

24 February 2025

Moorhead Family Communities Bundaberg Pty Ltd
C/- InsiteSJC
via email: shane@insitesjc.com.au

Attention: Shane Booth

Dear Shane,

RE: – Change Application (Minor) for Preliminary Approval (including a Variation Request) and a Development Permit for Reconfiguring a Lot for Subdivision (11 Lots into 383 Lots + Park, Drainage and Open Space Lots over 22 Stages) at Back Windermere Road, Poinciana Drive and Cockerills Road, Innes Park; land described as Lot 21 on RP7301, Lots 30 – 32 on RP194898, Lot 35 on RP194898, Lot 34 on SP302623, Lots 28 - 29 on RP194897, Lot 33 on RP194899 and Lots 1 – 2 on RP129987.

Thank you for your Change Application (Minor) for Preliminary Approval (including a Variation Request) and a Development Permit for Reconfiguring a Lot for Subdivision (11 Lots into 383 Lots + Park, Drainage and Open Space Lots over 22 Stages) at the above mentioned development site lodged with Council on 25 October 2024.

Please find attached the Decision Notice for the above-mentioned Change Application.

Please quote Council's application number: 526.2024.551.1 in all subsequent correspondence relating to this development application. Should you require any clarification regarding this matter or wish to schedule a meeting, please contact Katrina Peardon on telephone 1300 883 699.

Yours sincerely,

Richard
Jenner

Digitally signed by
Richard Jenner
Date: 2025.02.24
15:38:46 +10'00'

Richard Jenner
Manager Development Assessment

cc. Department of State Development, Manufacturing, Infrastructure and Planning
ENCL.

- **DECISION NOTICE – Change Application**
- **APPROVED PLANS**
- **AMENDED INFRASTRUCTURE CHANGES NOTICE**



Decision notice — change application

(Given under section 83 of the Planning Act 2016)

Thank you for your Change Application made under section 78 of the *Planning Act 2016* received by the Bundaberg Regional Council on 25 October 2024 for the development approval dated 20 March 2024. Please be aware the Bundaberg Regional Council has assessed your application and decided it as follows:

1. Applicant's details

Name: Moorhead Family Communities Bundaberg Pty Ltd
C/- InsiteSJC
Postal Address: PO Box 1073
BUNDABERG QLD 4670
Email: shane@insitesjc.com.au

2. Location details

Street address: Back Windermere Road, Cockerills Road & Poinciana Drive, Innes Park
Real property description: Lot 21 on RP7301, Lots 30 – 32 on RP194898, Lot 35 on RP194898, Lot 34 on SP302623, Lots 28 - 29 on RP194897, Lot 33 on RP194899 and Lots 1 – 2 on RP129987
Local government area: Bundaberg Regional Council

3. Details of Original Approval

Preliminary Approval (including a Variation Request) and a Development Permit for Reconfiguring a Lot for Subdivision (11 Lots into 382 Lots + Park, Drainage and Open Space Lots over 22 Stages)

Date of Approval: 20 March 2024

Application Number: 521.2022.330.1

AND

Change Application (Minor) for Preliminary Approval (including a Variation Request) and a Development Permit for Reconfiguring a Lot for Subdivision (11 Lots into 382 Lots + Park, Drainage and Open Space Lots over 22 Stages)

Date of Approval: 28 August 2024

Application Number: 526.2024.522.1

4. Details of the proposed development

Change Application (Minor) for Preliminary Approval (including a Variation Request) and a Development Permit for Reconfiguring a Lot for Subdivision (11 Lots into 383 Lots + Park, Drainage and Open Space Lots over 22 Stages)

5. Decision for change application

Decision date: 19 February 2025

Decision details: The Bundaberg Regional Council has decided to:
Make the change and amend existing conditions. Please refer to Schedule 1.

The changes agreed to are:

1. Section 5. Approved plans and specifications – Amend
2. Condition 4 (Approved Plans) – Imposed
3. Condition 30 (Stormwater) – Amend
4. Advice Note 1 (Infrastructure Charges) – Amend

6. Rights of appeal

The rights of applicants to appeal to a tribunal or the Planning and Environment Court against decisions 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 included in Schedule 2.

SCHEDULE 1 EXISTING APPROVAL INCORPORATING CHANGES

This Decision Notice includes change approved on 19 February 2025.
Changes are in ***bold italics***.



Negotiated decision notice

(Given under section 76(3) of the Planning Act 2016)

Thank you for your development application detailed below which was properly made on 16 December 2022. The Bundaberg Regional Council received your change representations under section 75 of the *Planning Act 2016* on 15 February 2024. Please be aware that the Bundaberg Regional Council has assessed your application and decided it as follows. This negotiated decision notice replaces the decision notice dated 21 December 2023.

The changes agreed to are:

1. Section 5. Approved Plans and Specifications – Amend
2. Section 13. Conditions about Infrastructure – Amend
3. Condition 4 (Amended Plans) – Amend
4. Condition 7 (Development in Stages) – Amend
5. Condition 38 (Sewerage) – Amend

1. Applicants details

Name: Moorhead Family Developments Pty Ltd
C/- InsiteSJC
Email: shane@insitesjc.com.au
Phone No.: (07) 4151 6677

2. Location details

Street address: Back Windermere Road, Cockerills Road & Poinciana Drive, INNES PARK 4670

Real property description: Lot 1 on RP129987, Lot 2 on RP129987, Lot 21 on RP7301, Lot 28 on RP194897, Lot 29 on RP194897, Lot 30 on RP194898, Lot 31 on RP194898, Lot 32 on RP194898, Lot 33 on RP194899, Lot 34 on SP302623, Lot 35 on RP194898

Local government area: Bundaberg Regional Council

3. Details of the proposed development

A Preliminary Approval (including a Variation Request) and a Development Permit for Reconfiguring a Lot for Subdivision (11 Lots into **383** Lots + Park, Drainage and Open Space Lots over 21 Stages)

4. Decision

Decision details: Approved in full with conditions. These conditions are set out in Schedule 1 and are clearly identified to indicate whether the assessment manager or a concurrence agency imposed them.

The following approvals are given:

	Planning Regulation 2017 reference	Development Permit	Preliminary Approval
Development assessable under the planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval		☒	☒

5. Approved plans and specifications

Copies of the following plans, specifications and/or drawings are enclosed.

Drawing/report title	Prepared by	Date	Reference no.	Version
Aspect of development: Reconfiguring a Lot				
Headlands Lakes Master Plan	InsiteSJC <i>(Amended in red by Council February 2025)</i>	17/06/2024	ML21001 MP5b Sheet 1 of 1	N/A
Overall Stage Plan and Linked Open Spaces (O.S)	InsiteSJC <i>(Amended in red by Council February 2025)</i>	17/06/2024	ML21001 OSP2b Sheet 1 of 1	N/A
Lot Calculations & Stages	InsiteSJC <i>(Amended in red by Council February 2025)</i>	17/06/2024	ML21001 LC5b Sheets 1- 7 of 7	N/A
Lot Calculations & Stage 19	InsiteSJC <i>(Amended in red by Council February 2025)</i>	17/10/2024	ML21001 LC5dS19 Sheets 1- 2 of 2	N/A
Landscape Plan	Greenscape Design	May 2022	SH02 Sheet 02 of 04	B
Road Layout Plan	InsiteSJC <i>(Amended by Council February 2025)</i>	N/A	N/A	N/A

Drawing/report title	Prepared by	Date	Reference no.	Version
Footpath plan	InsiteSJC <i>(Amended by Council February 2025)</i>	N/A	N/A	N/A

6. Variation approval details

A preliminary approval which includes a variation approval is given and the assessment manager has approved a **variation to the local planning instrument(s)**:

- Bundaberg Regional Council Planning Scheme 2015.

The variations approved are:

Local Planning Instrument	Variation Approval
Bundaberg Regional Council Planning Scheme 2015	Part 5 – Tables of Assessment – Table 5.4.15 Emerging community zone – Levels of Assessment for Material Change of Use is overridden by the provisions of Table 5.4.1 Low density residential zone Part 5 – Tables of Assessment – Table 5.5.1 Reconfiguring a lot. Emerging community zone is overridden by provisions of Low density residential zone Part 5 – Tables of Assessment – Table 5.6.1 Building work. Emerging community zone is overridden by provisions of Low density residential zone Part 5 – Tables of Assessment – Table 5.9.1 Overlays. Emerging community zone is overridden by provisions of Low density residential zone

7. Conditions

This approval is subject to the conditions in Schedule 1. These conditions are clearly identified to indicate whether the assessment manager or concurrence agency imposed them.

8. Further development permits

Please be advised that the following development permits are required to be obtained before the development can be carried out:

- All Operational Work

9. Properly made submissions

There were no properly made submissions for this application.

10. Referral agencies for the application

The referral agencies for this application are:

For an application involving	Name of referral agency	Advice agency or concurrence agency	Address
State transport infrastructure Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 <i>Development application for an aspect of development stated in schedule 20 that is assessable development under a local categorising instrument or section 21, if—</i> (a) <i>the development is for a purpose stated in schedule 20, column 1 for the aspect; and</i> (b) <i>the development meets or exceeds the threshold—</i> (i) <i>for development in local government area 1—stated in schedule 20, column 2 for the purpose; or</i> (ii) <i>for development in local government area 2—stated in schedule 20, column 3 for the purpose; and</i> (c) <i>for development in local government area 1—the development is not for an accommodation activity or an office at premises wholly or partly in the excluded area</i>	Department of State Development, Manufacturing, Infrastructure and Planning	<i>Concurrence Agency</i>	State Assessment and Referral Agency (SARA) E: WBBSARA@dilgp.qld.gov.au P: PO Box 979 Bundaberg Qld 4670

11. Currency period for the approval

This development approval will lapse at the end of the period set out in section 85 of *Planning Act 2016*.

12. Agreements under Section 49(4)(b) or 66(2)(b) or (c) of the Planning Act 2016

There are no agreements about these matters.

13. Conditions about infrastructure

The following conditions about infrastructure have been imposed under Chapter 4 of the *Planning Act 2016*:

Conditions	Provision under which the condition was imposed
6b, 6c, 6d, 11a, 11b, 29, 33, 35, 40, 41, 43, 45, 46, 48, 50, 51, 52, 53, 56, 57, 58	Section 145 – Non-trunk Infrastructure
6a, 11c, 20, 38, 47, 49, 59, 60, 61	Section 128 – Trunk Infrastructure

SCHEDULE 1 – CONDITIONS AND ADVICE

PART 1A – CONDITIONS IMPOSED BY THE ASSESSMENT MANAGER

NO.	CONDITION	TIMING
GENERAL		
1.	Comply with all conditions of this development approval and maintain compliance whilst the use continues.	At all times unless otherwise stated
2.	Unless otherwise stated in a particular condition or associated note, where there is any conflict between the conditions of this Development approval and details shown on the Approved plans, the conditions prevail.	At all times
3.	The full cost of all work and any other requirements associated with this development must be met by the developer, unless specified in a particular condition or Infrastructure agreement.	At all times
APPROVED PLANS		
4.	<i>Provide a minimum six (6) metre three (3) chord truncation as amended by Council on the approved plan (ML21001 OSP2b) to form part of the O.S.A Open space area.</i>	<i>When the survey plan is endorsed for Stage 14, 19, or when O.S.A Open space area is dedicated as per Condition 6.d, whichever occurs first.</i>
DEVELOPMENT IN STAGES		
5.	The development may be staged in accordance with the stage boundaries shown on Approved Plans. If staged, the development need not be completed sequentially in the stage order and may sub-stage the release of any of all allotments in that stages as indicated on the Approved Plans provided that each stage complies with the conditions of the development permit unless otherwise stated in this notice.	As indicated
6.	Open space areas as amended in red by Council on the approved plan (<i>ML21001 OSP2b</i>) must be dedicated to Council as part of the following stages: a. Local recreation park – First stage of development b. O.S.1 – First stage of development c. O.S.16 & O.S.17 – Stage 17 d. O.S.A – First stage of development that sends water to the open space area for stormwater purposes	As indicated

NO.	CONDITION	TIMING
7.	Road reserve for 'Road 13' (connection to Cockerills Road) as identified on the Road Layout Plan, must be dedicated to Council as part of Stage 17 of development.	As indicated
8.	Dedicate the Access Restriction Strip (Lot 36 on RP194898) as road reserve on the first Survey Plan creating Lots 231, 232 or 233 Note: <i>Council consent as owner of the Access Restriction Strip will be required.</i>	As indicated
9.	Dedicate the Access Restriction Strip (Lot 37 on RP194897) as road reserve on the first Survey Plan creating Lots 367, 368, 369, 370, 371 or 372. Note: <i>Council consent as owner of the Access Restriction Strip will be required.</i>	As indicated
10.	Stage 18 must be undertaken as the last stage of development.	As indicated
LAND DEDICATION		
11.	Dedicate land shown on the Approved plans as follows: a. land identified as road reserve must be dedicated as road reserve b. land identified as open space must be dedicated as open space to Council as a freehold lot in fee simple c. land under the Q100 within the areas O.S.A and O.S.1, must be dedicated as reserve for the purposes of drainage, to Council as a freehold lot in fee simple.	When the survey plan is endorsed
12.	Unless otherwise agreed in writing by the Assessment Manager, the land area to be dedicated must be unencumbered by services such as pump stations, services easements or similar operational uses.	When the survey plan is endorsed
BUILDING ENVELOPES		
13.	Prepare and submit for approval to the Assessment Manager a Building envelope plan for Lifestyle Lots 1 – 4 of the development that: a. is prepared by a Surveyor b. identifies by metes and bounds a building envelope for each lot identified on the approved plans as having a building envelope c. incorporates any required changes shown in red on the approved plans Once approved, amendments to the Building envelope can only be made with the agreement of the Assessment Manager. Any agreement must be obtained in writing.	Prior to the endorsement of the survey plan

NO.	CONDITION	TIMING
14.	Ensure a copy of the Building envelope plan is included in the contract of sale, together with a clause which requires future dwellings and associated buildings and structures to be constructed in accordance with the plan, for Lifestyle Lots 1 – 4 of the development	As indicated
15.	Any future Dwelling house to be located on approved Lifestyle Lots 1 – 4 of the development must be sited and constructed in accordance with the approved building envelope plan.	At all times
AGRICULTURAL BUFFERS		
16.	An agricultural buffer must be provided for the full length of the Back Windermere Road frontage of Lots 304, 361-364 & 367-372 for a width of 10m. The buffer must be designed, established, and maintained in accordance with the Planning scheme policy for agricultural buffers. The agricultural buffer must be planted with native species for a minimum width of 10m as shown on the submitted Landscape Plan (SH02 dated May 2022) prepared by Greenscape Design. Prior to establishment, a detailed design of the proposed buffer prepared by a suitably qualified person must be submitted to the Assessment Manager for Approval.	Prior to the endorsement of the survey plan and then to be maintained until such time as agreed to by the Assessment Manager
COVENANTS		
17.	Register against the title a covenant for agricultural buffer for Lots 304, 361-364 & 367-372 of the development pursuant to Section 97A of the <i>Land Title Act 1994</i>. The covenant must be retained in perpetuity and the covenant documents and survey plan must be submitted to the Assessment Manager for review and endorsement prior to the lodgement with the State. The covenant document must: a. incorporate the requirements of this Decision notice b. include Bundaberg Regional Council as Conventee. Council has a standard covenant template which will be made available upon request. The covenant submitted for endorsement must be consistent with this template.	Prior to the endorsement of the survey plan
VEGETATION RETENTION		
18.	Retain the vegetated mounds identified in red on the approved plans within Lifestyle Lot 1 & 2. Unless otherwise approved by the Assessment Manager the existing vegetation must be maintained at all times.	As indicated

NO.	CONDITION	TIMING
OPEN SPACE AREAS AND LANDSCAPING		
19.	Prepare and submit for approval to the Assessment Manager amended plans for the proposed Open Space Areas incorporating the following requirements: • Location and details of embellishments within the Local Recreation Park in accordance with the LGIP, including 1 x unsheltered playset (P.OS.00195), 2 x unsheltered bench seats (P.OS.00196, P.OS.00197) and 2 x bins (P.OS.00198, P.OS.00199) • Provide a suitable maintenance access (minimum 5m width) between the existing bund walls within Lifestyle Lot 4 and the proposed boundary of the Kalina Creek open space area to ensure maintenance can be undertaken by the landowner • Provide a suitable maintenance access (minimum 5m width) along the Rifle Range Creek corridor from the planting area to the property boundary to ensure maintenance can be undertaken within the reserve.	Prior to the submission of an Operational works application
20.	Provide embellishments within the Local Recreation Park in accordance with the Amended Plans required in Condition 19 of this approval.	Prior to the endorsement of the first survey plan
21.	Prepare and submit for approval to the Assessment Manager a detailed landscape plan. The plan must be prepared in accordance with the applicable Planning scheme codes, the Planning scheme policy for development works, and the conditions of this approval. The plan must include, but not be limited to the following: a. the area set aside for landscaping and park infrastructure b. details of pathways included within the open space areas c. details of the naturalisation of both Rifle Range Creek and Kalina Creek d. location and name of existing trees e. a plan and schedule of all species which identifies: i. the location and sizes at planting and at maturity ii. the botanical and common names iii. the location of all areas to be covered by turf or other surface materials including pavement f. include cross sections as indicated in red on the Approved Plans g. measures to ensure that the landscaping will be retained and managed to allow growth to maturity h. details of any landscape structures, including entrance statements i. location of all street trees in accordance with Planning (Walkable Neighbourhoods) Amendment Regulation 2020, which are to be passively irrigated	Prior to the endorsement of the first survey plan and then to be maintained until such time as agreed to by the Assessment Manager

