

**DELEGATED REPORT****TO:** SENIOR PLANNER**FROM:** PLANNING OFFICER**FILE:** OPW/18/0002**DATE:** 10 April 2018

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**APPLICATION DETAILS**

APPLICATION		PREMISES	
<b>APPLICANT</b>	E Balzarolo	<b>ADDRESS</b>	327 Leadingham Creek Road, Dimbulah
<b>DATE LODGED</b>	12 February 2018	<b>RPD</b>	Lot 88 on HG88
<b>TYPE OF APPROVAL</b>	Development Permit		
<b>PROPOSED DEVELOPMENT</b>	Operational Works - Earthworks (Water Storage Dam)		

<b>FILE NO</b>	OPW/18/0002	<b>AREA</b>	49.27 hectares
<b>LODGED BY</b>	E Balzarolo	<b>OWNER</b>	E & K Balzarolo
<b>PLANNING SCHEME</b>	Mareeba Shire Council Planning Scheme 2016		
<b>ZONE</b>	Rural		
<b>LEVEL OF ASSESSMENT</b>	Code assessment		
<b>SUBMISSIONS</b>	n/a		

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**ATTACHMENTS:**

1. Proposal Plan/s
2. Department of State Development, Manufacturing, Infrastructure and Planning Referral Agency Response – 27 March 2018

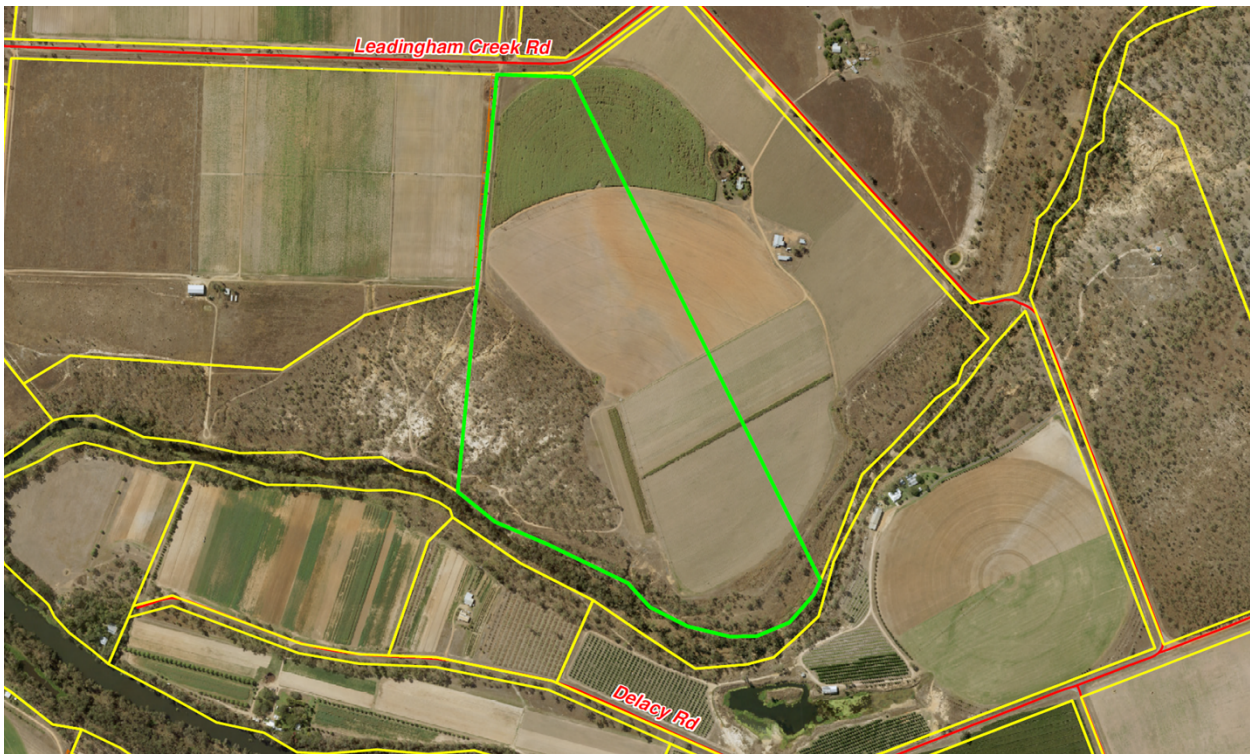
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**THE SITE**

The subject site is situated at 327 Leadingham Creek Road, Dimbulah and is described as Lot 88 on HG88. The site has an area of 49.27 hectares and is zoned *Rural* under the Mareeba Shire Council Planning Scheme 2016.

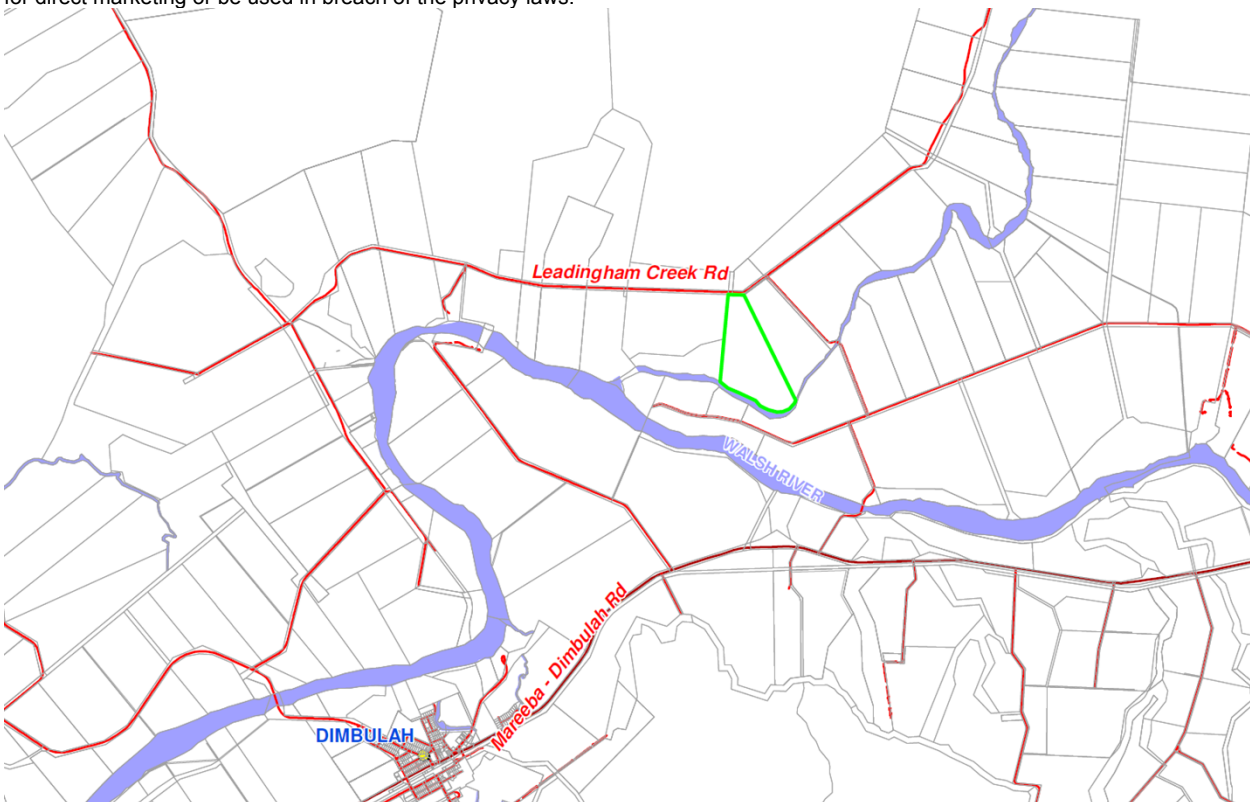
The site is accessed from Leadingham Creek Road and is currently used for agricultural purposes in conjunction with adjoining Lot 87 on HG88. Multiple centre pivot irrigators traverse both Lots 87 and 88. No buildings are established on Lot 88.

