

## DEVELOPMENT APPLICATION (SECTION 51 OF THE PLANNING ACT 2016) FOR PROPOSED RECONFIGURING A LOT LOCATED AT HOPE VALLEY ESTATE, HOPEVALE

### SECTION 63 OF THE PLANNING ACT 2016, DEVELOPMENT PERMIT FOR RECONFIGURING A LOT LOCATED ON PART OF LOT 992SP312758 AT MILLERS BLOCK, NORTH-EAST OF HOPE VALLEY ESTATE, HOPEVALE

#### Strategic Considerations

The application has been assessed and is considered to be compliant with its Corporate and Operational Plans, in particular, the proposal supports the below matters noted in the plans:

Hope Vale Aboriginal Shire Council Corporate Plan 2018-2025	Hope Vale Aboriginal Shire Council Annual Operational Plan 2024-2025
<a href="https://www.hopevale.qld.gov.au/corporate-documents">https://www.hopevale.qld.gov.au/corporate-documents</a>	<a href="https://www.hopevale.qld.gov.au/corporate-documents">https://www.hopevale.qld.gov.au/corporate-documents</a>

#### Budget, Financial and Resource Implications

The application does not trigger infrastructure charges under Council's Local Government Infrastructure Plan (LGIP).

#### Asset Management

Not Applicable.

#### Executive Summary

Council is in receipt of a development application for:

- Reconfiguring a Lot, staged development - 1 into 58 lots
- New Roads.

(Attachment B, Locality Plan)

The proposed development is zoned Rural within the Hope Vale Aboriginal Shire Council Planning Scheme, 2014 (alignment amendment commenced 22 December 2017). The Material Change of Use and Reconfiguring a Lot is subject to Code Assessment in accordance with the provisions of the planning scheme and the *Planning Act 2016*.

Application & Site Details Summary	
<b>Applicant:</b>	Langtree Consulting on behalf of Hope Vale Aboriginal Shire Council
<b>Proposed Development:</b>	Development Permit
<b>Type of Approval sought:</b>	<ul style="list-style-type: none"> <li>Reconfiguring a Lot, staged development - 1 into 58 lots</li> <li>Creating new roads.</li> </ul>
<b>Street Address:</b>	Unnamed Road, Hope Vale (Miller's Block, north of Hope Valley Estate), Hope Vale. The subject site fronts a road reservation and constructed road (Airport Rd) to the north and a road reservation and unconstructed road to the east.
<b>RP Description:</b>	Part of Lot 992 on SP312758
<b>Land Area:</b>	Part of Lot 992 on SP312758 Area: 1,934,460sqm (193.446ha) Development Footprint: Approx. 13.5ha
<b>Existing Use of Land:</b>	No built structures, no easements, vacant land with native vegetation (Category B – remanent vegetation).
Local Plan Summary	
<b>Local Plan:</b>	Hope Vale Aboriginal Shire Council Planning Scheme 2014 (alignment amendment commenced Dec. 2017)
<b>Zoning:</b>	Rural Zone
<b>Codes</b>	<ul style="list-style-type: none"> <li>Rural Zone Code</li> <li>Bushfire Hazard Overlay Code</li> <li>Environmental Management Overlay Code</li> </ul>
<b>Overlays:</b>	<b>Bushfire Hazard Overlay:</b> <ul style="list-style-type: none"> <li>Medium Potential Bushfire Intensity</li> </ul> <b>Environmental Significance Overlay:</b> <ul style="list-style-type: none"> <li>MSES - Regulated Vegetation</li> </ul>

	<ul style="list-style-type: none"> <li>MSES - Regulated vegetation (intersecting a watercourse) in the south-eastern corner of the development footprint</li> </ul> <b>Agricultural Land Classification Overlay:</b> <ul style="list-style-type: none"> <li>Agricultural land classification (Classes A and B)</li> </ul>
<b>Level of Assessment:</b>	Code Assessable

Master Plan Summary	
<b>Master Plan:</b>	Hope Vale Master Plan 2019
<b>Land Use:</b>	Vacant
<b>Assessment:</b>	The proposal is generally in accordance with the master plan.

State Requirements Summary	
<b>DA Mapping:</b>	<b>FISH HABITAT AREAS</b> <ul style="list-style-type: none"> <li>Queensland waterways for waterway barrier works</li> </ul> <b>WATER RESOURCES</b> <ul style="list-style-type: none"> <li>Great artesian water resource plan area</li> </ul> <b>NATIVE VEGETATION CLEARING</b> <ul style="list-style-type: none"> <li>Regulated vegetation management (Category A and B)</li> </ul>
<b>Pre-lodgement:</b>	<p>On 11 Sept. 2024 a pre-lodgement meeting (SARA reference 2408-42045 SPL) was held with the applicant and SARA relating to a development application which included an MCU for a variation request and an RaL for a broader development footprint. Following the pre-lodgement meeting the scope of the project was modified to RaL only for the first stage of the development.</p> <p>To enable the development of the land the HVASC is recommended to amend the HVASC Planning Scheme 2014 and identify the development area for residential use purposes.</p> <p>HVASC is encouraged to apply for the Funding available for the Review of Local Government Planning Schemes. HVASC is eligible to apply for the \$100k funding under Pathway 1 (Please refer <a href="https://www.planning.qld.gov.au/data/assets/pdf_file/0017/95300/ssf-guideline.pdf">https://www.planning.qld.gov.au/data/assets/pdf_file/0017/95300/ssf-guideline.pdf</a> )</p>
<b>Referral:</b>	SARA reference 2504-45409 SRA dated 5 June 2025

IMPACT ASSESSMENT CONSULTATION	
<b>Impact Application:</b>	n/a
<b>Consultation Period:</b>	n/a
<b>Submissions:</b>	n/a
<b>Assessment:</b>	n/a

The proposal seeks to obtain a Development Permit as reflected in the table below:

Reconfiguring a Lot (Subdivision)
<b>Description of Subject Sites:</b> part of Lot 992 on SP312758 <b>Zone and Precinct:</b> Rural (code assessable) <b>Proposal:</b> Reconfiguring a Lot application on Rural Zoned land (use is from vacant rural use under native vegetation (Category B – remanent vegetation) to future low density residential social housing use (dwelling

houses and dual occupancy) as illustrated in the below Figure 1 Development Area location and Figure 2: Hopevale Social Housing Development.

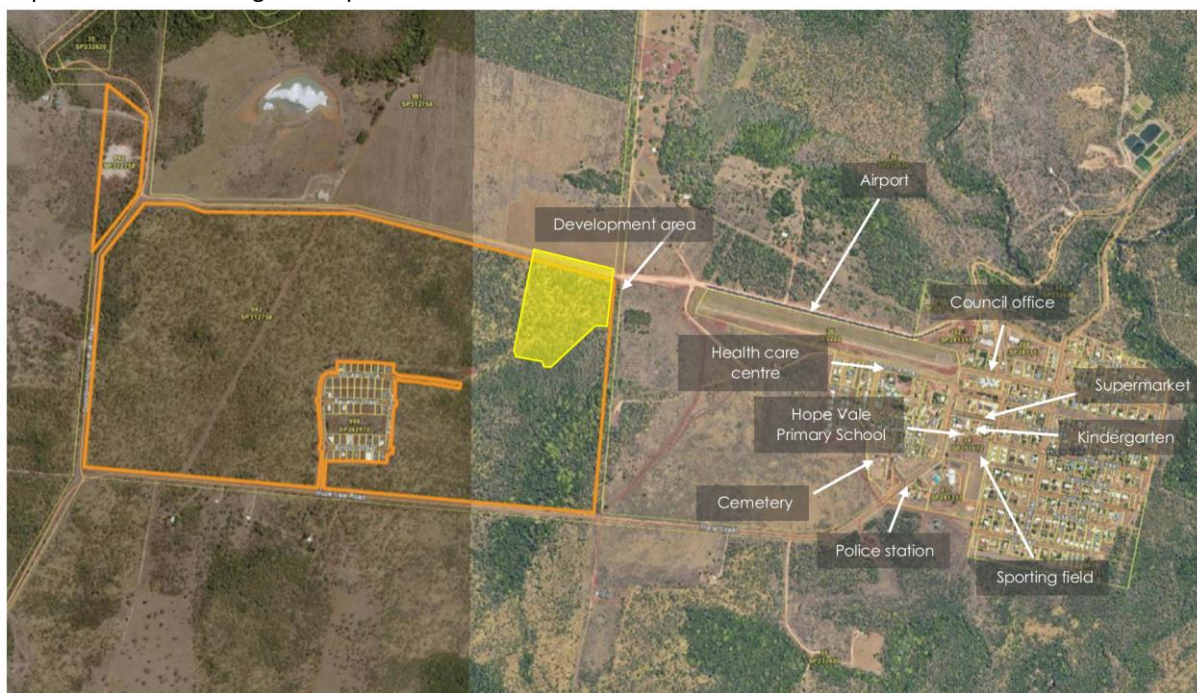


Figure 1 Development Area location



Figure 2 Hope Vale Social Housing development

The proposal can be considered to be generally in accordance with the following outcomes of the Hope Vale Aboriginal Shire Council Planning Scheme 2014 (alignment amendment commenced Dec. 2017), in particular the proposed development:

- establishes additional lots that can contribute to a reduction in overcrowding
- provides additional housing choice and diversity.



**For Council Decision – Recommendation****That Council approve:**

- i) Reconfiguring a Lot, staged development - 1 into 58 lots
- ii) New Roads.

on part of Lot 992SP312758 at Millers block, north-east of Hope Valley Estate, Hopevale

Subject to the below conditions:

CONDITIONS OF APPROVAL

TIMING

1. Administration

At all times

1.1. The developer is responsible to carry out the approved development and comply with relevant requirements in accordance with:

1.1.1. The specifications, facts and circumstances as set out in the application submitted to Council, including recommendations and findings confirmed within relevant technical reports;

1.1.2. The development must, unless stated, be designed, constructed and maintained in accordance with relevant Council policies, guidelines and standards and with the relevant design guidelines in the Far North Queensland Regional Organisation of Councils (FNQROC) Development Manual;

1.1.3. The conditions of approval, the requirements of Council’s Planning Scheme and best practice engineering.

1.1.4. The SARA response and conditions reference 2504-45409 SRA dated 5 June 2025

2. Currency Period

As per condition

2.1. The applicable currency periods are:

2.1.1. RaL 4 years.

3. Approved Site Drawings/Plans

At all times

3.1. The development of the site is to be generally in accordance with the following plans that are to be the approved Plans of Development, except as altered by any other condition of this approval:

Plan / Document Name	Drawing Number	Date/DWG
Locality Plan	23-058	28.02.2025
Hopevale Social Housing Development Proposed Stages (53 lots)	1089-C-001 A	15.02.2024
Vegetation Management Plan	VMP 2504-45409 SRA	05.06.2025
Hope Vale Residential Subdivision Bushfire Management Plan	24058	12.02.2025
State Assessment Referral Agency (SARA)	2504-45409 SARA	05.06.2025

3.2. Where there is any conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval must prevail.

3.3. Where conditions require the above plans or documents to be amended, the revised document(s) must be submitted for endorsement by Council.

