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<hwells@milfordplanning.com.au>; "Monique Chalk"
<reception@milfordplanning.com.au>
Subject:
M2355-MCU-1 - Lodgement - Development Application - Extractive Industry
(Sand Extraction) - 194 Phillips Camp Road, Jarvisfield
Attachments:
OM2355-MCU-1 - Development Application Package - 19-11-24.pdf

Good afternoon,
Please refer to the attached development application relating to the
abovementioned property for
your action.
We kindly ask that Council provide payment details to Milford Planning for the
Applicant's
action immediately upon receipt of this development application.
If you have any questions regarding this correspondence, please contact the
undersigned.
Thanks very much.
Kind regards,
Matteo Sandona | SENIOR TOWN PLANNER

(07) 4724 0095 | www.milfordplanning.com.au
283 Flinders Street, Townsville City Q 4810

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Version: 1, Version Date: 25/11/2024

MP ref: M2355-MCU-1
QA: hw.ms.mc

19 November 2024
Assessment Manager
Burdekin Shire Council
PO Box 974
AYR QLD 4807
Via:

enquiries@burdekin.qld.gov.au

Attention:

Planning and Development

Dear Sir/ Madam,
Re:

Development Application seeking a Development Permit for Material Change of Use – Extractive Industry (Sand Extraction) on land described as Lot 144 and 145 on GL12469 and located at 194 Phillips Camp Road, Jarvisfield

On behalf of the Applicant, Milford Planning hereby make the enclosed development application seeking the abovementioned development approval on the abovementioned land in accordance with Section 51 of the Planning Act 2016.

Assessment Fee

The relevant assessment fee for the proposed development has been calculated below in accordance with Burdekin Shire Council's (Council) Schedule of Fees and Charges 2024/25.

Component

Calculation

Fee

Industry Type Use –
Impact Assessment

\$2,709.00 per application

\$2,709.00

TOTAL ASSESSMENT FEE:

\$2,709.00

We kindly ask that Council provide payment details to Milford Planning for the Applicant's action immediately upon receipt of this development application.

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Proceeding

We look forward to working with Council to progress the proposed development, and request the opportunity to discuss any queries or further information that may be required prior to the issue of any formal correspondence.

In the instance that Council requires no further information, we look forward to receipt of Council's

Confirmation Notice to facilitate referral of the development application to the State.

If you have any questions regarding this correspondence, please contact the undersigned on TEL:

(07) 4724 0095.

Yours sincerely,

MILFORD PLANNING

Matteo Sandona

SENIOR TOWN PLANNER

Encl:

Development application package

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Applicant

Jones Holdings NQ

Reference

M2355-MCU-1

Date

November 2024

Development
Application
Proposed
Development

Property
Details

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Material Change of Use -
Extractive Industry (Sand
Extraction)
Lots 144 and 145 on
GL12469
194 Phillips Camp Road,
Jarvisfield

DOCUMENT CONTROL

Applicant
Proposed
Development
Contact

Jones Holdings NQ
Material Change of Use – Extractive Industry (Sand Extraction)
Matteo Sandona

Quality Assurance

Date 19.11.24
Version 1
Issue Final
Template DA-STN-1

Matteo Sandona
SENIOR TOWN PLANNER

George Milford
DIRECTOR

Author

Reviewer

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APPENDICES

Appendix 1

DA Form 1; land owner's consent; and Section 22A Relevant Purpose Determination

Appendix 2

SmartMap; and site aerial plan of the subject site

Appendix 3

State Assessment Referral Agency mapping

Appendix 4

Proposed development plans

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1.0

INTRODUCTION

1.1

Purpose

The purpose of this development application is to seek approval for Material Change of Use –

Extractive Industry (Sand Extraction) (the proposed development) under the provisions of the Planning Act 2016 (the Act).

The purpose of this report is to provide information about the site on which the subject

development is proposed, detail of the proposed development, and an assessment against the

relevant assessment benchmarks. The assessment detailed in this report has been undertaken

in accordance with the provisions and subordinate planning controls under the Act.

1.2

Structure

This report provides the following information with respect to the assessment of the proposed development:

§

overview of the site and surrounding area;

§

description of the proposed development;

§

overview of the relevant assessment framework;

§

assessment of the proposed development against the relevant assessment benchmarks;

and

§

conclusion and recommendation.

This development application is made in accordance with Section 51 of the Act and contains the

mandatory supporting information specified in the applicable DA Form. Appendix 1 comprises

DA Form 1, the accompanying land owner's consent, and the associated Section 22A Relevant Purpose Determination.

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2.0

SUBJECT SITE

2.1

Site Parameters

The following parameters are applicable to the site of the proposed development (the subject site).

Property Owner

Ryan Norman Jones and Glenis Lyle Jones (refer Appendix 1)

Street Address

194 Phillips Camp Road, Jarvisfield

Formal Description

Lots 144 and 145 on GL12469

Site Area

655.59 ha (refer Appendix 4)

Easements

Street Frontage

The site is not burdened by any easements.
The site is primarily access via Phillips Camp Road.

Topography

The site has generally even topography.

Existing Use

Grazing land

The lot is serviced by the following infrastructure:

Existing Infrastructure

§
§

Local Heritage Register

The site is not listed on the Local Heritage Register.

Contaminated Land

electricity (Ergon); and
telecommunications (NBN).

The land is not known to be included on the State Environmental Management Register or Contaminated Land Register.
The following State interests are relevant to the proposed development as detailed in the State Assessment Referral Agency (SARA) mapping (refer Appendix 3):

Relevant State Interests

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§
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Coastal management district;
Coastal area - erosion prone area;
Coastal area - medium storm tide inundation area;
Coastal area - high storm tide inundation area;
Fish habitat management area B;
Queensland waterways for waterway barrier works;
Major (tidal);
Water resource planning area boundaries;
Wetland protection area trigger area; and
Regulated vegetation management map (Category A and B
extract).

2.2

Surrounding Area

North

North of the site is unproductive rural land, being in a coastal area.

East

East of the site is unproductive rural land, being in a coastal area.

South

Properties south of the site are used primarily for cropping, as well as the Burdekin River.

West

Directly west of the site is Seaforth Creek and rural cropping land.

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3.0

PROPOSED DEVELOPMENT

3.1

Description of Proposed Development

The proposed development involves the establishment of an Extractive Industry use on site to facilitate the extraction of sand. Specific detail of the proposed development is provided below.

Purpose of Development

The purpose of the development is to extract sand from a defined extraction area at a rate of less

than 5,000 t per annum. The sand will provide a high quality material for commercial sale and use within the region for a variety of industrial activities.

