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21 September 2026

Our Ref: 26-1281
Your Ref: I/2603

Chief Executive Officer
Carpentaria Shire Council
PO Box 172
NORMANTON QLD 4890

Attention: Anne Andrews < anne.andrews@carpentaria.qld.gov.au

Dear Anne,

RE: UPDATED DEVELOPMENT SUBMISSION FOR A MATERIAL CHANGE OF USE FOR INDUSTRY (TRANSPORT DEPOT), ACCOMMODATION BUILDING FOR WORKERS AND CARETAKER'S RESIDENCE AT THE CORNER OF LILYVALE ROAD & BARLAWINK ROAD, NORMANTON, DESCRIBED AS LOT 8 ON SP287776.

We refer to the above-described matter which has been earlier received and acknowledged lodgement to Carpentaria Shire Council and advise that Urban Sync Pty Ltd has been engaged by Scott Freight Company to co-ordinate a development submission that can be considered by Carpentaria Shire Council for assessment.

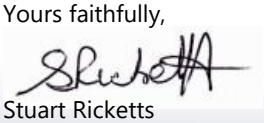
Urban Sync acknowledges that the development proposal by Scott Freight Company is a departure from the landuse designation which is presented under Council's Planning Scheme through, we are advised by the proponent that in these circumstances, the landuse for industrial (Transport Depot) and concept design has the support of Council and is needed to meet a critical demand for land that can service the economic needs of the Normanton business community. Urban Sync further understand that the applicant initially acquired this land from Carpentaria Shire Council as the previous owners and developers of Lilyvale Estate for this purpose. It remains to be seen exactly how the approval and assessment works will be progressed with the support of Carpentaria Shire Council, we note that the applicant is willing to work with Council to see this development progress.

This development application aims to identify the planning benchmarks that are relevant to the assessment and address those Information Request items highlighted recently by Council. In support of the development submission, we attach the following documents to assist with Council's assessment:

- DA Form 1 & Landowners Consent as **Attachment 1**;
- Proposal Plans showing suitable site information and concept design works as **Attachment 2**;
- Relevant Site Information as **Attachment 3**;
- SARA Pre-lodgement Advice as **Attachment 4;**
- On-site Effluent System Information as **Attachment 5**;
- Relevant Lilyvale Estate Subdivision Plans as **Attachment 6**;
- Swept Path Assessment as **Attachment 7;**
- Relevant Purpose Determination under Section 22A as **Attachment 8;**
- SDAP Code Assessment as **Attachment 9; and**
- Code Assessment as **Attachment 10.**

We trust this application can now be progressed for assessment. Should you require any further information or clarification on any matters regarding this application, please do not hesitate to contact me using the below details.

Yours faithfully,



Stuart Ricketts
Director – Senior Planner
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TOWN PLANNING REPORT

DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE

INDUSTRY (TRANSPORT DEPOT), WORKERS ACCOMMODATION AND CARETAKERS' RESIDENCE

AT

LOT 8 BARLAWINK ROAD, NORMANTON

FOR

SCOTT FREIGHT COMPANY

21 September 2026

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Limitation: This report has been prepared on behalf of Urban Sync Pty Ltd for our client, Scott Freight Company and considers the instructions and requirements of Scott Freight Company with regards to the development being proposed. This report should not be relied upon by any third party and Urban Sync Pty Ltd accepts no liability or responsibility for the reliance on this report, or data contained within the report, by any third party.

Reference	Revision	Date	Prepared by	Checked by	Authorised by
26-1281	1.0	14/04/2026	STY	SDR	SDR
26-1281	2.0	21/09/2026	STY	SDR	SDR

21/09/2026
Version 2.0
Urban Sync Pty Ltd
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1 EXECUTIVE SUMMARY

Scott Freight Company (the 'Applicant') acquired land at the corner of Lilyvale Road and Barlawink Road, Normanton from the Carpentaria Shire Council for the purpose of relocating their business to the site and now seeks the requisite statutory development approval from Carpentaria Shire Council (Council) to certify the landuse for Industrial (Transport Depot) and Accommodation Development (Workers Accommodation), and a Caretaker's Residence (the 'development') over land at Lot 8 on the corner of Lilyvale Road and Barlawink Road, Normanton, more formally described as Lot 8 on SP287776 (the 'site').

This development application aims to identify the planning benchmarks that are relevant to the assessment and address those Information Request items highlighted recently by Council within correspondence dated February 10, 2026, (Council Ref: I/2603). It maybe perhaps best that a 'revised' Confirmation Notice is issued to formalise this assessment and accommodate the State Government referrals that are now determined and to be completed.

In a planning context, the site sits outside the Industry Zone and is within the Rural Residential Zone of the *Shire of Carpentaria Planning Scheme 2008* (Planning Scheme), where parts of the development indeed reflect a departure from a residential activity and therefore need an **Impact Assessable** development application to be lodged and approved by Council. The application acknowledges that there is a substantial departure from the planning framework that applies to the land though remain committed to seeking the support of Council for this landuse as the needs of the business and lack of other options is also presented as technical grounds in support of this proposal.

Accordingly, this development application seeks the following approval:

- **Development Permit for a Material Change of Use for**
    - **Industry (Transport Depot);**
    - **Accommodation Building (Workers Accommodation); and**
    - **Caretaker's Residence.**

This report has been undertaken to:

- Complete a desktop review of the site and mapping on statutory grounds;
- Summarise the activities and elements of the development reflected in the plans of development;
- Identify statutory requirements triggered through the *Planning Act 2016* (PA), *Planning Regulation 2017* (PR), *State Planning Policy 2017* (SPP) and the Planning Scheme; and
- Provide commentary on behalf of Scott Freight Company to the planning constraints and the justifications towards supporting this business and accommodation use on the premises. That the outcome remains suitable and in line with the expectations of Carpentaria Shire Council and the community.

This project seeks to pivot from the Rural Residential style landuse that was entrenched in the Lilyvale Residential Estate and use the land for a combination of business activities that also will include a Workers Accommodation element. It is predominately an Industry (Transport Depot) business use however and this will need consideration against the approvals that exist on the site and the long-term development intent that Council seeks to achieve.

In summary, this planning report establishes a foundation that can allow for the considered review of this project and enable Council to make a determination in support of the development.

2 APPLICATION DETAILS

2.1 APPLICATION SUMMARY

Approval Sought:	**Development Permit for a Material Change of Use for** ▪ **Industry (Transport Depot);** ▪ **Accommodation Building (Workers Accommodation); and** ▪ **Caretaker's Residence.**
Registered Landowners:	Noel Glen Scott & Amanda Jane Scott
Applicant:	Scott Freight Company C/- Urban Sync Pty Ltd PO Box 2970 CAIRNS QLD 4870
Project Description Details:	The project involves the establishment of a transport depot, and various accommodation buildings to be used by employees, and an additional caretaker's residence.
ASSESSMENT DETAILS	
Assessment Manager:	Carpentaria Shire Council
Development Category:	Assessable Development
Assessment Category:	Impact Assessable
Public Notification:	Yes (minimum 15 Business days)
PRE-LODGEMENT CONSULTATION	
Council:	Yes (see **Section 4.2.1**)
State:	Yes (see **Sections 4.2.2 & 4.2.3** and **Attachments 4 & 8**)
RELEVANT STATE PLANNING INSTRUMENTS	
Legislation:	*Planning Act 2016 (Qld)*
State Planning Policy:	*Queensland State Planning Policy* (July 2017)
State Planning Policy State Interests:	Natural Hazards Risk and Resilience
Development Assessment Mapping:	▪ Water Resources; and ▪ Native Vegetation Clearing
Referrals:	Yes

RELEVANT LOCAL PLANNING INSTRUMENTS	
Planning Scheme:	*Shire of Carpentaria Planning Scheme 2008*
Zone:	Rural Residential Zone
Overlays:	▪ Bushfire Hazard Overlay; and ▪ Flood Hazard Overlay

2.2 PLANS OF DEVELOPMENT

Sheet Title	Sheet No.	Rev.	Prepared By	Date
Site Plan	001	2	FNQ Design & Drafting	Aug 2026
Site Details and Elevations	002	1	FNQ Design & Drafting	Feb 2026

2.3 SUPPORTING DOCUMENTS

Document Name	Document Number	Prepared By	Date
On-Site Effluent System Information	SI 830.2-24	Consoil Solutions Pty Ltd	-
Swept Path Assessment	002-2606	Neon Consulting	September 2026

3 SITE DETAILS

3.1 SITE DESCRIPTION & ANALYSIS

Registered Landowners:	Noel Glen Scott & Amanda Jane Scott
Site Location	Lot 8, corner of Lilyvale Road & Barlawink Road, Normanton
Lot and Plan Description:	Lot 8 on SP287776
Site Area:	12.62ha
Tenure:	Freehold
Easements:	Nil
Encumbrances:	Nil
Local Government Authority:	Carpentaria Shire Council
Current Use/s:	Vacant
Existing Improvements:	Nil
Topography:	The site is relatively flat, however gradually falls from the north-west to south-east boundary.
Waterways:	There are no waterways that traverse the site.
Vegetation:	The site is partly covered by mature, native vegetation, although clearing has occurred over the 'middle' part of the site.
Environmental Management & Contaminated Land:	The site is not located on the Environmental Management or Contaminated Land Registers (see **Attachment 3**).
Heritage Places:	The site is not an identified State or local 'Heritage Place', nor are any adjacent sites.

3.2 INFRASTRUCTURE AND SERVICES

Road Frontage:	**Barlawink Road** The site gains access via Barlawink Road, which is not identified within Council's Road Hierarchy, however, is expected to be classified as a Rural Road as per the FNQROC Development manual criteria. Barlawink Road appears to be currently unformed, however comprises an approximate 7m wide, undivided carriageway within a 40m wide road reserve. The road reserve is unimproved, and does not include kerb and channelling, or on-street carparks. **Lilyvale Road** The site also gains access via Lilyvale Road, which is not identified within Council's Road Hierarchy, however is expected to be classified as a Rural Road as per the FNQROC Development manual criteria.

	Lilyvale Road appears to be currently unformed, however comprises an approximate 7m wide, undivided carriageway within a 40m wide road reserve. The road reserve is unimproved, and does not include kerb and channelling, or on-street carparks. **<u>Unformed Road</u>** The north-west boundary of the site has an approx. 272m frontage to unformed road (see **Figure 1**), which appears to be used as an informal access to the surrounding lots.
Water Supply:	The site appears to not be connected to Council's reticulated water supply.
Sewerage Supply:	The site appears to not be connected to Council's reticulated sewerage network.
Stormwater:	Stormwater appears to be discharged via overland flow to Council's spoon drain located along Lilyvale Road and Barlawink Road.
Electricity & Telecommunications:	The site does not appear to be connected to electricity or telecommunications services; however these services are in proximity to the site (see **Figure 2**).



Figure 1: The Site - Lot 8 Barlawink Road, Normanton (Source: Queensland Globe, 2026)

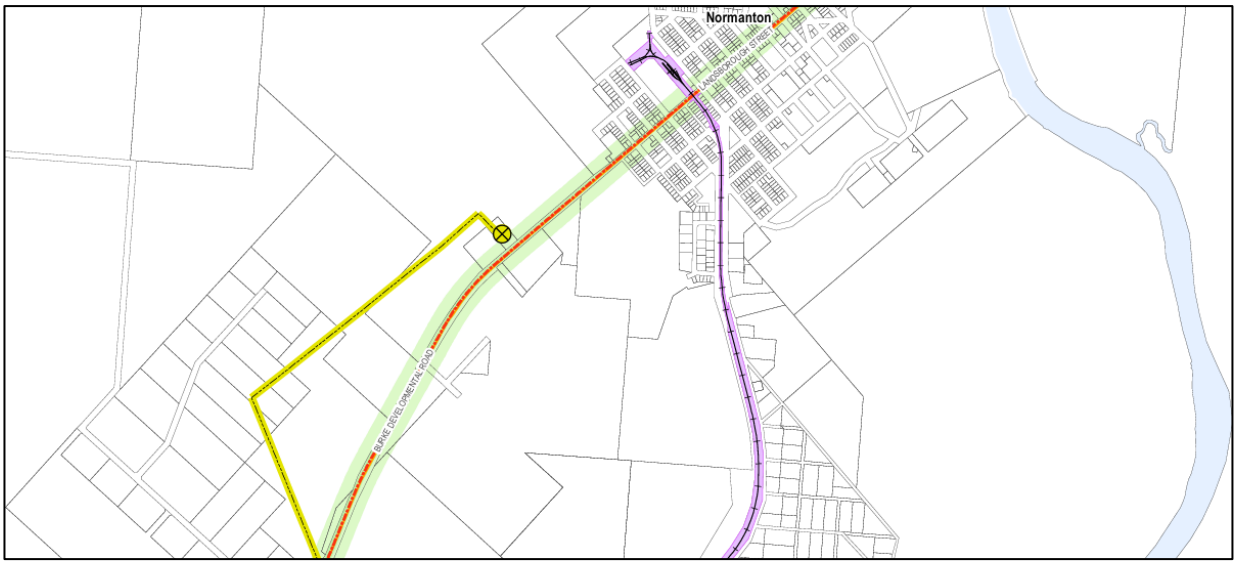


Figure 2: Existing Electrical Infrastructure Locations (Source: Carpentaria Shire Council, 2023)

3.3 SURROUNDING LAND USES

Geographically, the site is located approximately 4.50km to the west of the Normanton town centre. The development site is located outside of the main Normanton town centre area, which includes a mix of land uses, including general residential, centre, and community facilities. Adjacent land to the south-west, and north-east of the site are zoned as Rural Residential, while the site also adjoins land to the north in the Rural Zone (see **Figure 3**).

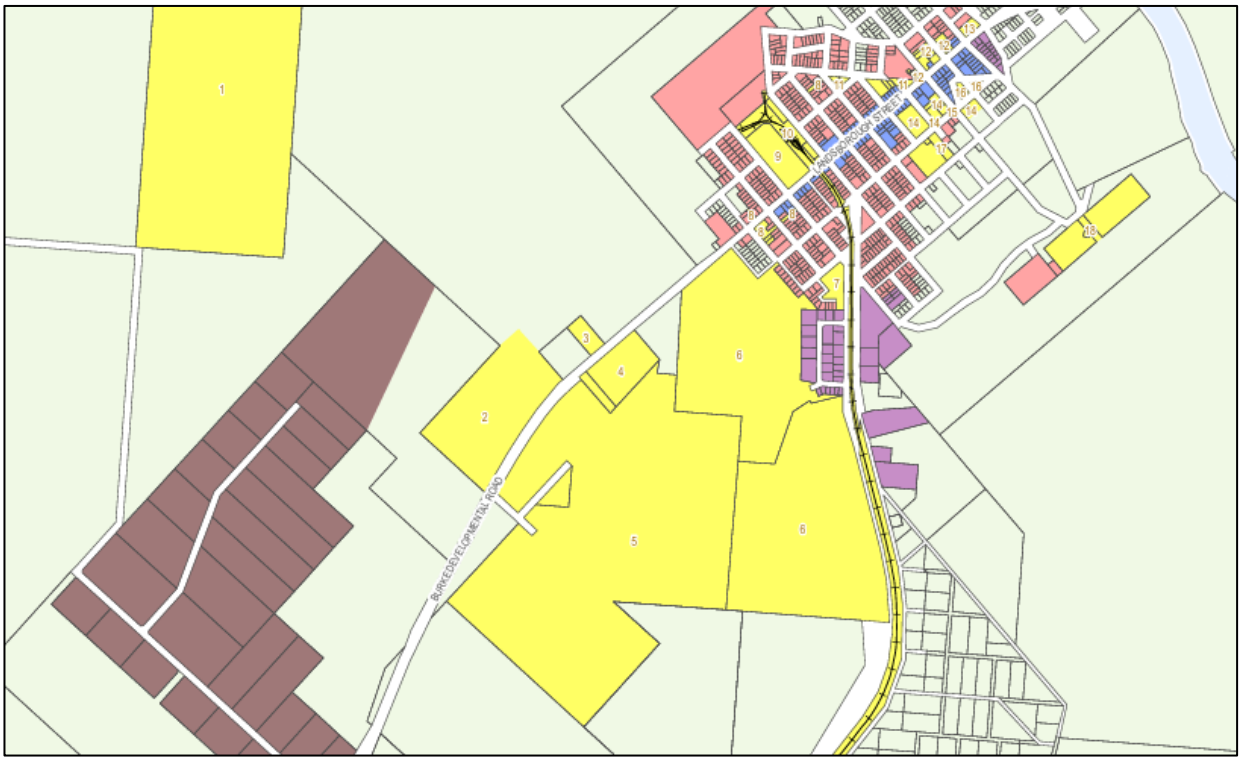


Figure 3: Surrounding Land Uses (Source: Carpentaria Shire Council, 2023)

4 DEVELOPMENT BACKGROUND

4.1 RELEVANT APPROVALS

Council does not have an online Development Application database, however, it is understood that there are currently no relevant development applications over Lot 8 on SP287776.

However, the development site is located within Stage 1 of Lilyvale Estate, which was proposed and approved for subdivision in 2015 by Carpentaria Shire Council. At the time, the approach was to undertake low-density rural style homesites though now is understood that no further development has occurred within this estate.

The Lilyvale Rural Subdivision plans and relevant Survey are included in **Attachment 6**.

4.2 PRELODGEMENT MEETINGS

4.2.1 Council Prelodgement

The Applicant, and Urban Sync have carried out informal prelodgement discussions with Carpentaria Shire Council as this application has progressed. In particular, the Applicant held discussions with Council regarding the use of the site for the relocation of the Scott Freight company. Urban Sync understands that the dealings with Council at the time were intended to allow for the business and accommodation elements to be designated for this land and there exists requirements for this to be considered and assessed against the Planning Scheme. This process being applicant lead with the input and encouragement of Carpentaria Shire Council.

4.2.2 SARA Prelodgement

On the 13 May 2026, Urban Sync sought pre-lodgement advice from the State Assessment and Referral Agency (SARA) concerning the project including the need to understand VMA and vegetation referral obligations *Vegetation Management Act* (VMA) Section 22(a). SARA would review the site and the provided documents concerning the project, determining that:

1. Applicants must first obtain written confirmation from the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development (DNRMMRRD) that the application is for a relevant purpose under section 22A of the VMA;

2. The development would require referral under Schedule 10, Part 3, Division 4, Table 3, Item 1 of the Planning Regulations;

3. The development would require assessment under State Development Assessment Provision – State Code 16; and

4. Clearing vegetation in a Category A or B area on freehold land is not for a relevant purpose under the VMA.

All issues have been noted by the project team and where appropriate there has been considerable efforts to approach the assessment and address preliminary feedback. A copy of the Pre-lodgement Advice prepared by SARA has been provided in **Attachment 4**.

4.2.3 DNRMMRR Prelodgement

On the 22 May 2026, Urban Sync lodged an application with the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development (DNRMMRR), seeking a relevant purpose determination under section 22A of the VMA for the clearing of native vegetation. Following a meeting with representatives of DNRMMRR, relevant updates were made to the proposed development including expansion of hardstand area, and after a period of assessment, on the 17 September 2026 it would be determined that the clearing of native vegetation to facilitate the proposed development would meet the requirements of a 'Relevant Infrastructure Activity', allowing for a Relevant Purpose Determination to be issued. A copy of the Relevant Purpose Determination (RPDP 2026/001292) prepared by DNRMMRR has been provided in **Attachment 8**.

4.3 BREAKDOWN OF APPLICATION FEES

In accordance with Council's Schedule of Fees for the 2025/26 Financial Year, Councils' application fee to the amount of **$1,200.00** was calculated as follows:

- Development Application for Material Change of Use – Impact Assessable

  = Base Fee+ Cost (if required)

  = **$1,200.00**

Note: The relevant Application Fees have been paid by the Applicant. A Receipt has been attached within the submission of this application.

5 DEVELOPMENT PROPOSAL

5.1 GENERAL DESCRIPTION

This development submission seeks statutory development approval from Carpentaria Shire Council that would enable the commencement of business activities operated by Scott Freight Company and can be described as a 'Transport Depot and Accommodation' from Lot 8, on the corner of Lilyvale Road and Barlawink Road, Normanton.

The operations and approach to the development would involve using the land to be a hub for the Scott Freight Company and involve site clearing, engineering works and construction of accommodation units on the land. The perimeter of the site will retain an approx. 20-metre vegetated buffer to limit impacts and screen the business from the view of the public, and of adjoining neighbours.

Accordingly, this development application seeks the following approval:

- **Development Permit for a Material Change of Use for**
    - **Industry (Transport Depot);**
    - **Accommodation Building (Workers Accommodation); and**
    - **Caretaker's Residence.**

5.2 PROPOSAL DETAILS & ELEMENTS

The activities and business operations of Scott Freight Company are to be located on the property, which will be used as a transport depot, including on-site workers' accommodation and relevant amenities, and a caretaker's residence. The development will include the following elements:

- **Concept Plan and Site Configuration:**
    - **Workers' Accommodation:** A total of 34 self-contained units as outlined below:
        - Unit Type 1: eighteen (18) units, approx. 4m x 2.44m per unit (see **Figure 4** below);
        - Unit Type 2: eight (8) units, approx. 7.17m x 3.25m per unit;
        - Unit Type 3: eight (8) units, approx. 3.58m x 3.25m per unit; and
        - Pool area
    - **Manager's Accommodation:** A total of three (3) self-contained units as outlined below:
        - Unit Type 1: one (1) unit, approx. 3m x 13m per unit; and
        - Unit Type 2: two (2) units, approx. 3m x 6m per unit.
    - **Caretaker's Residence:** approx. 15m x 35m, including two (2) bedrooms, and three (3) bathrooms;
    - **Shed:** roofed area approx. 20m x 42m, with 15m x 42m wide awnings along each side;
    - **Truck Line:** approx. 36m x 100m, including twenty (20) parking spaces;
    - **Welding Bay:** approx. 13m x 8m;
    - **Tyre Bay:** approx. 13m x 8m;
    - **Fenced Lockable Yard:** approx. 50m x 50m;
    - **Washdown Area:** approx. 10m x 40m area;
    - **Fuel Storage:** two (2), approx. 6m x 3m containerized self-bunded tanks approx. 30,000L capacity, with an approx. 3m x 3m shed in between to store two (2) x 1000L ad-blue tanks in; and
    - **Generator.**

- **Ground Cover:**
    - Vehicle movement areas: The entire site will be provided with Type 2.3 road base ground cover;
    - Accommodation Units: All accommodation units, and the caretaker's residence will be on footings, raised approx. 600mm off the ground however will be permanent structures, concreted into the ground with the modules welded/attached to the footings;
    - Washdown Area, Sheds, Welding Bay, Tyre Bay: Located on concrete pads; and
    - Lockable Storage Area: Type 2.3 road base.
- **Gross Floor Area:** Approx. 4,310m^2 (all building areas (i.e. including walls));
- **Site Coverage:** Approx. 5.40% (6,810m^2);

  Note: As per the Planning Scheme Definition, site coverage "*means the proportion of a site covered by a building, fixed structure, or outdoor storage area, but does not include unroofed parking areas*".
- **Setbacks:** The following minimum setbacks to each site boundary are as follows:
    - Front (South-West – Lilyvale Road): minimum approx. 26.32m (to workers accommodation);
    - Front (South- Barlawink Road): minimum approx. 109.35m (to truck line);
    - Side (North): minimum approx. 26.93m (to washdown area); and
    - Rear (North-East): minimum approx. 20m (to fenced lockable areas).
- **Max Height:** The maximum height of structures on site will be approx. seven (7) metres above ground level being the Caretaker's accommodation and Shed. All other structures will be equal to or below the maximum height;
- **Vegetation Buffer:** A 20m wide vegetation buffer will be maintained around the perimeter of the site totalling approx. 27,250m^2 (21.60%). This vegetation buffer will be retained to minimise impacts of the development on surrounding sites and will be used to reduce impacts of noise, dust, emissions and visual impacts on surrounding residential land.
- **Landscaping:** Additional landscaping for amenity purposes will be provided surrounding the accommodation buildings on the site;
- **Refuse**: Refuse areas will be located within the proposed accommodation unit areas, and will be appropriately sealed, and screened. Refuse will be removed from site as required by site operators.
- **Site Operation Details:**
    - Operation Activities: Operations on the site will include storing equipment, accommodating staff, day-to-day maintenance of the freight truck fleet for operations during the business period, and further maintenance and storage of the fleet during the off-season. These activities may include any vehicle maintenance, servicing, repairs, cleaning, loading and unloading, storage and refuelling of vehicles;
    - Hours of operation:
        - **Working Season:** Transport Depot operations will occur between 6am – 6pm, seven days a week with operations occurring between April – December;
        - **Off Season (Wet Season):** Transport Depot operations will occur between 7am – 5pm, Monday to Friday for the remainder of the year; and

- **Accommodation facilities:** Will be utilised up to 24 hours a day, seven (7) days a week (however with varying numbers of employees present on site at any one time, with this also dependant on the period of the year).

- Staff: a maximum total of 34 staff on site, although this differs depending on the monthly operation of the site, and where the drivers are located (i.e. not all staff will be present on the site at one time);

- Fuel Storage: Fuel will be stored on site within aboveground FES Tanks self-bunded fuels tanks, which are designed for safe storage of diesel, flammable liquids, oils, and hydrocarbons up to 30,000L. These tanks comply with the relevant Australian Standards for the storage and handling of flammable and combustible liquids. Each tank will be set up on concrete pads, with spill kids available at each refuel point (i.e. one per tank), to ensure that possible spillages can be suitably managed (see **Figure 5** below);

- Vehicle Movements (expected):

  - **Light Vehicle Movements:** 15 in and out movements a day;

  - **Medium Vehicle Movements:** 2 in and out movements a day; and

  - **Heavy Vehicle Movements:** 14 in and out movements a day

    Note: The above are the expected vehicle movements per day based on the general expected use of the site. However, depending on the location of jobs, the number of employees returning to site per day may be reduced (i.e. many drivers may not return to site for months)

Please refer to the Plans of Development provided in **Attachment 2** and **Figures 4 - 9** below for further information.



Figure 4: Example of FES Tanks 30,000L fuel tank to be used on site (Source: FES Tanks, 2026)



Figure 5: Example Workers Accommodation Unit Type 1 (Source: Excavation Equipment, 2026)

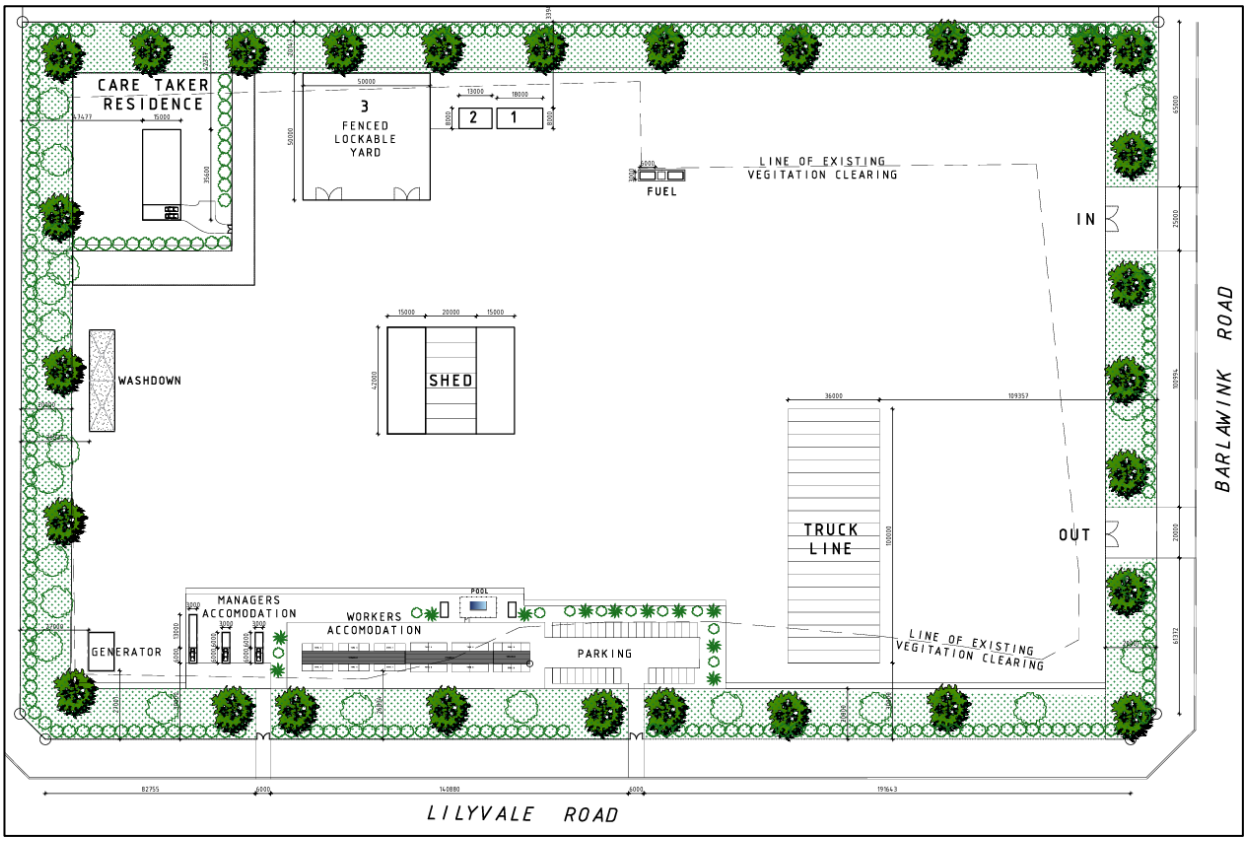


Figure 6: Site Plan (Source: FNQ Design & Drafting, 2026)

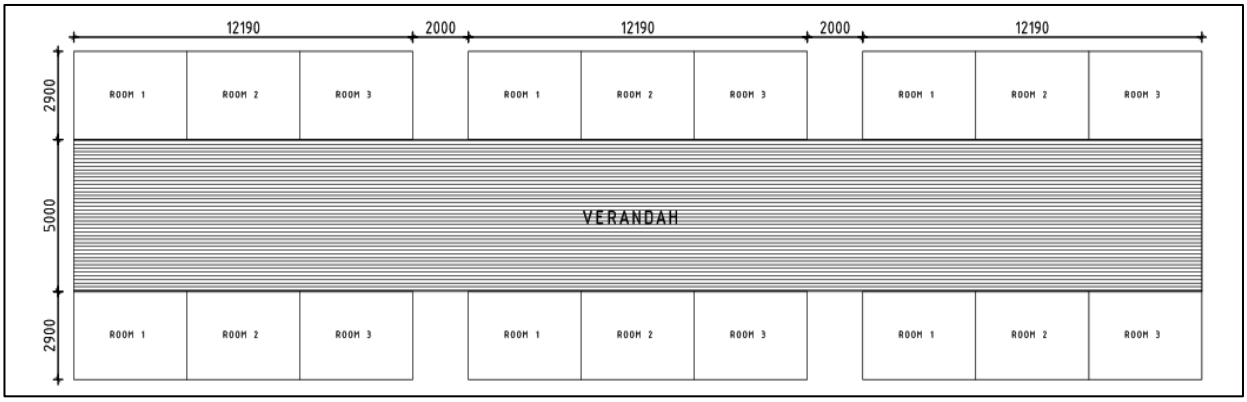


Figure 7: Unit Type 1 Floor Plan (Source: FNQ Design & Drafting, 2026)

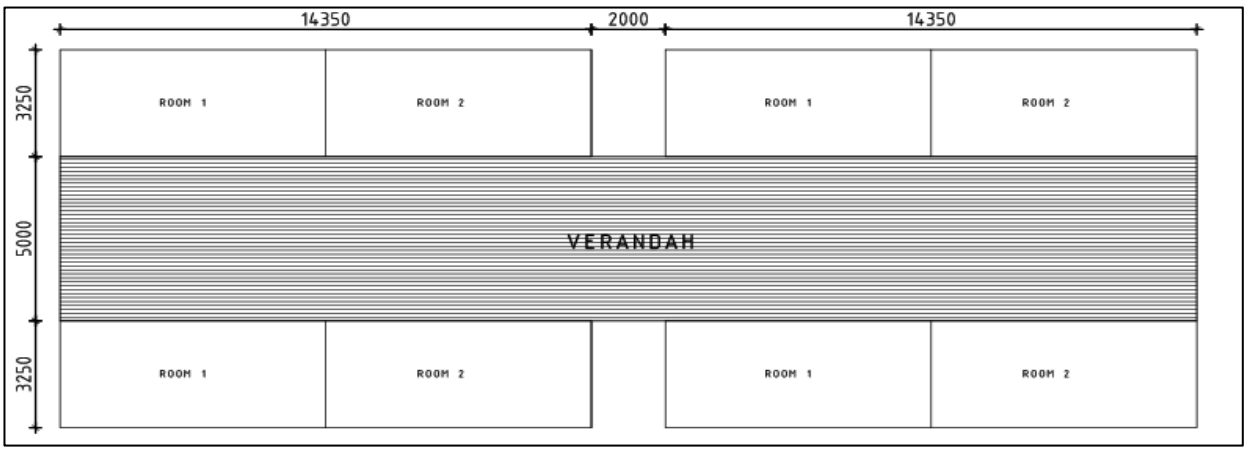


Figure 8: Unit Type 2 Floor Plan (Source: FNQ Design & Drafting, 2026)

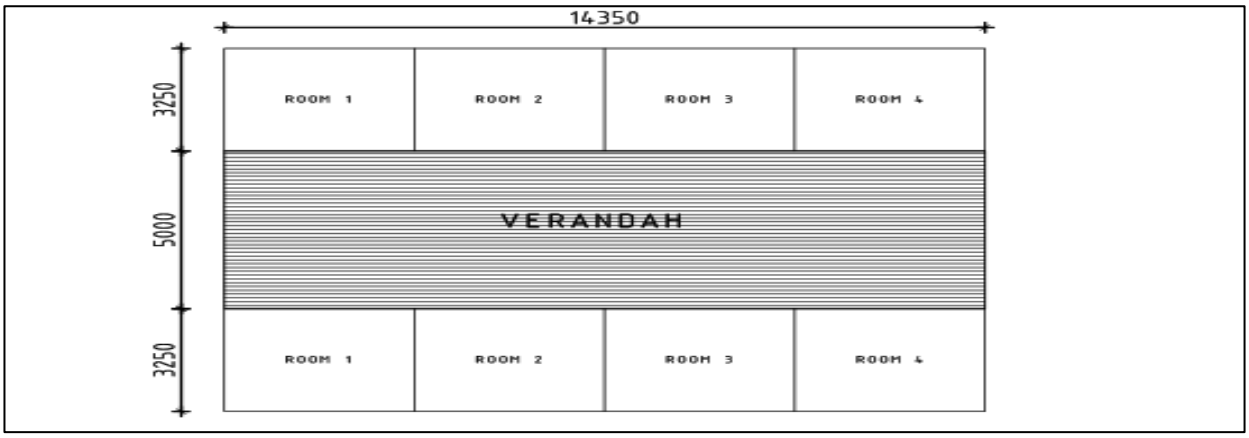


Figure 9: Unit Type 3 Floor Plan (Source: FNQ Design & Drafting, 2026)

5.3 STAGING

The proposed development will be staged, however the extent of works required within each stage will be confirmed once the conditions of approval are received.

Stage 1 will likely include works to develop the Transport Depot aspect of the development, with some accommodation units being developed to provide accommodation for workers.

Subsequent stages will finalise the development of the accommodation aspects of the proposed development, however the number/style of units to be developed, and timing is yet to be confirmed.

5.4 ENGINEERING AND INFRASTRUCTURE PROVISION

5.4.1 Water Supply

The development will connect to Council's reticulated water supply, once connections are provided to the Lilyvale Estate area. Prior to this, appropriate capacities, sizing and water tank locations will be advised by a Plumbing Contractor and be provided in future operational/ construction phases of the project.

5.4.2 Sewerage Supply

The development will be provided with an on-site effluent system being an 'Over flow Type 1 Soakage trencher' as advised by a Plumbing Contractor. The required capacity, sizing, and system location will be provided in future operational/construction phases of the project. For an example of a similar on-site effluent system, **Attachment 5** includes preliminary technical information.

Note: The proposed development triggers ERA 63 for the inclusion of on-site sewerage treatment systems. Refer to **Section 6.3** of the Planning Report.

5.4.3 Electricity & Telecommunications

The development will be connected to existing electrical infrastructure in proximity to the site, in accordance with Ergon requirements. Generators will be utilised on site until electricity connection is provided. The development will be connected to underground telecommunications services in accordance with NBN Co's requirements, once connections are provided to the Lilyvale Estate area.

Note: The indicative size of the generator pad is shown on the design plans in **Attachment 2**, however the final size and capacity of the generator required will be confirmed in the operational phase.

5.4.4 Stormwater (Quantity)

The development will direct stormwater to Lilyvale Road, and Barlawink Road being the lawful point of discharge for the site. Stormwater runoff then connects to Council's spoon drain, located at the intersection of Lilyvale and Burke Developmental Road (see Lilyvale Estate subdivision plans in **Attachment 6**).

5.4.5 Stormwater Drainage (Quality)

As the site is greater than 2,500m^2, and the development will result in an impervious area greater than 25% of the site area, in accordance with the *State Planning Policy 2017*, stormwater quality measures are required for both the operational and construction phases.

5.4.5.1 Operational Phase

Appropriate stormwater quality improvement devices, and stormwater quality treatment will be detailed the operational phase of development. The storage and handling of onsite combustible fuels will be carried out in accordance with the relevant *AS1940:2017* standards. Stormwater quality improvement devices to prevent the impacts of any contaminated run off from the self-bunded fuel storage tanks/use of the site will be confirmed and implemented during the detailed design phase of the proposed development.

5.4.5.2 Construction Phase

An erosion and sediment control plan will be prepared and implemented during the construction phase of the proposed development.

5.4.6 Earthworks

Some minor earthworks will be required for the general smoothing and grading of the site, however these works will be documented under building works approval.

5.5 TRANSPORT AND ACCESSIBILITY

5.5.1 Access & Manoeuvrability

The development will include four (4) new crossovers to the site. Two (2) will be provided along Barlawink Road, each 25m wide, separated by approx. 100m and which will only be used by Medium (MRV) and Heavy Rigid Vehicles (HRV).

Two (2) commercial crossovers will be provided along Lilyvale Road, each 6m wide, separated by approx. 120m, and will provide Light Vehicle access to the workers accommodation on site. Please see the access arrangements in the Plans of Development in **Attachment 2**, and further information in **Attachment 7** regarding the access suitability, inclusive of swept path diagrams for access, and use of the site for relevant vehicles.

Note:

- Swept path analysis in **Attachment 7** highlights that full compliance with relevant standards cannot currently be achieved as some parts of the road network would require significant upgrades or widening works. In this instance we understand that compliance can be conditioned where required; and

- **Attachment 7** also highlights that the formal turnaround area as part of the Lilyvale Road network may require relocation to provide access to the proposed accommodation onsite. However, it is currently unclear as to whether this portion of the road is currently developed.

5.5.2 Carparking

A total of 37 on-site parking spaces for personal vehicles, with additional provision for two (2) car parks at the Caretaker's residence have been provided in proximity to the proposed accommodation on site. The site also includes a twenty (20) bay truck line, to be used for parking of HRV and MRV vehicles on site. The parking spaces and aisle widths comply with relevant requirements.

5.5.3 External Upgrades

Other than the access crossovers identified in **Section 5.5.1** above, the development does not include any external upgrades.

Note: To accommodate the type of vehicles (i.e. road trains) required to be used on the site, additional upgrades (i.e. widening of the carriageway and formalisation) may be required to be made to the intersection of Lilyvale Road and Barlawink Road. Compliance can be conditioned as required.

6 LEGISLATIVE REQUIREMENTS

6.1 PLANNING ACT 2016

6.1.1 Confirmation that the Development is not Prohibited

The development is not prohibited despite there being a substantial departure from the planning intend for the land expressed under Council's planning Scheme. This has been established by considering all the relevant state and local instruments which can provide prohibitions under the PA, including Schedule 10, Parts 2-5, Parts 10-11 and Parts 16 and 20 of the *Planning Regulation 2017* (PR).

6.1.2 Assessment Manager

The Assessment Manager for this development application is Carpentaria Shire Council, as determined by Schedule 8 of the PR.

6.1.3 Confirmation that the Application is Properly Made

Section 51 of the PA outlines the requirements for a properly made application wherein:

a) *"A development application must be:*

(a) made in the approved form to the assessment manager; and

(b) accompanied by –

i. the documents required under the form to be attached to, or given with, the application; and

ii. the required fee".

b) The application must be accompanied by the written consent of the owner of the premises to the application, to the extent:

(a) "The applicant is not the owner; and

(b) The application is for -

i. A material change of use of premises or reconfiguring a lot; or

ii. Works on premises that are below high-water mark and are outside a canal; and

(c) The premises are not excluded premises".

This development submission in made at the request of the applicant and with the inputs and advice of Council officers. We are hopeful then that a revised' Confirmation Notice' can be issued to facilitate the review and referral to State Agencies. It is confirmed here that this application is made in the approved form, has paid the applicable Council application fee and has provided landowners consent, and as such, is 'properly made'.

6.1.4 Category of Development

The development represents a Material Change of Use in respect to *'the start of a new use of the premises'.* It may be expected that the project seeks to vary the effect of the Planning Scheme through this is not the intent. The application requests approval for a very specific design and landuse activity meaning that a suitable Development Permit is all that is expected. The later assessment and determination of zonings will be for the Council to consider in context to the other land in the Lilyvale Estate

The development requires a development approval under the Planning Scheme and in accordance with s43(1) of the PA, the development is therefore, **'Assessable Development'.**

6.1.5 Statutory Considerations for Assessable Development

The development is **Impact Assessable** and as such, the assessment must be carried out against the entire Planning Scheme for those components that trigger or require consideration against the Strategic Framework and all other relevant assessment benchmarks. Section 45(5) of the PA states that Impact Assessment:

(a) "must be carried out –

i. Against the assessment benchmarks in a categorising instrument for the development; and

ii. Having regard to any matters prescribed by regulation for this subparagraph; and

(b) May be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise."

When assessing the application, the relevant considerations of the Assessment Manager in making the decision are in accordance with Sections 59, 60(3), and 62 of the PA and Sections 29-31 of the PR. Specifically, section 60(3) of the PA states for an Impact Assessable application, the Assessment Manager must decide:

a) "To approve all or part of the application;

b) To approve all or part of the application, but impose development conditions on the approval;

c) To refuse the application."

6.2 STATE PLANNING POLICY

The *State Planning Policy* (SPP) came into effect on July 2017 under the PA. Part E of the SPP includes an array of State Interests and associated assessment benchmarks which need to be considered during the development assessment process, where these State interests have not already been appropriately reflected within the relevant planning scheme. A review of the SPP mapping indicates that the proposed development/site is subject to several State interests, as outlined below (see also **Attachment 3**):

- Natural Hazards Risk and Resilience (Bushfire prone area; Flood hazard area - Level 1 - Queensland floodplain assessment overlay)

As the Planning Scheme has not been amended since 2008, the Planning Scheme does not include or reflect the SPP. However, upon review of the relevant State interests, outlined above, it is understood that the development does not offend any of the State interests, and that these have been suitably considered (refer to this report, and attachment for demonstration of compliance).

6.3 REFERRALS & STATE DEVELOPMENT ASSESSMENT PROVISIONS

A review of the DA mapping system indicates that the site is subject to the following matters of State interest (see **Attachment 3**):

- Water Resources (Water resource planning area boundaries; Great artesian water resource plan area); and
- Native Vegetation Clearing (Regulated vegetation management map (Category A and B extract).

In consultation with Schedule 10 of the *Planning Regulation 2017* and the above identified matters of interest, the assessment will trigger a referral in accordance with:

- State Assessment Referral Agency – Schedule 10, Part 3, Division 4, Table 3, Item 1 – Material Change of Use involving Clearing of Native Vegetation

As such, see full assessment against the relevant **SDAP Code 16: Native Vegetation Clearing (Version 3.7)** in **Attachment 9**. While there are identified non-compliances with this code, we understand that the s22A Relevant Purpose Determination for Vegetation Clearing, provided in **Attachment 8**, demonstrates that where required,

vegetation on the site can be cleared as it is for a 'Relevant Infrastructure Activity', and this should be considered accordingly.

Additionally, as per Schedule 2, Part 12, Section 63 (1)a of the *Environmental Protection Regulation 2019*, the development triggers assessment and consideration of an ERA as the on-site sewerage treatment works will be operated on site, for a capacity of 21 to 100EP. While this is for a prescribed ERA, as per Schedule 2, Column 3, the development does not trigger a 'concurrence ERA', and as such does not require referral to the State Government.

Where an approval for the proposed development is obtained, an application for the relevant ERA will be made. Compliance can be conditioned.

6.4 PLANNING SCHEME (*CARPENTARIA SHIRE PLANNING SCHEME 2008*)

6.4.1 Land Use Definition (Material Change of Use)

The development is defined under the Planning Scheme as:

- **Industry (Transport Depot):**

  "means the use of premises for making, assembling, breaking up, servicing, storing or repairing goods or treating of wastes including the use of premises for: mechanical repair garage, including panel beating where not ancillary to a Service Station; boat building and repairing; bulk store; seafood processing and storage; slipway, wharf and marine engineering; storage yard; transport depot; and warehouse.";

- **Accommodation Building (Workers Accommodation):**

  "means the use of premises for residential purposes where there is common use of some areas, such as cooking, eating or dining facilities such as a boarding house, guesthouse, hostel and home for the aged."; and

- **Caretaker's Residence:**

  "means the use of premises for the purposes of self-contained accommodation for the use by a caretaker, including their household, who is employed for care taking or management purposes in connection with a commercial, industrial, recreational or other non residential use conducted on the premise"

6.4.2 Level of Assessment

The establishment of a Caretaker's Residence when located in the Rural Residential Zone, triggers the need for a Code Assessable application to be completed. However, establishing business elements associated with the Scott Freight Company are not reflective of a Rural Residential activity and when located in the Rural Residential Zone triggers Impact Assessment.

As such, the proposed development triggers the need for an **Impact Assessable** development application to be lodged and approved by Council.

6.4.3 Applicable Planning Scheme Overlays

The site is affected by the following Planning Scheme Overlays:

- Bushfire Hazard Overlay; and
- Flood Hazard Overlay.