The southern boundary of Lot 88 adjoins Leadingham Creek. Lots surrounding the property are zoned Rural and are used for cropping and livestock grazing.



**Map Disclaimer:**

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



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## PREVIOUS APPLICATIONS & APPROVALS

Nil

## DESCRIPTION OF PROPOSED DEVELOPMENT

The application seeks a Development Permit for Operational Works - Earthworks (Water Storage Dam) in accordance with the plans shown in **Attachment 1**.

The proposed water storage will involve the construction of a 2.77 hectare dam in the south-western corner of the site. An earth dam wall will be constructed across multiple small erosion gullies to form a 69.3 megalitre impoundment. The estimated mean water depth is 2.5 metres.

A rock lined spillway will be constructed on the southern side of the dam wall and will discharge excess water into Leadingham Creek.

## ASSESSMENT

### Relevant Development Codes

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

- 6.2.9 Rural zone code
- 8.2.4 Environmental significance overlay code
- 9.4.5 Works, services and infrastructure code

The application did not include a planning report and assessment against the planning scheme. An officer assessment has found that the application satisfies the relevant acceptable solutions (or probable solutions/performance criteria where no acceptable solution applies) of the relevant codes set out below.

Relevant Codes	Comments
Rural zone code	The application complies with the relevant acceptable/performance outcomes contained within the code.
Environmental significance overlay code	The application complies with the relevant acceptable/performance outcomes contained within the code.
Works, services and infrastructure code	The application complies with the relevant acceptable/performance outcomes contained within the code.

### 6.2.9 Rural zone code

#### 6.2.9.1 Application

- (1) This code applies to assessing development where:
  - (a) located in the Rural zone; and
  - (b) it is identified in the assessment criteria column of an assessment table in Part 5 of the planning scheme.

#### 6.2.9.2 Purpose

- (1) The purpose of the Rural zone code is to:
  - (a) provide for rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;

- (b) provide opportunities for non-rural uses that are compatible with agriculture, the environmental features, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes;
  - (c) protect or manage significant natural resources and processes to maintain the capacity for primary production.
- (2) Mareeba Shire Council's purpose of the Rural zone code is to recognise the importance of primary production to the economy of the region and to maintain and strengthen the range of primary industries which contribute to the rural economy.

The purpose of the Rural zone code is to:

- (a) recognise the diversity of rural uses that exists throughout the region;
  - (b) protect the rural character of the region;
  - (c) provide facilities for visitors and tourists that are accessible and offer a unique experience;
  - (d) protect the infrastructure of the Mareeba-Dimbulah Irrigation Scheme Area from development which may compromise long term use for primary production;
  - (e) maintain distinct boundaries between the rural areas and the villages, towns and urban areas of the region;
  - (f) provide for a range of uses, compatible and associated with rural or ecological values including recreational pursuits and tourist activities;
  - (g) prevent adverse impacts of development on ecological values;
  - (h) preserve land in large holdings; and
  - (i) facilitate the protection of strategic corridors across the landscape which link remnant areas of intact habitat and transport corridors.
- (3) The purpose of the Rural zone code will be achieved through the following overall outcomes:
- (a) Areas for use for primary production are conserved and fragmentation below economically viable lot sizes is avoided;
  - (b) The establishment of a wide range of rural pursuits is facilitated, including cropping, intensive horticulture, forestry, intensive animal industries, animal husbandry and animal keeping and other compatible primary production uses;
  - (c) The establishment of extractive industries, mining and associated activities and alternative forms of energy generation is appropriate where environmental impacts and land use conflicts are minimised;
  - (d) Uses that require isolation from urban areas as a consequence of their impacts such as noise or odour may be appropriate where land use conflicts are minimised;
  - (e) Development is reflective of and responsive to the environmental constraints of the land;
  - (f) Residential and other development is appropriate only where directly associated with the rural nature of the zone;
  - (g) Low-impact tourism and recreation activities do not compromise the long-term use of the land for rural purposes;
  - (h) The viability of both existing and future rural uses and activities is protected from the intrusion of incompatible uses;
  - (i) Visual impacts of clearing, building, materials, access ways and other aspects of development are minimised or appropriately managed;
  - (j) Adverse impacts of development both on-site and from adjoining areas are avoided and any impacts are minimised through location, design, operation and management; and
  - (k) Natural features such as creeks, gullies, waterways, wetlands and bushland are retained, managed, enhanced and separated from adjacent development.

### 6.2.9.3 Criteria for assessment

**Table 6.2.9.3—Rural zone code - For self-assessable and assessable development**

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For self-assessable and assessable development</b>			
<b>Height</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>PO1</b> Building height takes into consideration and respects the following: <ul style="list-style-type: none"> <li>(a) the height of existing buildings on adjoining premises;</li> <li>(b) the development potential, with respect to height, on adjoining premises;</li> <li>(c) the height of buildings in the vicinity of the site;</li> <li>(d) access to sunlight and daylight for the site and adjoining sites;</li> <li>(e) privacy and overlooking; and</li> <li>(f) site area and street frontage length.</li> </ul>	<b>AO1.1</b> Development, other than buildings used for rural activities, has a maximum building height of: <ul style="list-style-type: none"> <li>(a) 8.5 metres; and</li> <li>(b) 2 storeys above ground level.</li> </ul>	n/a	Not applicable.
	<b>AO1.2</b> Buildings and structures associated with a rural activity including machinery, equipment, packing or storage buildings do not exceed 10 metres in height.	n/a	Not applicable.
<b>Siting, where not involving a Dwelling house</b>  Note—Where for Dwelling house, the setbacks of the Queensland Development Code apply.			
<b>PO2</b> Development is sited in a manner that considers and respects: <ul style="list-style-type: none"> <li>(a) the siting and use of adjoining premises;</li> <li>(b) access to sunlight and daylight for the site and adjoining sites;</li> <li>(c) privacy and overlooking;</li> <li>(d) air circulation and access to natural breezes;</li> <li>(e) appearance of building bulk; and</li> <li>(f) relationship with road corridors.</li> </ul>	<b>AO2.1</b> Buildings and structures include a minimum setback of: <ul style="list-style-type: none"> <li>(a) 40 metres from a frontage to a State-controlled road; and</li> <li>(b) 10 metres from a boundary to an adjoining lot.</li> </ul>	✓	Complies.
	<b>AO2.2</b> Buildings and structures, where for a Roadside stall, include a minimum setback of 0 metres from a frontage to a road that is not a State-controlled road.	n/a	Not applicable.
	<b>AO2.3</b> Buildings and structures, except where a Roadside stall, include a minimum setback of: <ul style="list-style-type: none"> <li>(a) 10 metres from a frontage to a sealed road that is not a State-controlled road; and</li> <li>(b) 100 metres from a frontage to any other road that is not a State-controlled road;</li> </ul>	n/a	Not applicable.
Accommodation density			



Performance outcomes	Acceptable outcomes	Complies	Comments
<b>PO3</b> The density of Accommodation activities: (a) respects the nature and density of surrounding land use; (b) is complementary and subordinate to the rural and natural landscape values of the area; and (c) is commensurate to the scale and frontage of the site.	<b>AO3.1</b> Residential density does not exceed one dwelling house per lot.	n/a	Not applicable.
	<b>AO3.2</b> Residential density does not exceed two dwellings per lot and development is for: (a) a secondary dwelling; or (b) Caretaker's accommodation and includes building work or minor building work with a maximum gross floor area of 100m <sup>2</sup> ; or (c) Rural worker's accommodation.	n/a	Not applicable.
<b>For assessable development</b>			
<b>Site cover</b>			
<b>PO4</b> Buildings and structures occupy the site in a manner that: (a) makes efficient use of land; (b) is consistent with the bulk and scale of buildings in the surrounding area; and (c) appropriately balances built and natural features.	<b>AO4</b> No acceptable outcome is provided.	✓	The proposed development is for a water storage dam which is sited in a logical location on site and will not impact on the sites existing agricultural activity.
<b>PO5</b> Development complements and integrates with the established built character of the Rural zone, having regard to: (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location.	<b>AO5</b> No acceptable outcome is provided.	✓	Complies where relevant.
<b>Amenity</b>			
<b>PO6</b> Development must not detract from the amenity of the local area, having regard to: (a) noise; (b) hours of operation;	<b>AO6</b> No acceptable outcome is provided.	✓	Complies.

