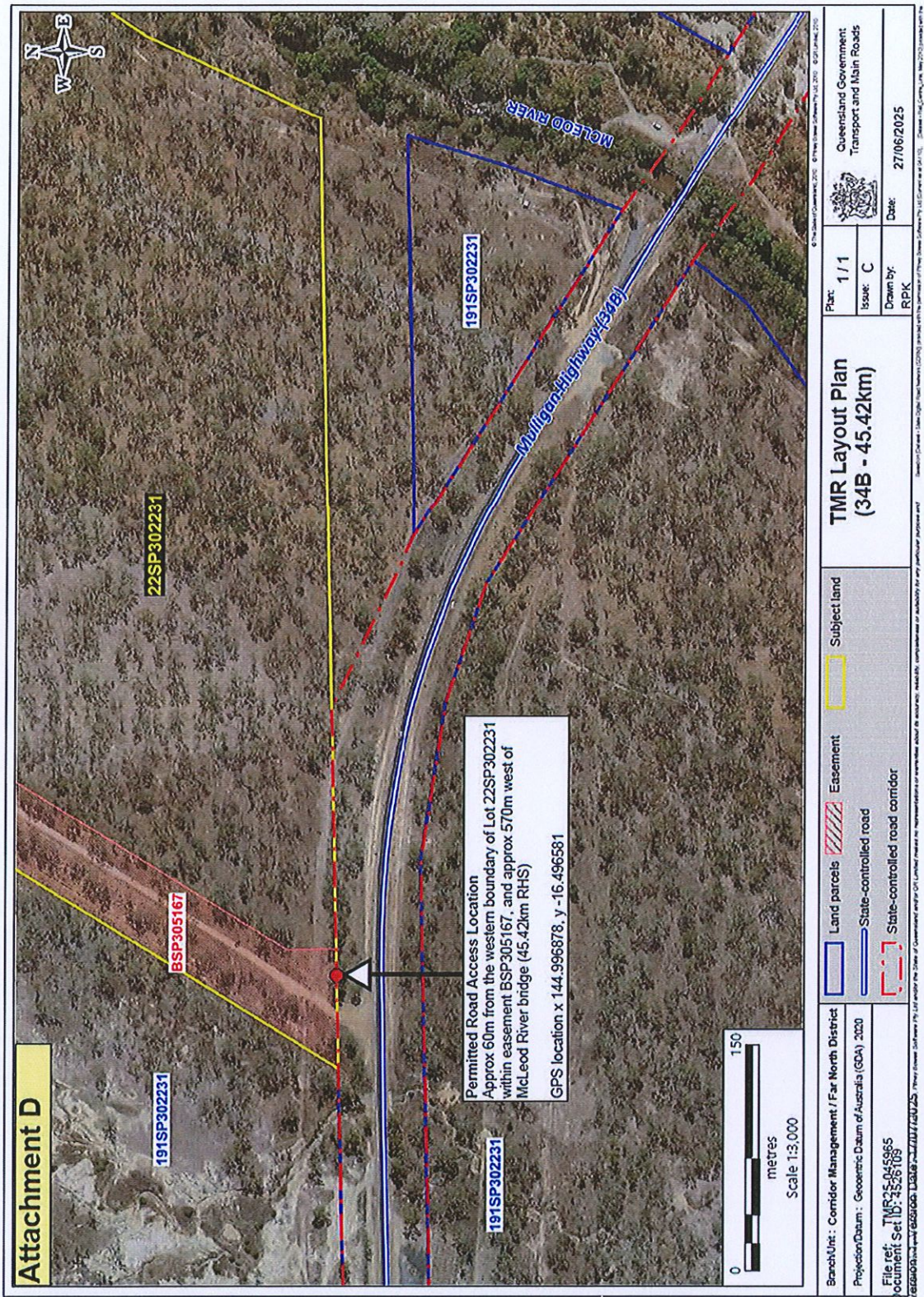
2505-45864 SRA

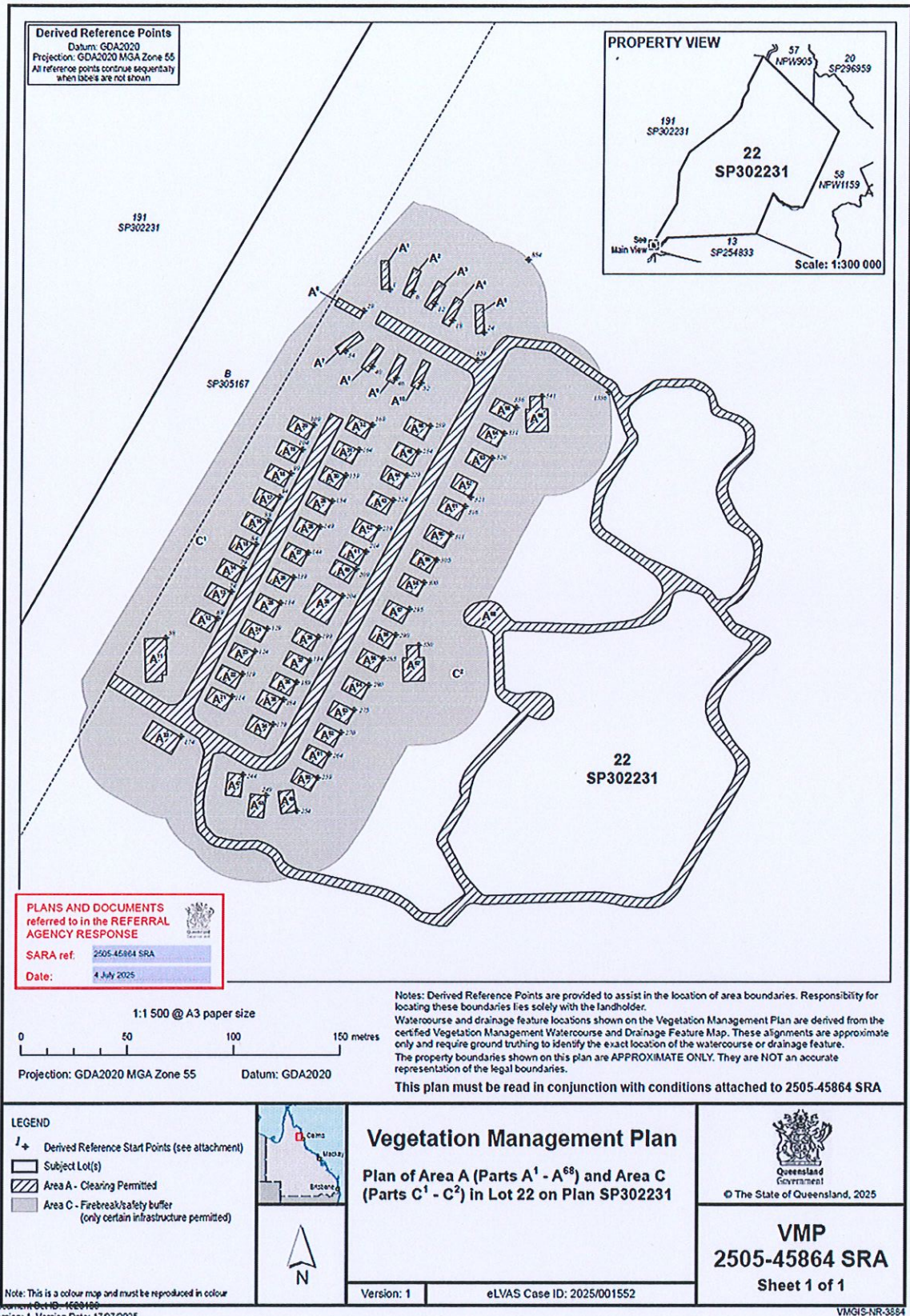
(page left intentionally blank – attached separately)

2505-45864 SRA

Attachment 5—Documents referenced in conditions

(page left intentionally blank – attached separately)





**Attachment: 2505-45864 SRA
Derived Reference Points
Datum: GDA2020, 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 continue sequentially when bolts are not shown.