Design Overview

The extraction area will have an approximate length of 1 km and a width of 200 m (refer to

Appendix 4), and thus a total footprint of approximately 20 ha. The extraction location has been

specifically selected for its favourable attributes including sparsity of vegetation and quality of

sand deposit. The extraction area generally follows an existing cleared fence line.

Operational Overview

Given the purpose of the project is to provide commercial grade sand to market, extraction will

occur based on demand. It is anticipated that operation will occur during daylight hours and may

include activity on weekends as necessary to meet demand.

Scale and Intensity

The proposed development includes an extraction limit of 5,000 t per annum. It is noted that this

does not trigger any Environmental Relevant Activity (ERA) thresholds for extraction or screening.

In terms of scale, activity will be contained within the defined extraction area. Machinery expected

to operate on the site will likely include excavators and loaders. Additionally, trucks are expected

to access the site via an existing private access track connected to Phillips Camp Road.

Considering the above, combined with the ephemeral nature of the project and distance between

sensitive and cropping uses, the development is considered of an appropriate and compatible

scale and intensity.

Access and Parking

The proposed extraction area will be accessed from Phillips Camp Road, with internal vehicle

movements to utilise an existing access track. Sufficient area is available to accommodate all

associated truck, vehicle, and machinery parking within the subject site as necessary.

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Water and Sewer

Given the temporary nature of operations, including machinery, equipment and workers, all waste and water requirements will be managed on site, with waste disposed of lawfully.

Stormwater

The proposed development is remote in location and away from sensitive and agricultural land uses. The activity simply involves the movement of sand, which is consistent with the material

in the locality and thus there is no risk of stormwater quality issues.

Moreover, the extraction

area is not located within any defined waterways, and so stormwater is not anticipated to

adversely affect environmental values or surrounding properties.

Electricity and Communications

Given the temporary nature of the use, the extraction activities will not require physical

connections to electricity or communication networks.

Landscaping

The development, which is temporary in nature, does not propose any landscaping.

Vegetation

clearing will occur within the extraction area as necessary, as determined under the Relevant

Purpose Determination (see Appendix 1). We note that the site has been selected partly due to

its sparsity of vegetation and existing clearing.

3.2

Development Plans

The proposed development is detailed in the plans provided at Appendix 4 and listed below.

Title

Number

Issue

Date

Sand Extraction Area

M2355-SK-01

A

24-9-24

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4.0

ASSESSMENT FRAMEWORK

4.1

Planning Act 2016

The Planning Act 2016 (the Act) provides the framework for Queensland's planning system and coordinates local, regional, and State planning.

The Act allows for the establishment and is

supported by subordinate planning legislation and instruments such as planning schemes.

The

provisions of the Act are therefore applicable to the proposed development.

4.2

Planning Regulation 2017

The Planning Regulation 2017 (the Regulation) is established under the Act and provides support to the Act by detailing how it functions at a practical level.

The Regulation determines the

Assessment Manager and Referral Agencies relevant to assessable development, and relevant State interests through the State Planning Policy (SPP) and State Development Assessment Provisions (SDAP). The provisions of the Regulation are therefore applicable to the proposed development.

4.3

Approval Sought

Approval Type
Development Type

4.4

Development Permit
Material Change of Use

Definition or General
Description

Extractive Industry

Specific Description

Sand Extraction

Assessment Manager Assessment Parameters

Assessment Manager

Burdekin Shire Council

Planning Instrument

Burdekin Shire Planning Scheme 2022 (the planning scheme)

Zone and Precinct

Rural Zone

§

§

§

Triggered Overlays

§

§

§

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Acid Sulfate Soils Overlay;

Agricultural Overlay (Priority Agricultural Area, Class A and B);

Bushfire Overlay (Medium potential bushfire intensity and
Potential impact buffer);

Coastal Overlay (Coastal management district, Erosion prone
area, High and Medium storm tide hazard);

Environmental Significance (Regulated Vegetation Category R);

and

Flood River Hazard Overlay (Low, Medium, High and Extreme).

Category of Assessment
Table of Assessment
Reference

Assessment Manager
Assessment Benchmarks

4.5

Impact
Table 3.4.9 – Impact Assessment (any other use not listed in this
table)

§
§
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§

Strategic Framework
Rural Zone Code
Development Works Code
Bushfire Hazard Overlay Code
Coastal Hazard Overlay Code
Flood Hazard Overlay Code.

Referral Agency Assessment Parameters

Referral Agencies
Planning Instrument

State Assessment Referral Agency
Planning Regulation 2017 (the Regulation)
The proposed development triggers the following referral:
§

Schedule 10, Part 3, Division 4, Table 3 –
(i) The material change of use does not involve prescribed
clearing;
(ii) Accepted operational work may be carried out because of
the material change of use, or the material change of use
involves operational work that is assessable development
under section 5; and
(iii) The accepted operational work or assessable operational
work includes development other than the clearing of
regulated regrowth vegetation on freehold land,
indigenous land, land the subject of an occupation license
under the Land Act, or land the subject of a lease given
under the Land Act for agriculture or grazing purposes.

§

State Code 16 – Native vegetation clearing

Referral Triggers

Referral Agency
Assessment Benchmarks

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5.0

ASSESSMENT MANAGER CONSIDERATIONS

5.1

State Planning Policy

The State Planning Policy (the SPP) is a State planning instrument established under the Act and is designed to ensure the State's interests in planning are protected and delivered as part of local government planning across Queensland. amending its planning scheme.

Local government use the SPP when making or

Local government will also assess aspects of development

applications using the SPP if their local planning scheme has not integrated certain State interests.

In accordance with Section 2.1 – State Planning Policy (SPP) of the planning scheme, the Minister has identified that all relevant State interests as outlined in the SPP dated July 2017 have been integrated into the planning scheme.

For the purpose of the proposed development, we consider that assessment against the provisions of the SPP is not required, and all relevant matters will be dealt with under the provisions of the planning scheme.

5.2

Regional Plan

Regional plans are State planning instruments established under the Act, and set the long term strategic direction for how regions grow and respond to change. Regional plans are designed to facilitate economic growth, development, liveable communities, and the protection of natural resources. Regional plans seek to balance the State interests identified by the SPP in the context of the particular region they apply to.

The North Queensland Regional Plan (the Regional Plan) applies to the local government areas of

Townsville City, Hinchinbrook Shire, Burdekin Shire, Charters Towers Regional, and Palm Island

Aboriginal Shire. The Regional Plan was implemented in March 2020, and seeks to capitalise on

the growth, prosperity, and diversity of the region by supporting a vibrant economy, generating jobs, improving business investment, protecting our natural environment, and encouraging

tourism and lifestyle opportunities over the next 25 years.