6.4.4 Applicable Planning Scheme Codes

While Impact Assessable developments are assessed against the entire Planning Scheme, **Table 1** below lists the applicable aspects of the Planning Scheme the proposed development is subject to assessment against:

Table 1: Applicable Planning Scheme Codes for Assessment

Scheme Component	Comment
Planning Scheme Element	
Desired Environmental Outcomes	Refer to **Section 6.4.5**
Zone Code	
Rural Residential Zone Code	Refer to **Section 6.4.6**
Lilyvale Estate- Development Codes	
Dwelling House Code	Refer to **Attachment 10** and **Section 6.4.7**
Development Codes	
Dwelling House Code; Accommodation Building Code; Planning Scheme Building Matters Code; and General Development Code.	Refer to **Attachment 10** and **Section 6.4.8**

6.4.5 Desired Environmental Outcomes (Strategic Framework)

The Desired Environmental Outcomes (the 'Strategic Framework') of the Planning Scheme are based on the idea of ecological sustainability and aim to guide development in the Carpentaria Shire region through the needs and the expectations of the community, and the Planning Scheme are also likely to have shifted over the last 20 years.

The Desired Environmental Outcomes include a range of themes, including valuable features, land use, and defined uses or use classes, and infrastructure considerations for development. In respect to the provisions of the PR, particularly s31(1)(b), the Assessment Manager must have regard to the whole Planning Scheme, including its Desired Environmental Outcomes, when deciding an Impact Assessable Development Application.

Therefore, this section of the report includes planning commentary addressing the elements of the Desired Environmental Outcomes that are **applicable** to the site and proposed development.

3.1.1 Valuable Features

a) *To maintain and protect the outstanding natural assets of the Shire, including the Southern Gulf, and East Coast Gulf wetland and marine areas, Mitchell and Alice Rivers National Park, Finacune Island National Park, Staaten River National Park fish breeding habitat, Morning Inlet- Bynoe River, Staaten-Gilbert and the Nassau River Declared Fish Habitat Areas, other important wetland areas and river catchment systems;*

Planning Commentary

The development site is not located within or adjacent to wetland areas, and river catchment systems.

b) *To maintain and protect the Shire's natural environment with respect to the maintenance of biodiversity and principles of ecological sustainability;*

Planning Commentary

The development requires the removal of vegetation to support the establishment of a significant business activity and to facilitate the development of structures on site, and the safe operation of activities on site. However, a 20m wide buffer of vegetation will be maintained around the perimeter of the site, allowing for the maintenance and protection of the Shire's natural environment, and biodiversity, while also facilitating development on site.

Though this, it is submitted that Council can manage the interaction of the business and the surrounding environment external to the land.

c) *To conserve and protect the significant cultural features of the Shire, including cultural sites, heritage sites, Aboriginal cultural heritage, historic buildings, features and precincts;*

Planning Commentary

The development site is not located within a culturally significant, or heritage area within the Shire.

d) *To ensure that a defined use or use class within or adjacent to areas of outstanding natural, significant or cultural features is sympathetic to, and compatible with, assets and features; and*

Planning Commentary

The development site, or adjacent areas, are not located within or include outstanding natural, significant or cultural features.

e) *To protect significant extractive and mineral resources as well as Good Quality Agricultural Land from an adverse defined use or use class.*

Planning Commentary

The development site is not mapped within the Good Quality Agricultural Land Overlay.

3.1.2 Land Use and Defined Uses or Use Classes

a) *To recognise and consolidate the function of Normanton as the administrative, business and community services centre within the Shire;*

Planning Commentary

The applicant and Scott Freight Company are requesting that Council officers continue to support the business and argue that locating the activities on this site will assist in consolidating Normanton as the business centre within the Shire as the development will facilitate greater business operations. The argument extends to the availability of suitable land and the economic needs of this business but also other businesses and workers in the Normanton area.

Development on the site will allow for the operation, storage and servicing of the freight vehicles, and for greater accommodation facilities for employees. With growing business operations, Scott Freight Company has identified the need for a larger site for the safe storage and operation of a transport depot, and to provide greater facilities for their staff.

b) *To recognise and consolidate the port related Industrial and Commercial Activities, Tourism and Recreational Activities of Karumba;*

Planning Commentary

The development site is not located in Karumba.

c) To provide for the diverse residential, recreational and accommodation needs of the residents of the Shire and its visitors;

Planning Commentary

The development does not advance the DEO but will allow for the identified need for a greater number of workers accommodation to be achieved for the business operations of the Scott Freight Company. This will assist in providing visitors/ travelling employees an appropriate location to stay while working with the Shire.

d) To promote orderly defined uses or use classes to maximize the health and welfare of the Shire's residents;

Planning Commentary

The development does not advance the DEO but is on a site that is removed from a significant population, therefore minimising possible health impacts on the Shire's residents.

e) To protect the area from loss of vegetation, soil degradation, plant and animal pests, and water pollution due to erosion, chemical contamination, effluent disposal and the like;

Planning Commentary

The development does not advance the DEO and involves clearing that would otherwise not be encouraged. The on-site effluent system proposed for the development site will be constructed to suitable standards, and further details will be provided in the future operational/construction phases of the project. As such, effluent disposal on the site will not impact natural features of the area. Compliance can be conditioned in this regard.

Additionally, vegetation clearing is required to facilitate the development of structures on site, and to facilitate the safe operation of activities on site, however an approx. 20m wide vegetation buffer will be retained around the perimeter of the site, protecting the site from further impacts on natural areas, and loss of biodiversity.

f) The standard of the built environment to reflect the economic constraints and community expectations;

Planning Commentary

The development does not advance the DEO though we are advised that the needs of the business for expansion and the lack of development within the Lilyvale Estate have been the topic of discussions with Carpentaria Shire Council and that this application and business activity is progressing with Council's support. The development style is reflective of the existing transport depot site used for operation of the Scott Freight Company and therefore should align with the communities existing expectations for the style of development.

g) To identify and minimise the impacts of a defined use or use class from natural and manmade hazards;

Planning Commentary

The development does not advance the DEO though it has included a buffer arrangement that would look to minimise the edge effects on neighbouring properties.

h) To maximise the economic base of the Shire by increasing the Shire's Tourism, Business, Commercial, Industrial and Agricultural potential;

Planning Commentary

The development will advance this DEO and assist in increasing the Shire's industrial potential through allowing for greater operation of the Scott Freight Company, which assists in increasing local employment, and providing greater opportunities for economic development within the Shire.

i) To promote the expansion of Tourism - minor Activities throughout the rural areas of the Shire; and

Planning Commentary

The development is not for Tourism activities.

j) To protect extractive and mining resource areas, associated haul routes and major transport corridors from incompatible land use.

Planning Commentary

The development site is not located within extractive and mining resources areas, associated haul routes, or a major transport corridor.

3.1.3 Infrastructure

a) To establish a co-ordinated approach linking the provision of infrastructure, land use and economic development;

Planning Commentary

The development is located within the Lilyvale Estate, with understanding that this area is expected to be provided with appropriate infrastructure connections consistent with the Rural Residential zoning as the allotments continue to be developed. This is not exactly suitable in this circumstance and with the change that Council has indicated towards business activities this would mean that possible upgrades and improvements of infrastructure may also be applicable

The final arrangements should be determined through this assessment and with Council's inputs.

b) To ensure that social infrastructure is provided to the highest level and commensurate with the community needs and expectations for health and safety;

Planning Commentary

The development is not of a scale or use to require the provision of social infrastructure.

c) To ensure that the provision of water and sewerage infrastructure is provided in an efficient and timely manner;

Planning Commentary

The development is located within the Lilyvale Estate, which, we understand has ambitions of being provided with reticulated water and sewerage connections as part of future development in the area, though these allotments are significant in size and we have not yet received any confirmation of this by Council officers. In these circumstances, the development will provide sufficient capacity of water connections (i.e. water tanks), and an on-site effluent system to service the development prior to operation of the site.

d) To encourage the consolidation of urban areas to ensure efficient use of service infrastructure;

Planning Commentary

The development is located within the Lilyvale Estate, which has access to the highway and is afforded a degree of service infrastructure. It is understood that there are no other current suitable sites or reasonable rural areas where this development could be located.

The applicant remains committed to the development of this land for Scott Freight Company and will work with Council towards that outcome.

e) To provide for the integration and safe operation of all transport modes;

Planning Commentary

The proposed development does not advance this DEO through it is reasonable to impact any conditions on a project to ensure operationally that the activities are conducted in a responsible way and safely.

f) To protect major transport corridors by ensuring that land uses sensitive to noise, dust and/or fuel combustion emissions are suitably located away from the corridors;

Planning Commentary

The development site is not located along major transport corridors, but we are advised that the provision of access to the highways from this land was critical in determining it's suitability.

g) To protect infrastructure from encroachment by defined uses or use classes; and

Planning Commentary

Not applicable to the proposed development.

h) To provide for the safe and efficient operation of utility infrastructure.

Planning Commentary

Not applicable to the proposed development.

6.4.6 Rural Residential Zone Code

The development reflects a significant departure away from the landuse designation and purpose of the Rural Residential Zone and does not comply with the Rural Residential Zone Code requirements. Notwithstanding, the applicant has acquired the land with the very specific intent of progressing with the business from this site and is confident that Council understands the needs of the community and the desire to pivot towards other landuses at the Lilyvale Estate to support continued economic growth.

Urban Sync has not received any clarification from the Carpentaria Shire Council on this matter though we are advised by the applicant that Council is seeking to manage impacts and allow for the development on this land the surrounding allotments to include a vary of activities both residential, industrial and commercial.

However, in accordance with Section 1.3.5.4 and Section 1.3.5.5 of the Planning Scheme, where the intent and objectives of the Zone is not met, compliance to a ***satisfactory extent*** with the Desired Environmental Outcomes of the Scheme allow the Assessment Manager to reasonably assess an application (emphasis added). As such, see **Section 6.4.5** above, for matters regarding advancing the Desired Environmental Outcomes.

6.4.7 Lilyvale Estate Dwelling House Code

The development does not reflect the outcomes sought by the Lilyvale Estate Dwelling House Code. See further commentary within the code assessment in **Attachment 10**.

Council is asked to review the overall assessment and judge the value and betterment of this change of landuse.

6.4.8 Development Codes

Accommodation Building Code

The development generally reflects the outcomes sought to be promoted by Accommodation Building Code. See assessment against this code in **Attachment 10**.

Planning Scheme Building Matters Code

The development generally reflects the outcomes sought to be promoted by the Planning Scheme Building Matters Code. See assessment against this code in **Attachment 10**.

General Development Code

The development generally reflects the outcomes sought to be promoted by the General Development Code. To demonstrate this compliance, a full assessment against the code has been provided in **Attachment 10**.

6.5 OTHER RELEVANT MATTERS (TOWN PLANNING ISSUES)

The development is Impact Assessable and as such, the assessment must be carried out against the entire Planning Scheme for those components that trigger or require consideration against the Desired Environmental Outcomes (Strategic Framework) and all other relevant assessment benchmarks.

This has been completed in the sections above. However, section 45(5) of the PA states that Impact Assessment: *"may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise."* These 'other relevant matters can include economic benefits, convenience of a location, community benefits and need.

In this instance, the development will not only benefit the Shire through economic, and greater employment opportunities for a well-establish freight company in Normanton, but has also been chosen by the applicant in conjunction with the Council (as the landowner) to pivot and allow for a mixture of activities to be undertaken from this land. It is that approach that the applicant and developer seeks to continue to work with Council and support operating from this land, but also ways that will allow residential landuses to be co-located.

The development is to be sited in an area that is currently undeveloped, and as such will not impact on the surrounding character and amenity of the area. As such, the proposed development has been suitably located and will result in substantial community benefits. In this instance further commentary against 'other relevant matters' are not deemed necessary to the assessment of the proposed development.

7 CONCLUSION

Scott Freight Company (the 'Applicant') acquired land at the corner of Lilyvale Road and Barlawink Road, Normanton from the Carpentaria Shire Council for the purpose of relocating their business to the site and now seeks the requisite statutory development approval from Carpentaria Shire Council (Council) to certify the landuse for Industrial (Transport Depot) and Accommodation Development (Workers Accommodation), and a Caretaker's Residence (the development) over land at Lot 8 on the corner of Lilyvale Road and Barlawink Road, Normanton, more formally described as Lot 8 on SP287776 (the 'site').

This development application aims to identify the planning benchmarks that are relevant to the assessment and address those Information Request items highlighted recently by Council within correspondence dated February 10, 2026, (Council Ref: I/2603). It maybe perhaps best that a 'revised' Confirmation Notice is issued to formalise this assessment and accommodate the State Government referrals that are now determined and to be completed.

Urban Sync acknowledges that the development proposal by Scott Freight Company is a departure from the landuse designation which is presented under Council's Planning Scheme through, we are advised by the proponent that in these circumstances, the landuse for industrial (Transport Depot) and concept design has the support of Council and is needed to meet a critical demand for land that can service the economic needs of the Normanton business community. Urban Sync further understand that the applicant initially acquired this land from Carpentaria Shire Council as the previous owners and developers of Lilydale Estate for this purpose. It remains to be seen exactly how the approval and assessment works will be progressed with the support of Carpentaria Shire Council, we note that the applicant is willing to work with Council to see this development progress.

The report identifies the challenges that exist in respect to supporting this development under the Rural Residential zone and the purpose of the Lilyvale Estate Code through understanding that Council is encouraging this application to pivot towards allowing a variety of new activities that can support business in the Shire.

The applicant submits that this site can be managed in a way that support and approvals can be granted.

ATTACHMENT 1

DA FORM 1 & LANDOWNERS CONSENT

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*)	Scott Freight Company
Contact name *(only applicable for companies)*	C/- Urban Sync Pty Ltd
Postal address *(P.O. Box or street address)*	PO Box 2970
Suburb	Cairns
State	Queensland
Postcode	4870
Country	Australia
Contact number	(07) 4051 6946
Email address *(non-mandatory)*	admin@urbansync.com.au
Mobile number *(non-mandatory)*	
Fax number *(non-mandatory)*	
Applicant's reference number(s) *(if applicable)*	26-1281

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)

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).*

a)	Unit No.	Street No.	Street Name and Type	Suburb
	-	-	Barlawink Road	Normanton
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4890	8	SP287776	Carpentaria Shire
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)

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	Local Government Area(s) *(if applicable)*
		☐ 54 ☐ 55 ☐ 56	☐ 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)*

☐ 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)*:

Industry (Transport Depot), Accommodation Building and Caretaker's Residence

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

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 *(include each definition in a new row)*	Number of dwelling units *(if applicable)*	Gross floor area (m^2) *(if applicable)*
Industry	"Industry" means the use of premises for making, assembling, breaking up, servicing, storing or repairing goods or treating of wastes including the use of premises for: mechanical repair garage, including panel beating where not ancillary to a Service Station; boat building and repairing; bulk store; seafood processing and storage; slipway, wharf and marine engineering; storage yard; transport depot; and warehouse.	N/A	See Planning Report
Accommodation Building	"Accommodation Building" means the use of premises for residential purposes where there is common use of some areas, such as cooking, eating or dining facilities such as a boarding house, guesthouse, hostel and home for the aged.	See Planning Report	See Planning Report
Carektaker's Residence	"Caretaker's Residence" means the use of premises for the purposes of self-contained accommodation for the use by a caretaker, including their household, who is employed for care taking or management purposes in connection with a commercial, industrial, recreational or other non residential use conducted on the premise	See Planning Report	See Planning Report

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)*

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		Proposed lot	
Lot on plan description	Area (m^2)	Lot on plan description	Area (m^2)
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	☐ Stormwater	☐ Water infrastructure
☐ Drainage work	☐ Earthworks	☐ Sewage infrastructure
☐ Landscaping	☐ Signage	☐ 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	

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

Carpentaria 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

☐ 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).*

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 2under 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

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.*

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 Form1 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.*

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.qldgov.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 ***Note**: See the Planning Regulation 2017 for referral requirements*	☒ Yes
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.*	☒ Yes
Relevant plans of the development are attached to this development application ***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

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			

Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	**51302529**	**Search Date:**	16/03/2026 13:07
Date Title Created:	02/12/2022	**Request No:**	55420209
Previous Title:	51023701		

ESTATE AND LAND

Estate in Fee Simple

LOT 8 SURVEY PLAN 287776
Local Government: CARPENTARIA

REGISTERED OWNER

Dealing No: 724482048 11/11/2025

NOEL GLEN SCOTT
AMANDA JANE SCOTT JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10531141 (POR 27)
2. CAVEAT No 724491552 14/11/2025 at 14:45
CARPENTARIA SHIRE COUNCIL

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2026]
Requested by: D-ENQ DYE & DURHAM (S)

Individual owner's consent for making a development application under the *Planning Act 2016*

I, AMANDA JANE SCOTT AND NOEL GLEN SCOTT.

as owner of the premises identified as follows:

Lot 8 at the Corner of Lilyvale Road & Barlawink Road, Normanton, more formally described as Lot 8 on SP287776

consent to the making of a development application under the *Planning Act 2016* by:

Scott Freight Company C/- Urban Sync Pty Ltd

on the premises described above for:

Development Permit for a Material Change of Use (Industry, Accommodation Building and Caretaker's Residence)

.....
Signature of landowner

.....
Signature of landowner

8.4.2026
.....
Date

ATTACHMENT 2

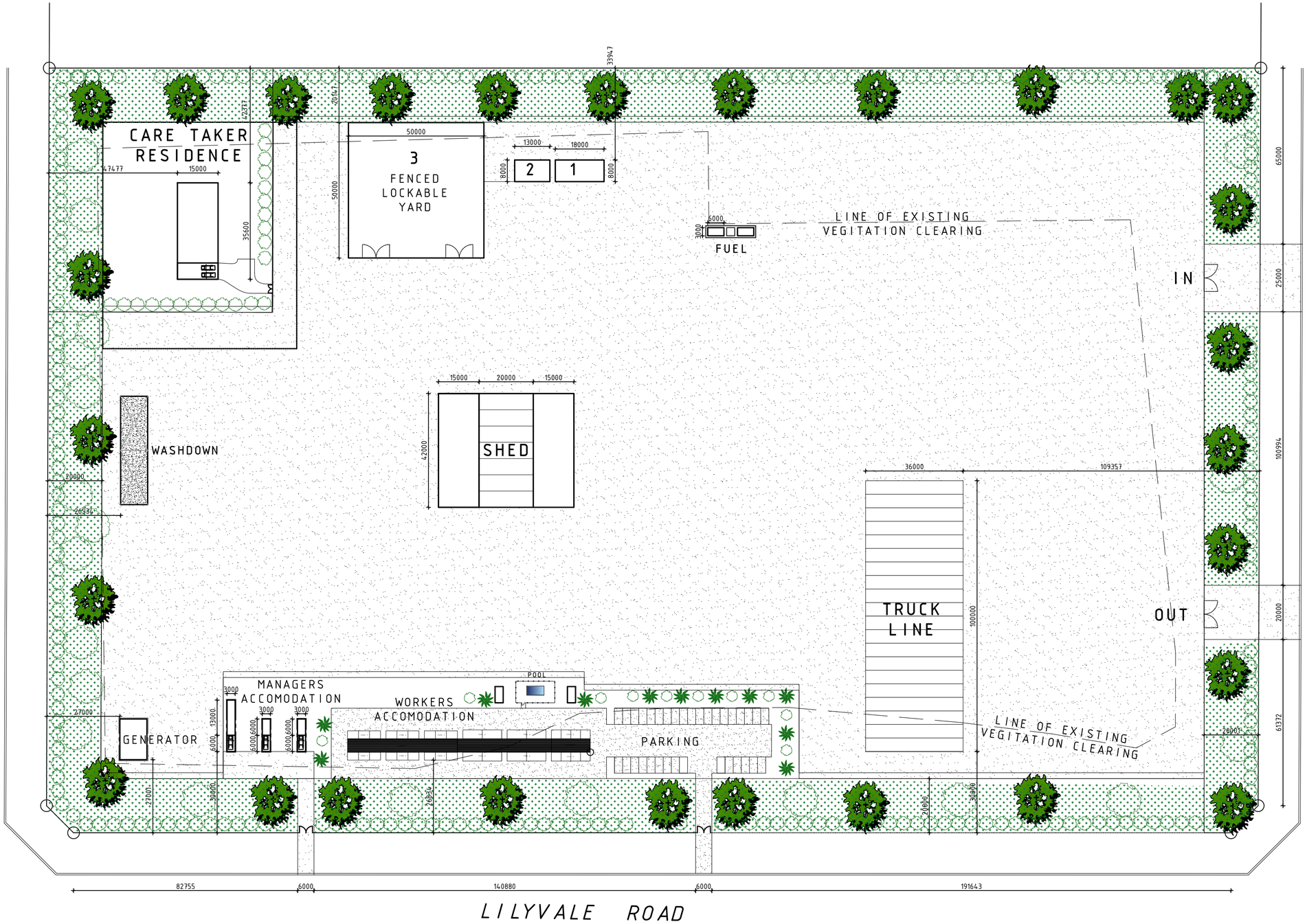
PROPOSAL PLANS

LOT NUMBER:	8
SP NUMBER:	SP 287776
LOCAL GOVERNMENT:	CARPENTARIA SHIRE
LOCALITY:	NORMANTON
AREA:	12.62Ha

KEY

1 - WELDING BAY
2 - TYRE BAY
3 - LOCABLE STORAGE





SITE PLAN SCALE 1:1000

BUILDING AREA'S	
CARETAKER RESIDENCE	500m2
WORKSHOP	2100m2
WORKERS ACCOMMODATION	1000m2
MANAGERS ACCOMMODATION	230m2
GENERATOR SHED	150m2
WELDING BAY	140m2
TYRE BAY	100m2
FUEL BAY	90m2
TOTAL	4310m2

GFA		
BUILDING AREA'S	4310m2	3.4%
LOCKABLE STORAGE	2500m2	2%
HARDSTAND	77500m2	61.4%
VEGETATION BUFFER	27250m2	21.6%
TOTAL	111560m2	88.4%

© THIS DRAWING IS AND WILL REMAIN THE COPYRIGHT AND PROPERTY OF FNQ DESIGN & DRAFTING AND MUST NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION. THIS PLAN IS TO BE USED ONLY FOR LOT No. SPECIFIED.

AMENDMENTS:

DATE	REV	DESCRIPTION
Aug	2	Updated Site Plan

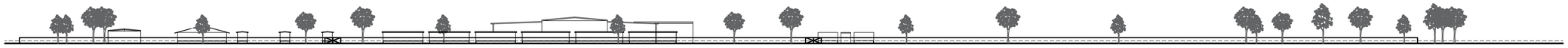
NOTE:

1. Smoke Alarms to comply to AS3786 & BCA Requirements.
2. Verify all dimensions & levels prior to construction commencing.
3. Figured dimensions take precedence over scaled dimensions.
4. All work to comply with BCA, Relevant Australian Standards & Local Authority Requirements.

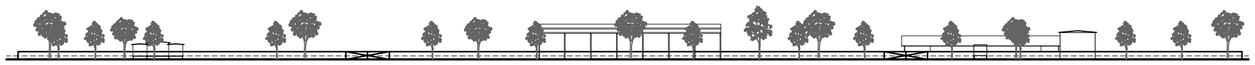
20 Winkworth Street
Bungalow QLD 4870
PH: 0401 799 260
russel@fnqdesign.com
FNQ DESIGN & DRAFTING
QBCC Licence No. 1117748

Clients Name: URBAN SYNC
Description: PROPOSED TRANSPORT DEPARTMENT AND WORKERS ACCOMODATION
Address: LOT 8 BARLAWINK ROAD NORMANTON QLD

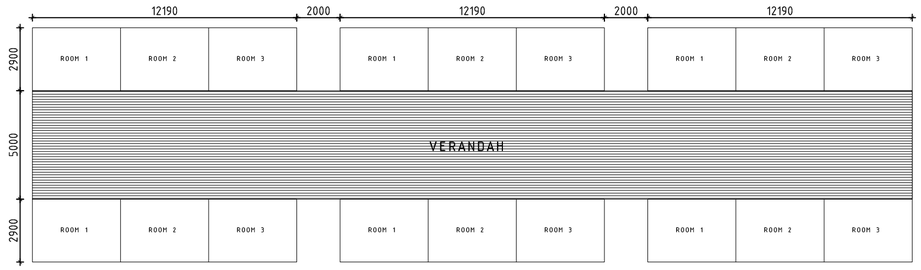
Drawing Title: SITE PLAN
Date: FEB 2026 Scale: 1:1000@A2
Job No: 26063 Sheet No: 001



LILYVALE ROAD ELEVATION

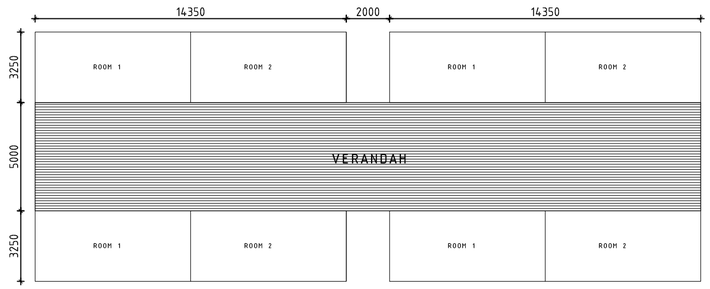


BARLAWINK ROAD ELEVATION



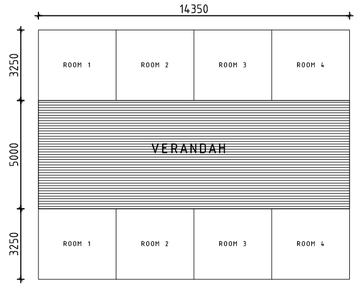
UNIT TYPE 1 - FLOOR PLAN

SCALE 1:100



UNIT TYPE 2 - FLOOR PLAN

SCALE 1:100



UNIT TYPE 3 - FLOOR PLAN

SCALE 1:100

WORKER ACCOMMODATION DETAILS

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AMENDMENTS:

DATE	REV	DESCRIPTION

NOTE:

1. Smoke Alarms to comply to AS3786 & BCA Requirements.
2. Verify all dimensions & levels prior to construction commencing.
3. Figured dimensions take precedence over scaled dimensions.
4. All work to comply with BCA, Relevant Australian Standards & Local Authority Requirements.

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Clients Name: URBAN SYNC

Description: PROPOSED TRANSPORT DEPARTMENT AND WORKERS ACCOMODATION

Address: LOT 8 BARLAWINK ROAD NORMANTON QLD

Drawing Title: SITE DETAILS AND ELEVATIONS

Date: FEB 2026 Scale: AS SHOWN

Job No: 26063 Sheet No: 002

ATTACHMENT 3

RELEVANT SITE INFORMATION



Vegetation management report

For Lot: 8 Plan: SP287776
08/04/2026

nrmmrrd.qld.gov.au

Queensland Government

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Recent changes

Updated mapping

Updated vegetation mapping was released on 22 November 2023 and includes the most recent Queensland Herbarium scientific updates to the Regulated Vegetation Management Map, regional ecosystems, essential habitat, wetland and high-value regrowth mapping.

The Department of the Environment, Tourism, Science and Innovation have also updated their koala protection mapping to align with the Queensland Herbarium scientific updates.

The latest version (v10) of the Protected Plants Flora Survey Trigger Map (trigger map) was released on 6 September 2023.

Overview

Based on the lot on plan details you have supplied, this report provides the following detailed information:
Property details - information about the specified Lot on Plan, lot size, local government area, bioregion(s), subregion(s) and catchment(s);

Vegetation management framework - an explanation of the application of the framework and contact details for the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development who administer the framework;

Vegetation management framework details for the specified Lot on Plan including:

- the vegetation management categories on the property;
- the vegetation management regional ecosystems on the property;
- vegetation management watercourses or drainage features on the property;
- vegetation management wetlands on the property;
- vegetation management essential habitat on the property;
- whether any area management plans are associated with the property;
- whether the property is coastal or non-coastal; and
- whether the property is mapped as Agricultural Land Class A or B;

Protected plant framework - an explanation of the application of the framework and contact details for the Department of the Environment, Tourism, Science and Innovation who administer the framework, including:

- high risk areas on the protected plant flora survey trigger map for the property;

Koala protection framework - an explanation of the application of the framework and contact details for the Department of the Environment, Tourism, Science and Innovation who administer the framework; and

Koala protection framework details for the specified Lot on Plan including:

- the koala district the property is located in;
- koala priority areas on the property;
- core and locally refined koala habitat areas on the property;
- whether the lot is located in an identified koala broad-hectare area; and
- koala habitat regional ecosystems on the property for core koala habitat areas.

This information will assist you to determine your options for managing vegetation under:
- the vegetation management framework, which may include:

- exempt clearing work;
- accepted development vegetation clearing code;
- an area management plan;
- a development approval;

- the protected plant framework, which may include:

- the need to undertake a flora survey;
- exempt clearing;
- a protected plant clearing permit;

- the koala protection framework, which may include:

- exempted development;
- a development approval;
- the need to undertake clearing sequentially and in the presence of a koala spotter.

Other laws

The clearing of native vegetation is regulated by both Queensland and Australian legislation, and some local governments also regulate native vegetation clearing. You may need to obtain an approval or permit under another Act, such as the Commonwealth Government's *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). Section 8 of this guide provides contact details of other agencies you should confirm requirements with, before commencing vegetation clearing.

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1. Property details

1.1 Tenure and title area

All of the lot, plan, tenure and title area information associated with property Lot: 8 Plan: SP287776 are listed in Table 1.

Table 1: Lot, plan, tenure and title area information for the property

Lot	Plan	Tenure	Property title area (sq metres)
8	SP287776	Freehold	126,200

The tenure of the land may affect whether clearing is considered exempt clearing work or may be carried out under an accepted development vegetation clearing code.

Does the property Lot: 8 Plan: SP287776 have a freehold tenure and is in the Wet Tropics of Queensland World Heritage Area?

No, this property is not located in the Wet Tropics of Queensland World Heritage Area.

1.2 Property location

Table 2 provides a summary of the locations for property Lot: 8 Plan: SP287776, in relation to natural and administrative boundaries.

Table 2: Property location details

Local Government(s)	Catchment(s)	Bioregion(s)	Subregion(s)
Carpentaria Shire	Norman	Gulf Plains	Donors Plateau

2. Vegetation management framework (administered by the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development)

The *Vegetation Management Act 1999* (VMA), the Vegetation Management Regulation 2023, the *Planning Act 2016* and the Planning Regulation 2017, in conjunction with associated policies and codes, form the Vegetation Management Framework.

The VMA does not apply to all land tenures or vegetation types. State forests, national parks, forest reserves and some tenures under the *Forestry Act 1959* and *Nature Conservation Act 1992* are not regulated by the VMA. Managing or clearing vegetation on these tenures may require approvals under these laws.

The following native vegetation is not regulated under the VMA but may require permit(s) under other laws:

- grass or non-woody herbage;
- a plant within a grassland regional ecosystem identified in the Vegetation Management Regional Ecosystem Description Database (VM REDD) as having a grassland structure; and
- a mangrove.

2.1 Exempt clearing work

Exempt clearing work is an activity for which you do not need to notify the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development or obtain an approval under the vegetation management framework. Exempt clearing work was previously known as exemptions.

In areas that are mapped as Category X (white in colour) on the regulated vegetation management map (see section 4.1), and where the land tenure is freehold, indigenous land and leasehold land for agriculture and grazing purposes, the clearing of vegetation is considered exempt clearing work and does not require notification or development approval under the vegetation management framework. For all other land tenures, contact the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development before commencing clearing to ensure that the proposed activity is exempt clearing work.

A range of routine property management activities are considered exempt clearing work. A list of exempt clearing work is available at

https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/exemptions/.

Exempt clearing work may be affected if the proposed clearing area is subject to development approval conditions, a covenant, an environmental offset, an exchange area, a restoration notice, or an area mapped as Category A. Exempt clearing work may require approval under other Commonwealth, State or Local Government laws, or local government planning schemes. Contact the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development prior to clearing in any of these areas.

2.2 Accepted development vegetation clearing codes

Some clearing activities can be undertaken under an accepted development vegetation clearing code. The codes can be downloaded at

https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/codes/

If you intend to clear vegetation under an accepted development vegetation clearing code, you must notify the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development before commencing. The information in this report will assist you to complete the online notification form.

You can complete the online form at
https://vegetation-apps.dnrm.qld.gov.au

2.3 Area management plans

Area Management Plans (AMP) provide an alternative approval system for vegetation clearing under the vegetation management framework. They list the purposes and clearing conditions that have been approved for the areas covered by the plan. It is not necessary to use an AMP, even when an AMP applies to your property.

On 8 March 2020, AMPs ended for fodder harvesting, managing thickened vegetation and managing encroachment. New notifications cannot be made for these AMPs. You will need to consider options for fodder harvesting, managing thickened vegetation or encroachment under a relevant accepted development vegetation clearing code or apply for a development approval.

New notifications can be made for all other AMPs. These will continue to apply until their nominated end date.

If an Area Management Plan applies to your property for which you can make a new notification, it will be listed in Section 3.6 of this report. Before clearing under one of these AMPs, you must first notify the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development and then follow the conditions and requirements listed in the AMP.

https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/area-management-plans

2.4 Development approvals

If under the vegetation management framework your proposed clearing is not exempt clearing work, or is not permitted under an accepted development vegetation clearing code, or an AMP, you may be able to apply for a development approval. Information on how to apply for a development approval is available at

https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/development

2.5. Contact information for the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development

For further information on the vegetation management framework:

Phone 135VEG (135 834)

Email vegetation@nrmmrrd.qld.gov.au

Visit https://www.nrmmrrd.qld.gov.au/?contact=vegetation to submit an online enquiry.

3. Vegetation management framework for Lot: 8 Plan: SP287776

3.1 Vegetation categories

The vegetation categories on your property are shown on the regulated vegetation management map in section 4.1 of this report. A summary of vegetation categories on the subject lot are listed in Table 3. Descriptions for these categories are shown in Table 4.

Table 3: Vegetation categories for subject property

Vegetation category	Area (ha)
Category B	12.63

Table 4: Description of vegetation categories

Category	Colour on Map	Description	Requirements / options under the vegetation management framework
A	red	Compliance areas, environmental offset areas and voluntary declaration areas	Special conditions apply to Category A areas. Before clearing, contact the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development to confirm any requirements in a Category A area.
B	dark blue	Remnant vegetation areas	Exempt clearing work, or notification and compliance with accepted development vegetation clearing codes, area management plans or development approval.
C	light blue	High-value regrowth areas	Exempt clearing work, or notification and compliance with managing Category C regrowth vegetation accepted development vegetation clearing code.
R	yellow	Regrowth within 50m of a watercourse or drainage feature in the Great Barrier Reef catchment areas	Exempt clearing work, or notification and compliance with managing Category R regrowth accepted development vegetation clearing code or area management plans.
X	white	Clearing on freehold land, indigenous land and leasehold land for agriculture and grazing purposes is considered exempt clearing work under the vegetation management framework. Contact the Department to clarify whether a development approval is required for other State land tenures.	No permit or notification required on freehold land, indigenous land and leasehold land for agriculture and grazing. A development approval may be required for some State land tenures.

Property Map of Assessable Vegetation (PMAV)

There is no Property Map of Assessable Vegetation (PMAV) present on this property.

3.2 Regional ecosystems

The endangered, of concern and least concern regional ecosystems on your property are shown on the vegetation management supporting map in section 4.2 and are listed in Table 5.

A description of regional ecosystems can be accessed online at
https://www.qld.gov.au/environment/plants-animals/plants/ecosystems/descriptions/

Table 5: Regional ecosystems present on subject property

Regional Ecosystem	VMA Status	Category	Area (Ha)	Short Description	Structure Category
2.7.4x3	Least concern	B	12.63	Eucalyptus leucophloia and/or Eucalyptus pruinosa subsp. pruinosa and/or Corymbia setosa low open woodland on surfaces, margins and residuals of Tertiary lateritic plateaus.	Very sparse

Please note:
1. All area and area derived figures included in this table have been calculated via reprojecting relevant spatial features to Albers equal-area conic projection (central meridian = 146, datum Geocentric Datum of Australia 1994). As a result, area figures may differ slightly if calculated for the same features using a different co-ordinate system.
2. If Table 5 contains a Category 'plant', please be aware that this refers to 'plantations' such as forestry, and these areas are considered non-remnant under the VMA.

The VMA status of the regional ecosystem (whether it is endangered, of concern or least concern) also determines if any of the following are applicable:

- exempt clearing work;
- accepted development vegetation clearing codes;
- performance outcomes in State Code 16 of the State Development Assessment Provisions (SDAP).

3.3 Watercourses

Vegetation management watercourses and drainage features for this property are shown on the vegetation management supporting map in section 4.2.

3.4 Wetlands

There are no vegetation management wetlands present on this property.

3.5 Essential habitat

Under the VMA, essential habitat for protected wildlife is native wildlife prescribed under the *Nature Conservation Act 1992* (NCA) as critically endangered, endangered, vulnerable or near-threatened wildlife.

Essential habitat for protected wildlife includes suitable habitat on the lot, or where a species has been known to occur up to 1.1 kilometres from a lot on which there is assessable vegetation. These important habitat areas are protected under the VMA.

Any essential habitat on this property will be shown as blue hatching on the vegetation supporting map in section 4.2.

If essential habitat is identified on the lot, information about the protected wildlife species is provided in Table 6 below. The numeric labels on the vegetation management supporting map can be cross referenced with Table 6 to outline the essential habitat factors for that particular species. There may be essential habitat for more than one species on each lot, and areas of Category A, Category B and Category C can be mapped as Essential Habitat.

Essential habitat is compiled from a combination of species habitat models and buffered species records. Regional ecosystem is a mandatory essential habitat factor, unless otherwise stated. Essential habitat, for protected wildlife, means an area of vegetation shown on the Regulated Vegetation Management Map -

1) that has at least 3 essential habitat factors for the protected wildlife that must include any essential habitat factors that are stated as mandatory for the protected wildlife in the essential habitat database. Essential habitat factors are comprised of - regional ecosystem (mandatory for most species), vegetation community, altitude, soils, position in landscape; or
2) in which the protected wildlife, at any stage of its life cycle, is located.

If there is no essential habitat mapping shown on the vegetation management supporting map for this lot, and there is no table in the sections below, it confirms that there is no essential habitat on the lot.

Category A and/or Category B and/or Category C

Table 6: Essential habitat in Category A and/or Category B and/or Category C

No records

3.6 Area Management Plan(s)

Nil

3.7 Coastal or non-coastal

For the purposes of the accepted development vegetation clearing codes and State Code 16 of the State Development Assessment Provisions (SDAP), this property is regarded as*

Non Coastal

*See also Map 4.3

3.8 Agricultural Land Class A or B

The following can be used to identify Agricultural Land Class A or B areas under the "Managing regulated regrowth vegetation" accepted development vegetation clearing code:

Does this lot contain land that is mapped as Agricultural Land Class A or B in the State Planning Interactive Mapping System?

No Class A

No Class B

Note - This confirms Agricultural Land Classes as per the State Planning Interactive Mapping System only. This response does not include Agricultural Land Classes identified under local government planning schemes. For further information, check the Planning Scheme for your local government area.

See Map 4.4 to identify the location and extent of Class A and/or Class B Agricultural land on Lot: 8 Plan: SP287776.

4. Vegetation management framework maps

Vegetation management maps included in this report may also be requested individually at:
https://www.qld.gov.au/environment/land/management/vegetation/maps/map-request

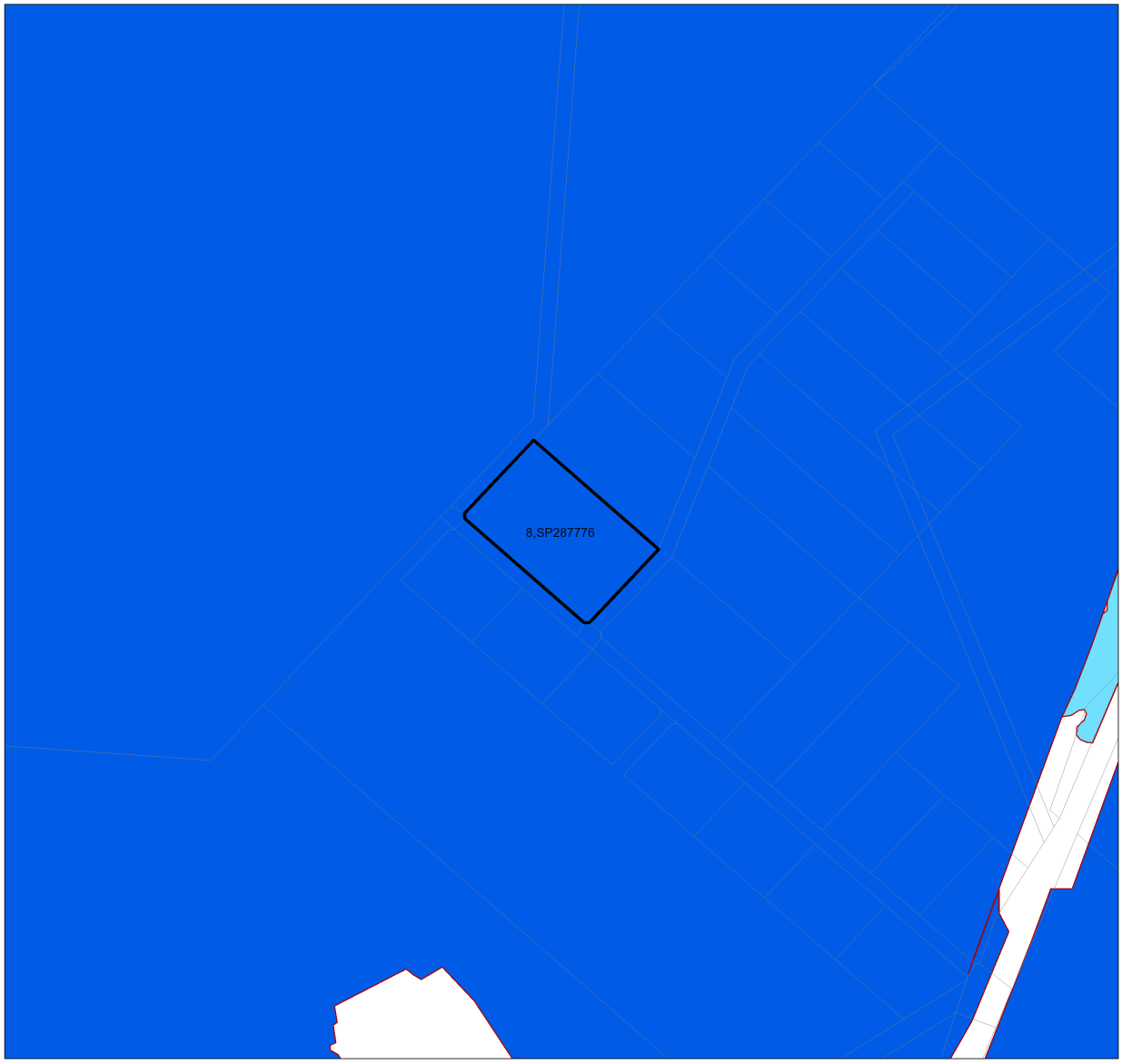
Regulated vegetation management map
The regulated vegetation management map shows vegetation categories needed to determine clearing requirements. These maps are updated monthly to show new property maps of assessable vegetation (PMAV).

Vegetation management supporting map
The vegetation management supporting map provides information on regional ecosystems, wetlands, watercourses and essential habitat.

Coastal/non-coastal map
The coastal/non-coastal map confirms whether the lot, or which parts of the lot, are considered coastal or non-coastal for the purposes of the accepted development vegetation clearing codes and State Code 16 of the State Development Assessment Provisions (SDAP).

Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture
The Agricultural Land Class map confirms the location and extent of land mapped as Agricultural Land Classes A or B as identified on the State Planning Interactive Mapping System. Please note that this map does not include areas identified as Agricultural Land Class A or B in local government planning schemes. This map can be used to identify Agricultural Land Class A or B areas under the "Managing regulated regrowth vegetation" accepted development vegetation clearing code.

4.1 Regulated vegetation management map

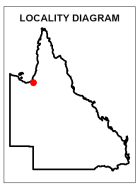


Regulated Vegetation Management Map

Queensland Government

- Category A area (Vegetation offsets/compliance notices/VDecs)
- Category B area (Remnant vegetation)
- Category C area (High-value regrowth vegetation)
- Category R area (Reef regrowth watercourse vegetation)
- Category X area (Exempt clearing work on Freehold, Indigenous and Leasehold land)
- Water
- Other land parcel boundaries
- Selected Lot and Plan

LOCALITY DIAGRAM



N

0 170 340 510 680 850 m

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Additional information required for the assessment of vegetation values is provided in the accompanying "Vegetation Management Supporting map". For further information go to the web site: www.nrmmrrd.qld.gov.au or contact the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development.