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

SARA ref: 2505-45864 SRA

Date: 4 July 2025



Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing
A1	1	269818	8175617	A18	101	269693	8175629	A30	201	269647	8175642	A60	301	269632	8175673
A1	2	269818	8175617	A18	102	269693	8175629	A30	202	269647	8175642	A60	302	269632	8175673
A1	3	269818	8175620	A18	103	269693	8175630	A30	203	269646	8175643	A60	303	269632	8175673
A1	4	269818	8175620	A18	104	269693	8175632	A30	204	269647	8175643	A60	304	269632	8175673
A1	5	269818	8175617	A18	105	269693	8175635	A30	205	269646	8175645	A60	305	269632	8175673
A2	6	269826	8175618	A18	106	269693	8175635	A30	206	269647	8175645	A60	306	269632	8175673
A2	7	269826	8175613	A18	107	269693	8175635	A30	207	269646	8175647	A60	307	269632	8175673
A2	8	269826	8175614	A18	108	269693	8175635	A30	208	269647	8175647	A60	308	269632	8175673
A2	9	269830	8175627	A20	109	269693	8175635	A40	209	269646	8175648	A60	309	269632	8175673
A2	10	269830	8175628	A20	110	269693	8175635	A40	210	269646	8175648	A60	310	269632	8175673
A2	11	269829	8175616	A20	111	269693	8175635	A40	211	269646	8175648	A60	311	269632	8175673
A3	12	269840	8175610	A20	112	269693	8175635	A40	212	269646	8175648	A60	312	269632	8175673
A3	13	269830	8175627	A20	113	269693	8175635	A40	213	269646	8175648	A60	313	269632	8175673
A3	14	269836	8175620	A20	114	269693	8175635	A40	214	269646	8175648	A60	314	269632	8175673
A3	15	269841	8175620	A20	115	269693	8175635	A40	215	269646	8175648	A60	315	269632	8175673
A3	16	269840	8175619	A20	116	269693	8175635	A40	216	269646	8175648	A60	316	269632	8175673
A3	17	269840	8175619	A20	117	269693	8175635	A40	217	269646	8175648	A60	317	269632	8175673
A4	18	269840	8175622	A20	118	269693	8175635	A40	218	269646	8175648	A60	318	269632	8175673
A4	19	269847	8175629	A20	119	269693	8175635	A40	219	269646	8175648	A60	319	269632	8175673
A4	20	269847	8175629	A20	120	269693	8175635	A40	220	269646	8175648	A60	320	269632	8175673
A4	21	269840	8175613	A22	121	269638	8175634	A42	221	269621	8175618	A62	321	269627	8175658
A4	22	269843	8175611	A22	122	269638	8175634	A42	222	269621	8175618	A62	322	269627	8175658
A4	23	269840	8175622	A22	123	269638	8175634	A42	223	269621	8175618	A62	323	269627	8175658
A5	24	269840	8175626	A23	124	269636	8175647	A43	224	269621	8175618	A62	324	269627	8175658
A5	25	269840	8175626	A23	125	269636	8175647	A43	225	269621	8175618	A62	325	269627	8175658
A5	26	269840	8175626	A23	126	269636	8175647	A43	226	269621	8175618	A62	326	269627	8175658
A5	27	269842	8175629	A23	127	269637	8175651	A43	227	269621	8175622	A62	327	269627	8175658
A5	28	269840	8175626	A23	128	269636	8175647	A43	228	269621	8175622	A62	328	269627	8175658
A5	29	269840	8175626	A23	129	269637	8175651	A43	229	269621	8175622	A62	329	269627	8175658
A5	30	269840	8175626	A23	130	269637	8175651	A43	230	269621	8175622	A62	330	269627	8175658
A5	31	269840	8175626	A24	131	269640	8175646	A44	231	269621	8175622	A63	331	269627	8175658
A5	32	269840	8175626	A24	132	269640	8175646	A44	232	269621	8175622	A63	332	269627	8175658
A5	33	269840	8175626	A24	133	269640	8175646	A44	233	269621	8175622	A63	333	269627	8175658
A5	34	269840	8175626	A24	134	269639	8175649	A44	234	269621	8175622	A63	334	269627	8175658
A5	35	269840	8175626	A25	135	269639	8175649	A45	235	269621	8175622	A63	335	269627	8175658
A5	36	269840	8175626	A25	136	269639	8175649	A45	236	269621	8175622	A63	336	269627	8175658
A5	37	269840	8175626	A25	137	269639	8175649	A45	237	269621	8175622	A63	337	269627	8175658
A5	38	269840	8175626	A25	138	269639	8175649	A45	238	269621	8175622	A63	338	269627	8175658
A5	39	269840	8175626	A25	139	269639	8175649	A45	239	269621	8175622	A63	339	269627	8175658
A5	40	269840	8175626	A25	140	269639	8175649	A45	240	269621	8175622	A63	340	269627	8175658
A5	41	269840	8175626	A25	141	269639	8175649	A45	241	269621	8175622	A63	341	269627	8175658
A5	42	269840	8175626	A25	142	269639	8175649	A45	242	269621	8175622	A63	342	269627	8175658
A5	43	269840	8175626	A25	143	269639	8175649	A45	243	269621	8175622	A63	343	269627	8175658
A5	44	269840	8175626	A25	144	269639	8175649	A45	244	269621	8175622	A63	344	269627	8175658
A5	45	269840	8175626	A27	145	269638	8175647	A47	245	269620	8175629	A65	345	269626	8175659
A5	46	269840	8175626	A27	146	269638	8175647	A47	246	269620	8175629	A65	346	269626	8175659
A5	47	269840	8175626	A27	147	269638	8175647	A47	247	269620	8175629	A65	347	269626	8175659
A5	48	269840	8175626	A27	148	269638	8175647	A47	248	269620	8175629	A65	348	269626	8175659
A5	49	269840	8175626	A28	149	269637	8175636	A48	249	269620	8175629	A65	349	269626	8175659
A5	50	269827	8175604	A28	150	269637	8175636	A48	250	269620	8175629	A65	350	269626	8175659
A5	51	269827	8175604	A28	151	269637	8175636	A48	251	269620	8175629	A65	351	269626	8175659
A5	52	269827	8175604	A28	152	269637	8175636	A48	252	269620	8175629	A65	352	269626	8175659
A5	53	269832	8175610	A28	153	269637	8175636	A48	253	269620	8175629	A65	353	269626	8175659
A5	54	269829	8175611	A29	154	269632	8175617	A49	254	269619	8175632	A66	354	269626	8175659
A5	55	269829	8175611	A29	155	269632	8175617	A49	255	269619	8175632	A66	355	269626	8175659
A5	56	269840	8175626	A29	156	269632	8175617	A49	256	269619	8175632	A66	356	269626	8175659
A5	57	269834	8175623	A29	157	269633	8175622	A49	257	269619	8175632	A66	357	269626	8175659
A5	58	269840	8175626	A29	158	269632	8175622	A49	258	269619	8175632	A66	358	269626	8175659
A5	59	269840	8175626	A29	159	269632	8175622	A49	259	269619	8175632	A66	359	269626	8175659
A5	60	269840	8175626	A30	160	269636	8175623	A50	260	269633	8175631	A69	360	269632	8175653
A5	61	269840	8175626	A30	161	269636	8175623	A50	261	269633	8175631	A69	361	269632	8175653
A5	62	269840	8175626	A30	162	269636	8175623	A50	262	269633	8175631	A69	362	269632	8175653
A5	63	269840	8175626	A30	163	269636	8175623	A50	263	269633	8175631	A69	363	269632	8175653
A5	64	269840	8175626	A31	164	269634	8175641	A51	264	269631	8175638	A69	364	269628	8175650
A5	65	269840	8175626	A31	165	269631	8175636	A51	265	269628	8175632	A69	365	269627	8175650
A5	66	269840	8175626	A31	166	269631	8175636	A51	266	269628	8175632	A69	366	269627	8175650
A5	67	269840	8175626	A31	167	269636	8175643	A51	267	269632	8175640	A69	367	269634	8175656
A5	68	269840	8175626	A31	168	269634	8175641	A51	268	269631	8175639	A69	368	269636	8175659
A5	69	269840	8175626	A31	169	269634	8175641	A51	269	269631	8175639	A69	369	269636	8175659
A5	70	269840	8175626	A32	170	269637	8175649	A52	270	269637	8175649	A69	370	269639	8175657
A5	71	269840	8175626	A32	171	269638	8175651	A52	271	269637	8175649	A69	371	269639	8175657
A5	72	269840	8175626	A32	172	269638	8175651	A52	272	269638	8175649	A69	372	269639	8175657
A5	73	269840	8175626	A32	173	269638	8175651	A52	273	269638	8175649	A69	373	269639	8175657
A5	74	269840	8175626	A33	174	269632	8175637	A52	274	269637	8175649	A69	374	269637	8175659
A5	75	269842	8175												