NO.	CONDITION	TIMING
	j. details of cutting and filling and all retaining structures, fences and associated finishes k. contours or spot levels if appropriate l. fences size and materials m. location of any overhead or underground services that traverse the site e.g. drainage, sewerage, electricity. All landscaping must be carried out in accordance with an approved Landscaping plan. Note: <i>Submission of the landscape plan must form part of the first Operational works application.</i>	
INTERFACE TO OPEN SPACE AREAS		
22.	Any fencing on Lots 58, 210, 219-222, 238, 283 and 316-321 where directly adjoining open space areas does not exceed the following heights: a. 1.8m if 50% transparent; or b. 1.2m if solid.	At all times
STREET AND PARK NAMES		
23.	Submit for approval to the Assessment Manager a written request for the proposed naming of the streets and parks. The request is to be in accordance with the Planning scheme policy for development works.	Prior to the submission of an Operational works application
24.	Supply and erect all necessary street signs and posts.	Prior to the endorsement of the survey plan
EXISTING STRUCTURES		
25.	Submit to the Assessment Manager certification from an appropriately qualified person that confirms: a. The boundary clearances for any existing buildings or structures remaining on the site comply with the relevant provisions of the Planning scheme and the Building Act 1975, unless varied by an appropriate approval b. all existing and proposed utility services and connections (e.g. electricity, telecommunications, water, and sewerage) are wholly located within the lot they serve, or alternatively included within an easement where location within the lot is not possible.	Prior to the endorsement of the survey plan
OPERATIONAL WORK ASSOCIATED WITH THE ROL		
26.	Ensure all Operational work that is Accepted development complies with the nominated assessment benchmarks or a Development application for Operational work is submitted to and approved by Council.	Prior to the commencement of work

NO.	CONDITION	TIMING
	Note: <i>Where Accepted development does not comply with a nominated requirement for accepted development, a Development application for Operational work must be submitted to Council.</i>	
27.	Provide certification from a Registered Professional Engineer of Queensland (RPEQ) that any operational work that is Accepted development has been designed and constructed in accordance with the conditions of this Development approval and any other relevant approval issued by Council. Note: <i>Council does not require the submission of an Operational works development application for work that is nominated as Accepted development where the works comply with the nominated requirements for Accepted development and are certified by a RPEQ.</i>	Prior to the endorsement of the survey plan
GEOTECHNICAL		
28.	Submit a site and stage specific geotechnical assessment for stages 9, 14, 15, 16 and 17. The geotechnical assessment must be prepared by a RPEQ certified, Geotechnical Engineer. This assessment should certify that: a. the stability of the site, inclusive of all proposed allotments, road reserves and drainage reserves, will be maintained during both the construction and operational life of the development; b. the site is not subject to risk of landslide activity originating from other land, including land above the site; and c. the development will not increase the risk of landslide on other land including road reserve.	Prior to the submission of an Operational Works application for each stage of development listed
STORMWATER		
29.	Prepare and submit for approval to the Assessment Manager a revised stormwater management plan incorporating the following changes: a. All proposed bio-retention devices must be located wholly within drainage reserve and must discharge to a legal point of discharge not located in private property. b. All building envelopes on proposed lifestyle lots 1, 2, 3 & 4 shall not discharge any stormwater flows to the proposed lakes. c. Flood modelling and stormwater management calculations for the proposed naturalised portion of Rifle Range Creek and Kalina Creek which adopt a manning's	With the submission of the operational works application for the first stage of development

NO.	CONDITION	TIMING
	value of 0.120 in accordance with the Queensland Urban Drainage Manual. d. The low flow channel in the naturalised channel shall incorporate a profile which engages trickle flows with the full extents of the vegetated central channel. All stormwater drainage work must be carried out in accordance with the approved amended Stormwater management plan.	
30.	Prepare and submit for approval to the Assessment Manager a Lake Management and Maintenance Manual for the proposed attenuation lakes located in the proposed Lifestyle Lots 1, 2, 3 & 4. The Lake Management and Maintenance Manual must be prepared by a suitably qualified Environmental expert specialised in large waterbody health management and maintenance. Specific aspects of the Lake Management and Maintenance Manual needs to include, but is not limited to, are: - Stormwater discharge from buildings and landscaping must not flow to the proposed lakes; - The water quality outcomes required to be maintained; - Recommended land use to ensure no additional contaminants are released into the lakes; - Any periodic maintenance requirements needed to ensure long term health of the lake; - Requirements of remedial works needed for a range of potential environmental concerns should they be experienced (for example algae blooms). Future landowners of Lifestyle Lots 1, 2, 3 & 4 must implement the requirements of the Approved Lake Management and Maintenance Manual.	<i>Prior to the endorsement of the survey plan for Stage 18 for Lots 2, 3, & 4, and prior to the endorsement of the survey plan for Stage 18A for Lot 1.</i>
31.	Prepare and submit for approval to the Assessment Manager an amended Operational Management and Maintenance Manual for Stormwater Quality Improvement Devices which details the required maintenance regime for all stormwater quality infrastructure until off maintenance is achieved.	With the submission of the operational works application for the first stage of development
32.	All stormwater quality treatment infrastructure shall be maintained by the developer for a period 8 years following the last stage of development directing flows to the infrastructure in accordance with an amended Operational Management and Maintenance Manual for Stormwater Quality Improvement Devices.	As indicated
WATER		
33.	Prepare and submit for approval to the Assessment Manager an amended Hydraulic Assessment of the Water Supply &	Prior to the endorsement of

NO.	CONDITION	TIMING
	Sewer Networks, prepared by H2one, dated 5 July 2022 incorporating the following changes: a. 150mm water main for the full frontage of Logan Road where the existing 150mm water main has not already been extended; and b. provide a water supply service to each lot fronting Logan Road from the 150mm water main. All water reticulation work must be carried out in accordance with the approved amended Hydraulic Assessment of the Water Supply & Sewer Networks, prepared by H2one.	the first survey plan
34.	Supply by supplying all necessary materials, including structures and equipment, and performing all necessary works. The works must include all necessary upgrades of Council infrastructure to ensure that downstream properties are not adversely affected by the increased demand of the development.	Prior to the endorsement of the survey plan
SEWERAGE		
35.	Provide a reticulated sewerage service to each proposed lot by supplying all necessary materials, including structures and equipment, and performing all necessary works. The sewerage specifics must be determined as part of an application for Operational Work.	Prior to the endorsement of the survey plan
36.	The sewer gravity main crossing of Rifle Range Creek shall be incorporated with the footpath crossing. Note: <i>Submission of the detail design must form part of an Operational works application.</i>	Prior to the endorsement of the survey plan for stage 9
37.	Remove all existing wastewater facilities and effluent disposal infrastructure associated with the existing dwelling on existing lot 21 on RP7301.	Prior to the endorsement of the survey plan for stage 15.
38.	Provide extension of the existing 225mm diameter sewer rising main within the Poinciana Drive road reserve (asset ID SP.12686), with all associated infrastructure, connecting to the existing sewer infrastructure located at the intersection of Back Windermere Road and Poinciana Drive. Note: <i>Submission of the detail design must form part of an Operational Works application.</i>	Prior to the endorsement of the survey plan for stage 9 of development
39.	All live sewer work, including main replacement and points of connection, must be undertaken by Council.	At all times

NO.	CONDITION	TIMING
ROADWORKS		
40.	Construct all new roads in accordance with the following requirements: a. all roadways must be sealed with asphaltic concrete b. provide concrete, type M1 kerb and channelling on each side of all roadways to the relevant standard c. the Access Place roadway reserve for proposed Roads 3, Road 4, Road 5, Road 6, Road 10, Road 11 and Road 12 as per Bundaberg Regional Council amended drawing ML21001-OSP2a (inclusive) must be a minimum dedication width of fifteen (15) metres and must be paved to a width of 6 metres measured from lip of kerb line to lip of kerb line generally in accordance with Bundaberg Regional Council's Standard Drawing R2005. d. the Access Street roadway reserve for proposed Roads 2, Road 8 Road 9, Road 7 and Road 13as per Bundaberg Regional Council amended drawing ML21001-OSP2a (inclusive) must be a minimum dedication width of eighteen (18) metres and must be paved to a width of 7 metres measured from lip of kerb line to lip of kerb line generally in accordance with Bundaberg Regional Council's Standard Drawing R2004. e. the Collector Street roadway reserve for proposed Roads 1 as per Bundaberg Regional Council amended drawing ML21001-OSP2a (inclusive) must be a minimum dedication width of twenty (20) metres and must be paved to a width of 8 metres measured from lip of kerb line to lip of kerb line generally in accordance with Bundaberg Regional Council's Standard Drawing R2003. f. cul-de-sac bulbs must be provided with a minimum twenty (20) metre turning circle measured from the nominal kerb line.	Prior to the endorsement of the survey plan of each stage in which it is located
41.	Provide kerb and channelling to all road frontages in accordance with the applicable Planning scheme codes and the Planning scheme policy for development works.	Prior to the endorsement of the survey plan
42.	Repair any damaged kerb and channel, footpath, or road (including removal of concrete slurry from footpath, roads, kerb and channel, and stormwater gullies and drainlines) and reinstate existing traffic signs and pavement markings that have been removed or damaged during any works carried out in association with the approved development.	Prior to the endorsement of the survey plan
43.	Provide pavement tapers in accordance with the Planning scheme policy for development works. Note:	Prior to the endorsement of the survey plan

NO.	CONDITION	TIMING
	<i>Submission of the detail design must form part of an Operational works application.</i>	
44.	Dedicate all new road, including widening and truncations, as road reserve.	When the survey plan is endorsed
45.	Provide a Roundabout at the intersection of Poinciana Drive, Grevillea Drive and Road 1 in accordance with Austroads, Guide to Road Design Part 4B: Roundabouts (AGRD 4B) and the Bundaberg Regional Council Planning scheme policy for development works. Note: a. <i>Submission of the detail design must form part of an Operational works application.</i> b. <i>Table 4.1 of AGRD 4B shows the roundabout will have a minimum central island radius of 10m and a 6.3m wide circulating carriageway. The applicant will need to ensure current lot layouts provide for sufficient land dedication to accommodate this design requirement.</i> c. <i>All roundabouts are to have raised priority crossings on all approaches (connected to adjacent footpaths) in accordance with the Qld Guide to Traffic Management Part 6.</i>	Prior to the endorsement of the survey plan of Stage 9.
46.	Provide a Roundabout at the intersection of Road 1, Road 2 and Road 3 in accordance with Austroads, Guide to Road Design Part 4B: Roundabouts and the Bundaberg Regional Council Planning scheme policy for development works. Note: a. <i>Submission of the detail design must form part of an Operational works application.</i> b. <i>Table 4.1 of AGRD 4B shows the roundabout will have a minimum central island radius of 8.0m and a 6.7m wide circulating carriageway. The applicant will need to ensure current lot layouts provide for sufficient land dedication to accommodate this design requirement.</i> c. <i>All roundabouts are to have raised priority crossings on all approaches (connected to adjacent footpaths) in accordance with the Qld Guide to Traffic Management Part 6.</i>	Prior to the endorsement of the survey plan of Stage 2.
47.	Provide a Channelised Right Turn (CHR) and Auxiliary Left-turn Treatment (AUL) on Back Windermere Road at the intersection of Back Windermere Road and Poinciana Drive in accordance with the Austroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersections and the Bundaberg Regional Council Planning Scheme Policy For Development Works. Note:	Prior to the endorsement of the survey plan of Stage 4.

NO.	CONDITION	TIMING
	<i>Submission of the detail design must form part of an Operational works application.</i>	
48.	Provide intersection treatments to the intersection of Innes Park Road and Logan Road, with consideration given to the site constraints, which maximises alignment with Safe System principles and ensures the Level of Service (LOS) for all movements is no lower than LOS C. Note: <i>The primary performance measure for LOS is delay.</i> <i>Submission of the detail design must form part of an Operational works application and must be approved by the Assessment Manager given normal intersection treatments are unlikely to fit in the existing constrained corridor. The detailed design must include post-development LOS calculations.</i>	Prior to the endorsement of the survey plan of Stage 2.
49.	Provide road widening for the full site frontage of Poinciana Drive in accordance with the Planning scheme policy for development works inclusive of; - Land dedication of two (2) meters width on the southern boundary of the Poinciana Drive road corridor, from the Back Windermere Road and Poinciana Drive intersection to approximate chainage 893m; - Type 'B1' kerb and channel as per Bundaberg Regional Councils standard drawing R1020 located the minimum required distance from the southern road reserve property boundary of Poinciana Drive to allow for all required infrastructure to locate within the verge; - New road pavement between the existing pavement and the new kerb and channel; and - A 2m wide footpath on the southern side of the road corridor. Note: <i>Submission of the detail design must form part of an Operational works application.</i> <i>A new Lot Layout plan must be submitted identifying the land dedication areas and revised lot sizes and dimensions.</i>	Prior to the endorsement of the survey plan of stage 9.
50.	Provide road widening for a minimum width of 5.5m for the site frontage of Cockerills Road to the east of the existing 7m seal (approximately from the quarry access driveway, chainage 600m) to a Rural Residential Access Road Standard in accordance with the Planning scheme policy for development works. Note:	Prior to the endorsement of the survey plan of Stage 18

NO.	CONDITION	TIMING
	<i>Submission of the detail design must form part of an Operational works application.</i>	
51.	Provide a new intersection in accordance with the Planning scheme policy for development works to the intersection of Cockerills Road and Logan Road. The intersection upgrade must be informed by a Traffic Impact Assessment to determine the final detailed design. Note: <i>Submission of the detail design must form part of an Operational works application.</i>	Prior to the endorsement of the survey plan of Stage 18
52.	Provide truncations to all street intersection types to a minimum of (6) metre three (3) chord configuration. The truncation must be dedicated as road reserve.	Prior to the endorsement of the survey plan
53.	Provide a temporary sealed turn-around facility to the termination of each road where the road is to extend in a future stage. The temporary turn-around facility must be provided with a minimum twenty (20) metre turning circle, measured from the edge of the pavement. Note: <i>Submission of the detail design must form part of an Operational works application.</i>	Prior to the endorsement of the survey plan
54.	Submit a Local Area Traffic Management Device (LATM) plan for the whole development to the Assessment Manager for approval, using Council preferred LATM devices in accordance with Austroads Guide to Traffic Management Part 8: Local Street Management and AS1742.13-2009. Note: <i>Submission of the detail design must form part of an Operational works application.</i>	With the submission of the operational works application for the first stage of development
55.	Remove all disused or redundant vehicular crossings, kerb drainage outlets, and footpath crossovers and reinstate kerb and channel, and footpaths as required.	Prior to the endorsement of the survey plan
ACCESS HANDLES		
56.	Design and construct access strips to Lots 316, 361, 366 and 374 in accordance with the Planning scheme policy for development works.	Prior to the endorsement of the associated survey plan
ACCESS TO LIFESTYLE LOTS		
57.	Construct residential accesses to Lifestyle Lots 3 & 4 in association with the relevant stage of development in locations points identified on the approved plans, including the following:	Prior to the endorsement of the survey plan

NO.	CONDITION	TIMING
	a. Concrete residential driveway slab in accordance with Council's Standard Drawing R1010; and b. Construct and seal with a minimum width of 3.5m with asphalt, concrete, bitumen or approved pavers for a minimum length of 30m. This will require the removal of the existing vegetation mounds for the driveway width.	
PEDESTRIAN AND CYCLIST PATHS		
58.	Provide pedestrian and cyclist paths in accordance with the applicable Planning scheme codes, and the Planning scheme policy for development work, as generally shown on the approved Footpath Plan. Note: <i>Submission of the detail design must form part of an Operational works application.</i>	Prior to the endorsement of the survey plan for each stage in which the footpath is located
59.	Provide a 3.0m wide pedestrian path in accordance with the applicable Planning scheme codes, and the Planning scheme policy for development work within the dedicated road reserves connecting Poinciana Dr and Cockerills Road, as generally shown on the approved Footpath Plan. The footpath shall connect to each footpath located on the adjoining road. Note: <i>Submission of the detail design must form part of an Operational works application.</i>	Prior to the endorsement of the survey plan for stage 17
60.	Provide a 2.0m wide pedestrian path in accordance with the applicable Planning scheme codes, and the Planning scheme policy for development work within the west side of the Logan Road reserve, connecting the existing 2m path near North West Avenue to Cockerills Road, as generally shown on the approved Footpath Plan. The footpath shall connect to each footpath located on the adjoining road. Note: <i>Submission of the detail design must form part of an Operational works application.</i>	Prior to the endorsement of the survey plan for stage 18
61.	Provide a 2.0m wide pedestrian path in accordance with the applicable Planning scheme codes, and the Planning scheme policy for development work within the Proposed Park, noted as O.S.1. Note: <i>Submission of the detail design must form part of an Operational works application.</i>	Prior to the endorsement of the survey plan for stage 1

NO.	CONDITION	TIMING
ELECTRICITY, STREET LIGHTING AND TELECOMMUNICATIONS		
62.	Provide for telecommunications in accordance with the Planning scheme policy for development works. Note: <i>Submission of the detail design must form part of an Operational works application.</i>	Prior to the endorsement of the survey plan
63.	Provide for electrical reticulation in accordance with the Planning scheme policy for development works. Note: <i>Submission of the detail design must form part of an Operational works application.</i>	Prior to the endorsement of the survey plan
64.	Provide lighting to public areas (e.g. roads, pathways and parks) in accordance with the Planning scheme policy for development works. All external lighting must be the most energy efficient, dark sky compliant (which prevents the light from escaping upward and direct light down and away from the foreshore) and amber lighting available in the National Electricity Market Load Tables for Unmetered Connection Points (AEMO 2015). Note: <i>Submission of the detail design must form part of an Operational works application.</i>	Prior to the endorsement of the survey plan
65.	Locate any padmount transformers within road reserve fronting the development, unless otherwise agreed in writing by the Assessment Manager.	Prior to the endorsement of the survey plan
SERVICES AND STRUCTURES		
66.	Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services, installations required in connection with the development in accordance with the applicable Planning scheme codes, Planning scheme policy for development works, or requirements of the individual service provider.	Prior to the endorsement of the survey plan
EASEMENTS		
67.	Lodge to the State (Titles office) for registration the following easements: a. minimum three (3) metre wide drainage easement in gross over all inter-allotment drainage infrastructure to be located in private property. b. minimum three (3) metre wide sewer easement in gross over all Council owned sewerage infrastructure to be located in private property.	When the survey plan is endorsed