The proposed development is considered to align with the goals outlined in the Regional Plan. In

particular, the proposed development will further Goal 1 – A leading economy in regional Australia.

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5.3

Planning Scheme Strategic Framework

The planning scheme incorporates a strategic framework, which sets the policy direction and basis for ensuring appropriate development occurs within the planning scheme area. The strategic framework is represented by the following four themes:

§

Liveable communities and infrastructure;

§

Economic growth;

§

Safe and resilient communities; and

§

Natural resources, the environment and heritage.

The strategic framework provides strategic outcomes for each of the above four themes.

The proposed development furthers the outcomes sought by the above themes and the relevant outcomes, particularly when considering:

§

the proposed development will maximise the productive capacity of the site by extracting an available and in demand material, without impacting agricultural land; and

§

the development will contribute to the growth and diversity of the Burdekin economy by providing sought after material to market, for use within the region.

5.4

Planning Scheme Purpose and Overall Outcomes

The proposed development is considered to further the purpose and overall outcomes sought by the relevant planning scheme codes by demonstrating compliance with the relevant performance and accepted outcomes.

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5.5

Planning Scheme Assessment Matrix

The assessment matrix below summarises the outcome of an assessment of the proposed development against the relevant performance and accepted outcomes of the applicable Assessment Manager assessment benchmarks.

The assessment matrix identifies the level of compliance of the proposed development in accordance with the legend below.

Criteria is clearly met and no further assessment is required.
Criteria is met and further explanation is provided for clarity.

Legend

Criteria is not met and further performance assessment is required.

P0

A0

P0

A0

P0

A0

P0

A0

Coastal Hazard
Overlay Code

Flood Hazard
Overlay Code

Bushfire
Hazard
Overlay Code

Development
Works Code

Rural Zone
Code

Outcome
P0 or A0

Not applicable or no criteria prescribed.

P0

A0

P0

A0

P0

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P0

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14

A0

P0

A0

P0

A0

P0

A0

Coastal Hazard
Overlay Code

Flood Hazard
Overlay Code

Bushfire
Hazard
Overlay Code

Development
Works Code

Rural Zone
Code

Outcome
P0 or A0

P0

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Criteria identified in the assessment matrix as requiring further explanation or further assessment is addressed in the following subsection.
5.6

Planning Scheme Detailed Assessment

Rural Zone Code

Complies with P03

The operational and temporary nature of the use does not constitute a requirement for water or sewerage connection. The development does not propose any buildings or structures and will not result in or require demand water and sewage infrastructure. Access to the site will remain as per the existing access arrangement to Phillips Camps Road by an existing formed internal access track (refer to Appendix 4). Given the above, the proposed development aligns with the intent of Performance Outcome 3 of the Rural Zone Code.

Complies with P016

The proposed Extractive Industry activity, which is non agricultural in nature, will not result in a net loss to agricultural production. This is evidenced broadly in two ways. Firstly, the development is temporary and within a relatively small area in the context of the property. Secondly, the

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majority of Lots 144 and 145 are not currently used for cropping activities due to the coastal terrain and unfavourable conditions for intensive cropping. Given the above, the proposed development aligns with the intent of Performance Outcome 16 of the Rural Zone Code.

Complies with P037

The extraction area will be connected to Phillips Camp Road by an existing access track which runs through the property. Whilst the access track is not sealed, given the nature of the use and rural locality, the on site access arrangement is considered appropriate for the Extractive Industry use and will not detrimentally affect the amenity of the locality. Given the above, the proposed development aligns with the intent of Performance Outcome 37 of the Rural Zone Code.

Development Works Code

Complies with P018

The development has been appropriately sited to avoid adverse impacts on environmental values, waterways, and water quality. The extraction area is largely outside of erosion, storm tide, and flood hazard.

This strategic location ensures development will have minimal impacts on hydrological processes, especially considering the development is not designing or constructing any permanent buildings and structures.

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Given the above, the proposed development aligns with the intent of Performance Outcome 18 of the Development Works Code.

Complies with P027

The proposed Extractive Industry use will operate out of a defined extraction footprint within the site. Given the ephemeral nature of the operation, including truck and machinery movement, as well as the scale of the site, vehicles will park where appropriate within the site and in proximity to the relevant point of extraction. The scale of the site ensures sufficient area to meet the requirement for all on site parking and manoeuvring.

Given the above, the proposed development aligns with the intent of Performance Outcome 27 of the Development Works Code.

Complies with P032

Given the proposed development will typically operate during daylight hours, the development does not require artificial lighting to operate. In addition, the extraction site is contained within the lot and not in view of local road networks.

Considering this, the provision of lighting is

considered unnecessary.

Given the above, the proposed development aligns with the intent of Performance Outcome 32 of the Development Works Code.

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Complies with P019

The development does not propose the construction of any permanent structures or buildings, but rather is involved with the mobile extracting of sand. Considering this, as well as the rural nature of the site and distance to sensitive land uses, the proposed development is not considered to require any specific stormwater management measures. Given the above, the proposed development aligns with the intent of Performance Outcome 19 of the Development Works Code.

Flood Hazard Code

Complies with P016

Whilst the proposed development will involve the extraction of material, the works are not anticipated to change inundation characteristics outside the subject site. This has been determined firstly by the location of the extraction area, which is outside any waterways and largely outside erosion, storm tide and flood overlay. The activities on the site are not anticipated to adversely change the depth or behaviour of flooding, increase duration or result in a loss of flood storage. Moreover, given the relatively remote nature of the site, any changes to inundation characteristics would not be experienced externally to the site itself. Given the above, the proposed development aligns with the intent of Performance Outcome 16 of the Flood Hazard Code.

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Coastal Hazard Overlay Code

Complies with P010

The proposed extraction site is largely outside of erosion prone areas within the Coastal Management District.

Nevertheless, any development that may occur within these areas is

temporary in nature and will be comprised of mobile machinery and equipment. No buildings or

permanent structures are being proposed. Furthermore, given the site has been selected due to

specific conditions, including the quality of the sand deposit, there is no feasible alternative

location for the activity to occur.

Given the above, the proposed development aligns with the intent of Performance Outcome 10 of

the Coastal Hazard Overlay Code.

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6.0

REFERRAL AGENCY CONSIDERATIONS

6.1

State Code Purpose and Overall Outcomes

The proposed development is considered to further the purpose and overall outcomes sought by the relevant State Codes by demonstrating compliance with the relevant performance and accepted outcomes.

6.2

State Code Assessment Matrix

The assessment matrix below summarises the outcome of an assessment of the proposed development against the relevant performance and accepted outcomes of the applicable Referral Agency assessment benchmarks. The assessment matrix identifies the level of compliance of the proposed development in accordance with the legend below.