Attachment: 2505-45864 SRA
Derived Reference Points
Datum: GDA2020, 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 designated contractor(s).
 Coordinates start at a point indicated on the accompanying plan and continue sequentially when labels are not shown.

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE

SARA ref: 2505-45864 SRA

Date: 4 July 2025



Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing
A08	401	206679	8175253	A08	501	206630	8175362	A08	601	206545	8175384	A08	701	206472	8175387
A08	402	206679	8175250	A08	502	206630	8175364	A08	602	206544	8175385	A08	702	206469	8175388
A08	403	206681	8175314	A08	503	206629	8175371	A08	603	206543	8175386	A08	703	206461	8175389
A08	404	206683	8175311	A08	504	206626	8175378	A08	604	206542	8175388	A08	704	206454	8175390
A08	405	206686	8175305	A08	505	206624	8175375	A08	605	206542	8175389	A08	705	206446	8175391
A08	406	206691	8175302	A08	506	206621	8175372	A08	606	206543	8175391	A08	706	206438	8175392
A08	407	206693	8175309	A08	507	206623	8175379	A08	607	206544	8175393	A08	707	206431	8175393
A08	408	206694	8175312	A08	508	206620	8175376	A08	608	206540	8175395	A08	708	206423	8175394
A08	409	206693	8175309	A08	509	206618	8175373	A08	609	206544	8175397	A08	709	206415	8175395
A08	410	206692	8175305	A08	510	206617	8175371	A08	610	206544	8175399	A08	710	206407	8175396
A08	411	206690	8175300	A08	511	206616	8175368	A08	611	206543	8175381	A08	711	206399	8175397
A08	412	206686	8175297	A08	512	206615	8175365	A08	612	206543	8175383	A08	712	206391	8175398
A08	413	206686	8175292	A08	513	206614	8175362	A08	613	206543	8175385	A08	713	206383	8175399
A08	414	206683	8175287	A08	514	206613	8175359	A08	614	206544	8175387	A08	714	206375	8175400
A08	415	206680	8175282	A08	515	206612	8175356	A08	615	206545	8175389	A08	715	206367	8175401
A08	416	206679	8175278	A08	516	206611	8175353	A08	616	206545	8175391	A08	716	206359	8175402
A08	417	206676	8175273	A08	517	206610	8175350	A08	617	206546	8175393	A08	717	206351	8175403
A08	418	206672	8175268	A08	518	206608	8175347	A08	618	206546	8175395	A08	718	206343	8175404
A08	419	206669	8175262	A08	519	206606	8175344	A08	619	206547	8175397	A08	719	206335	8175405
A08	420	206662	8175257	A08	520	206604	8175341	A08	620	206547	8175399	A08	720	206327	8175406
A08	421	206654	8175250	A08	521	206602	8175338	A08	621	206547	8175401	A08	721	206319	8175407
A08	422	206646	8175245	A08	522	206601	8175335	A08	622	206547	8175403	A08	722	206311	8175408
A08	423	206638	8175240	A08	523	206599	8175332	A08	623	206547	8175405	A08	723	206303	8175409
A08	424	206629	8175235	A08	524	206597	8175329	A08	624	206547	8175407	A08	724	206295	8175410
A08	425	206620	8175230	A08	525	206595	8175326	A08	625	206547	8175409	A08	725	206287	8175411
A08	426	206612	8175225	A08	526	206592	8175323	A08	626	206547	8175411	A08	726	206279	8175412
A08	427	206604	8175220	A08	527	206590	8175320	A08	627	206547	8175413	A08	727	206271	8175413
A08	428	206596	8175215	A08	528	206588	8175317	A08	628	206547	8175415	A08	728	206263	8175414
A08	429	206588	8175210	A08	529	206586	8175314	A08	629	206547	8175417	A08	729	206255	8175415
A08	430	206580	8175205	A08	530	206584	8175311	A08	630	206547	8175419	A08	730	206247	8175416
A08	431	206571	8175200	A08	531	206582	8175308	A08	631	206547	8175421	A08	731	206239	8175417
A08	432	206562	8175195	A08	532	206580	8175305	A08	632	206547	8175423	A08	732	206231	8175418
A08	433	206554	8175190	A08	533	206578	8175302	A08	633	206547	8175425	A08	733	206223	8175419
A08	434	206546	8175185	A08	534	206576	8175299	A08	634	206547	8175427	A08	734	206215	8175420
A08	435	206537	8175180	A08	535	206574	8175296	A08	635	206547	8175429	A08	735	206207	8175421
A08	436	206529	8175175	A08	536	206572	8175293	A08	636	206547	8175431	A08	736	206199	8175422
A08	437	206520	8175170	A08	537	206570	8175290	A08	637	206547	8175433	A08	737	206191	8175423
A08	438	206512	8175165	A08	538	206568	8175287	A08	638	206547	8175435	A08	738	206183	8175424
A08	439	206504	8175160	A08	539	206566	8175284	A08	639	206547	8175437	A08	739	206175	8175425
A08	440	206496	8175155	A08	540	206564	8175281	A08	640	206547	8175439	A08	740	206167	8175426
A08	441	206488	8175150	A08	541	206562	8175278	A08	641	206547	8175441	A08	741	206159	8175427
A08	442	206480	8175145	A08	542	206560	8175275	A08	642	206547	8175443	A08	742	206151	8175428
A08	443	206472	8175140	A08	543	206558	8175272	A08	643	206547	8175445	A08	743	206143	8175429
A08	444	206464	8175135	A08	544	206556	8175269	A08	644	206547	8175447	A08	744	206135	8175430
A08	445	206456	8175130	A08	545	206554	8175266	A08	645	206547	8175449	A08	745	206127	8175431
A08	446	206448	8175125	A08	546	206552	8175263	A08	646	206547	8175451	A08	746	206119	8175432
A08	447	206440	8175120	A08	547	206550	8175260	A08	647	206547	8175453	A08	747	206111	8175433
A08	448	206432	8175115	A08	548	206548	8175257	A08	648	206547	8175455	A08	748	206103	8175434
A08	449	206424	8175110	A08	549	206546	8175254	A08	649	206547	8175457	A08	749	206095	8175435
A08	450	206416	8175105	A08	550	206544	8175251	A08	650	206547	8175459	A08	750	206087	8175436
A08	451	206408	8175100	A08	551	206542	8175248	A08	651	206547	8175461	A08	751	206079	8175437
A08	452	206400	8175095	A08	552	206540	8175245	A08	652	206547	8175463	A08	752	206071	8175438
A08	453	206392	8175090	A08	553	206538	8175242	A08	653	206547	8175465	A08	753	206063	8175439
A08	454	206384	8175085	A08	554	206536	8175239	A08	654	206547	8175467	A08	754	206055	8175440
A08	455	206376	8175080	A08	555	206534	8175236	A08	655	206547	8175469	A08	755	206047	8175441
A08	456	206368	8175075	A08	556	206532	8175233	A08	656	206547	8175471	A08	756	206039	8175442
A08	457	206360	8175070	A08	557	206530	8175230	A08	657	206547	8175473	A08	757	206031	8175443
A08	458	206352	8175065	A08	558	206528	8175227	A08	658	206547	8175475	A08	758	206023	8175444
A08	459	206344	8175060	A08	559	206526	8175224	A08	659	206547	8175477	A08	759	206015	8175445
A08	460	206336	8175055	A08	560	206524	8175221	A08	660	206547	8175479	A08	760	206007	8175446
A08	461	206328	8175050	A08	561	206522	8175218	A08	661	206547	8175481	A08	761	206000	8175447
A08	462	206320	8175045	A08	562	206520	8175215	A08	662	206547	8175483	A08	762	206001	8175448
A08	463	206312	8175040	A08	563	206518	8175212	A08	663	206547	8175485	A08	763	206001	8175449
A08	464	206304	8175035	A08	564	206516	8175209	A08	664	206547	8175487	A08	764	206000	8175450
A08	465	206296	8175030	A08	565	206514	8175206	A08	665	206547	8175489	A08	765	206000	8175451
A08	466	206288	8175025	A08	566	206512	8175203	A08	666	206547	8175491	A08	766	206000	8175452
A08	467	206280	8175020	A08	567	206510	8175200	A08	667	206547	8175493	A08	767	206000	8175453
A08	468	206272	8175015	A08	568	206508	8175197	A08	668	206547	8175495	A08	768	206000	8175454
A08	469	206264	8175010	A08	569	206506	8175194	A08	669	206547	8175497	A08	769	206000	8175455
A08	470	206256	8175005	A08	570	206504	8175191	A08	670	206547	8175499	A08	770	206000	8175456
A08	471	206248	8175000	A08	571	206502	8175188	A08	671	206547	8175501	A08	771	206000	8175457
A08	472	206240	8175000	A08	572	206500	8175185	A08	672	206547	8175503	A08	772	206000	8175458
A08	473	206232	8175000	A08	573	206498	8175182	A08	673	206547	8175505	A08	773	206000	8175459
A08	474	206224	8175000	A08	574	206496									

Attachment: 2505-45864 SRA
Derived Reference Points
Datum: GDA2020, 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 accompany map and continue sequentially when labels are not shown.