NO.	CONDITION	TIMING
	c. a stormwater drainage easement having a minimum width as determined in an operational works application for the stage it locates in, to the benefit of Council that includes: i. all stormwater overland flow paths traversing the land ii. Q100 ARI (plus climate change) stormwater overland flow paths traversing the site iii. Any stormwater main existing or proposed to traverse the land located within the easement and a minimum of one (1) metre from the easement boundary iv. All Q100 ARI (plus climate change) stormwater overland flow paths downstream of the land to an agreed lawful point of discharge d. a stormwater drainage easement over the proposed stormwater detention lakes located in proposed lifestyle lots 1, 2, 3 & 4 in favour of Council.	
68.	Submit all draft easement documentation to the Assessment Manager with the lodgement of the survey plans for endorsement.	When the survey plan is endorsed
69.	All works must be clear of any existing or proposed easements on the subject land, unless agreed in writing by the Grantee. Note: <i>Easement Q on SP320212 is required to be extinguished once the sewer infrastructure is relocated and prior to the creation of Lots 192 & 195.</i>	At all times
70.	Ensure that any easement and rights pertaining to the parcel of land associated with this approval are maintained unless otherwise stated on the approved plan(s) or the conditions of this approval. Proof of the registration or surrender of any easements is to be submitted to the Assessment Manager at the time of the submission of the Survey plan for endorsement.	When the survey plan is endorsed

PART 1B – ADVICE NOTES

NO.	ADVICE	TIMING
INFRASTRUCTURE CHARGES		
1.	<i>An Amended Infrastructure charges notice (331.2022.1523.1) applicable to the development is attached to this Development approval.</i>	At all times
RATES AND CHARGES		
2.	In accordance with the <i>Planning Act 2016</i> , all rates, charges, or any expenses being a charge over the subject land under any Act must be paid prior to the Plan of Subdivision being endorsed by the Assessment Manager.	Prior to the endorsement of the survey plan
ENVIRONMENTAL HARM		
3.	The <i>Environmental Protection Act 1994</i> states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard persons and entities, involved in the civil, earthworks, construction, and operational phases of this development, are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm. Environmental harm is defined by the Act as any adverse effect, or potential adverse effect whether temporary or permanent and of whatever magnitude, duration or frequency on an environmental value and includes environmental nuisance. Therefore, no person should cause any interference with the environment or amenity of the area by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products, grit, sediment, oil, or otherwise, or cause hazards likely in the opinion of the administering authority to cause undue disturbance or annoyance to persons or affect property not connected with the use.	At all times
ABORIGINAL CULTURAL HERITAGE		
4.	All development should proceed in accordance with the Duty of care guidelines under the <i>Aboriginal Cultural Heritage Act 2003</i> . Penalties may apply where duty of care under that act has been breached.	At all times
SUBMISSIONS OF AMENDED PLANS FOR APPROVAL		
5.	The conditions of this Decision notice require submission of amended plans or reports to the Assessment Manager. Address the amended documents to the Assessment Manager and reference 521.2022.330.1.	As indicated

PART 1C—PROPERTY NOTES

NO.	PROPERTY NOTES
1.	Development approval 521.2022.330.1 – Rural activity The following notation applies to the approved lots 304, 361-364, 366-372: All future purchasers of the subject land should note that there is a rural activity nearby to the land and such activity may impact on the residential amenity of residents.
2.	Development approval 521.2022.330.1 – Agricultural buffer The following notation applies to the approved lots 304, 361-364, 366-372: An agricultural buffer has been established on this property to help mitigate any impacts (e.g. spray drift, noise etc.) from current and future agricultural activities located nearby. The owner is responsible for the maintenance of the agricultural buffer as shown on the Approved plans and the terms of the Agricultural buffer covenant registered over the property.
3.	Development approval 521.2022.330.1 – Major road The following notation applies to the approved lots 304, 361-364, 366-372: All future purchasers of the subject land should note that the land is in proximity to a major road (Back Windermere Road) and may be subject to adverse environmental effects associated with the road.
4.	Development approval 521.2022.330.1 – Cane railway The following notation applies to the approved lots 304, 361-364, 366-372: All future purchases of the subject land should note that the land is in proximity to a cane railway corridor and may be subject to adverse environmental effects associated with the operation of the cane railway.
5.	Development approval 521.2022.330.1 – Open space reserves The following notation applies to the approved Lots 58, 210, 219-222, 238, 283 and 316-321: All future purchasers of the subject land should note that the site adjoins an open space reserve. Fencing restrictions apply to all fencing along the common boundary.
6.	Development approval 521.2022.330.1 – Residential driveways The following notation applies to the approved Lots 1-315, 317-360, 362-365, 367-373, 371-378, Lifestyle Lots 1 & 2: All work undertaken within the road reserve, including the construction of residential driveways, require approval from Council. Application forms can be found on Council's website. For further information contact Council's Road Corridor Management Team.
7.	Development approval 521.2022.330.1 – Lake Management and Maintenance Manual The following notation applies to the approved Lifestyle Lots 1 - 4: The requirements set out in the approved Lake Management and Maintenance Manual must be implemented and adhered to at all times by the land owner. To

NO.	PROPERTY NOTES
	obtain a copy of the Lake Management and Maintenance Manual, please contact Council's Development Assessment Team at development@bundaberg.qld.gov.au and quote reference number 521.2022.330.1.
8.	Development approval 521.2022.330.1 – Building envelope plan The following notation applies to the approved Lifestyle Lots 1 - 4: Building envelope restrictions apply in respect to the use and development of this property. A copy of the Plan of development or Building envelope plan is available from Council. Landowners or purchasers are strongly advised to seek further details by contacting Council's Development Assessment Team.

PART 2—CONCURRENCE AGENCY CONDITIONS

Department of State Development, Infrastructure, Local Government & Planning, by letter dated **3 September 2024** (copy letter attached for information).

SCHEDULE 2 – PA EXTRACT ON APPEAL RIGHTS

CHAPTER 6, PART 1 APPEAL RIGHTS

229 Appeals to tribunal or P&E Court

- (1) Schedule 1 states—
 - (a) matters that may be appealed to—
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
 - (b) the person—
 - (i) who may appeal a matter (the appellant); and
 - (ii) who is a respondent in an appeal of the matter; and
 - (iii) who is a co-respondent in an appeal of the matter; and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.
- (2) An appellant may start an appeal within the appeal period.
- (3) The **appeal period** is—
 - (a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or
 - (b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or
 - (d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
 - (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
 - (f) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note — See the P&E Court Act for the court's power to extend the appeal period.

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
 - (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund—
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar must, within the service period, give a copy of the notice of appeal to—

- (a) the respondent for the appeal; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under schedule 1, table 1, item 1—each principal submitter for the development application; and
 - (d) for an appeal about a change application under schedule 1, table 1, item 2—each principal submitter for the change application; and
 - (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and
 - (f) for an appeal to the P&E Court—the chief executive; and
 - (g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.
- (4) The **service period** is—
- (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
 - (b) otherwise—10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.

SCHEDULE 1 APPEALS

1 Appeal rights and parties to appeals

- (1) Table 1 states the matters that may be appealed to—
- (a) the P&E court; or
 - (b) a tribunal.
- (2) However, table 1 applies to a tribunal only if the matter involves—
- (a) the refusal, or deemed refusal of a development application, for—
 - (i) a material change of use for a classified building; or
 - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
 - (b) a provision of a development approval for—
 - (i) a material change of use for a classified building; or
 - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
 - (c) if a development permit was applied for—the decision to give a preliminary approval for—
 - (i) a material change of use for a classified building; or
 - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
 - (d) a development condition if—
 - (i) the development approval is only for a material change of use that involves the use of a building classified under the Building Code as a class 2 building; and
 - (ii) the building is, or is proposed to be, not more than 3 storeys; and
 - (iii) the proposed development is for not more than 60 sole-occupancy units; or
 - (e) a decision for, or a deemed refusal of, an extension application for a development approval that is only for a material change of use of a classified building; or
 - (f) a decision for, or a deemed refusal of, a change application for a development approval that is only for a material change of use of a classified building; or
 - (g) a matter under this Act, to the extent the matter relates to—
 - (i) the Building Act, other than a matter under that Act that may or must be decided by the Queensland Building and Construction Commission; or
 - (ii) the Plumbing and Drainage Act, part 4 or 5; or

- (h) a decision to give an enforcement notice in relation to a matter under paragraphs (a) to (g); or
 - (i) a decision to give an infrastructure charges notice; or
 - (j) the refusal, or deemed refusal, of a conversion application; or
 - (k) a matter that, under another Act, may be appealed to the tribunal; or
 - (l) a matter prescribed by regulation.
- (3) Also, table 1 does not apply to a tribunal if the matter involves—
- (a) for a matter in subsection (2)(a) to (d)—
 - (i) a development approval for which the development application required impact assessment; and
 - (ii) a development approval in relation to which the assessment manager received a properly made submission for the development application; or
 - (b) a provision of a development approval about the identification or inclusion, under a variation approval, of a matter for the development.
- (4) Table 2 states the matters that may be appealed only to the P&E Court.
- (5) Table 3 states the matters that may be appealed only to the tribunal.
- (6) In each table—
- (a) column 1 states the appellant in the appeal; and
 - (b) column 2 states the respondent in the appeal; and
 - (c) column 3 states the co-respondent (if any) in the appeal; and
 - (d) column 4 states the co-respondents by election (if any) in the appeal.
- (7) If the chief executive receives a notice of appeal under section 230(3)(f), the chief executive may elect to be a co-respondent in the appeal.

Extract of Schedule 1 of the Planning Act 2016

Table 1 Appeals to the P&E Court and, for certain matters, to a tribunal			
2. Change applications An appeal may be made against— (a) a responsible entity's decision for a change application, other than a decision made by the P&E court; or (b) a deemed refusal of a change application.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1 The applicant 2 If the responsible entity is the assessment manager—an affected entity that gave a pre-request notice or response notice	The responsible entity	If an affected entity starts the appeal—the applicant	1 A concurrence agency for the development Application 2 If a chosen assessment manager is the respondent—the prescribed assessment manager 3 A private certifier for the development application 4 Any eligible advice agency for the change application 5 Any eligible submitter for the change application

Note:

Attached is a Rights of Appeal Waiver form (Schedule 3). Please complete and return this form if you are satisfied with the approval and agree to the conditions contained therein and you wish to waive the 20 day appeal period available under the *Planning Act 2016*.

SCHEDULE 3 – RIGHT OF APPEAL WAIVER



Mail To: Bundaberg Regional Council
Email Address: development@bundaberg.qld.gov.au
Attention: Development Assessment

RE:

Council reference: 526.2024.551.1

Property Address: Back Windermere Road, Poinciana Drive and Cockerills Road, Innes Park; land described as Lot 21 on RP7301, Lots 30 – 32 on RP194898, Lot 35 on RP194898, Lot 34 on SP302623, Lots 28 - 29 on RP194897, Lot 33 on RP194899 and Lots 1 – 2 on RP129987

This advice is to confirm that I/We have received the above approval and agree to the conditions contained therein. I/We hereby waive My/Our appeal rights available under the *Planning Act 2016*.

Applicants Name: _____

Signature: _____

Date : _____

This plan is approved
subject to amendments
marked in red



REVISION TABLE		
REV	DATE	DESCRIPTION
SK1A	22/03/2021	Draft
SK1B	23/03/2021	Turtle Trail Display Amendments
SK1C	24/03/2021	Further Display Amendments
SK1D	30/04/2021	Additional Turtle Trail, Central Lake, Bargara Headlands Display
SK1E	5/05/2021	Addition of Statistics Table
SK2A	7/09/2021	Overall Concept Revision
SK3A	23/10/2021	Overall Concept Revision
SK3B	5/11/2021	Added Paths, Notes etc
SK4A	20/01/2022	New Lot Configuration C.F.F. 4/01/22
SK4B	8/04/2022	General Amendments
SK4C	12/12/2022	Added Existing Lot and Easement Descriptions
SK4D	23/12/2022	Added Lot Numbers From Lot Calculations
MP5A	18/04/2023	Updated from Version 5a Lot Calcs
MP5b	17/06/2024	Amendments to satisfy Condition 49 etc of Development Approval

- PROPOSED LOW DENSITY RESIDENTIAL (378 LOTS)
- PROPOSED LIFESTYLE LOTS: 4
- PROPOSED PARK & OPEN SPACE
- PROPOSED PATHWAYS (GENERALLY 2M WIDE CONCRETE)

Vegetated mounds to be retained in accordance with Condition 18

APPROVED PLAN
Date: 21/02/2025
Application No: 526.2024.551.1



NOTES :
Boundaries Shown Hereon Are Sourced From The Queensland Government Department of Resources DCDB. The DCDB Is For Display Purposes Only.
Boundaries On This Plan Have Not Been Surveyed As Part Of This Project. No Field Survey Has Been Completed As Part Of This Project.
Contours Shown And The Underlying Terrain Model Are From 2016 LIDAR And Have Been Sourced From Queensland Government Department of Resources The Metadata For This Information Must Be Read In Conjunction With Any Use Of The Data.
The Aerial Imagery Shown Is Extracted From And Copyright 2021 Bundaberg Regional Council from the Council Interactive Mapping Service. The Age of the Imagery Is Unknown And Considered For Display Purposes Only.
Before Commencement Of Any Construction Works, The Location Of Underground Services Must Be Verified On Site By The Relevant Authorities.

This plan is approved
subject to amendments
marked in red



CLIENT:
MOORHEAD FAMILY
COMMUNITIES BUNDABERG PTY LTD

SURVEYED: DRAWN: TL
HORIZONTAL DATUM: DATE: 17/06/2024
LEVEL DATUM: CONTOURS FROM DNRM LIDAR

DESCRIPTION:
HEADLANDS LAKES
MASTER PLAN
REFER TO STAGE PLANS FOR FURTHER DETAIL

SCALE: 1:2500 (A1)
DRAWING NAME: ML21001 MP5b
SHEET NO: 1 OF 1
Plotted: 16:42 17/06/2024



Phone 07 4151 6677
www.insitesjc.com.au
admin@insitesjc.com.au
ABN 89 659 819 351

SHEET NO:
1 OF 1

LIFESTYLE LOT 4.

APPROX. 20.5HA

STAGE 18

STAGE 2

STAGE 1D

LOGAN ROAD

PROPOSED PARK
~~(CHARLOTTE'S WOOD)~~

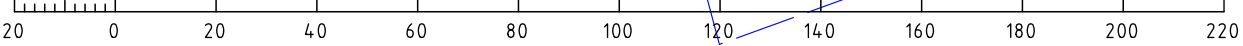
PROPOSED LOCAL
RECREATION PARK SITE
ABT 5000M²
(INDICATIVE SITE BOUNDARY ONLY)

STAGE 1

EXISTING
EMT L
SP315563

EXISTING
EMT A
SP324110

Scale 1:1500 - Lengths are in Metres.



This plan is approved
subject to amendments
marked in red



APPROVED PLAN

Date: 21/02/2025

Application No: 526.2024.551.1



Notes :
Base Parcel Boundaries Shown Hereon Are Sourced
And Compiled From Original Survey Plans. To Avoid
Clutter, Existing Boundaries Are Not All Shown.
Boundaries Have Not Been Surveyed Or Marked.
Refer To Master Plan ML21001 MP5a For Planning
Detail.
Before Commencement Of Any Construction Works,
The Location Of Underground Services Must Be
Verified On Site By The Relevant Authorities.



Insite SJC
Town Planning | Surveying | Projects

67 Barolin Street
PO Box 1073
BUNDABERG QLD 4670

Phone 07 4151 6677
www.insitesjc.com.au
admin@insitesjc.com.au
ABN 89 659 819 351

CLIENT:

**MOORHEAD FAMILY
COMMUNITIES BUNDABERG PTY LTD**

SURVEYED:

DRAWN: **TL**

DATE: **17/06/2024**

HORIZONTAL DATUM:

LEVEL DATUM:

DESCRIPTION:

**LOT CALCULATIONS & STAGES
HEADLANDS LAKES
INNES PARK**

SCALE:

1:1500 (A3)

DRAWING NAME:

ML21001 LC5b

SHEET NO:

1 OF 7

Plotted: 16:10 17/06/2024

APPROX.
8.3HA

NEW ROAD
15M WIDE

NEW ROAD
18M WIDE

APPROX. 20.5HA

STAGE 11
(28.500)
(40.000)

25,000

25,000

25,000

STAGE 2

NEW ROAD 20M WIDE

LOGAN ROAD



BUNDABERG
REGIONAL COUNCIL



Phone 07 4151 6677
www.insitesjc.com.au
admin@insitesjc.com.au
ABN 89 659 819 351

Plotted:	16:17 17/06/2024
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Notes :
Base Parcel Boundaries Shown Hereon Are Sourced
And Compiled From Original Survey Plans. To Avoid
Clutter, Existing Boundaries Are Not All Shown.
Boundaries Have Not Been Surveyed Or Marked.
Refer To Master Plan ML21001 MP5a For Planning
Detail.
Before Commencement Of Any Construction Works,
The Location Of Underground Services Must Be
Verified On Site By The Relevant Authorities.