Criteria is clearly met and no further assessment is required.
Criteria is met and further explanation is provided for clarity.

Legend

Criteria is not met and further performance assessment is required.

P0

A0

P0

A0

P0

A0

P0

A0

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State Code 16:

Native

Vegetation

Clearing

Criteria Item

(PO or AO)

State Code 16:

Native

Vegetation

Clearing

Criteria Item

(PO or AO)

Not applicable or no criteria prescribed.

PO

AO

PO

A0

P0

A0

P0

A0

21

A0

P0

A0

P0

A0

P0

A0

27

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33 - 154

State Code 16:
Native
Vegetation
Clearing

Criteria Item
(P0 or A0)

State Code 16:
Native
Vegetation
Clearing

Criteria Item
(P0 or A0)

P0

P0

A0

P0

A0

P0

A0

P0

A0

30

Criteria identified in the assessment matrix as requiring further explanation or further assessment

is addressed in the following subsection.
6.3

State Code Detailed Assessment

State Code 16

Complies with P019

The location of the proposed extraction area has been determined broadly in two ways. The first being the relative sparsity of existing vegetation, and the second being the quality of the sand deposit. The extraction area has been centred around an existing fence line, with the area around

it having been cleared historically for maintenance purposes.

The relative sparsity and fragmentation of vegetation ensures extraction activities occur in areas

of least potential environmental impact. In addition to this, the presence of high quality sand,

which is desirable for local industry use, is exclusive to this area of the property. Whilst the

development will require vegetation clearing, this will be minimised to the extent practically

possible and only where it cannot be avoided.

It should be noted that the extraction area has been endorsed by the Department of Resources

as having satisfied the requirements of Section 22A of the Vegetation Management Act 1999 for

the clearing of vegetation for Relevant Infrastructure Activities (refer Attachment 1).

Given the above, the proposed development aligns with the intent of Performance Outcome 19 of the State Code 16.

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7.0

CONCLUSION

7.1

Assessment Summary

The assessment of the proposed development against the relevant assessment benchmarks detailed in this development application supports a recommendation for approval based on the following reasons:
§

the proposed development complies with the relevant assessment benchmarks; and
§

compliance with the relevant assessment benchmarks can be managed through reasonable and relevant conditions.

7.2

Recommended Conditions of Approval

Given the above facts and circumstances presented in this development application, we recommend that Council approve the proposed development subject to the following reasonable and relevant conditions that are considered specifically relevant to the proposed development.

Condition 1 – Approved Plans and Supporting Documentation

(a)

The development must generally comply with the plan(s) referenced in the table below and attached as stamped “Approved Subject to Conditions” which forms part of this approval, unless otherwise specified by any condition of this approval.
Title

Number

Issue

Date

Sand Extraction Area

M2355-SK-01

A

24-9-24

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Appendix 1

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DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) made under section 282 of the Planning Act 2016.

This form must be used to make a development application involving code assessment or impact assessment, except when applying for development involving only building work.

For a development application involving building work only, use DA Form 2 – Building work details.

For a development application involving building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot), use this form (DA Form 1) and parts 4 to 6 of

DA Form 2 – Building work details.

Unless stated otherwise, all parts of this form must be completed in full and all required supporting information must accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development

application relating to strategic port land and Brisbane core port land under the Transport Infrastructure Act 1994,

and airport land under the Airport Assets (Restructuring and Disposal) Act 2008.

For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note:

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

PART 1 – APPLICANT DETAILS

1) Applicant details

Applicant name(s) (individual or company full name)

Jones Holdings NQ c/- Milford Planning

Contact name (only applicable for companies)

Matteo Sandona

Postal address (P.O. Box or street address)

PO Box 5463

Suburb

Townsville City

State

Queensland

Postcode

4810

Country

Australia

Contact number

(07) 4724 0095

Email address (non-mandatory)

info@milfordplanning.com.au

Mobile number (non-mandatory)

Fax number (non-mandatory)

Applicant's reference number(s) (if applicable)

M2355-MCU-1

1.1) Home-based business

Personal details to remain private in accordance with section 264(6) of Planning Act 2016

2) Owner's consent

2.1) Is written consent of the owner required for this development application?

Yes - the written consent of the owner(s) is attached to this development application

No - proceed to 3)

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PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see DA Forms Guide: Relevant plans.

3.1) Street address and lot on plan

Street address AND lot on plan (all lots must be listed), or

Street address AND lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

Unit No.

a)

b)

Street No.

Street Name and Type

Suburb

194

Phillips Camp Road

Jarvisfield

Postcode

Lot No.

Plan Type and Number (e.g. RP, SP)

Local Government Area(s)

4807

144

GL12469

Burdekin Shire Council

Unit No.

Street No.

Street Name and Type

Suburb

Phillips Camp Road

Jarvisfield

Postcode

Lot No.

Plan Type and Number (e.g. RP, SP)

Local Government Area(s)

4807

145

GL12469

Burdekin Shire Council

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

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

Coordinates of premises by longitude and latitude

Longitude(s)

Latitude(s)

Datum

Local Government Area(s) (if applicable)

WGS84

GDA94

Other:

Coordinates of premises by easting and northing

Easting(s)

Northing(s)

Zone Ref.

Datum

54

55

56

Local Government Area(s) (if applicable)

WGS84

GDA94

Other:

3.3) Additional premises

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

Not required

4) Identify any of the following that apply to the premises and provide any relevant details

In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

On strategic port land under the Transport Infrastructure Act 1994

Lot on plan description of strategic port land:

Name of port authority for the lot:

In a tidal area

Name of local government for the tidal area (if applicable):

Name of port authority for tidal area (if applicable)

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On airport land under the Airport Assets (Restructuring and Disposal) Act 2008

Name of airport:

Listed on the Environmental Management Register (EMR) under the Environmental Protection Act 1994

EMR site identification:

Listed on the Contaminated Land Register (CLR) under the Environmental Protection Act 1994

CLR site identification:

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see DA Forms Guide.

Yes - All easement locations, types and dimensions are included in plans submitted with this development application

No

PART 3 - DEVELOPMENT DETAILS

Section 1 - Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? (tick only one box)

Material change of use

Reconfiguring a lot

Operational work

Building work

b) What is the approval type? (tick only one box)

Development permit

Preliminary approval

Preliminary approval that includes a variation approval

c) What is the level of assessment?

Code assessment

Impact assessment (requires public notification)

d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):

Sand Extraction

e) Relevant plans

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide:

Relevant plans.

Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? (tick only one box)

Material change of use

Reconfiguring a lot

Operational work

Building work

b) What is the approval type? (tick only one box)

Development permit

Preliminary approval

Preliminary approval that includes a variation approval

c) What is the level of assessment?

Code assessment

Impact assessment (requires public notification)

d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):

e) Relevant plans

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.

Relevant plans of the proposed development are attached to the development application

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6.3) Additional aspects of development

Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
Not required

6.4) Is the application for State facilitated development?

Yes - Has a notice of declaration been given by the Minister?

No

Section 2 - Further development details

7) Does the proposed development application involve any of the following?

Material change of use

Yes - complete division 1 if assessable against a local planning instrument

Reconfiguring a lot

Yes - complete division 2

Operational work

Yes - complete division 3

Building work

Yes - complete DA Form 2 - Building work details

Division 1 - Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use

Provide a general description of the proposed use

Provide the planning scheme definition

Sand Extraction

Extractive Industry

(include each definition in a new row)

Number of dwelling units (if applicable)

Gross floor area (m²) (if applicable)

8.2) Does the proposed use involve the use of existing buildings on the premises?

Yes

No

8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?

Yes - provide details below or include details in a schedule to this development application

No

Provide a general description of the temporary accepted development

Specify the stated period dates

under the Planning Regulation

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?

9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)

Subdivision (complete 10)

Dividing land into parts by agreement (complete 11)

Boundary realignment (complete 12)

Creating or changing an easement giving access to a lot from a constructed road (complete 13)

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10) Subdivision

10.1) For this development, how many lots are being created and what is the intended use of those lots:

Intended use of lots created

Residential

Commercial

Industrial

Other, please specify:

Number of lots created

10.2) Will the subdivision be staged?

Yes – provide additional details below

No

How many stages will the works include?

What stage(s) will this development application apply to?

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

Intended use of parts created

Residential

Commercial

Industrial

Other, please specify:

Number of parts created

12) Boundary realignment

12.1) What are the current and proposed areas for each lot comprising the premises?

Current lot

Lot on plan description

Proposed lot

2

Area (m)

Lot on plan description

Area (m2)

12.2) What is the reason for the boundary realignment?

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement?

(attach schedule if there are more than two easements)

Existing or
proposed?

Width (m)

Length (m)

Purpose of the easement? (e.g.
pedestrian access)

Identify the land/lot(s)
benefitted by the easement

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?

Road work
Drainage work
Landscaping

Stormwater
Earthworks
Signage

Water infrastructure
Sewage infrastructure
Clearing vegetation

Other – please specify:

14.2) Is the operational work necessary to facilitate the creation of new lots?
(e.g. subdivision)

Yes – specify number of new lots:

No

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14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)
\$

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

Burdekin Shire Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

Yes – a copy of the decision notice is attached to this development application

The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached

No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the Chief Executive of the Planning Act 2016:

Clearing native vegetation

Contaminated land (unexploded ordnance)

Environmentally relevant activities (ERA) (only if the ERA has not been devolved to a local government)

Fisheries – aquaculture

Fisheries – declared fish habitat area

Fisheries – marine plants

Fisheries – waterway barrier works

Hazardous chemical facilities

Heritage places – Queensland heritage place (on or near a Queensland heritage place)

Infrastructure-related referrals – designated premises

Infrastructure-related referrals – state transport infrastructure

Infrastructure-related referrals – State transport corridor and future State transport corridor

Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels

Infrastructure-related referrals – near a state-controlled road intersection

Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas

Koala habitat in SEQ region – key resource areas

Ports – Brisbane core port land – near a State transport corridor or future State transport corridor

Ports – Brisbane core port land – environmentally relevant activity (ERA)

Ports – Brisbane core port land – tidal works or work in a coastal management district

Ports – Brisbane core port land – hazardous chemical facility

Ports – Brisbane core port land – taking or interfering with water

Ports – Brisbane core port land – referable dams

Ports – Brisbane core port land – fisheries

Ports – Land within Port of Brisbane's port limits (below high-water mark) SEQ development area

SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity

SEQ regional landscape and rural production area or SEQ rural living area – community activity

SEQ regional landscape and rural production area or SEQ rural living area –

indoor recreation

SEQ regional landscape and rural production area or SEQ rural living area -
urban activity

SEQ regional landscape and rural production area or SEQ rural living area -
combined use

SEQ northern inter-urban break - tourist activity or sport and recreation
activity

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SEQ northern inter-urban break – community activity
 SEQ northern inter-urban break – indoor recreation
 SEQ northern inter-urban break – urban activity
 SEQ northern inter-urban break – combined use
 Tidal works or works in a coastal management district
 Reconfiguring a lot in a coastal management district or for a canal
 Erosion prone area in a coastal management district
 Urban design
 Water-related development – taking or interfering with water
 Water-related development – removing quarry material (from a watercourse or lake)
 Water-related development – referable dams
 Water-related development – levees (category 3 levees only)
 Wetland protection area
 Matters requiring referral to the local government:
 Airport land
 Environmentally relevant activities (ERA) (only if the ERA has been devolved to local government)
 Heritage places – Local heritage places
 Matters requiring referral to the Chief Executive of the distribution entity or transmission entity:
 Infrastructure-related referrals – Electricity infrastructure
 Matters requiring referral to:
 • The Chief Executive of the holder of the licence, if not an individual
 • The holder of the licence, if the holder of the licence is an individual
 Infrastructure-related referrals – Oil and gas infrastructure
 Matters requiring referral to the Brisbane City Council:
 Ports – Brisbane core port land
 Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994:
 Ports – Brisbane core port land (where inconsistent with the Brisbane port LUP for transport reasons)
 Ports – Strategic port land
 Matters requiring referral to the relevant port operator, if applicant is not port operator:
 Ports – Land within Port of Brisbane's port limits (below high-water mark)
 Matters requiring referral to the Chief Executive of the relevant port authority:
 Ports – Land within limits of another port (below high-water mark)
 Matters requiring referral to the Gold Coast Waterways Authority:
 Tidal works or work in a coastal management district (in Gold Coast waters)
 Matters requiring referral to the Queensland Fire and Emergency Service:
 Tidal works or work in a coastal management district (involving a marina (more than six vessel berths))
 18) Has any referral agency provided a referral response for this development application?
 Yes – referral response(s) received and listed below are attached to this development application
 No
 Referral requirement

Referral agency

Date of referral response

Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application (if applicable).

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PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

I agree to receive an information request if determined necessary for this development application

I do not agree to accept an information request for this development application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties

- Part 3 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or

- Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development

Further advice about information requests is contained in the DA Forms Guide.

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals?