4. Construction

At all times

4.1. Any construction work associated with this development shall be carried out in accordance with sound engineering practice.

4.2. No nuisance is to be caused to adjoining properties by way of smoke, dust, stormwater discharge or siltation of drains, at any time, including non-working hours.

4.3. Where material is to be carted to or from the site, loads are to be covered to prevent dust or spillage.

CONDITIONS OF APPROVAL	TIMING
4.4. Where material is spilled or carried on to existing roads or shared paths, it is to be removed forthwith so as to restrict dust nuisance and ensure traffic safety.	
4.5. Stormwater will be managed during construction in accordance with FNQROC Development Manual standards and a Soil and Erosion Management Plan to be completed prior to commencement of construction and to the satisfaction of the Chief Executive Officer.	Prior to commencement of construction.
4.6. A Traffic Management Plan is to be completed prior to commencement of construction and to the satisfaction of the Chief Executive Officer.	As per condition
<b>5. Damage to Infrastructure</b>	At all times
5.1. In the event that any part of Council's infrastructure is damaged as a result of work associated with the development, Council must be notified immediately of the affected infrastructure and have it repaired or replaced, at no cost to Council.	
5.2. All works must be completed prior to the issue of a Compliance Certificate, Building Act.	As per condition
<b>6. Drainage</b>	At all times
6.1. The surface drainage must be catered for in a manner that lessens possible impacts in receiving areas.	
6.2. Any works as a result of development must not interfere with natural stormwater flow over or through the land.	
6.3. Stormwater designs and construction to provide 1%AEP immunity are to be provided in accordance with the FNQROC Development Manual standards and sound engineering practice.	Prior to the start of any works on the site.
6.4. A Drainage Management Plan must be provided, compliant with FNQROC Development Manual standards, Council's standard engineering specifications and to the satisfaction of the Chief Executive Officer.	
6.5. An appropriate Stormwater Quality Management Plan (SQMP) must be developed for the site that provides for achievable stormwater quality treatment measures in accordance with FNQROC Design Standards or Council's standard engineering specifications and to the satisfaction of the Chief Executive Officer.	
<b>7. Access</b>	Prior to the commencement of the use.
7.1. Road and shared paths are to be provided in accordance with FNQROC Development Manual standards and sound engineering practice.	
7.2. Access provision to the development must be provided/constructed in accordance with FNQROC specifications and to the satisfaction of the Chief Executive Officer or demonstrate that such is already in existence.	
7.3. Road widths, and construction within the development are to be adequate for fire emergency vehicles to gain access to a safe working area close to buildings and near water supplies.	
<b>8. Infrastructure Services</b>	Prior to the commencement of the use
8.1. Water Supply connection or suitable alternative adequate water supply must be provided to site/s in accordance with FNQROC Development Manual standards or demonstrate that such is already in existence.	
8.2. Sewer connection or suitable alternative on-site treatment in accordance with FNQROC Development Manual standards must be provided to sites or demonstrate that such is already in existence.	
8.3. Electricity provision certificate must be provided to the Local Authority.	
8.4. Lighting is to be provided in accordance with FNQROC Development Manual standards and sound engineering practice and to the satisfaction of the Chief Executive Officer.	
8.5. Telecommunications provision certificate or declaration of exemption must be provided to the Local Authority.	

CONDITIONS OF APPROVAL	TIMING
<b>9. Operational Works and Fill</b> 9.1. Operational Works designs, applications and construction to provide 1%AEP immunity are to be provided in accordance with the FNQROC Development Manual standards and sound engineering practice.	Prior to the start of any works on the site.
<b>10. Fire Hydrants, Fire Management and Emergency Access</b> 10.1. Fire Hydrants are to be installed and located to enable fire services to access water safely, effectively, and efficiently or demonstrate that such is already in existence or an alternative provided to FNQROC Design Standards or Council's standard engineering specifications and to the satisfaction of the Chief Executive Officer. 10.2. Fire Hydrants are to be suitably identified so that fire services can locate them at all hours. 10.3. Fire Services are to be provided in accordance with FNQROC Development Manual standards and the water supply must be reliable and have sufficient flow and pressure requirements for fire-fighting purposes. 10.4. Water supply to ensure adequate and accessible water supply for firefighting purposes must be provided to the Local Authority or demonstrate that such is already in existence.	Prior to the commencement of the use     At all times
<b>11. Acid Sulfate Soils</b> 11.1. Due care must be taken to ensure that the development will manage to not disturb or minimise the release of acid or metal contaminants. 11.2. Dispose of acid or metal contaminants compliant to legislation and provide relevant disposal documentation to Council.	Prior to the commencement of the use.
<b>12. Landscaping and Fencing</b> 12.1. Landscaping and fencing to be erected to enhance the appearance of the sites to the road and provide a buffer to adjoining sites. 12.2. The landscaping and fencing must be maintained to an appropriate standard.	Prior to the commencement of the use.  At all times
<b>13. Street Trees</b> 13.1. At least one street tree is to be planted every 15m on each side of the proposed new roads.	Prior to the commencement of the use.
<b>14. Vegetation Management</b> 14.1. Prior to commencing any works that impact on the matter of state environmental significance as outlined in SARA Referral Agency conditions no. 10.3.4.2.1 – Clearing Native Vegetation, the applicant (Hope Vale Aboriginal Shire Council) must enter into an agreed delivery arrangement to deliver an environmental offset in accordance with the Environmental Offsets Act 2014 to counterbalance the significant residual impacts on the matter of state environmental significance being 13.38ha of 'of concern' regional ecosystem 3.8.3. 14.2. Map and maintain a 10m wide buffer to the waterway on the development site. 14.3. Prior to and during vegetation clearing works it is a requirement under the Nature Conservation Act 1992 that a fauna spotter catcher working under a rehabilitation permit be present on site to capture and relocate fauna that may occur within and directly impacted by the clearing areas.	Prior to commencing any works

### Reasons for Decision

As discussed within this report, the proposed development is considered to be generally in accordance with the following relevant overall outcomes:

- establishes additional social housing lots that can contribute to a reduction in overcrowding;
  - provides additional housing choice, diversity and affordability.
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### Historical Information

Nil

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### Policy Implications

Nil

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### Risk Management Implications

Bushfire

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### Statutory Environment

*Planning Act 2016*

*Planning Regulation 2017*

Development Assessment Rules – version 1.3 published 02 September 2020 and commenced 11 September 2020

State Planning Policy – July 2017

Hope Vale Aboriginal Shire Council Planning Scheme 2014 (alignment amendment commenced Dec. 2017)

Hope Vale Master Plan, 2019.

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### Consultation

The location and layout of this subdivision was determined in collaboration with Hope Vale Aboriginal Shire Council & Community.

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### Summary

The proposed development is considered to be generally in accordance with the overall outcomes of the Hope Vale Aboriginal Shire Council Planning Scheme 2014 (alignment amendment commenced Dec. 2017) in that the proposal provides additional social housing lots that can contribute to a reduction in overcrowding as well as choice, diversity and affordability.

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Attachments	
Attachment A:	Application Assessment
Attachment B	Locality Plan
Attachment C:	Lot Layout Development Plan
Attachment D:	Vegetation Management Plan VMP 2504-45409 SRA
Attachment E:	SARA Response reference: 2504-45409 SRA dated 05 June 2025
Attachment F:	Bushfire Management Plan

## Attachment A - Development Application Assessment

### **Decision Making Period**

Assessing and deciding on applications period as set in the *Planning Act 2016* and *Development Assessment Rules* (s.60 & 61(3));

- 10 Business Days for a Confirmation Notice from date after receiving an application; and
- 40 Business Days for a Referral Response from date after referral of an application; and
- 35 Business Days from date of Referral Response received or impact consultation completed the application must be assessed and a decision made.
- 5 Business Days from date of a decision made the Decision Notice must be mailed out.

*Note: Public Holidays and close down periods are excluded from Business Days.*

### **PLEASE NOTE**

If no decision has been made within the relevant Decision-Making period the application is Deemed Approved with Ministers Conditions applicable.

IDAS item	Date
Application lodged with Council	18/03/2025
Action Notice Issued	n/a
Confirmation Notice Issued	26/03/2025
Referrals Information Received	05/06/2025
Impact Consultation period	n/a
<i>Planning Act 2016</i> - Decision Making Period Concludes	08/07/2025
Applicant agreed Decision Making Period Extension Concludes	01/08/2025
Council Meeting	16/07/2025
Decision Notice preparation and mail-out Period Concludes	23/07/2025

### **Assessment against relevant legislation.**

The development proposal is determined to be Assessable Development.

Legislation	Assessment Trigger	Assessment
Hope Vale Aboriginal Shire Council Planning Scheme 2014 <ul style="list-style-type: none"><li>• Code Assessment</li><li>• Impact Assessment</li></ul>	✓  ✓ ✗	The Assessment Manager is the Hope Vale Aboriginal Shire Council (HVASC) as determined by Schedule 8 of the <i>Planning Regulation 2017</i> . Under the <i>Planning Act 2016</i> .  n/a  Council as the Assessment Manager will undertake assessment of the application against the relevant codes making the decision pursuant to section 60 of the Planning Act 2016, are outlined in 45(3) and s26 to 28 of the Planning Regulations 2017.
• Public Notification	✗	n/a
Hope Vale Master Plan 2019	✓	Lot 992 is reflected as "Residential Development" in the Master Plan 2019
<b>State Interests</b>		
• State Assessment and Referral Agency (SARA)	✓	The State Assessment and Referral Agency (SARA) referral addressed Vegetation Management (Clearing) requirements, Environmental Offset requirements with conditions. SARA furthermore recommended that HVASC is encouraged to apply for the Funding available for the Review of Local Government Planning Schemes. HVASC is eligible to apply for the \$100k funding under Pathway 1. Through this process the Environmental Offset condition could be addressed.