POINCIANA DRIVE



LIFESTYLE LOT
3.
APPROX. 8.3HA

APPROVED PLAN

Date: 26/08/2024

Application No: 526.2024.522.1

BUNDABERG
REGIONAL COUNCIL

Insite SJC
Town Planning | Surveying | Projects

67 Barolin Street
PO Box 1073
BUNDABERG QLD 4670

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ABN 89 659 819 351

CLIENT:
MOORHEAD FAMILY
COMMUNITIES BUNDABERG PTY LTD

SURVEYED:

DRAWN: TL

DATE: 17/06/2024

HORIZONTAL DATUM:

LEVEL DATUM:

DESCRIPTION:
LOT CALCULATIONS & STAGES
HEADLANDS LAKES
INNIS PARK

SCALE:
1:1500 (A3)

DRAWING NAME:
ML21001 LC5b

SHEET NO:
3 OF 7

Plotted: 16:20 17/06/2024

Notes :
Base Parcel Boundaries Shown Hereon Are Sourced And Compiled From Original Survey Plans. To Avoid Clutter, Existing Boundaries Are Not All Shown. Boundaries Have Not Been Surveyed Or Marked. Refer To Master Plan ML21001 MP5a For Planning Detail.
Before Commencement Of Any Construction Works, The Location Of Underground Services Must Be Verified On Site By The Relevant Authorities.

STAGE 18A

LIFESTYLE LOT
1.
APPROX. 8HA

RIFLE RANGE
CREEK

PARK / OPEN SPACE
40M WIDE

STAGE 18

LIFESTYLE LOT 2.
APPROX. 23.7HA

LIFESTYLE LOT 3.
APPROX. 8.3HA

STAGE 18

LIFESTYLE LOT 4.
APPROX. 20.5HA

RESERVE
DEDICATION
20M WIDE

APPROVED PLAN
Date: 21/02/2025
Application No: 526.2024.551.1



This plan is approved
subject to amendments
marked in red



Notes :
Base Parcel Boundaries Shown Hereon Are Sourced
And Compiled From Original Survey Plans. To Avoid
Clutter, Existing Boundaries Are Not All Shown.
Boundaries Have Not Been Surveyed Or Marked.
Refer To Master Plan ML21001 MP5a For Planning
Detail.
Before Commencement Of Any Construction Works,
The Location Of Underground Services Must Be
Verified On Site By The Relevant Authorities.



67 Barolin Street
PO Box 1073
BUNDABERG QLD 4670

Phone 07 4151 6677
www.insitesjc.com.au
admin@insitesjc.com.au
ABN 89 659 819 351

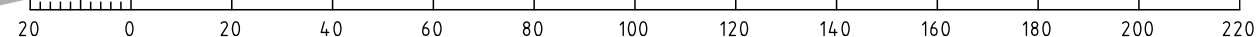
CLIENT:
**MOORHEAD FAMILY
COMMUNITIES BUNDABERG PTY LTD**

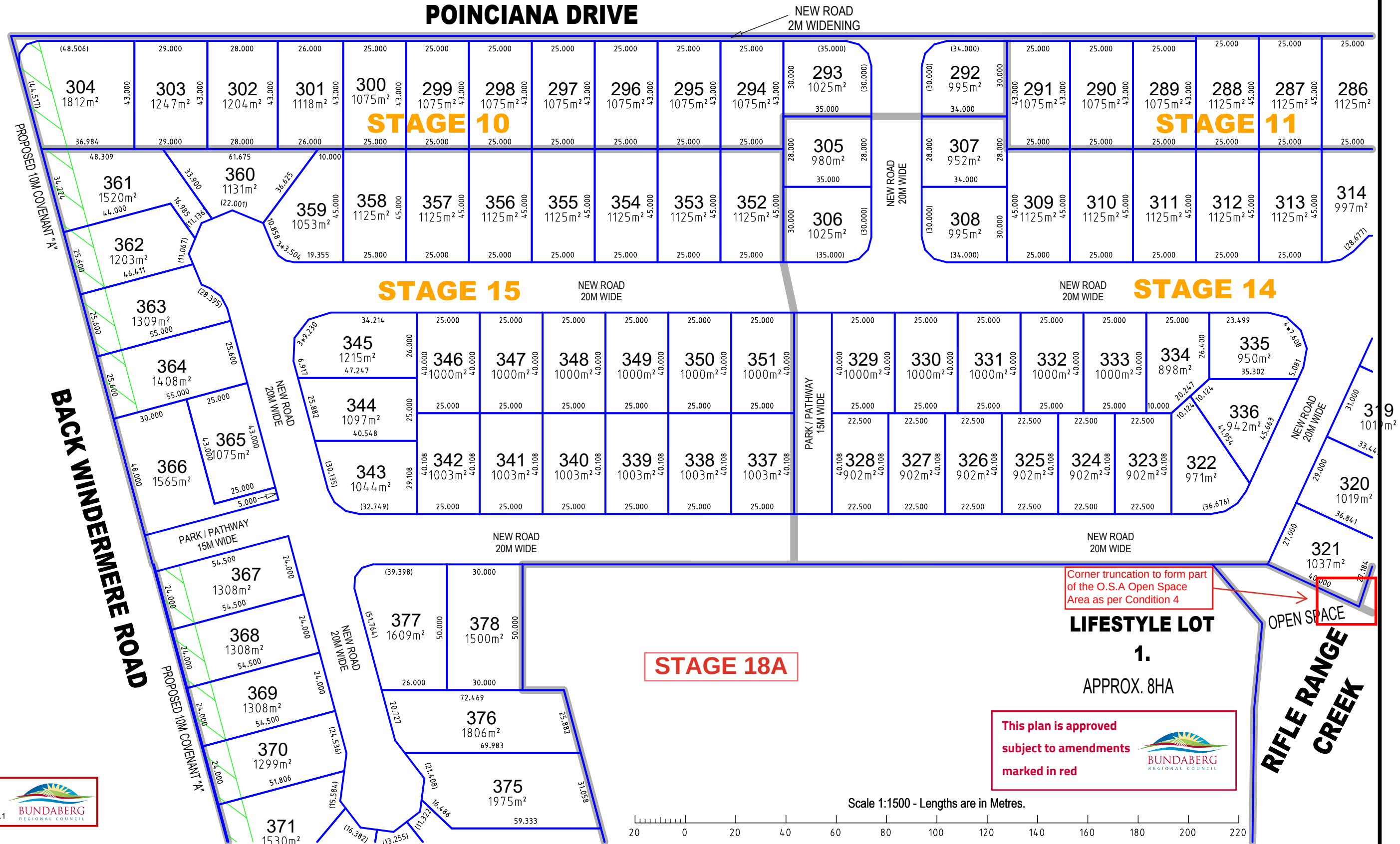
SURVEYED: DRAWN: **TL** DATE: **17/06/2024**
HORIZONTAL DATUM: LEVEL DATUM:

DESCRIPTION:
**LOT CALCULATIONS & STAGES
HEADLANDS LAKES
INNES PARK**

SCALE: 1:1500 (A3)	DRAWING NAME: ML21001 LC5b	SHEET NO: 5 OF 7
Plotted: 16:25 17/06/2024		

Scale 1:1500 - Lengths are in Metres.





APPROVED PLAN
Date: 26/08/2024
Application No: 526.2024.522.1



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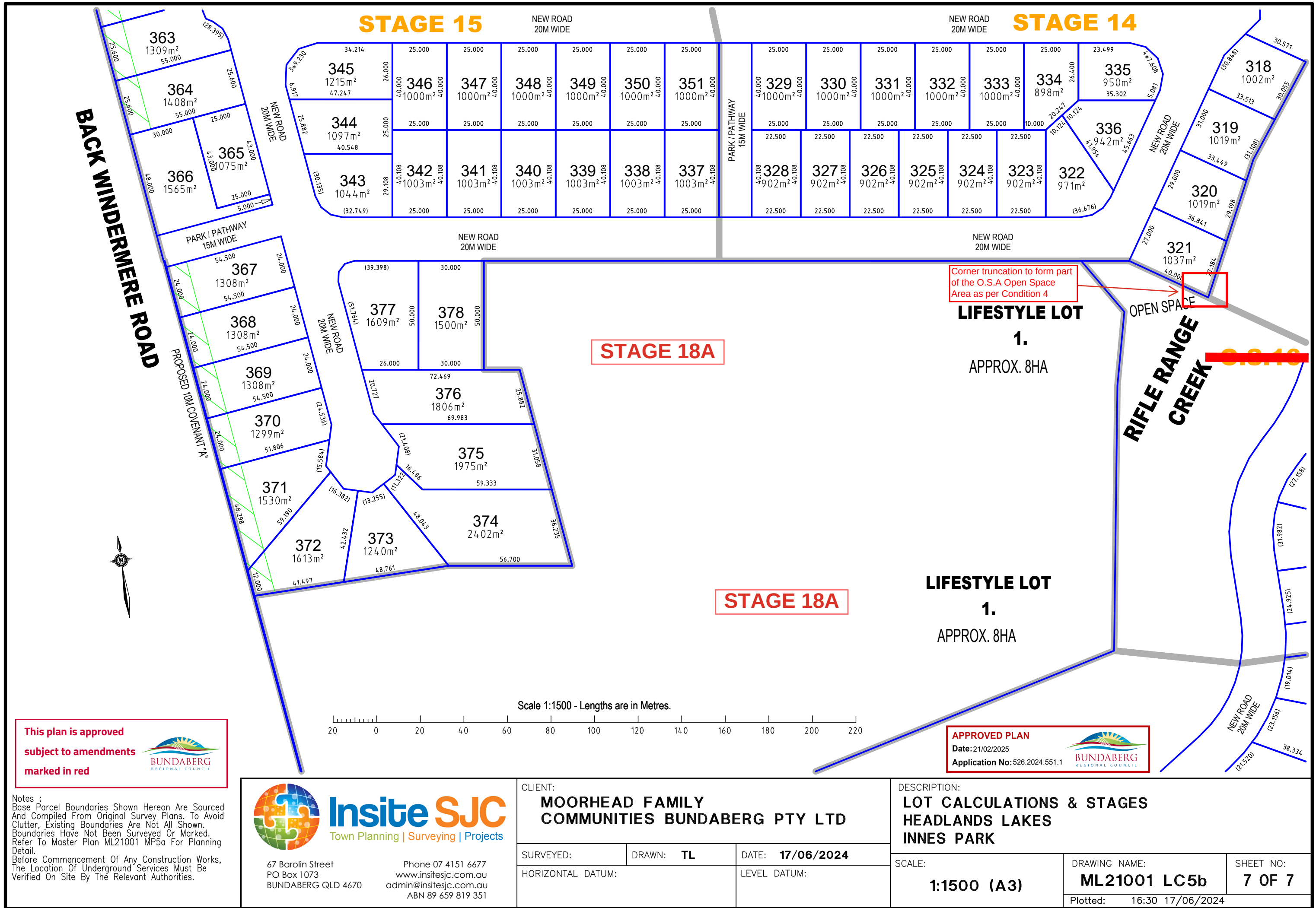
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COMMUNITIES BUNDABERG PTY LTD**

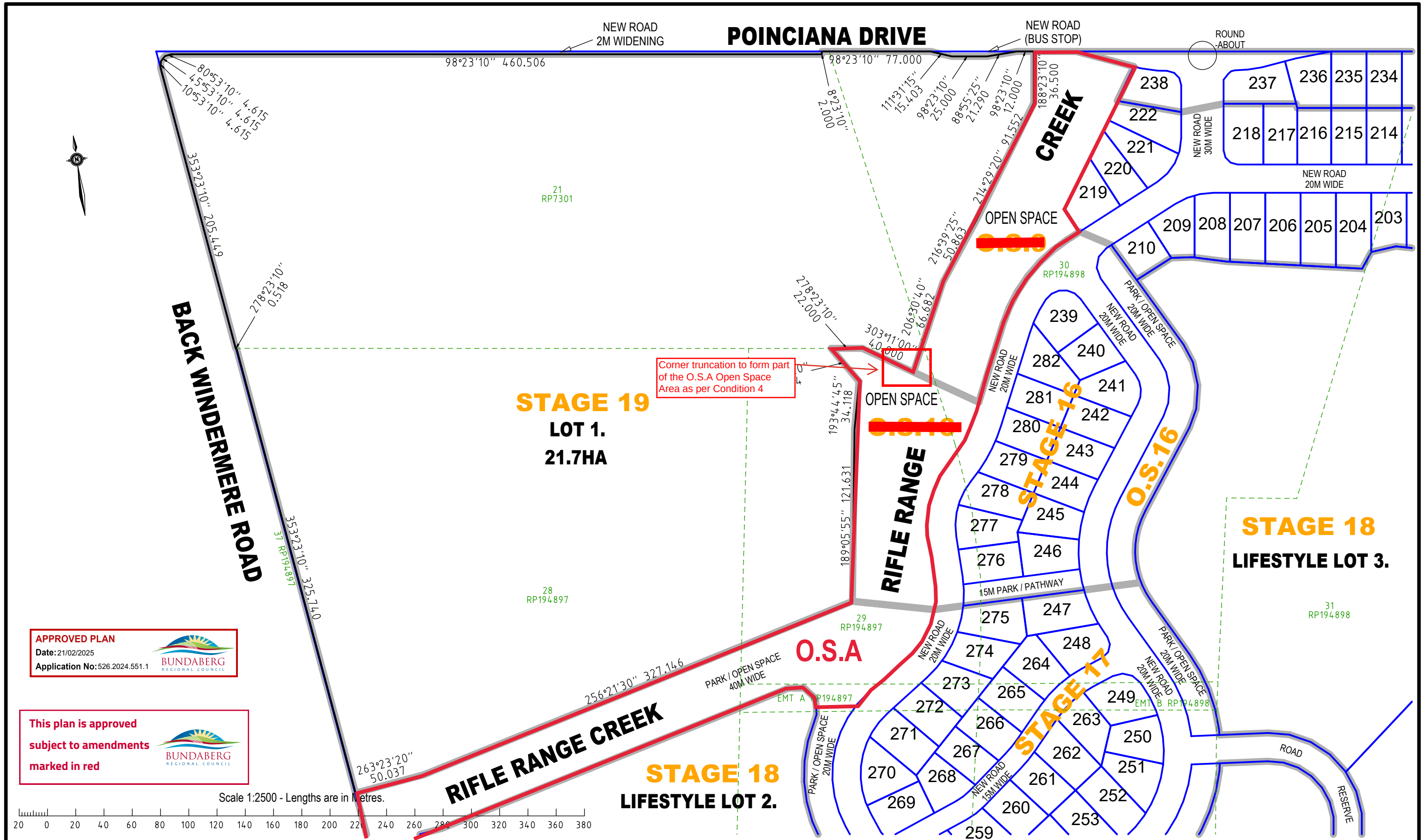
SURVEYED: DRAWN: **TL** DATE: **17/06/2024**
HORIZONTAL DATUM: LEVEL DATUM:

DESCRIPTION:
**LOT CALCULATIONS & STAGES
HEADLANDS LAKES
INNES PARK**

SCALE: **1:1500 (A3)** DRAWING NAME: **ML21001 LC5b** SHEET NO: **6 OF 7**
Plotted: 16:28 17/06/2024

Notes :
Base Parcel Boundaries Shown Hereon Are Sourced
And Compiled From Original Survey Plans. To Avoid
Clutter, Existing Boundaries Are Not All Shown.
Boundaries Have Not Been Surveyed Or Marked.
Refer To Master Plan ML21001 MP5a For Planning
Detail.
Before Commencement Of Any Construction Works,
The Location Of Underground Services Must Be
Verified On Site By The Relevant Authorities.





APPROVED PLAN
Date: 21/02/2025
Application No: 526.2024.551.1

**This plan is approved
subject to amendments
marked in red**



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BUNDABERG QLD 4670

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ABN 89 659 819 351

CLIENT:

**MOORHEAD FAMILY
COMMUNITIES BUNDABERG PTY LTD**

SURVEYED:

DRAWN: **TL**

DATE: **17/10/2024**

HORIZONTAL DATUM:

LEVEL DATUM:

DESCRIPTION:

**LOT CALCULATIONS & STAGE 19
HEADLANDS LAKES
INNES PARK**

SCALE:

1:2500 (A3)

DRAWING NAME:

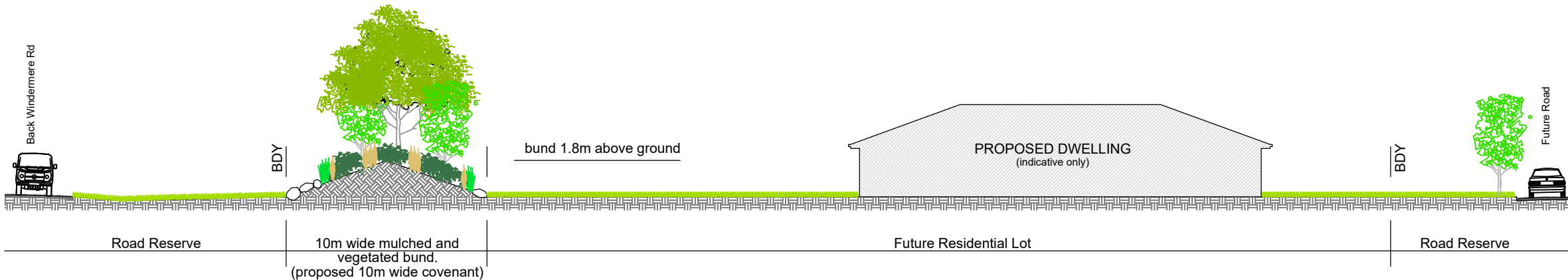
ML21001 LC5dS19

SHEET NO:

1 OF 2

Plotted: 15:42 17/10/2024

Notes :
Base Parcel Boundaries Shown Hereon Are Sourced And Compiled From Original Survey Plans. To Avoid Clutter, Existing Boundaries Are Not All Shown. Boundaries Have Not Been Surveyed Or Marked. Refer To Master Plan ML21001 MP5b For Planning Detail.
New Boundaries And Areas Are Approximate And Are Subject To Relevant Approvals And Final Survey. Before Commencement Of Any Construction Works, The Location Of Underground Services Must Be Verified On Site By The Relevant Authorities.