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE



SARA ref: 2505-45864 SRA

Date: 4 July 2025

Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing
A00	801	269875	8175497	C1	901	269808	8175506	C1	1001	269429	8175363	C1	1101	269309	8175616
A00	802	269874	8175496	C1	902	269807	8175505	C1	1002	269428	8175362	C1	1102	269308	8175615
A00	803	269873	8175495	C1	903	269806	8175504	C1	1003	269427	8175361	C1	1103	269307	8175614
A00	804	269872	8175494	C1	904	269805	8175503	C1	1004	269426	8175360	C1	1104	269306	8175613
A00	805	269871	8175493	C1	905	269804	8175502	C1	1005	269425	8175359	C1	1105	269305	8175612
A00	806	269870	8175492	C1	906	269803	8175501	C1	1006	269424	8175358	C1	1106	269304	8175611
A00	807	269869	8175491	C1	907	269802	8175500	C1	1007	269423	8175357	C1	1107	269303	8175610
A00	808	269868	8175490	C1	908	269801	8175499	C1	1008	269422	8175356	C1	1108	269302	8175609
A00	809	269867	8175489	C1	909	269800	8175498	C1	1009	269421	8175355	C1	1109	269301	8175608
A00	810	269866	8175488	C1	910	269799	8175497	C1	1010	269420	8175354	C1	1110	269300	8175607
A00	811	269865	8175487	C1	911	269798	8175496	C1	1011	269419	8175353	C1	1111	269299	8175606
A00	812	269864	8175486	C1	912	269797	8175495	C1	1012	269418	8175352	C1	1112	269298	8175605
A00	813	269863	8175485	C1	913	269796	8175494	C1	1013	269417	8175351	C1	1113	269297	8175604
A00	814	269862	8175484	C1	914	269795	8175493	C1	1014	269416	8175350	C1	1114	269296	8175603
A00	815	269861	8175483	C1	915	269794	8175492	C1	1015	269415	8175349	C1	1115	269295	8175602
A00	816	269860	8175482	C1	916	269793	8175491	C1	1016	269414	8175348	C1	1116	269294	8175601
A00	817	269859	8175481	C1	917	269792	8175490	C1	1017	269413	8175347	C1	1117	269293	8175600
A00	818	269858	8175480	C1	918	269791	8175489	C1	1018	269412	8175346	C1	1118	269292	8175599
A00	819	269857	8175479	C1	919	269790	8175488	C1	1019	269411	8175345	C1	1119	269291	8175598
A00	820	269856	8175478	C1	920	269789	8175487	C1	1020	269410	8175344	C1	1120	269290	8175597
A00	821	269855	8175477	C1	921	269788	8175486	C1	1021	269409	8175343	C1	1121	269289	8175596
A00	822	269854	8175476	C1	922	269787	8175485	C1	1022	269408	8175342	C1	1122	269288	8175595
A00	823	269853	8175475	C1	923	269786	8175484	C1	1023	269407	8175341	C1	1123	269287	8175594
A00	824	269852	8175474	C1	924	269785	8175483	C1	1024	269406	8175340	C1	1124	269286	8175593
A00	825	269851	8175473	C1	925	269784	8175482	C1	1025	269405	8175339	C1	1125	269285	8175592
A00	826	269850	8175472	C1	926	269783	8175481	C1	1026	269404	8175338	C1	1126	269284	8175591
A00	827	269849	8175471	C1	927	269782	8175480	C1	1027	269403	8175337	C1	1127	269283	8175590
A00	828	269848	8175470	C1	928	269781	8175479	C1	1028	269402	8175336	C1	1128	269282	8175589
A00	829	269847	8175469	C1	929	269780	8175478	C1	1029	269401	8175335	C1	1129	269281	8175588
A00	830	269846	8175468	C1	930	269779	8175477	C1	1030	269400	8175334	C1	1130	269280	8175587
A00	831	269845	8175467	C1	931	269778	8175476	C1	1031	269399	8175333	C1	1131	269279	8175586
A00	832	269844	8175466	C1	932	269777	8175475	C1	1032	269398	8175332	C1	1132	269278	8175585
A00	833	269843	8175465	C1	933	269776	8175474	C1	1033	269397	8175331	C1	1133	269277	8175584
A00	834	269842	8175464	C1	934	269775	8175473	C1	1034	269396	8175330	C1	1134	269276	8175583
A00	835	269841	8175463	C1	935	269774	8175472	C1	1035	269395	8175329	C1	1135	269275	8175582
A00	836	269840	8175462	C1	936	269773	8175471	C1	1036	269394	8175328	C1	1136	269274	8175581
A00	837	269839	8175461	C1	937	269772	8175470	C1	1037	269393	8175327	C1	1137	269273	8175580
A00	838	269838	8175460	C1	938	269771	8175469	C1	1038	269392	8175326	C1	1138	269272	8175579
A00	839	269837	8175459	C1	939	269770	8175468	C1	1039	269391	8175325	C1	1139	269271	8175578
A00	840	269836	8175458	C1	940	269769	8175467	C1	1040	269390	8175324	C1	1140	269270	8175577
A00	841	269835	8175457	C1	941	269768	8175466	C1	1041	269389	8175323	C1	1141	269269	8175576
A00	842	269834	8175456	C1	942	269767	8175465	C1	1042	269388	8175322	C1	1142	269268	8175575
A00	843	269833	8175455	C1	943	269766	8175464	C1	1043	269387	8175321	C1	1143	269267	8175574
A00	844	269832	8175454	C1	944	269765	8175463	C1	1044	269386	8175320	C1	1144	269266	8175573
A00	845	269831	8175453	C1	945	269764	8175462	C1	1045	269385	8175319	C1	1145	269265	8175572
A00	846	269830	8175452	C1	946	269763	8175461	C1	1046	269384	8175318	C1	1146	269264	8175571
A00	847	269829	8175451	C1	947	269762	8175460	C1	1047	269383	8175317	C1	1147	269263	8175570
A00	848	269828	8175450	C1	948	269761	8175459	C1	1048	269382	8175316	C1	1148	269262	8175569
A00	849	269827	8175449	C1	949	269760	8175458	C1	1049	269381	8175315	C1	1149	269261	8175568
A00	850	269826	8175448	C1	950	269759	8175457	C1	1050	269380	8175314	C1	1150	269260	8175567
A00	851	269825	8175447	C1	951	269758	8175456	C1	1051	269379	8175313	C1	1151	269259	8175566
A00	852	269824	8175446	C1	952	269757	8175455	C1	1052	269378	8175312	C1	1152	269258	8175565
A00	853	269823	8175445	C1	953	269756	8175454	C1	1053	269377	8175311	C1	1153	269257	8175564
A00	854	269822	8175444	C1	954	269755	8175453	C1	1054	269376	8175310	C1	1154	269256	8175563
A00	855	269821	8175443	C1	955	269754	8175452	C1	1055	269375	8175309	C1	1155	269255	8175562
A00	856	269820	8175442	C1	956	269753	8175451	C1	1056	269374	8175308	C1	1156	269254	8175561
A00	857	269819	8175441	C1	957	269752	8175450	C1	1057	269373	8175307	C1	1157	269253	8175560
A00	858	269818	8175440	C1	958	269751	8175449	C1	1058	269372	8175306	C1	1158	269252	8175559
A00	859	269817	8175439	C1	959	269750	8175448	C1	1059	269371	8175305	C1	1159	269251	8175558
A00	860	269816	8175438	C1	960	269749	8175447	C1	1060	269370	8175304	C1	1160	269250	8175557
A00	861	269815	8175437	C1	961	269748	8175446	C1	1061	269369	8175303	C1	1161	269249	8175556
A00	862	269814	8175436	C1	962	269747	8175445	C1	1062	269368	8175302	C1	1162	269248	8175555
A00	863	269813	8175435	C1	963	269746	8175444	C1	1063	269367	8175301	C1	1163	269247	8175554
A00	864	269812	8175434	C1	964	269745	8175443	C1	1064	269366	8175300	C1	1164	269246	8175553
A00	865	269811	8175433	C1	965	269744	8175442	C1	1065	269365	8175299	C1	1165	269245	8175552
A00	866	269810	8175432	C1	966	269743	8175441	C1	1066	269364	8175298	C1	1166	269244	8175551
A00	867	269809	8175431	C1	967	269742	8175440	C1	1067	269363	8175297	C1	1167	269243	8175550
A00	868	269808	8175430	C1	968	269741	8175439	C1	1068	269362	8175296	C1	1168	269242	8175549
A00	869	269807	8175429	C1	969	269740	8175438	C1	1069	269361	8175295	C1	1169	269241	8175548
A00	870	269806	8175428	C1	970	269739	8175437	C1	1070	269360	8175294	C1	1170	269240	8175547
A00	871	269805	8175427	C1	971	269738	8175436	C1	1071	269359	8175293	C1	1171	269239	8175546
A00	872	269804	8175426	C1	972	269737	8175435	C1	1072	269358	8175292	C1	1172	269238	8175545
A00	873	269803	8175425	C1	973	269736	8175434	C1	1073	269357	8175291	C1	1173	269237	8175544
A00	874	269802	8175424	C1	974	269735	8175433	C1	1074	269356	8175290	C1	1174	269	

**Attachment: 2505-45864 SRA
Derived Reference Points
Datum: GDA2020, 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 continue sequentially when labels are not shown.