## Attachment C – Lot Layout Development Plan

<ul style="list-style-type: none"> <li>State Development Assessment Provisions (SDAP)</li> </ul>	✘	The State Development Assessment Provisions (SDAP) provide assessment benchmarks for the assessment of development applications involving the State Assessment and Referral Agency (SARA). The proposed development does not trigger SDAP assessment.
<ul style="list-style-type: none"> <li>State Planning Policy (SPP)</li> </ul>	✘	In accordance with section 2.1 – State Planning Policy of the planning scheme, the Minister has identified that all aspects of the SPP have been integrated into the planning scheme. Hence, for the purposes of this development, it is considered that assessment of the proposal against the provisions of the SPP is not required, and all relevant matters will be dealt with under the provisions of the planning scheme.
<ul style="list-style-type: none"> <li>Regional Plan Cape York Regional Plan 2014</li> </ul>	✓	Acknowledges the importance of valuing, protecting, and promoting Aboriginal and Torres Strait Islander knowledge, culture, and tradition. Settlements that are able to accommodate growth and provide housing which fits the needs of the community. Vibrant and liveable communities that are connected to services and facilities. Economic opportunities and growth are expected to emerge in Hope Vale due to the benefits of mining, plantations and agriculture expansion <a href="https://dsdmipprd.blob.core.windows.net/general/cape-york-regional-plan.pdf">https://dsdmipprd.blob.core.windows.net/general/cape-york-regional-plan.pdf</a>
<ul style="list-style-type: none"> <li>State Development Assessment Provisions (SDAP)</li> </ul>	✘	In accordance with section 2.1 – State Planning Policy of the planning scheme, the Minister has identified that all aspects of the SPP have been integrated into the planning scheme. Hence, for the purposes of this development, it is considered that assessment of the proposal against the provisions of the SPP is not required, and all relevant matters will be dealt with under the provisions of the planning scheme.
<ul style="list-style-type: none"> <li>Walkable Neighbourhoods</li> </ul>	✓	The assessment benchmarks in Schedule 12A of the Planning Regulation 2017 are applicable to the subject application given the proposal result in the creation of new roads. <ul style="list-style-type: none"> <li>connected streets for walking through a grid-like street layout</li> <li>maximum block length of 250m</li> <li>footpaths on at least one side of the street and on both sides of main streets</li> <li>street trees every 15 metres on both sides of the street</li> <li>blocks within 400 metres of a park or open space.</li> </ul> <a href="#">model code for neighbourhood design and Planning Regulation 2017</a>
<b>Native Title</b>		
<p>s36 Effect of the Native Title Act 1993 (Cwlth)</p> <p>36.1 Taking action under the Native Title Act 1993 (Cwlth), part 2, division 3 has the following effect on processes set out under the DA Rules or chapter 3 of the Act—</p>	✘	<p>Lot 992 is Freehold land and does not trigger assessment under the Native Title Act</p> <div></div>

## Attachment C – Lot Layout Development Plan

<p>(a) for a development application under the DA Rules, the assessment manager can only decide an application once any action taken under part 2, division 3 of the Native Title Act 1993 (Cwlth) has been completed;</p> <p>(b) for a change application under section 78 of the Act, a responsible entity can only decide an application once action taken under part 2, division 3 of the Native Title Act 1993 (Cwlth) has been completed; or</p> <p>(c) for a development application subject to chapter 3, part 6, division 3 of the Act, the Minister can only decide an application once action under part 2, division 3 of the Native Title Act 1993 (Cwlth) has been completed.</p>		
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### **Assessment against Hope Vale Aboriginal Shire Council Planning Scheme 2014 (alignment amendment commenced Dec. 2017)**

The development proposal is assessable under the Hope Vale Aboriginal Shire Council Planning Scheme 2014 (alignment amendment commenced Dec. 2017) in accordance with Section 43(1) of the *Planning Act 2016*.

The Assessment Manager is the Hope Vale Aboriginal Shire Council as determined by Schedule 8 of the *Planning Regulation 2017*. Under the *Planning Act 2016*, the Material Change of Use to enable social housing and the Reconfiguring a lot into 4 lots within the Township Zone is determined to be Code Assessable development and does not require Public Notification.

The application was reviewed against the Development Assessment Rules to assess whether the application triggered referral agency assessment. There are nil referrals to the State Assessment and Referral Agency (SARA) and two mapped triggers listed on the DAMS Website for the subject site.

Council as the Assessment Manager will undertake assessment of the application against the relevant codes making the decision pursuant to section 60 of the *Planning Act 2016*, are outlined in 45(3) and s26 to 28 of the *Planning Regulations 2017*.

Proposed Use	Zoning	Zone Codes	Overlay Maps
Residential	Rural Zone	Rural Zone Code	<p><b>Bushfire Hazard Overlay:</b></p> <ul style="list-style-type: none"> <li>Medium Potential Bushfire Intensity</li> </ul> <p><b>Environmental Significance Overlay:</b></p> <ul style="list-style-type: none"> <li>MSES - Regulated Vegetation</li> <li>MSES - Regulated vegetation (intersecting a watercourse) in the south-eastern corner of the development footprint</li> </ul> <p><b>Agricultural Land Classification Overlay:</b></p> <p>Agricultural land classification (Classes A and B)</p>

An assessment against the applicable provisions of the Hope Vale Aboriginal Shire Council Planning Scheme 2014 (alignment amendment commenced Dec. 2017) has been undertaken as reflected hereunder:

Code	Purpose	Assessment
Rural Zone Code	The purpose of the zone includes to provide opportunities for non-rural uses that are compatible with agriculture, the environment, and the landscape	The proposal generally complies with the code in that the proposal will not adversely affect access to

## Attachment C – Lot Layout Development Plan

Code	Purpose	Assessment
	<p>character of the rural area where they do not compromise the long-term use of the land for rural purposes; and protect or manage significant natural features, resources, and processes, including the capacity for primary production.</p> <p>The local government purpose for the zone is to provide for a rural area that retains its natural values whilst providing for resource use.</p> <p>The overall outcomes sought for the zone include:</p> <p>Development does not adversely affect and provides for the retention and protection of: resources including land, plants, animals, minerals in the earth, salt water, fresh water, topography of the land, ecological processes and habitats and culturally important places; identified wetlands, remnant vegetation and coastal areas shown in the Environmental management overlays; access and use of resources by traditional owners, historical owners and local people in pursuit of traditional and lifestyle cultural practices or for economic benefit.</p> <p>Development is designed and constructed so that it: responds to and respects the natural environment and potential risks from natural hazards and climate change; does not detract from the character, usability, cultural importance or the ongoing practice of traditional activities; embraces sustainable practices including land management, energy efficiency, water conservation and transport use; and does not unnecessarily fragment areas with the potential for primary production; provides an ongoing benefit to the community.</p> <p>The quality of water entering the Great Barrier Reef is maintained or improved.</p> <p>The community has ongoing opportunities to live and camp in rural and coastal areas and continue their relationship with traditional and historic lands.</p> <p>The viability of both existing and future rural uses and activities are protected from the intrusion of incompatible uses.</p> <p>The health and safety of residents and visitors in the rural area are maintained; and Development provides for adequate levels of infrastructure to service the</p>	<p>resources such as land, water or culturally important areas.</p> <p>The applicant advised that whilst the proposal will require some cut and fill to accommodate the development, which will be subject to detailed design at operational works stage, the topography of the site is not such that extensive modifications are required.</p> <p>The site does not contain any identified wetlands, is not within a coastal area, is not set within an identified or area of known indigenous cultural heritage and will not materially inhibit access to known resources of traditional custodians.</p> <p>Onsite remnant vegetation will be cleared in accordance with <b>SARA referral agency conditions reference number 2408-42045 SPL. Vegetation Management Plan VMP 2504-45409 SRA</b> Sheet 1 of 1 V1. eLVAS Case ID: 2025/001059 and the <b>Hope Vale Residential Subdivision Vegetation Clearing Plan</b>.</p> <p>The balance of Lot 992 will remain vegetated and provide opportunities for connection to broader vegetated areas.</p> <p>The proposal has been designed to reduce significant impacts on the natural environment by seeking to avoid the identified waterway that traverses through the site.</p> <p>A vegetation buffer of 10m is proposed.</p> <p>The bushfire assessment and implementation of the <b>bushfire management plan</b> reduces and manages the potential risks to people and property.</p> <p>The proposed subdivision layout is of an appropriate design to allow for future Dwelling Houses and Dual Occupancy to be constructed to incorporate energy efficient and water conservation elements.</p> <p>The design and the construction of the dwellings will be subject to future development applications, however, is expected to be consistent with the character of housing in Hope Valley Estate – Stage 1 (to the South) and incorporate building design techniques that respond to the local climate.</p> <p>The proposal will not inhibit ongoing opportunities to camp in rural areas as the site is not currently used for these activities.</p> <p>The proposed road layout is consistent with the pattern of development of Hope Valley Estate south of the development, is responsive to known site constraints, namely significant vegetation and separation from waterway corridor.</p> <p>Cross block pedestrian links are provided every three to four lots to provide for pedestrian connections. The boundary of a block of lots does not exceed 250m.</p>

## Attachment C – Lot Layout Development Plan

Code	Purpose	Assessment
	<p>intended use and site at no impost to council.</p> <p>Where for reconfiguring a lot: new lots are designed and developed with safe and convenient road access; and areas and proportions of new lots are appropriate for activities and works associated with the proposed use.</p>	<p>The proposed road width is sufficient to accommodate footpaths either side of the road and all lots will be located within 400m of a park.</p>

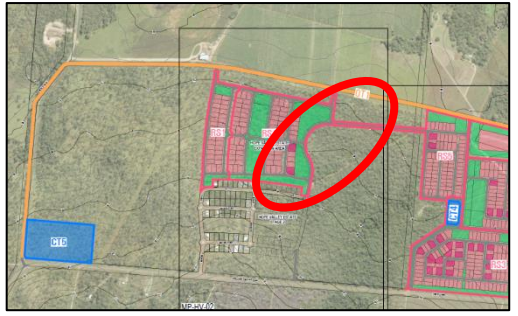
### Hope Vale Master Plan

An assessment against the applicable **Purpose and Overall Outcomes** provisions has been undertaken as reflected hereunder:

Proposed Use	Designation	Precinct	Zone	Overlay Maps
Residential	Residential	RS1, RS4, RS5	Residential development area	n/a