(e.g. a preliminary approval)

Yes – provide details below or include details in a schedule to this development application

No

List of approval/development application references

Reference number

Date

Assessment manager

Approval

Development application

Approval

Development application

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

Yes – a copy of the receipted QLeave form is attached to this development application

No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the

assessment manager decides the development application. I acknowledge that the assessment manager may

give a development approval only if I provide evidence that the portable long service leave levy has been paid

Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid

Date paid (dd/mm/yy)

QLeave levy number (A, B or E)

\$

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

Yes - show cause or enforcement notice is attached

No

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23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an Environmentally Relevant Activity (ERA) under section 115 of the Environmental Protection Act 1994?

Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below

No

Note: Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:

Proposed ERA threshold:

Proposed ERA name:

Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a hazardous chemical facility?

Yes – Form 536: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application

No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

23.3) Does this development application involve clearing native vegetation that requires written confirmation that

the chief executive of the Vegetation Management Act 1999 is satisfied the clearing is for a relevant purpose under section 22A of the Vegetation Management Act 1999?

Yes – this development application includes written confirmation from the chief executive of the Vegetation

Management Act 1999 (s22A determination)

No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.

2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on

a prescribed environmental matter under the Environmental Offsets Act 2014?

Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

No

Note: The environmental offset section of the Queensland Government’s website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work

which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

Yes – the development application involves premises in the koala habitat area in the koala priority area

Yes – the development application involves premises in the koala habitat area outside the koala priority area

No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.desi.qld.gov.au for further information.

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Water resources

23.6) Does this development application involve taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the Water Act 2000?

Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the Water Act 2000 may be required prior to commencing development

No

Note: Contact the Department of Resources at www.resources.qld.gov.au for further information.

DA templates are available from planning.statedevelopment.qld.gov.au. If the development application involves:

-
-
-

Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1

Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2

Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve waterway barrier works?

Yes – the relevant template is completed and attached to this development application

No

DA templates are available from planning.statedevelopment.qld.gov.au. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants?

Yes – an associated resource allocation authority is attached to this development application, if required under the Fisheries Act 1994

No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the removal of quarry materials from a watercourse or lake under the Water Act 2000?

Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

No

Note: Contact the Department of Resources at www.resources.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the removal of quarry materials from land under tidal water under the Coastal Protection and Management Act 1995?

Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

No

Note: Contact the Department of Environment, Science and Innovation at www.desi.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a referable dam required to be

failure impact assessed under
section 343 of the Water Supply (Safety and Reliability) Act 2008 (the Water
Supply Act)?

Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief
executive administering the Water

Supply Act is attached to this development application

No

Note: See guidance materials at www.resources.qld.gov.au for further
information.

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Tidal work or development within a coastal management district

23.12) Does this development application involve tidal work or development in a coastal management district?

Yes – the following is included with this development application:

Evidence the proposal meets the code for assessable development that is prescribed tidal work (only required

if application involves prescribed tidal work)

A certificate of title

No

Note: See guidance materials at www.desi.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the Queensland

heritage register or on a place entered in a local government's Local Heritage Register?

Yes – details of the heritage place are provided in the table below

No

Note: See guidance materials at www.desi.qld.gov.au for information requirements regarding development of Queensland heritage places.

For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at www.planning.statedevelopment.qld.gov.au for information regarding assessment of Queensland heritage places.

Name of the heritage place:

Place ID:

Decision under section 62 of the Transport Infrastructure Act 1994

23.14) Does this development application involve new or changed access to a state-controlled road?

Yes – this application will be taken to be an application for a decision under section 62 of the Transport

Infrastructure Act 1994 (subject to the conditions in section 75 of the Transport Infrastructure Act 1994 being satisfied)

No

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.15) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones

(except rural residential zones), where at least one road is created or extended?

Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

No

Note: See guidance materials at www.planning.statedevelopment.qld.gov.au for further information.

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral

requirement(s) in question 17

Yes

Note: See the Planning Regulation 2017 for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of DA Form 2 –

Building work details have been completed and attached to this development application

Yes

Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template.

Relevant plans of the development are attached to this development application

Yes

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.

Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

Yes

Not applicable

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25) Applicant declaration

By making this development application, I declare that all information in this development application is true and correct

Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications

from the assessment manager and any referral agency for the development application where written information

is required or permitted pursuant to sections 11 and 12 of the Electronic Transactions Act 2001

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

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen

assessment manager, any relevant referral agency and/or building certifier (including any professional advisers

which may be engaged by those entities) while processing, assessing and deciding the development application.

All information relating to this development application may be available for inspection and purchase, and/or

published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the Planning Act 2016, Planning

Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the Planning

Act 2016 and the Planning Regulation 2017, and the access rules made under the Planning Act 2016 and

Planning Regulation 2017; or

- required by other legislation (including the Right to Information Act 2009); or

- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the

Public Records Act 2002.

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE

USE ONLY

Date received:

Reference number(s):

Notification of engagement of alternative assessment manager

Prescribed assessment manager

Name of chosen assessment manager

Date chosen assessment manager engaged

Contact number of chosen assessment manager

Relevant licence number(s) of chosen assessment manager

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work

QLeave project number

Amount paid (\$)

Date paid (dd/mm/yy)

Date receipted form sighted by assessment manager

Name of officer who sighted the form

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4-11-24
Author : Van Chu
Ref number : 2024/003705

Department of Resources

1 November 2024

Mr Matteo Sandona
PO Box 5463
Townsville QLD 4810

Dear Mr Sandona

Application for a Relevant Purpose determination under section 22A of the Vegetation

Management Act 1999 for the clearing of native vegetation on lot/s 144,145 GL12469 Burdekin Shire Council

I refer to your application submitted to the Department of Resources (the department) on 3 October 2024.

As delegate for the Chief Executive, I have considered your request and am satisfied that the

proposed development to clear vegetation for the purpose of Relevant Infrastructure Activities

meets the relevant requirements of section 22A of the Vegetation Management Act 1999. The

areas determined to be for a relevant purpose are shown as Area A on the attached Relevant

Purpose Determination Plan (RPDP).

This decision is based on:

- The development proposal and information you submitted to the department on 3 October 2024,
- circumstances at the time of this determination; and
- the attached RPDP (RPDP 2024/003705).

Should your proposal change (e.g. development footprint) or circumstances associated with

your proposal change (e.g. legislation changes, regional ecosystem mapping changes), you will

need to request another section 22A relevant purpose determination.

This relevant purpose determination is valid for 2 years and will expire on 1 November 2026.

Please note that this letter is not a development approval to carry out vegetation

clearing. You will need to apply for a development approval from your local Council, or the

Department of State Development, Infrastructure, Local Government and Planning (DSDILGP)

under the Planning Act 2016.