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

SARA ref: 2505-45864 SRA

Date: 4 July 2025



Part ID	Unique ID	Existing	Northing	Part ID	Unique ID	Existing	Northing	Part ID	Unique ID	Existing	Northing	Part ID	Unique ID	Existing	Northing
C1	1201	2505415	8175448	C1	1301	2505410	8175424	C2	1401	2505505	8175433	C2	1501	2505522	8175438
C1	1202	2505415	8175453	C1	1302	2505409	8175429	C2	1402	2505505	8175431	C2	1502	2505522	8175436
C1	1203	2505414	8175463	C1	1303	2505407	8175422	C2	1403	2505505	8175429	C2	1503	2505522	8175430
C1	1204	2505413	8175463	C1	1304	2505406	8175419	C2	1404	2505505	8175427	C2	1504	2505522	8175430
C1	1205	2505404	8175463	C1	1305	2505404	8175424	C2	1405	2505505	8175425	C2	1505	2505522	8175430
C1	1206	2505404	8175406	C1	1306	2505406	8175426	C2	1406	2505505	8175423	C2	1506	2505524	8175430
C1	1207	2505417	8175398	C1	1307	2505406	8175430	C2	1407	2505504	8175422	C2	1507	2505521	8175431
C1	1208	2505422	8175407	C1	1308	2505403	8175404	C2	1408	2505503	8175420	C2	1508	2505521	8175431
C1	1209	2505430	8175414	C1	1309	2505402	8175419	C2	1409	2505502	8175418	C2	1509	2505520	8175432
C1	1210	2505404	8175406	C1	1310	2505405	8175406	C2	1410	2505504	8175416	C2	1510	2505520	8175436
C1	1211	2505408	8175381	C1	1311	2505408	8175434	C2	1411	2505500	8175415	C2	1511	2505520	8175430
C1	1212	2505407	8175347	C1	1312	2505407	8175429	C2	1412	2505500	8175413	C2	1512	2505520	8175434
C1	1213	2505511	8175393	C1	1313	2505401	8175406	C2	1413	2505507	8175412	C2	1513	2505520	8175440
C1	1214	2505501	8175398	C1	1314	2505401	8175403	C2	1414	2505505	8175411	C2	1514	2505520	8175433
C1	1215	2505408	8175391	C1	1315	2505403	8175434	C2	1415	2505504	8175430	C2	1515	2505520	8175442
C1	1216	2505406	8175391	C1	1316	2505404	8175445	C2	1416	2505503	8175438	C2	1516	2505520	8175441
C1	1217	2505406	8175348	C1	1317	2505403	8175440	C2	1417	2505501	8175437	C2	1517	2505520	8175446
C1	1218	2505408	8175362	C1	1318	2505406	8175441	C2	1418	2505504	8175436	C2	1518	2505520	8175450
C1	1219	2505406	8175367	C1	1319	2505407	8175451	C2	1419	2505505	8175435	C2	1519	2505520	8175456
C1	1220	2505406	8175361	C1	1320	2505404	8175445	C2	1420	2505505	8175435	C2	1520	2505520	8175461
C1	1221	2505407	8175339	C1	1321	2505408	8175463	C2	1421	2505504	8175434	C2	1521	2505520	8175468
C1	1222	2505401	8175335	C1	1322	2505409	8175474	C2	1422	2505502	8175434	C2	1522	2505520	8175464
C1	1223	2505404	8175341	C1	1323	2505406	8175468	C2	1423	2505500	8175433	C2	1523	2505520	8175462
C1	1224	2505406	8175345	C1	1324	2505405	8175463	C2	1424	2505508	8175433	C2	1524	2505520	8175462
C1	1225	2505407	8175339	C1	1325	2505406	8175463	C2	1425	2505505	8175433	C2	1525	2505520	8175466
C1	1226	2505406	8175339	C1	1326	2505407	8175467	C2	1426	2505508	8175433	C2	1526	2505520	8175462
C1	1227	2505406	8175334	C1	1327	2505401	8175463	C2	1427	2505505	8175399	C2	1527	2505520	8175466
C1	1228	2505407	8175342	C1	1328	2505402	8175468	C2	1428	2505505	8175395	C2	1528	2505520	8175466
C1	1229	2505406	8175345	C1	1329	2505408	8175469	C2	1429	2505504	8175395	C2	1529	2505520	8175464
C1	1230	2505406	8175339	C1	1330	2505408	8175467	C2	1430	2505503	8175393	C2	1530	2505520	8175462
C1	1231	2505406	8175334	C1	1331	2505402	8175410	C2	1431	2505500	8175388	C2	1531	2505520	8175463
C1	1232	2505406	8175338	C1	1332	2505406	8175406	C2	1432	2505500	8175387	C2	1532	2505520	8175468
C1	1233	2505404	8175323	C1	1333	2505406	8175412	C2	1433	2505508	8175384	C2	1533	2505520	8175465
C1	1234	2505407	8175329	C1	1334	2505406	8175417	C2	1434	2505505	8175379	C2	1534	2505520	8175463
C1	1235	2505406	8175334	C1	1335	2505402	8175410	C2	1435	2505503	8175375	C2	1535	2505520	8175463