### Cherbourg Master Plan 2019

#### Designation OT15

Purpose	Overall Outcomes	Assessment
Residential development	The development area is identified for residential development in the Master Plan.	<p>The Area of Lot 992 proposed for housing development is generally in accordance with the master plan.</p> 

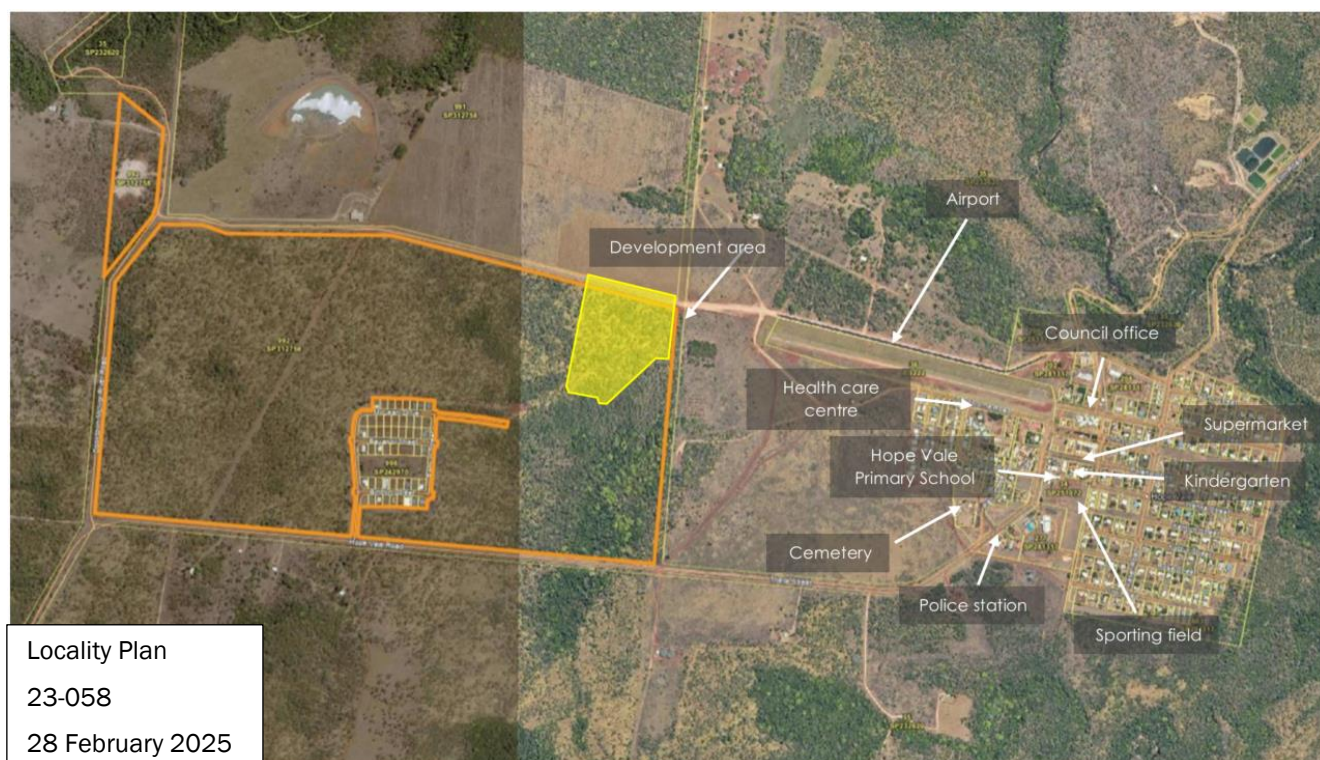
### State Interest Review

An assessment against the applicable **State Interest** provisions has been undertaken as reflected hereunder:

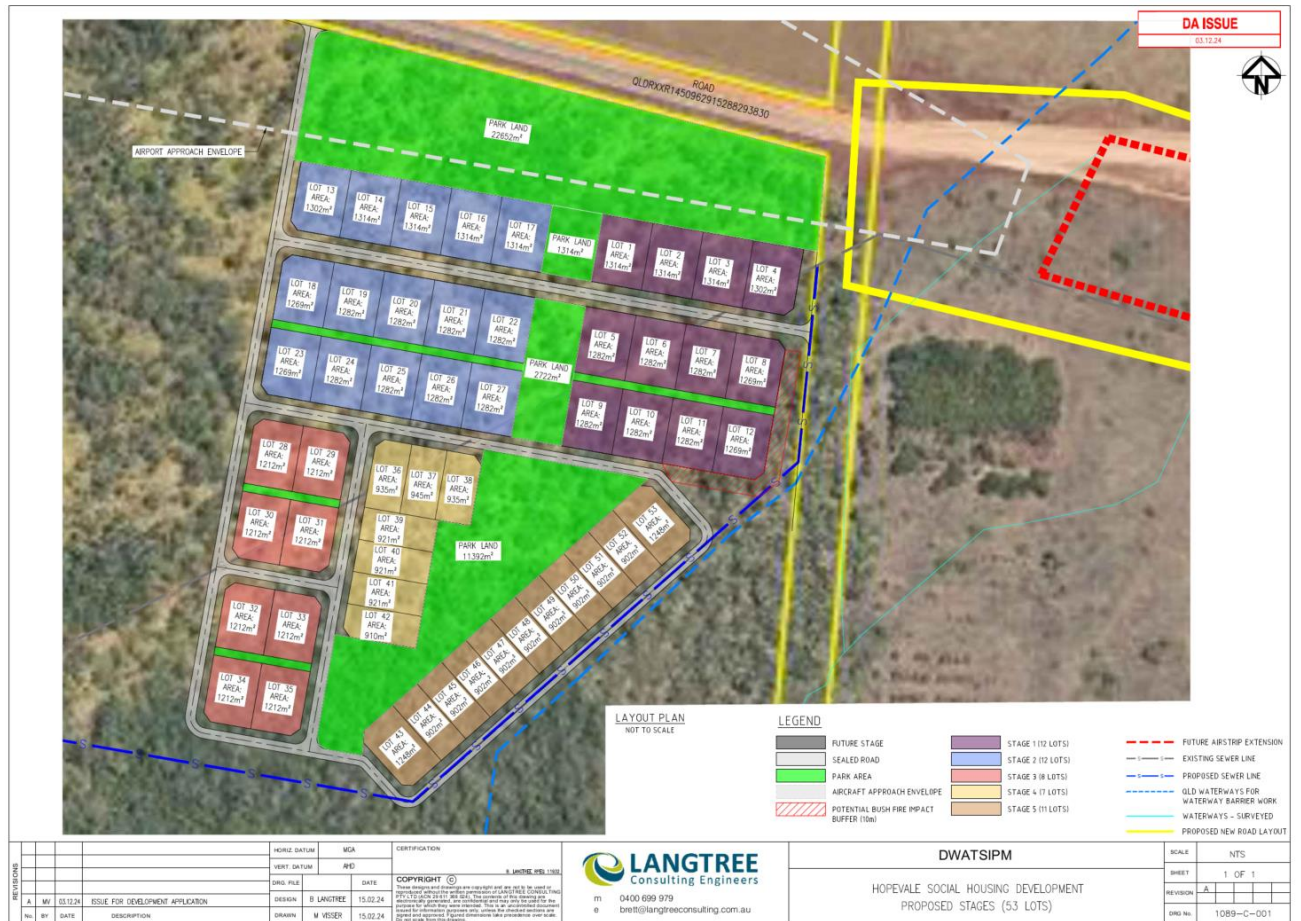
	Assessment/Conditions
<b>Environmental Offset</b>	<p>Prior to commencing any works that impact on the matter of state environmental significance as outlined in SARA Referral Agency conditions no. 10.3.4.2.1 – Clearing Native Vegetation, the applicant (Hope Vale Aboriginal Shire Council) must enter into an agreed delivery arrangement to deliver an environmental offset in accordance with the <i>Environmental Offsets Act 2014</i> to counterbalance the significant residual impacts on the matter of state environmental significance being 13.38ha of 'of concern' regional ecosystem 3.8.3.</p>
<b>Fauna Management</b>	<p><b>Schedule 12A of the Planning Regulation</b></p> <ul style="list-style-type: none"> <li>Fauna Spotter/Catcher During Clearing Operations</li> <li>As required by the <i>Nature Conservation Act 1992</i>, a fauna spotter / catcher working under a rehabilitation permit be present on site to capture and relocate any fauna that may occur within the clearing alignments.</li> </ul>
<b>Vegetation Management</b>	<p>The proposal is a prescribed activity that may have a significant residual impact on a prescribed environmental matter being under the <i>Environmental Offsets Act 2014</i>.</p>

	<p>An Environmental Offset will be applicable in the event of a Material Change of Use (MCU) and / or Native Vegetation Clearances occurring. Prior to either of these activities HVASC is required to sign an Environmental Offset Agreement with the State.</p> <p>To enable the development of the land the HVASC is recommended to amend the HVASC Planning Scheme 2014 to identify the development land for residential use purposes. HVASC is encouraged to apply for the Funding available for the Review of Local Government Planning Schemes. HVASC is eligible to apply for the \$100k funding under Pathway 1 (Please refer <a href="https://www.planning.qld.gov.au/_data/assets/pdf_file/0017/95300/ssf-guideline.pdf">https://www.planning.qld.gov.au/_data/assets/pdf_file/0017/95300/ssf-guideline.pdf</a> )</p>
<b>Regulated Vegetation</b>	<p><b>Regulated Vegetation Clearing</b></p> <p>Any clearing of Category B remanent vegetation (under the <i>Vegetation Management Act 1999</i>) must be done in accordance with the approval referenced in SARA Referral Agency conditions no. 10.3.4.2.1 – Clearing Native Vegetation inclusive of the Vegetation Management Plan VMP 2504-45409 SRA</p> <p>AND</p> <p>An Environmental Offset will be applicable in the event of a Material Change of Use (MCU) and / or Native Vegetation Clearances occurring. Prior to either of these activities. HVASC is required to sign an Environmental Offset Agreement with the State.</p> <p><b>Maximum vegetation clearing</b></p> <ul style="list-style-type: none"> <li>• All vegetation outside of the minimum area to establish the proposal is to remain undisturbed.</li> <li>• All approved clearing areas must be clearly delineated by a registered surveyor prior to the commencement of vegetation clearing.</li> <li>• Clearing and earthworks avoid damaging root zones. There is also to be no parking of vehicles or storage of construction materials under trees permitted)</li> <li>• Prepare a management plan to advise on optimal clearing times to avoid potential impacts on fauna.</li> </ul> <p><b>Disposal of cleared vegetation</b></p> <ul style="list-style-type: none"> <li>• Any cleared vegetation should be mulched on-site and taken to a licensed landfill or re-spread over disturbed soils to prevent establishment of weeds</li> </ul> <p><b>Weed control</b></p> <ul style="list-style-type: none"> <li>• All light and heavy vehicles should arrive clean to the site prior to the commencement of works to prevent the spread of weeds.</li> <li>• Delineating the project footprint will prevent machinery from entering retained vegetation and reduce weed spread.</li> <li>• Measures should also be taken to reduce the establishment of weeds post construction including regular herbicide applications within rehabilitation areas for any establishing weeds.</li> <li>• All disturbed soils should be covered with composted mulch as a primary measure to avoid weed incursion.</li> <li>• A follow up weed monitoring survey will provide recommendations for managing new weed incursions which may be introduced as a result of vegetation clearing.</li> </ul>
<b>Erosion and Sediment Control</b>	<p>An erosion and sediment control plan that includes the use of silt fences and sediment traps will be required during construction to ensure downstream impacts are proactively mged.</p>
<b>Waterways</b>	<p>A mapped first order, non-perennial tributary flows south to north adjacent to the south-eastern corner of the development area. The verified location of that waterway differs from the mapped waterways under the Water Act (categories as an unmapped watercourse) and Fisheries Act (Qld waterway for waterway barrier works – low) and is verified to be further to the south. A 10m wide buffer is required to the waterway.</p>
<b>Engineering Advice</b>	<p>Traffic Assessment – The proposal is expected to have insignificant impact on the surrounding road networks.</p>

