

OUR REF: DA-2006-168/D

24 February 2023

Carlisle Coast Developments Pty Ltd
C/- Jewell Planning Consultants
PO Box 244
MACKAY QLD 4740

Dear Sir/Madam

OTHER CHANGE DECISION NOTICE

Proposal:	Change Application (Other) from Material Change of Use and Reconfiguration of a Lot to create 103 Village lots and common property AND Material Change of Use for Environmentally Relevant Activity (ERA No 15(b)) to Material Change of Use and Reconfiguration of a Lot to create 80 Residential Lots, 2 Drainage Lots & 1 Balance Lot.
Application Number:	DA-2006-168/D
Address:	Lot 44 Midge Point Road, MIDGE POINT QLD 4799
Property Description:	Lot 44 on RP749218

Please find enclosed the above Decision Notice with the relevant attachments:

- Decision Notice
- Assessment Manager's Conditions
- Referral Agencies Conditions
- Approved Plans
- Appeal Rights

Infrastructure charges are applicable on this approval. A separate Infrastructure Charges Notice accompanies the Decision Notice.

A notice about the decision (a Statement of Reasons) will be published separately at the end of the applicant's appeal period in accordance with s37 of the *Development Assessment Rules 2017*.

If you require any further information, please contact Lachlan Deon

Other Change Decision Notice

Planning Act

Application Number:	DA-2006-168/D
Date of Decision:	22-Feb-2023
Date Change Application was made:	30 September 2020
Date of Development Approval Decision	22 February 2023

1. APPLICANT/S DETAILS

Name:	Carlisle Coast Developments Pty Ltd
Postal Address:	C/- Jewell Planning Consultants PO Box 244 MACKAY QLD 4740

2. PROPERTY DETAILS

Property Address:	Lot 44 Midge Point Road, MIDGE POINT QLD 4799
Property Description:	Lot 44 on RP749218

3. PROPOSAL

Change Application (Other) from Material Change of Use and Reconfiguration of a Lot to create 103 Village lots and common property AND Material Change of Use for Environmentally Relevant Activity (ERA No 15(b)) to Material Change of Use and Reconfiguration of a Lot to create 80 Residential Lots, 2 Drainage Lots & 1 Balance Lot.

4. DECISION TYPE

DEVELOPMENT	DECISION
Reconfiguration of Lot and Material Change of Use	Development Permit
Approved in Full Subject to Conditions	

5. ASSESSMENT MANAGER'S CONDITIONS

The conditions relevant to this decision are attached to this notice. These conditions are clearly identified to indicate whether the assessment manager or a concurrence agency imposed them.

6. REFERRAL AGENCIES

Concurrence Agencies	Department of State Development, Infrastructure,	Local Government and Planning Mackay Isaac Whitsunday Regional Office PO Box 257 MACKAY QLD 4740
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7. SUBMISSIONS

Submitter (with Appeal Rights)	Haley J Moran-Green	45 Daniel St NORTH MACKAY QLD 4740
Submitter (with Appeal Rights)	Jennifer M Duncombe	PO Box 1177 MIDGE POINT QLD 4799
Submitter (with Appeal Rights)	Jo-Anne S Farrell	50 Wrights Rd STRATHDICKE QLD 4800
Submitter (with Appeal Rights)	Robert E Farrell	50 Wrights Rd STRATHDICKE QLD 4800
Submitter (with Appeal Rights)	Shirley J Farrell	PO Box 1162 MIDGE POINT QLD 4799

8. ASSESSMENT BENCHMARKS

This decision is issued under the Mackay Region Planning Scheme.

9. CHANGE WHICH HAS BEEN MADE

The Development Approval has changed the development from being a community title development to a freehold development. As a consequence, the conditions of approval have been amended to reflect the decision.

10. FURTHER APPROVALS REQUIRED

Operational Works Development Permit – Public Infrastructure

- Earthworks
- Stormwater (Quantity/Quality)
- Water Supply
- Access
- Landscaping
- External Roadworks
- Internal Roadworks

Minor Works Permit

- Invert Crossing and Concrete Driveway
- Rural Access

11. VARIATIONS TO THE PLANNING SCHEME

Not Applicable

12. CURRENCY PERIOD

The standard currency period stated in s85 of the *Planning Act 2016* applies to each aspect of development in this approval, if not stated in the conditions of approval attached.