Telephone: 13 58 34 or 135 VEG
Email: vegetation@resources.qld.gov.au
Web: www.resources.qld.gov.au
ABN 59 020 847 551

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Prior to lodging a development application, it is strongly recommended that, you arrange a prelodgement meeting through the State Assessment and Referral Agency (SARA) to identify all relevant State legislation, approvals and application requirements. Performance Outcomes within State Development Assessment Provisions (SDAP) State Code

16 requiring a detailed response by the development application include:

-
-
-
-
-

Clearing associated with wetlands (P020)

Soil erosion (P025)

Salinity (P026)

Acid sulphate soils (P031)

Staged clearing (P032)

Other relevant Commonwealth or State approvals may also be required to undertake vegetation

clearing. An indicative list of other legislation is provided in Attachment 1.

Should you require any additional information please contact your local SARA office as below:

SARA Townsville office

Location:

Level 4, 445 Flinders Street, Townsville

Postal address: PO Box 5666, Townsville Qld 4810

Telephone:

07 4758 3423

Email:

NQSARA@dsdilgp.qld.gov.au

Should you have any enquiries or require assistance regarding this request, please do not

hesitate to contact Van Chu, Natural Resource Management Officer, of the department on

telephone 07 4530 1292 quoting the above reference number.

Yours sincerely

Paul Stumer

Senior Natural Resource Management Officer

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Attachment 1 - Legislation and Acts Activity

Legislation

Agency

Contact details

Interference with overland
flow

Water Act 2000

Department of Regional
Development,
Manufacturing and Water
(Queensland Government)

Ph: 13 QGOV
(13 74 68)
www.dnrme.qld.gov.au

Earthworks, significant
disturbance

Soil Conservation Act 1986

Department of Resources
(Queensland Government)

Ph: 13 QGOV
(13 74 68)
www.resources.qld.gov.au

Indigenous Cultural
Heritage

Aboriginal Cultural Heritage
Act 2003
Torres Strait Islander
Cultural Heritage Act 2003

Department of Seniors,
Disability Services and
Aboriginal and Torres Strait
Islander Partnerships
(Queensland Government)

Ph. 13 QGOV
(13 74 68)
www.datsip.qld.gov.au

Mining and environmentally
relevant activities
Infrastructure development
(coastal)
Heritage issues

Environmental Protection
Act 1994
Coastal Protection and
Management Act 1995
Queensland Heritage Act

1992
Nature Conservation Act
1992

Department of Environment
and Science
(Queensland Government)

Ph: 13 QGOV
(13 74 68)
www.des.qld.gov.au

Interference with fish
passage in a watercourse,
mangroves
Forest activities

Fisheries Act 1994
Forestry Act 19592

Department of Agriculture
and Fisheries (Queensland
Government)

Ph: 13 25 23
www.daf.qld.gov.au

Matters of National
Environmental Significance
including listed threatened
species & ecological
communities

Environment Protection and
Biodiversity Conservation
Act 1999

Department of the
Environment, (Australian
Government)

Ph: 1800 803 772
www.environment.gov.au

Development and planning
processes

Planning Act 2016
State Development and
Public Works Organisation
Act 1971

Department of State
Development,
Infrastructure, Local
Government and Planning
(Queensland Government)

Ph: 13 QGOV
(13 74 68)
www.dsdmip.qld.gov.au

Local government
requirements

Local Government Act 2009
Planning Act 2016

Your relevant local
government office

Protected plants and
protected areas¹

¹ In Queensland, all plants that are native to Australia are protected plants under the Nature Conservation Act 1992,

which endeavours to ensure that protected plants (whether whole plants or protected plants parts) are not illegally removed from the wild, or illegally traded. Prior to clearing, you should check the flora survey trigger map to determine if the clearing is within a high-risk area by visiting For further information or assistance on the protected plants flora survey trigger map for your property, contact the Department of Environment and Science on 13QGOV (13 74 68) or email palm@des.qld.gov.au

² Contact the Department of Agriculture and Fisheries before clearing:

- Any sandalwood on state-owned land (including leasehold land)

- On freehold land in a 'forest consent area'

- More than five hectares on state-owned land (including leasehold land) containing commercial timber species listed in parts 2 or 3 of Schedule 6 of the Vegetation Management Regulation 2012 and located within any of the following local government management areas—Banana, Bundaberg Regional, Fraser Coast Regional, Gladstone Regional, Isaac Regional, North Burnett Regional, Somerset Regional, South Burnett Regional, Southern Downs Regional, Tablelands Regional, Toowoomba Regional, Western Downs Regional.

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All reference points continue sequentially

5

when labels are not shown

RP705528

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148

SP337982

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RP705528

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RP705528

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RP740235

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AP22396

Sea

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Datum: GDA2020

RP705528

Projection: GDA2020 MGA Zone 55

2

2

Derived

Reference Points

6

145

GL12469

1

1

SP322050

66

GS83

2

315

OL349

145

GL12469

A2

1

1

A

66

A

2

1

A1

144

GL12469

73

SP195140

Bu

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1:20,000 @ A3 paper size

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Note: This is a colour map and must be reproduced in colour

Document Set ID: 1848101

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Brisbane

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Projection: UTM (MGA Zone 56)

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AP2792

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GL12424

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Watercourse and/or drainage feature
(Stream order label)

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AP2792

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2

SP279596

2

SP336928

144

GL12469

1

1

1

2

1

RP705529

3

SP336928

2

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68

GS83

Datum: GDA2020

Notes: Derived Reference Points are provided to assist in the location of area boundaries. Responsibility for locating these boundaries lies solely with the landholder.

Watercourse and drainage feature locations shown on the Vegetation Management Plan are derived from the certified Vegetation Management Watercourse and

Drainage Feature Map. These alignments are approximate only and require ground truthing to identify the exact location of the watercourse or drainage feature. The property boundaries shown on this plan are APPROXIMATE ONLY. They are NOT an accurate representation of the legal boundaries.

Relevant Purpose Determination Plan

Plan of Area A (Parts A1 - A2) in Lot 144 on

Plan GL12469 and Lot 145 on Plan

GL12469

This plan must be read in conjunction with Relevant
Determination Letter 2024/003705

Version: 1

eLVAS Case ID: 2024/003705

© The State of Queensland, 2024

RPDP

2024/003705

Sheet 1 of 1

VMGIS-NR-3253

Attachment: 2024/003705

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.