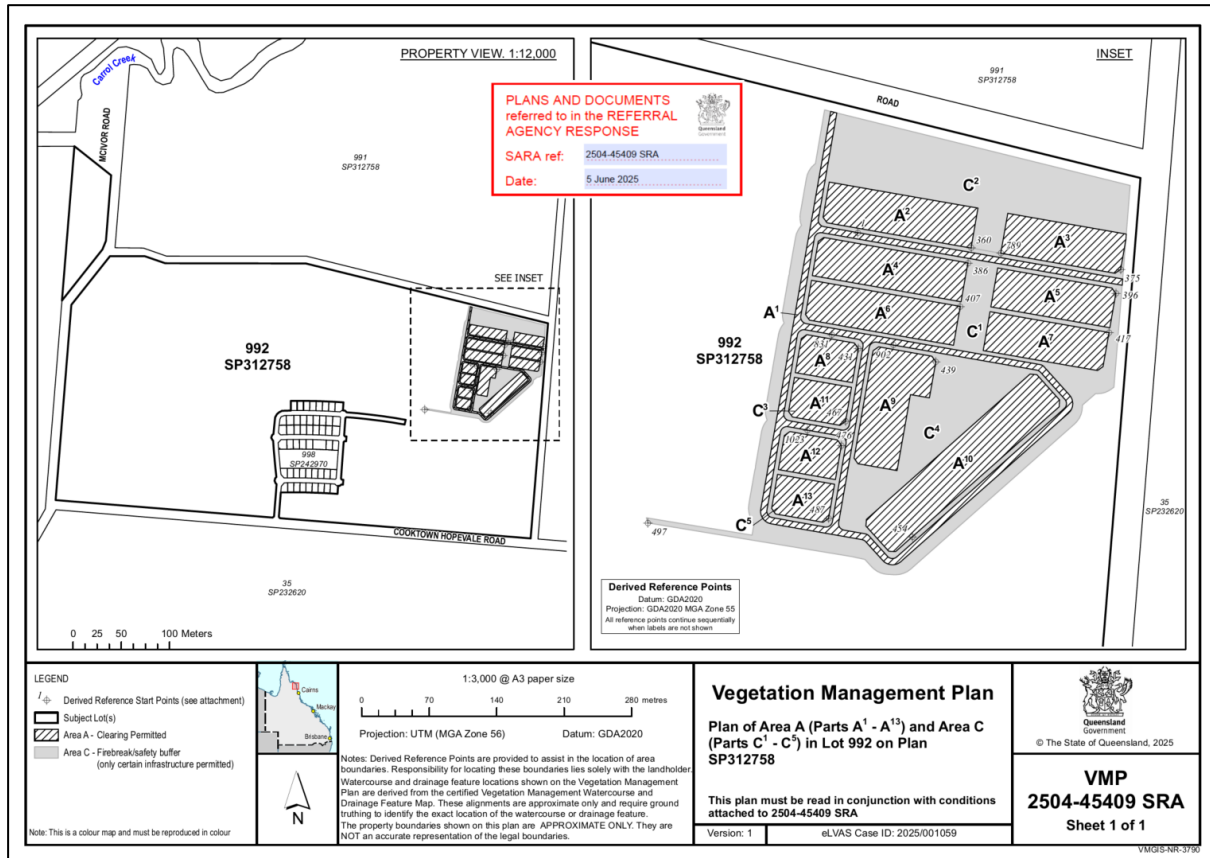




# Attachment C – Lot Layout Development Plan



## Attachment D – Vegetation Management Plan (VMP)





RA6-N



SARA reference: 2504-45409 SRA  
Council reference: DA2023\_027  
Applicant reference: 23-058

5 June 2025

Chief Executive Officer  
Hope Vale Aboriginal Shire Council  
C/- Post Office  
Hope Vale QLD 4895  
info@hopevale.qld.gov.au

Attention: Gerhard Visser

Dear Sir/Madam

## **SARA referral agency response—Unnamed Road, Hope Vale, Miller's lot**

(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 1 April 2025.

### **Response**

Outcome:	Referral agency response – with conditions
Date of response:	5 June 2025
Conditions:	The conditions in <b>Attachment 1</b> must be attached to any development approval
Advice:	Advice to the applicant is in <b>Attachment 2</b>
Reasons:	The reasons for the referral agency response are in <b>Attachment 3</b>

### **Development details**

Description:	Development permit	Reconfiguring a Lot (1 lot into 53 lots), plus road, parkland and balance lot
SARA role:	Referral agency	
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 (Planning Regulation 2017) – Development impacting on state	

Page 1 of 6

Far North Queensland regional office  
Ground Floor, Cnr Grafton and Hartley  
Street, Cairns  
PO Box 2358, Cairns QLD 4870

2504-45409 SRA

transport infrastructure (thresholds)  
Schedule 10, Part 3, Division 4, Table 2, Item 1 (Planning Regulation  
2017) – Clearing native vegetation

SARA reference: 2504-45409 SRA

Assessment manager: Hope Vale Aboriginal Shire Council

Street address: Unnamed Road, Hope Vale

Real property description: (Part of) Lot 992 on SP312758

Applicant name: Hope Vale Aboriginal Shire Council  
C/- Langtree Consulting and Meridian Urban

Applicant contact details: 95 North Quay  
Brisbane QLD 4000  
info@meridianurban.com

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

## Representations

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

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

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

Yours sincerely



Javier Samanes  
A/ Manager (Planning)

cc Hope Vale Aboriginal Shire Council C/- Langtree Consulting and Meridian Urban, [info@meridianurban.com](mailto:info@meridianurban.com),  
and Department of Women, Aboriginal and Torres Strait Islander Partnerships and Multiculturalism,  
[Gerhard.visser@dsdsatsip.qld.com.au](mailto:Gerhard.visser@dsdsatsip.qld.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 - Documents referenced in conditions



**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) (Copies of the documents referenced below are found at Attachment 5)

No.	Conditions	Condition timing
10.3.4.2.1 – Clearing native vegetation—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
1.	<p>Clearing of vegetation must:</p> <p>(a) only occur within Area A (A1-A13) and Area C (C1-C5) as shown on the attached:</p> <ul style="list-style-type: none"> <li>(i) Vegetation Management Plan, prepared by Queensland Government, reference VMP 2504-45409 SRA, Sheet 1 of 1, Version 1, dated 2025, and</li> <li>(ii) Attachment to Vegetation Management Plan VMP 2504-45409 SRA Derived Reference Points for GPS</li> </ul> <p>(b) not exceed 13.38 hectares.</p>	At all times
2.	<p>Built infrastructure, other than for fences, underground services, stormwater infrastructure, park facilities and pathways, must not be established, constructed or located within Area C (C1-C5) as shown on the attached:</p> <p>(a) Vegetation Management Plan, prepared by Queensland Government, reference VMP 2504-45409 SRA, Sheet 1 of 1, Version 1, dated 2025; and</p> <p>(b) Attachment to Vegetation Management Plan VMP 2504-45409 SRA Derived Reference Points for GPS.</p> <p>Note: Schedule 21 of the Planning Regulation 2016 provides where exempt clearing work can occur.</p>	At all times
3.	Enter into an agreed delivery arrangement to deliver an environmental offset in accordance with the <i>Environmental Offsets Act 2014</i> to counterbalance the significant residual impacts on the matter of state environmental significance being 13.38ha of 'of concern' regional ecosystem 3.8.3.	Prior to commencing any works that impact on the matter of state environmental significance.

2504-45409 SRA

## Attachment 2—Advice to the applicant

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General advice	
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- |    |  |
|----|--|
| 1. | Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> , its regulation or the State Development Assessment Provisions (SDAP) version 3.2. If a word remains undefined it has its ordinary meaning. |
|----|--|

### **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 proposed development complies with the relevant provisions of State code 6: Protection of state transport networks, in that:

- it does not create adverse impacts to state transport infrastructure, public passenger transport infrastructure, active transport infrastructure and public passenger services, nor to the transport network.

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

- it minimises clearing to:
  - a. conserve vegetation
  - b. avoid land degradation
  - c. avoid the loss of biodiversity
  - d. maintain ecological processes
- avoids impacts on vegetation and minimises and mitigates impacts on vegetation where avoidance is not possible
- does not result in a significant residual impact on a matter of state environmental significance unless the significant residual impact is acceptable, and an offset is provided (where appropriate).