Performance outcomes	Acceptable outcomes	Complies	Comments
(c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.			
<b>PO7</b> Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	<b>A07</b> No acceptable outcome is provided.	✓	Complies. The dam will somewhat rehabilitate an existing eroded area.

## 8.2.4 Environmental significance overlay code

### 8.2.4.1 Application

- (1) This code applies to assessing development where:
  - (a) land the subject of development is affected by a constraint category identified on the **Environmental significance overlay maps (OM-004a-z)**; and
  - (b) it is identified in the assessment criteria column of an assessment table in Part 5 of the planning scheme.

Note—Biodiversity and Water quality are appropriately reflected in Overlay Map 4 and is required to be mapped by State Government in response to Environment and Heritage State Interests.

### 8.2.4.2 Purpose

- (1) The purpose of the Environmental significance overlay code is to identify and protect matters of environmental significance, which include matters of state environmental significance (MSES) as defined under the state planning policy.

The Environmental significance overlay code ensures that:

- (a) waterways and high ecological significance wetlands are protected and enhanced to maintain ecosystem services and hydrological processes and provide aquatic habitat for flora and fauna; and
  - (b) the environmental values of regulated vegetation, wildlife habitat, protected areas and legally secured offset areas are protected and managed.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) the biodiversity values, ecosystem services and climate change resilience of areas of environmental significance are protected, managed and enhanced;
  - (b) the biodiversity values of protected areas and legally secured offset areas are protected from development unless overriding community need is demonstrated;
  - (c) development is located, designed and managed to minimise the edge effects of development on areas of regulated vegetation and wildlife habitat;
  - (d) areas of regulated vegetation and wildlife habitat are managed to minimise biodiversity losses;
  - (e) development maintains, protects and enhances a regional network of vegetated corridors that assist in wildlife movement and contribute to the maintenance of habitat and biological diversity;
  - (f) development is appropriately setback from waterways and high ecological significance wetlands to minimise direct and indirect impacts on water quality and biodiversity; and
  - (g) riparian vegetation and vegetation associated with high ecological significance wetlands is protected and enhanced to improve water quality and natural ecosystem function.



## 8.2.4.3 Criteria for assessment

Table 8.2.4.3A - Environmental significance overlay code - For self-assessable and assessable development

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For self-assessable and assessable development</b>			
<b>Regulated vegetation</b>			
<p><b>PO1</b> Vegetation clearing in areas mapped as 'Regulated vegetation' identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b> is avoided unless:</p> <ul style="list-style-type: none"> <li>(a) it is demonstrated that the area does not support regulated vegetation as mapped;</li> <li>(b) the loss or reduction in regulated vegetation is for community infrastructure and associated access facilities that cannot be avoided;</li> <li>(c) wildlife interconnectivity is maintained or enhanced at a local and regional scale; and</li> <li>(d) the loss or reduction in regulated vegetation is minimised and any residual impacts are offset.</li> </ul> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p> <p>Note—Refer to Ecological corridors identified on SFM001-009 in consideration of wildlife connectivity at a regional scale.</p>	<p><b>AO1.1</b> No clearing of native vegetation is undertaken within areas of 'Regulated vegetation' identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b>.</p>	n/a	Not applicable.
<p><b>PO2</b> Development on sites adjacent to areas of 'Regulated vegetation' identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b> protects the environmental significance of regulated vegetation and:</p> <ul style="list-style-type: none"> <li>(a) does not interrupt, interfere, alter or otherwise impact on underlying natural ecosystem processes</li> </ul>	<p><b>AO2</b> Development (excluding roads, earthworks, drainage infrastructure and underground infrastructure) is not located within 20 metres of 'Regulated vegetation' areas identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b>.</p>	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>such as water quality, hydrology, geomorphology and biophysical processes;</p> <p>(b) does not negatively impact the movement of wildlife at a local or regional scale; and</p> <p>(c) avoids noise, light, vibration or other edge affects, including weed and pest incursion on identified environmental values.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p> <p>Note—Refer to Ecological corridors identified on SFM001-009 in consideration of wildlife connectivity at a regional scale.</p>			
<b>Regulated vegetation intersecting a watercourse</b>			
<p><b>PO3</b></p> <p>Vegetation clearing in areas mapped as 'Regulated vegetation intersecting a watercourse', identified as 'Waterway' and 'Waterway buffer' on the <b>Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b> is avoided unless wildlife interconnectivity between habitats is maintained or enhanced at a local and regional scale, to the extent that migration or normal movement of significant species between habitats or normal gene flow between populations is not inhibited.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p> <p>Note—Refer to Ecological corridors identified on SFM001-009 in consideration of wildlife connectivity at a regional scale.</p>	<p><b>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b></p> <p><b>AO3.1</b> A minimum setback in accordance with <b>Table 8.2.4.3B</b> is provided between development and the top of the high bank of a 'Waterway' identified on the <b>Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b>.</p>	✓	<p>Leadingham Creek is categorised as Stream Order 0.</p> <p>Table 8.2.4.3B does not specify a setback for Stream Order 0.</p>
	<p><b>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b></p> <p><b>AO3.2</b> No clearing of native vegetation is undertaken within the minimum setback identified at <b>AO3.1</b>.</p>	✓	<p>Leadingham Creek is categorised as Stream Order 0.</p> <p>Table 8.2.4.3B does not specify a setback for Stream Order 0.</p>
<b>Waterways and wetlands</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>PO4</b> 'High ecological significance wetlands' identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b> and 'Waterways' on <b>Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b> and are protected by: (a) maintaining adequate separation distances between waterways/wetlands and development; (b) maintaining and enhancing aquatic and terrestrial habitat including vegetated corridors to allow for native fauna (terrestrial and aquatic) movement; (c) maintaining waterway bank stability by minimising bank erosion and slumping; (d) maintaining water quality by providing buffers to allow filtering of sediments, nutrients and other pollutants; and (e) retaining and improving existing riparian	<b>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b> <b>AO4.1</b> A minimum setback in accordance with <b>Table 8.2.4.3B</b> is provided between development and the top of the high bank of a 'Waterway' identified on the <b>Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b> .	✓	Leadingham Creek is categorised as Stream Order 0.  Table 8.2.4.3B does not specify a setback for Stream Order 0.
	<b>Where within a 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o)</b> <b>AO4.2</b> A minimum buffer of 200 metres is provided between development and the edge of a 'High ecological significance wetland' identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b> .	n/a	Not applicable - The subject site is not mapped as containing a high ecological significance wetland buffer.

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>vegetation and existing vegetation associated with a wetland.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p><b>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o) AO4.3</b></p> <p>No stormwater is discharged to a 'Waterway' on <b>Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b> or 'High ecological significance wetland' identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b>.</p> <p>Note— An alternative outcome is required to demonstrate that the ecological impacts of stormwater discharge to a 'Waterway' or 'High ecological significance wetland' are mitigated in accordance with PO3 through appropriate stormwater management / treatment (where possible).</p>	n/a	<p>Not applicable - the proposed water storage dam will collect stormwater travelling along the gully.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p><b>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o) AO4.4</b></p> <p>No wastewater is discharged to a 'Waterway' on <b>Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b> or 'High ecological significance wetland' identified on the <b>Environmental Significance Overlay Map (OM-004a-z)</b>.</p> <p>Note— A alternative outcome is required to demonstrate that the ecological impacts of wastewater discharge to a 'Waterway' or 'High ecological significance wetland' are mitigated in accordance with PO3 through appropriate wastewater management / treatment (where possible).</p>	n/a	Not applicable - the proposed water storage dam will collect stormwater travelling along the gully.