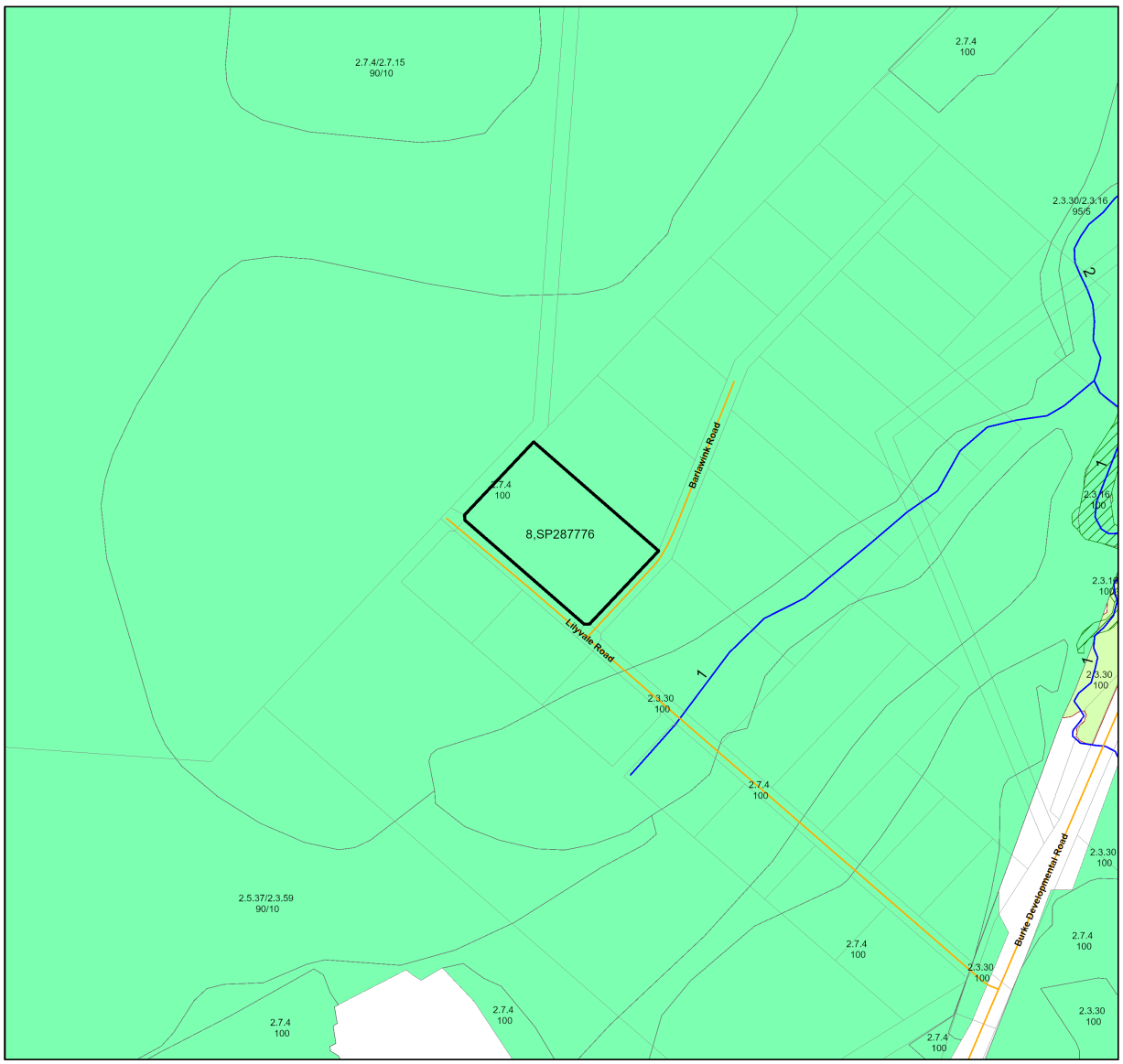
Digital data for the regulated vegetation management map is available from the Queensland Spatial Portal at http://www.spatial.information.qld.gov.au/

Land parcel boundaries are provided as locational aid only.

This map is updated on a monthly basis to ensure new PMAVs are included as they are approved.

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4.2 Vegetation management supporting map

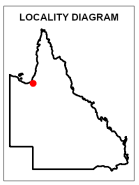


Vegetation Management Supporting Map

- Category A or B area containing endangered regional ecosystems
- Category A or B area containing of concern regional ecosystems
- Category A or B area that is a least concern regional ecosystem
- Category C or R area containing endangered regional ecosystems
- Category C or R area containing of concern regional ecosystems
- Category C or R area that is a least concern regional ecosystem
- Category X area
- Water
- Wetland on the vegetation management wetlands map
- Essential habitat on the essential habitat map
- Essential habitat species record
- Watercourses and drainage features on the vegetation management watercourse and drainage features map (Stream order shown as black number against stream where available)
- Highway
- Connector
- Street/Local Road
- National Parks, State Forest and other reserves
- Other land parcel boundaries
- Selected Lot and Plan

Queensland Government

LOCALITY DIAGRAM



N

0 120 240 360 480 600 m

This product is displayed in: GDA2020

Labels for Essential Habitat are centred on the area of enquiry.

Regional ecosystem linework has been compiled at a scale of 1:100 000, except in designated areas where a compilation scale of 1:50 000 is available. Linework should be used as a guide only. The positional accuracy of RE data mapped at a scale of 1:100 000 is +/- 100 metres.

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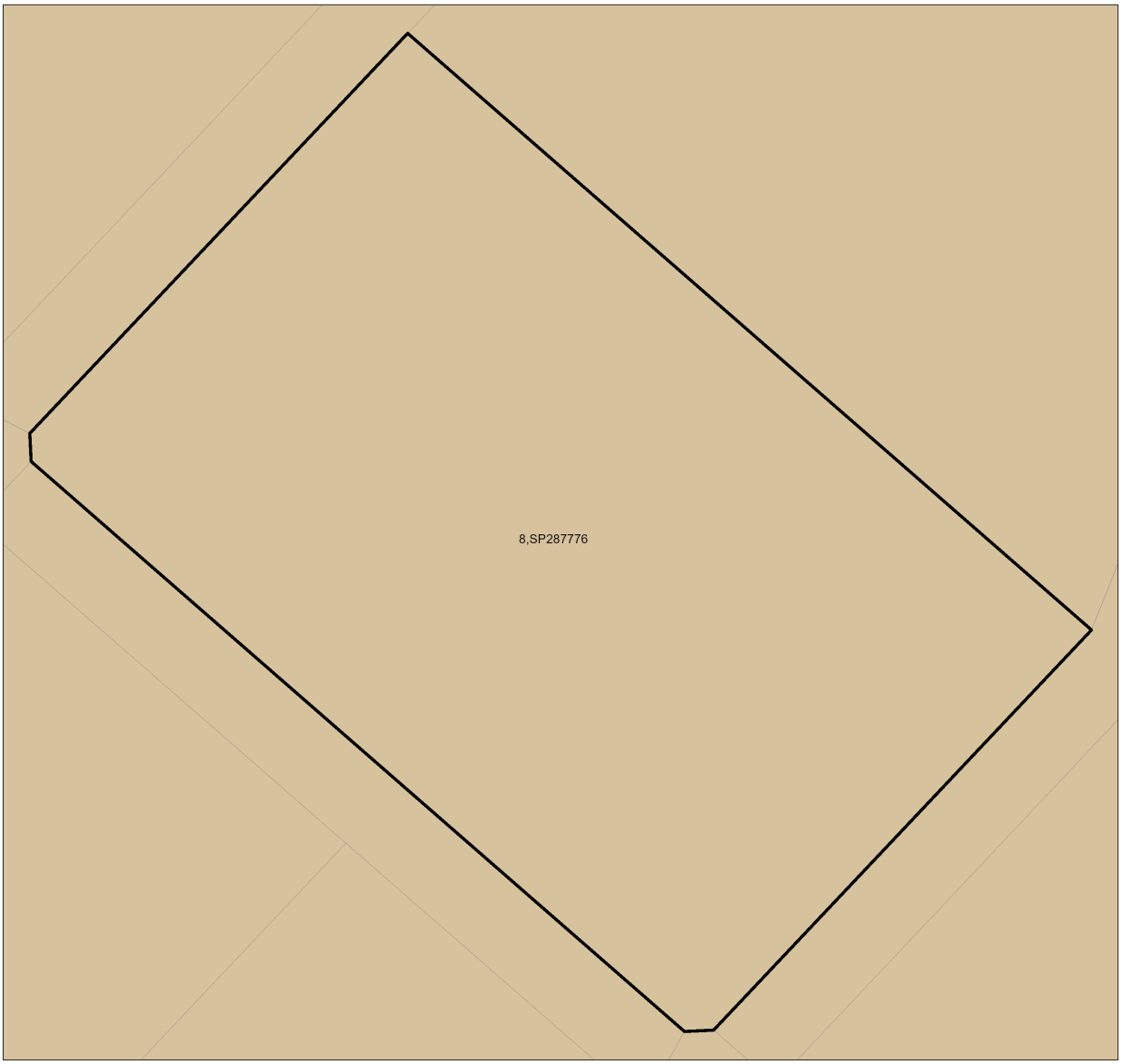
Additional information may be required for the purposes of land clearing or assessment of a regional ecosystem map or PMAV applications. For further information go to the web site: www.nrmmrrd.qld.gov.au or contact the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development.

Digital data for the vegetation management watercourse and drainage feature map, vegetation management wetlands map, essential habitat map and the vegetation management remnant and regional ecosystem map are available from the Queensland Spatial Portal at http://www.spatial.information.qld.gov.au/

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4.3 Coastal/non-coastal map



Coastal/Non Coastal Map

Coastal
Non Coastal
Other land parcel boundaries
Selected Lot and Plan

LOCALITY DIAGRAM



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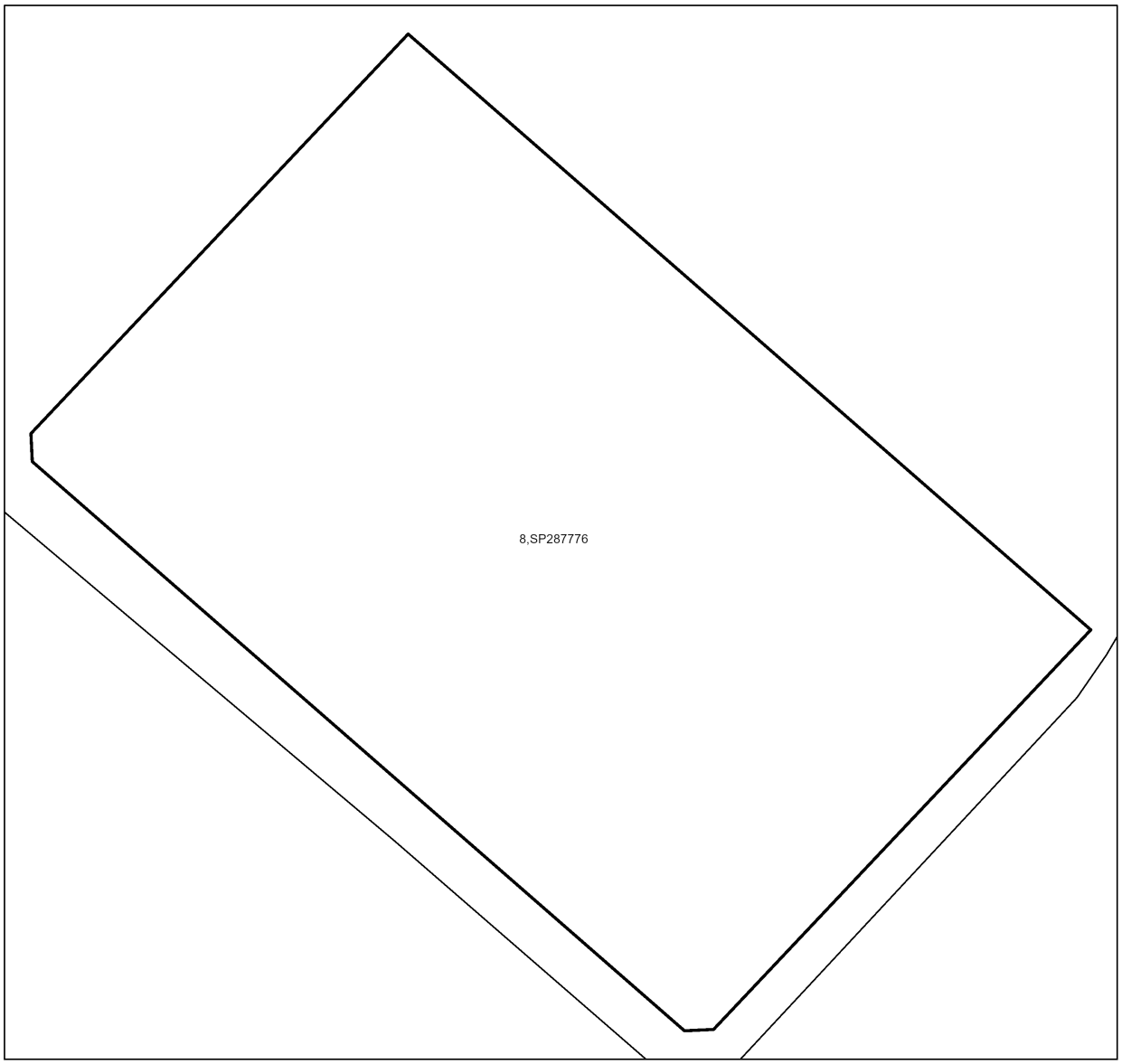
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4.4 Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture



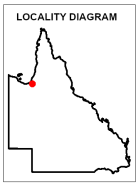
Agricultural Land Class A or B
as per State Planning Policy: State Interest for Agriculture

- Towns
- Rivers and creeks
- Freeways / motorways; Highways
- Secondary roads; Streets

Agricultural land class A or B

- A
- B
- Not class A or B
- Selected Lot and Plan

LOCALITY DIAGRAM



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5. Protected plants framework (administered by the Department of the Environment, Tourism, Science and Innovation (DETSI))

In Queensland, all plants that are native to Australia are protected plants under the *Nature Conservation Act 1992* (NCA). The NCA regulates the clearing of protected plants 'in the wild' (see Operational policy: When a protected plant in Queensland is considered to be 'in the wild') that are listed as critically endangered, endangered, vulnerable or near threatened under the Act.

Please note that the protected plant clearing framework applies irrespective of the classification of the vegetation under the *Vegetation Management Act 1999* and any approval or exemptions given under another Act, for example, the *Vegetation Management Act 1999* or *Planning Regulation 2017*.

5.1 Clearing in high risk areas on the flora survey trigger map

The flora survey trigger map identifies high-risk areas for threatened and near threatened plants. These are areas where threatened or near threatened plants are known to exist or are likely to exist based on the habitat present. The flora survey trigger map for this property is provided in section 5.5.

If you are proposing to clear an area shown as high risk on the flora survey trigger map, a flora survey of the clearing impact area must be undertaken by a suitably qualified person in accordance with the Flora survey guidelines. The main objective of a flora survey is to locate any threatened or near threatened plants that may be present in the clearing impact area.

If the flora survey identifies that threatened or near threatened plants are not present within the clearing impact area or clearing within 100m of Endangered, Vulnerable, Near-Threatened (EVNT) plants can be avoided, the clearing activity is exempt from a permit. An exempt clearing notification form must be submitted to the Department of the Environment, Tourism, Science and Innovation, with a copy of the flora survey report, at least one week prior to clearing.

If the flora survey identifies that threatened or near threatened plants are present in, or within 100m of, the area to be cleared, a clearing permit is required before any clearing is undertaken. The flora survey report, as well as an impact management report, must be submitted with the clearing permit application form.

5.2 Clearing outside high risk areas on the flora survey trigger map

In an area other than a high risk area, a clearing permit is only required where a person is, or becomes aware that threatened or near threatened plantsare present in, or within 100m of, the area to be cleared. You must keep a copy of the flora survey trigger map for the area subject to clearing for five years from the day the clearing starts. If you do not clear within the 12 month period that the flora survey trigger map was printed, you need to print and check a new flora survey trigger map.

5.3 Exemptions

Many activities are 'exempt' under the protected plant clearing framework, which means that clearing of native plants that are in the wild can be undertaken for these activities with no need for a flora survey or a protected plant clearing permit. The Information sheet - General exemptions for the take of protected plants provides some of these exemptions.

Some exemptions under the NCA are the same as exempt clearing work (formerly known as exemptions) under the *Vegetation Management Act 1999* (i.e. listed in Schedule 21 of the Planning Regulations 2017) while some are different.

5.4 Contact information for DETSI

For further information on the protected plants framework:
Phone 1300 130 372 (and select option four)
Email palm@detsi.qld.gov.au
Visit https://www.qld.gov.au/environment/plants-animals/plants/protected-plants

5.5 Protected plants flora survey trigger map

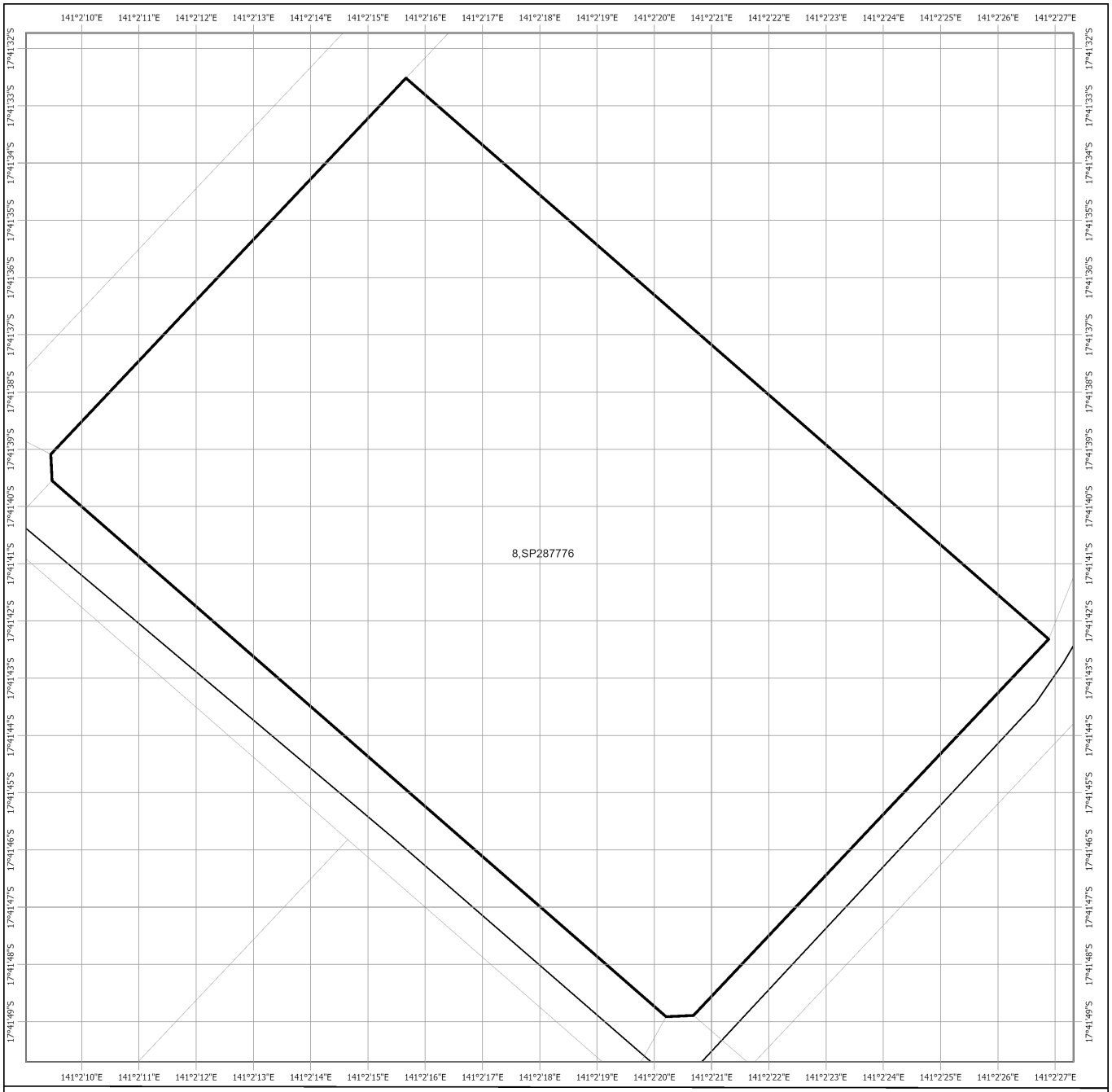
This map included may also be requested individually at: https://apps.des.qld.gov.au/map-request/flora-survey-trigger/.

Updates to the data informing the flora survey trigger map

The flora survey trigger map will be reviewed, and updated if necessary, at least every 12 months to ensure the map reflects the most up-to-date and accurate data available.

Species information

Please note that flora survey trigger maps do not identify species associated with 'high risk areas'. While some species information may be publicly available, for example via the Queensland Spatial Catalogue, the Department of the Environment, Tourism, Science and Innovation does not provide species information on request. Regardless of whether species information is available for a particular high risk area, clearing plants in a high risk area may require a flora survey and/or clearing permit. Please see the Department of the Environment, Tourism, Science and Innovation webpage on the clearing of protected plants for more information.



Protected Plants Flora Survey Trigger Map

High risk area
Other land parcel boundaries
Freeways / motorways / highways
Secondary roads / streets
Selected Lot and Plan

LOCALITY DIAGRAM



N

0 21 42 63 84 105 m

This product is displayed in:
GDA2020

This map shows areas where particular provisions of the Nature Conservation Act 1992 apply to the clearing of protected plants.

Land parcel boundaries are provided as locational aid only.

This map is produced at a scale relevant to the size of the area selected and should be printed as A4 size in portrait orientation.

For further information or assistance with interpretation of this product, please contact the Department of the Environment, Tourism, Science and Innovation at palm@detsi.qld.gov.au

Disclaimer: While every care is taken to ensure the accuracy of the data used to generate this product, the Queensland Government makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaim all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damages) and costs which might be incurred as a consequence of reliance on the data, or as a result of the data being inaccurate or incomplete in any way and for any reason.

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6. Koala protection framework (administered by the Department of the Environment, Tourism, Science and Innovation (DETSI))

The koala (*Phascolarctos cinereus*) is listed in Queensland as endangered by the Queensland Government under *Nature Conservation Act 1992* and by the Australian Government under the *Environment Protection and Biodiversity Conservation Act 1999*.

The Queensland Government's koala protection framework is comprised of the *Nature Conservation Act 1992*, the Nature Conservation (Animals) Regulation 2020, the Nature Conservation (Koala) Conservation Plan 2017, the *Planning Act 2016* and the Planning Regulation 2017.

6.1 Koala mapping

6.1.1 Koala districts

The parts of Queensland where koalas are known to occur has been divided into three koala districts - koala district A, koala district B and koala district C. Each koala district is made up of areas with comparable koala populations (e.g. density, extent and significance of threatening processes affecting the population) which require similar management regimes.

Section 7.1 identifies which koala district your property is located in.

6.1.2 Koala habitat areas

Koala habitat areas are areas of vegetation that have been determined to contain koala habitat that is essential for the conservation of a viable koala population in the wild based on the combination of habitat suitability and biophysical variables with known relationships to koala habitat (e.g. landcover, soil, terrain, climate and ground water). In order to protect this important koala habitat, clearing controls have been introduced into the Planning Regulation 2017 for development in koala habitat areas.

Please note that koala habitat areas only exist in koala district A which is the South East Queensland "Shaping SEQ" Regional Plan area. These areas include the local government areas of Brisbane, Gold Coast, Logan, Lockyer Valley, Ipswich, Moreton Bay, Noosa, Redland, Scenic Rim, Somerset, Sunshine Coast and Toowoomba (urban extent).

There are two different categories of koala habitat area (core koala habitat area and locally refined koala habitat), which have been determined using two different methodologies. These methodologies are described in the document Spatial modelling in South East Queensland.

Section 7.2 shows any koala habitat area that exists on your property.

Under the Nature Conservation (Koala) Conservation Plan 2017, an owner of land (or a person acting on the owner's behalf with written consent) can request to make, amend or revoke a koala habitat area determination if they believe, on reasonable grounds, that the existing determination for all or part of their property is incorrect.

More information on requests to make, amend or revoke a koala habitat area determination can be found in the document Guideline - Requests to make, amend or revoke a koala habitat area determination.

The koala habitat area map will be updated at least annually to include any koala habitat areas that have been made, amended or revoked.

Changes to the koala habitat area map which occur between annual updates because of a request to make, amend or revoke a koala habitat area determination can be viewed on the register of approved requests to make, amend or revoke a koala habitat area available at: https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/koalamaps. The register includes the lot on plan for the change, the date the decision was made and the map issued to the landholder that shows areas determined to be koala habitat areas.

6.1.3 Koala priority areas

Koala priority areas are large, connected areas that have been determined to have the highest likelihood of achieving conservation outcomes for koalas based on the combination of habitat suitability, biophysical variables with known relationships to koala habitat (e.g. landcover, soil, terrain, climate and ground water) and a koala conservation cost benefit analysis.

Conservation efforts will be prioritised in these areas to ensure the conservation of viable koala populations in the wild including a focus on management (e.g. habitat protection, habitat restoration and threat mitigation) and monitoring. This includes a prohibition on clearing in koala habitat areas that are in koala priority areas under the Planning Regulation 2017 (subject to some exemptions).

Please note that koala priority areas only exist in koala district A which is the South East Queensland "Shaping SEQ" Regional Plan area. These areas include the local government areas of Brisbane, Gold Coast, Logan, Lockyer Valley, Ipswich, Moreton Bay, Noosa, Redland, Scenic Rim, Somerset, Sunshine Coast and Toowoomba (urban extent).

Section 7.2 identifies if your property is in a koala priority area.

6.1.4 Identified koala broad-hectare areas

There are seven identified koala broad-hectare areas in SEQ. These are areas of koala habitat that are located in areas committed to meet development targets in the SEQ Regional Plan to accommodate SEQ's growing population including bring-forward Greenfield sites under the Queensland Housing Affordability Strategy and declared master planned areas under the repealed *Sustainable Planning Act 2009* and the repealed *Integrated Planning Act 1997*.

Specific assessment benchmarks apply to development applications for development proposed in identified koala broad-hectare areas to ensure koala conservation measures are incorporated into the proposed development.

Section 7.2 identifies if your property is in an identified koala broad-hectare area.

6.2 Koala habitat planning controls

On 7 February 2020, the Queensland Government introduced new planning controls to the Planning Regulation 2017 to strengthen the protection of koala habitat in South East Queensland (i.e. koala district A).

More information on these planning controls can be found here:
https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy.

As a high-level summary, the koala habitat planning controls make:

- development that involves interfering with koala habitat (defined below) in an area that is both a koala priority area and a koala habitat area, prohibited development (i.e. development for which a development application cannot be made);
- development that involves interfering with koala habitat (defined below) in an area that is a koala habitat area but is not a koala priority area, assessable development (i.e. development for which development approval is required); and
- development that is for extractive industries where the development involves interfering with koala habitat (defined below) in an area that is both a koala habitat area and a key resource area, assessable development (i.e. development for which development approval is required).

Interfering with koala habitat means:

1. Removing, cutting down, ringbarking, pushing over, poisoning or destroying in anyway, including by burning, flooding or draining native vegetation in a koala habitat area; but
2. Does not include destroying standing vegetation stock or lopping a tree.

However, these planning controls do not apply if the development is exempted development as defined in Schedule 24 of the Planning Regulation 2017. More information on exempted development can be found here:
https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy.

There are also assessment benchmarks that apply to development applications for:

- building works, operational works, material change of use or reconfiguration of a lot where:

  - the local government planning scheme makes the development assessable;
  - the premises includes an area that is both a koala priority area and a koala habitat area; and
  - the development does not involve interfering with koala habitat (defined above); and

- development in identified koala broad-hectare areas.

The Guideline - Assessment Benchmarks in relation to Koala Habitat in South East Queensland assessment benchmarks outlines these assessment benchmarks, the intent of these assessment benchmarks and advice on how proposed development may meet these assessment benchmarks.

6.3 Koala Conservation Plan clearing requirements

Section 10 and 11 of the Nature Conservation (Koala) Conservation Plan 2017 prescribes requirements that must be met when clearing koala habitat in koala district A and koala district B.

These clearing requirements are independent to the koala habitat planning controls introduced into the Planning Regulation 2017, which means they must be complied with irrespective of any approvals or exemptions offered under other legislation.

Unlike the clearing controls prescribed in the Planning Regulation 2017 that are to protect koala habitat, the clearing requirements prescribed in the Nature Conservation (Koala) Conservation Plan 2017 are in place to prevent the injury or death of koalas when koala habitat is being cleared.

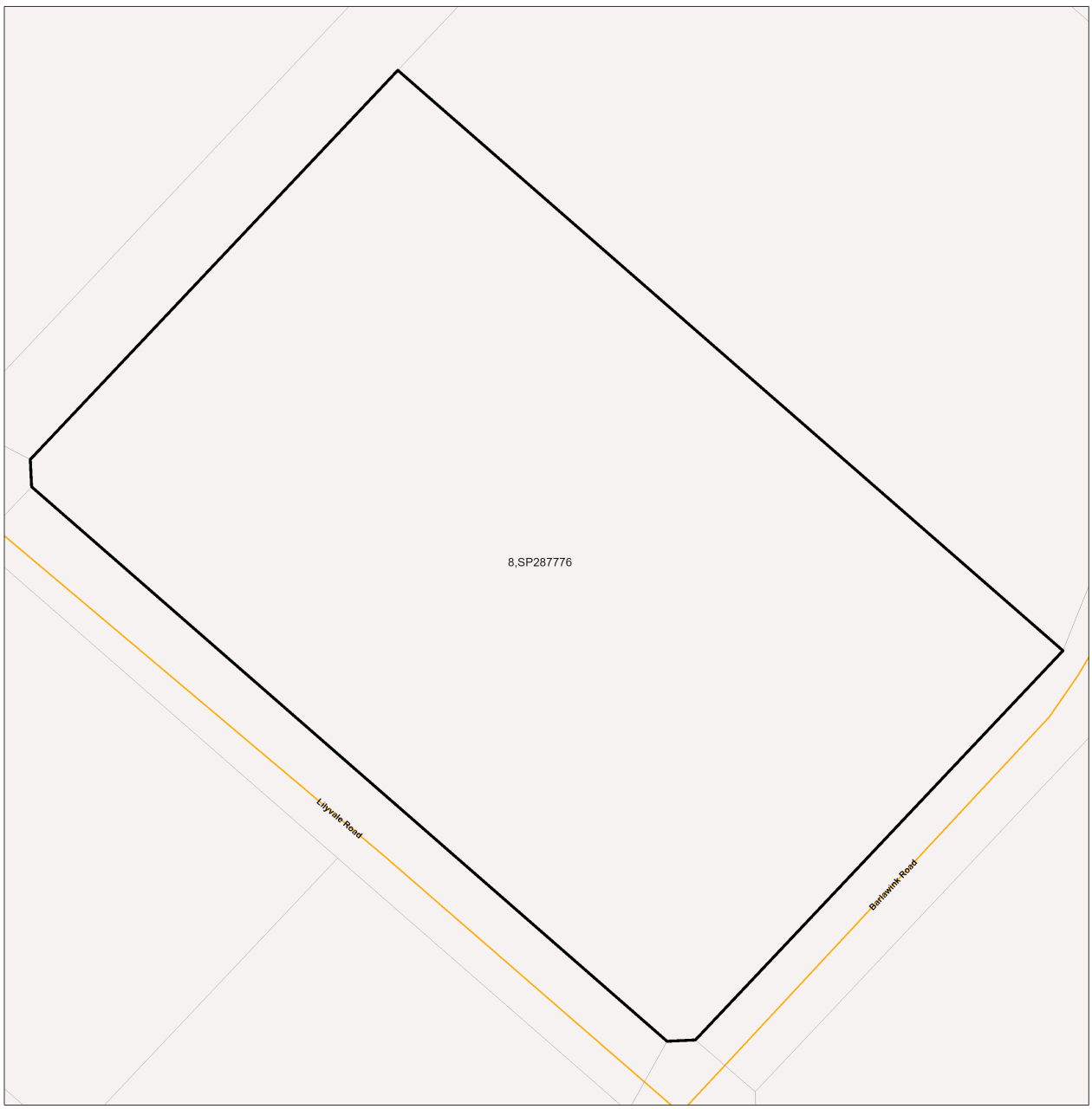
6.4 Contact information for DETSI

For further information on the koala protection framework:
Phone 13 QGOV (13 74 68)
Email koala.assessment@detsi.qld.gov.au
Visit https://environment.desi.qld.gov.au/wildlife/animals/living-with/koalas/mapping

7. Koala protection framework details for Lot: 8 Plan: SP287776

(no results)

7.2 Koala priority area, koala habitat area and identified koala broad-hectare map



Koala priority area, koala habitat area and identified koala broad-hectare area map

- Koala habitat area (core)
- Koala habitat area (locally refined)
- Koala priority area
- Identified koala broad-hectare area
- Cadastral Boundaries
- Towns
- Major rivers/creeks
- Highway
- Connector
- Street/Local Road
- Queensland
- Selected Lot and Plan

The koala habitat mapping within South East Queensland uses regional ecosystem linework compiled at a scale varying from 1:25,000 to 1:100,000. Linework should be used as a guide only. The positional accuracy of regional ecosystem data mapped at a scale of 1:100,000 is +/- 100 metres.

LOCALITY DIAGRAM

N

0 30 60 90 120 150 m

This product is displayed in GDA2020

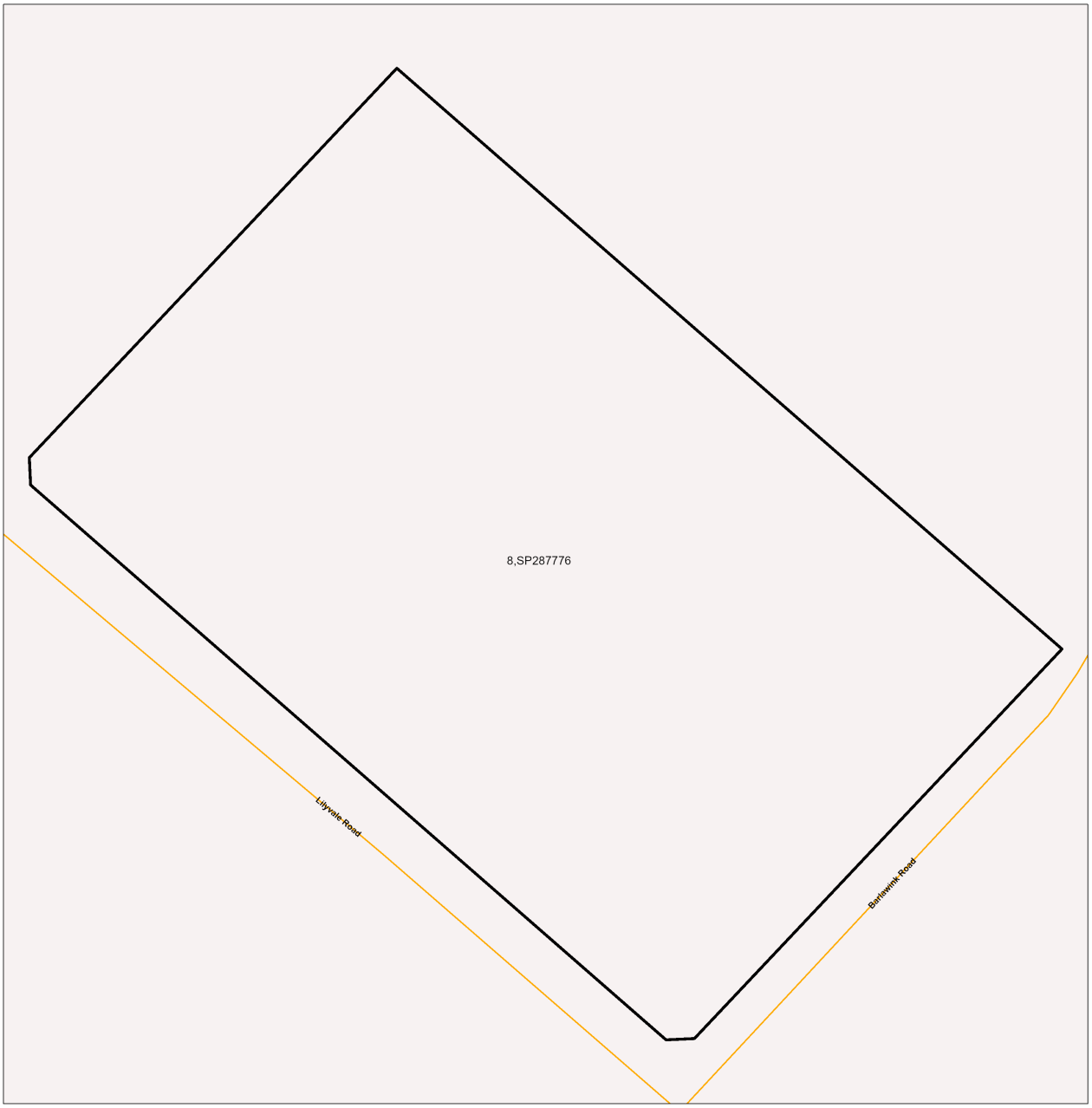
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The koala conservation plan maps will be updated at least annually to include any koala habitat areas that have been made, amended or revoked.

In order to ensure that the most recent map for an area of interest can be accessed, prior to the annual update, a register of changes made to koala habitat areas as a result of the map amendment process will be available at: https://environment.desi.qld.gov.au/wildlife/animals/living-with/koalas/mapping/. The register will include lot on plan for the change, the date the decision was made and the map issued to the landholder which shows areas determined to be koala habitat areas.

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7.3 Koala habitat regional ecosystems for core koala habitat areas



Koala habitat regional ecosystems for core koala habitat areas

Koala habitat area (core)
Towns
Highway
Connector
Street/Local Road
Major rivers/creeks
Queensland
Selected Lot and Plan

LOCALITY DIAGRAM

N

0 30 60 90 120 150 m

This product is displayed in GDA2020

DISCLAIMER:

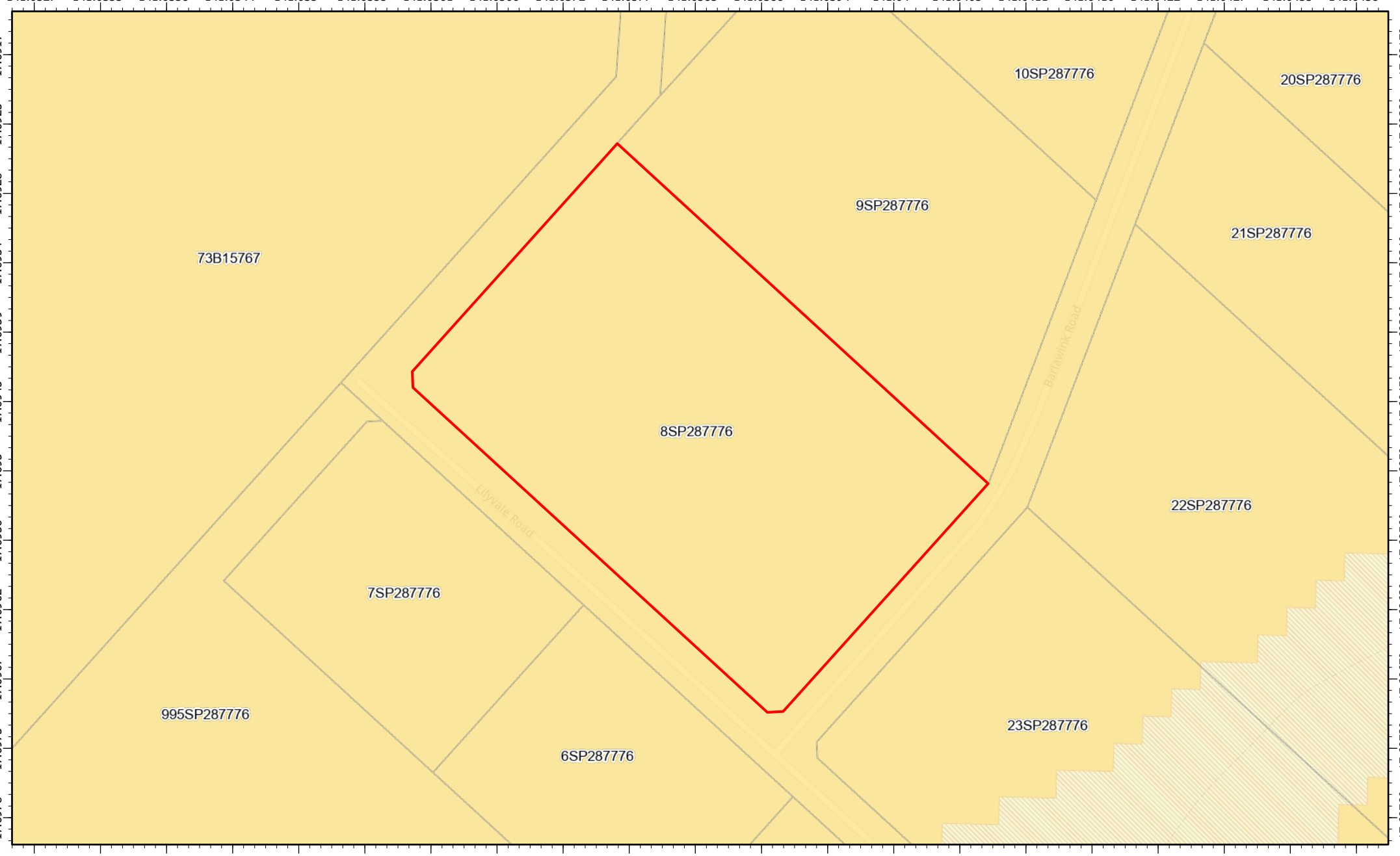
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The koala habitat mapping within South East Queensland uses regional ecosystem linework compiled at a scale varying from 1:25,000 to 1:100,000. Linework should be used as a guide only. The positional accuracy of regional ecosystem data mapped at a scale of 1:100,000 is +/- 100 metres.

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8. Other relevant legislation contacts list

Activity	Legislation	Agency	Contact details
Interference with overland flow	*Water Act 2000*	Department of Local Government, Water and Volunteers	Ph: 13 QGOV (13 74 68) www.dlgwv.qld.gov.au
Earthworks, significant disturbance	*Soil Conservation Act 1986*	Queensland Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development	Ph: 13 QGOV (13 74 68) www.nrmmrrd.qld.gov.au
Fire Permits	*Fire and Emergency Services Act 1990*	Queensland Fire Department	Ph: 13 QGOV (13 74 68) www.fire.qld.gov.au
Indigenous Cultural Heritage	*Aboriginal Cultural Heritage Act 2003* *Torres Strait Islander Cultural Heritage Act 2003*	Queensland Department of Women, Aboriginal and Torres Strait Islander Partnerships and Multiculturalism	Ph: 13 QGOV (13 74 68) www.tatsipca.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*	Queensland Department of the Environment, Tourism, Science and Innovation	Ph: 13 QGOV (13 74 68) www.detsi.qld.gov.au
Protected plants and protected areas	*Nature Conservation Act 1992* *Planning Act 2016*	Queensland Department of the Environment, Tourism, Science and Innovation	Ph: 1300 130 372 (option 4) palm@detsi.qld.gov.au www.detsi.qld.gov.au
Koala mapping and regulations	*Nature Conservation Act 1992*	Queensland Department of the Environment, Tourism, Science and Innovation	Ph: 13 QGOV (13 74 68) Koala.assessment@detsi.qld.gov.au
Interference with fish passage in a watercourse, mangroves Forestry activities	*Fisheries Act 1994* *Forestry Act 1959*	Queensland Department of Primary Industries	Ph: 13 QGOV (13 74 68) www.dpi.qld.gov.au
Matters of National Environmental Significance including listed threatened species and ecological communities	*Environment Protection and Biodiversity Conservation Act 1999*	Department of Climate Change, Energy, the Environment and Water (Australian Government)	Ph: 1800 920 528 www.dcceew.gov.au
Development and planning processes	*Planning Act 2016* *State Development and Public Works Organisation Act 1971*	Queensland Department of State Development, Infrastructure and Planning	Ph: 13 QGOV (13 74 68) www.planning.qld.gov.au
Coordinated projects	*Planning Act 2016* *State Development and Public Works Organisation Act 1971*	Office of the Coordinator-General	Ph: 13 QGOV (13 74 68) www.statedevelopment.qld.gov.au/coordinator-general
Wet Tropics World Heritage Area	*Wet Tropics World Heritage Protection and Management Act 1993*	Queensland Wet Tropics Management Authority	Ph: (07) 4241 0500 www.wettropics.gov.au
Requirements on State controlled road	*Transport Infrastructure Act 1994*	Queensland Department of Transport and Main Roads	Ph: 13 QGOV (13 74 68) https://www.tmr.qld.gov.au
Local government requirements	*Local Government Act 2009* *Planning Act 2016*	Your relevant local government office	Local Government Contact Directory



State Planning Policy IMS - Export Map

Making or amending a local planning instrument and designing land for local infrastructure

Date: 16/03/2026

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N

Scale: 1:4,600

0 80 160 240

Metres

Queensland Government

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Queensland Government


Cadastre (5k)

Flood hazard area - Level 1 - Queensland floodplain assessment overlay

Bushfire prone area

CLASS

Medium Potential Bushfire Intensity


Potential Impact Buffer

State Planning Policy IMS - Export Map

Making or amending a local planning instrument and designing land for local infrastructure

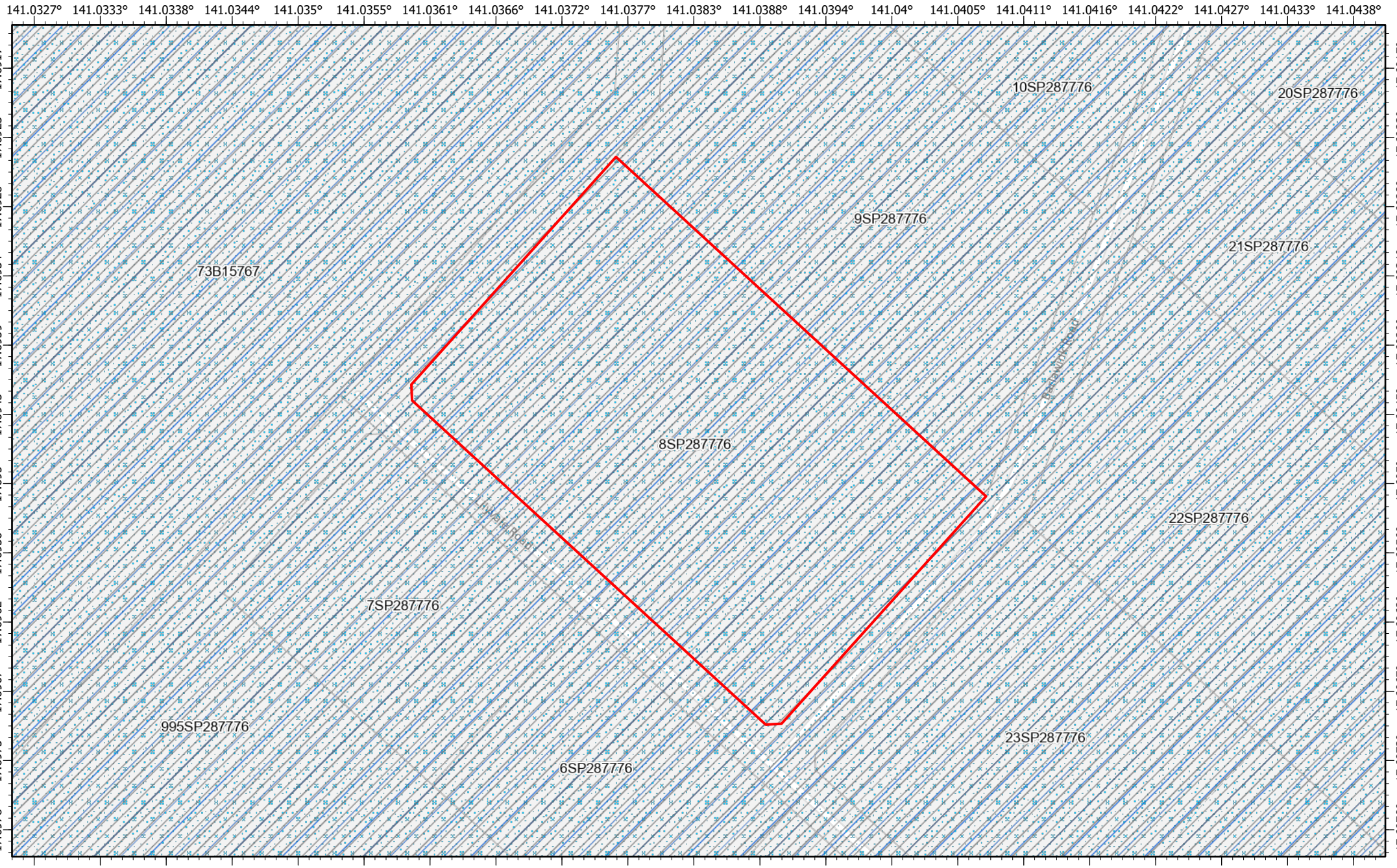
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DA Mapping System - Export Map

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Scale: 1:4,600

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Metres

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Cadastre (5k)

Regulated vegetation management map (Category A and B extract)

Category B on the regulated vegetation management map

Water resource planning area boundaries

Great artesian water resource plan area

Date: 16/03/2026

DA Mapping System - Export Map

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Department of the Environment, Tourism, Science and Innovation (DETSI)
ABN 46 640 294 485
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA
www.detsi.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

Dye and Durham Terrain
410 Ann Street
Brisbane QLD 4000

Transaction ID: 51129223 EMR Site Id: 16 March 2026
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 8 Plan: SP287776

Normanton

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.
The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if DETSI has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DETSI has not been notified

If you have any queries in relation to this search please email emr.clr.registry@detsi.qld.gov.au

Administering Authority

ATTACHMENT 4

PRELODGMENT ADVICE

DELIVERING FOR QUEENSLAND | Queensland Government

Department of
State Development,
Infrastructure and Planning

SARA reference: 2603-51496 SPL
Applicant reference: 26-1281

13 May 2026

Scott Freight Company
C/ Urban Sync
PO Box 2970
Cairns Qld 4870
admin@urbansync.com.au

Dear Sir/Madam

SARA Pre-lodgement advice – Lilyvale Road and Barlawink Road, Normanton

I refer to your pre-lodgement request received on 26 March 2026 in which you sought pre-lodgement advice from the State Assessment and Referral Agency (SARA) regarding the proposed development at the above address.