TYPICAL SECTION - Landscaped Bund

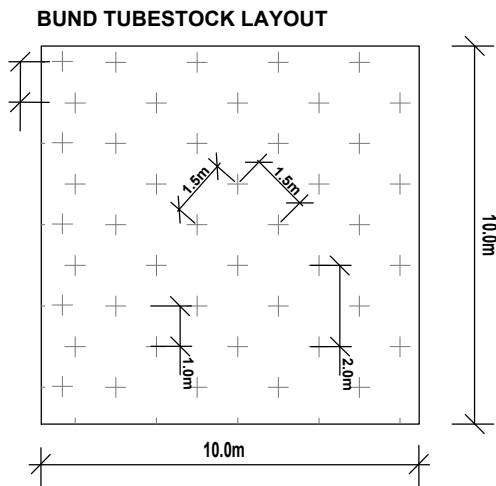
Scale 1:250 @ A3

Bargara Headlands Lakes - Bund Planting

P	TYPE	BOTANICAL NAME	COMMON NAME
#	ST	Acacia maidenii	Maiden's Wattle
+	ST	Achrocnichia imperforata	Beach Achrocnichia
	S	Alchornea illicifolia	Native Holly
+	S	Alectryon coriaceus	Beach Alectryon
	ST	Allocasuarina torulosa	Forest Oak
	ST	Allocasuarina littoralis	Black She Oak
>	ST	Alphitonia excelsa	Red Ash
+	T	Banksia integrifolia	Coastal Banksia
	S	Breynia oblongifolia	Coffee Bush
	ST	Canthium buxifolium	Stiff Canthium
	ST	Casine australis	Red Olive Plum
+	T	Casuarina equisetifolia	Horse Tail She Oak
#	S	Clerodendrum floribundum	Lolly Bush
	T	Commersonia bartramia	Brown Kurrajong
	T	Corymbia tessellaris	Moreton Bay Ash
	T	Cupaniopsis anacardioides	Tuckeroo
	T	Cupaniopsis parvifolia	Small Leaved Tuckeroo
	T	Cupaniopsis shirleyana	Wedge Leaf Tuckeroo
	G/S	Dianella caerulea	Blue Flax Lilly
>	T	Elaeocarpus obovatus	Hard Quandong
	T	Eucalyptus tereticornis	Forest Red Gum
>	S	Ficus fraseri	Shiny Sandpaper Fig
	T	Ficus rubiginosa	Rusty Fig
	T	Flindersia schottiana	Bumpy Ash
>	ST	Glochidion ferdinandi	Cheese Tree
>	ST	Glochidion sumatranum	Umbrella Cheese Tree
	T	Harpullia pendula	Tulipwood
	T	Jagera pseudorhus	Foam Bark
	T	Lophostemon suaveolens	Swamp Box
#	T	Macaranga tanarius	Macaranga
	T	Melaleuca quinquenervia	Fine Veined Paperbark
	ST	Owenia venosa	Crow's Apple
+	T	Pandanus tectorius	Coastal Screw Pine
#	S	Pittosporum revolutum	Hairy Pittosporum
	T	Pittosporum rhombifolium	Diamond Leaf Pittosporum
	T	Pleiogynium timorense	Burdekin Plum
	T	Podocarpus elatus	Brown Pine
>	T	Polyscias elegans	Celery Wood
>	ST	Rapanea variabilis	Muttonwood
	S	Syzgium australe	Scrub Cherry
G/S		Themeda triandra	Kangaroo Grass

KEY:
G/S: Grass, sedge or tufting species
S: Shrub
ST: Small Tree
T: Tree
#: Pioneer Phase species
>: Secondary Phase Species
+: Coastal Planting

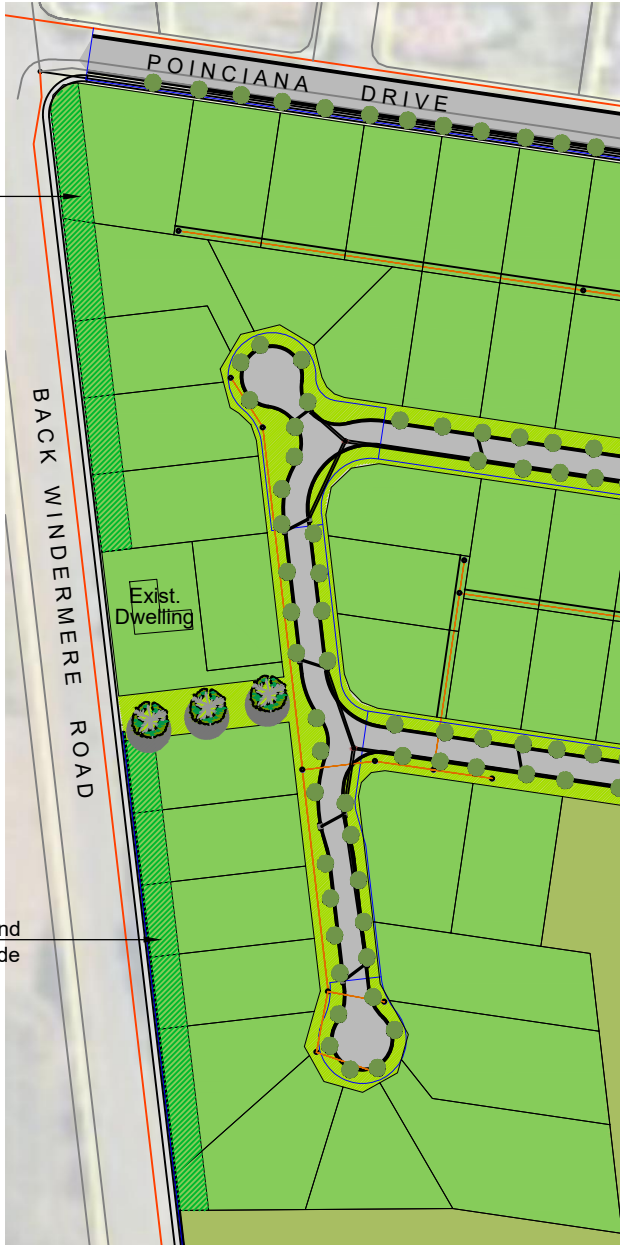
RECOMMENDED PLANTING DENSITIES:
Ave. densities of combined plantings 1.5 - 2.0m
ie:
Grasses & Groundcovers 0.25-1m spacings
Small Shrubs 1-2m. spacings
Large Shrubs & Small Trees 2-4m. spacings
Large Trees 4-6m. spacings
Not all indigenous species listed are required to be utilised as a number may be difficult to source. Given this, it is still essential to obtain a large diversity of recommended species ie: ~ > 75% species listed above.



Note:
Planting layout shown is indicative only and will require modification to on-site conditions. Lines of plantings shall generally follow contours and vary from straight lines to produce a more natural community of vegetation. Species are to be planted in clumps as to replicate natural vegetation communities.

Proposed Vegetated Bund
10m wide

Proposed Vegetated Bund
10m wide



ARRANGE FOR LOCATIONS ON SITE BY THE APPROPRIATE AUTHORITIES BEFORE DIGGING. CONTACT 48 HOURS BEFORE YOU DIG.

NOTE: ALL SERVICES SHALL BE LOCATED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION. LOCATION OF SERVICES ON THESE DRAWINGS ARE INDICATIVE ONLY.

NOTE: LANDSCAPE PLANS ARE TO BE READ IN CONJUNCTION WITH CIVIL DOCUMENTS. WHERE CONFLICTING INFORMATION SHOWN, CIVIL PLANS TAKE PRECEDENCE. CONFLICTING INFORMATION TO BROUGHT TO THE ATTENTION OF THE SITE SUPERINTENDENT FOR CLARIFICATION.



B	30/03/23	Updated Layout Details	M.J.
A	02/05/22	Original Issue	M.J.
ISSUE	DATE	DESCRIPTION	DRAWN

REVISIONS

Preliminary - For BRC Approval

Greenscape Design
P: PO Box 2417, Bundaberg, Qld, 4670
E: greenscapedesign@live.com.au
PH: 0413 275 951
Member of the Australian Institute of Landscape Designers & Managers.
Commercial - Industrial - Residential Landscape Design Solutions

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Client:
Moorhead Family Communities Bundaberg Pty Ltd

Principal Consultant:
Empire Engineering Pty Ltd

Project:
Headlands Lakes Development

Drawing Title:
LANDSCAPE PLAN.

Scale:
As Indicated @A3

Design:	M.J.	Drawn:	M.J.	Approved:	-
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Date:	May 2022	Issue:	B
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Job No.:	GDBH 19522 LD	Sheet No.:	02 of 04
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SH02 - Landscape Plan

Headlands Lakes Back Windermere Rd, Innes Park

APPROVED PLAN

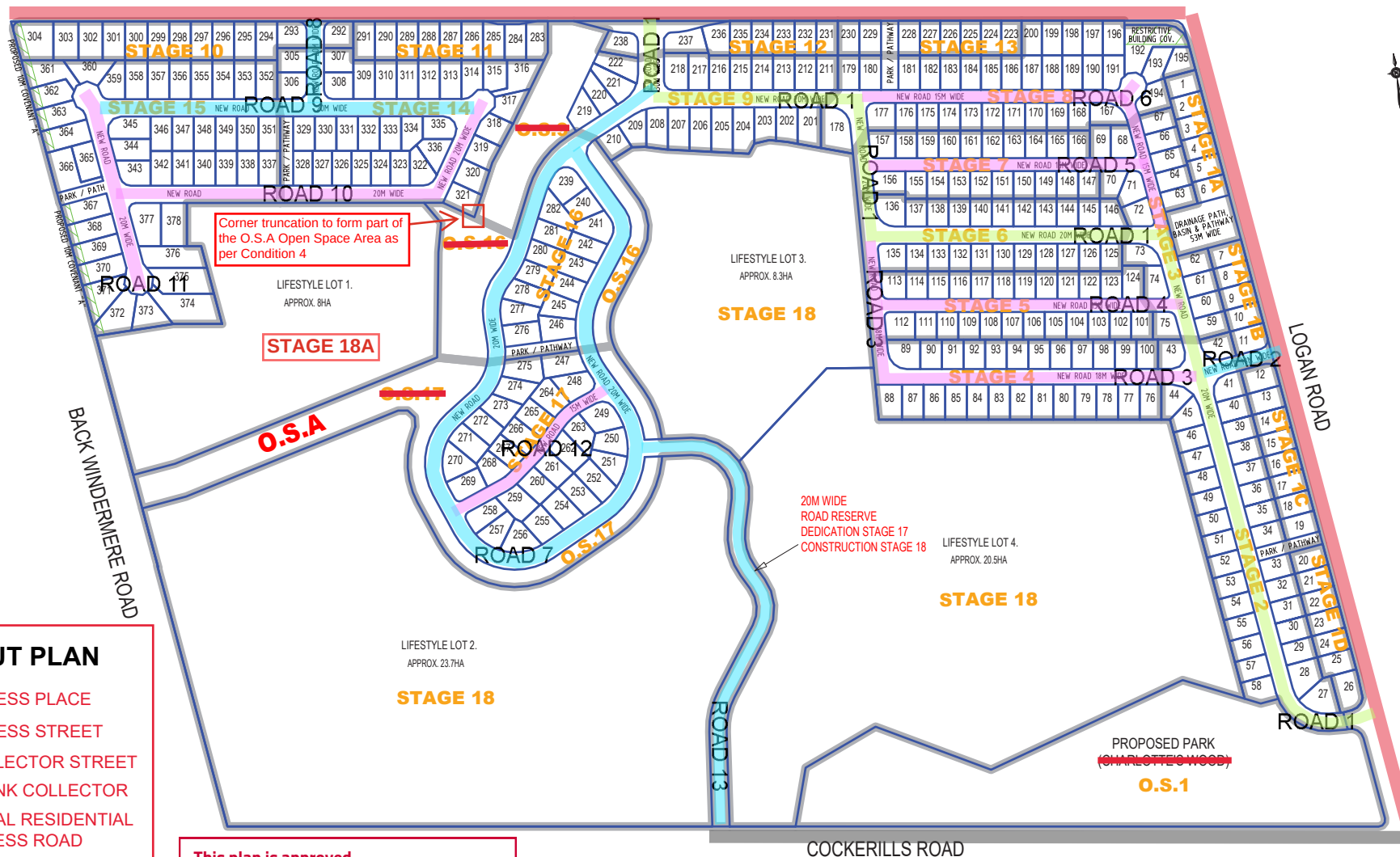
Date: 19/03/2024
Application No.: 521.2022.330.1



SITE PLAN - Landscaped Bund

Scale 1:2500 @ A3

POINCIANA DRIVE



ROAD LAYOUT PLAN

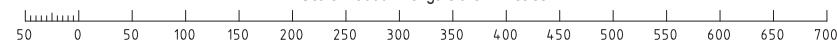
- ACCESS PLACE
- ACCESS STREET
- COLLECTOR STREET
- TRUNK COLLECTOR
- RURAL RESIDENTIAL ACCESS ROAD

This plan is approved
subject to amendments
marked in red



COCKERILLS ROAD

Scale 1:5000 - Lengths are in Metres.



Insite SJC
Town Planning | Surveying | Projects

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PO Box 1073
BUNDABERG QLD 4670

Phone 07 4151 6677
www.insitesjc.com.au
admin@insitesjc.com.au
ABN 89 659 819 351

CLIENT:

**MOORHEAD FAMILY
COMMUNITIES BUNDABERG PTY LTD**

SURVEYED:

DRAWN: **TL**

DATE: ~~29/03/2023~~

HORIZONTAL DATUM:

LEVEL DATUM:

DESCRIPTION:

~~OVERALL STAGE PLAN
AND LINKED OPEN SPACES (O.S.)
HEADLANDS LAKES, INNES PARK~~

SCALE:

1:5000 (A3)

DRAWING NAME:

~~ML21001 OSP2a~~

Plotted: 10:09 29/03/2023

SHEET NO:

1 OF 1

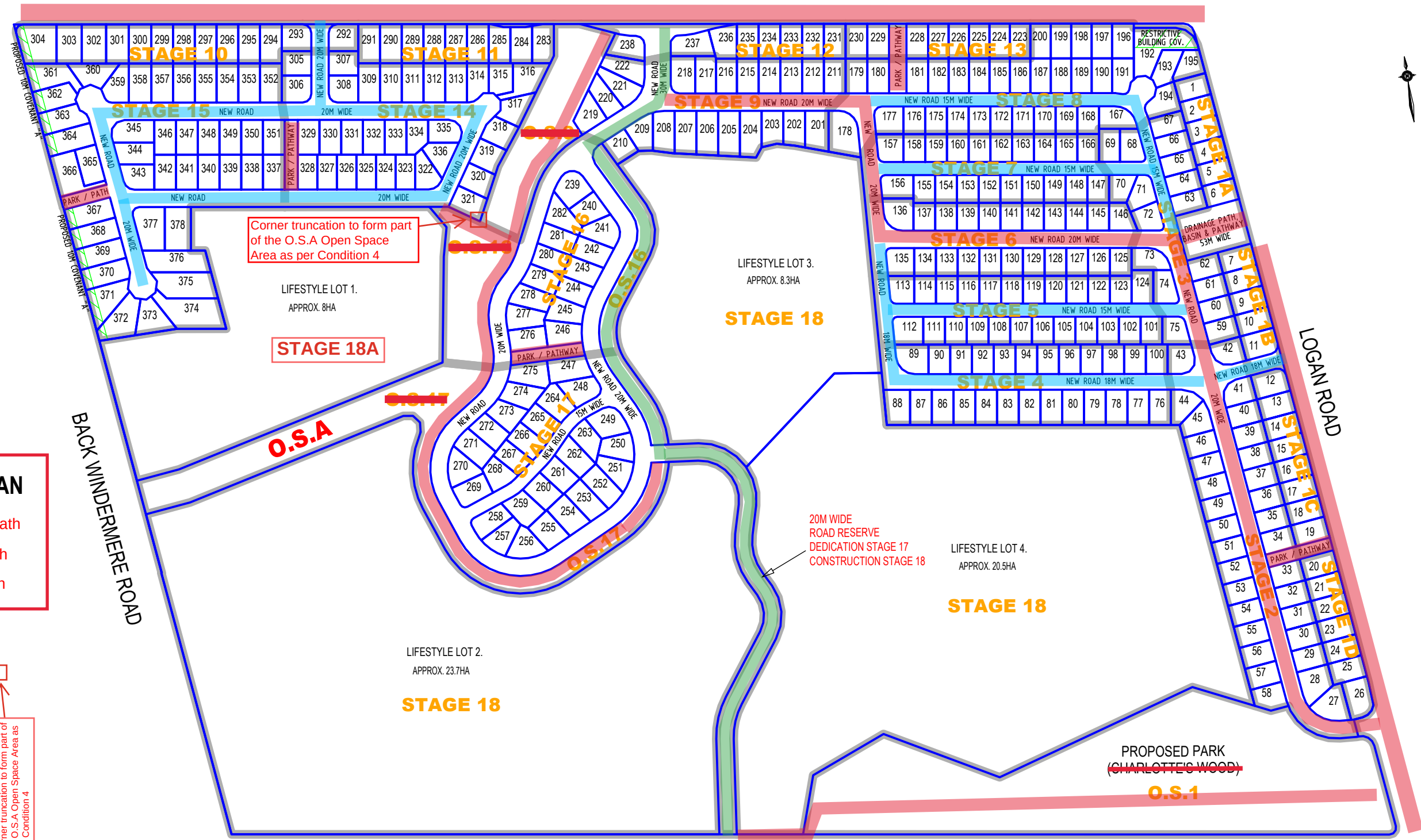
APPROVED PLAN

Date: 21/02/2025

Application No: 526.2024.551.1



POINCIANA DRIVE



FOOTPATH PLAN

- 1.8m wide footpath
- 2m wide footpath
- 3m wide footpath

Corner truncation to form part of the O.S.A Open Space Area as per Condition 4

Corner truncation to form part of the O.S.A Open Space Area as per Condition 4

STAGE 18A

O.S.A

LIFESTYLE LOT 2.
APPROX. 23.7HA
STAGE 18

LIFESTYLE LOT 3.
APPROX. 8.3HA
STAGE 18

20M WIDE ROAD RESERVE
DEDICATION STAGE 17
CONSTRUCTION STAGE 18

LIFESTYLE LOT 4.
APPROX. 20.5HA
STAGE 18

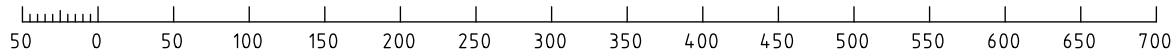
PROPOSED PARK
(CHARLOTTE'S WOOD)
O.S.1

This plan is approved
subject to amendments
marked in red



COCKERILLS ROAD

Scale 1:5000 - Lengths are in Metres.