C1	1236	2505406	8175329	C1	1336	2505402	8175408	C2	1436	2505503	8175374	C2	1536	2505520	8175466
C1	1237	2505406	8175334	C1	1337	2505403	8175397	C2	1437	2505503	8175374	C2	1537	2505520	8175466
C1	1238	2505406	8175327	C1	1338	2505403	8175395	C2	1438	2505500	8175372	C2	1538	2505520	8175462
C1	1239	2505406	8175323	C1	1339	2505402	8175393	C2	1439	2505500	8175366	C2	1539	2505520	8175466
C1	1240	2505406	8175329	C1	1340	2505403	8175392	C2	1440	2505500	8175362	C2	1540	2505520	8175466
C1	1241	2505401	8175322	C1	1341	2505404	8175391	C2	1441	2505500	8175364	C2	1541	2505520	8175468
C1	1242	2505408	8175316	C1	1342	2505404	8175390	C2	1442	2505501	8175365	C2	1542	2505520	8175464
C1	1243	2505407	8175311	C1	1343	2505403	8175388	C2	1443	2505500	8175361	C2	1543	2505520	8175466
C1	1244	2505401	8175318	C1	1344	2505403	8175386	C2	1444	2505499	8175362	C2	1544	2505520	8175460
C1	1245	2505401	8175322	C1	1345	2505402	8175384	C2	1445	2505497	8175361	C2	1545	2505520	8175464
C1	1246	2505402	8175317	C1	1346	2505403	8175382	C2	1446	2505496	8175363	C2	1546	2505520	8175468
C1	1247	2505403	8175322	C1	1347	2505403	8175380	C2	1447	2505494	8175363	C2	1547	2505520	8175477
C1	1248	2505403	8175315	C1	1348	2505401	8175379	C2	1448	2505493	8175367	C2	1548	2505520	8175473
C1	1249	2505403	8175311	C1	1349	2505400	8175377	C2	1449	2505491	8175366	C2	1549	2505520	8175479
C1	1250	2505402	8175319	C1	1350	2505400	8175376	C2	1450	2505489	8175365	C2	1550	2505520	8175480
C1	1251	2505404	8175304	C1	1351	2505400	8175373	C2	1451	2505488	8175363	C2	1551	2505520	8175483
C1	1252	2505403	8175309	C1	1352	2505401	8175372	C2	1452	2505486	8175363	C2	1552	2505520	8175486
C1	1253	2505403	8175305	C1	1353	2505401	8175370	C2	1453	2505485	8175363	C2	1553	2505520	8175490
C1	1254	2505403	8175305	C1	1354	2505401	8175368	C2	1454	2505484	8175363	C2	1554	2505520	8175491
C1	1255	2505403	8175303	C1	1355	2505401	8175366	C2	1455	2505483	8175363	C2	1555	2505520	8175491
C1	1256	2505403	8175303	C1	1356	2505401	8175364	C2	1456	2505482	8175363	C2	1556	2505520	8175496
C1	1257	2505403	8175303	C1	1357	2505401	8175362	C2	1457	2505481	8175363	C2	1557	2505520	8175496
C1	1258	2505403	8175303	C1	1358	2505401	8175360	C2	1458	2505480	8175363	C2	1558	2505520	8175496
C1	1259	2505403	8175303	C1	1359	2505401	8175358	C2	1459	2505479	8175363	C2	1559	2505520	8175496
C1	1260	2505403	8175303	C1	1360	2505401	8175356	C2	1460	2505478	8175363	C2	1560	2505520	8175496
C1	1261	2505403	8175303	C1	1361	2505401	8175354	C2	1461	2505477	8175363	C2	1561	2505520	8175496
C1	1262	2505403	8175303	C1	1362	2505401	8175352	C2	1462	2505476	8175363	C2	1562	2505520	8175496
C1	1263	2505403	8175303	C1	1363	2505401	8175350	C2	1463	2505475	8175363	C2	1563	2505520	8175496
C1	1264	2505403	8175303	C1	1364	2505401	8175348	C2	1464	2505474	8175363	C2	1564	2505520	8175496
C1	1265	2505403	8175303	C1	1365	2505401	8175346	C2	1465	2505473	8175363	C2	1565	2505520	8175496
C1	1266	2505403	8175303	C1	1366	2505401	8175344	C2	1466	2505472	8175363	C2	1566	2505520	8175496
C1	1267	2505403	8175303	C1	1367	2505401	8175342	C2	1467	2505471	8175363	C2	1567	2505520	8175496
C1	1268	2505403	8175303	C1	1368	2505401	8175340	C2	1468	2505470	8175363	C2	1568	2505520	8175496
C1	1269	2505403	8175303	C1	1369	2505401	8175338	C2	1469	2505469	8175363	C2	1569	2505520	8175496
C1	1270	2505403	8175303	C1	1370	2505401	8175336	C2	1470	2505468	8175363	C2	1570	2505520	8175496
C1	1271	2505403	8175303	C1	1371	2505401	8175334	C2	1471	2505467	8175363	C2	1571	2505520	8175496
C1	1272	2505403	8175303	C1	1372	2505401	8175332								