13. APPEALS

The rights of applicants to appeal to a tribunal or the Planning and Environment Court against a decision about a development application are set out in chapter 6, part 1 of the *Planning Act 2016*. For particular applications, there may also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the *Planning Act 2016*).

A copy of the relevant appeal provisions are attached.

14. ASSESSMENT MANAGER SIGNATURE

Name:	Jamie Lee
Position:	Acting Manager Development Planning and Engineering
Signature:	Jamie Lee Digitally signed by Jamie Lee Date: 2023.02.24 15:49:09 +10'00' Date: 24 February 2023

RECONFIGURING OF A LOT CONDITIONS

1. Plan of Development

The approved reconfiguration of land creating **80 Lots** must generally comply with the Plan of Development (identified in the Table below) and supporting documentation which forms part of this application, except as otherwise specified by any condition of this approval.

Drawing Number	Title of plan	Revision	Prepared by	Date
19-2233-DW-07	Survey Proposal Plan	B	Jewell Planning Consultants	23-12-2022
201773-DA-002	Footpath Plan	B	Owen Consulting	2021

2. Amended Plans Required

The approved plans of subdivision must be amended to comply with the following matters:

- Provide alternative bioretention areas that are not be located in the Area B buffer identified by DERM or within the required fire break buffer.**
- Remove the 'common property' in the Northern corner of the site.**
- 10m wide easement to be replaced with covenant.**

The amended plans must be lodged with Council for written approval prior to the lodgement of Operational Works application.

3. Compliance of Conditions

All conditions must be complied with prior to the endorsement of the plan of subdivision, unless specified in an individual condition.

4. Landscape Plan Required

A detailed site and Footpath Landscaping Plan must be prepared by a qualified Landscape Designer and must be submitted with Operational Works Approval application. The plan must show for all areas identified on the approved plan of development the following:

- Landscape specification of sufficient detail so that landscape works are to be carried out;**
- Plant schedule detailing number of plants, species, pot size and height at planting;**
- Details of soil and mulch types, including depths, areas of turf, garden edges and paving finishes; and**
- The details of the irrigation system and backflow prevention device.**

Any proposed landscaped works within Council's Road Reserve must comply with Council's Planning Scheme Policies.

ASSESSMENT MANAGER CONDITIONS

Compiled Decision Notice

Application Number: DA-2006-168/D
Decision Date: 22 February 2023

5. Compliance with Council Standards

All design and construction for the development must be in accordance with Council's Policies, Engineering Design Guidelines, Standard drawings and standard specifications.

6. **Deleted**

7. Conflict between plans and written conditions

Where a discrepancy or conflict exists between the written conditions of the approval and the approved plans, the requirements of the written condition will prevail.

8. **Deleted**

9. **Deleted**

10. **Deleted**

11. Contributions Payment Timing – Endorsement of Survey Plans

All contributions and charges must be paid prior to the date of endorsement of the Plan of Survey at the rate applicable at the time of payment.

12. Transfer of Lot **83 (Balance Area)**

Proposed Lot **83** must be transferred as shown on the proposal plan to the State as a Reserve for Beach Protection and Coastal Management, at no cost to Council.

13. Street Signs / Names

Prior to Council issuing a development permit for Operational Work, street names are to be provided to Council for approval.

14. Contract of Sale

The developer is required to include in the contract of sale for each allotment:

- a) **Any future Onsite Wastewater System must be an Advanced Secondary Quality Disposal System in accordance with *Foundation Investigation & On-Site Wastewater Management Report* provided by Ground Environments.**
- b) **Usage of the Land Disposal Area associated with On-Site Wastewater Management System is to be kept to a minimum. Effluent Disposal Areas are to be non-trafficable by domestic vehicles.**

A notation of each will be made Council's rates notation system

15. On-site Wastewater Disposal

Any future Dwellings must be able to be provided with an Onsite Waste Water Treatment System and effluent disposal area that is in accordance with AS/NZS 1547:2000 On-site domestic-wastewater Management.

Onsite Wastewater treatment system is to be in accordance with *Foundation Investigation & On-Site Wastewater Management Report* provided by Ground Environments.

16. Electricity Services

The development must be provided with underground reticulated power. The developer must provide to Council, prior to the endorsement of the Plan of Subdivision, one of the following:

- a) A copy of a Certificate of Electrical Supply from the Distribution Network Service Provider (Ergon Energy); or**
- b) A copy of a Certificate of Acceptance from the Distribution Network Service Provider (Ergon Energy).**

Any substations, ring main units and distribution cabinets, must be located clear of footpath areas and parkland areas.