Part ID

Unique ID

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Unique ID

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Northing

Part ID

Unique ID

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A2

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A2

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555272

7835215

A1

121

555166

7834963

A2

2

555208

7835077

A2

62

555253

7835200

A1

122

555167

7834963

A2

3

555205

7835073

A2

63

555208

7835210

A1

123

555167

7834963

A2

4

555205

7835074

A2

64

555208

7835205

A1

124

555166

7834958

A2

5

555204

7835074

A2

65

555213

7835083

A2

6

555204

7835075

A1

66

555166

7834958

A2

7

555204

7835075

A1

67

555166

7834958

A2

8

555203

7835076

A1

68

555165

7834957

A2

9

555203

7835076

A1

69

555165

7834957

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7835077

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7834943

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7835212

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555149

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7835217

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555149

7834936

A2

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555144

7835224

A1

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555148

7834936

A2

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555115

7835243

A1

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555148

7834935

A2

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555092

7835267

A1

82

555147

7834934

A2

23

555089

7835291

A1

83

555147

7834934

A2

24

555114

7835351

A1

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555146

7834933

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555133

7835395

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555146

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555152

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A1

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555145

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7834883

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555115

7836010

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7834867

A2

34

555106

7836036

A1

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555060

7834846

A2

35

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7836069

A1

95

555059

7834845

A2

36

555082

7836111

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96

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7834846

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7836151

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97

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7834868

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38

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7836190

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98

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7834868

A2

39

555040

7836193

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99

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7834869

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A2

41

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7836225

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101

555047

7834870

A2

42

555052

7836224

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102

555047

7834871

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43

555056

7836231

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103

555047

7834871

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555109

7836249

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105

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7834889

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46

555135

7836262

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106

555060

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A1

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555061

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A2

51

555231

7836286

A1

111

555148

7834945

A2

52

555274

7836187

A1

112

555162

7834962

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7836006

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113

555162

7834962

A2

54

555369

7835683

A1

114

555162

7834962

A2

55

555361

7835601

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555163

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A2

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555361

7835493

A1

116

555163

7834963

A2

57

555353

7835420

A1

117

555164

7834963

A2

58

555339

7835361

A1

118

555164

7834963

A2

59

555310

7835291

A1

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Page 1 of 1

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Appendix 2

Document Set ID: 1848101

Version: 1, Version Date: 25/11/2024

56

54

147°30'16".641

1

AP6630

19°32'29".741

SL

559ha

3

SL

AP6630

102

GS822

FH

326.9ha

19°32'29".741

AP22396

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343.6ha

1

60.5ha

148
723722

147°33'27".468

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58

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64.5ha

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315
OL349

45.4ha

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38

64.75ha

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147
GL12476

129ha
5

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RP705528

FH

4

3

RP705528
22.68ha

RP705528
64.75ha

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343.6ha

2

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25.5ha

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66

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RL

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64.75ha

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59.919ha

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43.2ha

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GS143

56.5104ha

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FH
30.749ha

RP
733258
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31.444ha

AP22384

27.316ha

01
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6
GL12424 3
AP
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RP

7.3ha

LL

LL733258
31.7ha

31.7ha

372.311ha

6
AP2792
22.68ha
372.311ha
SL
4
43.7ha
AP2792

GS79
FH
75.676ha

5
2792

SL

7

GS
203

A

142
GS280
AP13678

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18.4ha

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19°36'03".175

142
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80.9ha
175ha

SP113312

75.6ha

FH
37.0666ha

55.61ha
147°30'16".641

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HORIZONTAL DATUM:GDA94

ZONE:55

SCALE 1 : 40000

SUBJECT PARCEL DESCRIPTION

CLIENT SERVICE STANDARDS

147°31'52".055

19°34'16".458

4.22 KM

GDA

SmartMap

An External Product of

SmartMap Information Services

MAP WINDOW POSITION &

NEAREST LOCATION

JARVISFIELD

LL

147°33'27".468

5

STANDARD MAP NUMBER

8458-44341

34

105

26.4ha

19°36'03".175

4

SP334229

FH

1620ha

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SL

AP

2

AP2792

144

GL12469

64

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AP22384

5

RP705529

FH

23.345ha

GL12424

51.597ha

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19°35'00"

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RP711077

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FH

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19°35'00"

LL

PRINTED 11/11/2024

DCDB

Lot/Plan

145/GL12469

Area/Volume

283.28ha

Tenure

FREEHOLD

Local Government

BURDEKIN SHIRE

Locality

JARVISFIELD

Segment/Parcel

38536/16

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DCDB

Based upon an extraction from the
Digital Cadastral Data Base

08/11/2024 (Lots with an area less than 1.000ha are not shown)

Users of the information recorded in this document (the Information) accept all responsibility and risk associated with the use of the Information and should seek independent professional advice in relation to dealings with property.

Despite Department of Resources best efforts, RESOURCES makes no representations or warranties in relation to the Information, and, to the extent permitted by law, exclude or limit all warranties relating to correctness, accuracy, reliability, completeness or currency and all liability for any direct, indirect and consequential costs, losses, damages and expenses incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the Information. For further information on SmartMap products visit <https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps>

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Appendix 3

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Version: 1, Version Date: 25/11/2024

State Assessment and Referral Agency
Date: 11/1/2024

Queensland Government
©TheState of Queensland
2024.

Disclaimer:
This map has been generated from the information provided in the Queensland Government for the purposes of the development of the Assessment Mapping System. The map generated has been prepared with the understanding that the best available information has been used for the purpose of the map. The State of Queensland is not responsible for any errors or omissions in the map.

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Matters of Interest for all selected Lot Plans
Coastal management district
Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
Coastal area - high storm tide inundation area
Fish habitat management area B
Queensland waterways for waterway barrier works
Major (tidal)
Water resource planning area boundaries
Wetland protection area trigger area
Regulated vegetation management map (Category A and B extract)

Matters of Interest by Lot Plan
Lot Plan: 145GL12469 (Area: 2832800 m²)
Coastal management district
Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
Coastal area - high storm tide inundation area
Fish habitat management area B
Queensland waterways for waterway barrier works
Major (tidal)
Water resource planning area boundaries
Wetland protection area trigger area
Regulated vegetation management map (Category A and B extract)
Lot Plan: 144GL12469 (Area: 3723110 m²)
Coastal management district
Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
Coastal area - high storm tide inundation area
Fish habitat management area B
Queensland waterways for waterway barrier works
Major (tidal)
Water resource planning area boundaries
Wetland protection area trigger area
Regulated vegetation management map (Category A and B extract)

Document Set ID: 1848101
Version: 1, Version Date: 25/11/2024

State Assessment and Referral Agency

Date:11/

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State Assessment and Referral Agency
Date: 11/1/2024

Queensland Government
© The State of Queensland 2024.

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Appendix 4

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