**Table 8.2.4.3B - Setback and buffer distances from waterways**

Stream order	Setback and buffer from waterways
1	10 metres from top of high bank
2-4	25 metres from top of high bank
5 or more	50 metres from top of high bank

Note—The stream order of a 'waterway' is to be determined on a case by case basis.

## 9.4.5 Works, services and infrastructure code

### 9.4.5.1 Application

- (1) This code applies to assessing development where it is identified in the assessment criteria column of an assessment table in Part 5 of the planning scheme.

### 9.4.5.2 Purpose

- (1) The purpose of the Works, services and infrastructure code is to ensure that all development is appropriately serviced by physical infrastructure, public utilities and services and that work associated with development is carried out in a manner that does not adversely impact on the surrounding area.
- (2) The purpose of the code will be achieved through the following overall outcomes:
- (a) Development provides an adequate, safe and reliable supply of potable, fire-fighting and general use water in accordance with relevant standards;
  - (b) Development provides for the treatment and disposal of wastewater and ensures there are no adverse impacts on water quality, public health, local amenity or ecological processes;
  - (c) Development provides for the disposal of stormwater and ensures that there are no adverse impacts on water quality or ecological processes;
  - (d) Development connects to the road network and any adjoining public transport, pedestrian and cycle networks while ensuring no adverse impacts on the safe, convenient and efficient operation of these networks;
  - (e) Development provides electricity and telecommunications services that meet its desired requirements;
  - (f) Development is connected to a nearby electricity network with adequate capacity without significant environment, social or amenity impact;
  - (g) Development does not affect the efficient functioning of public utility mains, services or installations;
  - (h) Infrastructure dedicated to Council is cost effective over its life cycle;
  - (i) Work associated with development does not cause adverse impacts on the surrounding area; and
  - (j) Development prevents the spread of weeds, seeds or other pests.

### 9.4.5.3 Criteria for assessment

**Table 9.4.5.3 - Works, services and infrastructure code – For self-assessable and assessable development**

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For self-assessable and assessable development</b>			
<b>Water supply</b>			
<b>PO1</b> Each lot has an adequate volume and supply of water that: <ul style="list-style-type: none"> <li>(a) meets the needs of users;</li> <li>(b) is adequate for fire-fighting purposes;</li> <li>(c) ensures the health, safety and convenience of the community; and</li> <li>(d) minimises adverse impacts on the receiving environment.</li> </ul>	<b>AO1.1</b> Development is connected to a reticulated water supply system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located: <ul style="list-style-type: none"> <li>(a) in the Conservation zone, Rural zone or Rural residential zone; and</li> <li>(b) outside a reticulated water supply service area.</li> </ul>	n/a	Not applicable - the development is for a water storage dam and does not require a water supply.



Performance outcomes	Acceptable outcomes	Complies	Comments
	<b>AO1.2</b> Development, where located outside a reticulated water supply service area and in the Conservation zone, Rural zone or Rural residential zone is provided with: <ul style="list-style-type: none"> <li>(a) a bore or bores are provided in accordance with the Design Guidelines set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; or</li> <li>(b) on-site water storage tank/s:               <ul style="list-style-type: none"> <li>(i) with a minimum capacity of 90,000L;</li> <li>(ii) fitted with a 50mm ball valve with a camlock fitting; and</li> <li>(iii) which are installed and connected prior to the occupation or use of the development.</li> </ul> </li> </ul>	n/a	See above.
<b>Wastewater disposal</b>			
<b>PO2</b> Each lot provides for the treatment and disposal of effluent and other waste water that: <ul style="list-style-type: none"> <li>(a) meets the needs of users;</li> <li>(b) is adequate for fire-fighting purposes;</li> <li>(c) ensures the health, safety and convenience of the community; and</li> <li>(d) minimises adverse impacts on the receiving environment.</li> </ul>	<b>AO2.1</b> Development is connected to a reticulated sewerage system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located: <ul style="list-style-type: none"> <li>(a) in the Conservation zone, Rural zone or Rural residential zone; and</li> <li>(b) outside a reticulated sewerage service area.</li> </ul>	n/a	The proposed development is for a water storage dam and does not require wastewater disposal.
	<b>AO2.2</b> An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located: <ul style="list-style-type: none"> <li>(a) in the Conservation zone, Rural zone or Rural residential zone; and</li> <li>(b) outside a reticulated sewerage service area.</li> </ul>	n/a	See above.

Stormwater infrastructure			
<b>PO3</b> Stormwater infrastructure is designed and constructed to collect and convey the design storm event to a lawful point of discharge in a manner that mitigates impacts on life and property.	<b>AO3.1</b> Where located within a Priority infrastructure area or where stormwater infrastructure is available, development is connected to Council's stormwater network in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	n/a	The proposed development is for a water storage dam and does not require a stormwater connection.
	<b>AO3.2</b> On-site drainage systems are constructed: (a) to convey stormwater from the premises to a lawful point of discharge; and (b) in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	✓	The proposed dam will include a spillway which will direct excess water downstream of the dam through the existing gully.
Electricity supply			
<b>PO4</b> Each lot is provided with an adequate supply of electricity	<b>AO4</b> The premises: (a) is connected to the electricity supply network; or (b) has arranged a connection to the transmission grid; or (c) where not connected to the network, an independent energy system with sufficient capacity to service the development (at near average energy demands associated with the use) may be provided as an alternative to reticulated electricity where: (i) it is approved by the relevant regulatory authority; and (ii) it can be demonstrated that no air or noise emissions; and (iii) it can be demonstrated that no adverse impact on visual amenity will occur.	n/a	Not applicable.

Telecommunications infrastructure			
<b>PO5</b> Each lot is provided with an adequate supply of telecommunication infrastructure	<b>AO5</b> Development is provided with a connection to the national broadband network or telecommunication services.	n/a	Not applicable.
Existing public utility services			
<b>PO6</b> Development and associated works do not affect the efficient functioning of public utility mains, services or installations.	<b>AO6</b> Public utility mains, services are relocated, altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	n/a	Not applicable.
Excavation or filling			
<b>PO7</b> Excavation or filling must not have an adverse impact on the: (a) streetscape; (b) scenic amenity; (c) environmental values; (d) slope stability; (e) accessibility; or (f) privacy of adjoining premises.	<b>AO7.1</b> Excavation or filling does not occur within 1.5 metres of any site boundary.	✓	Complies.
	<b>AO7.2</b> Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.	✓ Complies with performance outcome	The proposed water storage dam will involve construction typically found in rural areas.  The dam is not likely to have a visual impact on surrounding properties given the rural locality.  The proposed dam is sited upon an eroded area and will result in an improvement of environmental values.
	<b>AO7.3</b> Earthworks batters: (a) are no greater than 1.5 metres in height; (b) are stepped with a minimum width 2 metre berm; (c) do not exceed a maximum of two batters and two berms (not greater than 3.6 metres in total height) on any one lot; (d) have a slope no greater than 1 in 4; and	✓ Complies with performance outcome.	The development will be conditioned to require RPEQ certification.