17. Telecommunications Services

The development must be connected to reticulated telecommunications.

The developer must provide to Council, prior to the endorsement of the Plan of Subdivision, one of the following:

- a) Signed Telstra Agreement; or**
- b) Telstra Telecommunications Network Infrastructure Provisioning Confirmation; or**
- c) NBN Co. Certificate of Practical Completion; or**
- d) A receipt for the works that are to be completed (NBN or Telstra).**

All above ground installations must be located clear of footpath and parkland areas.

18. Streetlighting

Streetlighting must be provided in accordance with Council's **Planning Scheme Policy – Geometric Road Design and the relevant current Australian Standards.**

19. Damage

Any damage which is caused to Council's infrastructure as a result of the construction and / or establishment of the proposed development must be repaired immediately.

20. **Internal Street Works**

All internal roads must be designed and constructed as kerb to kerb bitumen sealed roads as detailed below:

- a) Access Street - Standard Drawing No. A3-3617**
- b) Undivided carriageway 6.0m wide within a 15m wide road reserve**
- c) 1.5m wide concrete footpath generally in accordance with the approved plans**
- d) Traffic calming to be provided in accordance with Council's Engineering Design Guidelines and Council standard drawing A3-08415B**
- e) Intersection treatments to be provided in accordance with Council's Engineering Design Guidelines and Council standard drawing A4-00184B**

21. **Street works - External**

- a) Provision of two intersections onto Bundesen Avenue at locations shown on drawing **19-2233-DW-07** and in accordance with Council's **Planning Scheme Policy – Geometric Road Design and the relevant current Australian Standards**. The intersection works are to include the following:
 - i) Construction of intersections from Bundesen Avenue to 5metres past the southern drainage reserve (Lot 81 and Lot 82),
 - ii) Modification to kerb and channel, services and line marking within Bundesen Avenue.
 - iii) Provision of splitter islands in accordance with Council standard drawings A4-156 and kerb and channel kerb returns.
 - iv) Intersection lighting.
- b) Adjoining property owners affected by the works must be consulted during the design process.

22. **Stormwater**

All stormwater for the approved development must be controlled, with provision being made for the following:

- a) External catchments
- b) Inter-allotment drainage; and
- c) Downstream Drainage to a lawful and practical point of discharge which has been nominated as the existing gully adjacent to the south eastern side of the development.

Ponding of stormwater resulting from the development must not occur on adjacent sites and stormwater formerly flowing onto the site must not be diverted onto other sites. The site shall be graded so that it is free draining.

23. **Stormwater Design**

Stormwater drainage for the site must be designed in accordance with Council's **Planning Scheme Policy – Stormwater Drainage Design** and the Queensland Urban Drainage Manual (QUDM) and include the following:

- a) Stormwater drainage from the site for the minor storm event (1 in 5 year ARI) must be collected within the site and discharged via an underground system to the legal point of discharge.
- b) Stormwater drainage from the site for the major storm event (1 in 100 year ARI) must be contained within the road and drainage reserves to the legal point of discharge.
- c) The proposed rear allotment drainage adjacent to the rear boundaries of the existing Bundesen Avenue allotments must be designed for the major storm event (1 in 100 year ARI).
- d) Roofwater must be piped directly to the swale drains.
- e) Gross pollutant traps must be located within the site prior to discharge outlets and are to be private assets.

24. Drainage – rear boundary to street

Except where otherwise approved by Council, allotments must be drained from the rear boundary to front street in accordance Council's Standard drawing A3-870. Attention is drawn to preferred footpath and allotment slopes as follows:

Footpath slope:	Preferred	1:50
Allotment Slope:	Minimum	1:200
	Maximum	1:12

Filling is to be provided where applicable in accordance with Council's **Planning Scheme Policy – Site Regrading**.

25. Earthworks

Development Levels

- a) Filling must be provided where applicable in accordance with Council's **Planning Scheme Policy – Site Regrading**.
- b) The minimum finished surface level **of new allotments** must be at or above **5.0m AHD**.

26. Site Based Stormwater Management Plan - High Risk

Council's Stormwater Quality Risk Classification has classified this development as high risk as defined in Section 1.5 of Council's **Planning Scheme Policy – Healthy Waters**. The SBSMP must be submitted to Council for approval at the time of submission of the Operational Works applications.