#### **Material used in the assessment of the application:**

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

### **Attachment 4—Representations about a referral agency response provisions**

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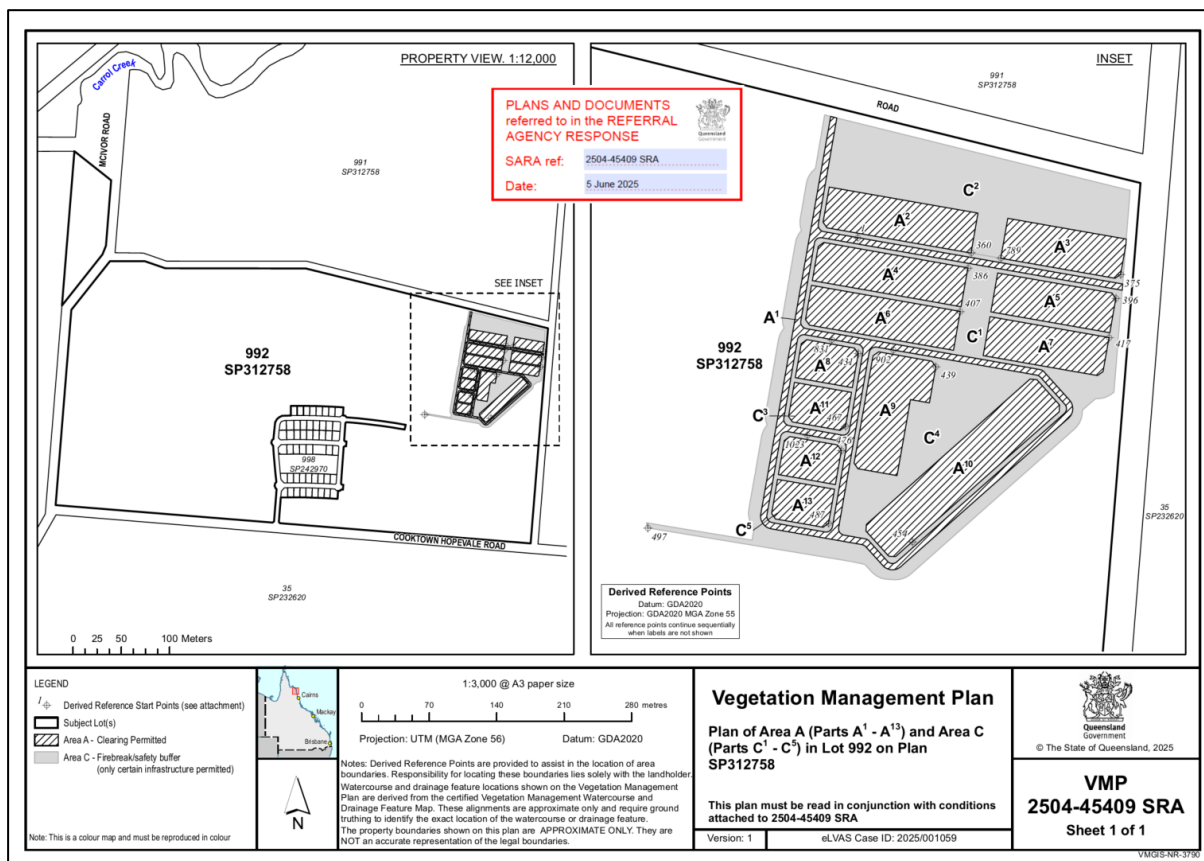
2504-45409 SRA

**Attachment 5—Documents referenced in conditions**

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## Attachment D – Vegetation Management Plan (VMP)





**Attachment: 2504-45409 SRA**  
**Derived Reference Points**  
**Datum: GDA2020, Projection: MGA Zone 55**

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



**SARA ref:** 2504-45409 SRA

**Date:** 5 June 2025

**Notes:** Derived Reference Points are provided to assist in the location of area boundaries.

Responsibility for locating these boundaries lies solely with the landholder and delegated contractor(s).

Coordinates start at a point indicated on the accompanying plan and continue sequentially when labels are not shown.

Part ID	Unique ID	Easting	Northing
A1	1	295254	8308611
A1	2	295255	8308610
A1	3	295529	8308563
A1	4	295528	8308556
A1	5	295517	8308558
A1	6	295493	8308562
A1	7	295492	8308562
A1	8	295217	8308610
A1	9	295216	8308611
A1	10	295215	8308610
A1	11	295215	8308610
A1	12	295214	8308610
A1	13	295213	8308610
A1	14	295212	8308609
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A1	17	295210	8308606
A1	18	295209	8308605
A1	19	295195	8308524
A1	20	295195	8308523
A1	21	295195	8308522
A1	22	295196	8308521
A1	23	295196	8308520
A1	24	295197	8308519
A1	25	295198	8308518
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A1	28	295201	8308516
A1	29	295237	8308510
A1	30	295237	8308510
A1	31	295237	8308510
A1	32	295265	8308505
A1	33	295269	8308504
A1	34	295310	8308497
A1	35	295310	8308497
A1	36	295328	8308494
A1	37	295328	8308494
A1	38	295329	8308494
A1	39	295332	8308493
A1	40	295416	8308479
A1	41	295443	8308474
A1	42	295444	8308474
A1	43	295446	8308473
A1	44	295446	8308472
A1	45	295447	8308472
A1	46	295448	8308471
A1	47	295448	8308471
A1	48	295448	8308471
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A1	56	295476	8308439
A1	57	295476	8308438
A1	58	295476	8308438
A1	59	295477	8308437
A1	60	295477	8308436

Part ID	Unique ID	Easting	Northing
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A1	65	295477	8308432
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A1	72	295475	8308426
A1	73	295475	8308426
A1	74	295474	8308425
A1	75	295473	8308423
A1	76	295302	8308272
A1	77	295301	8308271
A1	78	295300	8308270
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A1	102	295282	8308269
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A1	105	295280	8308271
A1	106	295279	8308272
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A1	108	295278	8308273
A1	109	295263	8308290
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A1	111	295261	8308292
A1	112	295260	8308292
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A1	114	295254	8308293
A1	115	295250	8308294
A1	116	295246	8308295
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A1	118	295242	8308295
A1	119	295211	8308301
A1	120	295164	8308309

Part ID	Unique ID	Easting	Northing
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A1	178	295245	8308410
A1	179	295246	8308411
A1	180	295253	8308453

**Attachment: 2504-45409 SRA**  
**Derived Reference Points**  
**Datum: GDA2020, Projection: MGA Zone 55**

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



**SARA ref:** 2504-45409 SRA

**Date:** 5 June 2025

**Notes:** Derived Reference Points are provided to assist in the location of area boundaries.  
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 Coordinates start at a point indicated on the accompanying plan and continue sequentially when labels are not shown.

Part ID	Unique ID	Easting	Northing
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Part ID	Unique ID	Easting	Northing
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A1	324	295162	8308318
A1	325	295162	8308317
A1	326	295162	8308317
A1	327	295163	8308316
A1	328	295164	8308316
A1	329	295164	8308316
A1	330	295164	8308316
A1	331	295165	8308315
A1	332	295169	8308315
A1	333	295171	8308314
A1	334	295174	8308314
A1	335	295178	8308313
A1	336	295179	8308313
A1	337	295182	8308312
A1	338	295184	8308312
A1	339	295220	8308306
A1	340	295221	8308305
A1	341	295223	8308306
A1	342	295224	8308306
A1	343	295225	8308306
A1	344	295226	8308307
A1	345	295226	8308308
A1	346	295227	8308309
A1	347	295228	8308310
A1	348	295228	8308311
A1	349	295242	8308392
A1	350	295242	8308393
A1	351	295242	8308394
A1	352	295242	8308395
A1	353	295241	8308396
A1	354	295241	8308397
A1	355	295240	8308398
A1	356	295239	8308399
A1	357	295238	8308399
A1	358	295237	8308400
A1	359	295202	8308406
A2	360	295372	8308595

**Attachment: 2504-45409 SRA**  
**Derived Reference Points**  
**Datum: GDA2020, Projection: MGA Zone 55**

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



**SARA ref:** 2504-45409 SRA

**Date:** 5 June 2025

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Part ID	Unique ID	Easting	Northing
A2	361	295372	8308595
A2	362	295341	8308600
A2	363	295222	8308621
A2	364	295218	8308626
A2	365	295225	8308663
A2	366	295225	8308663
A2	367	295256	8308658
A2	368	295286	8308652
A2	369	295317	8308647
A2	370	295348	8308641
A2	371	295379	8308636
A2	372	295379	8308636
A2	373	295372	8308597
A2	374	295372	8308595
A3	375	295527	8308573
A3	376	295521	8308568
A3	377	295403	8308589
A3	378	295410	8308631
A3	379	295441	8308625
A3	380	295441	8308625
A3	381	295471	8308620
A3	382	295502	8308614
A3	383	295533	8308609
A3	384	295532	8308603
A3	385	295527	8308573
A4	386	295368	8308579
A4	387	295361	8308539
A4	388	295331	8308544
A4	389	295300	8308550
A4	390	295269	8308555
A4	391	295238	8308561
A4	392	295207	8308566
A4	393	295213	8308601
A4	394	295219	8308606
A4	395	295368	8308579
A5	396	295522	8308547
A5	397	295516	8308512
A5	398	295485	8308517
A5	399	295454	8308523
A5	400	295423	8308528
A5	401	295392	8308534
A5	402	295399	8308574
A5	403	295399	8308574
A5	404	295430	8308569
A5	405	295518	8308553
A5	406	295522	8308547
A6	407	295361	8308534
A6	408	295353	8308494
A6	409	295204	8308520
A6	410	295200	8308526
A6	411	295206	8308561
A6	412	295237	8308556
A6	413	295268	8308550
A6	414	295299	8308545
A6	415	295330	8308540
A6	416	295361	8308534
A7	417	295515	8308507
A7	418	295509	8308472
A7	419	295503	8308468
A7	420	295477	8308472

Part ID	Unique ID	Easting	Northing
A7	421	295477	8308472
A7	422	295446	8308478
A7	423	295444	8308478
A7	424	295415	8308483
A7	425	295384	8308488
A7	426	295391	8308529
A7	427	295422	8308523
A7	428	295453	8308518
A7	429	295484	8308512
A7	430	295515	8308507
A8	431	295255	8308490
A8	432	295249	8308455
A8	433	295219	8308460
A8	434	295190	8308465
A8	435	295196	8308501
A8	436	295201	8308505
A8	437	295251	8308496
A8	438	295255	8308490
A9	439	295335	8308477
A9	440	295329	8308439
A9	441	295309	8308443
A9	442	295305	8308423
A9	443	295302	8308403
A9	444	295299	8308384
A9	445	295295	8308364
A9	446	295255	8308371
A9	447	295255	8308371
A9	448	295250	8308377
A9	449	295264	8308451
A9	450	295270	8308488
A9	451	295276	8308492
A9	452	295331	8308482
A9	453	295335	8308477
A10	454	295311	8308295
A10	455	295293	8308280
A10	456	295286	8308280
A10	457	295263	8308306
A10	458	295263	8308313
A10	459	295433	8308464
A10	460	295440	8308463
A10	461	295464	8308437
A10	462	295463	8308430
A10	463	295446	8308415
A10	464	295431	8308402
A10	465	295326	8308309
A10	466	295311	8308295
A11	467	295242	8308415
A11	468	295236	8308411
A11	469	295211	8308415
A11	470	295187	8308419
A11	471	295182	8308425
A11	472	295189	8308461
A11	473	295218	8308455
A11	474	295248	8308450
A11	475	295242	8308415
A12	476	295237	8308390
A12	477	295231	8308355
A12	478	295202	8308360
A12	479	295172	8308365
A12	480	295178	8308400