This notice provides advice on aspects of the proposal that are of relevance to SARA that is based on the documentation uploaded into MyDAS2 on 26 March 2026.

Development details

Summary of proposal:	Development Permit for a Material Change of Use for Industrial and Accommodation buildings, transport depot, workers accommodation and caretaker's residence.
Description:	The proposal is for a Material Change of Use to support new industrial and accommodation buildings including a transport depot, workers accommodation and caretakers' residence. The 12.62-hectare site is mapped as having Category B regulated vegetation and the proposal identifies the majority of the site would require clearing. The site is mapped as having the following relevant DAMS mapping: Water Resources • Water resource planning area boundaries • Great artesian water resource plan area Native Vegetation Clearing • Regulated vegetation management map (Category B extract) – that is a least concern regional ecosystem.
SARA role:	Referral agency

SARA jurisdiction:	Schedule 10, Part 3, Division 4, Table 3, Item 1 - Development application for a material change of use that is assessable development under a local categorising instrument and relates to a lot that is 5ha or larger, if— (ii) relates to a lot that contains native vegetation shown on the regulated vegetation management map as a category A area or category B area.
Street address:	Corner of Lilyvale and Barlawink Road, Normanton
Real property description:	Lot 8 on SP287776

Pre-lodgement advice

SARA provides the following pre-lodgement advice:

- Table 1: SARA advice in response to applicant's request
- Table 2: Additional SARA advice

Table 1: SARA advice in response to applicant's request	
1.	**Advice requested: Vegetation Clearing: Category B least concern regional ecosystem.**
	A development application for Material Change of Use for a new industrial and accommodation development, including a transport depot, workers accommodation and a caretaker's residence must be lodged with Carpentaria Shire Council as the assessment manager. SARA is a referral agency and would undertake an assessment of the development application in accordance with the following provisions of the Planning Regulation 2017: • Schedule 10, Part 3, Division 4, Table 3, Item 1 - Development application for a material change of use that is assessable development under a local categorising instrument and relates to a lot that is 5ha or larger, if— a. the application— i. is for a preliminary approval that includes a variation request; and ii. relates to a lot that contains native vegetation shown on the regulated vegetation management map as a category A area or category B area; and iii. is for a material change of use, other than a non-referable material change of use; or The prescribed fee units of 3,430 in accordance with 10.3.4.3, Item 8a with a total cost of $3,760 for this financial year. The relevant state code under the State Development Assessment Provisions (SDAP) is State code 16: Native vegetation clearing (State code 16). The application will need to address and meet the requirements of the State Development Assessment Provisions (SDAP) – State code 16: Native vegetation clearing (code). The performance outcomes to be addressed in the code are: • Table 16.2 – PO1-PO3. • Table 16.3 – PO4-PO18: Performance outcomes requiring a detailed response by the development application include: • Clearing avoids and minimises impacts (PO4) • Connectivity (PO9) • Salinity (PO11) • Conserving least concern regional ecosystems where clearing vegetation for temporary use areas (PO12, PO13)

	The extent of clearing assessed under the code includes all matters defined under 'clearing as a result of a material change of use' in the Glossary of Terms. Assessable clearing includes clearing that will become exempt clearing work whether or not it is intended to be undertaken. This includes clearing for firebreaks and safety buffers adjoining proposed infrastructure (other than fences, roads and underground services) for a distance of 20m or 1.5 times the height of the tallest adjacent trees. Providing height measurements for the tallest trees in Category B areas adjacent to infrastructure is recommended to identify assessable clearing. **Additional Information and Guidance** Providing height measurements for the tallest trees in Category B areas adjacent to infrastructure is recommended to identify assessable clearing. Guidance on how to comply with this code is provided in Guide to State Development Assessment Provisions: State code 16: Native vegetation clearing (material change of use and/or reconfiguring a lot – all other purposes), Department of Resources, March 2023. This guideline is available online at https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/development-approvals/sdap. Providing digital data for the location and extent of vegetation clearing is recommended. Digital data should include a projected spatial reference (GDA2020) and preferably be in an ESRI compatible format (shapefile, geodatabase or KML). Please note computer-assisted design (CAD) and DWG files are not compatible with ESRI products.
2.	**Advice requested: Vegetation Clearing – Relevant Purpose Determination required.**
	Prior to submitting a development application to clear native vegetation, the applicant must first obtain written confirmation from the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development that the proposed development is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*. Relevant purpose determination requests can be sent to vegetation@resources.qld.gov.au. There is no fee for these requests. The application form, further information and assistance is available online at www.qld.gov.au/environment/land/management/vegetation/development.

The following additional advice outlines aspects that are relevant from the jurisdiction of SARA:

Table 2: Additional SARA advice	
Further Information and Links	
1.	Information on the land is available through the following links: • Queensland Globe • Vegetation Management Report - online request • Vegetation Management Regional Ecosystem Description Database
2.	Relevant Purpose Determinations Applications for relevant purpose determinations (RPD) do not have statutory timeframes for assessment, however the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development (the department) endeavours to assess and finalise applications in a timely manner. The department aims to assess RPD applications within 60 business days. At times further information may be required to support an application which may result in the time between

	lodging an RPD application and its finalisation extending beyond 60 business days. It is therefore recommended that applicants allow adequate timeframes between the RPD application and the subsequent development application. Requests relating to *relevant infrastructure activities* must demonstrate how clearing for the infrastructure cannot reasonably be avoided or minimised. Applications should demonstrate: • Why the infrastructure needs to be in the proposed location and cannot be located elsewhere (avoided). • Why the infrastructure needs to be the size and scale proposed (minimised). • How the infrastructure layout has been consolidated to 'minimise' clearing required. If not, explain why it was not reasonable to do so (minimised). • How the 'avoid and minimise' principles on page 7 of the application form checklist have been followed to minimise the adverse impacts of clearing. If not, explain why it was not reasonable to do so (minimise adverse impacts of clearing).

The following advice is provided for the applicant's consideration, which is outside the jurisdiction of SARA:

This advice is provided in good faith and is:
- based on the material and information provided to SARA
- current at the time of issue
- not applicable if the proposal is changed from that which formed the basis of this advice.

This advice does not constitute an approval or an endorsement that SARA supports the development proposal. Additional information may be required to allow SARA to properly assess the development proposal when a formal application has been lodged.

If you require further information please contact Suzette Bell, Senior Planning Officer on 07 4331 5619 or via email suzette.bell@dsdilgp.qld.gov.au who will be pleased to assist.

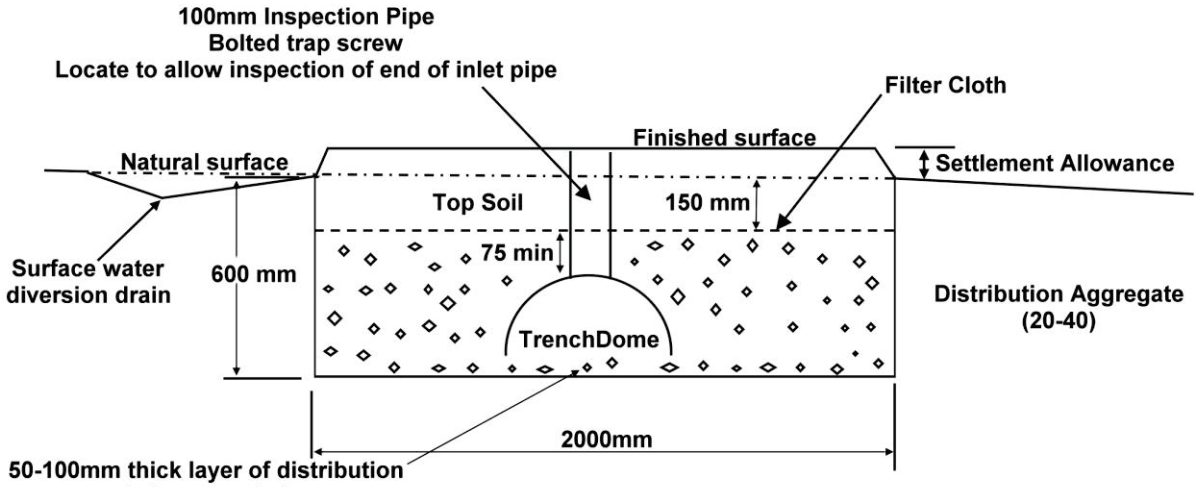
Yours sincerely

B. Bignoux

Bronwyn Bignoux
Principal Planning Officer, North and North-West Queensland

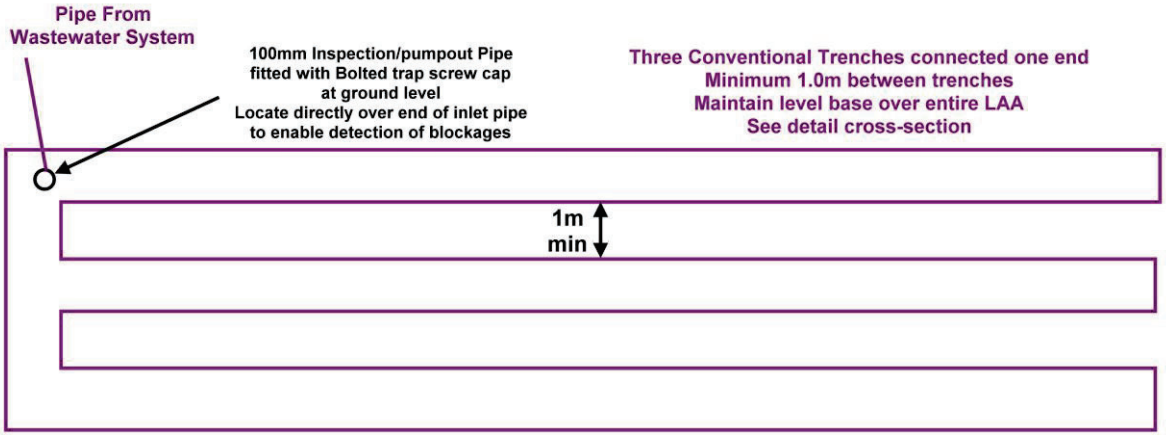
ATTACHMENT 5

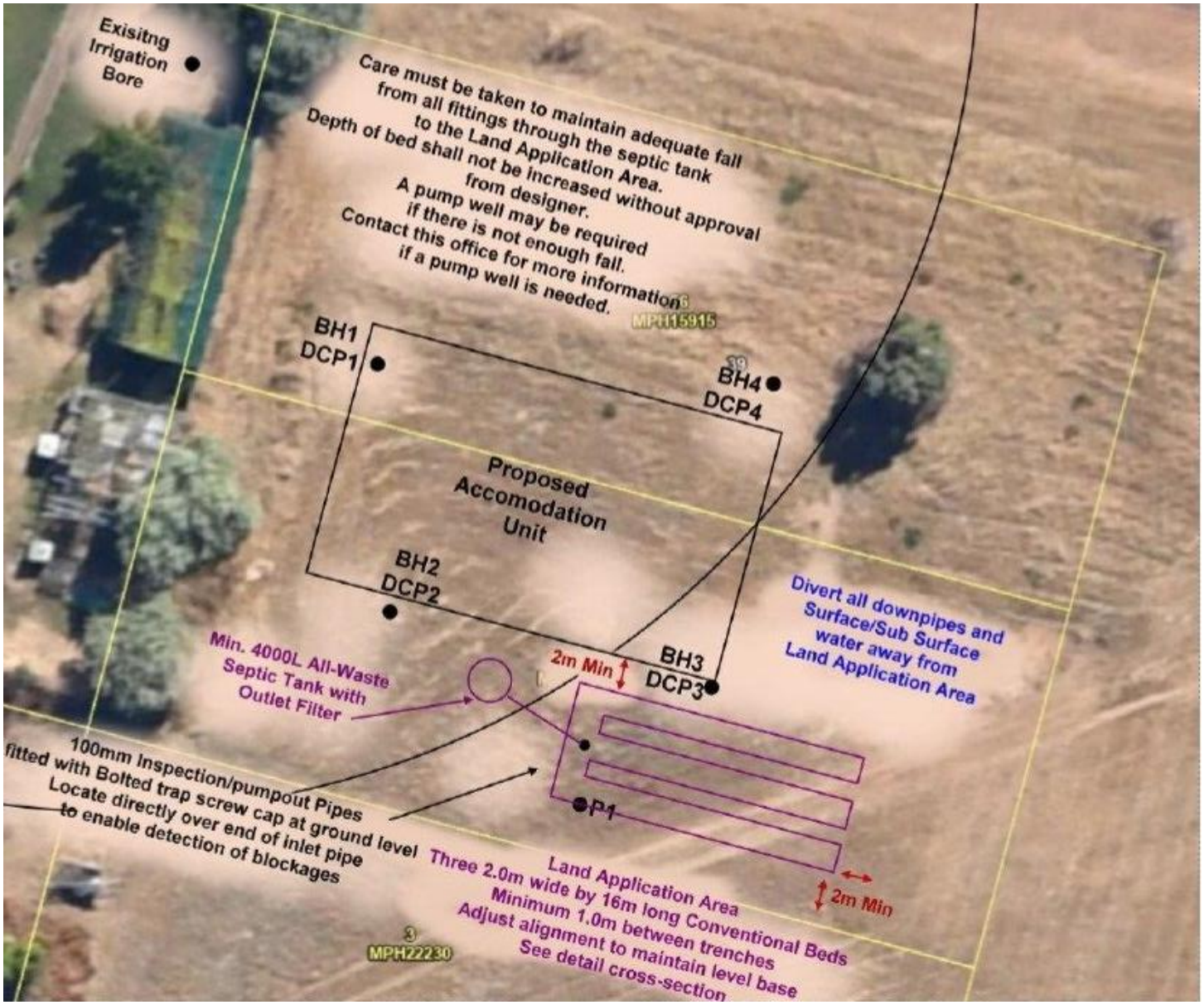
ON-SITE EFFLUENT SYSTEM INFORMATION



Land application Area Typical Cross-section.

Land Application Area Typical Plan

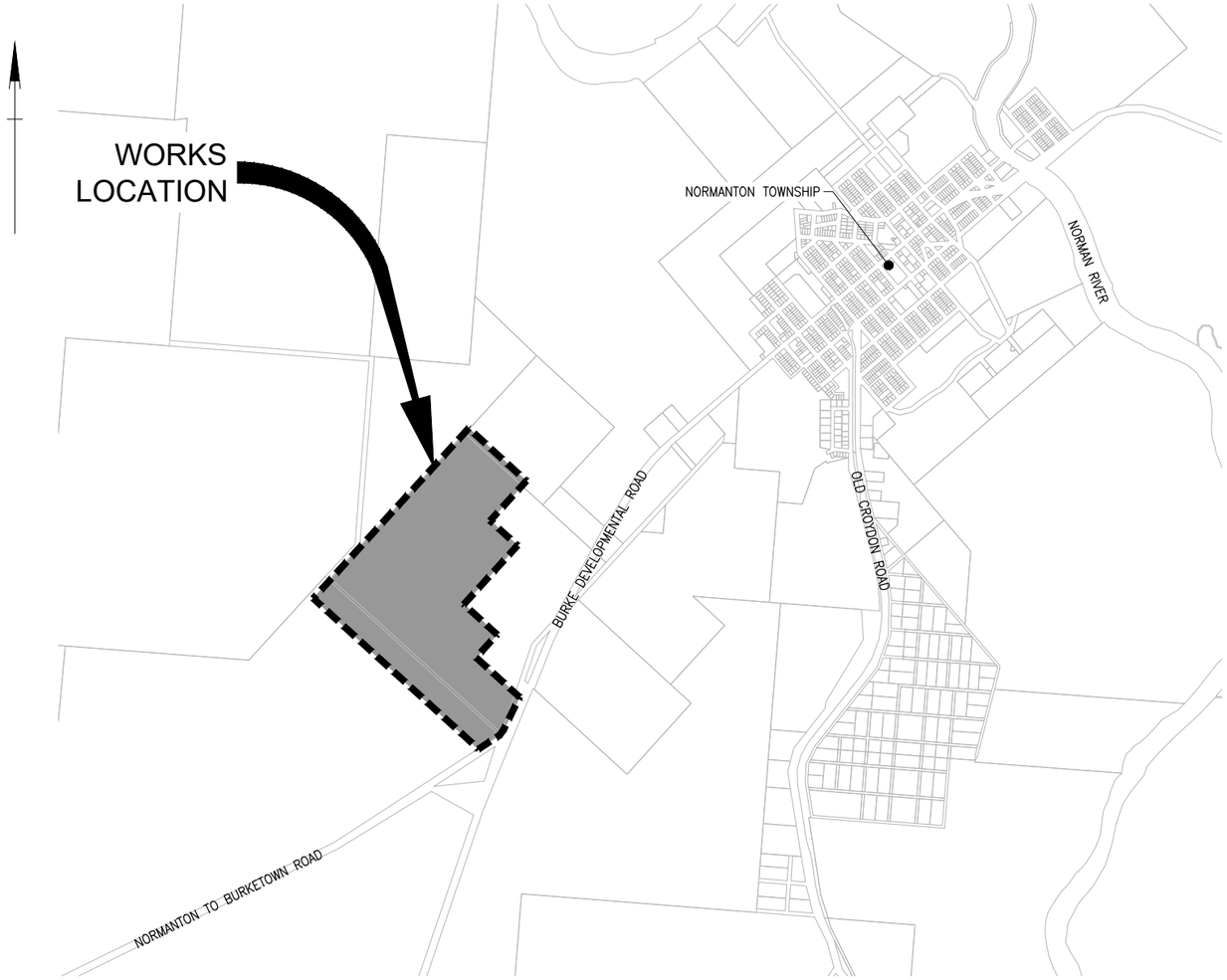



Exisitng
Irrigation
Bore
Care must be taken to maintain adequate fall
from all fittings through the septic tank
to the Land Application Area.
Depth of bed shall not be increased without approval
from designer.
A pump well may be required
if there is not enough fall.
Contact this office for more information
if a pump well is needed.
MPH15915
BH1
DCP1
BH4
DCP4
Proposed
Accomodation
Unit
BH2
DCP2
BH3
DCP3
Divert all downpipes and
Surface/Sub Surface
water away from
Land Application Area
Min. 4000L All-Waste
Septic Tank with
Outlet Filter
2m Min
100mm Inspection/pumpout Pipes
fitted with Bolted trap screw cap at ground level
Locate directly over end of inlet pipe
to enable detection of blockages
P1
Land Application Area
Three 2.0m wide by 16m long Conventional Beds
Minimum 1.0m between trenches
Adjust alignment to maintain level base
See detail cross-section
2m Min
MPH22230

ATTACHMENT 6

LILYVALE ESTATE SUBDIVISION PLANS

CARPENTARIA SHIRE COUNCIL
LILYVALE RURAL SUBDIVISION



DRAWING	DESCRIPTION
101-126-C01	COVER SHEET, LOCALITY PLAN & DRAWINGS LIST
101-126-C02	CONTROL LINE SETOUT AND NOTES
101-126-C03	LILYVALE ROAD LAYOUT AND LONGITUDINAL SECTION (SHEET 1 OF 3)
101-126-C04	LILYVALE ROAD LAYOUT AND LONGITUDINAL SECTION (SHEET 2 OF 3)
101-126-C05	LILYVALE ROAD LAYOUT AND LONGITUDINAL SECTION (SHEET 3 OF 3)
101-126-C06	LILYVALE ROAD CROSS SECTIONS
101-126-C07	BARLAWINK ROAD LAYOUT AND LONGITUDINAL SECTION (SHEET 1 OF 3)
101-126-C08	BARLAWINK ROAD LAYOUT AND LONGITUDINAL SECTION (SHEET 2 OF 3)
101-126-C09	BARLAWINK ROAD LAYOUT AND LONGITUDINAL SECTION (SHEET 3 OF 3)
101-126-C10	BARLAWINK ROAD CROSS SECTIONS
101-126-C11	INTERNAL INTERSECTION DETAILS
101-126-C12	INTERNAL SIGN AND LINEMARKING
101-126-C13	STORMWATER LAYOUT
101-126-C14	CULVERT LONGITUDINAL SECTIONS AND DETAILS
101-126-C101	EXTERNAL INTERSECTION LAYOUT AND LONGITUDINAL SECTION
101-126-C102	EXTERNAL INTERSECTION CROSS SECTIONS
101-126-C103	EXTERNAL INTERSECTION SIGNAGE AND LINEMARKING

STANDARD DRAWINGS
FNQROC S1000 - CONCRETE KERB & CHANNEL PROFILES & DIMENSIONS
FNQROC S1105 - RURAL ALLOTMENT ACCESSES
TMR STD DRG 1316 - RC BOX CULVERTS & SLAB LINK BOX CULVERTS: GENERAL ARRANGEMENT AND INSTALLATION OF PRECAST UNITS
TMR STD DRG 1317 - RC BOX CULVERTS & SLAB LINK BOX CULVERTS: CONSTRUCTION OF BASES WITH NIBS AND APRONS
TMR STD DRG 1319 - RC BOX CULVERTS & SLAB LINK BOX CULVERTS: CONSTRUCTION OF UNREINFORCED WINGWALLS AND RC HEADWALLS

Client:

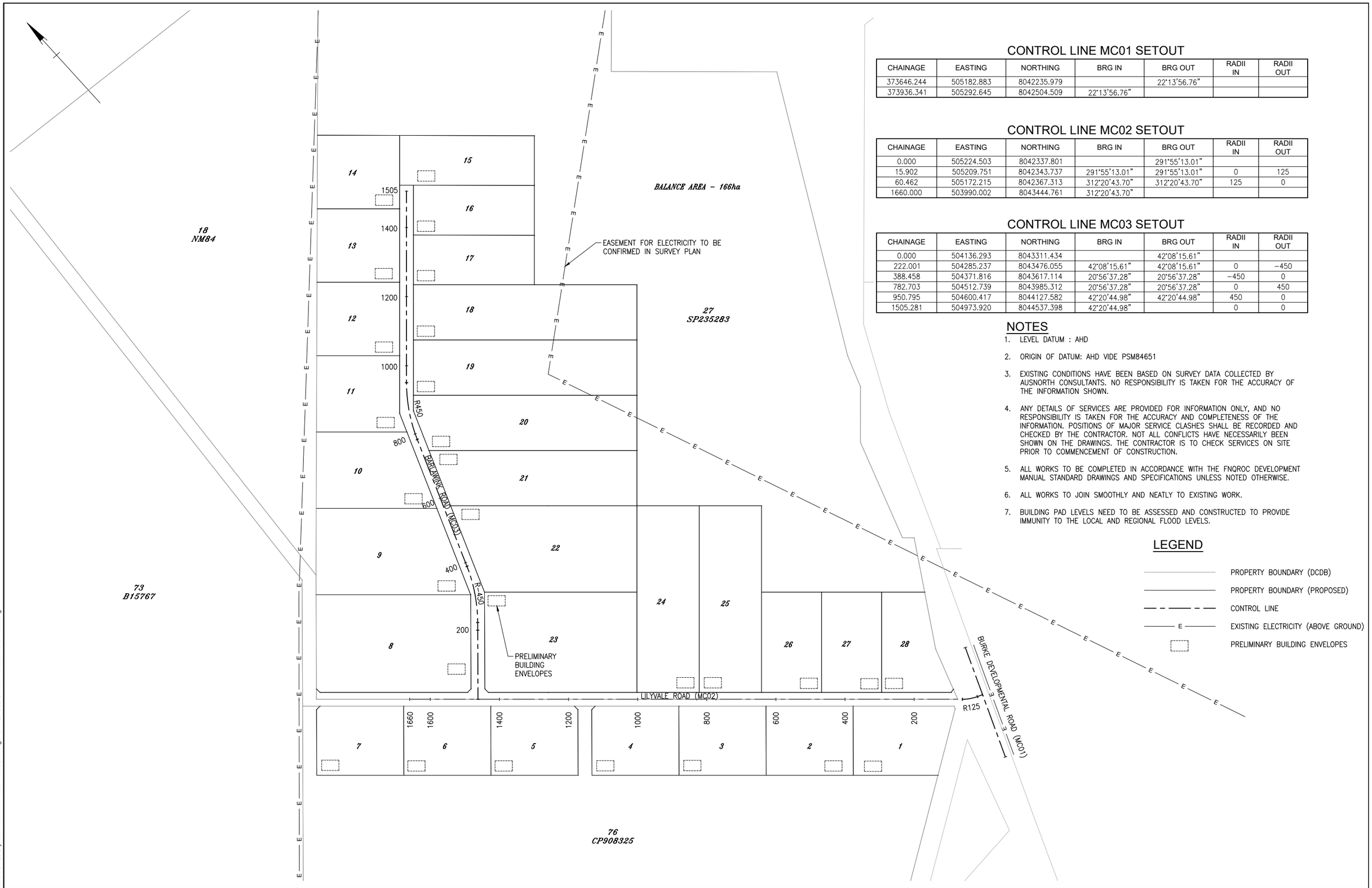
CARPENTARIA SHIRE
Outback by the Sea®

Prepared by:

ERSCON
CONSULTING ENGINEERS

PLOT DATE:25/07/2016 1:58:08 PM
FILE LOCATION:P:\101 Carpentaria SC\126 Lilyvale Subdivision Road Works\Drawings\101-126-C01 Cover Sheet.dwg

101-126-C01 REV B



CONTROL LINE MC01 SETOUT

CHAINAGE	EASTING	NORTHING	BRG IN	BRG OUT	RADII IN	RADII OUT
373646.244	505182.883	8042235.979		22°13'56.76"		
373936.341	505292.645	8042504.509	22°13'56.76"			

CONTROL LINE MC02 SETOUT

CHAINAGE	EASTING	NORTHING	BRG IN	BRG OUT	RADII IN	RADII OUT
0.000	505224.503	8042337.801		291°55'13.01"		
15.902	505209.751	8042343.737	291°55'13.01"	291°55'13.01"	0	125
60.462	505172.215	8042367.313	312°20'43.70"	312°20'43.70"	125	0
1660.000	503990.002	8043444.761	312°20'43.70"			

CONTROL LINE MC03 SETOUT

CHAINAGE	EASTING	NORTHING	BRG IN	BRG OUT	RADII IN	RADII OUT
0.000	504136.293	8043311.434		42°08'15.61"		
222.001	504285.237	8043476.055	42°08'15.61"	42°08'15.61"	0	−450
388.458	504371.816	8043617.114	20°56'37.28"	20°56'37.28"	−450	0
782.703	504512.739	8043985.312	20°56'37.28"	20°56'37.28"	0	450
950.795	504600.417	8044127.582	42°20'44.98"	42°20'44.98"	450	0
1505.281	504973.920	8044537.398	42°20'44.98"		0	0

NOTES

1. LEVEL DATUM : AHD
2. ORIGIN OF DATUM: AHD VIDE PSM84651
3. EXISTING CONDITIONS HAVE BEEN BASED ON SURVEY DATA COLLECTED BY AUSNORTH CONSULTANTS. NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF THE INFORMATION SHOWN.
4. ANY DETAILS OF SERVICES ARE PROVIDED FOR INFORMATION ONLY, AND NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY AND COMPLETENESS OF THE INFORMATION. POSITIONS OF MAJOR SERVICE CLASHES SHALL BE RECORDED AND CHECKED BY THE CONTRACTOR. NOT ALL CONFLICTS HAVE NECESSARILY BEEN SHOWN ON THE DRAWINGS. THE CONTRACTOR IS TO CHECK SERVICES ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. ALL WORKS TO BE COMPLETED IN ACCORDANCE WITH THE FNQROC DEVELOPMENT MANUAL STANDARD DRAWINGS AND SPECIFICATIONS UNLESS NOTED OTHERWISE.
6. ALL WORKS TO JOIN SMOOTHLY AND NEATLY TO EXISTING WORK.
7. BUILDING PAD LEVELS NEED TO BE ASSESSED AND CONSTRUCTED TO PROVIDE IMMUNITY TO THE LOCAL AND REGIONAL FLOOD LEVELS.

LEGEND

- PROPERTY BOUNDARY (DCDB)
- PROPERTY BOUNDARY (PROPOSED)
- CONTROL LINE
- E — EXISTING ELECTRICITY (ABOVE GROUND)
- PRELIMINARY BUILDING ENVELOPES

NO.	DATE	DESCRIPTION	DESIGN	APPROVED
C	20/07/16	AMENDED LAYOUT	RS	HJ
B	16/06/16	LOT 9&10 BOUNDARIES AMENDED	RS	JM
A	04/03/16	ORIGINAL ISSUE		

REVISIONS

ERSCON CONSULTING ENGINEERS

CLIENT: CARPENTARIA SHIRE Outback by the Sea

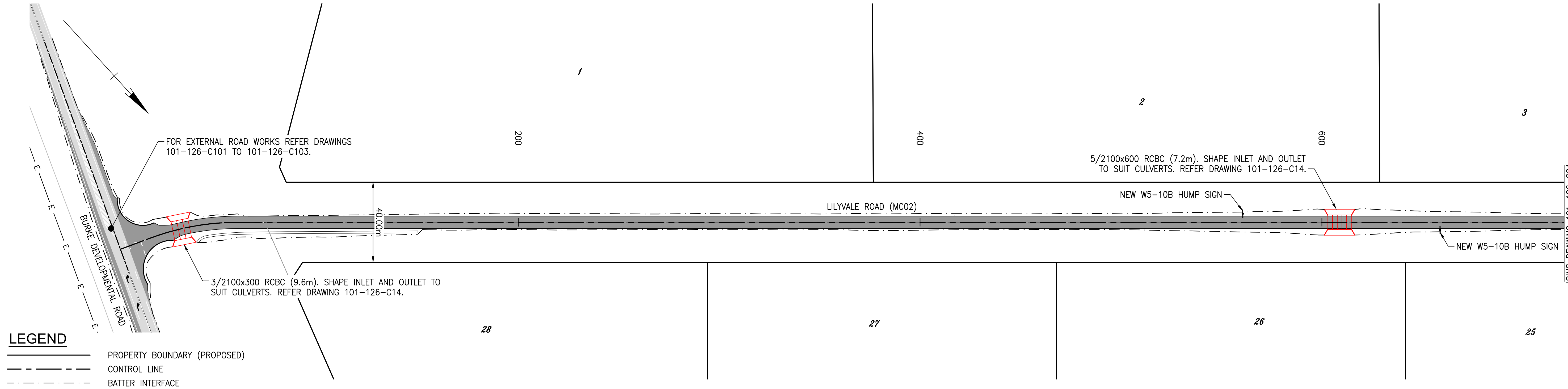
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1:10000 A3
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DRAWN	RS	DESIGNED	RS
DRAWN APPROVED	HJ	DESIGN APPROVED	HJ

CIVIL SIGNOFF APPROVAL
ORIGINAL SIGNED BY HEATH JONES
DATE: 03/05/16 RPEQ: 16187

PROJECT REF: LILYVALE RURAL SUBDIVISION ROADWORKS
DRAWING REF: CONTROL LINE SETOUT AND NOTES
DRAWING NO: 101-126-C02
SIZE: A1
REVISION: C

PLOT DATE:25/07/2016 1:58:10 PM
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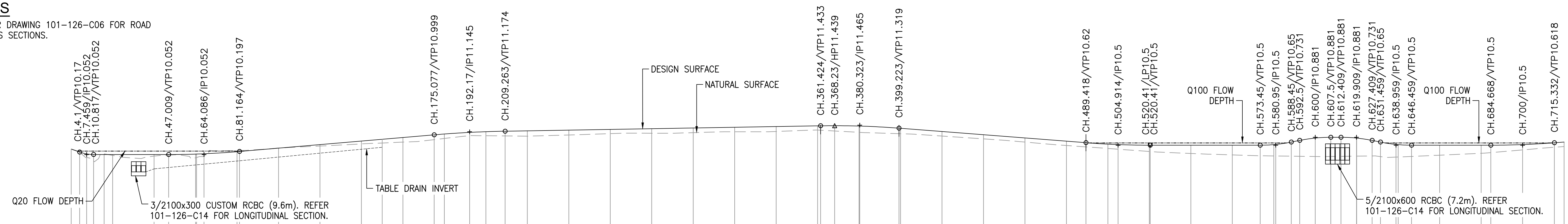


LEGEND

- PROPERTY BOUNDARY (PROPOSED)
- CONTROL LINE
- BATTER INTERFACE
- EXISTING ELECTRICITY (OVERHEAD)

NOTES

1. REFER DRAWING 101–126–C06 FOR ROAD CROSS SECTIONS.



Horizontal Curve Data: R125m

Vertical Geometry Grade (%) / Vertical Grade Length: −3.535 % 7.363m; 0 % 56.628m; 0.854 % 128.084m; 0.17 % 188.153m; −0.775 % 124.591m; 0 % 76.036m; 2 % 19.05m; 0 % 19.909m; −2 % 19.05m; 0 % 61.041m; 0.767 % 59.223m

Vertical Curve Length (m) / Vertical Curve Radius (m): 6.717m VC R=190; 34.155m VC R=4000; 34.186m VC R=5000; 37.799m VC R=4000; 30.993m VC R=4000; 15m VC R=750; 15m VC R=750; 15m VC R=750; 15m VC R=750; 30.665m VC R=4000

DATUM RL−1.000

CHAINAGE	NATURAL SURFACE	DESIGN SURFACE	CUT/FILL DEPTH	RHS DRAIN INVERT
0	10.31			
4.1	10.171	10.17	−0.001	
7.459	9.906	10.081	0.175	
10.817	9.746	10.052	0.306	
15.902	10.083	10.052	−0.032	
20	10.01	10.052	0.041	
40	9.975	10.052	0.076	8.803
47.009	10.025	10.052	0.026	8.873
60	9.892	10.073	0.18	9.002
60.462	9.907	10.074	0.167	9.007
64.086	9.972	10.088	0.116	9.043
80	10.239	10.188	−0.051	9.202
81.164	10.24	10.197	−0.043	9.213
100	10.361	10.358	−0.003	9.401
120	10.463	10.529	0.066	10.101
140	10.563	10.7	0.137	10.300
150	10.607	10.785	0.178	10.400
160	10.649	10.87	0.222	
175.077	10.768	10.999	0.231	
180	10.825	11.039	0.214	
192.17	10.959	11.116	0.157	
200	10.956	11.15	0.194	
209.263	10.946	11.174	0.229	
220	10.935	11.193	0.258	
240	10.99	11.227	0.236	
260	11.057	11.261	0.204	
280	11.077	11.295	0.218	
300	11.104	11.329	0.225	
320	11.147	11.363	0.216	
340	11.161	11.397	0.236	
360	11.229	11.431	0.202	
361.424	11.221	11.433	0.212	
368.23	11.184	11.439	0.255	
380	11.12	11.422	0.301	
380.323	11.119	11.421	0.302	
399.223	11.055	11.319	0.264	
400	11.053	11.313	0.26	
420	10.94	11.158	0.218	
440	10.804	11.003	0.199	
460	10.651	10.848	0.197	
480	10.485	10.693	0.208	
489.418	10.419	10.62	0.201	
500	10.343	10.552	0.209	
504.914	10.308	10.53	0.222	
520	10.199	10.5	0.301	
520.41	10.196	10.5	0.304	
540	10.103	10.5	0.397	
560	10.033	10.5	0.467	
573.45	9.992	10.5	0.508	
580	9.983	10.529	0.545	
580.95	9.982	10.538	0.556	
588.45	9.972	10.65	0.678	
592.5	9.966	10.731	0.765	
600	9.956	10.843	0.887	
607.5	9.957	10.881	0.924	
612.409	9.963	10.881	0.918	
619.909	9.973	10.844	0.87	
620	9.973	10.843	0.869	
627.409	9.983	10.731	0.748	
631.459	9.951	10.65	0.699	
638.959	9.927	10.538	0.61	
640	9.932	10.528	0.596	
646.459	9.959	10.5	0.541	
660	10.02	10.5	0.48	
680	10.111	10.5	0.389	
684.668	10.144	10.5	0.356	
700	10.274	10.529	0.256	
715.332	10.403	10.618	0.215	
720	10.437	10.653	0.216	

LONGITUDINAL SECTION - LILYVALE ROAD (MC02)

SCALE 1:1000 (H) 1:100 (V) A1

NO.	DATE	DESCRIPTION	DESIGN	APPROVED
B	20/07/16	AMENDED LAYOUT	RS	HJ
A	04/03/16	ORIGINAL ISSUE		

REVISIONS

ERSCON CONSULTING ENGINEERS

CLIENT: CARPENTARIA SHIRE — Outback by the Sea®

SCALE: 1:100 / 1:200 VERTICAL (1 0 1 2 3 4 5; A1 / A3); 1:1000 / 1:2000 HORIZONTAL (10 0 10 20 30 40 50; A1 / A3)

ALL DIMENSIONS IN METRES UNLESS NOTED OTHERWISE

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DRAWN APPROVED: HJ | DESIGN APPROVED: HJ

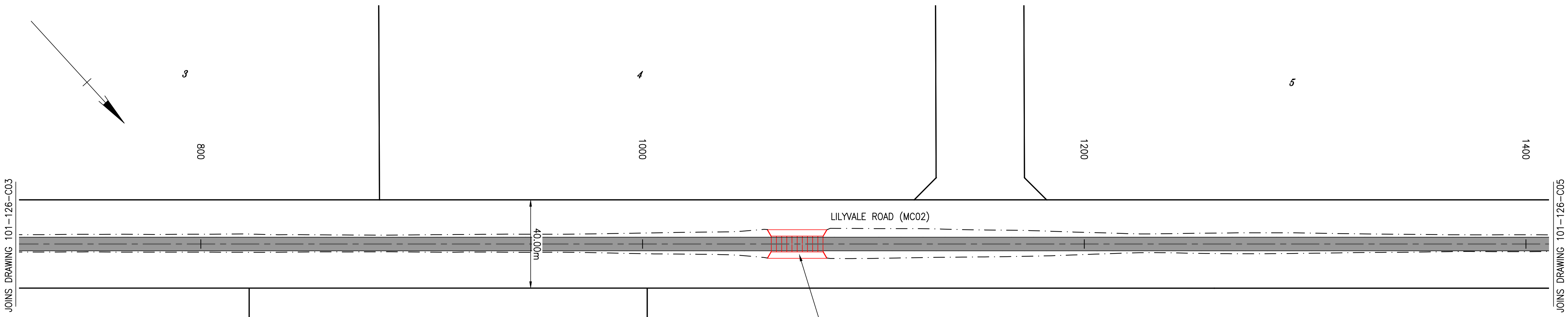
CIVIL SIGNOFF APPROVAL: ORIGINAL SIGNED BY HEATH JONES — DATE: 3/05/16 RPEQ: 16187

PROJECT REF: LILYVALE RURAL SUBDIVISION ROADWORKS

DRAWING REF: LILYVALE ROAD LAYOUT AND LONGITUDINAL SECTION (SHEET 1 OF 3)

DRAWING NO: 101-126-C03 | SIZE: A1 | REVISION: B

PLOT DATE25/07/2016 1:58:12 PM
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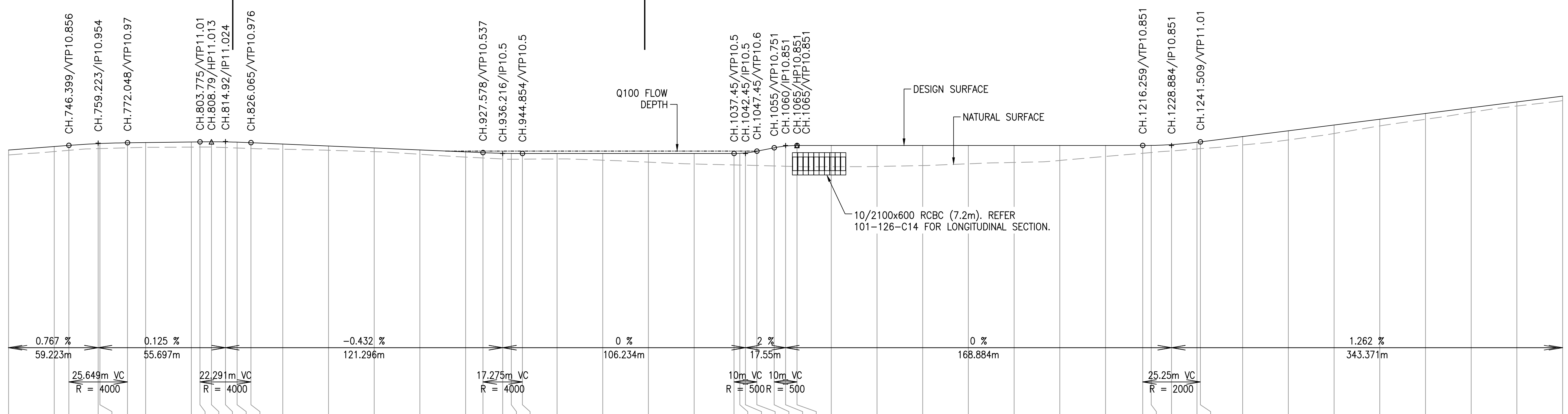


LEGEND

- PROPERTY BOUNDARY (PROPOSED)
- CONTROL LINE
- BATTER INTERFACE

NOTES

1. REFER DRAWING 101–126–C06 FOR ROAD CROSS SECTIONS.



DATUM RL−1.000

CHAINAGE	CUT/FILL DEPTH	DESIGN SURFACE	NATURAL SURFACE
720	0.216	10.653	10.437
740	0.221	10.807	10.586
746.399	0.217	10.856	10.639
759.223	0.219	10.933	10.714
760	0.22	10.937	10.716
772.048	0.22	10.97	10.75
780	0.211	10.98	10.769
800	0.225	11.005	10.78
803.775	0.228	11.01	10.782
808.79	0.231	11.013	10.782
814.92	0.248	11.008	10.76
820	0.256	10.997	10.742
826.065	0.256	10.976	10.719
840	0.225	10.916	10.69
860	0.186	10.829	10.644
880	0.162	10.743	10.581
900	0.19	10.656	10.467
920	0.227	10.57	10.343
927.578	0.233	10.537	10.305
936.216	0.248	10.509	10.261
940	0.254	10.503	10.249
944.854	0.247	10.5	10.253
960	0.238	10.5	10.262
980	0.292	10.5	10.208
1000	0.377	10.5	10.123
1020	0.459	10.5	10.041
1037.45	0.499	10.5	10.001
1040	0.512	10.507	9.995
1042.45	0.536	10.525	9.989
1047.45	0.624	10.6	9.976
1055	0.794	10.751	9.957
1060	0.882	10.826	9.944
1065	0.922	10.851	9.929
1080	0.928	10.851	9.923
1100	0.917	10.851	9.934
1120	0.878	10.851	9.973
1140	0.801	10.851	10.05
1160	0.742	10.851	10.109
1180	0.654	10.851	10.197
1200	0.478	10.851	10.373
1216.259	0.339	10.851	10.512
1220	0.31	10.854	10.545
1228.884	0.278	10.891	10.613
1240	0.292	10.992	10.7
1241.509	0.298	11.01	10.712
1260	0.37	11.244	10.874
1280	0.401	11.496	11.095
1300	0.373	11.749	11.376
1320	0.294	12.001	11.708
1340	0.256	12.254	11.998
1360	0.204	12.506	12.302
1380	0.18	12.759	12.579
1400	0.196	13.011	12.815

LONGITUDINAL SECTION - LILYVALE ROAD (MC02)

SCALE 1:1000 (H) 1:100 (V) A1

REVISIONS

NO.	DATE	DESCRIPTION	DESIGN	APPROVED
C	20/07/16	AMENDED LAYOUT	RS	HJ
B	16/06/16	LOT 9&10 BOUNDARIES AMENDED	RS	JM
A	04/03/16	ORIGINAL ISSUE		