67 Barolin Street
PO Box 1073
BUNDABERG QLD 4670
Phone 07 4151 6677
www.insitesjc.com.au
admin@insitesjc.com.au
ABN 89 659 819 351

CLIENT:
**MOORHEAD FAMILY
COMMUNITIES BUNDABERG PTY LTD**

SURVEYED: DRAWN: **TL** DATE: ~~29/03/2023~~
HORIZONTAL DATUM: LEVEL DATUM:

DESCRIPTION:
~~OVERALL STAGE PLAN
AND LINKED OPEN SPACES (O.S.)
HEADLANDS LAKES, INNES PARK~~

SCALE:
1:5000 (A3)

DRAWING NAME:
~~ML21001 OSP2a~~
Plotted: 10:09 29/03/2023

SHEET NO:
1 OF 1

APPROVED PLAN
Date: 21/02/2025
Application No: 526.2024.551.1





SARA reference: 2407-41610 SPD
Council reference: 521.2022.330.1
Applicant reference: ML21-001-T02

3 September 2024

Moorhead Family Developments Pty Ltd
C/- InsiteSJC
67 Barolin Street
BUNDABERG QLD 4670
shane@insitesjc.com.au

Attention: Shane Booth

Dear Shane

SARA change application decision— Back Windermere Road, 61 Poinciana Drive, Cockerills Road, 63 Cockerills Road and Poinciana Drive, Innes Park;

(Given under section 83 of the *Planning Act 2016*)

I refer to your application made on 30 July 2024 to the State Assessment and Referral Agency (SARA) requesting a change to an existing development approval issued on 11 July 2023 for the following:

- Development permit for reconfiguring of a lot (11 lots into 382 lots) and
- Preliminary approval that includes a variation request to allow development in accordance with the Low density residential zone

SARA has assessed your application to make a change to the existing development approval.

Decision for change application

Date of decision:	3 September 2024
SARA reference:	2407-41610 SPD
Decision details:	Make the change and amend existing conditions
Changes agreed to:	1. Amend condition number 1 2. Amend condition number 4(a)
Reasons:	The reasons for the responsible entity decision are in Attachment 1

The following copy of the referral agency response including the above changes replaces the previous referral agency response issued on 11 July 2023 under SARA reference 2301-32742 SRA.

Changed response

Outcome:	Approved, subject to conditions
Date of original response:	11 July 2023
Original reference:	2301-32742 SRA
Conditions:	The conditions in Attachment 2 must be attached to any development approval
Advice:	Advice to the applicant is in Attachment 3

Development details

Description:	Development permit for reconfiguring a lot (RAL) – subdivision (11 lots into 382 lots over 21 stages) and a Preliminary approval that includes a variation request to allow development in accordance with the Low density residential zone
SARA role:	Referral agency
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 4, Table 1, Item 1 (10.9.4.1.1.1) (Planning Regulation 2017) – Development impacting on State transport infrastructure
Assessment manager:	Bundaberg Regional Council
Street address:	Back Windermere Road, 61 Poinciana Drive, Cockerills Road, 63 Cockerills Road and Poinciana Drive, Innes Park
Real property description:	Lot 33 on RP194899, Lot 34 on SP302623, Lot 32 on RP194898, Lot 31 on RP194898, Lot 35 on RP194898, Lot 21 on RP7301, Lot 28 on RP194897, Lot 30 on RP194898, Lot 2 on RP129987, Lot 29 on RP194897, Lot 1 on RP129987.
Applicant name:	Moorhead Family Developments Pty Ltd C/- InsiteSJC
Applicant contact details:	67 Barolin Street Bundaberg QLD 4670 shane@insitesjc.com.au

Additional details

Native title considerations:	A consideration of native title protected under the <i>Native Title Act 1993</i> has been undertaken as part of this response. It has been determined that this change application is administrative and will have no further effect on native title.
<i>Human Rights Act 2019</i> considerations:	A consideration of the 23 fundamental human rights protected under the <i>Human Right Act 2019</i> has been undertaken as part of this decision. It has been determined that this decision does not limit human rights.

Dispute resolution

Appeal: The rights of applicants to appeal to a tribunal or the Planning and Environment Court against decisions about a change application are set out in Chapter 6, Part 1 of the *Planning Act 2016*. Copies of the relevant provisions are in **Attachment 4**.

For further information please contact Jarod Platt, Senior Planning Officer, on 07 3452 6941 or via email MIWSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Nastassja Lazarus
Manager (Planning)

enc Attachment 1 - Reasons for responsible entity decision
 Attachment 2 – Changed referral agency conditions
 Attachment 3 – Advice to the applicant
 Attachment 4 – Appeal provisions
 Attachment 5 – Documents referenced in conditions

cc development@bundaberg.qld.gov.au, Wide.Bay.Burnett.IDAS@tmr.qld.gov.au

Attachment 1—Reasons for responsible entity decision

(Given under section 83(9) of the *Planning Act 2016*)

The reasons for SARA's decision are:

- SARA assessed the development against the following code of the State Development Assessment Provisions (SDAP), version 3.0:
 - a. State code 6: Protection of state transport networks
- The development, with conditions, complies with the assessment benchmarks of State code 6 of SDAP (version 3.0) in that the development:
 - does not create a safety hazard for users of state transport infrastructure or public passenger services by increasing the likelihood or frequency of a fatality or serious injury
 - does not result in a worsening of the physical condition or operating performance of the state transport network
 - does not compromise the state's ability to cost-effectively construct, operate and maintain state transport infrastructure
 - provides public passenger transport infrastructure to enable development to be serviced by public passenger transport
 - provides safe and direct access to public passenger transport infrastructure or active transport infrastructure, including access by cycling and walking.

Material used in the assessment of the change application:

- the change application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version [3.0]), as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- section 58 of the *Human Rights Act 2019*

Attachment 2—Changed 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
Development Permit for Reconfiguring a lot		
10.9.4.1.1.1 – Development impacting on State transport infrastructure—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	Staging of the development is to be undertaken generally in accordance with Overall Stage Plan and Linked Open Spaces (O.S) Headlands Lakes, Innes Park prepared by Insite SJC, dated 29/03/2023 17/06/2024 , Drawing Name ML21001 OSP2A b , Sheet No. 1 of 1, unrevised.	At all times
2.	a) Provide a new bus stop at the location shown on the Overall Layout Plan prepared by Empire Engineering, dated 05.04.23, Drawing No. CON40, Rev DR2, as amended in red by SARA . b) The bus stop must be provided generally in accordance with the Disability Standards for Accessible Public Transport 2002 made under subsection 31(1) of the <i>Disability Discrimination Act 1992</i>. c) The bus stop must include the following components generally in accordance with the Department of Transport and Main Roads' TransLink <i>Public Transport Infrastructure Manual 2015</i>: i. all mandatory required components for an Intermediate stop in accordance with: A. Table 5.8: Translink required components ii. an indented bus zone to accommodate a single 12.5m rigid bus in accordance with: A. Table 5.7: Minimum bus stop length requirements; and B. Table 5.4: Bus stop arrangements iii. a shelter and seating in accordance with: A. Table 5.9: TransLink requirements for bus stop components; and B. Technical drawing DRG5-0101 - Bus Shelter Designs - Type 1A; - OR C. the equivalent Bundaberg Regional Council standard; iv. a J pole sign with timetable case in accordance with: A. Table 5.9: Translink requirements for bus stop components; and B. Figure 5.11: Bus stop identification markers; and C. Sign Type IS-10b 'Bus Stop – J Pole Sign (TransLink)' and 'IS-10e – A3 Timetable Case' sections 4.27.1 - 4.28) of the Signage Manual – Bus Network Infrastructure, TransLink Division, Department of Transport and Main Roads, June 2021. a) RPEQ certification, with supporting documentation, must be provided to the Wide Bay Burnett office of the Program Delivery and Operations division	Prior to submitting the Plan of Survey to the local government for approval for any lot in Stages 4 to 17.

	(Wide.Bay.Burnett.IDAS@tmr.qld.gov.au) within the Department of Transport and Main Roads confirming that the development has been designed and constructed in accordance with parts (a) and (b) of this condition.	
3.	Roadworks along Poinciana Drive, including the new Poinciana Drive/Grevillea Avenue roundabout, must be designed and constructed to accommodate a single unit rigid bus of 12.5m in length, generally in accordance with: • Department of Transport and Main Roads <i>Road Planning and Design Manual, 2nd Edition, Volume 3 – Guide to Road Design</i>; and • Department of Transport and Main Roads <i>Supplement to Austroads Guide to Road Design</i> (Parts 3, 4-4C and 6); and • <i>Austroads Design Vehicles and Turning Path Templates</i>; and • Queensland Manual of Uniform Traffic Control Devices, Part 13: <i>Local Area Traffic Management</i> and AS 1742.13-2009 Manual of Uniform Traffic Control Devices – <i>Local Area Traffic Management</i>; and • Chapter 2 - Planning and Design, Section 2.3.2 Bus Route Infrastructure (page 6) of the Department of Transport and Main Roads <i>Public Transport Infrastructure Manual 2015</i>.	Prior to submitting the Plan of Survey to the local government for approval for any lot in Stages 4 to 17.
4.	a) Provide the proposed pathways generally in accordance with Headlands Lakes Master Plan prepared by Insite SJC, dated 18/04/2023 17/06/2024, Drawing Name: ML21001 MP5ab, Sheet No. 1 of 1. b) Provide pedestrian crossing arrangements generally in accordance with Inset A of the Inset Layout Plan, prepared by Empire Engineering, dated 05.04.23, Drawing No. CON45, Rev DR2, as amended in red by SARA.	(a) Prior to submitting the Plan of Survey to the local government for approval for the relevant stage. (b) Prior to submitting the Plan of Survey to the local government for approval for any lot in Stages 4 to 17.

Attachment 3—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the Planning Act 2016, its regulation or the State Development Assessment Provisions (SDAP) (version 3.0). If a word remains undefined it has its ordinary meaning.
Public passenger transport	
2.	The detailed design of the new bus stop should be submitted to the Department of Transport and Roads' TransLink Division for endorsement prior to construction or any works commencing. Please contact the TransLink Division on telephone number (07) 3851 8700 or at bus_stops@translink.com.au .
3.	Existing bus route 608 (and a number of other school bus routes) may be impacted upon by the construction of the development. Accordingly, if any temporary bus stop and pedestrian access arrangements are required, the applicant will need to reach agreement on suitable arrangements with the Department of Transport and Main Roads' TransLink Division (07 3851 8700 or bus_stops@translink.com.au) prior to any construction or works commencing.
Waterway barrier works	
4.	It is noted that there are two waterways identified over the site on the Queensland waterways for waterway barrier works spatial data layer – one (1) Moderate classification and one (1) Low classification. Any works, including earthworks, within a waterway may require further development approval for operational work that is constructing or raising waterway barrier works. If any works are proposed within a waterway, it is recommended pre-lodgement advice from SARA is sought to determine potential approval requirements.

Attachment 4—Appeal provisions

(page left intentionally blank)

Planning Act 2016 – Appeal provisions

The following provisions are the **appeal rights** as defined in the Planning Act 2016, schedule 2.

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

(1) Schedule 1 states—

- (a) matters that may be appealed to—
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
- (b) the person—
 - (i) who may appeal a matter (the **appellant**); and
 - (ii) who is a respondent in an appeal of the matter; and
 - (iii) who is a co-respondent in an appeal of the matter; and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.

(2) An appellant may start an appeal within the appeal period.

(3) The **appeal period** is—

- (a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or
- (b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or
- (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or
- (d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
- (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
- (f) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note—

See the P&E Court Act for the court's power to extend the appeal period.

(4) Each respondent and co-respondent for an appeal may be heard in the appeal.

- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
 - (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund—
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar, must, within the service period, give a copy of the notice of appeal to—
 - (a) the respondent for the appeal; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under schedule 1, table 1, item 1—each principal submitter for the development application; and
 - (d) for an appeal about a change application under schedule 1, table 1, item 2—each principal submitter for the change application; and
 - (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and
 - (f) for an appeal to the P&E Court—the chief executive; and
 - (g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.
- (4) The **service period** is—
 - (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
 - (b) otherwise—10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.
- (7) Despite any other Act or rules of court to the contrary, a copy of a notice of appeal may be given to the chief executive by emailing the copy to the chief executive at the email address stated on the department's website for this purpose.

231 Other appeals

- (1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.

- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.

- (4) In this section—

decision includes—

- (a) conduct engaged in for the purpose of making a decision; and
- (b) other conduct that relates to the making of a decision; and
- (c) the making of a decision or the failure to make a decision; and
- (d) a purported decision; and
- (e) a deemed refusal.

non-appealable, for a decision or matter, means the decision or matter—

- (a) is final and conclusive; and
- (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the *Judicial Review Act 1991* or otherwise, whether by the Supreme Court, another court, a tribunal or another entity; and
- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, a tribunal or another entity on any ground.

232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with rules of the P&E Court.

Schedule 1 Appeals

1 Appeal rights and parties to appeals

- (1) Table 1 states the matters that may be appealed to—
 - (a) the P&E court; or
 - (b) a tribunal.
- (2) However, table 1 applies to a tribunal only if the matter involves—
 - (a) the refusal, or deemed refusal of a development application, for—
 - i a material change of use for a classified building; or
 - ii operational work associated with building work, a retaining wall, or a tennis court; or
 - (b) a provision of a development approval for—
 - i a material change of use for a classified building; or
 - ii operational work associated with building work, a retaining wall, or a tennis court; or
 - (c) if a development permit was applied for—the decision to give a preliminary approval for—
 - i a material change of use for a classified building; or
 - ii operational work associated with building work, a retaining wall, or a tennis court; or

- (d) development condition if—
 - i the development approval is only for a material change of use that involves the use of a building classified under the Building Code as a class 2 building; and
 - ii the building is, or is proposed to be, not more than 3 storeys; and
 - iii the proposed development is for not more than 60 sole-occupancy units; or
 - (e) a decision for, or a deemed refusal of, an extension application for a development approval that is only for a material change of use of a classified building; or
 - (f) a decision for, or a deemed refusal of, a change application for a development approval that is only for a material change of use of a classified building; or
 - (g) a matter under this Act, to the extent the matter relates to the Building Act, other than a matter under that Act that may or must be decided by the Queensland Building and Construction Commission; or
 - (h) a decision to give an enforcement notice—
 - i in relation to a matter under paragraphs (a) to (g); or
 - ii under the Plumbing and Drainage Act; or
 - (i) an infrastructure charges notice; or
 - (j) the refusal, or deemed refusal, of a conversion application; or
 - (k) a matter prescribed by regulation.
- (3) Also, table 1 does not apply to a tribunal if the matter involves—
- (a) for a matter in subsection (2)(a) to (d)—
 - i a development approval for which the development application required impact assessment; and
 - ii a development approval in relation to which the assessment manager received a properly made submission for the development application; or
 - (b) a provision of a development approval about the identification or inclusion, under a variation approval, of a matter for the development.
- (4) Table 2 states the matters that may be appealed only to the P&E Court.
- (5) Table 3 states the matters that may be appealed only to the tribunal.
- (6) In each table—
- (a) column 1 states the appellant in the appeal; and
 - (b) column 2 states the respondent in the appeal; and
 - (c) column 3 states the co-respondent (if any) in the appeal; and
 - (d) column 4 states the co-respondents by election (if any) in the appeal.
- (7) If the chief executive receives a notice of appeal under section 230(3)(f), the chief executive may elect to be a co-respondent in the appeal.
- (8) In this section—

storey see the Building Code, part A1.1.

Table 1
Appeals to the P&E Court and, for certain matters, to a tribunal

1. Development applications

For a development application other than a development application called in by the minister, an appeal may be made against—

- (a) the refusal of all or part of the development application; or
- (b) the deemed refusal of the development application; or
- (c) a provision of the development approval; or
- (d) if a development permit was applied for—the decision to give a preliminary approval.

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant	The assessment manager	If the appeal is about a concurrence agency's referral response—the concurrence agency	1. A concurrence agency that is not a co-respondent 2. If a chosen assessment manager is the respondent—the prescribed assessment manager 3. Any eligible advice agency for the application 4. Any eligible submitter for the application

2. Change applications

For a change application other than a change application made to the P&E Court or called in by the Minister, an appeal may be made against—

- (a) the responsible entity's decision on the change application; or
- (b) a deemed refusal of a change application.