Assessment of other components of Operational Works applications cannot be finalised until the SBSMP is approved first. If provided, Stormwater Quality Improvement Devices must be located within the site and must be of a private nature.

27. Water Supply

A water reticulation system must be provided in accordance with Council's Planning Scheme Policy – Water and Sewerage (CTM Water Alliance).

28. Live Connection Work

Mackay Water is to carry out all water connection work at the developer's expense.

29. Visual Screen Fence

A visual screening fence between the drainage reserve and all existing and proposed residential allotments is required to be constructed.

- a) **The visual screening fence on the southern side must be a maximum height of 1.8 metres, unless a similar standard of fencing currently exists. Furthermore, the fence must be tapered to a height of 1.2 metres within 6 metres of the front alignment and is to be at least 50% transparent above 1.2m unless otherwise agreed to in writing by Council. The total cost of this fencing to be met by the Developer.**
- b) **The screening fence on the northern side of the drainage reserve must be a maximum height of 1.5 metres and be a pool style fencing with a minimum of 50% transparency.**

30. Street Planting

Street planting must be provided in accordance with Council Policy, with a plan submitted to Council for separate approval by Council.

31. Staging

- a) **The staging of the development may be undertaken generally in accordance with the approved plans, and be as follows:**

- i) Stage 1

Stage 1 will include the development of **24** lots, and the compliance with the following conditions:

- A) 12. Transfer of Lot **83**
 - B) Transfer of Lots 81 and 82 in gross to Council,
 - B) 21. Streetworks – External, **and**
 - C) 30. Visual Screen Fence

Stage 1 is to be completed before the commencement of Stages 2, 3 and 4, unless otherwise approved by Council.

- ii) Stage 2

Stage 2 will include the development of **18** lots.

Stage 2 is to be completed before the commencement of Stage 3, unless otherwise approved by Council.

iii) Stage 3

Stage 3 will include the development of **22** lots.

Stage 3 is to be completed before the commencement of Stage 4, unless otherwise approved by Council.

iv) Stage 4

Stage 4 will include the development of **16** lots.

- b) Each stage **is** to be **fully** serviced, including but not limited to connections to the external road network, water, and stormwater quality and quantity devices. Any Operational Works submission must include demonstration that each stage can be adequately serviced before the allotments within each stage can be created.

32. Preservation Covenant

The covenant is to be a Preservation Covenant for the purposes of prevention of the construction of any structures within the Covenant area. The wording of the covenant is to not prohibit the usage of the area for the disposal of the required onsite wastewater treatment required in condition 15 of this approval.

Material Change of Use Conditions

33. Residential Setbacks

The design and siting of Dwelling Houses and Residential Storage Sheds on the approved lots must be in accordance with the requirements of the Queensland Development Code.

34. Delete

35. Approval Specifics

The approval permits the use of the proposed allotments for residential purposes (i.e. Dwelling Houses and ancillary **structures** only)

36. Delete

ASSESSMENT MANAGER'S ADVICE

1. Hours of Work

It is the applicant/owner's responsibility to ensure compliance with Section 440R of the *Environmental Protection Act 1994*, which prohibits any construction, building and earthworks activities likely to cause nuisance noise (including the entry and departure of heavy vehicles) between the hours of 6:30pm and 6:30am from Monday to Saturday and at all times on Sundays or Public Holidays.

2. Dust Control

It is the applicant/owner's responsibility to ensure compliance with Section 319 General Environmental Duty of the *Environmental Protection Act 1994*, which prohibits unlawful environmental nuisance caused by dust, ash, fumes, light, odour or smoke beyond the boundaries of the property during all stages of the development including earthworks and construction.

3. Sedimentation Control

It is the applicant/owner's responsibility to ensure compliance with Chapter 8, Part 3C of the *Environmental Protection Act 1994* to prevent soil erosion and contamination of the stormwater drainage system and waterways.

4. Noise during Construction and Noise in General

It is the applicant/owner's responsibility to ensure compliance with Chapter 8, Part 3B of the *Environmental Protection Act 1994*.

5. General Safety of Public during Construction

It is the principal contractor's responsibility to ensure compliance with Section 31 of the *Workplace Health and Safety Act 1995*. Section 31(1)(c) states that the principal contractor is obliged on a construction workplace to ensure that work activities at the workplace are safe and without risk of injury or illness to members of the public at or near the workplace.