ERSCON CONSULTING ENGINEERS

CLIENT: CARPENTARIA SHIRE — Outback by the Sea®

SCALE: 1:100 A1 / 1:200 A3 VERTICAL; 1:1000 A1 / 1:2000 A3 HORIZONTAL

ALL DIMENSIONS IN METRES UNLESS NOTED OTHERWISE

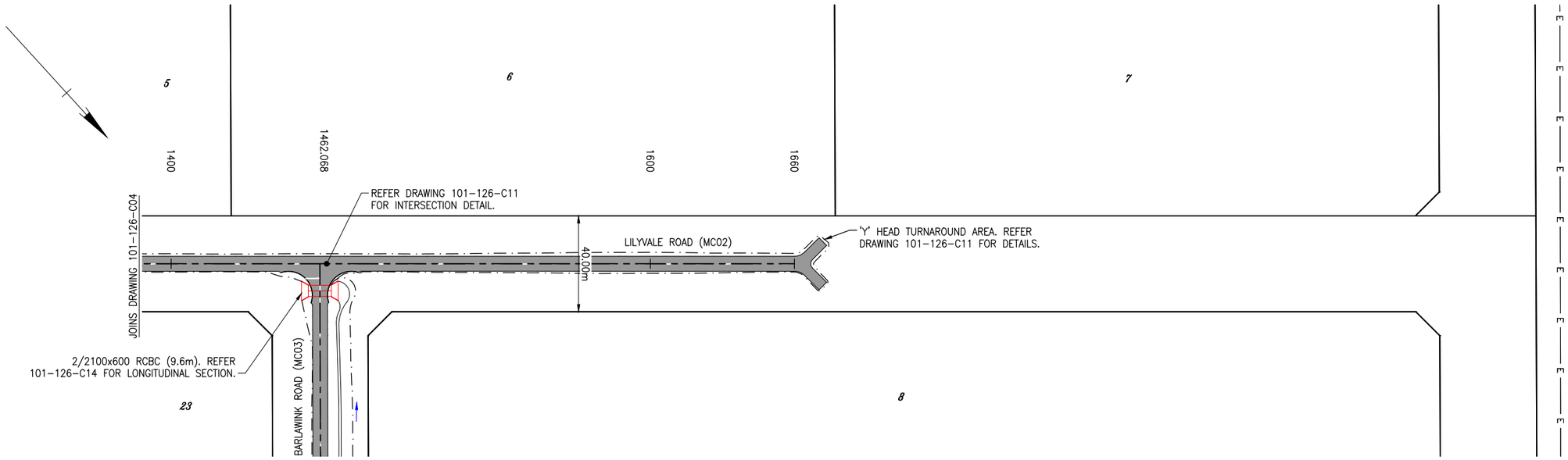
DRAWN: RS — DESIGNED: RS
DRAWN APPROVED: HJ — DESIGN APPROVED: HJ
CIVIL SIGNOFF APPROVAL: ORIGINAL SIGNED BY HEATH JONES
DATE: 3/05/16 RPEQ: 16187

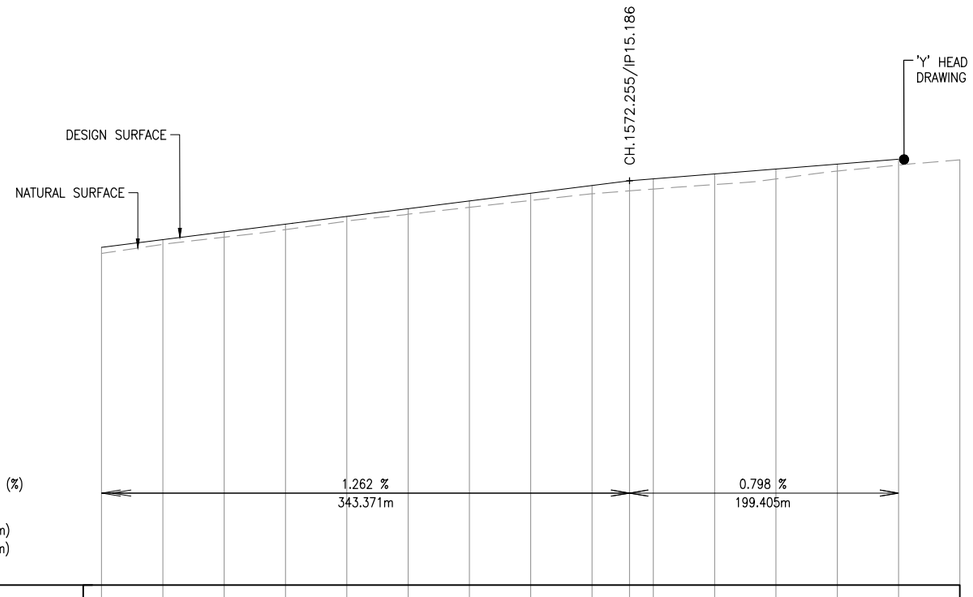
PROJECT REF: LILYVALE RURAL SUBDIVISION ROADWORKS

DRAWING REF: LILYVALE ROAD LAYOUT AND LONGITUDINAL SECTION (SHEET 2 OF 3)

DRAWING NO: 101-126-C04 — SIZE: A1 — REVISION: C

PLOT DATE25/07/2016 1:58:14 PM
FILE LOCATIONP:\101 Carpentaria SC\126 Lilyvale Subdivision Road Works\Drawings\101-126-C04 Lilyvale Road Layout and Longitudinal Section (Sheet 2 of 3).dwg





Horizontal Curve Data

Vertical Geometry Grade (%) 1.262 % 0.798 %
Vertical Grade Length 343.371m 199.405m

Vertical Curve Length (m)
Vertical Curve Radius (m)

DATUM RL2.000

CUT/FILL DEPTH	0.196	0.153	0.172	0.179	0.154	0.18	0.208	0.237	0.272	0.332	0.334	0.348	0.324	0.226	0.193		
DESIGN SURFACE	13.011	13.264	13.516	13.769	14.021	14.274	14.526	14.779	15.031	15.186	15.248	15.408	15.567	15.727	15.886		
NATURAL SURFACE	12.815	13.111	13.345	13.59	13.867	14.094	14.319	14.542	14.759	14.854	14.914	15.059	15.244	15.501	15.694	15.865	
CHAINAGE	1400	1420	1440	1460	1480	1500	1520	1540	1560	1572.255	1580	1600	1620	1640	1660	1680	

LONGITUDINAL SECTION - LILYVALE ROAD (MC02)

SCALE 1:1000 (H) 1:100 (V) A1

LEGEND

- CONTROL LINE
- E — EXISTING ELECTRICITY (OVERHEAD)
- TABLE DRAIN FLOW DIRECTION
- PROPERTY BOUNDARY
- BATTER INTERFACE

NOTES

1. REFER DRAWING 101–126–C06 FOR ROAD CROSS SECTIONS.

REVISIONS NO.	DATE	DESCRIPTION	DESIGN	APPROVED
C	20/07/16	AMENDED LAYOUT	RS	HJ
B	16/06/16	LOT 9&10 BOUNDARIES AMENDED	RS	JM
A	04/03/16	ORIGINAL ISSUE		

ERSCON CONSULTING ENGINEERS

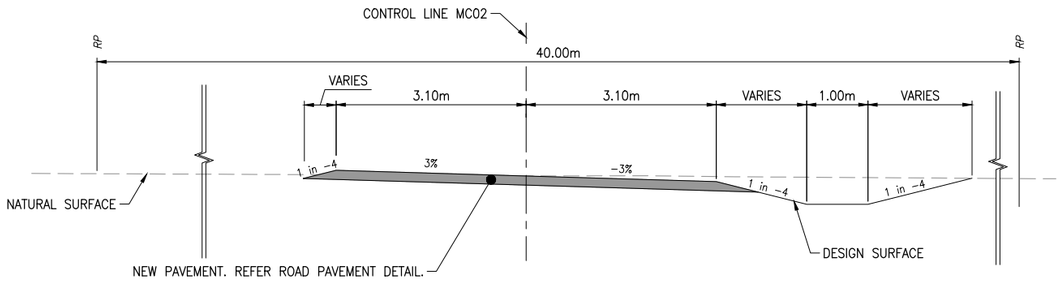
CLIENT: CARPENTARIA SHIRE Outback by the Sea

SCALE
1:100 1 0 1 2 3 4 5 A1
1:200 A3
VERTICAL
1:1000 10 0 10 20 30 40 50 A1
1:2000 A3
HORIZONTAL
ALL DIMENSIONS IN METRES UNLESS NOTED OTHERWISE

DRAWN RS DESIGNED RS
DRAWN APPROVED HJ DESIGN APPROVED HJ
CIVIL SIGNOFF APPROVAL
ORIGINAL SIGNED BY HEATH JONES
DATE: 3/05/16 RPEQ: 16187

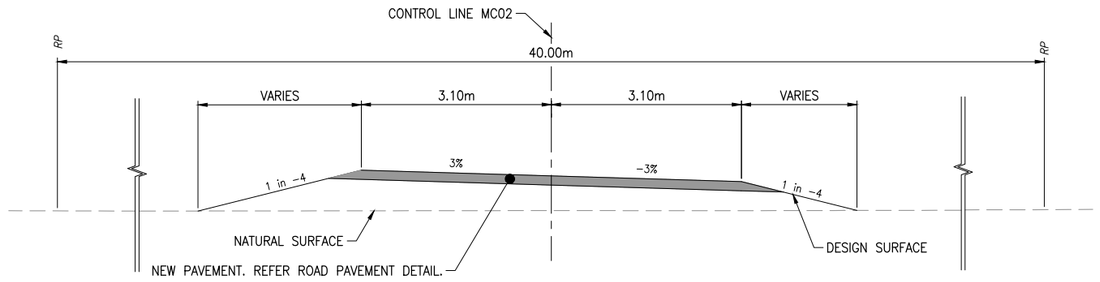
PROJECT REF: LILYVALE RURAL SUBDIVISION ROADWORKS
DRAWING REF: LILYVALE ROAD LAYOUT AND LONGITUDINAL SECTION (SHEET 3 OF 3)
DRAWING NO: 101-126-C05
SIZE: A1
REVISION: C

PLOT DATE:25/07/2016 1:58:15 PM
FILE LOCATION:P:\101 Carpentaria SC\126 Lilyvale Subdivision Road Works\Drawings\101-126-C05 Lilyvale Road Layout and Longitudinal Section (Sheet 3 of 3).dwg



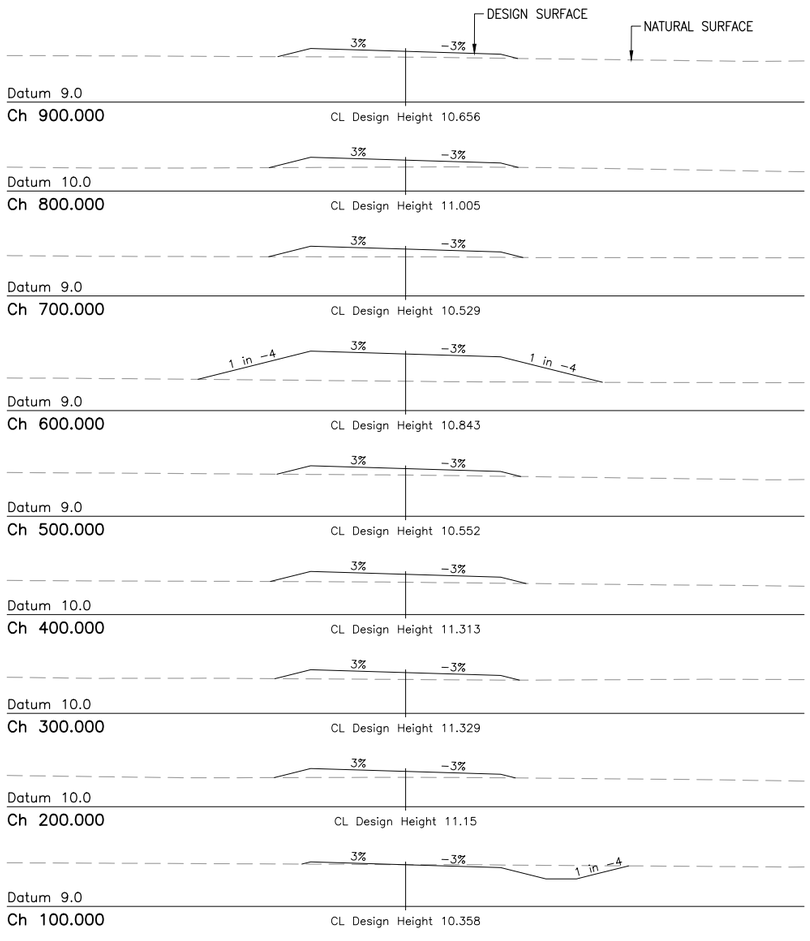
TYPICAL CROSS SECTION A - LILYVALE ROAD (CH30 - CH150)

SCALE 1:50(A1)



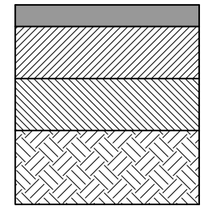
TYPICAL CROSS SECTION B - LILYVALE ROAD (CH150 - END)

SCALE 1:50(A1)



CROSS SECTIONS - LILYVALE ROAD (MC02)

SCALE 1:100(A1)



2 COAT SEAL

125mm BASE, TYPE 2.2 MINIMUM CBR 60%
COMPACTED TO 100% SRDD.

125mm SUB BASE, TYPE 2.3 MINIMUM CBR 45%
COMPACTED TO 100% SRDD.

SUB-GRADE CBR 10% (ASSUMED)
COMPACTED TO 98% SRDD.
(CBR TO BE CONFIRMED BY TESTING
IN ACCORDANCE WITH SPECIFICATIONS)

NOTES:

1. SUBGRADE CBR RESULTS AND FINAL PAVEMENT DESIGN ARE TO BE SUBMITTED TO THE SUPERINTENDENT & COUNCIL FOR APPROVAL PRIOR TO PLACEMENT OF GRAVEL.

ROAD PAVEMENT DETAIL - LILYVALE ROAD

NOT TO SCALE

PLOT DATE:25/07/2016 1:58:17 PM
FILE LOCATION:P:\101 Carpentaria SC\126 Lilyvale Subdivision Road Works\Drawings\101-126-C06 Lilyvale Road Cross Sections.dwg

REVISIONS				
NO.	DATE	DESCRIPTION	DESIGN	APPROVED
B	20/07/16	AMENDED CROSS SECTIONS	RS	HJ
A	04/03/16	ORIGINAL ISSUE		

ERSCON CONSULTING ENGINEERS

CLIENT
CARPENTARIA SHIRE
Outback by the Sea

SCALE
1:50 1 0.5 0 1 2 A1
1:100 A3
1:100 1 0 1 2 3 4 5 A1
1:200 A3
ALL DIMENSIONS IN METRES UNLESS NOTED OTHERWISE

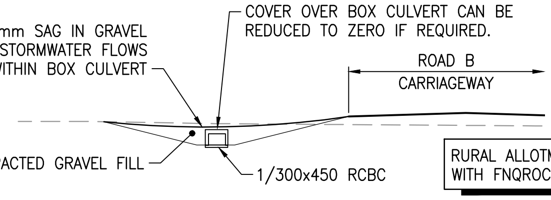
DRAWN	RS	DESIGNED	RS
DRAWN APPROVED	HJ	DESIGN APPROVED	HJ

CIVIL SIGNOFF APPROVAL
ORIGINAL SIGNED BY HEATH JONES
DATE: 3/05/16 RPEQ: 16187

PROJECT REF
LILYVALE RURAL SUBDIVISION ROADWORKS

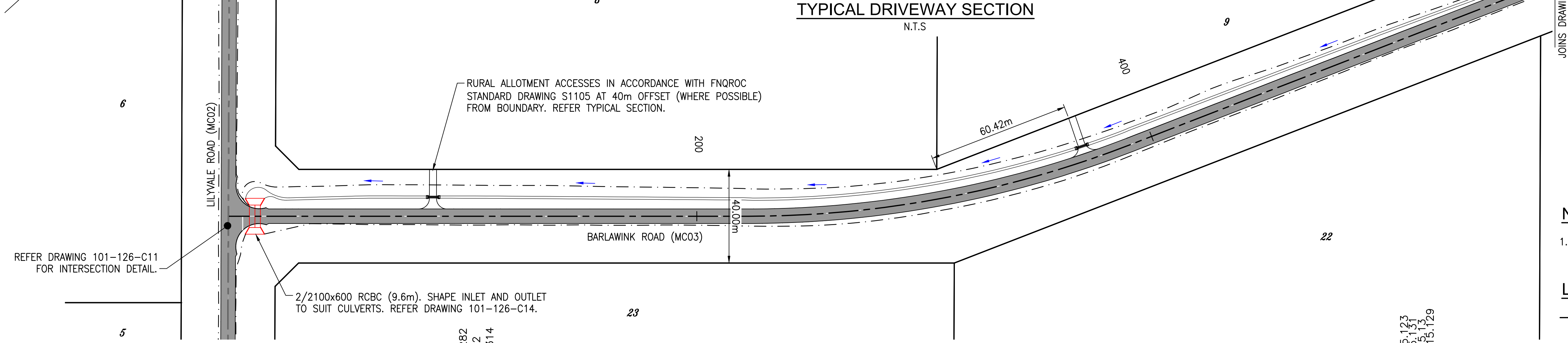
DRAWING REF
LILYVALE ROAD CROSS SECTIONS

DRAWING NO: 101-126-C06 | SIZE: A1 | REVISION: B



TYPICAL DRIVEWAY SECTION

N.T.S

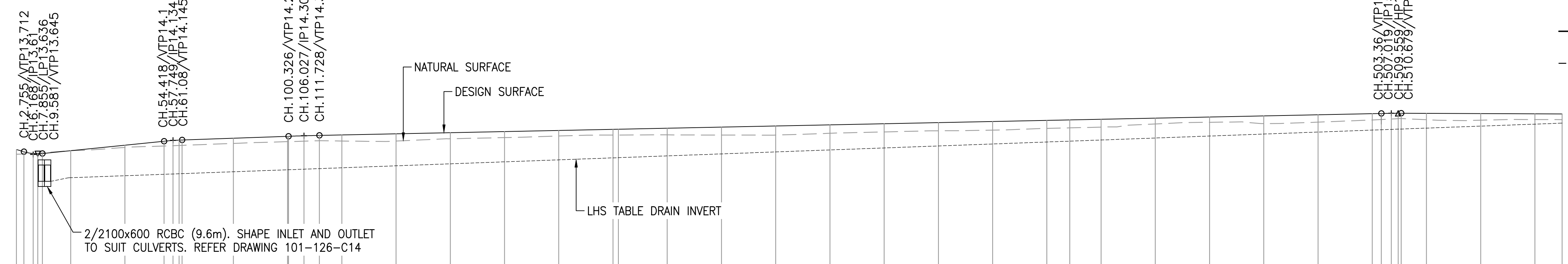


NOTES

1. REFER DRAWING 101-126-C10 FOR ROAD CROSS SECTIONS.

LEGEND

- CONTROL LINE
- TABLE DRAIN FLOW DIRECTION
- PROPERTY BOUNDARY
- BATTER INTERFACE



Horizontal Curve Data: R=450m

Vertical Geometry Grade (%) / Vertical Grade Length: -3% 9.268m; 1.015% 51.581m; 0.349% 48.278m; 0.207% 400.993m; -0.037% 245.315m

Vertical Curve Length (m) / Vertical Curve Radius (m): 6.826m VC R=170; 6.663m VC R=1000; 11.402m VC R=8000; 7.319m VC R=3000

DATUM RL3.000

CHAINAGE	LHS DRAIN INVERT	CUT/FILL DEPTH	DESIGN SURFACE	NATURAL SURFACE
0		0.176	13.795	13.619
2.755		0.081	13.712	13.632
6.168		-0.008	13.644	13.652
7.855		-0.026	13.636	13.662
9.581		-0.027	13.645	13.672
20	12.729	-0.003	13.75	13.753
40	12.827	0.083	13.953	13.871
54.418		0.175	14.1	13.925
57.749		0.192	14.128	13.936
60	12.900	0.197	14.141	13.943
61.08		0.198	14.145	13.947
80	12.974	0.192	14.211	14.019
100	13.047	0.197	14.281	14.085
100.326		0.197	14.282	14.086
106.027		0.198	14.3	14.102
111.728		0.196	14.314	14.118
120	13.120	0.224	14.331	14.107
140	13.193	0.266	14.372	14.106
160	13.266	0.223	14.414	14.19
180	13.340	0.222	14.455	14.233
200	13.416	0.205	14.496	14.291
220	13.489	0.21	14.538	14.328
222.001		0.213	14.542	14.329
240	13.562	0.245	14.579	14.334
260	13.634	0.293	14.62	14.327
280	13.706	0.336	14.662	14.326
300	13.779	0.309	14.703	14.394
320	13.851	0.302	14.744	14.442
340	13.924	0.3	14.786	14.485
360	13.996	0.319	14.827	14.508
380	14.069	0.296	14.868	14.572
388.458		0.294	14.886	14.592
400	14.142	0.289	14.91	14.621
420	14.215	0.214	14.951	14.737
440	14.289	0.194	14.992	14.798
460	14.362	0.283	15.034	14.751
480	14.436	0.271	15.075	14.804
500	14.509	0.232	15.116	14.884
503.36		0.225	15.123	14.898
507.019		0.21	15.129	14.918
509.559		0.197	15.13	14.933
510.679		0.192	15.129	14.938
520	14.583	0.233	15.126	14.893
540	14.656	0.244	15.118	14.874
560	14.730	0.212	15.111	14.899
570	14.767	0.211	15.107	14.896

SUPERELEVATION: LHS & RHS -3%; 87; 20; 24; 49; RHS 4%; LHS -4%; 58; 86; 90; 15; LHS & RHS -3%

LONGITUDINAL SECTION - BARLAWINK ROAD (MC03)

SCALE 1:1000 (H) 1:100 (V) A1

REVISIONS				
NO.	DATE	DESCRIPTION	DESIGN	APPROVED
C	20/07/16	AMENDED LAYOUT	RS	HJ
B	16/06/16	LOT 9&10 BOUNDARIES AMENDED	RS	JM
A	04/03/16	ORIGINAL ISSUE		

ERSCON CONSULTING ENGINEERS

CLIENT: CARPENTARIA SHIRE — Outback by the Sea®

SCALE: 1:100 / 1:200 VERTICAL (A1 / A3); 1:1000 / 1:2000 HORIZONTAL (A1 / A3)

ALL DIMENSIONS IN METRES UNLESS NOTED OTHERWISE

DRAWN: RS | DESIGNED: RS | DRAWN APPROVED: HJ | DESIGN APPROVED: HJ

CIVIL SIGNOFF APPROVAL: ORIGINAL SIGNED BY HEATH JONES — DATE: 3/05/16 RPEQ: 16187

PROJECT REF: LILYVALE RURAL SUBDIVISION ROADWORKS

DRAWING REF: BARLAWINK ROAD LAYOUT AND LONGSECTION (SHEET 1 OF 3)

DRAWING NO: 101-126-C07 | SIZE: A1 | REVISION: C

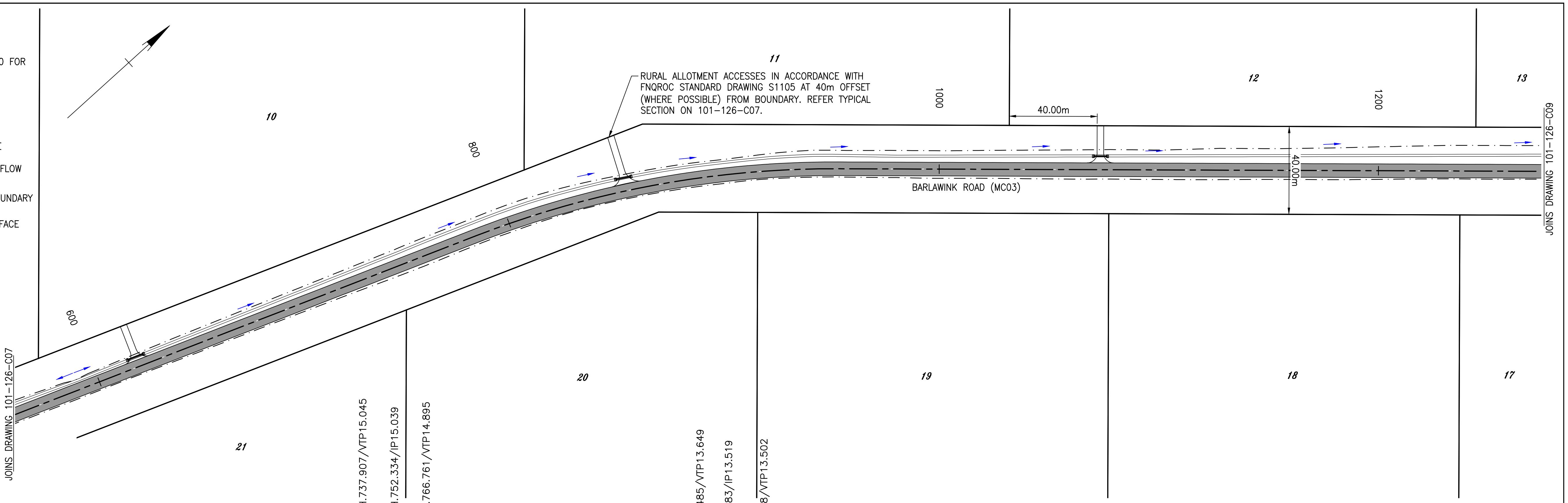
PLOT DATE25/07/2016 1:58:19 PM
FILE LOCATIONP:\101 Carpentaria SC\126 Lilyvale Subdivision Road Works\Drawings\101-126-C07 Barlawink Road Layout and Longitudinal Section (sheet 1 of 3).dwg

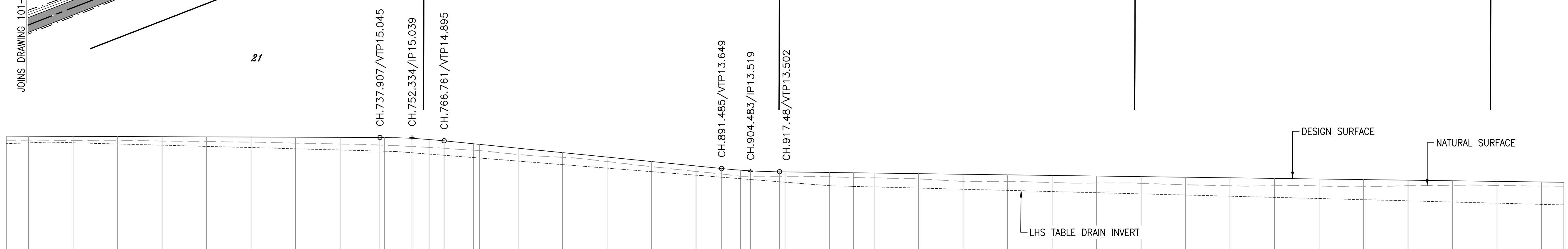
NOTES

1. REFER DRAWING 101–126–C10 FOR ROAD CROSS SECTIONS.

LEGEND

- CONTROL LINE
- TABLE DRAIN FLOW DIRECTION
- PROPERTY BOUNDARY
- BATTER INTERFACE





Horizontal Curve Data: R450m

Vertical Geometry Grade (%) / Vertical Grade Length: −0.037% 245.315m; −0.999% 152.148m; −0.133% 422.722m

Vertical Curve Length (m) / Vertical Curve Radius (m): 28.854m VC R=3000; 25.996m VC R=3000

DATUM RL2.000

CHAINAGE	LHS DRAIN INVERT	CUT/FILL DEPTH	DESIGN SURFACE	NATURAL SURFACE
570	14.767	0.211	15.107	14.896
580	14.803	0.211	15.104	14.892
600	14.808	0.188	15.096	14.908
620	14.753	0.168	15.089	14.92
640	14.699	0.196	15.081	14.885
660	14.645	0.205	15.074	14.869
680	14.591	0.23	15.066	14.836
700	14.537	0.267	15.059	14.792
720	14.483	0.298	15.051	14.753
737.907		0.341	15.045	14.704
740	14.429	0.347	15.043	14.696
752.334		0.364	15.005	14.641
760	14.298	0.355	14.955	14.6
766.761		0.33	14.895	14.565
780	14.142	0.286	14.763	14.476
782.703		0.279	14.736	14.457
800	13.984	0.282	14.563	14.281
820	13.825	0.209	14.363	14.154
840	13.667	0.2	14.163	13.964
860	13.509	0.229	13.964	13.735
880	13.351	0.244	13.764	13.519
891.485		0.244	13.649	13.405
900	13.192	0.273	13.576	13.303
904.483		0.243	13.547	13.305
917.48		0.197	13.502	13.305
920	13.034	0.194	13.499	13.305
940	12.876	0.195	13.472	13.277
950.795		0.211	13.458	13.247
960	12.824	0.218	13.445	13.228
980	12.771	0.234	13.419	13.185
1000	12.719	0.321	13.392	13.072
1020	12.667	0.298	13.366	13.068
1040	12.615	0.319	13.339	13.02
1060	12.562	0.317	13.313	12.996
1080	12.510	0.304	13.286	12.983
1100	12.458	0.341	13.26	12.918
1120	12.406	0.359	13.233	12.875
1140	12.354	0.331	13.207	12.875
1160	12.301	0.313	13.18	12.867
1180	12.249	0.32	13.154	12.833
1200	12.197	0.252	13.127	12.876
1220	12.145	0.204	13.101	12.897
1240	12.093	0.186	13.074	12.889
1260	12.040	0.185	13.048	12.863
1270	12.014	0.175	13.034	12.859

SUPERELEVATION: LHS & RHS −3%; 48; 81 85; 10; LHS 4%; RHS −4%; 20; 49 53; 78; LHS & RHS −3%

LONGITUDINAL SECTION - BARLAWINK ROAD (MC03)

SCALE 1:1000 (H) 1:100 (V) A1

PLOT DATE25/07/2016 1:58:20 PM
FILE LOCATIONP:\101 Carpentaria SC\126 Lilyvale Subdivision Road Works\Drawings\101-126-C08 Barlawink Road Layout and Longitudinal Section (sheet 2 of 3).dwg

REVISIONS

NO.	DATE	DESCRIPTION	DESIGN	APPROVED
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A	04/03/16	ORIGINAL ISSUE		

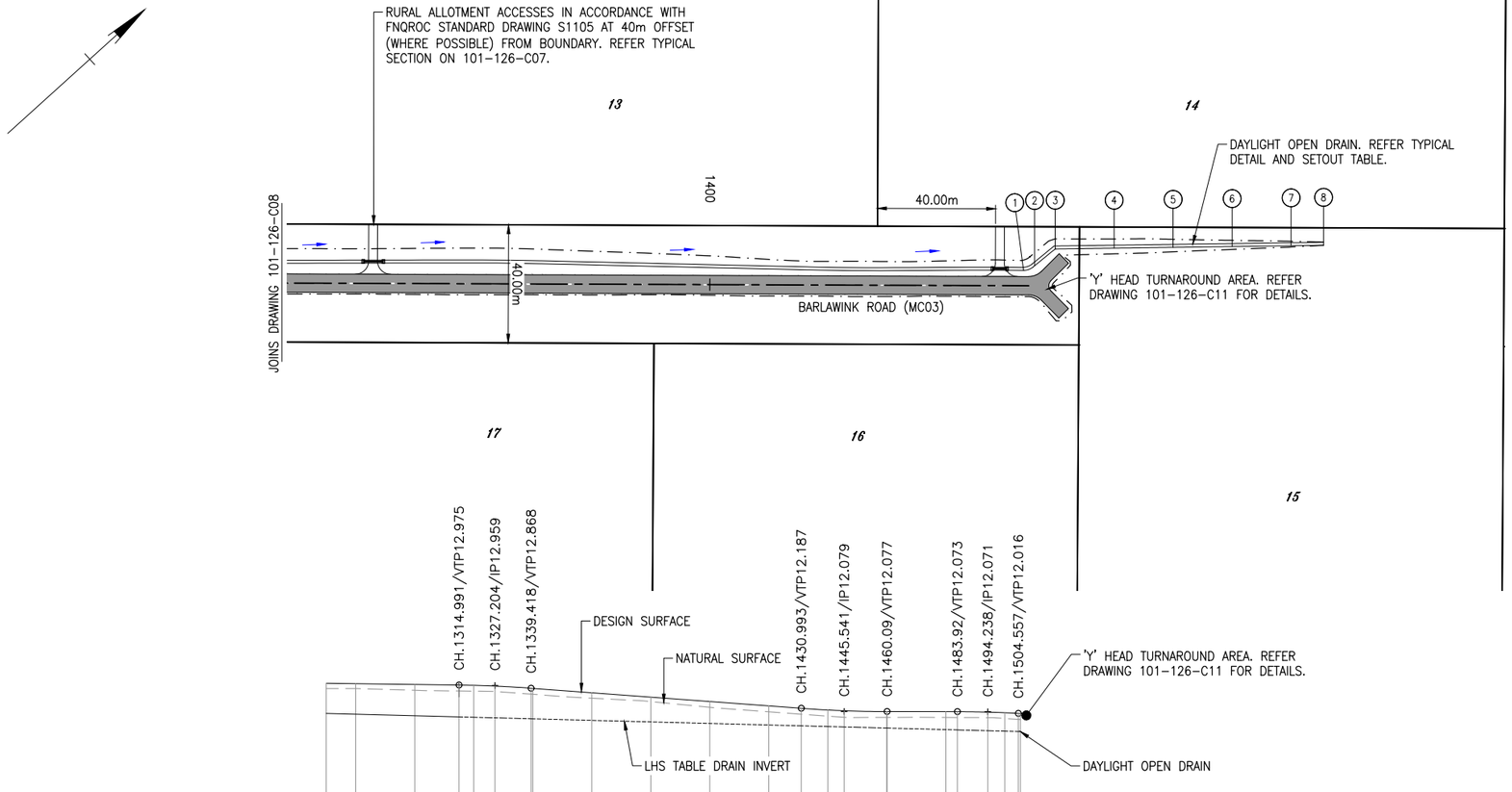
ERSCON CONSULTING ENGINEERS

CLIENT: CARPENTARIA SHIRE Outback by the Sea®

SCALE
1:100 / 1:200 — 1 0 1 2 3 4 5 — A1 / A3 — VERTICAL
1:1000 / 1:2000 — 10 0 10 20 30 40 50 — A1 / A3 — HORIZONTAL
ALL DIMENSIONS IN METRES UNLESS NOTED OTHERWISE

DRAWN: RS | DESIGNED: RS
DRAWN APPROVED: HJ | DESIGN APPROVED: HJ
CIVIL SIGNOFF APPROVAL: ORIGINAL SIGNED BY HEATH JONES
DATE: 3/05/16 RPEQ: 16187

PROJECT REF: LILYVALE RURAL SUBDIVISION ROADWORKS
DRAWING REF: BARLAWINK ROAD LAYOUT AND LONGSECTION (SHEET 2 OF 3)
DRAWING NO: 101-126-C08 | SIZE: A1 | REVISION: B



Horizontal Curve Data

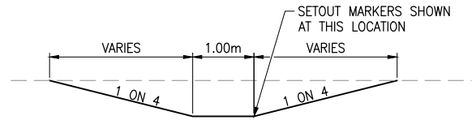
Vertical Geometry Grade (%): −0.133% | −0.743% | −0.016% | −0.532%
Vertical Grade Length: 422.722m | 118.337m | 48.697m | 61.112m
Vertical Curve Length (m): 24.427m VC | 29.096m VC | 20.637m VC
Vertical Curve Radius (m): R=4000 | R=4000 | R=4000

DATUM RL1.000

LHS DRAIN INVERT	12.014	11.988	11.962		11.884			11.831	11.779	11.727	11.675	11.623		11.570		11.518		11.466		11.414	11.400			
CUT/FILL DEPTH	0.175	0.165	0.196	0.201	0.196	0.181	0.2	0.2	0.183	0.151	0.197	0.201	0.199	0.207	0.222	0.197	0.197	0.194	0.196	0.186	0.195	0.205	0.206	
DESIGN SURFACE	13.034	13.021	12.995	12.975	12.965	12.94	12.868	12.863	12.715	12.566	12.417	12.269	12.187	12.13	12.105	12.077	12.077	12.074	12.073	12.058	12.038	12.016	12.013	
NATURAL SURFACE	12.859	12.856	12.799	12.774	12.769	12.759	12.668	12.664	12.532	12.415	12.221	12.068	11.988	11.923	11.883	11.88	11.88	11.879	11.877	11.872	11.843	11.812	11.807	
CHAINAGE	1270	1280	1300	1314.991	1320	1327.204	1339.418	1340	1360	1380	1400	1420	1430.993	1440	1445.541	1460	1460.09	1480	1483.92	1494.238	1500	1504.557	1505.281	
SUPERELEVATION	LHS & RHS −3%																							

LONGITUDINAL SECTION - BARLAWINK ROAD (MC03)

SCALE 1:1000 (H) 1:100 (V) A1



TYPICAL OPEN DRAIN PROFILE

OPEN DRAIN SETOUT TABLE

POINT NUMBER	EASTING	NORTHING	HEIGHT
1	504968.859	8044539.557	11.400
2	504970.221	8044543.383	11.394
3	504970.681	8044552.397	11.366
4	504983.879	8044567.390	11.306
5	504997.094	8044582.402	11.246
6	505010.309	8044597.414	11.186
7	505023.524	8044612.426	11.126
8	505030.792	8044620.676	EXIST.

NOTES

1. REFER DRAWING 101−126−C10 FOR ROAD CROSS SECTIONS.

LEGEND

- CONTROL LINE
- TABLE DRAIN FLOW DIRECTION
- PROPERTY BOUNDARY
- BATTER INTERFACE

PLOT DATE:25/07/2016 1:58:23 PM
FILE LOCATION:P:\101 Carpentaria SC\126 Lilyvale Subdivision Road Works\Drawings\101-126-C09 Barlawink Road Layout and Longitudinal Section (sheet 3 of 3).dwg

REVISIONS					
NO.	DATE	DESCRIPTION	DESIGN	APPROVED
B	20/07/16	AMENDED LAYOUT	RS	HJ
A	04/03/16	ORIGINAL ISSUE		

ERSCON CONSULTING ENGINEERS

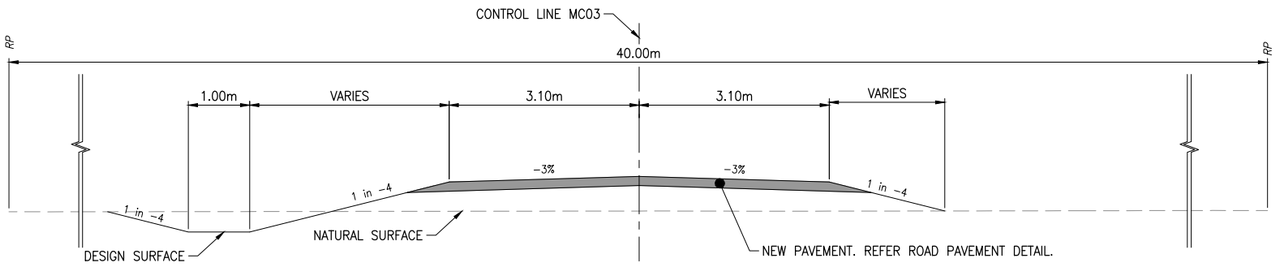
CLIENT: CARPENTARIA SHIRE Outback by the Sea

SCALE
1:100 1 0 1 2 3 4 5 A1
1:200 A3
VERTICAL
1:1000 10 0 10 20 30 40 50 A1
1:2000 A3
HORIZONTAL
ALL DIMENSIONS IN METRES UNLESS NOTED OTHERWISE

DRAWN	RS	DESIGNED	RS
DRAWN APPROVED	HJ	DESIGN APPROVED	HJ

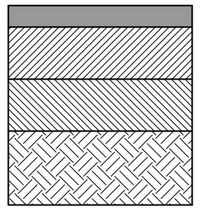
CIVIL SIGNOFF APPROVAL
ORIGINAL SIGNED BY HEATH JONES
DATE: 3/05/16 RPEQ: 16187

PROJECT REF: LILYVALE RURAL SUBDIVISION ROADWORKS
DRAWING REF: BARLAWINK ROAD LAYOUT AND LONGSECTION (SHEET 3 OF 3)
DRAWING NO: 101-126-C09
SIZE: A1
REVISION: B



TYPICAL CROSS SECTION - BARLAWINK ROAD

SCALE 1:50(A1)

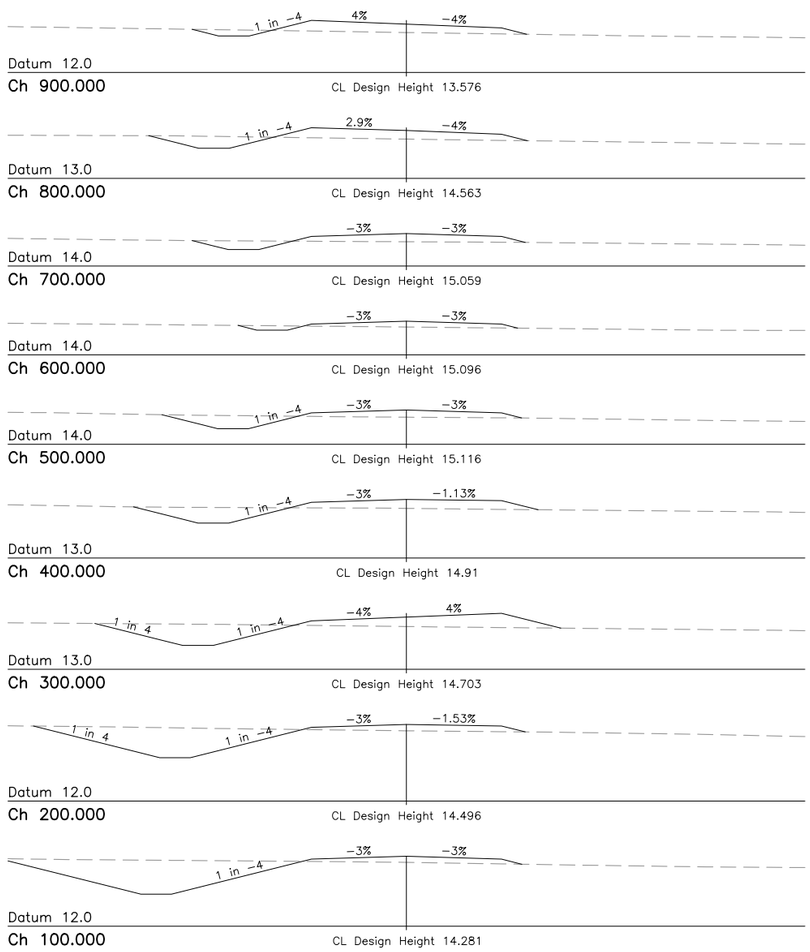


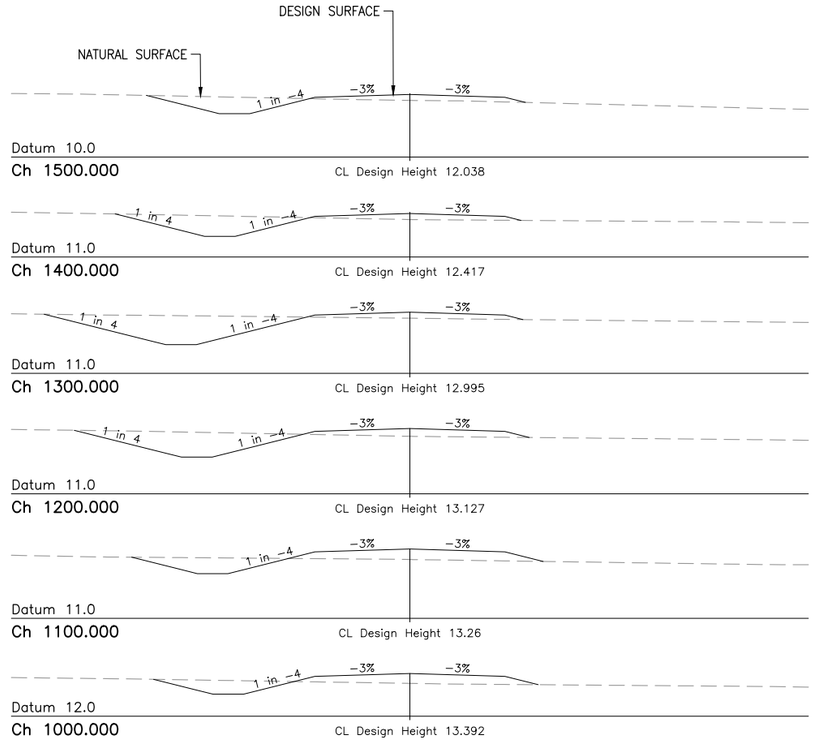
NOTES:

1. SUBGRADE CBR RESULTS AND FINAL PAVEMENT DESIGN ARE TO BE SUBMITTED TO THE SUPERINTENDENT & COUNCIL FOR APPROVAL PRIOR TO PLACEMENT OF GRAVEL.