**Attachment: 2505-45864 SRA
Derived Reference Points
Datum: GDA2020, 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 contractors.
Coordinates start at a point indicated on the accompanying plan and continue sequentially when labels are not shown.

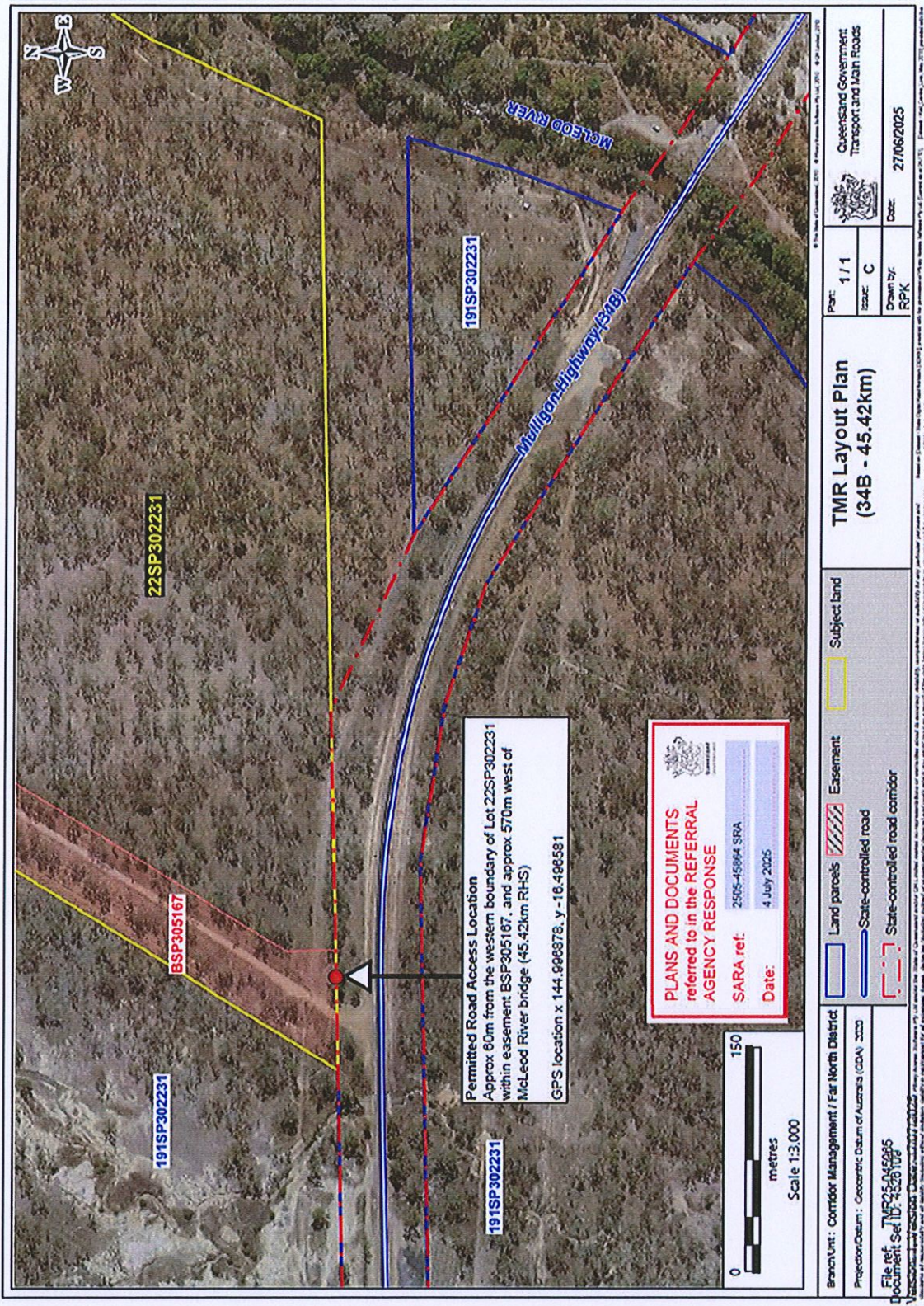
Part ID	Unique ID	Eastng	Northing	Part ID	Unique ID	Eastng	Northing	Part ID	Unique ID	Eastng	Northing	Part ID	Unique ID	Eastng	Northing
C2	1901	205436	8175309												
C2	1902	205476	8175322												
C2	1903	205475	8175302												
C2	1904	205446	8175381												
C2	1905	205469	8175371												
C2	1906	205476	8175372												
C2	1907	205462	8175379												
C2	1908	205446	8175380												
C2	1909	205434	8175370												
C2	1910	205461	8175369												
C2	1911	205462	8175379												
C2	1912	205440	8175379												
C2	1913	205451	8175369												
C2	1914	205444	8175360												
C2	1915	205443	8175360												
C2	1916	205440	8175379												