Part ID	Unique ID	Easting	Northing
A12	481	295181	8308402
A12	482	295184	8308404
A12	483	295186	8308404
A12	484	295209	8308400
A12	485	295233	8308396
A12	486	295237	8308390
A13	487	295224	8308314
A13	488	295218	8308310
A13	489	295194	8308315
A13	490	295169	8308319
A13	491	295165	8308325
A13	492	295166	8308329
A13	493	295171	8308360
A13	494	295201	8308355
A13	495	295230	8308350
A13	496	295224	8308314
C1	497	295036	8308310
C1	498	295035	8308315
C1	499	295056	8308312
C1	500	295070	8308309
C1	501	295145	8308297
C1	502	295147	8308309
C1	503	295145	8308311
C1	504	295144	8308313
C1	505	295142	8308317
C1	506	295141	8308321
C1	507	295141	8308325
C1	508	295141	8308329
C1	509	295142	8308333
C1	510	295147	8308364
C1	511	295148	8308367
C1	512	295148	8308369
C1	513	295154	8308404
C1	514	295155	8308408
C1	515	295157	8308411
C1	516	295158	8308414
C1	517	295160	8308416
C1	518	295159	8308419
C1	519	295159	8308423
C1	520	295158	8308426
C1	521	295159	8308429
C1	522	295165	8308465
C1	523	295166	8308467
C1	524	295166	8308470
C1	525	295172	8308505
C1	526	295173	8308508
C1	527	295174	8308511
C1	528	295176	8308514
C1	529	295178	8308517
C1	530	295177	8308520
C1	531	295176	8308523
C1	532	295176	8308526
C1	533	295176	8308530
C1	534	295183	8308565
C1	535	295183	8308568
C1	536	295184	8308570
C1	537	295190	8308606
C1	538	295191	8308609
C1	539	295192	8308612
C1	540	295194	8308615

**Attachment: 2504-45409 SRA**  
**Derived Reference Points**  
**Datum: GDA2020, Projection: MGA Zone 55**

**PLANS AND DOCUMENTS**  
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**AGENCY RESPONSE**



**SARA ref:** 2504-45409 SRA

**Date:** 5 June 2025

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Part ID	Unique ID	Easting	Northing
C1	541	295196	8308618
C1	542	295195	8308621
C1	543	295194	8308624
C1	544	295194	8308627
C1	545	295195	8308631
C1	546	295201	8308667
C1	547	295202	8308671
C1	548	295204	8308675
C1	549	295206	8308678
C1	550	295209	8308681
C1	551	295210	8308682
C1	552	295220	8308738
C1	553	295226	8308736
C1	554	295204	8308613
C1	555	295169	8308413
C1	556	295169	8308411
C1	557	295169	8308411
C1	558	295154	8308324
C1	559	295154	8308324
C1	560	295154	8308323
C1	561	295153	8308322
C1	562	295153	8308322
C1	563	295154	8308321
C1	564	295154	8308321
C1	565	295154	8308321
C1	566	295154	8308320
C1	567	295154	8308319
C1	568	295154	8308319
C1	569	295154	8308318
C1	570	295154	8308317
C1	571	295155	8308317
C1	572	295155	8308316
C1	573	295155	8308316
C1	574	295155	8308316
C1	575	295155	8308315
C1	576	295156	8308315
C1	577	295156	8308314
C1	578	295156	8308314
C1	579	295157	8308313
C1	580	295157	8308313
C1	581	295158	8308312
C1	582	295158	8308312
C1	583	295158	8308312
C1	584	295160	8308311
C1	585	295161	8308310
C1	586	295163	8308309
C1	587	295164	8308309
C1	588	295211	8308301
C1	589	295242	8308295
C1	590	295243	8308295
C1	591	295246	8308295
C1	592	295250	8308294
C1	593	295254	8308293
C1	594	295259	8308292
C1	595	295260	8308292
C1	596	295261	8308292
C1	597	295262	8308291
C1	598	295263	8308290
C1	599	295278	8308273
C1	600	295279	8308273

Part ID	Unique ID	Easting	Northing
C1	601	295279	8308272
C1	602	295279	8308272
C1	603	295280	8308271
C1	604	295281	8308270
C1	605	295281	8308270
C1	606	295282	8308269
C1	607	295283	8308268
C1	608	295284	8308268
C1	609	295286	8308267
C1	610	295288	8308267
C1	611	295289	8308266
C1	612	295289	8308266
C1	613	295291	8308266
C1	614	295292	8308267
C1	615	295293	8308267
C1	616	295294	8308267
C1	617	295295	8308267
C1	618	295296	8308268
C1	619	295296	8308268
C1	620	295297	8308268
C1	621	295298	8308269
C1	622	295299	8308269
C1	623	295299	8308270
C1	624	295299	8308270
C1	625	295299	8308270
C1	626	295299	8308270
C1	627	295299	8308270
C1	628	295299	8308270
C1	629	295299	8308270
C1	630	295300	8308270
C1	631	295301	8308271
C1	632	295302	8308272
C1	633	295473	8308423
C1	634	295474	8308425
C1	635	295475	8308426
C1	636	295475	8308426
C1	637	295475	8308427
C1	638	295476	8308427
C1	639	295476	8308428
C1	640	295476	8308429
C1	641	295477	8308430
C1	642	295477	8308432
C1	643	295477	8308432
C1	644	295477	8308433
C1	645	295477	8308434
C1	646	295477	8308435
C1	647	295477	8308435
C1	648	295477	8308436
C1	649	295477	8308437
C1	650	295476	8308438
C1	651	295476	8308438
C1	652	295476	8308439
C1	653	295476	8308440
C1	654	295475	8308440
C1	655	295475	8308441
C1	656	295474	8308442
C1	657	295450	8308469
C1	658	295449	8308469
C1	659	295449	8308470
C1	660	295448	8308471

Part ID	Unique ID	Easting	Northing
C1	661	295448	8308471
C1	662	295448	8308471
C1	663	295447	8308472
C1	664	295446	8308472
C1	665	295446	8308473
C1	666	295444	8308474
C1	667	295443	8308474
C1	668	295416	8308479
C1	669	295332	8308493
C1	670	295329	8308494
C1	671	295328	8308494
C1	672	295328	8308494
C1	673	295310	8308497
C1	674	295310	8308497
C1	675	295269	8308504
C1	676	295265	8308505
C1	677	295237	8308510
C1	678	295237	8308510
C1	679	295237	8308510
C1	680	295201	8308516
C1	681	295200	8308517
C1	682	295198	8308517
C1	683	295198	8308518
C1	684	295197	8308519
C1	685	295196	8308520
C1	686	295196	8308521
C1	687	295195	8308522
C1	688	295195	8308523
C1	689	295195	8308524
C1	690	295209	8308605
C1	691	295210	8308606
C1	692	295210	8308607
C1	693	295211	8308608
C1	694	295212	8308609
C1	695	295213	8308610
C1	696	295214	8308610
C1	697	295215	8308610
C1	698	295215	8308610
C1	699	295216	8308611
C1	700	295217	8308610
C1	701	295492	8308562
C1	702	295493	8308562
C1	703	295517	8308558
C1	704	295528	8308556
C1	705	295522	8308471
C1	706	295521	8308461
C1	707	295520	8308450
C1	708	295517	8308448
C1	709	295515	8308447
C1	710	295511	8308445
C1	711	295507	8308444
C1	712	295503	8308444
C1	713	295501	8308444
C1	714	295487	8308432
C1	715	295487	8308429
C1	716	295487	8308426
C1	717	295486	8308422
C1	718	295484	8308418
C1	719	295482	8308415
C1	720	295479	8308412

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**Attachment: 2504-45409 SRA**  
**Derived Reference Points**  
**Datum: GDA2020, Projection: MGA Zone 55**

**PLANS AND DOCUMENTS**  
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Part ID	Unique ID	Easting	Northing
C1	721	295462	8308397
C1	722	295447	8308384
C1	723	295342	8308291
C1	724	295327	8308277
C1	725	295326	8308277
C1	726	295309	8308262
C1	727	295309	8308262
C1	728	295305	8308259
C1	729	295302	8308257
C1	730	295298	8308256
C1	731	295293	8308256
C1	732	295292	8308256
C1	733	295285	8308256
C1	734	295282	8308257
C1	735	295278	8308258
C1	736	295274	8308260
C1	737	295271	8308262
C1	738	295269	8308264
C1	739	295262	8308272
C1	740	295248	8308275
C1	741	295036	8308310
C1	742	295515	8308507
C1	743	295484	8308512
C1	744	295453	8308518
C1	745	295422	8308523
C1	746	295391	8308529
C1	747	295384	8308488
C1	748	295385	8308488
C1	749	295415	8308483
C1	750	295444	8308478
C1	751	295446	8308478
C1	752	295477	8308472
C1	753	295477	8308472
C1	754	295503	8308468
C1	755	295509	8308472
C1	756	295515	8308507
C1	757	295353	8308494
C1	758	295361	8308534
C1	759	295330	8308540
C1	760	295299	8308545
C1	761	295268	8308550
C1	762	295237	8308556
C1	763	295206	8308561
C1	764	295200	8308526
C1	765	295204	8308520
C1	766	295353	8308494
C1	767	295331	8308544
C1	768	295361	8308539
C1	769	295368	8308579
C1	770	295368	8308579
C1	771	295219	8308606
C1	772	295213	8308601
C1	773	295207	8308566
C1	774	295238	8308561
C1	775	295269	8308555
C1	776	295300	8308550
C1	777	295331	8308544
C1	778	295399	8308574
C1	779	295392	8308534
C1	780	295423	8308528