ROAD PAVEMENT DETAIL - BARLAWINK ROAD

NOT TO SCALE





CROSS SECTIONS - BARLAWINK ROAD (MC03)

SCALE 1:100(A1)

PLOT DATE:25/07/2016 1:58:24 PM
FILE LOCATION:P:\101 Carpentaria SC\126 Lilyvale Subdivision Road Works\Drawings\101-126-C10 Barlawink Road Cross Sections.dwg

REVISIONS NO.	DATE	DESCRIPTION	DESIGN	APPROVED
B	20/07/16	AMENDED CROSS SECTIONS	RS	HJ
A	04/03/16	ORIGINAL ISSUE		

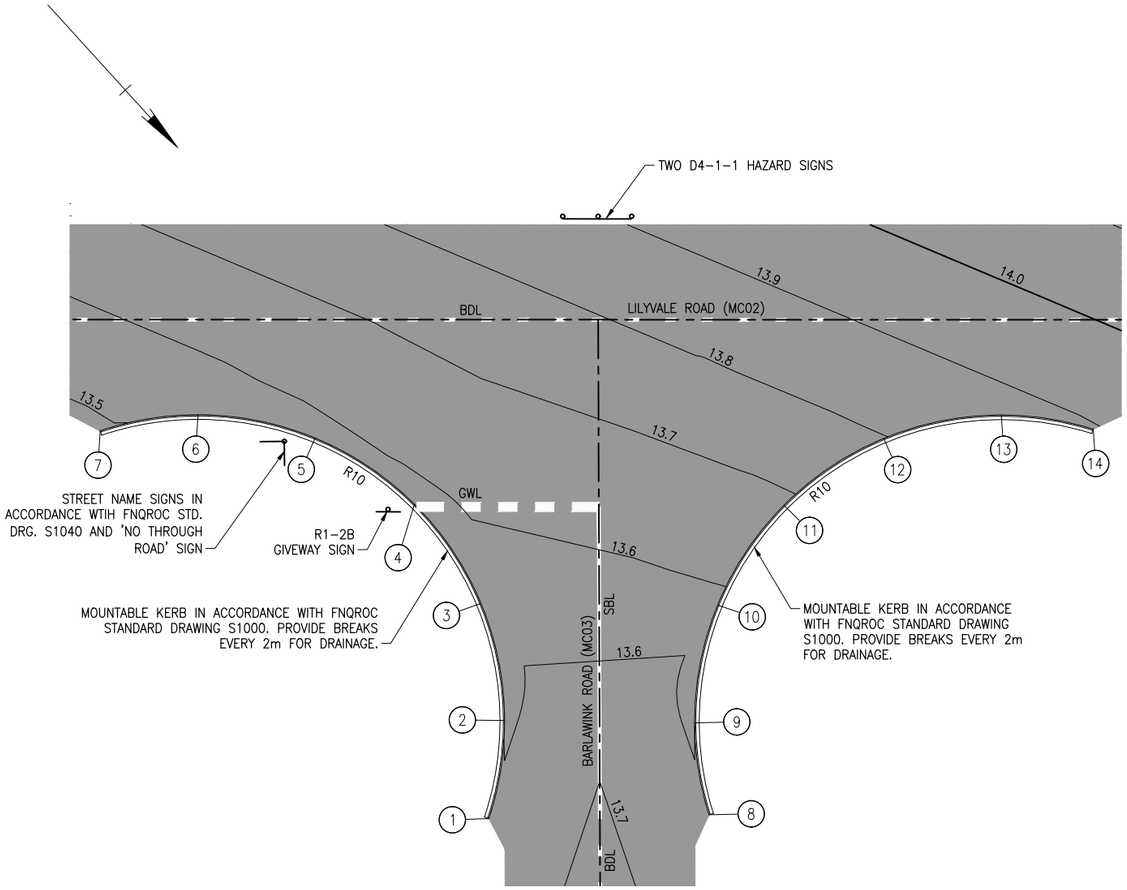
ERSCON CONSULTING ENGINEERS

CLIENT: CARPENTARIA SHIRE Outback by the Sea

SCALE
1:50 1 0.5 0 1 2 A1
1:100 A3
1:100 1 0 1 2 3 4 5 A1
1:200 A3
ALL DIMENSIONS IN METRES UNLESS NOTED OTHERWISE

DRAWN RS | DESIGNED RS
DRAWN APPROVED HJ | DESIGN APPROVED HJ
CIVIL SIGNOFF APPROVAL
ORIGINAL SIGNED BY HEATH JONES
DATE: 3/05/16 RPEQ: 16187

PROJECT REF: LILYVALE RURAL SUBDIVISION ROADWORKS
DRAWING REF: BARLAWINK ROAD CROSS SECTIONS
DRAWING NO: 101-126-C10 | SIZE: A1 | REVISION: B

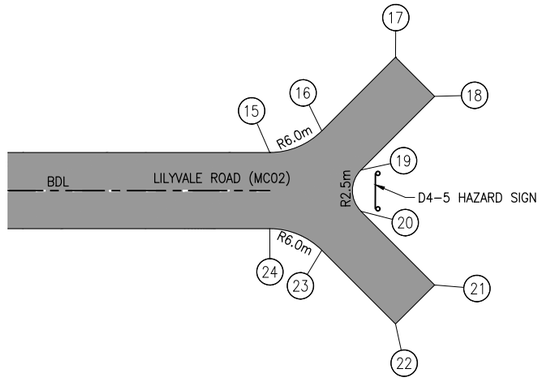


LILYVALE ROAD/BARLAWINK ROAD INTERSECTION

SCALE 1:100(A1)

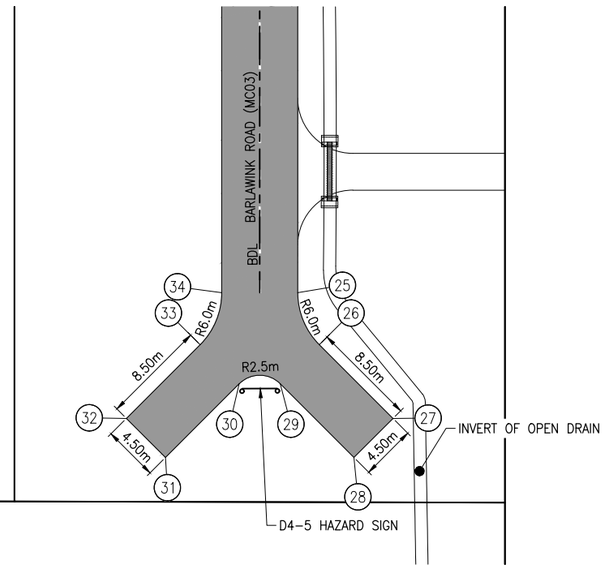
SETOUT POINTS

POINT NUMBER	EASTING	NORTHING	HEIGHT
1	504149.878	8043321.049	13.605
2	504147.349	8043319.033	13.587
3	504145.349	8043315.693	13.565
4	504144.776	8043311.842	13.578
5	504145.717	8043308.065	13.579
6	504148.029	8043304.933	13.537
7	504150.740	8043303.169	13.510
8	504144.487	8043325.797	13.600
9	504142.816	8043323.263	13.588
10	504139.675	8043320.932	13.589
11	504135.881	8043319.984	13.678
12	504132.014	8043320.563	13.794
13	504128.664	8043322.581	13.868
14	504126.757	8043324.942	13.890
15	503987.819	8043442.556	15.979
16	503983.500	8043444.115	15.979
17	503975.009	8043443.721	15.979
18	503974.801	8043448.216	16.095
19	503983.292	8043448.610	16.095
20	503985.548	8043451.086	16.016
21	503985.155	8043459.577	16.010
22	503989.650	8043459.786	15.930
23	503990.043	8043451.295	15.843
24	503991.995	8043447.137	15.793
25	504971.629	8044539.486	11.921
26	504973.188	8044543.805	11.921
27	504972.795	8044552.296	11.921
28	504977.290	8044552.504	12.056
29	504977.683	8044544.013	12.056
30	504980.160	8044541.757	12.056
31	504988.651	8044542.150	12.056
32	504988.859	8044537.655	11.921
33	504980.368	8044537.262	11.921
34	504976.212	8044535.310	11.921



LILYVALE ROAD 'Y' TURNAROUND (MC02)

SCALE 1:250(A1)



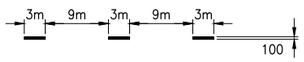
BARLAWINK ROAD 'Y' TURNAROUND (MC03)

SCALE 1:250(A1)

LINE MARKING LEGEND

NOT TO SCALE

DIVIDING LINES
(a) TWO LANE ROAD — BDL



BARRIER LINES
(a) SINGLE — SBL



GIVEWAY LINE — GWL



NOTES

1. INSTALLATION OF ALL LINE MARKING AND SIGNAGE TO BE IN ACCORDANCE WITH THE QLD GOVERNMENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D)
2. ALL NEW LINEMARKING MUST TIE NEATLY INTO EXISTING WORKS.
3. REMOVAL OF EXISTING LINEMARKING TO BE IN ACCORDANCE WITH THE M.U.T.C.D.

REVISIONS				
B	20/07/16	AMENDED LAYOUT	RS	HJ
A	04/03/16	ORIGINAL ISSUE		
NO.	DATE	DESCRIPTION	DESIGN	APPROVED

ERSCON CONSULTING ENGINEERS

CLIENT: CARPENTARIA SHIRE Outback by the Sea

SCALE

1:100 1 0 1 2 3 4 5 A1
1:200 A3

1:250 5 0 5 10 A1
1:500 A3

ALL DIMENSIONS IN METRES UNLESS NOTED OTHERWISE

DRAWN	RS	DESIGNED	RS
DRAWN APPROVED	HJ	DESIGN APPROVED	HJ

CIVIL SIGNOFF APPROVAL

ORIGINAL SIGNED BY HEATH JONES

DATE: 3/05/16 RPEQ: 16187

PROJECT REF: LILYVALE RURAL SUBDIVISION ROADWORKS

DRAWING REF: INTERNAL INTERSECTION DETAILS

DRAWING NO: 101-126-C11 | SIZE: A1 | REVISION: B

PLOT DATE:25/07/2016 1:58:27 PM
FILE LOCATION:P:\101 Carpentaria SC\126 Lilyvale Subdivision Road Works\Drawings\101-126-C11 Internal Intersection Details.dwg

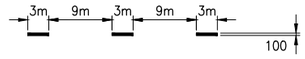
NOTES

1. INSTALLATION OF ALL LINE MARKING AND SIGNAGE TO BE IN ACCORDANCE WITH THE QLD GOVERNMENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D)
2. ALL NEW LINEMARKING MUST TIE NEATLY INTO EXISTING WORKS.
3. REMOVAL OF EXISTING LINEMARKING TO BE IN ACCORDANCE WITH THE M.U.T.C.D.

LINE MARKING LEGEND

NOT TO SCALE

DIVIDING LINES
(a) TWO LANE ROAD — BDL





REVISIONS					
C	20/07/16	AMENDED LAYOUT	RS	HJ
B	16/06/16	LOT 9&10 BOUNDARIES AMENDED	RS	JM
A	04/03/16	ORIGINAL ISSUE		
NO.	DATE	DESCRIPTION	DESIGN	APPROVED

ERSCON CONSULTING ENGINEERS

CLIENT
CARPENTARIA SHIRE
Outback by the Sea

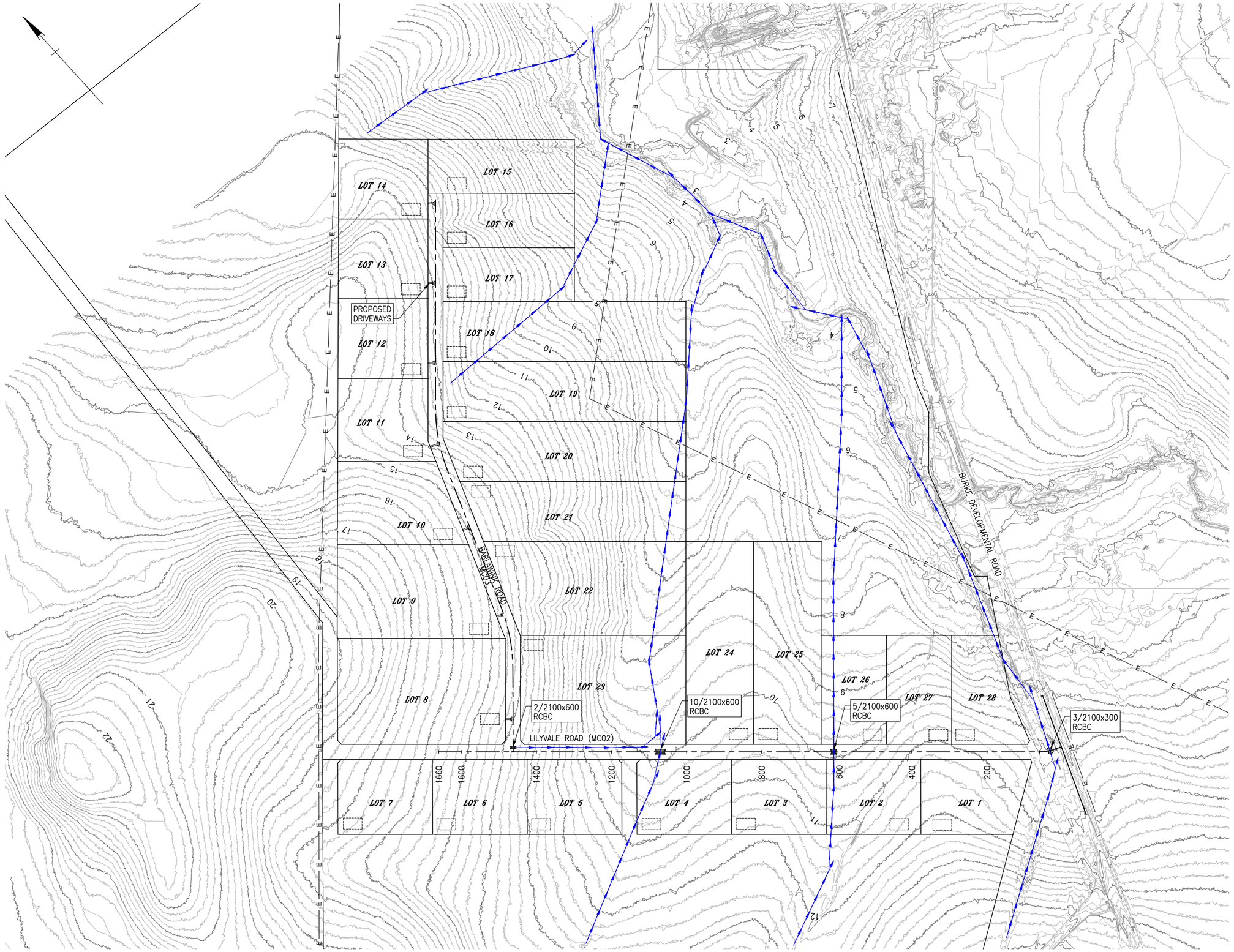
SCALE
1:500 10 5 0 10 20 A1
1:1000 A3
ALL DIMENSIONS IN METRES UNLESS NOTED OTHERWISE

DRAWN	RS	DESIGNED	RS
DRAWN APPROVED	HJ	DESIGN APPROVED	HJ

CIVIL SIGNOFF APPROVAL
ORIGINAL SIGNED BY HEATH JONES
DATE: 3/05/16 RPEQ: 16187

PROJECT REF: LILYVALE RURAL SUBDIVISION ROADWORKS
DRAWING REF: INTERNAL SIGN AND LINEMARKING
DRAWING NO: 101-126-C12
SIZE: A1
REVISION: C

PLOT DATE:25/07/2016 1:58:28 PM
FILE LOCATION:P:\101 Carpentaria SC\126 Lilyvale Subdivision Road Works\Drawings\101-126-C12 Internal Sign and Linemarking.dwg



LEGEND

- PROPERTY BOUNDARY (DCDB)
- PROPERY BOUNDARY (PROPOSED)
- CONTROL LINE
- E — EXISTING ELECTRICITY (OVERHEAD)
- LIDAR CONTOUR (MAJOR 1m)
- LIDAR CONTOUR (MINOR 0.25m)
- ASSUMED OVERLAND FLOW PATH
- PRELIMINARY BUILDING ENVELOPES

NOTE

FLOOD LEVELS HAVE NOT BEEN ASSESSED. CULVERT SIZING HAS BEEN BASED ON LIDAR SURVEY ONLY TO CONVEY THE Q5 UNDER THE INTERNAL ROADS AND SHEET FLOW THE BALANCE FLOWS. FINISHED FLOOR LEVELS OF PROPERTIES TO BE DETERMINED BY A SUITABLY QUALIFIED PROFESSIONAL PRIOR TO CONSTRUCTION FOR POSSIBLE AFFLUX EFFECTS AND REGIONAL FLOOD LEVELS.

PLOT DATE:25/07/2016 1:58:33 PM
FILE LOCATION:P:\101 Carpentaria SC\126 Lilyvale Subdivision Road Works\Drawings\101-126-C13 Stormwater Layout.dwg

REVISIONS	NO.	DATE	DESCRIPTION	DESIGN	APPROVED
	C	20/07/16	AMENDED LAYOUT	RS	HJ
	B	16/06/16	LOT 9&10 BOUNDARIES AMENDED	RS	JM
	A	04/03/16	ORIGINAL ISSUE		

ERSCON CONSULTING ENGINEERS

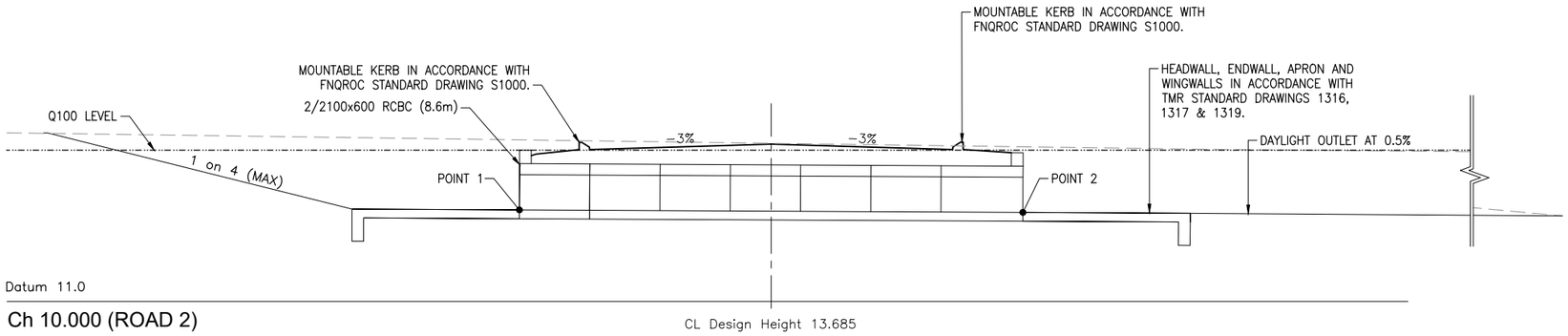
CLIENT: CARPENTARIA SHIRE Outback by the Sea

SCALE
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1:10000 A3
ALL DIMENSIONS IN METRES UNLESS NOTED OTHERWISE

DRAWN	RS	DESIGNED	RS
DRAWN APPROVED	HJ	DESIGN APPROVED	HJ

CIVIL SIGNOFF APPROVAL
ORIGINAL SIGNED BY HEATH JONES
DATE: 3/05/16 RPEQ: 16187

PROJECT REF: LILYVALE RURAL SUBDIVISION ROADWORKS
DRAWING REF: STORMWATER LAYOUT
DRAWING NO: 101-126-C13
SIZE: A1
REVISION: C

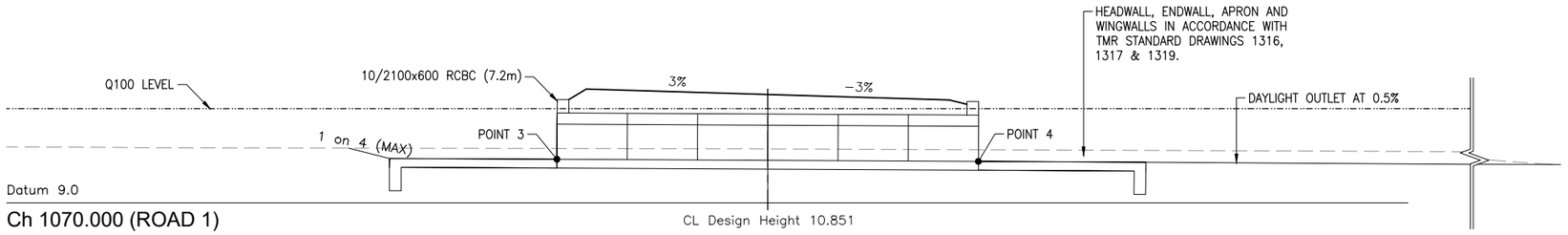


Ch 10.000 (ROAD 2)

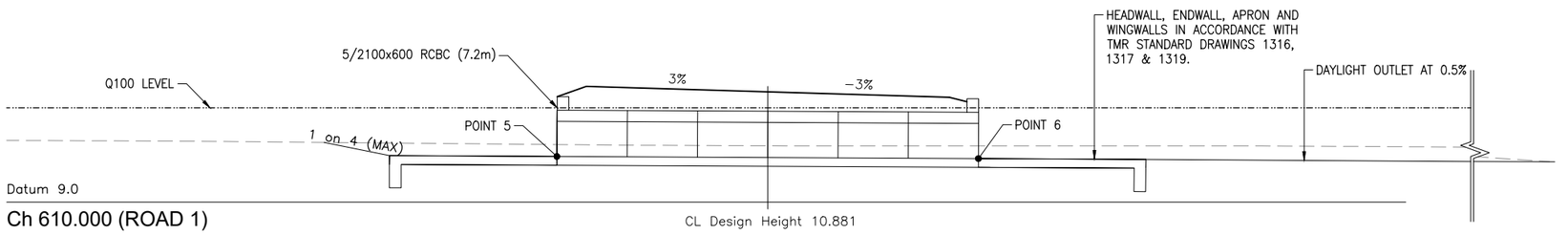
STORMWATER SETOUT TABLE

POINT NUMBER	LEVEL	EASTING	NORTHING
1	12.562	504140.340	8043323.014
2	12.519	504147.459	8043316.573
3	9.745	504423.644	8043044.676
4	9.709	504428.494	8043049.998
5	9.778	504764.482	8042734.012
6	9.742	504769.332	8042739.334
7	9.239	505193.022	8042346.848
8	9.191	505197.939	8042355.093

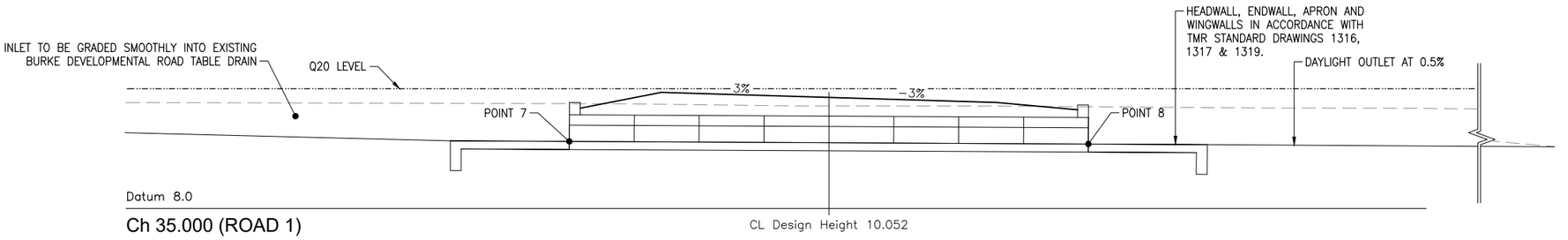
NOTE: SETOUT IS TO CENTRE OF STRUCTURE



Ch 1070.000 (ROAD 1)



Ch 610.000 (ROAD 1)



Ch 35.000 (ROAD 1)

NO.	DATE	DESCRIPTION	DESIGN	APPROVED
A	04/03/16	ORIGINAL ISSUE		

REVISIONS

ERSCON CONSULTING ENGINEERS

CLIENT: CARPENTARIA SHIRE Outback by the Sea

SCALE
1:50 1 0.5 0 1 2 A1
1:100 A3
ALL DIMENSIONS IN METRES UNLESS NOTED OTHERWISE

DRAWN	RS	DESIGNED	RS
DRAWN APPROVED	HJ	DESIGN APPROVED	HJ

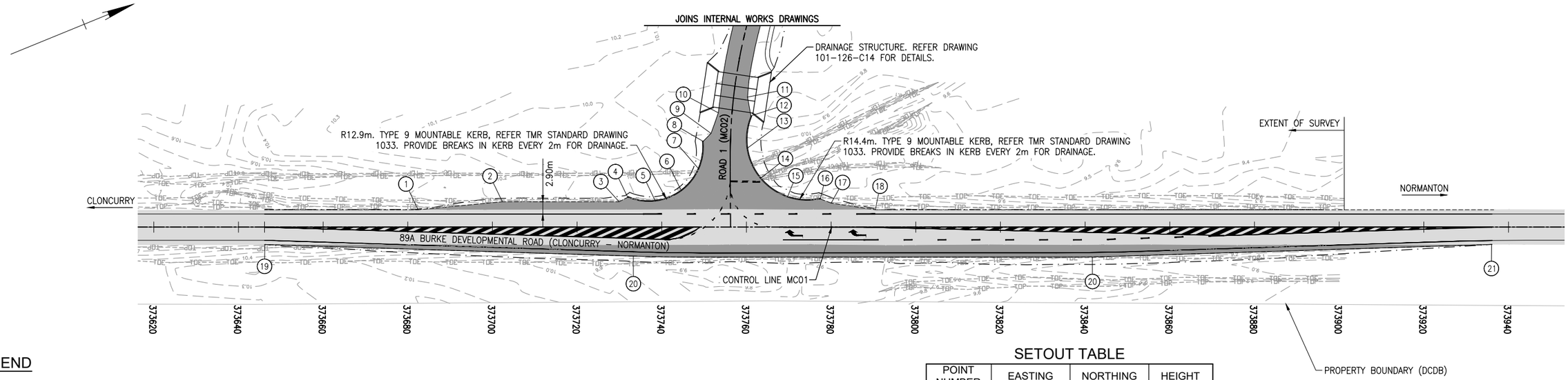
CIVIL SIGNOFF APPROVAL
ORIGINAL SIGNED BY HEATH JONES
DATE: 03/05/16 RPEQ: 16187

PROJECT REF: LILYVALE RURAL SUBDIVISION ROADWORKS

DRAWING REF: CULVERT LONGITUDINAL SECTIONS AND DETAILS

DRAWING NO: 101-126-C14 | SIZE: A1 | REVISION: A

PLOT DATE:25/07/2016 1:58:36 PM
FILE LOCATION:P:\101 Carpentaria SC\126 Lilyvale Subdivision Road Works\Drawings\101-126-C14 Culvert Longitudinal Section and Details.dwg



LEGEND

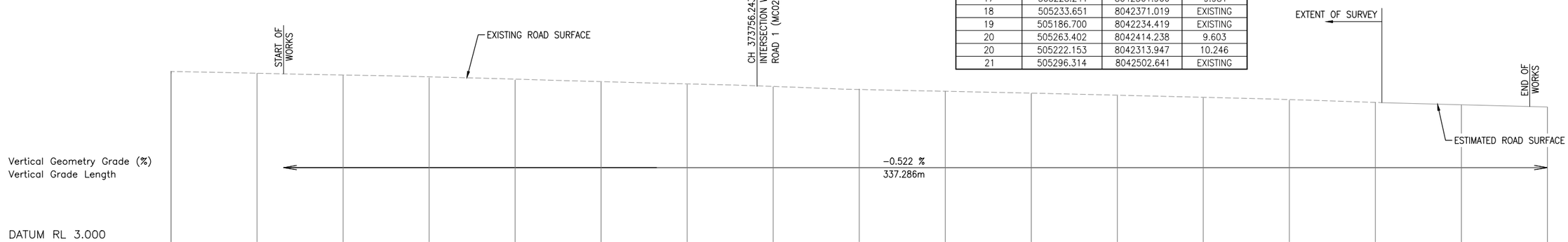
- EXISTING PAVEMENT
- NEW PAVEMENT
- NEW BATTER INTERFACE
- EXISTING TOP OF BANK
- EXISTING BOTTOM OF BANK
- EXISTING CONTOUR (0.1m INTERVALS)

NOTES

1. FOR ROAD CROSS SECTIONS REFER DRAWING 101-126-C102.
2. FOR LINEMARKING AND SIGNAGE DETAILS REFER DRAWING 101-126-C103.

SETOUT TABLE

POINT NUMBER	EASTING	NORTHING	HEIGHT
1	505192.787	8042271.045	EXISTING
2	505198.554	8042290.176	10.382
3	505208.990	8042315.706	10.239
4	505208.805	8042317.984	10.193
5	505212.120	8042323.692	10.122
6	505212.177	8042330.293	10.061
7	505208.960	8042336.058	9.987
8	505203.314	8042339.477	9.909
9	505202.270	8042341.914	9.973
10	505198.414	8042345.331	10.145
11	505197.584	8042353.117	9.959
12	505201.998	8042352.200	9.967
13	505208.773	8042348.391	9.969
14	505216.542	8042348.658	9.971
15	505223.039	8042352.924	9.974
16	505226.373	8042359.946	9.976
17	505228.241	8042361.966	9.981
18	505233.651	8042371.019	EXISTING
19	505186.700	8042234.419	EXISTING
20	505263.402	8042414.238	9.603
20	505222.153	8042313.947	10.246
21	505296.314	8042502.641	EXISTING



DATUM RL 3.000

DESIGN SURFACE			10.811	10.726	10.619	10.504	10.398	10.281	10.139	10.054	9.969	9.874	9.775	9.67	9.536		
NATURAL SURFACE	10.976	10.893	10.811	10.726	10.619	10.504	10.398	10.281	10.139	10.054	9.969	9.874	9.775	9.67	9.536		
CHAINAGE	373620	373640	373660	373680	373700	373720	373740	373760	373780	373800	373820	373840	373860	373880	373900	373920	373940

LONGITUDINAL SECTION - MC01

NO.	DATE	DESCRIPTION	DESIGN	APPROVED
A	04/03/16	ORIGINAL ISSUE		

ERSCON CONSULTING ENGINEERS

CLIENT: CARPENTARIA SHIRE Outback by the Sea

SCALE: 1:500 / 1:1000 — 10 5 0 10 20 — A1 / A3

ALL DIMENSIONS IN METRES UNLESS NOTED OTHERWISE

DRAWN	RS	DESIGNED	RS
DRAWN APPROVED	HJ	DESIGN APPROVED	HJ

CIVIL SIGNOFF APPROVAL

ORIGINAL SIGNED BY HEATH JONES

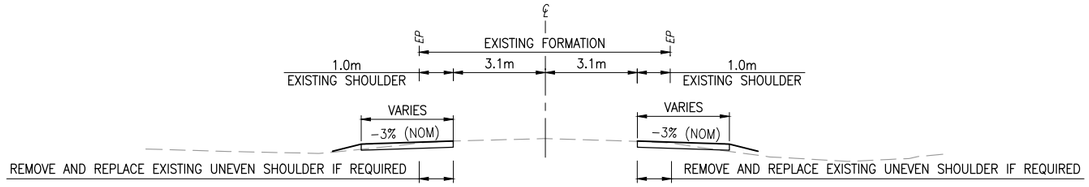
DATE: 3/05/16 RPEQ: 16187

PROJECT REF: LILYVALE RURAL SUBDIVISION ROADWORKS

DRAWING REF: EXTERNAL INTERSECTION LAYOUT AND LONGITUDINAL SECTION

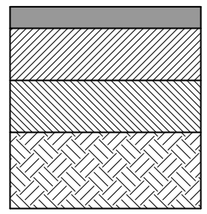
DRAWING NO: 101-126-C101 | SIZE: A1 | REVISION: A

PLOT DATE:25/07/2016 1:58:38 PM
FILE LOCATION:P:\101 Carpentaria SC\126 Lilyvale Subdivision Road Works\Drawings\101-126-C101 External Intersection Layout and Longitudinal Section.dwg



TYPICAL CROSS SECTION

N.T.S.



TWO COAT SEAL

10mm C170 (SPRAY RATE 1.5l/m², SPREAD RATE 150m²/m³)
14mm AMC07 (SPRAY RATE 1.7l/m², SPREAD RATE 90m²/m³)

150mm BASE, TYPE 2.2 MINIMUM
CBR 60% COMPACTED TO 100% SRDD.

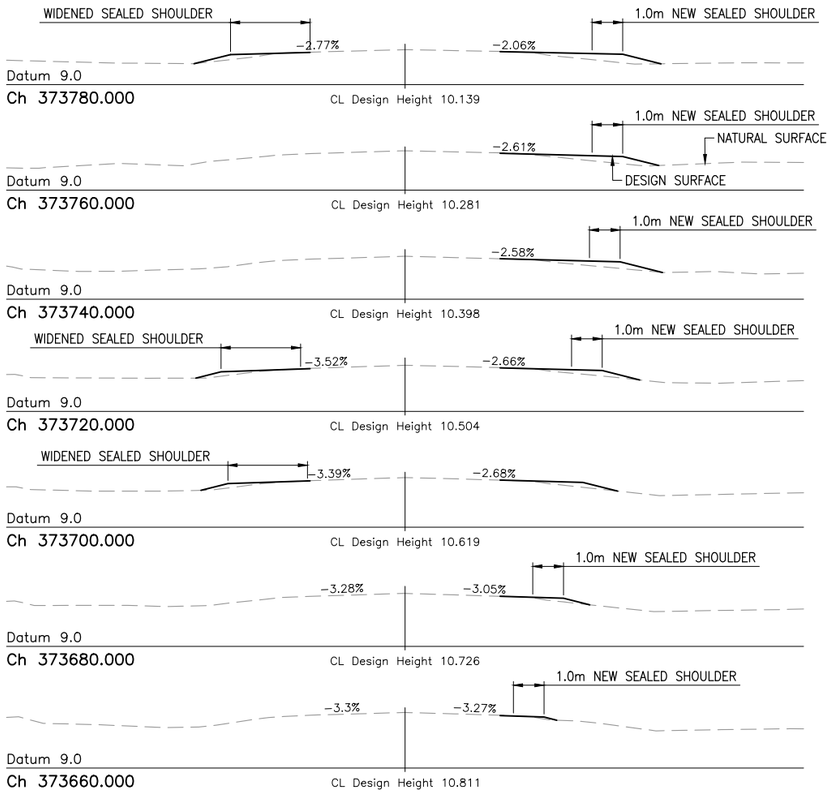
150mm SUB BASE, TYPE 2.3 MINIMUM
CBR 45% COMPACTED TO 100% SRDD.

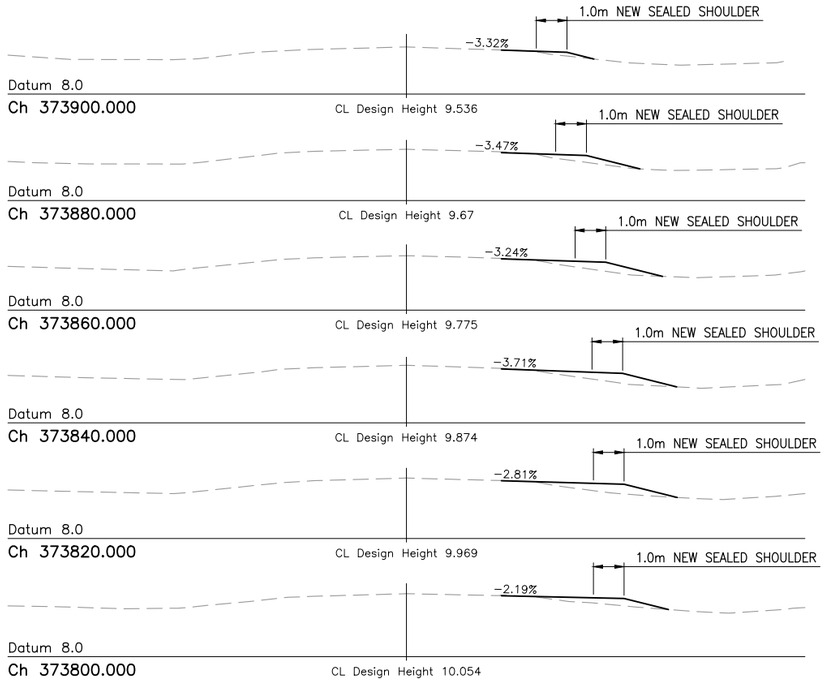
SUB-GRADE CBR 10% (ASSUMED) COMPACTED TO 98% SRDD.(CBR TO BE CONFIRMED BY TAKING SAMPLES AT 100m INTERVALS, MINIMUM OF 3).

NOTE: SUBGRADE CBR RESULTS AND FINAL PAVEMENT DESIGN ARE TO BE SUBMITTED TO TMR FOR APPROVAL PRIOR TO PLACEMENT OF GRAVEL.

PAVEMENT DETAIL - BURKE DEVELOPMENTAL ROAD WIDENING

N.T.S.





PLOT DATE:25/07/2016 1:58:39 PM
FILE LOCATION:P:\101 Carpentaria SC\126 Lilyvale Subdivision Road Works\Drawings\101-126-C102 External Cross Sections.dwg

REVISIONS				
NO.	DATE	DESCRIPTION	DESIGN	APPROVED
A	04/03/16	ORIGINAL ISSUE		

ERSCON CONSULTING ENGINEERS

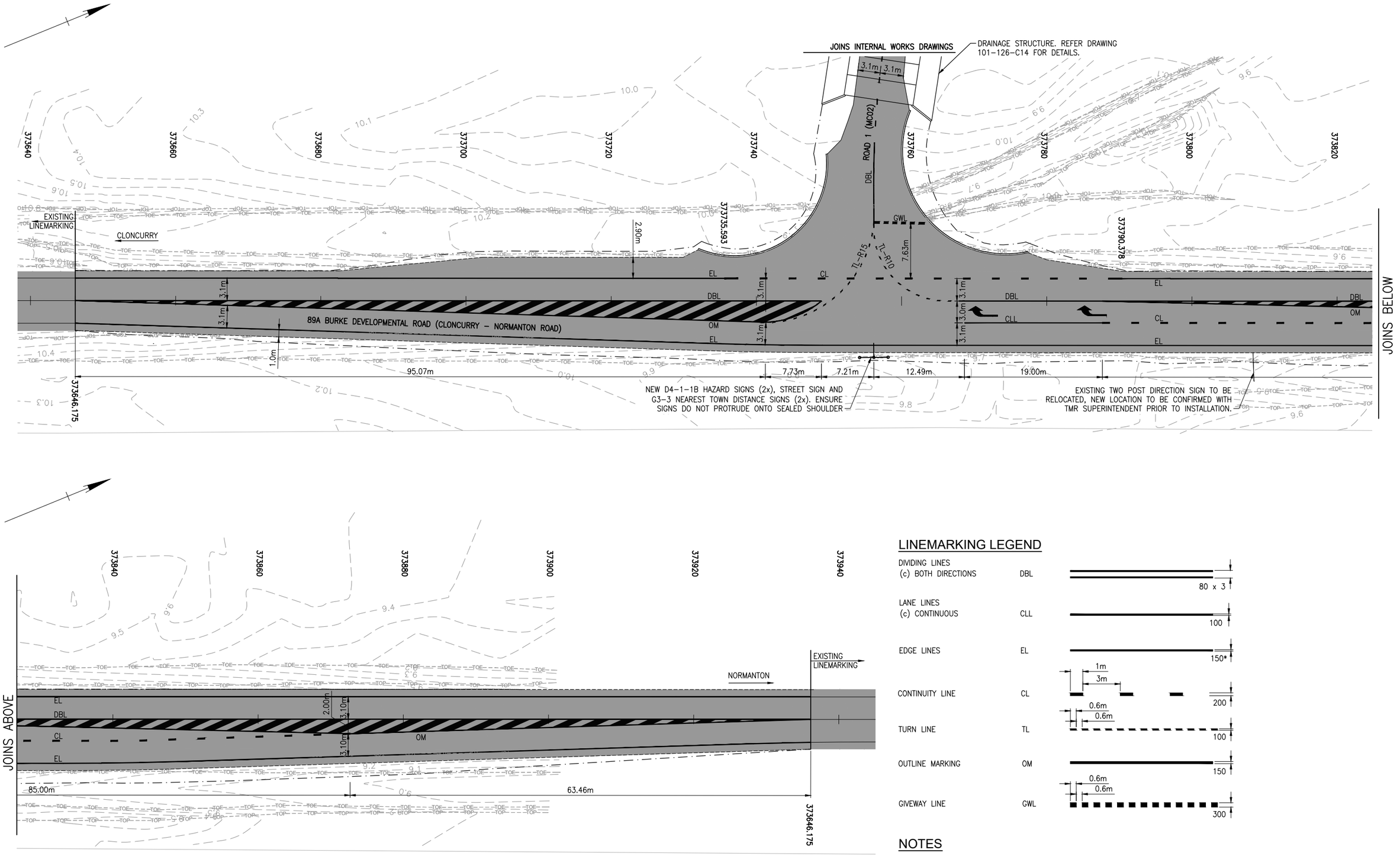
CLIENT: CARPENTARIA SHIRE Outback by the Sea

SCALE
1:500 10 5 0 10 20 A1
1:1000 A3
ALL DIMENSIONS IN METRES UNLESS NOTED OTHERWISE

DRAWN	RS	DESIGNED	RS
DRAWN APPROVED	HJ	DESIGN APPROVED	HJ

CIVIL SIGNOFF APPROVAL
ORIGINAL SIGNED BY HEATH JONES
DATE: 3/05/16 RPEQ: 16187

PROJECT REF: LILYVALE RURAL SUBDIVISION ROADWORKS
DRAWING REF: EXTERNAL INTERSECTION CROSS SECTIONS PLAN
DRAWING NO: 101-126-C102
SIZE: A1
REVISION: A



LINEMARKING LEGEND

DIVIDING LINES (c) BOTH DIRECTIONS	DBL	80 x 3
LANE LINES (c) CONTINUOUS	CLL	100
EDGE LINES	EL	150*
CONTINUITY LINE	CL	1m, 3m, 200
TURN LINE	TL	0.6m, 0.6m, 100
OUTLINE MARKING	OM	150
GIVEWAY LINE	GWL	0.6m, 0.6m, 300

NOTES

1. INSTALLATION OF ALL LINEMARKING AND SIGNAGE MUST BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D)
2. ALL NEW LINEMARKING MUST TIE NEATLY INTO EXISTING WORKS.
3. REMOVAL OF EXISTING LINEMARKING MUST BE DONE IN ACCORDANCE WITH THE M.U.T.C.D.

REVISIONS NO.	DATE	DESCRIPTION	DESIGN	APPROVED
A	04/03/16	ORIGINAL ISSUE		

ERSCON CONSULTING ENGINEERS

CLIENT: CARPENTARIA SHIRE Outback by the Sea

SCALE: 1:250 1:500 — 5 0 5 10 — A1 A3

ALL DIMENSIONS IN METRES UNLESS NOTED OTHERWISE

DRAWN	RS	DESIGNED	RS
DRAWN APPROVED	HJ	DESIGN APPROVED	HJ

CIVIL SIGNOFF APPROVAL

ORIGINAL SIGNED BY HEATH JONES

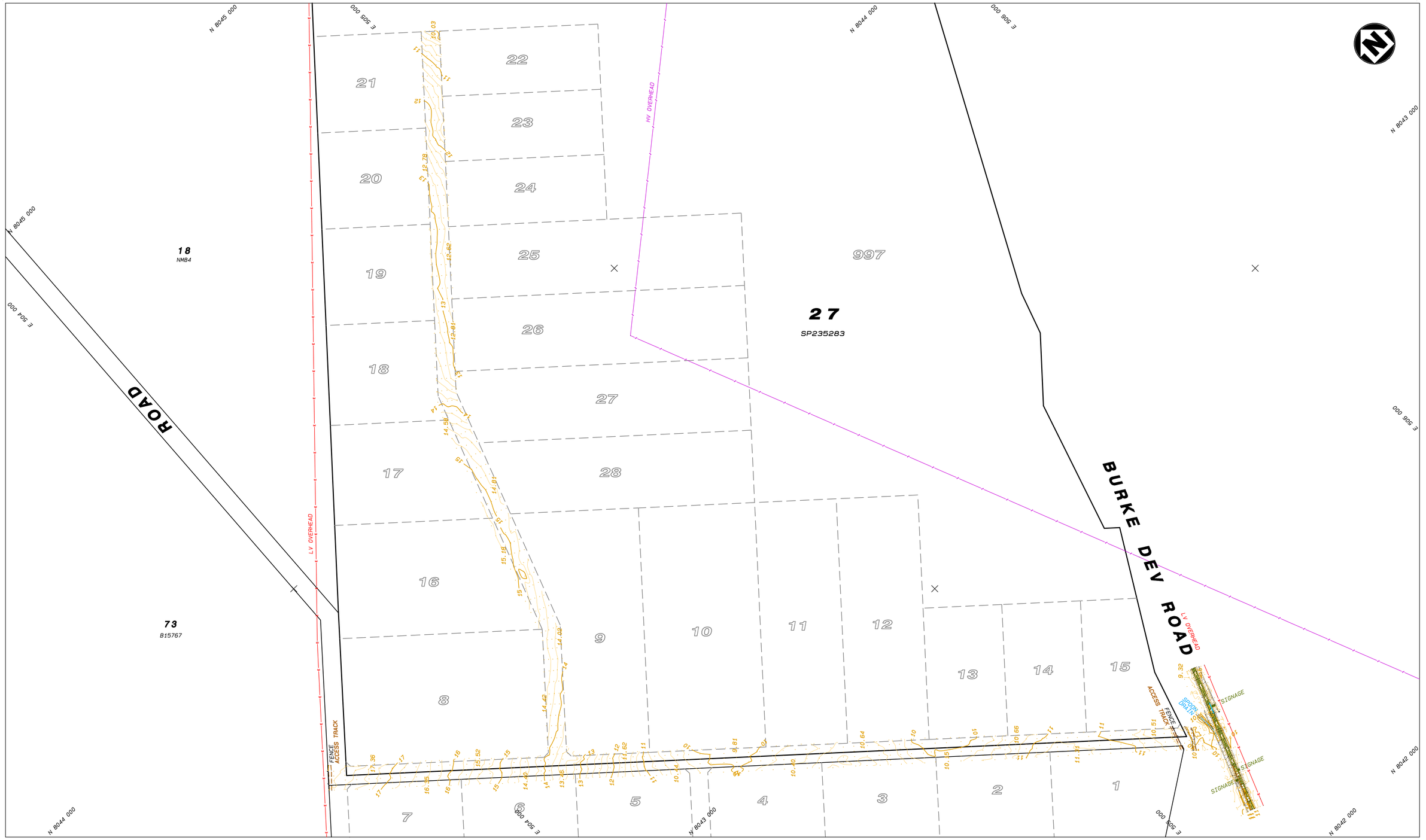
DATE: 3/05/16 RPEQ: 16187

PROJECT REF: LILYVALE RURAL SUBDIVISION ROADWORKS

DRAWING REF: EXTERNAL INTERSECTION SIGNAGE AND LINEMARKING

DRAWING NO: 101-126-C103 | SIZE: A1 | REVISION: A

PLOT DATE:25/07/2016 1:58:41 PM
FILE LOCATION:P:\101 Carpentaria SC\126 Lilyvale Subdivision Road Works\Drawings\101-126-C103 External Intersection Signage and Linemarking.dwg



ADDITIONAL NOTES

1. Boundaries depicted hereon are derived from the Digital Cadastral Database (DCDB) and minimal connections to selected survey marks in the local area. Therefore the true location of all boundaries are subject to field survey.
2. The existence and location of all underground and overhead services must be verified with the relevant authorities prior to any excavation, demolition or construction works.
3. This plan and the associated survey data has been prepared for the purposes of identifying site opportunities and development constraints for a future construction project and should not be used for any other purposes.