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



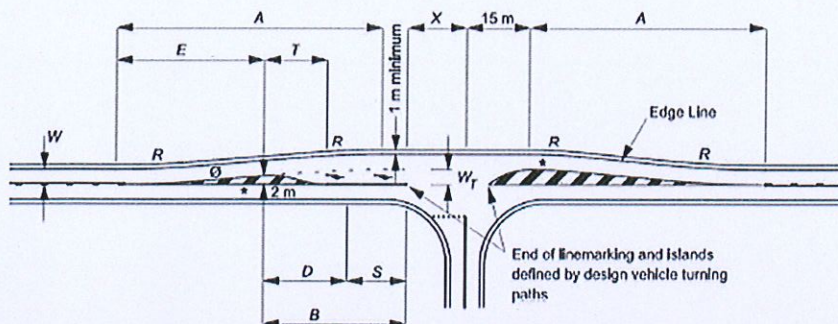
SARA ref: 2505-45864 SRA

Date: 4 July 2025



Guide to Road Design Part 4A: Unsignalised and Signalised Intersections

Figure 7.2: Channelised right-turn treatment with a short turn slot (CHR(S)) two-lane rural road



Notes:

Ø – double barrier line not to be used this side of the island.

* – Islands are to comprise linemarking only, i.e. no raised or depressed medians. Diagonal rows of RRPMs within the painted islands should be used to improve the delineation of diagonal pavement marking.

The holding line is typically placed in prolongation of the kerb line or edge line, however, it may be set back if there is a problem with the design vehicle over-running the holding line, or if it is desired to hold vehicles back some distance from the intersecting roadway (AS 1742.2 - 2009). The setback needs to be balanced such that sight distance is not negatively impacted to create a safety issue and the needs of pedestrians is met.

The dimensions of the treatment are defined below and values of A, D, R and T are shown in Table 7.1:

- W = Nominal through lane width (m) (including widening for curves). For a new intersection on an existing road, the width is to be in accordance with the current link strategy
- W_{tr} = Nominal width of turn lane (m), including widening for curves based on the design turning vehicle = 3.0 m minimum
- A = Length of lateral movement (Table 7.1)
- B = Total length of auxiliary lane including taper, diverge/deceleration and storage (m)
- E = Distance from start of taper to 2.0 m width (m) and is given by:

$$E = 2 \left(\frac{A}{W_{tr}} \right)$$
- T = Taper length (m) and is given by:

$$T = \frac{0.33VW_{tr}}{3.6}$$
- S = Storage length to cater for one design turning vehicle (m)
- V = Design speed of major road approach (km/h)
- X = Distance based on design vehicle turning path, typically 10–15 m

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE

SARA ref: 2505-45864 SRA

Date: 4 July 2025



Source: Department of Main Roads (2006).

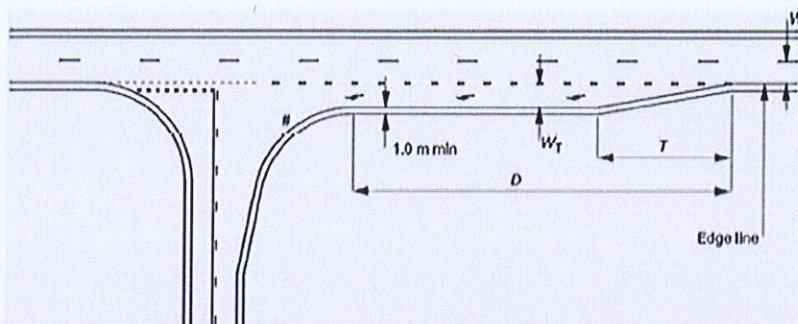
7.2.4 Rural Channelised T-junction – Full Length (CHR)

For this layout, all traffic is required to deviate and therefore the road alignment for the through movement must be designed to suit the operating speed. This deviation requires the pavement to be widened to provide a full-length right-turn lane as shown in Figure 7.3.

The minimum lengths of deceleration (D) for different design speeds are shown in Table 5.2 and should be based on the comfortable deceleration rate of 2.5 m/s². The storage length (S) is usually determined through the use of computer programs such as SIDRA.

Guide to Road Design Part 4A: Unsignalised and Signalised Intersections

Figure 8.3: Rural AUL(S) treatment with a short left-turn lane



Notes:

- # For setting out details of the left-turn geometry, use vehicle turning path templates and/or Table 8.2.
- Approaches to left-turn slip lanes can create hazardous situations between cyclists and left-turning motor vehicles. Treatments to reduce the number of potential conflicts at left-turn slip lanes are given in AGRD Part 4.
- The holding line is typically placed in prolongation of the kerb line or edge line, however, it may be set back if there is a problem with the design vehicle over-running the holding line, or if it is desired to hold vehicles back some distance from the intersecting roadway (AS 1742.2 - 2009). The setback needs to be balanced such that sight distance is not negatively impacted to create a safety issue and the needs of pedestrians is met.
- The dimensions of the treatment are defined as follows. Values of D and T are provided in Table 8.2.
 - W = Nominal through lane width (m) (including widening for curves). For a new intersection on an existing road, the width is to be in accordance with the current link strategy.
 - W_T = Nominal width of the turn lane (m), including widening for curves based on the design turning vehicle = 3.0 m minimum.
 - T = Physical taper length (m) given by Equation 5 being: $T = \frac{0.33VW_T}{3.6}$
 - V = Design speed of major road approach (km/h).

Source: Department of Main Roads (2006).

Table 8.2: Dimensions for AUL(S) treatment on major leg

Design speed of major road approach (km/h)	Diverge/deceleration length D (m) ⁽¹⁾	Taper length T (m) ⁽²⁾
50	15	15
60	25	15
70	35	20
80	45	20
90	55	25
100	70	30
110	85	30
120	100	35

¹ Based on a 20% reduction in through road speed at the start of the taper and a value of deceleration of 3.5 m/s² (Table 5.2). Adjust for grade using the 'correction to grade', (Table 5.3).

² Based on a turn lane width of 3.0 m.

Source: Department of Main Roads (2006).

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE

SARA ref: 2505-45864 SRA

Date: 4 July 2025

Development Assessment Rules—Representations about a referral agency response

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

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

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

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

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

Part 7: Miscellaneous

30 Representations about a referral agency response

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

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

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.