	(e) are retained.		
	<b>AO7.4</b> Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from: (a) adjoining premises; or (b) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation.	✓	Can be conditioned to comply.
	<b>AO7.5</b> All batters and berms to be constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	✓	Can be conditioned to comply.
	<b>AO7.6</b> Retaining walls have a maximum height of 1.5 metres and are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	n/a	Not applicable.
	<b>AO7.7</b> Excavation or filling at any point on a lot is to include measures that protect trees at the foot or top of cut or fill batters by the use of appropriate retaining methods and sensitive earth removal or placement and in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	✓	Can be conditioned to comply.
<b>For assessable development</b>			
<b>Transport network</b>			
<b>PO8</b> The development has access to a transport network of adequate standard to provide for the safe and efficient movement of vehicles, pedestrians and cyclists.	<b>AO8.1</b> Vehicle access, crossovers, road geometry, pavement, utilities and landscaping to the frontage/s of the site are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	n/a	Not applicable.
	<b>AO8.2</b> Development provides footpath pavement treatments in	n/a	Not applicable.

	accordance with Planning Scheme Policy 9 – Footpath Paving.		
<b>Public infrastructure</b>			
<b>PO9</b> The design, construction and provision of any infrastructure that is to be dedicated to Council is cost effective over its life cycle and incorporates provisions to minimise adverse impacts.	<b>AO9</b> Development is in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	n/a	Not applicable.
<b>Stormwater quality</b>			
<b>PO10</b> Development has a non-worsening effect on the site and surrounding land and is designed to: (a) optimise the interception, retention and removal of waterborne pollutants, prior to the discharge to receiving waters; (b) protect the environmental values of waterbodies affected by the development, including upstream, on-site and downstream waterbodies; (c) achieve specified water quality objectives; (d) minimise flooding; (e) maximise the use of natural channel design principles; (f) maximise community benefit; and (g) minimise risk to public safety.	<b>AO10.1</b> The following reporting is prepared for all Material change of use or Reconfiguring a lot proposals: (a) a Stormwater Management Plan and Report that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; and (b) an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia), including: (i) drainage control; (ii) erosion control; (iii) sediment control; and (iv) water quality outcomes.	n/a	Not applicable.
	<b>AO10.2</b> For development on land greater than 2,500m <sup>2</sup> or that result in more than 5 lots or more than 5 dwellings or accommodation units, a Stormwater Quality Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) is prepared that demonstrates that the development: (a) meets or exceeds the standards of design and construction set out in the Urban Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline;	n/a	Not applicable.

	(b) is consistent with any local area stormwater water management planning; (c) accounts for development type, construction phase, local climatic conditions and design objectives; and (d) provides for stormwater quality treatment measures reflecting land use constraints, such as soil type, landscape features (including landform), nutrient hazardous areas, acid sulfate soil and rainfall erosivity.		
<b>PO11</b> Storage areas for stormwater detention and retention: (a) protect or enhance the environmental values of receiving waters; (b) achieve specified water quality objectives; (c) where possible, provide for recreational use; (d) maximise community benefit; and (e) minimise risk to public safety.	<b>AO11</b> No acceptable outcome is provided.	n/a	Not applicable.
<b>Excavation or filling</b>			
<b>PO12</b> Traffic generated by filling or excavation does not impact on the amenity of the surrounding area.	<b>AO12.1</b> Haul routes used for transportation of fill to or from the site only use major roads and avoid residential areas.	n/a	Not applicable - The subject site is only accessible via rural roads.
	<b>AO12.2</b> Transportation of fill to or from the site does not occur: (a) within peak traffic times; and (b) before 7am or after 6pm Monday to Friday; (c) before 7am or after 1pm Saturdays; and (d) on Sundays or Public Holidays.	✓	Can be conditioned to comply.



<b>PO13</b> Air pollutants, dust and sediment particles from excavation or filling, do not cause significant environmental harm or nuisance impacts.	<b>AO13.1</b> Dust emissions do not extend beyond the boundary of the site.	✓	Can be conditioned to comply.
	<b>AO13.2</b> No other air pollutants, including odours, are detectable at the boundary of the site.	✓	Can be conditioned to comply.
	<b>AO13.3</b> A management plan for control of dust and air pollutants is prepared and implemented.	✓	Can be conditioned to comply.
<b>PO14</b> Access to the premises (including driveways and paths) does not have an adverse impact on: (a) safety; (b) drainage; (c) visual amenity; and (d) privacy of adjoining premises.	<b>AO14</b> Access to the premises (including all works associated with the access): (a) must follow as close as possible to the existing contours; (b) be contained within the premises and not the road reserve, and (c) are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	✓	Can be conditioned to comply.
<b>Weed and pest management</b>			
<b>PO15</b> Development prevents the spread of weeds, seeds or other pests into clean areas or away from infested areas.	<b>AO15</b> No acceptable outcome is provided.	✓	Can be conditioned to comply.
<b>Contaminated land</b>			
<b>PO16</b> Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants	<b>AO16</b> Development is located where: (a) soils are not contaminated by pollutants which represent a health or safety risk to users; or (b) contaminated soils are remediated prior to plan sealing, operational works permit, or issuing of building works permit.	n/a	Not applicable.
<b>Fire services in developments accessed by common private title</b>			
<b>PO17</b> Fire hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	<b>AO17.1</b> Fire hydrants are located in accessways or private roads held in common private title at a maximum spacing of: (a) 120 metres for residential development; and (b) 90 metres for any other development.	n/a	Not applicable.

	<b>AO17.2</b> Fire hydrants are located at all intersections of accessways or private roads held in common private title.	n/a	Not applicable.
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## FNQROC Regional Development Manual

Section	Assessment
DP1 - Development Principles	N/A
AP1 - Application Procedures	OK
D1 - Road Geometry	N/A
D2 - Site Regrading	OK
D3 - Road Pavements	N/A
D4 - Stormwater Drainage	N/A
D5 - Stormwater Quality Management	N/A
D6 - Water Reticulation	N/A
D7 - Sewerage System	N/A
D8 - Utilities	N/A
D9 - Landscaping	N/A
CP1 - Construction Procedures	OK
S1 - Earthworks Specifications	OK
S2 - Road Pavement Specifications	N/A
S3 - Segmental Paving Specifications	N/A
S4 - Stormwater Drainage Specifications	N/A
S5 - Water Reticulation Specifications	N/A
S6 - Sewerage Reticulation Specifications	N/A
S7 - Concrete Works Specifications	N/A
S8 - Landscaping Specifications	N/A
LG Specific -TRC Requirements	N/A
Standard Drawings	N/A

## REFERRALS

The application triggered a referral to the State Referral Agency for clearing of vegetation.

That Department advised in a response dated 27 March 2018 that they require the conditions to be attached to any approval (**Attachment 2**).

## Internal Consultation

Technical Services

## OFFICER'S RECOMMENDATION

- That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	E Balzarolo	ADDRESS	327 Leadingham Creek Road, Dimbulah
DATE LODGED	12 February 2018	RPD	Lot 88 on HG88
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Operational Works - Earthworks (Water Storage Dam)		

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

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

And

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

(A) APPROVED DEVELOPMENT: Development Permit for Operational Works - Earthworks (Water Storage Dam)

(B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
-	Site Plan - Dam	-	-

(C) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

(a) General

- (i) All operational works must be designed and constructed in accordance with the procedures as set out in the FNQROC Development Manual.
- (ii) 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, and 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;
  - to ensure the works comply in all respects with the requirements and procedures of the FNQROC Development Manual and good engineering practice; and
  - to ensure compliance with the following conditions of approval.
- (iii) Council's examination of the documents should not be taken to mean that the documents have been checked in detail and Council takes no responsibility for their accuracy. If during construction, inadequacies of the design are discovered, it is the responsibility of the Principal Consulting Engineer to resubmit amended plans to Council for approval and rectify works accordingly.
- (iv) Note, this approval is for a water storage dam only. The dam is NOT to be used for swimming. If it is to be used for swimming then a separate Development Permit will need to be obtained for building work.

(b) Filling or excavation (excluding access roads) is not permitted within 1.5 metres of any property boundary.

(c) Hours of Work

- (i) Work involving the operation of construction plant and equipment of any description, shall only be carried out on site during the following times:

- 7.00am to 6.00pm, Monday to Friday;
- 7.00am to 1.00pm Saturdays;
- No work is permitted on Sundays or Public Holidays.

- (ii) No variation to the above working hours is allowed unless otherwise agreed in writing by Council.

(d) Transportation of Soil

- (i) All soil transported to or from the site must be covered to prevent dust or spillage during transport. If soil is tracked or spilt onto the road pavement from works on the subject land, it must be removed no later than at the end of each working day. Sediment must not enter Council's stormwater drainage network.