. . . . . .
. . . . . Date
Brian Lane LS

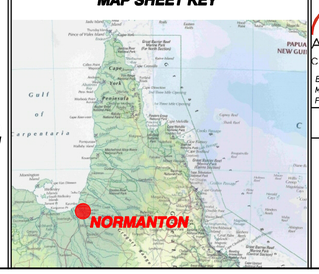
FEATURE LEGEND

- Road Line Pavement Marking & Signage
- Access Track/Road Shoulder
- Bituman Road/Conc Pavement & Road Centreline
- Railway Line
- Telcomm Pit, U/G Telcomm Cable & Telcomm Pillar (TEL. PIT, TEL. PILL)
- Water Tap, Fire Hydrant Stop Valve & U/G Mains (HYD, SV)
- Elec Box, Elec Light Pole, U/G Cable & Power Pole (E/PILL, E/PP, E/PLP)
- Sewer Manhole & U/G Mains (SMH)
- Stormwater Pit & RCP

FEATURE LEGEND

- Fenceline
- Concrete Retaining Wall
- Rock Wall/Line of Rocks
- Building, Eaves & Shed
- Property Boundaries & Boundary Corner & TBM
- Minor Contours & Spot Height Index Contours/Depression
- Embankment & Drainage
- Trees & Edge Vegetation

MAP SHEET KEY



AUSNORTH CONSULTANTS
SURVEYING PLANNING MAPPING MINING PROPERTY ENGINEERING
B: (07) 4037 0144
M: 0427 570 100
F: (07) 4037 0166
PO Box 38
MACHANS BEACH QLD 4878
E: B.Lane@ausnorth.com.au

Rev	Description	Approved	Date

Job No. **15020**

Client **CARPENTARIA SHIRE COUNCIL**

SCALE 1 : 4000
(A1 Format)

0 50 100 150 200 250 300m

Meridian	MGA94 (Zone 54) VIDE RTK GPS	Datum	AHD vide PSM84651
Contour Int	200mm	Cad Ref	LILYVALE ROADS TOTAL DBASE March 30
Surveyed	BJL 30/03/2015	Drafting	BJL 11/04/2015

Parish	NORMAN
County	Norman
Locality	NORMANTON
LGA	Carpentaria S.C.
Map Reference	7162-43423
Original Desc.	

ROAD PAVEMENT & ROUTE CORRIDOR SITE SURVEY BURKE DEVELOPMENTAL ROAD & LILYVALE ESTATE PRECINCT

NORMANTON

Dwg. No. **15020/DTM/01** Rev.

ATTACHMENT 7

SWEPT PATH ASSESSMENT

02 September 2026

Attention: Stephanie Tung-Yep
Urban Sync
Level 1, 17 Aplin Street
Cairns QLD 4870

Our reference: 002-2606

Access and Parking Assessment – Lot 8 Barlawink Road, Normanton

Please find attached the swept path plans for Lot 8 Barlawink Road, Normanton.

As discussed, the assessment has been undertaken using a 53.4m A-Triple vehicle as a check vehicle, rather than a governing design vehicle. The plans demonstrate that vehicle access and manoeuvring can be achieved, noting that the larger vehicle requires utilisation of the full available pavement (including opposing lanes and verge where applicable), consistent with a check vehicle approach.

This reflects the project constraints and the client's preferred site layout, and is intended to demonstrate that the largest anticipated vehicle can physically access the site, rather than establish compliance with standard design vehicle criteria.

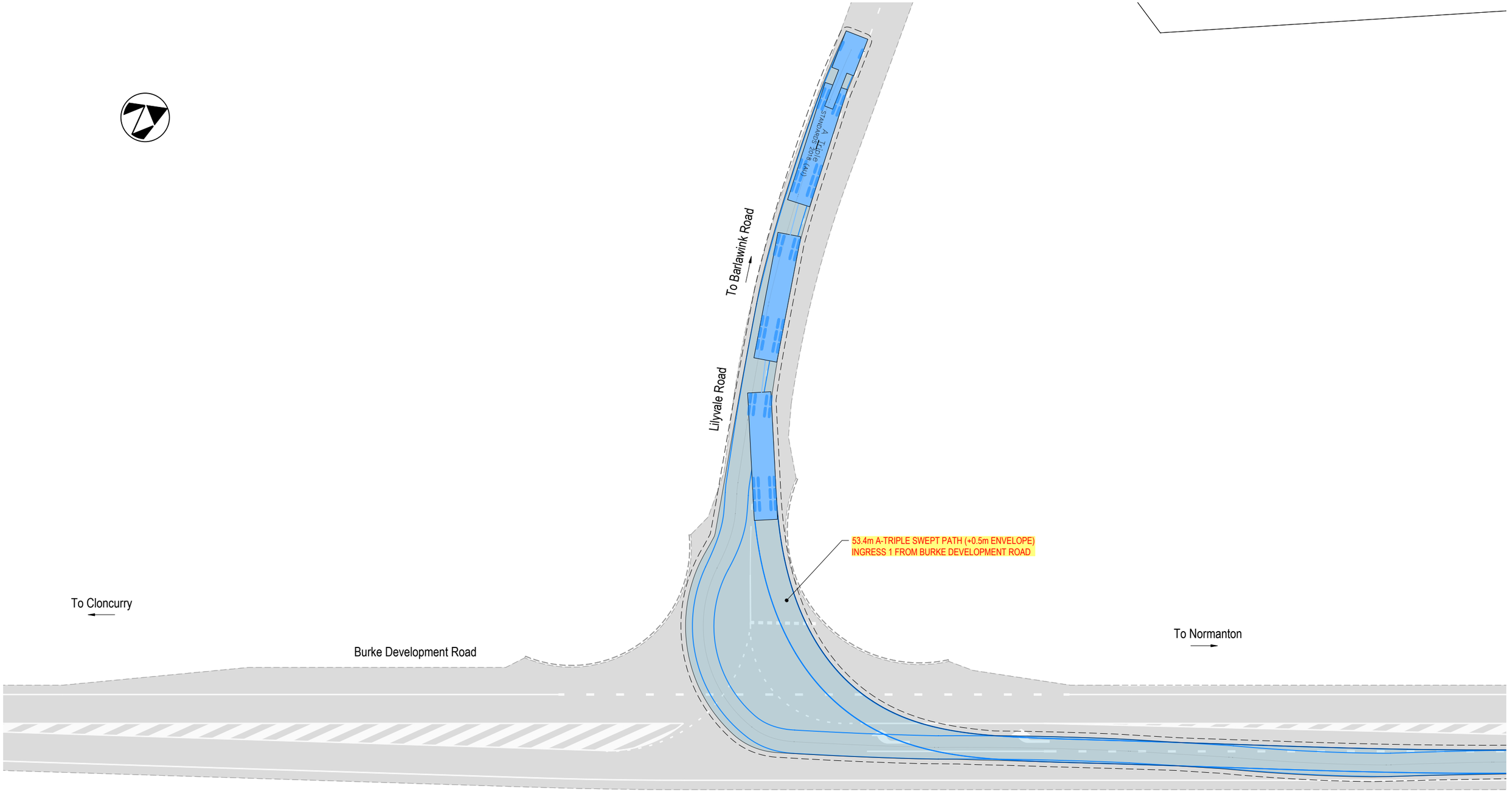
Please note that the assessment identifies clear areas at key locations, particularly at intersections, where full compliance would require significant upgrades or widening works.

If you have any questions or require any further clarification, please let me know.

Yours sincerely

Craig Caplick
Principal Engineer | RPEQ 25102
craig@consultneon.com.au | 0402 568 698

Swept Path Assessment



1:400 0 4 8 12 16

Rev	Date	Revision Notes
A	09.04.26	INITIAL ISSUE

NEON CONSULTING

LOT 8 BARLAWINK ROAD, NORMANTON

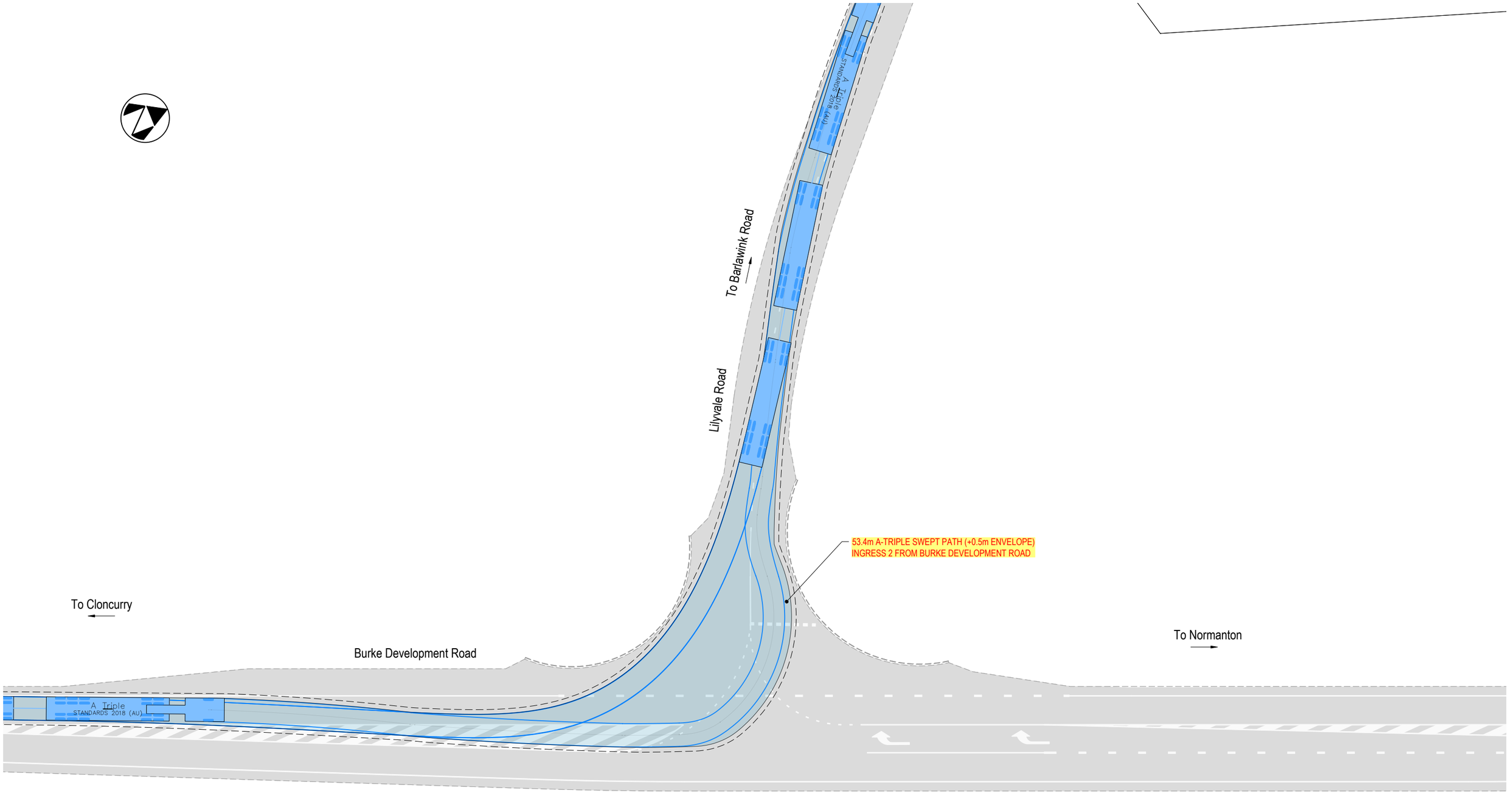
SWEPT PATH ASSESSMENT - 53.4m A-TRIPLE
BURKE DEVELOPMENT TO LILYDALE 1

Drawn	Design	Check'd	Appr'd
PAM	PAM	CJC	CJC

A3 Full Size (Scale as shown)
09.04.26

002-2606-00-SK-0001 A

2/09/2026 8:15:27 PM File: I:\002\002-2606\10 Drawings\00 Masterplanning\002-2606-00-SK-0001_Swept Paths.dwg



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Rev	Date	Revision Notes
A	09.04.26	INITIAL ISSUE

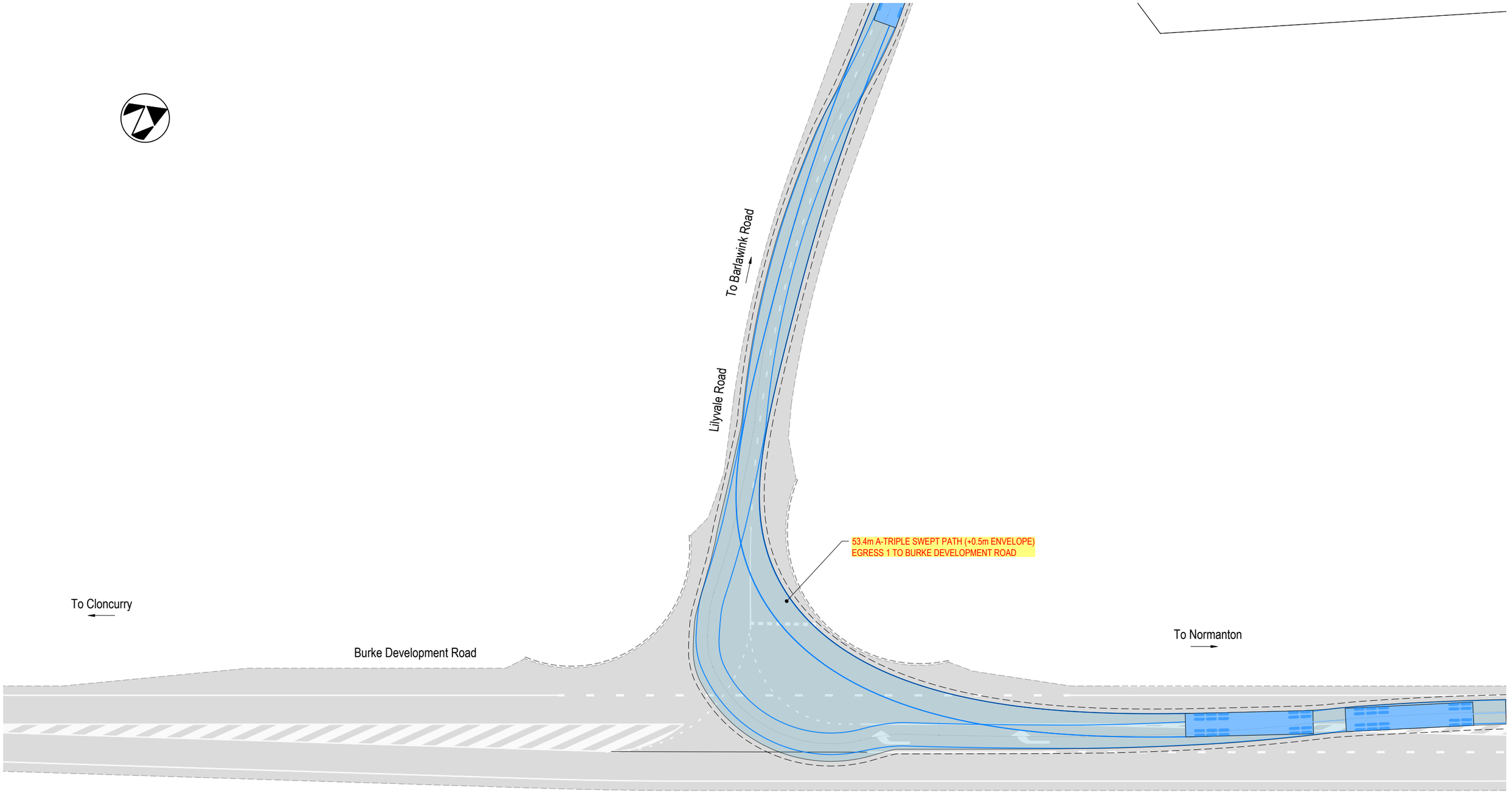
NEON CONSULTING

LOT 8 BARLAWINK ROAD, NORMANTON

SWEPT PATH ASSESSMENT - 53.4m A-TRIPLE
BURKE DEVELOPMENT TO LILYDALE 2

Drawn	Design	Check'd	Appn'd	A3 Full Size (Scale as shown)	
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Rev	Date	Revision Notes
A	09.04.26	INITIAL ISSUE

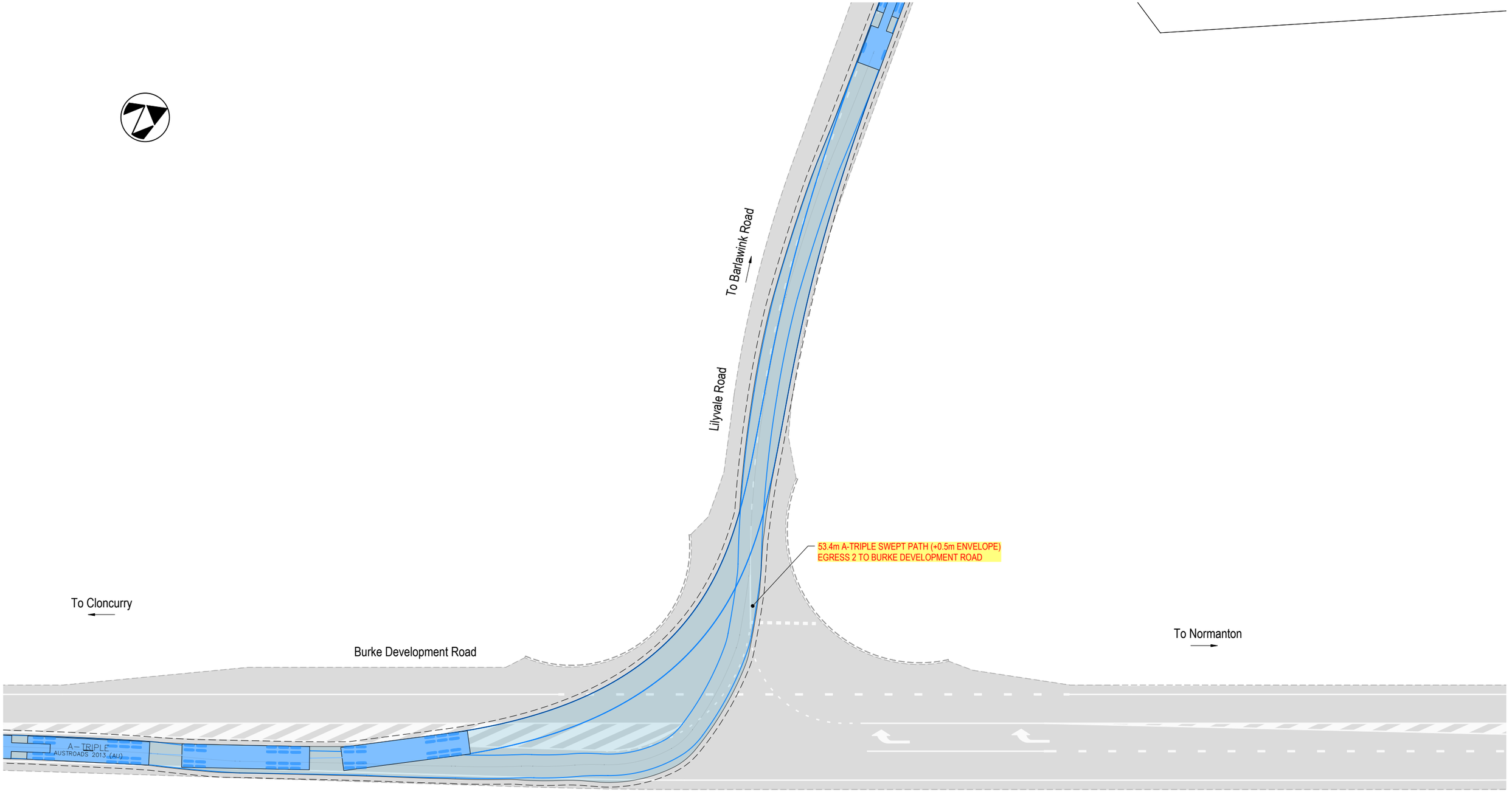
NEON CONSULTING

LOT 8 BARLAWINK ROAD, NORMANTON

SWEPT PATH ASSESSMENT - 53.4m A-TRIPLE
LILYDALE TO BURKE DEVELOPMENT 1

Drawn	Design	Check'd	Appr'd	A3 Full Size (Scale as shown)	
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Rev	Date	Revision Notes
A	09.04.26	INITIAL ISSUE

NEON CONSULTING

LOT 8 BARLAWINK ROAD, NORMANTON

SWEPT PATH ASSESSMENT - 53.4m A-TRIPLE
LILYDALE TO BURKE DEVELOPMENT 2

Drawn	Design	Check'd	Apprv'd	A3 Full Size (Scale as shown)	
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Rev	Date	Revision Notes
B	02.09.26	SITE PLAN UPDATED
A	09.04.26	INITIAL ISSUE

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NEON CONSULTING

LOT 8 BARLAWINK ROAD, NORMANTON

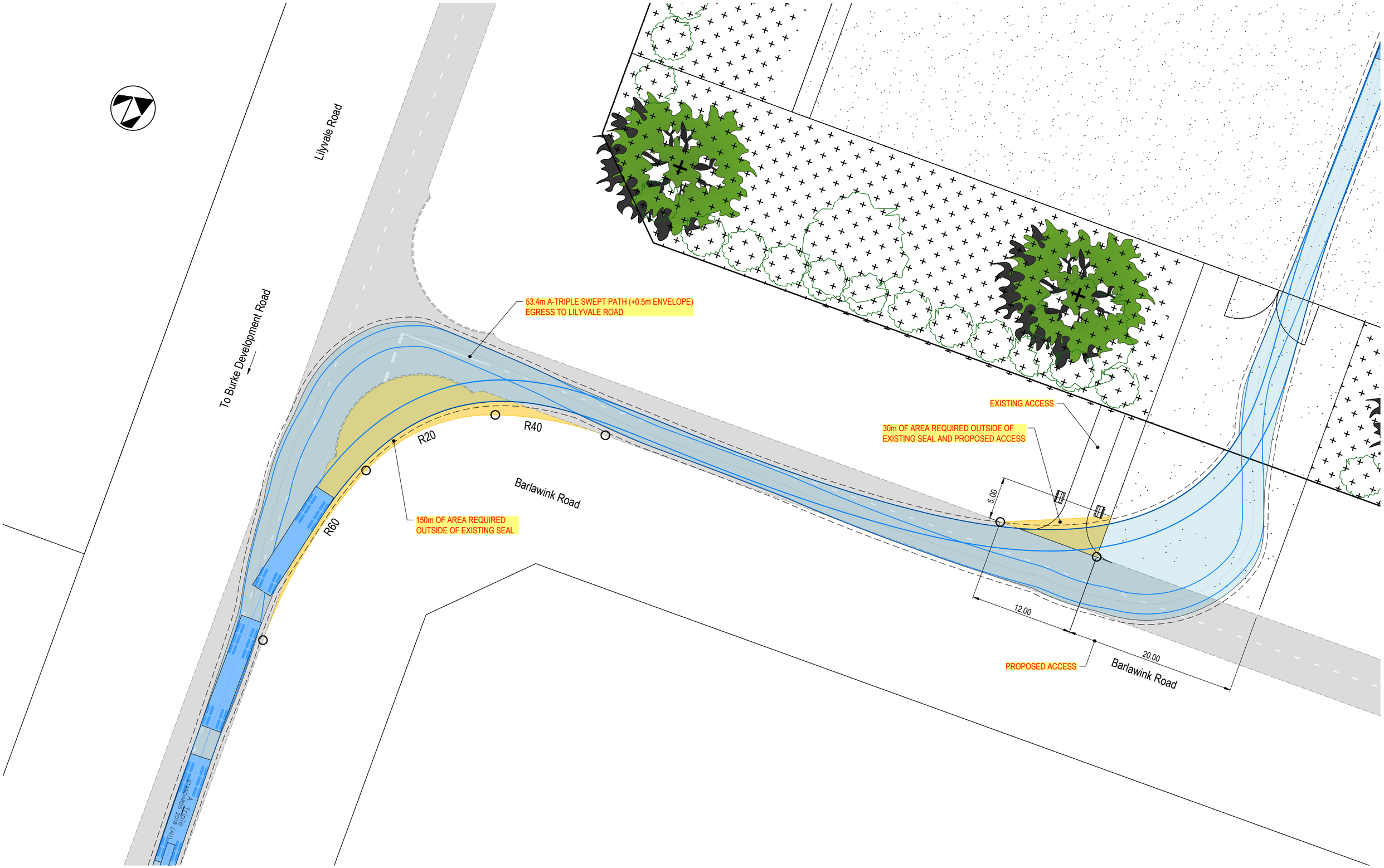
SWEPT PATH ASSESSMENT - 53.4m A-TRIPLE
LILYDALE TO BARLAWINK

Drawn	Design	Check'd	Appv'd
PAM	PAM	CJC	CJC

A3 Full Size (Scale as shown)
09.04.26

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2/09/2026 8:15:28 PM File: I:\002\002-2606\10 Drawings\00 Masterplanning\002-2606-00-SK-0001_Swept Paths.dwg



Rev	Date	Revision Notes
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A	09.04.26	INITIAL ISSUE

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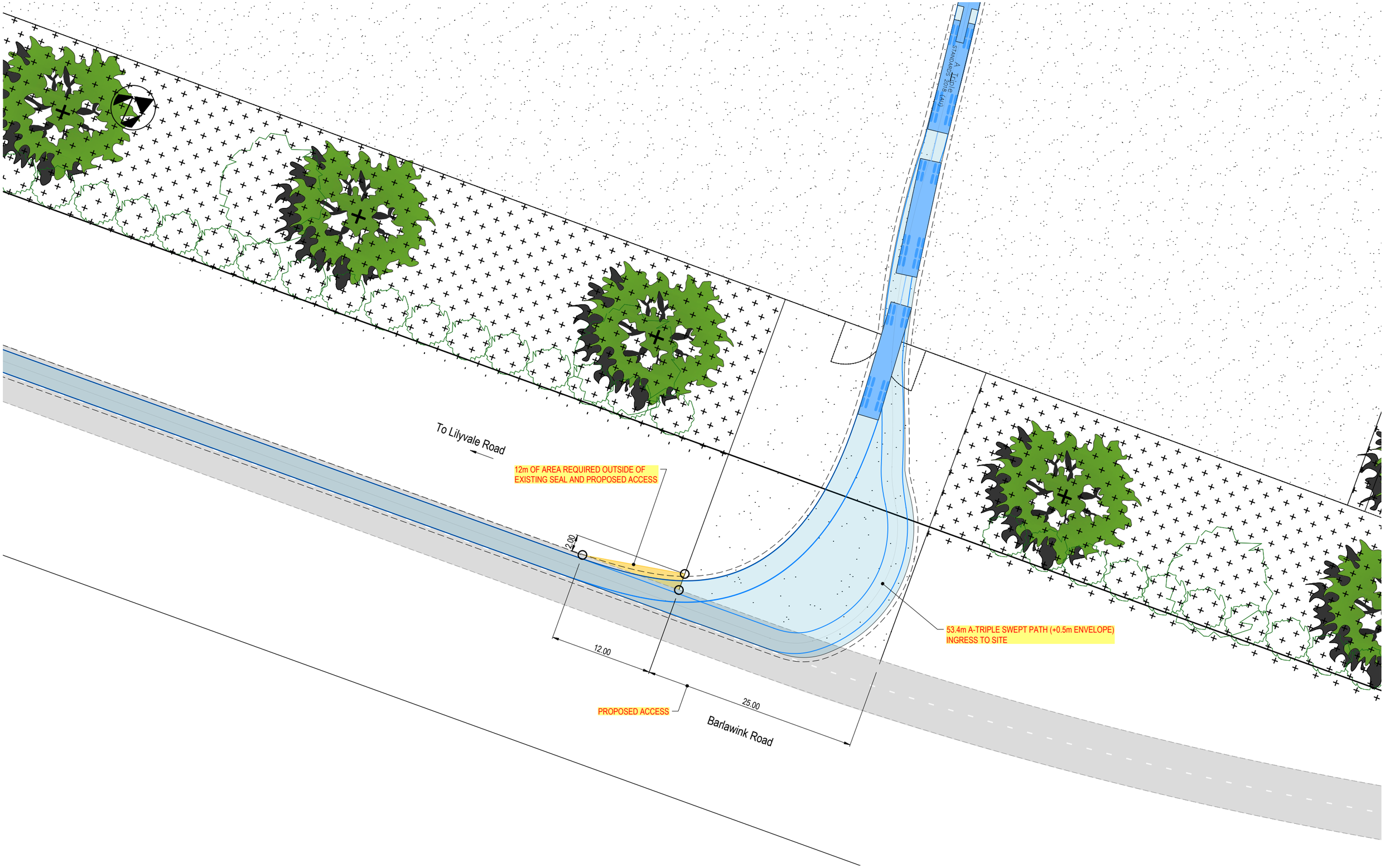
NEON CONSULTING

LOT 8 BARLAWINK ROAD, NORMANTON

SWEPT PATH ASSESSMENT - 53.4m A-TRIPLE
BARLAWINK TO LILYDALE

Drawn	Design	Check'd	Apprv'd	A3 Full Size (Scale as shown)	
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2/09/2026 8:15:29 PM File: I:\002\002-2606\10 Drawings\00 Masterplanning\002-2606-00-SK-0001_Swept Paths.dwg



Rev	Date	Revision Notes
B	02.09.26	SITE PLAN UPDATED
A	09.04.26	INITIAL ISSUE

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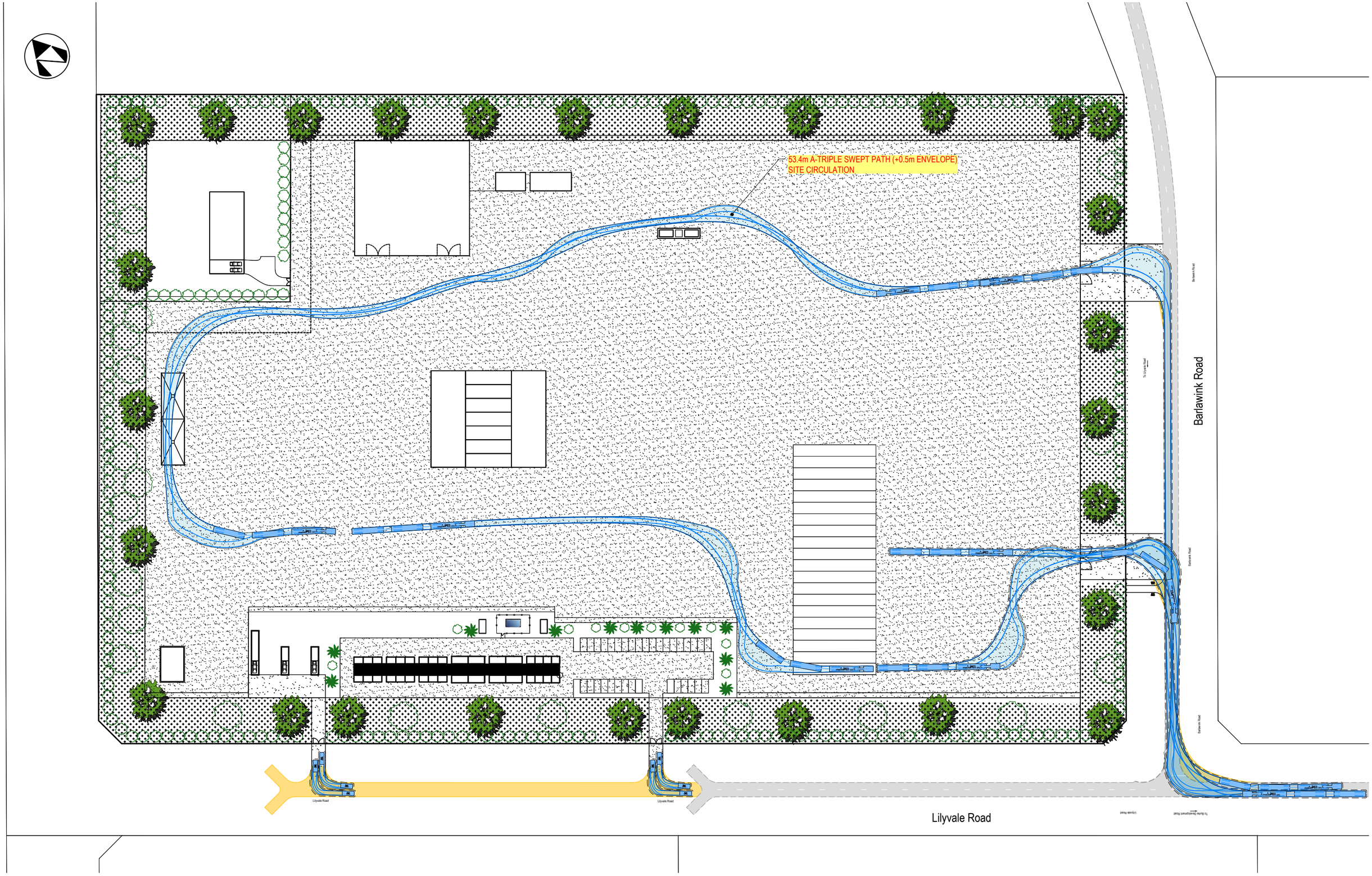
NEON CONSULTING

LOT 8 BARLAWINK ROAD, NORMANTON

SWEPT PATH ASSESSMENT - 53.4m A-TRIPLE
BARLAWINK TO SUBJECT SITE

Drawn	Design	Check'd	Appn'd	A3 Full Size (Scale as shown)	
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Rev	Date	Revision Notes
B	02.09.26	SITE PLAN UPDATED
A	09.04.26	INITIAL ISSUE

NEON CONSULTING

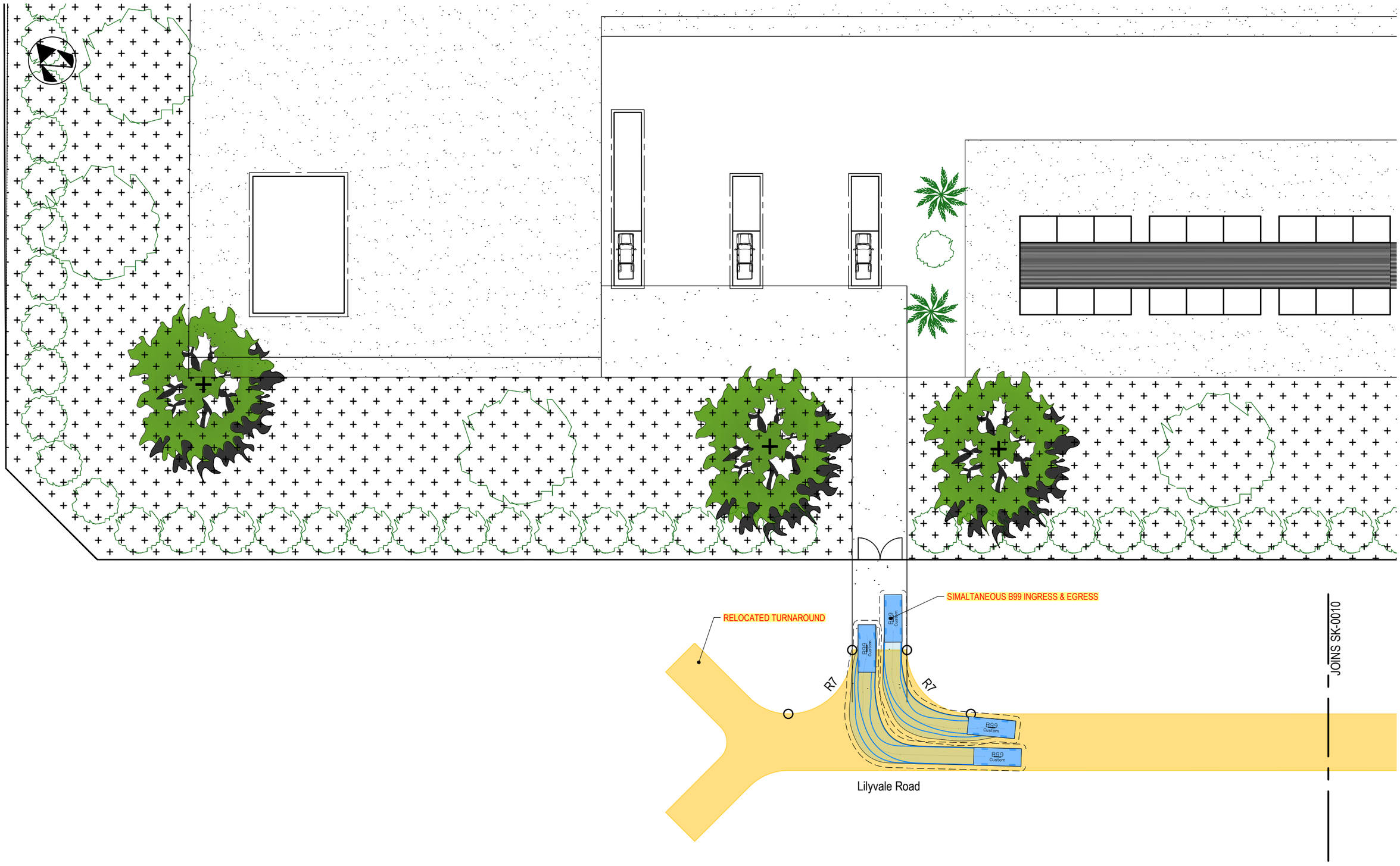
LOT 8 BARLAWINK ROAD, NORMANTON

SWEPT PATH ASSESSMENT - 53.4m A-TRIPLE
SUBJECT SITE CIRCULATION

Drawn	Design	Check'd	Appv'd	
PAM	PAM	CJC	CJC	A3 Full Size (Scale as shown) 09.04.26

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2/09/2026 8:15:30 PM File: I:\002\002-2606\10 Drawings\00 Masterplanning\002-2606-00-SK-0001_Swept Paths.dwg



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Rev	Date	Revision Notes
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A	09.04.26	INITIAL ISSUE

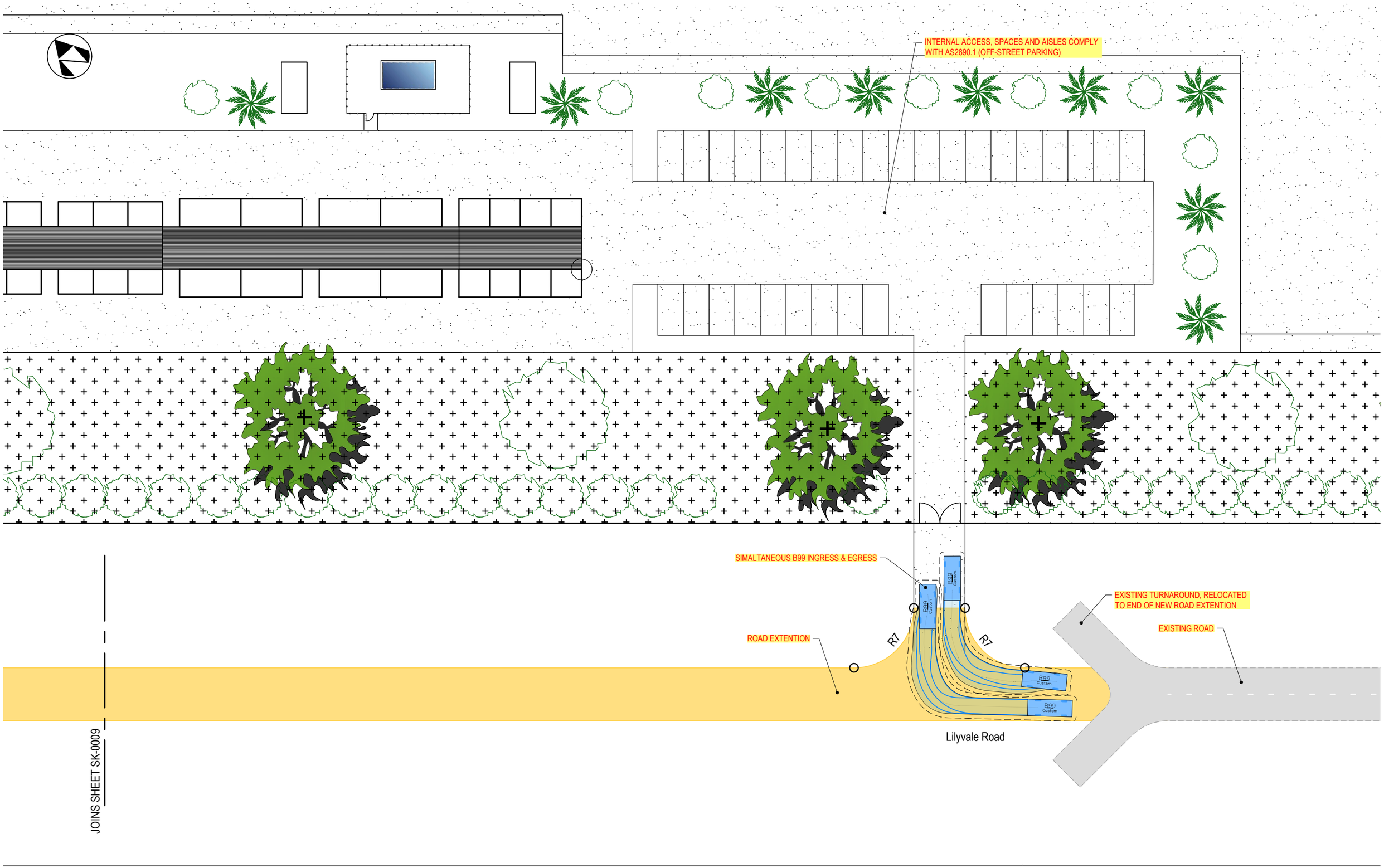
NEON CONSULTING

LOT 8 BARLAWINK ROAD, NORMANTON

STAFF ACCOMODATION ACCESS

Drawn	Design	Check'd	Apprv'd	A3 Full Size (Scale as shown)		
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1:400 0 4 8 12 16

Rev	Date	Revision Notes
B	02.09.26	SITE PLAN UPDATED
A	09.04.26	INITIAL ISSUE

NEON CONSULTING

LOT 8 BARLAWINK ROAD, NORMANTON

WORKERS ACCOMODATION ACCESS

Drawn	Design	Check'd	Appv'd	A3 Full Size (Scale as shown)		
PAM	PAM	CJC	CJC	09.04.26	002-2606-00-SK-0010	B

2/09/2026 8:15:32 PM File: I:\002\002-2606\10 Drawings\00 Masterplanning\002-2606-00-SK-0001_Swept Paths.dwg

ATTACHMENT 8

RELEVANT PURPOSE DETERMINATION

Author: Belinda Lahey
Ref number: 2026/001292
Directorate / Unit: Vegetation Management
Phone: 135 834

Department of
Natural Resources and Mines, Manufacturing and Regional and Rural Development

17 September 2026

Urban Sync
Att: Stephanie Tung-Yep
PO Box 2970
Cairns QLD 4870

Email: admin@urbansync.com.au

Dear Stephanie,

Application for a relevant purpose determination under section 22A of the *Vegetation Management Act 1999* for the clearing of native vegetation on lot 8 SP287776 - Carpentaria Shire Council

I refer to your application submitted to the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development (the department) on 22 May 2026.

As the 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 22 May 2026,
- subsequent communications and further information provided to the department,
- circumstances at the time of this determination; and
- the attached RPDP 2026/001292.

Should your proposal change (e.g. development footprint) or circumstances associated with your proposal change (e.g. legislation changes, regional ecosystem mapping changes), you may need to request another section 22A relevant purpose determination.

This relevant purpose determination is valid for Two (2) years and will expire on 17 September 2028.

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 and Planning (DSDIP) under the *Planning Act 2016.* As part of the development application, you will need to address Performance Outcomes (POs) listed in the State Development Assessment Provisions- State Code 16 (State Code 16). The specific POs that must be addressed are:

- **Table 16.2** – PO1-PO3
- **Table 16.3** – PO4-PO18

While all the abovementioned POs need to be addressed, particular attention and a detailed response will be required for the following PO:

- **PO9 – Connectivity –** the proposed development will not meet Acceptable Outcome (AO) 9.1, items 1- 5 for non-coastal bioregions in Table 3 in State Code 16. The development application will need to address PO9 to demonstrates how the clearing extent for the development meets the requirements stated for connectivity.

Disclaimer: *Please note, assessment of rehabilitation requirements and environmental offset requirements will be undertaken as part of the State Development Assessment Provisions: State Code 16 (SDAP: State Code 16) assessment. Accordingly, any determination that the proposed development is for a relevant purpose under section 22A of the Vegetation Management Act 1999 is not a finding that the proposed development also satisfies any Performance Outcome requirements to rehabilitate or provide environmental offsets where required under SDAP: State Code 16.*

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	Cairns Office
Location:	Ground Floor, Ports North Building, Cnr Grafton and Hartley Streets, Cairns
Postal address:	PO Box 2358, Cairns Qld 4870
Telephone:	07 4037 3214
Email:	CairnsSARA@dsdilgp.qld.gov.au

Should you have any enquiries or require assistance regarding this request, please do not hesitate to contact Belinda Lahey, on telephone 135 834 quoting the above reference number.