It is the responsibility of the person in control of the workplace to ensure compliance with Section 30 of the *Workplace Health and Safety Act 1995*. Section 31(1)(c) states that the person in control of the workplace is obliged to ensure there is appropriate, safe access to and from the workplace for persons other than the person's workers.

6. Contaminated Land

It is strictly the applicant/owner's responsibility to source information regarding contaminated land from the Environmental Protection Agency, Contaminated Land Section as Council has not conducted detailed studies and does not hold detailed information pertaining to contaminated land.

7. **Infrastructure Charges Notice**

Pursuant to the *Planning Act 2016* and the State Planning Regulatory Provision (adopted charges) an Infrastructure Charges Notice relates to this Development Permit, and accompanies this notice.

8. **Acid Sulphate Soils**

Where the works required involve the following:

a) land below RL 20m AHD and development will involve the excavation of 500 cubic metres or more of soil or sediment at or below 5m AHD; or

b) land at or below RL 5m AHD and the development will involve filling the site with 500 cubic metres or more of material,

then the proposal must be assessed for Acid Sulfate soils in accordance with *SPP 2/02 Planning and Managing Development in Acid Sulphate Soils*. If Acid Sulfate soils are identified, treatment and management measures must be implemented in accordance with *SPP 2/02 Planning and Managing Development involving Acid Sulfate Soils*.



SARA reference: 2020-19380 SRA
 Council reference: Carlisle Coast Developments Pty Ltd
 Applicant reference: 19-2233

27 May 2021

Chief Executive Officer
 Mackay Regional Council
 PO Box 41
 MACKAY QLD 4740
 council@mackay.qld.gov.au

Attention: Daniel Walsh

Dear Mr Walsh

SARA response—Midge Point Road, Midge Point

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

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 28 April 2021.

Response

Outcome:	Referral agency response – with conditions
Date of response:	27 May 2021
Conditions:	The conditions in Attachment 1 must be attached to any development approval
Advice:	Advice to the applicant is in Attachment 2
Reasons:	The reasons for the referral agency response are in Attachment 3

Development details

Description:	Change Application (Other) from Material Change of Use and Reconfiguration of a Lot to create 103 Village lots and common property AND Material Change of Use for Environmentally Relevant Activity (ERA No 15(b)) to Material Change of Use and Reconfiguration of a Lot to create 86 Residential Lots, 2 Drainage Lots & 1 Balance Lot.
SARA role:	Referral agency
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 - Development impacting on state transport infrastructure

Schedule 10, Part 17, Division 3, Table 5, Item 1 - Reconfiguring a lot in a coastal management district
 Schedule 10, Part 17, Division 3, Table 6, Item 1 - Material change of use involving work in a coastal management district

SARA reference: 2010-19380 SRA

Assessment Manager: Mackay Regional Council

Street address: Lot 44 Midge Point Road, Midge Point

Real property description: Lot 44 on RP749218

Applicant name: Carlisle Coast Developments Pty Ltd
 c/- Jewell Planning Consultants

Applicant contact details: PO Box 244
 Mackay QLD 4740
 michael@jewellplanning.com.au

Representations

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

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

For further information please contact Fletcher Smith, Senior Planning Officer, on (07) 3452 7048 or via email MIWSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Isaac Harslett
A/Manager, Planning and Development Services (SEQ South)

cc Carlisle Coast Developments Pty Ltd c/- Jewell Planning Consultants, michael@jewellplanning.com.au

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

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (A copy of the plan referenced below can be found at Attachment 5).

No.	Conditions	Condition timing
Development Permit for Reconfiguring a Lot		
Schedule 10, Part 17, Division 3, Table 5, Item 1 - The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Environment and Science to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
1.	Lot 89 (Balance Area) must be carried out generally in accordance with the following plan: (a) Survey Proposal Plan, prepared by Jewell Planning Consultants, dated 30/09/20, Drawing 19-2233-DW-01 and revision A.	Prior to submitting the Plan of Survey to the local government for approval.

Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> , its regulation or the <i>State Development Assessment Provisions</i> (SDAP), version 2.6. If a word remains undefined it has its ordinary meaning.
2.	The following advice is provided on behalf of the Department of Environment and Science: Section 115B of the <i>Coastal Protection and Management Act 1994</i> 'Surrendered land to be dedicated for coastal management purposes' sets out how land identified in a land surrender requirement is to be dealt with to effect the surrender. The basic requirements are: - the plan of subdivision under the Land Titles Act 1994 giving effect to the surrender must dedicate the surrendered land for coastal management - the plan of subdivision must show the land specified in the land surrender requirement as a single lot and clearly marked 'To be surrendered to the State for coastal management purposes' - on registration of the plan of subdivision the surrendered land is dedicated as a Reserve under the Land Act 1994 (Land Act) for coastal management. Local government are generally the most appropriate trustee of public use land as they are in the best position to manage the land. Trustees are appointed under the Land Act by the Minister for that Act, and are recorded in the Land Titles Register. The trustee has a duty of care for the trust land and is responsible for: - acting on behalf of the State as the legal guardian of the land, and - managing the trust land to achieve the purpose of the trust. As trustees, local government may develop local laws to govern public use of the land. The trustee may also develop a land management plan for the Reserve. Land management plans provide a tool to guide future site management (refer to https://www.dnrm.qld.gov.au/__data/assets/pdf_file/0014/110426/land-management-information-kit.pdf). DES can provide support and guidance with respect to the coastal management components of any land management plan. The plan should: - recognize the land's vulnerability to erosion and/or tidal encroachment - identify management priorities (including social) and critical areas (e.g. areas of high biodiversity value or highly susceptible to erosion or inundation) requiring specific attention - manage impacts from the use of the reserve including by provision of controlled public access to the foreshore - rehabilitate any degraded areas. The main objectives of managing beach protection and coastal management reserves are to allow natural coastal processes to continue on land vulnerable to shoreline movements, and minimise detrimental impacts on coastal resources. This is achieved by retaining the land in a relatively natural state and free from permanent or non-expendable development.

Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for the SARA's decision are:

- The development complies with State code 6: Development impacting on state transport infrastructure. Specifically, the development:
 - o is located a sufficient distance from the nearest state transport corridor and unlikely to result in any impact to the safety or efficiency of the network
 - o does not require the provision of public passenger transport infrastructure given there is no surrounding infrastructure in the vicinity of the site.
- The development complies with State code 8: Coastal development and tidal works Specifically, the development:
 - o is generally located outside the erosion prone area and is of a sufficient distance from the coastline
 - o has been designed to avoid matters of state environmental significance.

Material used in the assessment of the application:

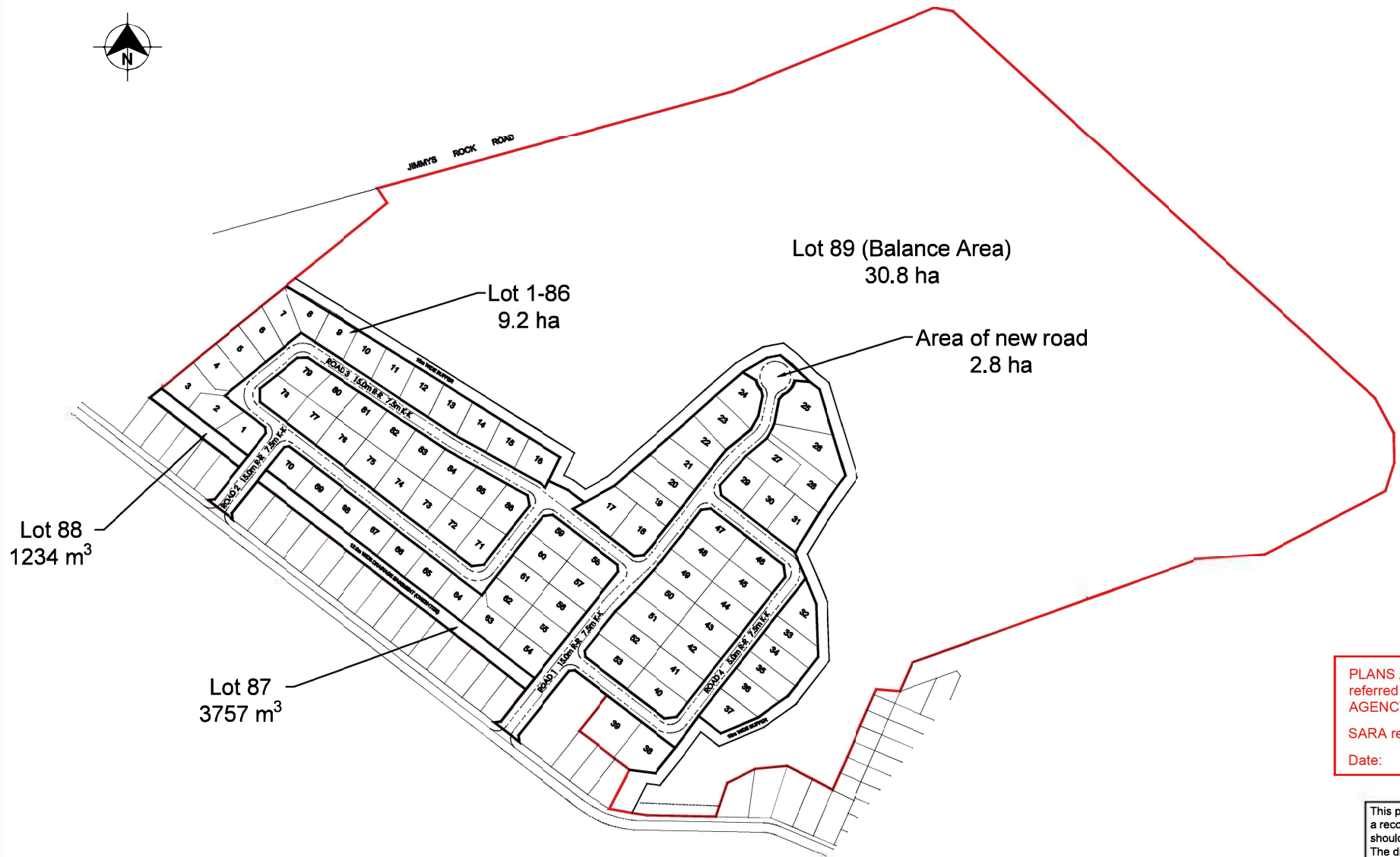
- the development application material and submitted plans
- *Planning Act 2016*
- *Human Rights Act 2019*
- Planning Regulation 2017
- the SDAP, version 2.6, as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system.

Attachment 4—Representations about a referral agency response provisions

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Attachment 5—Approved plan

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Lot 87
3757 m³

-Lot 1-86
9.2 ha

Lot 89 (Balance Area)
30.8 ha

-Area of new road
2.8 ha

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

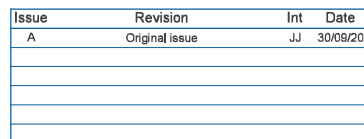
SARA ref: 2010-19380 SRA

Date: 27 May 2021

This plan has been prepared to accompany a reconfiguration of a lot application and should not be used for any other purpose. The dimensions areas, and number of lots shown are subject to field survey and any requirements of Council or other authorities. In particular, no reliance should be placed on the information on this plan for any financial dealing involving the land. This note is an integral part of the plan.

**Dimensions and areas are subject to Council conditions and survey.

Proposed Residential Lots 1-86, Drainage Lot 87, 88 & Balance Lot 89
Cancelling Lot 44 on RP749218