(e) Dam Construction

- (i) Dam construction must be undertaken in accordance with design plan submitted with the application.
- (ii) Within three (3) months following the completion of construction of dam works, any disturbed areas are grassed to provide a coverage of at least 8m<sup>2</sup> in every 10m<sup>2</sup> to minimise the potential for erosion or dust.
- (iii) At the completion of construction, the applicant/developer is to provide Council with certification from a RPEQ engineer confirming that the dam has been constructed in accordance with the certified design plan and engineering advice listed in (i) above.

(D) RELEVANT PERIOD

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

- Any other development – two (2) years (starting the day the approval takes effect).

(E) REFERRAL AGENCY CONDITIONS

Department of State Development, Manufacturing, Infrastructure and Planning conditions dated 27 March 2018.

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

- Nil

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

- Nil

## DECISION BY DELEGATE

## DECISION

Having considered the Planning Officer's report detailed above, I approve, as delegate of Council, the application subject to the conditions listed in the report.

Dated the 10TH day of APRIL 2018

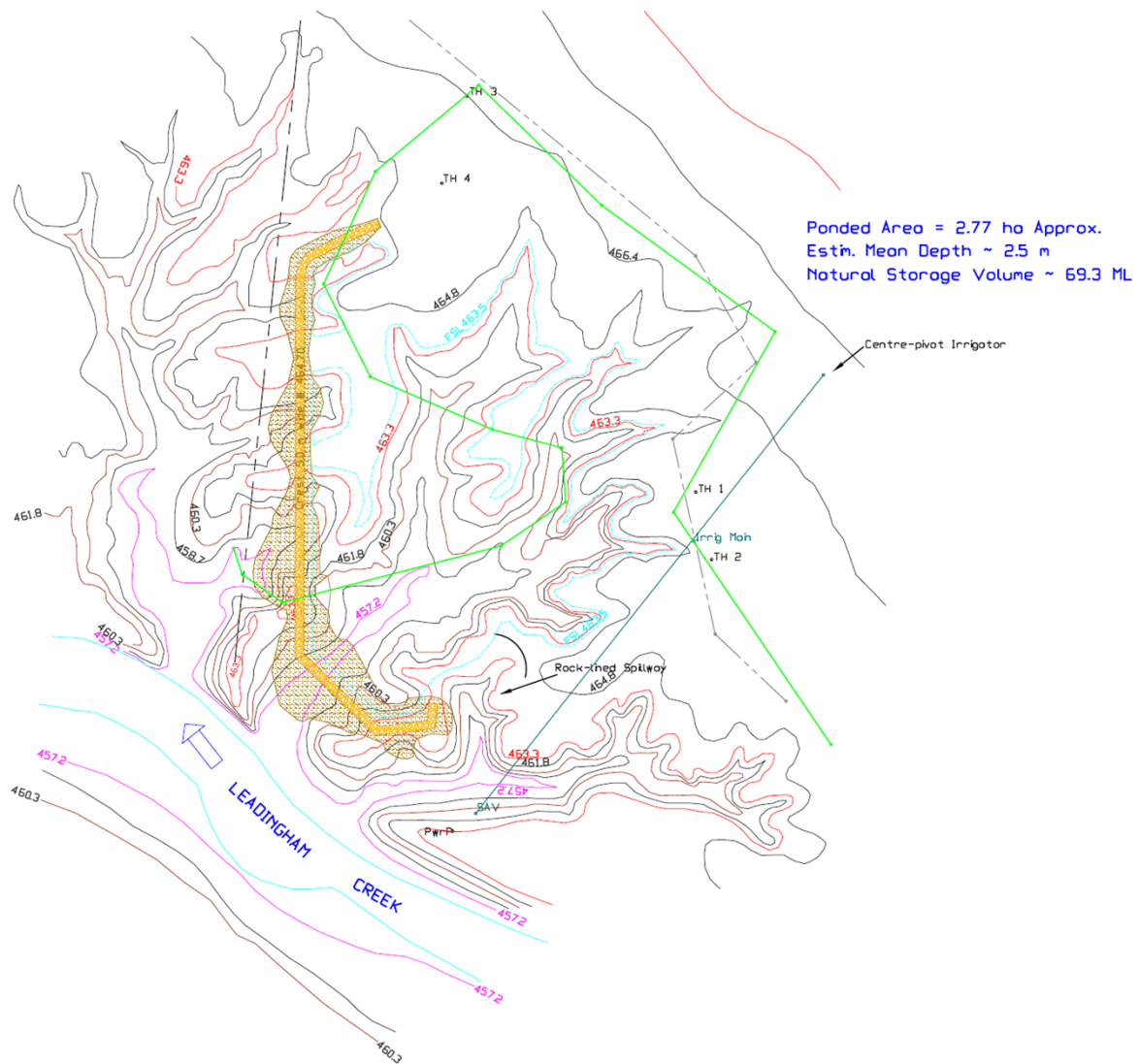


**BRIAN MILLARD**  
**SENIOR PLANNER**

MAREEBA SHIRE COUNCIL  
AS A DELEGATE OF THE COUNCIL

## ATTACHMENT 1

## PROPOSAL PLANS



Document Set ID: 3343562  
 Version: 1, Version Date: 06/02/2018



## ATTACHMENT 2

RA6-N



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

Our reference: 1802-4156 SRA  
 Your reference: OPW/18/0002

27 March 2018

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

*Attention: Carl Ewin*

Dear Sir / Madam

**Referral agency response—with conditions**

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

The development application described below was properly referred to the Department of State Development, Manufacturing, Infrastructure and Planning on 26 February 2018.

**Applicant details**

Applicant name:	Mr Edward Balzarolo
Applicant contact details:	PO Box 222 Dimbulah QLD 4872 balzofarming@gmail.com

**Location details**

Street address:	327 Leadingham Creek Road, Dimbulah
Real property description:	Lot 88 on HG88
Local government area:	Mareeba Shire Council

**Application details**

Development permit	Operational work for Earthworks (Water Storage Dam)
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**Referral triggers**

The development application was referred to the department under the following provisions of the Planning Regulation 2017:

Schedule 10, Part 3, Division 4, Table 1 – Clearing native vegetation

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**Conditions**

Under section 56(1)(b)(i) of the *Planning Act 2016* (the Act), the conditions set out in Attachment 1 must be attached to any development approval.

**Reasons for decision to impose conditions**

The department must provide reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

**Approved plans and specifications**

The department requires that the plans and specifications set out below and enclosed must be attached to any development approval.

Drawing/report title	Prepared by	Date	Reference no.	Version / issue
<b>Aspect of development: Operational work</b>				
Technical Agency Response Plan (Vegetation) Plan 1802-4156 SRA	Queensland Government Department of Natural Resources Mines and Energy	21 March 2018	TARP 1802-4156 SRA	-

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

For further information please contact Michele Creecy, Senior Planning Officer, on 4037 3206 or via email CairnsSARA@dilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Brett Nancarrow  
Manager (Planning)

cc Mr Edward Balzarolo, balzofarming@gmail.com

enc Attachment 1—Conditions to be imposed  
Attachment 2—Reasons for decision to impose conditions  
Approved plans and specifications

## Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
<b>Aspect of development Operational work (construction of a dam)</b>		
Schedule 10, Part 3, Division 4, Table 1 – Clearing vegetation—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of Department of Natural Resources, Mines and Energy to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	The clearing of vegetation under this development approval is limited to the areas identified as Areas A [A <sup>1</sup> -A <sup>3</sup> ] as shown on attached Technical Agency Response Plan (TARP) 1802-4156 SRA dated 21 March 2018.	At all times
2.	Clearing within any watercourse or drainage feature, or within 25 metres of the defining bank of any watercourse or drainage feature must: <ul style="list-style-type: none"> <li>(a) not exceed 20 metres in width; and</li> <li>(b) not occur within five metres of the defining bank, unless clearing is required into or across the watercourse or drainage feature.</li> </ul>	While clearing is occurring
3.	<p>a) Prepare a management plan addressing erosion and sediment control erosion in line with Best Practice Erosion and Sediment Control (BPESC) guidelines for Australia (International Erosion Control Association):</p> <ul style="list-style-type: none"> <li>i) The management plan must be prepared by a Certified Professional in Erosion and Sediment Control (CPESC) and recommend erosion and sediment control measures to ensure the rates of soil loss and sediment movement are the same or less than those prior to the development.</li> <li>ii) Submit, for information purposes only, a copy of the Management Plan mentioned at part (a) of this condition to: <p style="margin-left: 40px;">Vegetation Management Department of Natural Resources, Mines and Energy Address: PO Box 5318, Townsville Qld 4810 Email: <a href="mailto:northvegetation@dnrme.qld.gov.au">northvegetation@dnrme.qld.gov.au</a></p> </li> </ul> <p>b) Implement and maintain all required erosion and sediment control measures identified within the Management Plan mentioned at part a) of this condition.</p>	<p>Prior to commencement of work.</p> <p>At all times during construction.</p>