Yours sincerely



Mike McGahan

Senior Natural Resource Management Officer (VM1)

Attachment 1 - Legislation and Acts

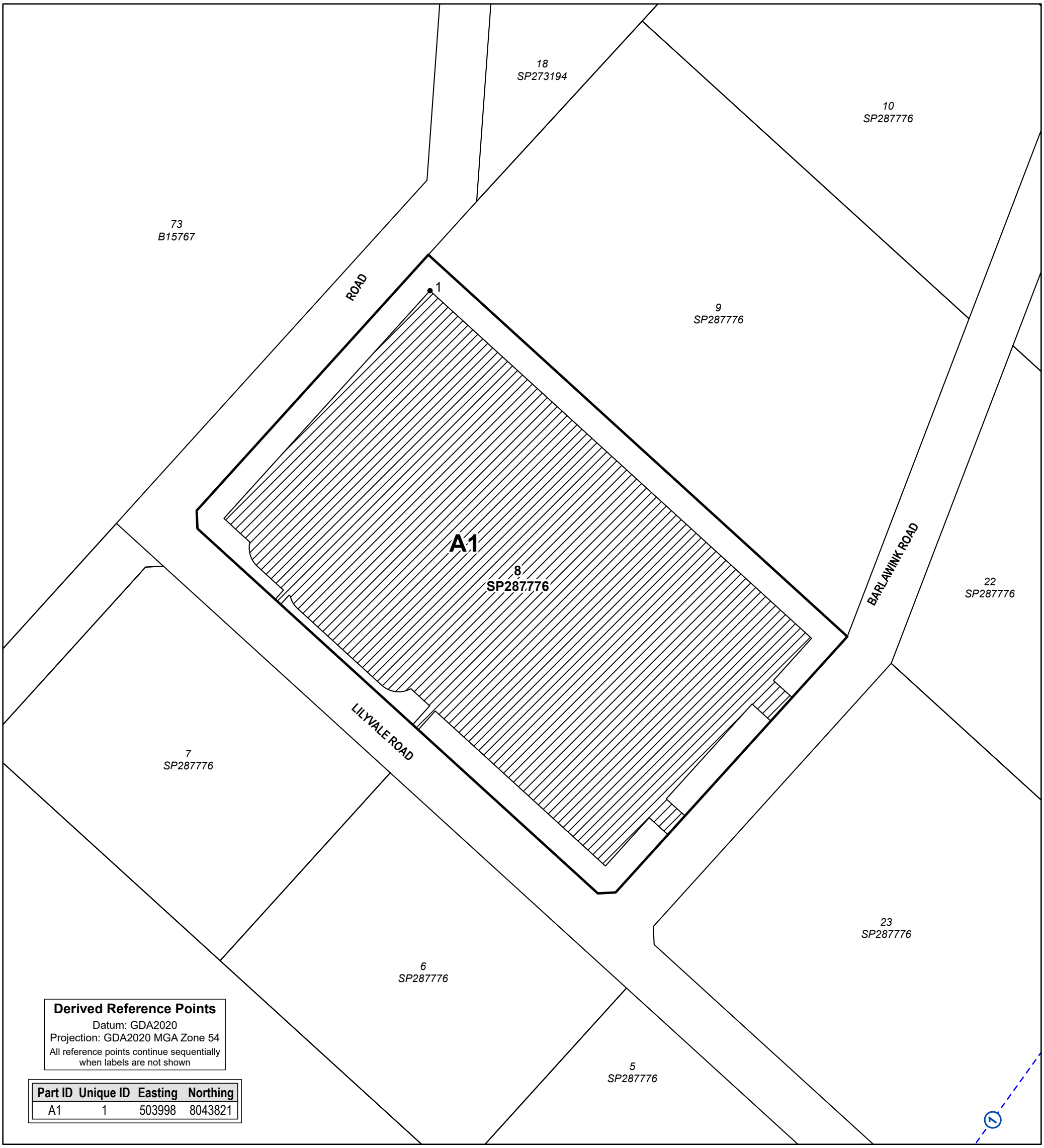
Activity	Legislation	Agency	Contact details
Interference with overland flow	*Water Act 2000*	Department of Local Government, Water and Volunteers (Queensland Government)	Ph: 13 QGOV (13 74 68) www.dlgwv.qld.gov.au
Earthworks, significant disturbance	*Soil Conservation Act 1986*	Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development (Queensland Government)	Ph: 13 QGOV (13 74 68) www.nrmmrrd.qld.gov.au
Indigenous Cultural Heritage	*Aboriginal Cultural Heritage Act 2003* *Torres Strait Islander Cultural Heritage Act 2003*	Department of Women, Aboriginal and Torres Strait Islander Partnerships and Multiculturalism (Queensland Government)	Ph. 13 QGOV (13 74 68) www.dwatsipm.qld.gov.au
Mining and environmentally relevant activities Infrastructure development (coastal) Heritage issues Protected plants and protected areas[1]	*Environmental Protection Act 1994* *Coastal Protection and Management Act 1995* *Queensland Heritage Act 1992* *Nature Conservation Act 1992*	Department of the Environment, Tourism, Science and Innovation (Queensland Government)	Ph: 13 QGOV (13 74 68) www.detsi.qld.gov.au
Koala mapping and regulations	*Nature Conservation Act 1992*	Department of the Environment, Tourism, Science and Innovation (Queensland Government)	Ph: 13 QGOV (13 74 68) www.detsi.qld.gov.au
Interference with fish passage in a watercourse, mangroves Forest activities	*Fisheries Act 1994* *Forestry Act 1959*[2]	Department of Primary Industries (Queensland Government)	Ph: 13 25 23 www.dpi.qld.gov.au
Matters of National Environmental Significance including listed threatened species & ecological communities	*Environment Protection and Biodiversity Conservation Act 1999*	Department of Climate Change, Energy, the Environment and Water (Australian Government)	Ph: 1800 920 528 www.dcceew.gov.au

Development and planning processes	*Planning Act 2016* *State Development and Public Works Organisation Act 1971*	Department of State Development, Infrastructure and Planning (Queensland Government)	Ph: 13 QGOV (13 74 68) www.planning.qld.gov.au
Road corridor permits	*Transport Infrastructure Act 1994*	Department of Transport and Main Roads (Queensland Government)	Ph: 13 QGOV (13 74 68) www.tmr.qld.gov.au
Wet Tropics World Heritage Area	*Wet Tropics World Heritage Protection and Management Act 1993*	Wet Tropics Management Authority	Ph: (07) 4241 0500 www.wettropics.gov.au
Local government requirements	*Local Government Act 2009* *Planning Act 2016*	Your relevant local government office	

[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 the Environment, Tourism, Science and Innovation on 13QGOV (13 74 68) or email palm@detsi.qld.gov.au.

[2] Contact the Department of Primary Industries 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 2023 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.



Derived Reference Points

Datum: GDA2020
Projection: GDA2020 MGA Zone 54
All reference points continue sequentially when labels are not shown

Part ID	Unique ID	Easting	Northing
A1	1	503998	8043821

Scale: 1:3,000 @ A3 paper size

0 50 100 150 200 250 300 metres

Projection: GDA2020 MGA Zone 54 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 Relevant Purpose Determination 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.

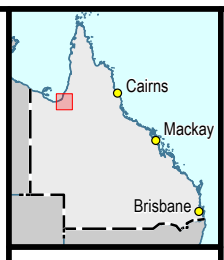
The property boundaries shown on this plan are APPROXIMATE ONLY. They are NOT an accurate representation of the legal boundaries.

This plan must be read in conjunction with Relevant Determination Letter 2026/001292

LEGEND

- •1 Derived Reference Points
- Subject Lot
- Area A
- (1) Watercourse and/or drainage feature (Stream order label)

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



N

Relevant Purpose Determination Plan

Plan of Area A (Part A1) in Lot 8 on Plan SP287776

Queensland Government

© The State of Queensland, 2026

RPDP 2026/001292

Sheet 1 of 1

Version: 1 | eLVAS Case ID: 2026/001292

VMGIS-NR-4992

ATTACHMENT 9

SDAP CODE ASSESSMENT

State code 16: Native vegetation clearing

State Development Assessment Provisions guideline - State Code 16: Clearing native vegetation. This guideline provides direction on how to address State Code 16 below.

Please note: It is only necessary to provide a response to the performance outcomes relevant to the clearing purpose(s). Table 16.1 below specifies which tables of performance outcomes are relevant for each clearing purpose. Tables that are not relevant to your clearing purpose can be left blank or deleted.

As an example, only Table 16.2 and Table 16.15 are relevant for a development application for operational works that involves managing thickened vegetation. The remaining tables may be deleted.

Table 16.1: Relevant code provisions for each type of development

Clearing purpose	Relevant provisions
Material change of use and / or reconfiguring a lot and / or operational work	
Public safety, **relevant infrastructure activities** and / or **consequential development of IPA approval**	Table 16.2 and Table 16.3
Extractive industry	Table 16.2 and Table 16.4
Coordinated project (agriculture)	Table 16.2 and Table 16.5
Coordinated project (**extractive industry**)	Table 16.2 and Table 16.6
Coordinated project (all other purposes)	Table 16.2 and Table 16.7
Material change of use and / or reconfiguring a lot for all other purposes	Table 16.2 and Table 16.8
Material change of use and / or reconfiguring a lot for which there will be no **clearing as a result of the material change of use** or **reconfiguring a lot**	Table 16.9
Material change of use and / or reconfiguring a lot for which **clearing** is limited to **clearing** that could be done as **exempt clearing work** for the purpose of the development prior to the material change of use or reconfiguring a lot application being approved	Table 16.2 and Table 16.10
Operational work	
Necessary environmental clearing	Table 16.2 and Table 16.11
Control non-native plants or **declared pests**	Table 16.2 and Table 16.12
Encroachment	Table 16.2 and Table 16.13
Fodder harvesting	Table 16.2 and Table 16.14
Managing thickened vegetation	Table 16.2 and Table 16.15

Table 16.2: General

Performance outcomes	Acceptable outcomes	Response
PO1 Clearing of **vegetation** is consistent with any **notice requiring compliance** on the land subject to the development application, unless a **better environmental outcome** can be achieved.	No acceptable outcome is prescribed.	**Complies** A Relevant Purpose Determination for retrospective clearing of the site has been obtained, and demonstrates that required clearing of the site is for a relevant infrastructure activity, and should be considered accordingly.
PO2 Clearing of **vegetation** is consistent with **vegetation management requirements** for **particular regulated areas** unless a **better environmental outcome** can be achieved.	No acceptable outcome is prescribed.	**N/A** See PO1 above.
PO3 Clearing of **vegetation** in a **legally secured offset area**: 1. is consistent with the **offset** delivery plan; or 2. is consistent with an **agreement** for the **offset area** on the land subject to the development application; or 3. only occurs if an additional **offset** is provided.	No acceptable outcome is prescribed.	**N/A** See PO1 above.

Table 16.3: Public safety, relevant infrastructure activities and / or consequential development of IPA approval

Performance outcomes	Acceptable outcomes	Response
Clearing avoids and minimises impacts		
PO4 Clearing of **vegetation** and **adverse impacts of clearing vegetation** do not occur unless the application has demonstrated that the **clearing** and the **adverse impacts of clearing** have been: 1. reasonably avoided; or 2. reasonably minimised where it cannot be reasonably avoided.	No acceptable outcome is prescribed.	**Complies** A Relevant Purpose Determination for retrospective clearing of the site has been obtained, and demonstrates that required clearing of the site is for a relevant infrastructure activity, and should be considered accordingly.
Clearing associated with wetlands		

Performance outcomes	Acceptable outcomes	Response
PO5 Clearing of **vegetation** within a natural **wetland** and/or within 100 metres of the **defining bank** of a natural **wetland** maintains the composition, structure and function of any **regional ecosystem** associated with any natural **wetland** to protect all of the following: 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat.	**AO5.1 Clearing** does not occur in a natural **wetland** or within 100 metres of the **defining bank** of any natural **wetland**. OR **AO5.2 Clearing** within 100 metres of the **defining bank** of any natural **wetland**: 1. does not occur within 10 metres of the **defining bank** of any natural **wetland**; and 2. does not exceed widths in reference table 1 in this code.	**N/A** Required clearing is not associated with wetlands.
PO6 Where **clearing** of **vegetation** in a **regional ecosystem** associated with a natural **wetland** does not maintain the composition, structure and function of the **regional ecosystem**, and cannot be avoided and has been mitigated, an **offset** is provided for any acceptable **significant residual impact**.	No acceptable outcome is prescribed.	**N/A** See AO5.1 above.
Clearing associated with watercourses and drainage features		
PO7 Clearing of **vegetation** within a **watercourse** and/or **drainage feature** and/or within the relevant distance (listed in reference table 2) of a **watercourse** and/or **drainage feature,** maintains the composition, structure and function of the **regional ecosystem** associated with the **watercourse** and/or **drainage feature** to protect all of the following: 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat.	**AO7.1 Clearing** does not occur in any of the following areas: 1. inside the **defining bank** of a **watercourse** or **drainage feature**; and 2. within the relevant distance of the **defining bank** of any **watercourse** or **drainage feature** in reference table 2 of this code. OR **AO7.2 Clearing** within any **watercourse** or **drainage feature**, or within the relevant distance of the **defining bank** of any **watercourse** or **drainage feature** in reference table 2 of this code: 1. does not exceed the widths in reference table 1 of this code; and 2. does not occur within 10 metres of the **defining bank**, unless **clearing** is required into	**N/A** Required clearing is not associated watercourses and drainage features.

Performance outcomes	Acceptable outcomes	Response
	or across the **watercourse** or **drainage feature**.	
PO8 Where **clearing** of **vegetation** in a **regional ecosystem** associated with a **watercourse** and/or **drainage feature** does not maintain the composition, structure and function of the **regional ecosystem**, and cannot be avoided and has been mitigated, an **offset** is provided for any acceptable **significant residual impact**.	No acceptable outcome is prescribed.	**N/A** See AO7.1 above.
Connectivity		
PO9 Regional ecosystems on the subject land and any adjacent land retain sufficient **vegetation** to: 1. maintain **ecological processes**; and 2. ensure the **regional ecosystem** remains in the landscape despite **threatening processes**.	**AO9.1 Clearing** occurs in accordance with reference table 3 in this code.	**Complies** Clearing required to facilitate the proposed development does not meet the requirements of Reference Table 3, and as such an assessment against the performance outcome is required. The proposed development complies with PO9 as: 1. While the proposed development requires the clearing of the inner portion of the development site, it will retain an approximately 20m wide native vegetation buffer around the perimeter of the site. This will ensure that the remaining vegetation on the site can maintain ecological processes and ecological connectivity with vegetation on surrounding lots; and 2. The proposed development does not involve the complete removal of the mapped regional ecosystem. The retention of a continuous vegetated buffer around the site perimeter ensures the regional ecosystem remains present within the local landscape, maintains connectivity with adjoining vegetated land, and continues to function as part of the broader ecological network. Accordingly, sufficient vegetation is retained to ensure the ongoing persistence of the regional ecosystem despite

Performance outcomes	Acceptable outcomes	Response
		the required removal of some site vegetation to facilitate the proposed development.
Soil erosion if the local government is not the assessment manager for the development application		
PO10 Clearing of **vegetation** does not result in **accelerated soil erosion** within or outside the land the subject of the development application.	**AO10.1 Clearing** only occurs if an **erosion and sediment control plan** is developed and implemented to prevent increased **soil erosion and instability** resulting from the **clearing**.	**N/A** The local government is the assessment manager for this development application.
Salinity		
PO11 Clearing of **vegetation** within 100 metres of a **salinity expression area** does not contribute to or accelerate **land degradation** through either of the following: 1. **waterlogging**; 2. the **salinisation** of **groundwater**, surface water or soil.	**AO11.1 Clearing** does not occur within 100 metres of a **salinity expression area**.	**N/A** Clearing will not occur within 100m of a salinity expression area.
Conserving least concern regional ecosystems - Minimising clearing of areas temporarily required to enable construction of the infrastructure		
PO12 Clearing of **vegetation** for temporary use areas to construct necessary infrastructure, such as temporary use roads or access tracks, maintains the composition, structure and function of **least concern regional ecosystems**.	**AO12.1 Clearing** for temporary use areas to construct necessary infrastructure does not occur in a **least concern regional ecosystem**. OR **AO12.2** Total **clearing** for temporary use areas to construct necessary infrastructure in any **regional ecosystem** combined does not exceed the widths prescribed in table reference table 1 of this code. OR **AO12.3** Total **clearing** for temporary use areas to construct necessary infrastructure in any **regional ecosystem** combined does not exceed areas prescribed in table reference table 1 of this code.	**Complies** The proposed development will require/has completed clearing of Category A or B least concern region ecosystem vegetation. A Relevant Purpose Determination for retrospective clearing of the site has been obtained, and demonstrates that required clearing of the site is for a relevant infrastructure activity, and should be considered accordingly.
PO13 Where **clearing** of **vegetation** in a **regional ecosystem** for temporary use areas to construct necessary infrastructure does not maintain the	No acceptable outcome is prescribed.	**Complies** See AO12.1 above.

Performance outcomes	Acceptable outcomes	Response
composition, structure and function of the **regional ecosystem**, and cannot be avoided and has been mitigated, the **cleared** area is **rehabilitated**.		
Conserving endangered and of concern regional ecosystems		
PO14 Clearing of **vegetation** maintains the composition, structure and function of **endangered regional ecosystems** and/or **of concern regional ecosystems**.	**AO14.1 Clearing** does not occur in an **endangered regional ecosystem** or an **of concern regional ecosystem**. OR **AO14.2** Total **clearing** of **endangered regional ecosystems** and **of concern regional ecosystems** combined does not exceed the widths prescribed in table reference table 1 of this code. OR **AO14.3** Total **clearing** of **endangered regional ecosystems** and **of concern regional ecosystems** combined does not exceed areas prescribed in table reference table 1 of this code.	**Complies** Required clearing will not occur in an endangered regional ecosystem or an of concern regional ecosystem.
PO15 Where **clearing** of **vegetation** in an **endangered regional ecosystem** or an **of concern regional ecosystems** does not maintain the composition, structure and function of the **regional ecosystem**, and cannot be avoided and has been mitigated, the cleared area: 1. is **rehabilitated**; or 2. where the **cleared** area cannot reasonably be **rehabilitated**, an **offset** is provided for any acceptable **significant residual impact**.	No acceptable outcome is prescribed.	**N/A** See AO14.1 above.
Essential habitat excluding essential habitat for *Phascolarctos cinereus* (koalas) if development is assessable under Schedule 10, Part 10 of the Planning Regulation 2017		

Performance outcomes	Acceptable outcomes	Response
PO16 Clearing of **vegetation** in a **regional ecosystem** that is an area of **essential habitat** maintains the composition, structure and function of the **regional ecosystem** for each **protected wildlife** species individually.	**AO16.1 Clearing** does not occur in **essential habitat**. OR **AO16.2 Clearing** in **essential habitat** does not exceed the widths prescribed in reference table 1 of this code. OR **AO16.3 Clearing** in **essential habitat** does not exceed the areas prescribed in table reference table 1 of this code.	**N/A** The site is not located within mapped Essential Habitat Area.
PO17 Where **clearing** of **vegetation** in a **regional ecosystem** that is an area of **essential habitat** does not maintain the composition, structure and function of the **regional ecosystem**, and cannot be avoided and has been mitigated, an **offset** is provided for any acceptable **significant residual impact for** each **protected wildlife** species individually.	No acceptable outcome is prescribed.	**N/A** See AO16.1 above.
Acid sulfate soils if the local government is not the assessment manager for the development application		
PO18 Clearing of **vegetation** does not result in, or accelerate, disturbance of acid sulfate soils or changes to the hydrology of the location that will result in either of the following: 1. aeration of horizons containing iron sulphides; 2. mobilisation of acid or metals.	**AO18.1 Clearing** does not occur in **land zone 1**, **land zone 2** or **land zone 3**. OR **AO18.2 Clearing** in **land zone 1**, **land zone 2** or **land zone 3** in areas below the five metre Australian Height Datum only occurs where: 1. **mechanical clearing** does not disturb the soil to a depth greater than 30 centimetres; and 2. acid sulfate soils are managed consistent with the soil management guidelines in the Queensland Acid Sulfate Soil Technical Manual.	**N/A** The local government is the assessment manager.

ATTACHMENT 10

COUNCIL CODE ASSESSMENT

6.4.1 Overall Outcomes

The Overall Outcomes are the purpose of the Accommodation Building Code and are as follows:-

(a) ensure that Accommodation Buildings, Duplex Dwellings and Multiple Dwellings are compatible with the surrounding development;
(b) ensure that the use does not impact on the amenity of the area; and
(c) ensure that the use is not subject to adverse impacts because of their location.

6.4.2 Application

This Code applies to an assessable or self assessable material change of use.

6.4.3 Specific Outcomes, Probable Solutions and Accepted Solutions

Table 6.3 – Accommodation building code – specific outcomes and probable solutions for assessable development and acceptable solutions for self-assessable development

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS[1]	COMPLIES	COMMENT
BUILT FORM			
The built form is compatible with the desired character and amenity of the surrounding area and does not adversely affect the visual amenity.	Maximum of 2 stories and/or does not exceed 8.5m in height.	**YES**	The proposed accommodation buildings (workers and managers accommodation) will be one (1) storey, and will have a maximum height of 4.5m.
SITE AREA			
Lots must be of sufficient area and dimension to meet the requirements of the users.	The lot has a minimum area of 1000m^2 and road frontage of 18m.	**YES**	The proposed development site is 12.62ha, and all road frontages exceed 18m.
LANDSCAPING			

[1] Refer to Section 1.1.4 (Probable Solutions) and Section 1.1.5 (Acceptable Solutions).

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS[1]	COMPLIES	COMMENT
Landscaping must maintain the character and visual amenity of the surrounding area.	No Acceptable Solution provided. For assessable development the Probable Solution is, the landscaped garden area exceeds 10% of the site.	**YES**	An approx. 20m wide vegetation buffer will be maintained around the perimeter of the site, and additional landscaping will be provided surrounding the accommodation buildings on the site (refer to design plans in **Attachment 2**).
BUILDING SETBACKS[2]			
Buildings must be setback to:- (i) maintain the character of the area; and (ii) achieve separation from the neighbouring buildings and from road frontages.	There is compliance with the boundary clearances of:- (i) 1.5m for structures up to 4.5m above ground level; (ii) 2.0m for structures up to 7.5m above ground level; and (iii) 2.0m plus 0.5m for every 3 metres (or part) that the structure is more than 7.5m above ground level. Setback 6m from any road frontage or frontages.	**YES**	The proposed accommodation buildings will be setback approx. 26.83m from the nearest site boundary, being the Lilyvale Road site boundary (south-west boundary of the site).
SITE COVERAGE			
The site coverage of all building must not result in a built form that is bulky or visually obtrusive.	The area covered by buildings and roofed structures is no greater than:- (i) 50% of the lot for a one storey structure; and (ii) 40% of the lot for a two storey structure.	**YES**	Accommodation buildings on the site contribute to a site coverage of less than 1%.
INFRASTRUCTURE			
Basic infrastructure provided.	Site is connected to Council's reticulated water supply system and sewerage (Schedule 1, Part 2 - Water Supply Service Area Maps and Sewerage Service Area Map);[3] or	**YES**	Refer to **Section 5.4** of the Planning Report which outlines that the while the proposed development will be provided with connection to Council's reticulated water supply, and Ergon Electrical systems once these are made available in the Lilyvale Estate area, the site will be serviced with appropriate water tanks, and

[2] If adjacent to electricity works, the proposal should be referred to the relevant electricity entity.
[3] Water Reticulation Code of Australia (WSA03-1999).

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS[1]	COMPLIES	COMMENT
	Where the site is not within the reticulated system a tank with a minimum of 60,000 litres capacity is connected to each Dwelling Unit. Sewerage disposal system is provided.[4] The defined use or use class is connected to an electricity source. The Home-based Industry is connected to a telecommunication system.		generators. Capacity requirements will be advised in the future operation/ construction phases of the project. An On-site effluent system will also be provided on site, with the relevant capacity etc, confirmed during the operational/construction phases of the project. Compliance can be conditioned.

Note:- The local government has declared by resolution under Section 53 of the Standard Building Regulation that the minimum floor level for habitable rooms is 6m AHD for Normanton, 200mm above finished ground level for Karumba and 200mm above finished ground level for Karumba Point. Habitable rooms are defined by the Building Code of Australia[5].

[4] Sewerage Code of Australia (WSA02-1999);
Sewage Pumping Station Code (WSA04-2001); and
Plumbing and Drainage Act 2002

[5] In the Building Code of Australia, **Habitable Room** means a room used for normal domestic activities, and - (a) includes a lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family and sunroom; but (b) excludes a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes-drying room, and other spaces of a specialized nature occupied neither frequently nor for extended periods.

6.7.1 Overall Outcomes

The Overall Outcomes are the purpose of the Planning Scheme Building Matters Code, to ensure that buildings or structures are compatible with the surrounding development.

6.7.2 Application

This Code applies to an assessable or self assessable material change of use.

6.7.3 Specific Outcomes, Probable Solutions and Accepted Solutions

Table 6.7 – Planning scheme building matters code – specific outcomes and probable solutions for assessable development and acceptable solutions for self-assessable development

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS[1]	COMPLIES	COMMENT
BUILT FORM			
The built form is compatible with the desired character and amenity of the surrounding area and does not adversely affect the visual amenity.	The maximum height of a building or structure other than electricity works and telecommunications facilities, is 8.5m.	**YES**	The maximum height of structures on site will be approx. seven (7) metres above ground level being the Caretaker's accommodation and Shed. All other structures will be equal to or below the maximum height.
BUILDING SETBACKS[2]			
Buildings must be setback to:- (i) maintain the character of the area; and (ii) achieve separation from the neighbouring buildings and from road frontages.	**If new building work associated with Residential or Home-based Industries** - boundary clearances comply with Schedule 3.	**YES**	All proposed development will be located a minimum setback of 20m from the site boundaries, therefore complying with the requirements of Schedule 3 of the Planning Scheme. Also refer to **Section 5.2** of the Planning Report for further information regarding setbacks of the proposed development.

[1] Refer to Section 1.1.4 (Probable Solutions) and Section 1.1.5 (Acceptable Solutions).
[2] If adjacent to electricity works, the proposal should be referred to the relevant electricity entity.

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS[1]	COMPLIES	COMMENT
	If other new building work - for each boundary, the clearance is the same or greater than the least existing clearance from the boundary.		
LANDSCAPING			
Landscaping must maintain the character and visual amenity of the surrounding area.	No Acceptable or Probable Solutions are prescribed.	YES	The site will retain a 20m wide vegetation buffer will be maintained around the perimeter of the site, and additional indicative landscaping has been shown on the design plans in **Attachment 2**, and will be provided surrounding the accommodation buildings on the site where required.

Note:- The local government has declared by resolution under Section 53 of the Standard Building Regulation that the minimum floor level for habitable rooms is 6m AHD for Normanton, 200mm above finished ground level for Karumba and 200mm above finished ground level for Karumba Point. Habitable rooms are defined by the Building Code of Australia[3].

[3] In the Building Code of Australia, **Habitable Room** means a room used for normal domestic activities, and - (a) includes a lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family and sunroom; but (b) excludes a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes-drying room, and other spaces of a specialized nature occupied neither frequently nor for extended periods.

6.9.1 Overall Outcomes

The Overall Outcomes are the purpose of the General Development Code and are as follows:-

(a) ensure that defined uses or use classes provides a level of amenity commensurate with that of existing localities; and
(b) provide for the safety and health requirements for Residential and Commercial Activities.

6.9.2 Application

This Code applies to an assessable or self assessable material change of use and reconfiguration of a lot.

6.9.3 Specific Outcomes and Probable Solutions

Table 6.9 – General development code – specific outcomes and probable solutions for assessable development

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS[1]	COMPLIES	COMMENT
BOUNDARY ROADS			
Proposals aid in the orderly and proper acquisition of land.	A new road having one half the width of any other road in that locality is provided where a proposal for such a road occurs at the boundary of the land and the land is in two or more ownerships. Concrete kerb and channel is required along the frontage or frontages in urban areas.	**N/A**	The proposed development does not include the provision of new roads.
ELECTRICITY			
Residential, Commercial and Industrial uses are supplied with electricity where supply is practical.	The proposal demonstrates that a supply of electricity is approved, where a supply is practical, prior to Council's endorsement on the plan of survey.	**N/A**	The proposed development is not for the endorsement of a plan of survey.
EXTERNAL WORKS			

[1] Refer to Section 1.1.4 (Probable Solutions).

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS[1]	COMPLIES	COMMENT
Any defined uses or use classes are to provide for external works relative to its size and scale and location in an urban or rural area.	Proposals include:- (i) in non-urban areas the construction of concrete kerb and channel is to be for the full length of the frontage or frontages of the site if such standard of kerb and channel exists within 100m of the development; (ii) grading of the footpath for the full length of the frontage or frontages of the site; (iii) crossings over channel and footpath; (iv) a constructed footpath for the full length of the frontage or frontages of the site if such standard of constructed footpath exists within 100m of the development; (v) where the road is not fully paved, the paving of the road with bitumen between the existing pavement and the channel if such standard of paved road exists within 100m of the development; and (vi) where the road is not paved, the construction of the carriageway and the paving with bitumen from the lip of the channel to the centre-line for half the width of the carriageway or for a width of 6 metres, whichever is greater. Where concrete kerb and channel is not required, for a width of 6 metres if such standard of road exists within 100m of the development.	**N/A**	The proposed development is not for the creation of new lots, and does not include external works other than new crossovers identified in **Section 5.5.1** of the Planning Report (additional external upgrades may be required, and can be conditioned). Compliance can be conditioned in this regard.

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS[1]	COMPLIES	COMMENT
LANDSCAPING			
The visual amenity in any locality is enhanced by proposals that incorporate landscaping appropriate to the area in the density and height of the vegetation proposed. Visual screening by mounds, screen walls, or the planting of trees and shrubs.	Existing vegetation to be retained.	**YES**	An approx. 20m wide vegetation buffer of existing vegetation will be maintained around the perimeter of the site, and additional landscaping will be provided surrounding the accommodation buildings on the site (refer to design plans in **Attachment 2**). While the proposed development will require/has carried out vegetation clearing, the proposed development has been approved as a relevant infrastructure activity, therefore allowing for the clearing of vegetation to facilitate required infrastructure. See the Relevant Purpose Determination in **Attachment 8**.
LIGHTING			
Any proposed lighting has no adverse impacts on the surrounding residential areas.	The level of illumination at the boundary of the site does not exceed 8 lux measured at any level upwards from the ground level. Lighting is shielded or screened in a manner that causes minimal impact on adjoining properties.	**YES**	The proposed development does not include night time operation, however some lighting may be included in parking areas, surrounding accommodation buildings, and for the general safety of the site. As such, compliance can be conditioned.
PARKING, LOADING AND UNLOADING			
Car parking does not hinder or obstruct the use of any area by pedestrians or other vehicles. Parking areas are laid out in such a manner as to provide adequate access to each parking space and to permit free circulation of vehicles entering, leaving and parking.	Parking spaces comply with Table 6.10 - Areas and Dimensions.	**YES**	Parking Spaces will be provided to the relevant standards, and use required on site.
	Access to parking spaces is provided from an aisle with an unobstructed width of at least 6.2 metres.	**YES**	Vehicle parking spaces for personal vehicles associated with the accommodation buildings on the site provide unobstructed access, and aisle widths greater than 6.2 m (refer to Plans of Development in **Attachment 2**).

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS[1]	COMPLIES	COMMENT
	For a parallel parking space the minimum dimensions are 6.2 metres by 2.6 metres.	**N/A**	The site does not include parallel parking.
	Car parking spaces for particular uses are in accordance with Table 6.11 - Number of Car Parking Spaces Required.	**YES**	The proposed development provides 37 parking spaces for the workers/managers accommodation, and two (2) parking spaces for the caretaker's accommodation. As such, the proposed development does not provide a number of parking spaces in accordance with the requirement of Table 6.11. However, the proposed development provides parking in accordance with the requirements of use generated on site as any workers living on site will also be those operating the freight trucks, and therefore the number of personal vehicle parks on site will be less than the number of accommodation units on site.
	The gradient of a parking space does not exceed 10 per cent.	**YES**	Compliance can be conditioned.
	Parking areas are:- (i) drained, sealed, marked and signed; (ii) readily accessible for vehicular use and designed so that vehicles can enter and leave the premises in forward gear; (iii) not closer than 3 metres from the alignment of any structure; (iv) not closer than 3 metres to any boundary of the site; (v) landscaped; (vi) provided with trolley bay areas, pedestrian walkways and devices to facilitate safe pedestrian circulation; and (vii) provided with motorbike and cycle parking spaces.	**YES**	All proposed parking areas will comply with the Probable Solution Requirements as: i. All parking areas will be sealed with Type 2.3 Road base ground cover, and will be appropriately drained to the Lilyvale Road frontage. Parking areas can be conditioned to be signed where required; ii. All proposed parking areas allow for vehicles to enter, manoeuvre, and exit the site in a forward gear; iii. The parking area for the accommodation building (workers accommodation) is located approx. 5.92m from any proposed structures;

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS[1]	COMPLIES	COMMENT
			iv. All parking areas are located a minimum of approx. 21.84m from the site boundaries; v. Landscaping has been provided surrounding all parking areas; vi. Extended road base cover from the proposed parking areas to accommodation buildings allows for safe pedestrian circulation to and from parking areas; and vii. Motorbike and cycle parking is not required for the proposed land uses.
	Parking areas are located within the site on which the use is to be conducted.	**YES**	All vehicle parking required for the proposed development is located within the site boundaries.
	Adequate space is provided for the loading, unloading and fuelling of vehicles, for the parking of trailers and for the picking up and setting down of passengers.	**YES**	Refer to the plans of development in **Attachment 2,** and Swept Path assessment in **Attachment 7**, demonstrating that there will be sufficient area on site for any required loading, unloading, and parking of applicable vehicle types.
Parking of heavy vehicles has no detrimental effect on the amenity of residential areas	Heavy vehicles used for the cartage of livestock are not parked in a Residential Zone except for the prime mover exclusive of any trailers. Where parking a heavy vehicle on land used for residential purposes occurs, provision is made to house the vehicle in a Class 1 or Class 10 building; or The vehicle is parked behind the front building alignment.	**YES**	The proposed use of the site being, for an Industry-Transport Depot use will require the parking of heavy vehicles on the site. However, the proposed development will comply with the Specific Outcome requirement as the parking of heavy vehicles on the site will not have a detrimental effect on the amenity of surrounding rural residential areas as the site includes an approx. 20m wide vegetation buffer around the perimeter of the site providing appropriate noise and visual amenity buffers to adjoining sites, a speed limit will be enforced on site further reducing noise impacts, and future development on adjoining lots will also be required to provide a 20m wide vegetation buffer (as

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS[1]	COMPLIES	COMMENT
			per the provisions of the Lilyvale Estate Plan of Development), therefore being setback a minimum of 40m from usage areas on the proposed development site.
PROVISION OF WATER			
Every Residential, Commercial or Industrial building outside the Council service area is provided with an adequate potable water supply.	Rainwater storage tanks have a minimum capacity of 4,500 litres. Where rainwater storage tanks are not supplied, a dam, dams or bore supply is available.	**YES**	Refer to **Section 5.4.1** of the Planning Report, which outlines that the proposed development will be connected to Council's reticulated water supply once available in the Lilyvale Estate area. Prior to this, water tanks of appropriate capacity will be advised by a Plumbing Contractor and provided on site. Compliance can be conditioned.
SEWERAGE			
Outside the Council service area acceptable methods of sewage and sullage waste disposal protect the environment and the health of residents.	Methods of sewage disposal comply with the Department of Natural Resources and Mines On-site Sewerage Code and AS/NZS 1547:2000.	**YES**	Refer to **Section 5.4.2** of the Planning Report, which outlines that an appropriate on-site effluent systems will be advised by a Plumbing Contractor in future operational/construction phases of the project. The on-site effluent system can be conditioned to comply with the relevant standards.
STORAGE			
Storage of equipment, materials, machinery or tools has no detrimental effect on the visual amenity of a residential area.	All equipment, materials, machinery or tools of trade in any business, profession, trade or hobby are housed in a Class 1 or Class 10 building or screened.	**YES**	All equipment, materials, machinery and tools associated with the Industry- Transport Depot use on the site will be housed in appropriate shed structures, and will be appropriately screened by adjoining development.
VEGETATION			

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS[1]	COMPLIES	COMMENT
The visual amenity of the surrounding uses and of the Shire is protected. A defined use or use class does not adversely impact on the ecological or landscape values of vegetation.	Trees and shrubs whether natural growth or planted are retained on the site except where on the site of a proposed building construction or posing a fire hazard to the development. Vegetation is retained within:- (i) 50 metres of the high bank of a river; and/or (ii) 25 metres of the bank of any other watercourse.	**YES**	An approx. 20m wide vegetation buffer of existing trees and shrubs will be retained on site. All other vegetation site will require removal for building construction and general use of the site. The site also does not include or is adjacent to rivers or watercourses.
DRAINAGE AND FILLING			
The drainage or filling of land to enable its use.	Council requirements, which will be a condition of development, are met. The movement of material shall not cause a dust nuisance. There is no adverse impact on adjacent premises.	**YES**	Compliance can be conditioned.
SITE ACCESS			
The movement of vehicles, including emergency vehicles, into and out of the site is facilitated.	The site layout facilitates the movement of traffic without impacting on the flow of traffic on the adjoining road or roads.	**YES**	The proposed development, and site layout will not hinder the movement of vehicles, including emergency vehicles into and out of the site (see design plans in **Attachment 2**).
AWNINGS OVER FOOTPATHS			
In the Commercial Zone protection for pedestrians from severe climatic conditions is to be provided.	Proposals to provide covered walkways or awnings over pedestrian walkways.	**N/A**	The proposed development is not located within the Commercial Zone.

Objectives and Overall Outcomes

PRECINCT A and **PRECINCT B** – being proposed Lots 1 to 28, are intended to be developed for rural residential purposes, in compliance with the relevant residential purposes, in compliance with the relevant provisions of the Rural Residential Zone, Tables of Assessment and Code as outlined in the Carpentaria Shire Planning Scheme, except where varied by the relevant provisions of the Lilyvale Estate Plan of Development.

The predominant uses in Precinct A and Precinct B will be dwelling houses on large lots, providing low density residential style living, while maintaining the rural character of the area. Supporting community infrastructure will be provided.

PRECINCT C -being proposed Lots 995,997, is intended to be retained in its natural state. No further development of this land is proposed or supported.

Proposed Lot 995 is to be retained as open space/buffer zone between the rural residential lots in Precinct A and the adjoining quarry to the south. No further subdivisions of proposed Lot 995 is supported.

Proposed Lot 997 is to be retained as open space/wetland reserve, sharing a common boundary with rural residential lots in Precincts A and B and future development in Precinct D. No further subdivision of proposed Lot 997 is supported.

Land in Precinct C will maintain the existing biodiversity, rural and natural and semi-natural habitats of the area while also providing a buffer to adjoining rural areas and the existing quarry resources to the south, in particular.

PRECINCT D -being proposed Lots 998 and 999, is intended to be retained in it natural state until developed at some time in the future for land use activities that are compatible with rural residential land use activities supported in Precincts A and B and the open space, buffer and/or wetland designations of land in Precinct C.

Proposed Lot 998 has limited development potential due to the environmental values of the land, as wetland and wetland recharge area.

Proposed Lot 999 and proposed Lot 998, if developed in the future, will only be developed rural residential purposes in accordance with the relevant provisions outlined below and other relevant provisions of the Planning Scheme.

If land in Precinct D is proposed to developed for an alternative use, development must be sited primarily on proposed Lot 999, with any development on proposed Lot 998 limited to ancillary or supporting activities, such as access and other service facilities. Impacts must be minimised and the proposed type, form and scale of development must be shown to have positive and long-term social, economic or environmental benefits to the Shire community.

All future development within Precinct D is limited to those areas outside Buffer Area, Area A, as shown on the attached Buffer Plans- SDA 1214-016672 Sheets 1 & 2.- Appendix D. The only exceptions are:

- Vehicular access; and
- Renovation of the existing Lilyvale Homestead and the existing homestead access, for ancillary purposes associated with the future development of proposed Lot 999.

Assessment Categories and Relevant Assessment Criteria for Self-Assessable Development and Assessable Development

Precinct A, Precinct B and Precinct D -Rural Residential Zone Assessment Categories, Tables of Assessment, as outlined in the Planning Scheme; and

Precinct C-Rural Zone Assessment Categories, Tables of Assessment, as outlined in Planning Scheme.

Code Provisions

Precinct A, Precinct B and Precinct D -Rural Residential Zone Code, as outlined in the Planning Scheme; and

Precinct C-Rural Zone Code, as outlined in Planning Scheme.

For All Precincts- all other relevant Codes apply, as outlined in the Planning Scheme, except where varied by the specific provisions, as outlined in the Lilyvale Estate – Table of Assessment.

Table of Assessment – assessment categories and relevant assessment criteria for the Lilyvale Estate Plan of Development – Precincts A, B and D

DEFINED USE OR USE CLASS	ASSESSMENT CATEGORY	RELEVANT ASSESSMENT CRITERIA – APPLICABLE CODE IF DEVELOPMENT IS SELF-ASSESSABLE OR REQUIRES CODE ASSESSMENT
Dwelling House	Self-assessable – if compliant with the relevant provisions of the Lilyvale Estate Codes, otherwise Code assessable.	Lilyvale Estate Dwelling House Code
All other defined or undefined uses or use classes	Compliance with the Tables of Assessment for land in the Rural Residential Zone in the current Planning Scheme.	Compliance with Rural Residential Zone Code in the current Planning Scheme; and for Precinct D – also compliance with the Lilyvale Estate Future Development Code.

Lilyvale Estate – Dwelling house code

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS FOR SELF-ASSESSABLE DEVELOPMENT	COMPLIES	COMMENT
RESIDENTIAL DENSITY			
SO1 Residential density must maintain the character and visual quality of the area	**PS1** Only one dwelling house establishes within each lot.	**YES**	The proposed development only includes the establishment of one (1) caretakers' residence (i.e. one dwelling house). BUT importantly also seeks Works Accommodation which will include substantial dwellings that can be used on a permanent basis
BUILT FORM			
SO2 The built form is compatible with the desired character and amenity of the surrounding area and does not adversely affect the visual amenity.	**PS2** The maximum height of a building, structure or object or maximum height at which an activity is carried out, is 8.5 metres.	**YES**	The proposed caretaker's residence will have a maximum height of approx. Seven (7) metres. Works Accommodation will be modular and transportable.
BUILDING SETBACKS			
SO3 Buildings must be setback to maintain the character of the area and achieve separation from the neighbouring buildings and from road frontages.	**PS3** Compliance as follows: • Road frontage – minimum of 25.0 metres; • Side boundary – minimum of 20.0 metres, and • Rear boundary minimum of 20.0 metres	**YES**	The proposed caretakers residence will be setback a minimum of approx. 42.37m from all site boundaries.
INFRASTRUCTURE			
SO4 Basic infrastructure is provided at the time of development, in compliance with current contemporary standards.	**SP4** Compliance as follows: • A water tank with a minimum capacity of 150,000 L, or 2 x 60,000 L tanks, is/are provided, unless Council has installed a low pressure intermittent water main to service the Estate and then a 1 x 30,000 L water	**YES**	Refer to **Section 5.4** of the Planning Report which outlines that while the development will be serviced with appropriate water tanks prior to reticulated connections are made. Capacity requirements will be advised in the future operation/ construction phases of the project. Compliance can also be conditioned.

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS FOR SELF-ASSESSABLE DEVELOPMENT	COMPLIES	COMMENT
	tank is provided and connected to the Dwelling House, prior to occupation; and • An on-site sewerage disposal system, in compliance with legislation current at the time and recommended by a suitably qualified professional, following a soil test of the lot; is provided and connected to the Dwelling House, prior to occupation.		An On-site effluent system will also be provided, with the relevant capacity etc, confirmed during the operational/construction phases of the project. All development on site will be connected to relevant on-site and or reticulated infrastructure prior to occupation.
STORAGE			
SO5 Storage of equipment, materials, machinery or tools has no detrimental impact on the visual amenity of the area.	**SP5** All equipment, materials, machinery or tools of trade in any business, profession, trade or hobby are contained wholly within the site and stored to the rear of the Dwelling House.	**YES**	Compliance can be conditioned.
DRAINAGE AND FILLING			
SO6 Land developed for a Dwelling House is to be free of inundation and drain to a lawful point of discharge to avoid areas of ponding and or inundation.	**PS6.1** All Dwelling Houses are to be sited within a Building Envelope with a maximum area of the 2000m^2, that is situated above RL9.0m AHD and has no intersection or encumbrance with a (1) Stream Order Drainage Line.	**YES**	The caretakers accommodation will have an approx. floor area of 500m^2, and compliance can be conditioned in regard to floor levels.
	PS6.2 Building pads are to be re-profiled or filled, if required, so that there are no areas of ponding or inundation and any Dwelling House is to be constructed 200 mm above finished ground level.	**YES**	Compliance can be conditioned.
	PS6.3 For proposed Lot 998 and proposed Lot 999 in Precinct D:	**N/A**	The development is located within Lot 8 of the Lilyvale Estate.

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS FOR SELF-ASSESSABLE DEVELOPMENT	COMPLIES	COMMENT
	All new dwelling houses or new ancillary residential buildings are to be sited outside the designated buffer area- Area A, indicated on the Buffer Plans attached at Appendix B		
VEGETATION CLEARING			
SO7 Clearing of native vegetation is limited, to maintain the character and environmental values of the area and to preserve the natural values of the wetland and wetland recharge areas located within Precinct D.	**PS7** Clearing of native vegetation is limited to: • The area of the Building Envelope of 2000m^2, to contain a Dwelling House and ancillary facilities; • A minimum clearance distance of 50.0 metres to a (1) Stream Order Drainage Line; • The area of the access driveway, which has a minimum cleared width of 6.0 metres and a minimum formed width of 4.0 metres; • Firebreaks, being limited in width to 1.5 times the height of the average vegetation on site or 20.0 metres, whichever dimensions provides for the maximum width, where protecting a Dwelling House or associated/ancillary building/structures; • Firebreaks, being limited to a width of 10.0 metres, for animal husbandry infrastructure; • Clearing of boundary fences and any adjacent maintenance/access tracks to a width of 10.0 metres, either side of the fence line/access track; and • No vegetation clearing to be carried out on land with an elevation lower than RL5.0 m AHD, other than the construction of boundary fences; • Clearing or thinning of native vegetation for rural residential purposed in Precinct D is not permitted within buffer area, Area A, indicated on the Buffer Plans, refer Appendix B; and	**NO**	The development involves substantially more clearing that would be necessary under a single dwelling arrangements (i.e. 2,000m^2) Though this is due to the change in landuse being for a Transport Depot and something that is removed from a form of low-density development. What remains true, in regards to the performance standards is the maintenance of a 20m wide buffer of native vegetation around the perimeter of the site, and the site is not located within Precinct D.

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS FOR SELF-ASSESSABLE DEVELOPMENT	COMPLIES	COMMENT
	• Any rural residential development on proposed Lot 998 in Precinct D is limited to the area located between Buffer area, Area A on the Buffer Plans at Appendix B and the Burke Development Road.		
FENCING **For Precinct D**			
SO8 Any fencing installed preserves the vegetation and natural values of the wetland and wetland recharge areas located within Precinct D.	**PS8** Boundary or internal fencing associated with rural residential development with Precinct D must be installed in a manner that does not require the removal of native vegetation.	**N/A**	The development site is located within Precinct A and Precinct B.

CARPENTARIA SHIRE

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OFFICIAL RECEIPT - TAX INVOICE

Scott Freight Company Pty Ltd

PO Box 172

Normanton QLD 4890

Receipt Number: 28334
Receipt Date: 27.01.26

Receipt Type Detail	Amount
Sundry Debtors	$1,200.00
25501 20646	
* GST Exclusive Charge	$1,200.00
* GST	$0.00

Cash	Cheque	Other
$ 0.00	$0.00	$1,200.00

Total	**$1,200.00**
Tendered	$1,200.00
Change Given	$0.00
Round Amount	$0.00