Part ID	Unique ID	Easting	Northing
C1	781	295454	8308523
C1	782	295485	8308517
C1	783	295516	8308512
C1	784	295522	8308547
C1	785	295518	8308553
C1	786	295430	8308569
C1	787	295399	8308574
C1	788	295399	8308574
C2	789	295403	8308589
C2	790	295372	8308595
C2	791	295372	8308597
C2	792	295379	8308636
C2	793	295379	8308636
C2	794	295348	8308641
C2	795	295317	8308647
C2	796	295286	8308652
C2	797	295256	8308658
C2	798	295225	8308663
C2	799	295225	8308663
C2	800	295218	8308626
C2	801	295222	8308621
C2	802	295341	8308600
C2	803	295372	8308595
C2	804	295403	8308589
C2	805	295521	8308568
C2	806	295527	8308573
C2	807	295532	8308603
C2	808	295529	8308563
C2	809	295255	8308610
C2	810	295254	8308611
C2	811	295219	8308617
C2	812	295218	8308617
C2	813	295217	8308618
C2	814	295216	8308618
C2	815	295215	8308619
C2	816	295214	8308620
C2	817	295214	8308621
C2	818	295213	8308622
C2	819	295213	8308623
C2	820	295213	8308625
C2	821	295220	8308664
C2	822	295233	8308735
C2	823	295537	8308659
C2	824	295533	8308609
C2	825	295502	8308614
C2	826	295471	8308620
C2	827	295441	8308625
C2	828	295441	8308625
C2	829	295410	8308631
C2	830	295403	8308589
C3	831	295227	8308505
C3	832	295230	8308504
C3	833	295254	8308500
C3	834	295255	8308500
C3	835	295256	8308499
C3	836	295257	8308499
C3	837	295258	8308498
C3	838	295259	8308497
C3	839	295259	8308496
C3	840	295260	8308495

Part ID	Unique ID	Easting	Northing
C3	841	295260	8308494
C3	842	295260	8308492
C3	843	295254	8308457
C3	844	295253	8308455
C3	845	295253	8308453
C3	846	295246	8308411
C3	847	295245	8308410
C3	848	295245	8308409
C3	849	295244	8308408
C3	850	295243	8308407
C3	851	295242	8308407
C3	852	295241	8308406
C3	853	295240	8308406
C3	854	295239	8308406
C3	855	295238	8308406
C3	856	295218	8308409
C3	857	295218	8308409
C3	858	295218	8308410
C3	859	295199	8308413
C3	860	295193	8308414
C3	861	295183	8308416
C3	862	295182	8308416
C3	863	295181	8308418
C3	864	295180	8308417
C3	865	295180	8308418
C3	866	295179	8308418
C3	867	295178	8308419
C3	868	295178	8308420
C3	869	295178	8308421
C3	870	295177	8308422
C3	871	295178	8308424
C3	872	295192	8308504
C3	873	295192	8308506
C3	874	295193	8308507
C3	875	295193	8308508
C3	876	295194	8308508
C3	877	295195	8308509
C3	878	295196	8308510
C3	879	295197	8308510
C3	880	295198	8308510
C3	881	295198	8308510
C3	882	295200	8308510
C3	883	295200	8308510
C3	884	295227	8308505
C3	885	295190	8308465
C3	886	295219	8308460
C3	887	295249	8308455
C3	888	295255	8308490
C3	889	295251	8308496
C3	890	295201	8308505
C3	891	295196	8308501
C3	892	295190	8308465
C3	893	295218	8308455
C3	894	295189	8308461
C3	895	295182	8308425
C3	896	295187	8308419
C3	897	295211	8308415
C3	898	295236	8308411
C3	899	295242	8308415
C3	900	295248	8308450



**Attachment: 2504-45409 SRA**  
**Derived Reference Points**  
**Datum: GDA2020, Projection: MGA Zone 55**

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



**SARA ref:** 2504-45409 SRA

**Date:** 5 June 2025

**Notes:** Derived Reference Points are provided to assist in the location of area boundaries.

Responsibility for locating these boundaries lies solely with the landholder and delegated contractor(s).

Coordinates start at a point indicated on the accompanying plan and continue sequentially when labels are not shown.

Part ID	Unique ID	Easting	Northing
C3	901	295218	8308455
C4	902	295291	8308494
C4	903	295305	8308492
C4	904	295323	8308489
C4	905	295337	8308486
C4	906	295407	8308474
C4	907	295438	8308468
C4	908	295440	8308468
C4	909	295441	8308468
C4	910	295441	8308468
C4	911	295442	8308467
C4	912	295442	8308467
C4	913	295443	8308467
C4	914	295443	8308467
C4	915	295443	8308467
C4	916	295444	8308466
C4	917	295444	8308466
C4	918	295467	8308440
C4	919	295467	8308440
C4	920	295468	8308439
C4	921	295469	8308438
C4	922	295469	8308438
C4	923	295469	8308438
C4	924	295470	8308437
C4	925	295470	8308436
C4	926	295470	8308436
C4	927	295471	8308435
C4	928	295471	8308435
C4	929	295471	8308434
C4	930	295471	8308433
C4	931	295471	8308432
C4	932	295471	8308432
C4	933	295470	8308431
C4	934	295470	8308430
C4	935	295470	8308430
C4	936	295469	8308429
C4	937	295469	8308429
C4	938	295468	8308428
C4	939	295468	8308428
C4	940	295295	8308275
C4	941	295294	8308274
C4	942	295293	8308273
C4	943	295292	8308273
C4	944	295290	8308273
C4	945	295290	8308273
C4	946	295289	8308273
C4	947	295289	8308273
C4	948	295288	8308273
C4	949	295287	8308274
C4	950	295286	8308274
C4	951	295285	8308275
C4	952	295269	8308293
C4	953	295268	8308294
C4	954	295267	8308295
C4	955	295267	8308295
C4	956	295267	8308295
C4	957	295266	8308296
C4	958	295266	8308296
C4	959	295265	8308297
C4	960	295265	8308297


Part ID	Unique ID	Easting	Northing
C4	961	295265	8308297
C4	962	295264	8308298
C4	963	295264	8308298
C4	964	295263	8308298
C4	965	295262	8308298
C4	966	295262	8308298
C4	967	295249	8308301
C4	968	295240	8308302
C4	969	295239	8308303
C4	970	295238	8308303
C4	971	295237	8308304
C4	972	295236	8308305
C4	973	295236	8308305
C4	974	295235	8308306
C4	975	295235	8308307
C4	976	295234	8308308
C4	977	295234	8308309
C4	978	295234	8308310
C4	979	295245	8308373
C4	980	295245	8308373
C4	981	295260	8308455
C4	982	295260	8308457
C4	983	295266	8308492
C4	984	295266	8308493
C4	985	295267	8308494
C4	986	295268	8308495
C4	987	295268	8308496
C4	988	295269	8308496
C4	989	295270	8308497
C4	990	295272	8308497
C4	991	295272	8308497
C4	992	295273	8308497
C4	993	295274	8308497
C4	994	295291	8308494
C4	995	295255	8308371
C4	996	295295	8308364
C4	997	295299	8308384
C4	998	295302	8308403
C4	999	295305	8308423
C4	1000	295309	8308443
C4	1001	295329	8308439
C4	1002	295335	8308477
C4	1003	295331	8308482
C4	1004	295276	8308492
C4	1005	295270	8308488
C4	1006	295264	8308451
C4	1007	295250	8308377
C4	1008	295255	8308371
C4	1009	295255	8308371
C4	1010	295433	8308464
C4	1011	295263	8308313
C4	1012	295263	8308306
C4	1013	295286	8308280
C4	1014	295293	8308280
C4	1015	295311	8308295
C4	1016	295326	8308309
C4	1017	295431	8308402
C4	1018	295446	8308415
C4	1019	295463	8308430
C4	1020	295464	8308437

Part ID	Unique ID	Easting	Northing
C4	1021	295440	8308463
C4	1022	295433	8308464
C5	1023	295202	8308406
C5	1024	295237	8308400
C5	1025	295238	8308399
C5	1026	295239	8308399
C5	1027	295240	8308398
C5	1028	295241	8308397
C5	1029	295241	8308396
C5	1030	295242	8308395
C5	1031	295242	8308394
C5	1032	295242	8308393
C5	1033	295242	8308392
C5	1034	295228	8308311
C5	1035	295228	8308310
C5	1036	295227	8308309
C5	1037	295226	8308308
C5	1038	295226	8308307
C5	1039	295225	8308306
C5	1040	295224	8308306
C5	1041	295223	8308306
C5	1042	295221	8308305
C5	1043	295220	8308306
C5	1044	295184	8308312
C5	1045	295182	8308312
C5	1046	295179	8308313
C5	1047	295178	8308313
C5	1048	295174	8308314
C5	1049	295171	8308314
C5	1050	295169	8308315
C5	1051	295165	8308315
C5	1052	295164	8308316
C5	1053	295164	8308316
C5	1054	295164	8308316
C5	1055	295163	8308316
C5	1056	295162	8308317
C5	1057	295162	8308317
C5	1058	295162	8308318
C5	1059	295161	8308318
C5	1060	295161	8308319
C5	1061	295160	8308319
C5	1062	295160	8308320
C5	1063	295160	8308321
C5	1064	295160	8308321
C5	1065	295160	8308322
C5	1066	295160	8308322
C5	1067	295160	8308322
C5	1068	295160	8308323
C5	1069	295160	8308324
C5	1070	295174	8308404
C5	1071	295174	8308405
C5	1072	295175	8308406
C5	1073	295176	8308407
C5	1074	295176	8308408
C5	1075	295177	8308409
C5	1076	295179	8308409
C5	1077	295180	8308409
C5	1078	295181	8308410
C5	1079	295182	8308409
C5	1080	295182	8308409

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Attachment: 2504-45409 SRA  
Derived Reference Points  
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Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing
C5	1081	295201	8308406								
C5	1082	295202	8308406								
C5	1083	295172	8308365								
C5	1084	295202	8308360								
C5	1085	295231	8308355								
C5	1086	295237	8308390								
C5	1087	295233	8308396								
C5	1088	295209	8308400								
C5	1089	295186	8308404								
C5	1090	295184	8308404								
C5	1091	295181	8308402								
C5	1092	295178	8308400								
C5	1093	295172	8308365								
C5	1094	295201	8308355								
C5	1095	295171	8308360								
C5	1096	295166	8308329								
C5	1097	295165	8308325								
C5	1098	295169	8308319								
C5	1099	295194	8308315								
C5	1100	295218	8308310								
C5	1101	295224	8308314								
C5	1102	295230	8308350								
C5	1103	295201	8308355								