**Attachment 2—Reasons for decision to impose conditions**

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The reasons for this decision are:

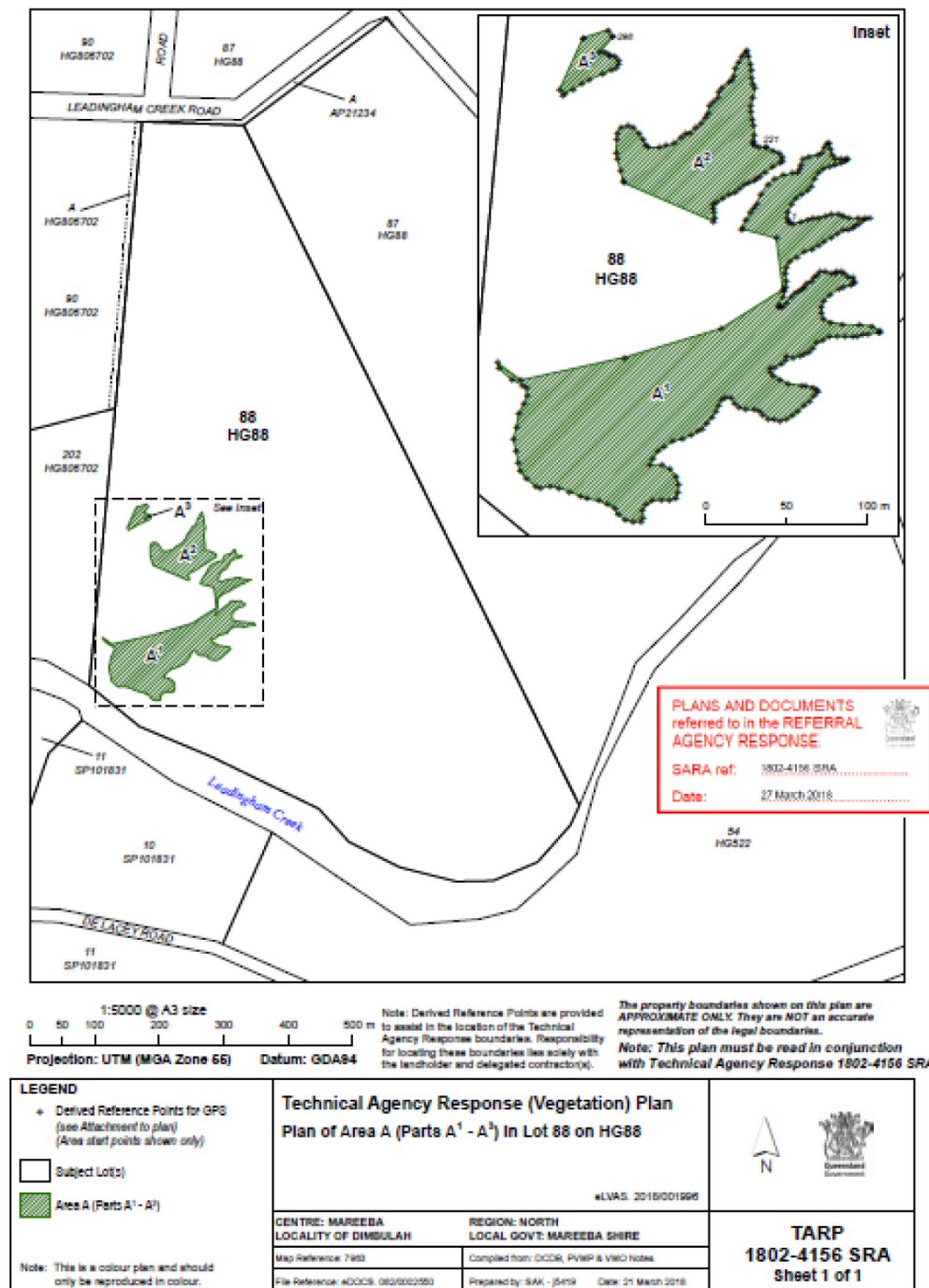
- To ensure compliance with Performance outcome PO1 so clearing occurs in accordance with the Technical Agency Response Plan (TARP) for the subject site.
- To ensure protection of watercourses and drainage features, in particular Leadingham Creek.
- To ensure that proposed measures to address sediment run-off from the eroding gully is appropriately addressed.

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**Approved plans and specifications**

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## Attachment to Plan: 1802-4156 SRA

## Derived Reference Points for GP8

Horizontal Datum: GDA94 Projection: Transverse Mercator MGA 94 Zone 55

Note: Derived Reference Points are provided to assist in the location of the Technical Agency Response boundaries. Responsibility for locating these boundaries lies solely with the landholder and delegated contractor(s). This attachment must be read in conjunction with the accompanying plan and the Technical Agency Response 1802-4156 SRA. Derived Reference Points are indicated on the accompanying plan and proceed sequentially if labels are missing.