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1. The applicant 2. If the responsible entity is the assessment manager—an affected entity that gave a pre-request notice or response notice	The responsible entity	If an affected entity starts the appeal—the applicant	1. A concurrence agency for the development application 2. If a chosen assessment manager is the respondent—the prescribed assessment manager 3. A private certifier for the development application 4. Any eligible advice agency for the change application 5. Any eligible submitter for the change application

3. Extension applications For an extension application other than an extension application called in by the Minister, an appeal may be made against— (a) The assessment manager's decision on the extension application; or (b) A deemed refusal of the extension application.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1. The applicant 2. For a matter other than a deemed refusal of an extension application—a concurrence agency, other than the chief executive, for the application	The assessment manager	If a concurrence agency starts the appeal—the applicant	If a chosen assessment manager is the respondent—the prescribed assessment manager
4. Infrastructure charges notices An appeal may be made against an infrastructure charges notice on 1 or more of the following grounds— (a) the notice involved an error relating to— (i) the application of the relevant adopted charge; or Examples of errors in applying an adopted charge: ▪ the incorrect application of gross floor area for a non-residential development ▪ applying an incorrect 'use category', under a regulation, to the development (ii) the working out of extra demand, for section 120; or (iii) an offset or refund; or (b) there was no decision about an offset or refund; or (c) if the infrastructure charges notice states a refund will be given—the timing for giving the refund; or (d) the amount of the charge is so unreasonable that no reasonable relevant local government could have imposed the amount.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The person given the infrastructure charges notice	The local government that gave the infrastructure charges notice	—	—
5. Conversion applications An appeal may be made against— (a) the refusal of a conversion application; or (b) a deemed refusal of a conversion application.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant	The local government to which the conversion application was made	—	—
6. Enforcement notices An appeal may be made against the decision to give an enforcement notice.			

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The person given the enforcement notice	The enforcement authority	—	If the enforcement authority is not the local government for the premises in relation to which the offence is alleged to have happened—the local government

**Table 2
Appeals to the P&E Court only**

1. Appeals from tribunal

An appeal may be made against a decision of a tribunal, other than a decision under section 252, on the ground of—

- (a) an error or mistake in law on the part of the tribunal; or
- (b) jurisdictional error.

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A party to the proceedings for the decision	The other party to the proceedings for the decision	—	—

2. Eligible submitter appeals

For a development application or change application other than an application decided by the P&E Court or called in by the Minister, an appeal may be made against the decision to approve the application, to the extent the decision relates to—

- (a) any part of the development application or change application that required impact assessment; or
- (b) a variation request

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1. For a development application—an eligible submitter for the development application 2. For a change application—an eligible submitter for the change application	1. For a development application—the assessment manager 2. For a change application—the responsible entity	1. The applicant 2. If the appeal is about a concurrence agency's referral response—the concurrence agency	Another eligible submitter for the application

3. Eligible submitter and eligible advice agency appeals

For a development application or change application other than an application decided by the P&E Court or called in by the Minister, an appeal may be made against a provision of the development approval, or a failure to include a provision in the development approval, to the extent the matter relates to—

- (a) any part of the development application or the change application, that required impact assessment; or
- (b) a variation request.

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
-------------------------------	--------------------------------	--	--

1. For a development application—an eligible submitter for the development application 2. For a change application—an eligible submitter for the change application 3. An eligible advice agency for the development application or change application	1. For a development application—the assessment manager 2. For a change application—the responsible entity	1. The applicant 2. If the appeal is about a concurrence agency's referral response—the concurrence agency	Another eligible submitter for the application
4. Compensation claims An appeal may be made against— (a) a decision under section 32 about a compensation claim; or (b) a decision under section 265 about a claim for compensation; or (c) a deemed refusal of a claim under paragraph (a) or (b).			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person dissatisfied with the decision	The local government to which the claim was made	—	—
5. Registered premises An appeal may be made against a decision of the Minister under chapter 7, part 4.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1. A person given a decision notice about the decision 2. If the decision is to register premises or renew the registration of premises—an owner or occupier of premises in the affected area for the registered premises who is dissatisfied with the decision	The Minister	—	If an owner or occupier starts the appeal—the owner of the registered premises
6. Local laws An appeal may be made against a decision of a local government, or conditions applied, under a local law about— (a) the use of premises, other than a use that is the natural and ordinary consequence of prohibited development; or (b) the erection of a building or other structure.			

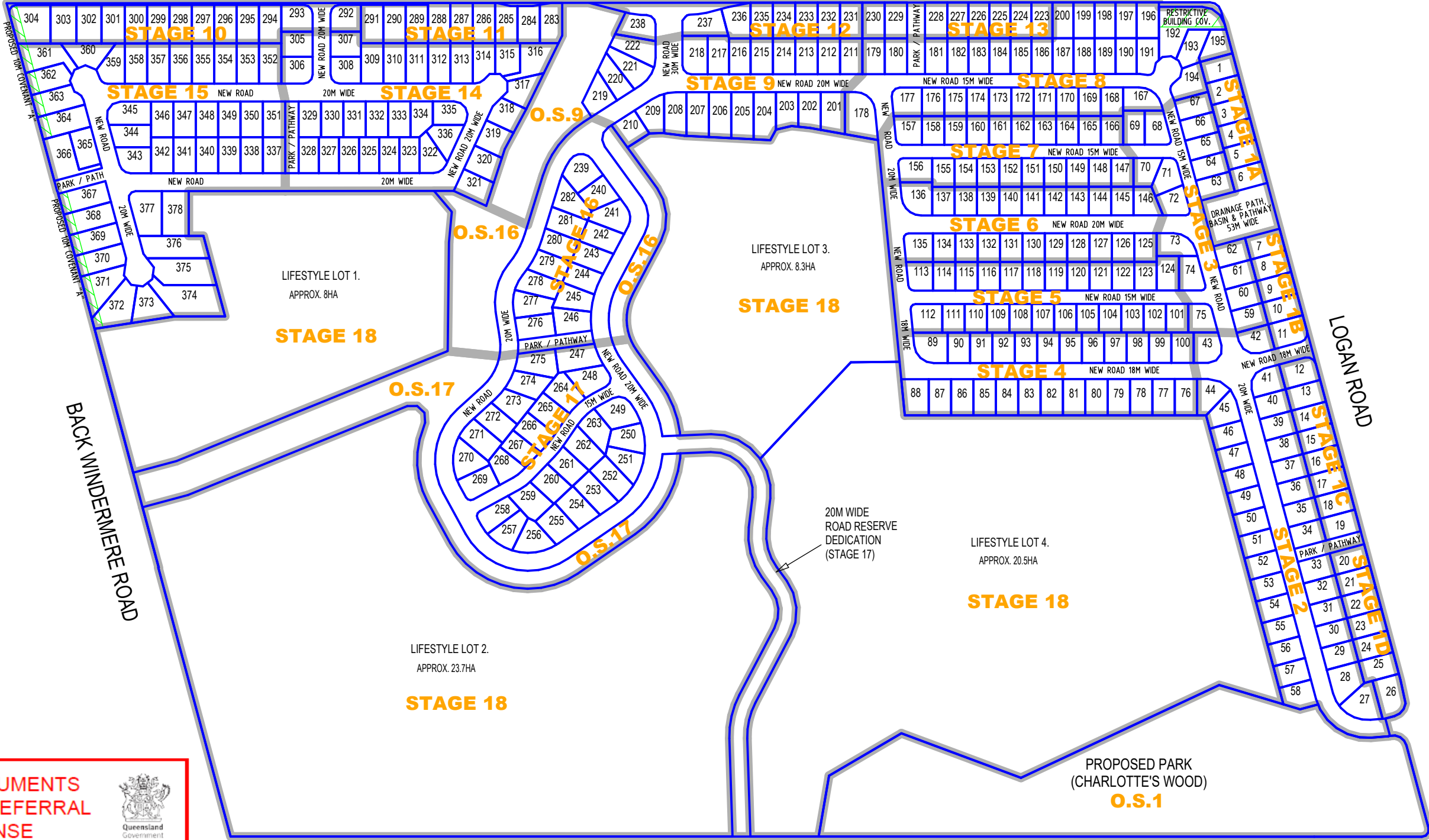
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who— (a) applied for the decision; and (b) is dissatisfied with the decision or conditions.	The local government	—	—
Table 3 Appeals and tribunal only			
1. Building advisory agency appeals An appeal may be made against giving a development approval for building work to the extent the building work required code assessment against the building assessment provisions.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A building advisory agency for the development application related to the approval	The assessment manager	The applicant	1. A concurrence agency for the development application related to the approval 2. A private certifier for the development application related to the approval
2. Inspection of building work An appeal may be made against a decision of a building certifier or referral agency about the inspection of building work that is the subject of a building development approval under the Building Act.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant for the development approval	The person who made the decision	—	—
3. Certain decisions under the Building Act and the Plumbing and Drainage Act An appeal may be made against— (a) a decision under the Building Act, other than a decision made by the Queensland Building and Construction Commission, if an information notice about the decision was given or required to be given under that Act; or (b) a decision under the Plumbing and Drainage Act, part 4 or 5, if an information notice about the decision was given or required to be given under that Act.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who received, or was entitled to receive, an information notice about the decision	The person who made the decision	—	—
4. Local government failure to decide application under the Building Act An appeal may be made against a local government's failure to decide an application under the Building Act within the period required under that Act.			

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who was entitled to receive notice of the decision	The local government to which the application was made	—	—

Attachment 5—Documents referenced in conditions

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POINCIANA DRIVE



PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE

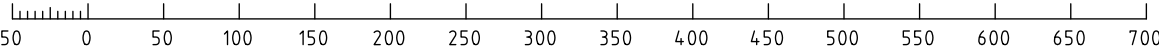


SARA ref: 2407-41610 SPD

Date: 03 September 2024

COCKERILLS ROAD

Scale 1:5000 - Lengths are in Metres.



Notes :
Base Parcel Boundaries Shown Hereon Are Sourced
And Compiled From Original Survey Plans. To Avoid
Clutter, Existing Boundaries Are Not All Shown.
Boundaries Have Not Been Surveyed Or Marked.
Refer To Master Plan ML21001 MP5a For Planning
Detail.
Before Commencement Of Any Construction Works,
The Location Of Underground Services Must Be
Verified On Site By The Relevant Authorities.



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ABN 89 659 819 351

CLIENT:
**MOORHEAD FAMILY
COMMUNITIES BUNDABERG PTY LTD**

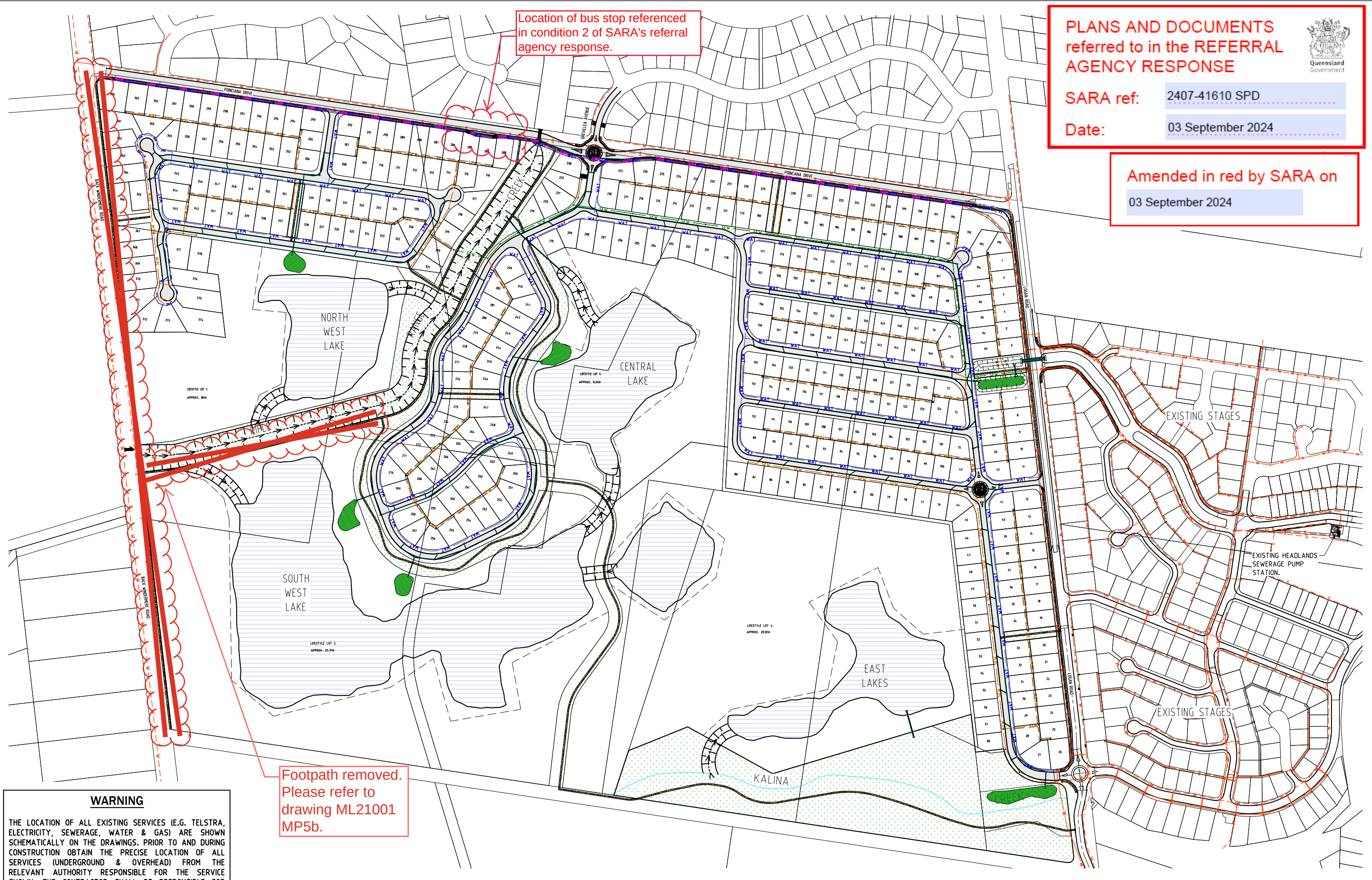
SURVEYED: DRAWN: **TL** DATE: **17/06/2024**
HORIZONTAL DATUM: LEVEL DATUM:

DESCRIPTION:
**OVERALL STAGE PLAN
AND LINKED OPEN SPACES (O.S.)
HEADLANDS LAKES, INNES PARK**

SCALE:
1:5000 (A3)

DRAWING NAME:
ML21001 OSP2b
Plotted: 15:55 17/06/2024

SHEET NO:
1 OF 1



WARNING

THE LOCATION OF ALL EXISTING SERVICES (E.G. TELSTRA, ELECTRICITY, SEWERAGE, WATER & GAS) ARE SHOWN SCHEMATICALLY ON THE DRAWINGS. PRIOR TO AND DURING CONSTRUCTION OBTAIN THE PRECISE LOCATION OF ALL SERVICES (UNDERGROUND & OVERHEAD) FROM THE RELEVANT AUTHORITY RESPONSIBLE FOR THE SERVICE SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING SERVICES WHETHER SHOWN ON THE DRAWINGS OR NOT.

Footpath removed.
Please refer to
drawing ML21001
MP5b.

DR2	CONCEPT PLANS	05.04.23	SHO
DR1	CONCEPT PLANS	10.05.22	SHO
ISSUE	AMENDMENT	DATE	DFT

**Empire Engineering**

BUNDBERG
464 Barolin Street, Bundaberg, Qld
PO Box 2052 Bundaberg Qld 4670
T: 07 4154 4894
E: admin.cb@empireengineering.com.au

GYMPIE
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T: 07 5477 6437
E: admin.cb@empireengineering.com.au

SUNSHINE COAST
The Corporate Centre, 13 Norval Ct, Qld
PO Box 102 Mooloolaba Qld 4557
T: 07 5477 6437
E: admin.sc@empireengineering.com.au

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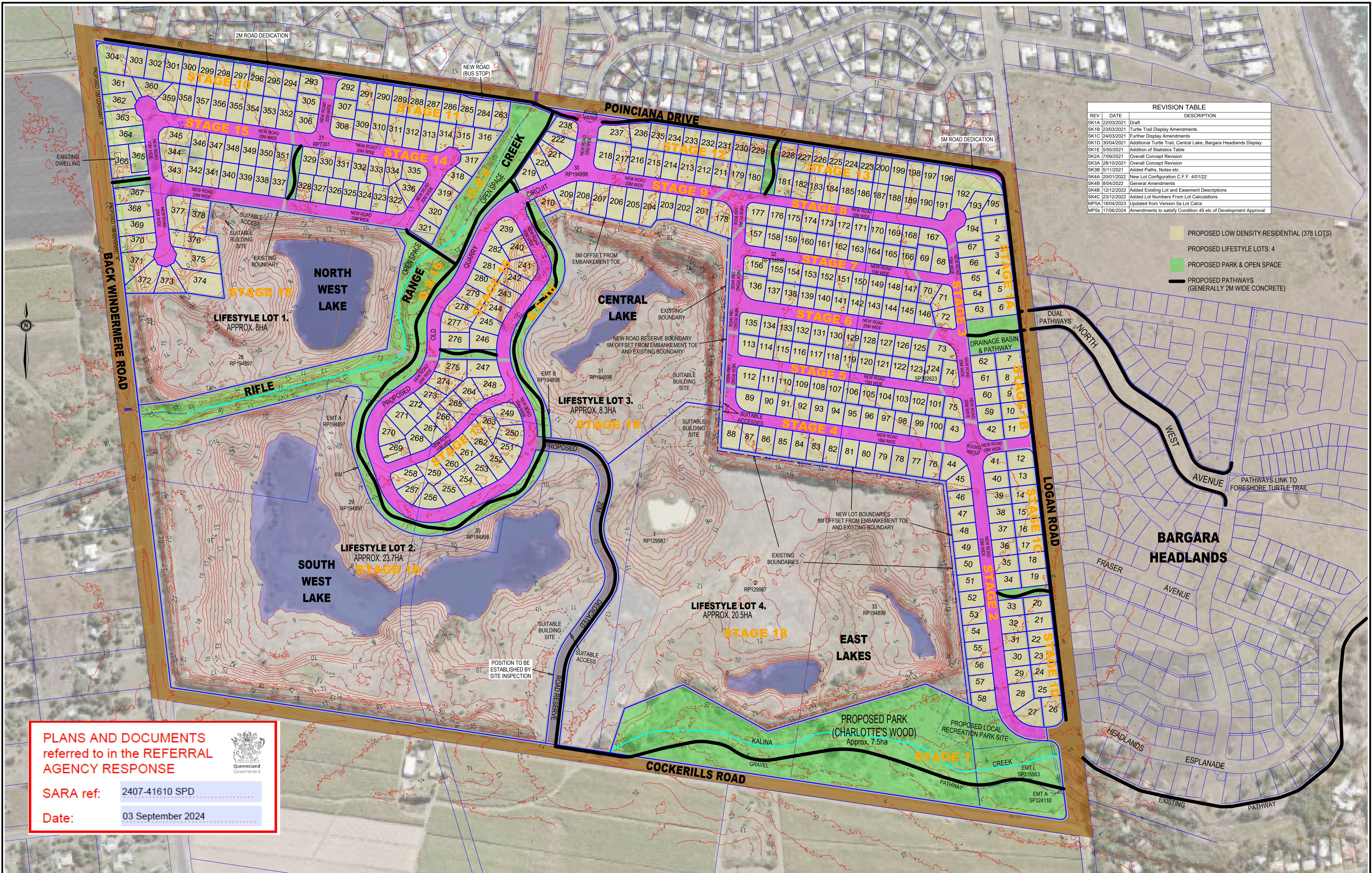
CLIENT: MOORHEAD FAMILY DEVELOPMENTS
PROJECT: HEADLANDS LAKES
POINCIANA DRIVE AND LOGAN ROAD
INNES PARK