Survey Proposal Plan

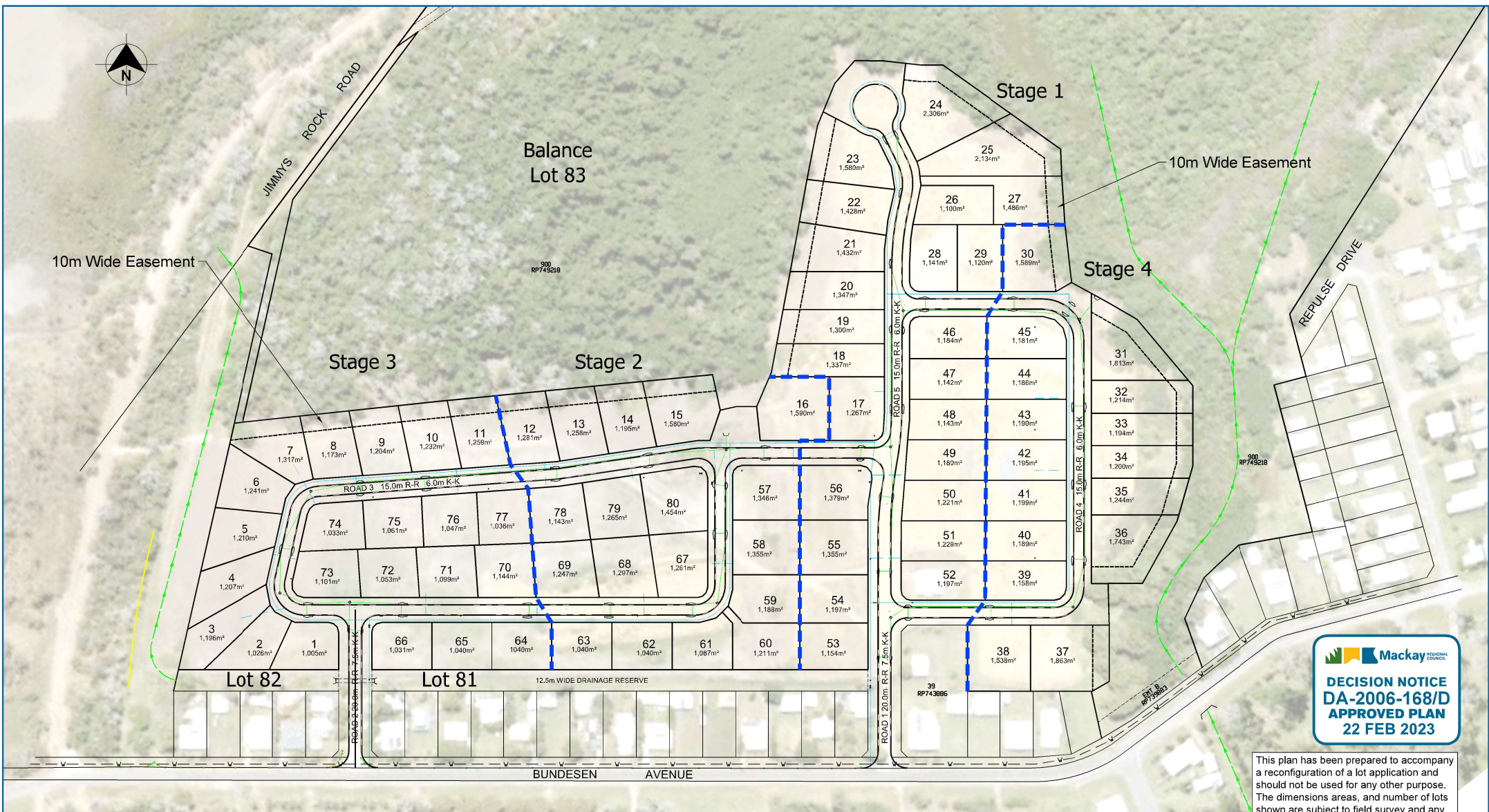
Proposed Residential Lots 1-86

Description	Cancelling Lot 44 on RP749218
Local Authority	Mackay Regional Council
Job Reference	19-2233



This plan has been prepared by Jewell Planning Consultants as a proposal plan and should not be used for any other purpose. The information contained on this plan is approximate only, has not been verified and may be subject to change. The intellectual property on this plan remains the property of Jewell Planning Consultants.

Source	19226-DA1	Drawing	19-2233-DW-01
File	19-2233-DW	Revision	A
Date	30/09/20	Sheet	1 of 3



Proposed Residential Lots 1-80, Drainage Lot 81, 82 & Balance Lot 83
Cancelling Lot 44 on RP749218

**Dimensions and areas are subject to Council conditions and survey.

Issue	Revision	Int	Date
A	Original issue	JJ	16/12/22
B	Amended	JJ	23/12/22

Survey Proposal Plan
Proposed Residential Lots 1-80

Description	Cancelling Lot 44 on RP749218
Local Authority	Mackay Regional Council
Job Reference	19-2233

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Source	19226-DA1	Drawing	19-2233-DW-07
File	19-2233-DW-07	Revision	B
Date	23/12/22	Sheet	1 of 1

DECISION NOTICE
DA-2006-168/D
APPROVED PLAN
22 FEB 2023

This plan has been prepared to accompany a reconfiguration of a lot application and should not be used for any other purpose. The dimensions areas, and number of lots shown are subject to field survey and any requirements of Council or other authorities. In particular, no reliance should be placed on the information on this plan for any financial dealing involving the land. This note is an integral part of the plan.