Parcel	ID	Easting	Northing	Parcel	ID	Easting	Northing	Parcel	ID	Easting	Northing
A1	1	302060	0106640	A1	61	302124	0106600	A1	121	302047	0106636
A1	2	302062	0106640	A1	62	302125	0106607	A1	122	302048	0106637
A1	3	302067	0106640	A1	63	302118	0106602	A1	123	302043	0106637
A1	4	302102	0106640	A1	64	302113	0106600	A1	124	302040	0106635
A1	5	302102	0106640	A1	65	302113	0106602	A1	125	302037	0106635
A1	6	302102	0106640	A1	66	302113	0106602	A1	126	302034	0106633
A1	7	302113	0106640	A1	67	302112	0106600	A1	127	302030	0106633
A1	8	302116	0106640	A1	68	302116	0106600	A1	128	302024	0106634
A1	9	302121	0106640	A1	69	302123	0106602	A1	129	302018	0106632
A1	10	302124	0106640	A1	70	302134	0106604	A1	130	302013	0106630
A1	11	302127	0106640	A1	71	302142	0106604	A1	131	302009	0106630
A1	12	302133	0106640	A1	72	302146	0106600	A1	132	302008	0106630
A1	13	302136	0106640	A1	73	302147	0106600	A1	133	302004	0106629
A1	14	302140	0106640	A1	74	302146	0106600	A1	134	302012	0106629
A1	15	302136	0106640	A1	75	302134	0106600	A1	135	302016	0106629
A1	16	302134	0106640	A1	76	302136	0106600	A1	136	302020	0106629
A1	17	302131	0106640	A1	77	302133	0106600	A1	137	302022	0106629
A1	18	302130	0106640	A1	78	302130	0106600	A1	138	302022	0106629
A1	19	302127	0106640	A1	79	302128	0106600	A1	139	302020	0106629
A1	20	302134	0106640	A1	80	302120	0106600	A1	140	302018	0106629
A1	21	302130	0106640	A1	81	302115	0106600	A1	141	302011	0106629
A1	22	302117	0106640	A1	82	302111	0106600	A1	142	302006	0106629
A1	23	302112	0106640	A1	83	302106	0106600	A1	143	302002	0106629
A1	24	302109	0106640	A1	84	302105	0106600	A1	144	302000	0106629
A1	25	302104	0106640	A1	85	302103	0106600	A1	145	302000	0106629
A1	26	302100	0106640	A1	86	302100	0106600	A1	146	301999	0106629
A1	27	302095	0106640	A1	87	302097	0106600	A1	147	301994	0106629
A1	28	302091	0106640	A1	88	302093	0106600	A1	148	301989	0106629
A1	29	302089	0106640	A1	89	302090	0106600	A1	149	301984	0106629
A1	30	302080	0106640	A1	90	302085	0106600	A1	150	301982	0106629
A1	31	302080	0106640	A1	91	302080	0106600	A1	151	301978	0106629
A1	32	302080	0106640	A1	92	302080	0106600	A1	152	301973	0106629
A1	33	302087	0106640	A1	93	302079	0106600	A1	153	301965	0106629
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A1	36	302084	0106640	A1	96	302085	0106600	A1	156	301948	0106629
A1	37	302084	0106640	A1	97	302089	0106640	A1	157	301943	0106629
A1	38	302080	0106640	A1	98	302090	0106647	A1	158	301938	0106629
A1	39	302080	0106640	A1	99	302105	0106648	A1	159	301933	0106629
A1	40	302082	0106640	A1	100	302102	0106648	A1	160	301928	0106629
A1	41	302084	0106640	A1	101	302100	0106644	A1	161	301924	0106629
A1	42	302086	0106640	A1	102	302100	0106642	A1	162	301923	0106629
A1	43	302086	0106640	A1	103	302100	0106640	A1	163	301921	0106629
A1	44	302100	0106640	A1	104	302103	0106607	A1	164	301920	0106629
A1	45	302101	0106640	A1	105	302099	0106604	A1	165	301921	0106629
A1	46	302104	0106640	A1	106	302095	0106600	A1	166	301923	0106629
A1	47	302106	0106640	A1	107	302092	0106600	A1	167	301920	0106629
A1	48	302107	0106640	A1	108	302089	0106600	A1	168	301920	0106629
A1	49	302106	0106640	A1	109	302084	0106600	A1	169	301920	0106629
A1	50	302113	0106640	A1	110	302081	0106600	A1	170	301925	0106629
A1	51	302116	0106640	A1	111	302077	0106600	A1	171	301919	0106629
A1	52	302119	0106640	A1	112	302074	0106600	A1	172	301911	0106629
A1	53	302120	0106640	A1	113	302072	0106600	A1	173	301910	0106629
A1	54	302123	0106640	A1	114	302069	0106600	A1	174	301904	0106629
A1	55	302125	0106640	A1	115	302064	0106600	A1	175	301900	0106629
A1	56	302127	0106640	A1	116	302060	0106600	A1	176	302048	0106629
A1	57	302130	0106640	A1	117	302057	0106600	A1	177	302050	0106629
A1	58	302131	0106640	A1	118	302054	0106600	A1	178	302052	0106629
A1	59	302131	0106640	A1	119	302051	0106600	A1	179	302051	0106644
A1	60	302128	0106640	A1	120	302049	0106600	A1	180	302051	0106644



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## Attachment to Plan: 1802-4156 SRA

## Derived Reference Points for GP8

Horizontal Datum: GDA84 Projection: Transverse Mercator MGA 94 Zone 55

Note: Derived Reference Points are provided to assist in the location of the Technical Agency Response boundaries. Responsibility for locating these boundaries lies solely with the landholder and delegated contractor(s). This attachment must be read in conjunction with the accompanying plan and the Technical Agency Response 1802-4156 SRA. Derived Reference Points are indicated on the accompanying plan and proceed sequentially if labels are missing.

Parcel	ID	Easting	Northing	Parcel	ID	Easting	Northing	Parcel	ID	Easting	Northing
A1	181	302065	8108848	A2	241	302044	8108824	A3	301	301219	8107082
A1	182	302066	8108824	A2	242	302045	8108821	A3	302	301219	8107081
A1	183	302066	8108826	A2	243	302044	8108848	A3	303	301203	8107081
A1	184	302070	8108826	A2	244	301980	8108875	A3	304	301205	8107048
A1	185	302075	8108802	A2	245	301980	8108875	A3	305	301205	8107048
A1	186	302077	8108871	A2	246	301980	8108875	A3	306	301203	8107044
A1	187	302081	8108874	A2	247	301984	8108887	A3	307	301200	8107042
A1	188	302087	8108877	A2	248	301983	8108881	A3	308	301215	8107040
A1	189	302092	8108876	A2	249	301984	8108888	A3	309	301208	8107038
A1	190	302096	8108876	A2	250	301984	8107005	A3	310	301202	8107034
A1	191	302097	8108881	A2	251	301980	8107000	A3	311	301207	8107030
A1	192	302098	8108884	A2	252	301980	8107007	A3	312	301201	8107027
A1	193	302098	8108887	A2	253	301984	8107000	A3	313	301200	8107028
A1	194	302103	8108888	A2	254	301987	8107005	A3	314	301248	8107030
A1	195	302106	8108880	A2	255	302000	8108888	A3	315	301203	8107082
A1	196	302111	8108881	A2	256	302002	8108888	A3	316	301203	8107082
A1	197	302112	8108884	A2	257	302003	8108884	A3	317	301219	8107087
A1	198	302114	8108887	A2	258	302010	8108884	A3	318	301201	8107082
A1	199	302115	8108888	A2	259	302014	8108882				
A1	200	302118	8108883	A2	260	302019	8108888				
A1	201	302117	8108880	A2	261	302023	8107001				
A1	202	302119	8108887	A2	262	302028	8107005				
A1	203	302122	8108887	A2	263	302038	8107005				
A1	204	302126	8108887	A2	264	302032	8107000				
A1	205	302126	8108888	A2	265	302038	8107009				
A1	206	302125	8108885	A2	266	302038	8107013				
A1	207	302125	8108884	A2	267	302040	8107018				
A1	208	302118	8108883	A2	268	302041	8107020				
A1	209	302118	8108883	A2	269	302043	8107022				
A1	210	302112	8108881	A2	270	302048	8107025				
A1	211	302138	8108876	A2	271	302047	8107028				
A1	212	302106	8108875	A2	272	302048	8107033				
A1	213	302104	8108876	A2	273	302053	8107034				
A1	214	302102	8108887	A2	274	302055	8107036				
A1	215	302098	8108885	A2	275	302058	8107039				
A1	216	302095	8108883	A2	276	302057	8107043				
A1	217	302092	8108885	A2	277	302058	8107048				
A1	218	302090	8108884	A2	278	302061	8107050				
A1	219	302088	8108885	A2	279	302063	8107053				
A1	220	302090	8108848	A2	280	302064	8107054				
A2	221	302078	8108884	A2	281	302062	8107051				
A2	222	302081	8108882	A2	282	302068	8107048				
A2	223	302084	8108880	A2	283	302067	8107042				
A2	224	302088	8108888	A2	284	302067	8107037				
A2	225	302090	8108888	A2	285	302068	8107035				
A2	226	302095	8108884	A2	286	302068	8107030				
A2	227	302090	8108882	A2	287	302068	8107035				
A2	228	302076	8108876	A2	288	302067	8107030				
A2	229	302072	8108877	A2	289	302067	8107018				
A2	230	302070	8108875	A2	290	302068	8107011				
A2	231	302068	8108873	A2	291	302068	8107007				
A2	232	302068	8108872	A2	292	302068	8107005				
A2	233	302063	8108871	A2	293	302068	8108888				
A2	234	302060	8108868	A2	294	302068	8108887				
A2	235	302057	8108868	A2	295	302068	8108882				
A2	236	302055	8108868	A2	296	302072	8108882				
A2	237	302048	8108882	A2	297	302078	8108884				
A2	238	302045	8108880	A2	298	301981	8107082				
A2	239	302044	8108826	A2	299	301975	8107083				
A2	240	302043	8108826	A2	300	301978	8107084				