DESIGNED: SMO
DRAWN: SMO
CHECKED: RAW
APPROVED:
SIDNEY OLIVE / RPEQ: 22964

TITLE: OVERALL LAYOUT PLAN

DATE:	JULY 2022	SCALE:	AS SHOWN
PROJECT NO:	CC-6007	DRAWING NO:	CON40
REV:			DR2

DRAFT ONLY



REVISION TABLE		
REV	DATE	DESCRIPTION
SK1A	22/03/2021	Draft
SK1B	23/03/2021	Turtle Trail Display Amendments
SK1C	24/03/2021	Further Display Amendments
SK1D	30/04/2021	Additional Turtle Trail, Central Lake, Barga Headlands Display
SK1E	5/05/2021	Addition of Statistics Table
SK2A	7/09/2021	Overall Concept Revision
SK3A	28/10/2021	Overall Concept Revision
SK3B	5/11/2021	Added Paths, Notes etc
SK4A	20/01/2022	New Lot Configuration C.F.F. 4/01/22
SK4B	8/04/2022	General Amendments
SK4C	12/12/2022	Added Existing Lot and Easement Descriptions
SK4D	23/12/2022	Added Lot Numbers From Lot Calculations
MP5A	18/04/2023	Updated from Version 5a Lot Calcs
MP5b	17/06/2024	Amendments to satisfy Condition 49 etc of Development Approval

- PROPOSED LOW DENSITY RESIDENTIAL (378 LOTS)
- PROPOSED LIFESTYLE LOTS: 4
- PROPOSED PARK & OPEN SPACE
- PROPOSED PATHWAYS (GENERALLY 2M WIDE CONCRETE)

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2407-41610 SPD

Date: 03 September 2024



NOTES :
Boundaries Shown Hereon Are Sourced From The Queensland Government Department of Resources DCDB. The DCDB Is For Display Purposes Only.
Boundaries On This Plan Have Not Been Surveyed As Part Of This Project.
Contours Shown And The Underlying Terrain Model Are From 2016 LIDAR And Have Been Sourced From Queensland Government Department of Resources
The Metadata For This Information Must Be Read In Conjunction With Any Use Of The Data.
The Aerial Imagery Shown Is Extracted From And Copyright 2021 Bundaberg Regional Council from the Council
Interactive Mapping Service. The Age of the Imagery Is Unknown And Considered For Display Purposes Only.
Before Commencement Of Any Construction Works, The Location Of Underground Services Must Be Verified On Site By The Relevant Authorities.

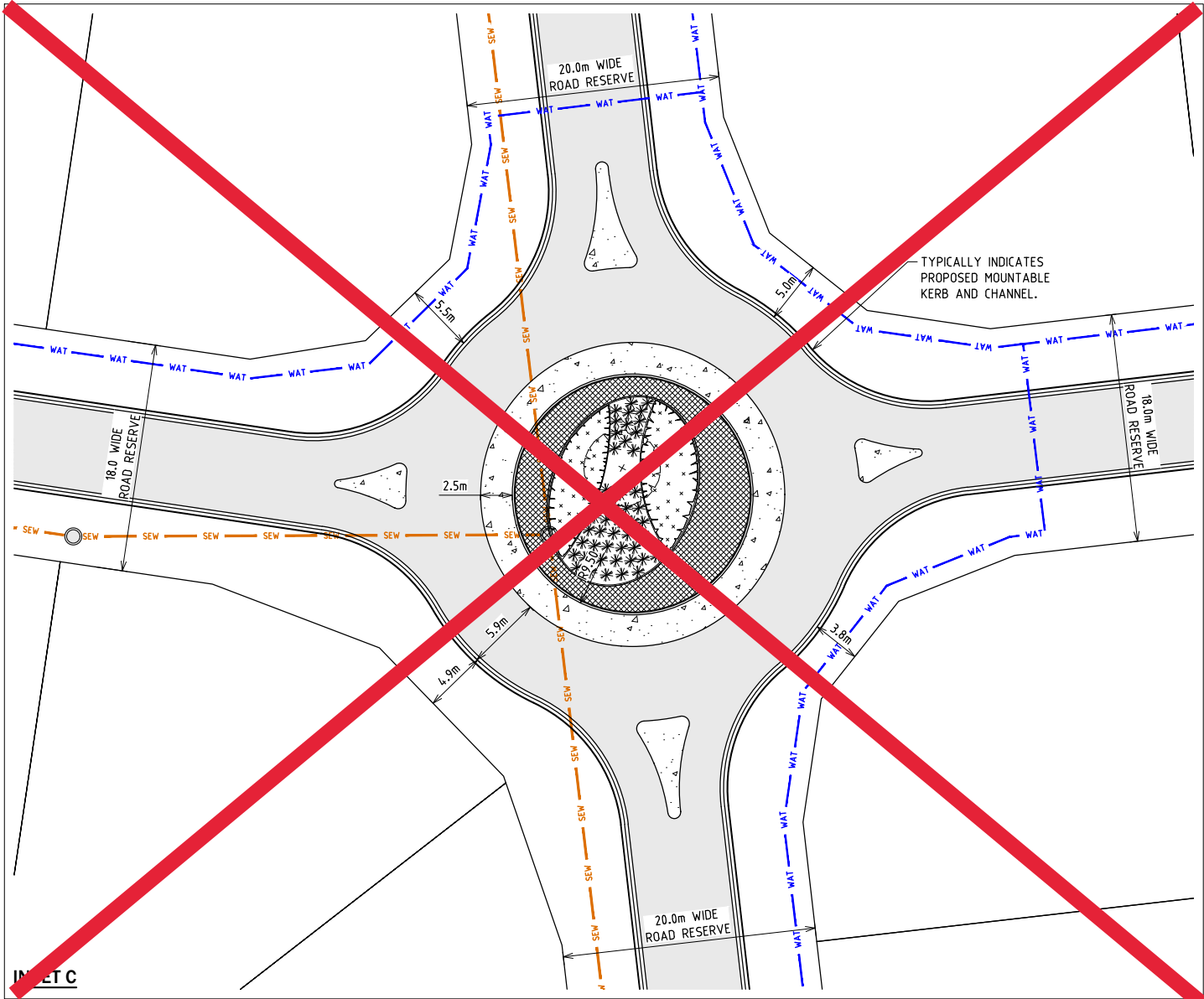
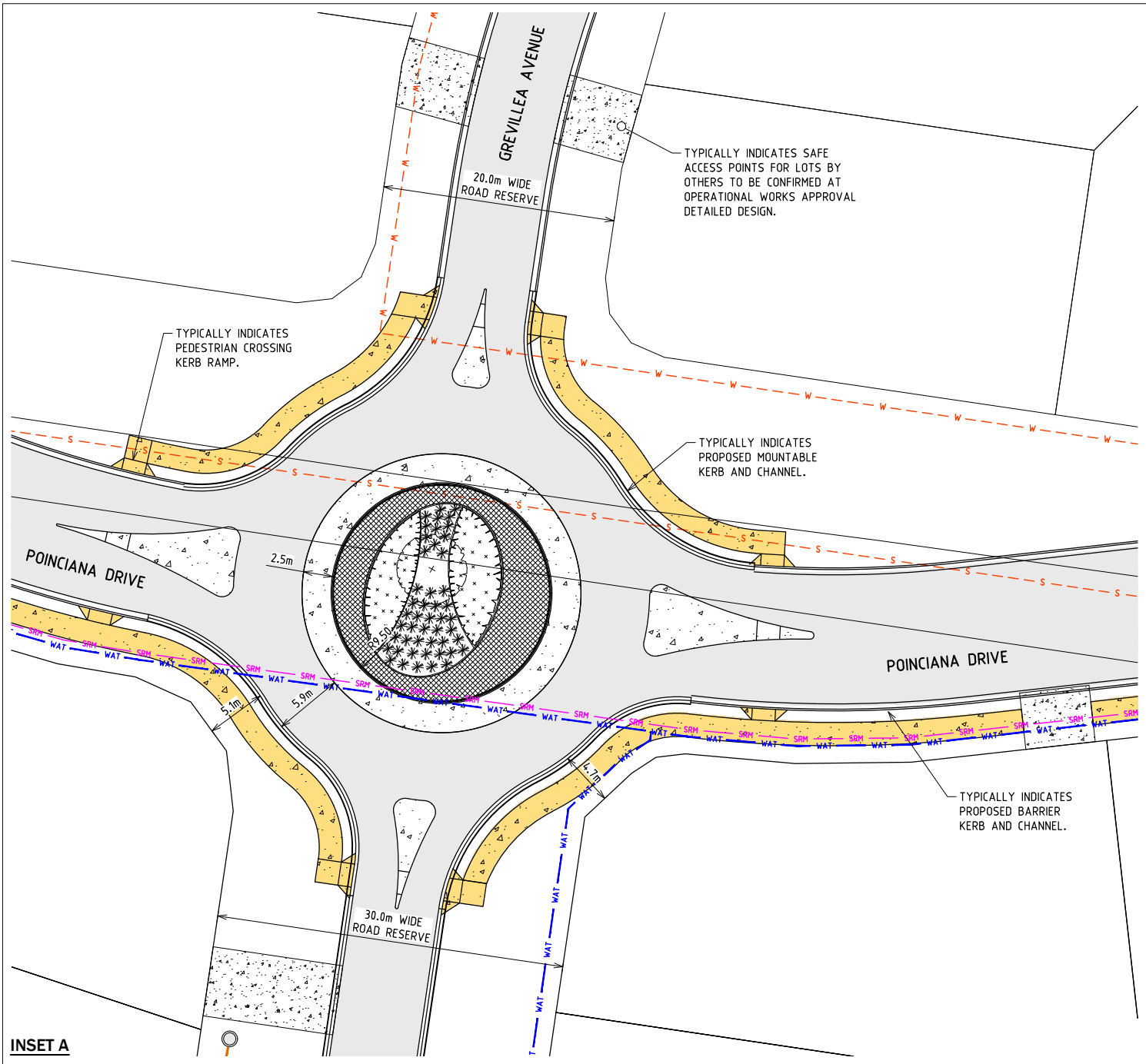
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ABN 87 659 819 351

CLIENT: MOORHEAD FAMILY COMMUNITIES BUNDABERG PTY LTD	
SURVEYED:	DRAWN: TL
HORIZONTAL DATUM:	DATE: 17/06/2024
	LEVEL DATUM: CONTOURS FROM DNRM LIDAR

DESCRIPTION: HEADLANDS LAKES MASTER PLAN REFER TO STAGE PLANS FOR FURTHER DETAIL	
SCALE: 1:2500 (A1)	DRAWING NAME: ML21001 MP5b
	SHEET NO: 1 OF 1
	Plotted: 16:42 17/06/2024



PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2407-41610 SPD

Date: 03 September 2024



Amended in red by SARA on

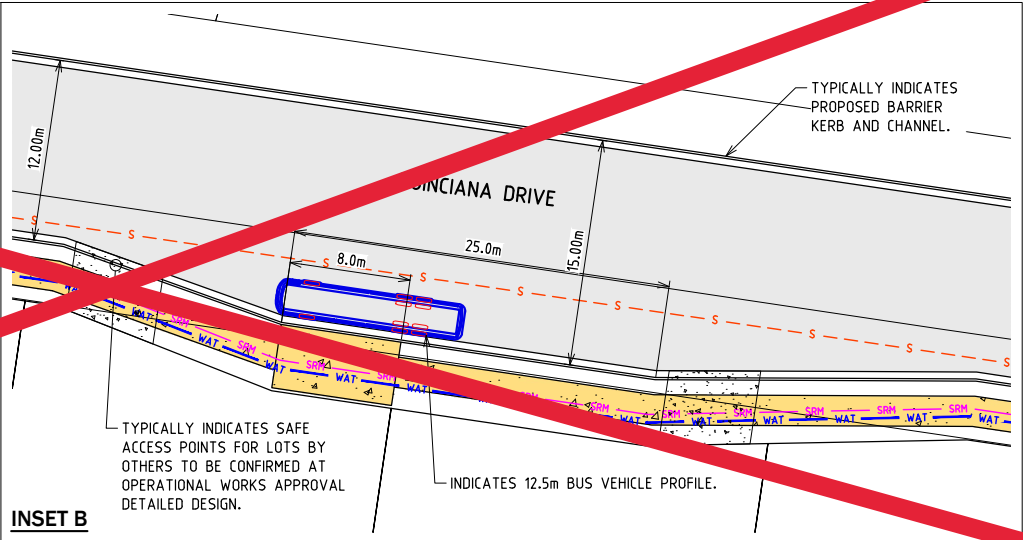
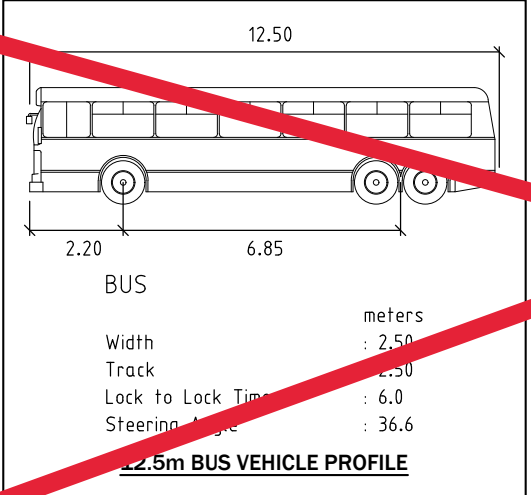
03 September 2024

WARNING

THE LOCATION OF ALL EXISTING SERVICES (E.G. TELSTRA, ELECTRICITY, SEWERAGE, WATER & GAS) ARE SHOWN SCHEMATICALLY ON THE DRAWINGS. PRIOR TO AND DURING CONSTRUCTION OBTAIN THE PRECISE LOCATION OF ALL SERVICES (UNDERGROUND & OVERHEAD) FROM THE RELEVANT AUTHORITY RESPONSIBLE FOR THE SERVICE SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING SERVICES WHETHER SHOWN ON THE DRAWINGS OR NOT.

LEGEND

- PROPOSED SEALED PAVEMENT
- PROPOSED FOOTPATH
- PROPOSED 225Ø SEWER RISING MAIN
- PROPOSED 225Ø SEWER MAIN
- PROPOSED 150Ø SEWER MAIN
- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- EXISTING SEWER MAIN



DRAFT ONLY

DR2	CONCEPT PLANS	05.04.23	SHD	Empire Engineering	BUNDABERG	GYMPIE	SUNSHINE COAST	CLIENT: MOORHEAD FAMILY DEVELOPMENTS	DESIGNED: SMO	DRAWN: SMO	CHECKED: RAW	TITLE: INSET LAYOUT PLAN	DATE: JULY 2022	SCALE: AS SHOWN
DR1	CONCEPT PLANS	10.05.22	SHD		46A Barolin Street, Bundaberg, Qld 4670	3/19 Tisser Street, Gympie, Qld 4670	The Corporate Centre, 13 Norval Ct, Qld 4670	PROJECT: HEADLANDS LAKES POINCIANA DRIVE AND LOGAN ROAD INNES PARK	APPROVED:				PROJECT NO: CC-6007	DRAWING NO: CON45
ISSUE	AMENDMENT	DATE	DFT		P.O. Box 2052 Bundaberg Qld 4670	P.O. Box 102 Mooloolaba Qld 4557	P.O. Box 102 Mooloolaba Qld 4557							REV: DR2

From: [No Reply](#)
To: [Development](#); Wide.Bay.Burnett.IDAS@tmr.qld.gov.au; [Shane Booth](#)
Cc: jarod.platt@dsdilgp.qld.gov.au
Subject: 2407-41610 SPD application correspondence
Date: Tuesday, 3 September 2024 3:47:23 PM
Attachments: [2407-41610 SPD - Attachment 5—Documents referenced in conditions.pdf](#)
[GE11-N Planning Act 2016 - Appeal provisions.pdf](#)
[2407-41610 SPD - RE6-N Changed referral agency response minor change to development approval.pdf](#)

Please find attached a notice regarding application [2407-41610 SPD](#).

If you require any further information in relation to the application, please contact the State Assessment and Referral Agency on the details provided in the notice.

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RE6-N

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