

07 November 2025

Attn: Peter Boyd
Charters Towers Regional Council
PO Box 189
CHARTERS TOWERS QLD 4820

E pboyd@charterstowers.qld.gov.au

Dear Peter

RE: Other Change Application - Gawara Baya Wind Farm Operational Works
Council Ref: OPW2025/0004

We act on behalf of Windlab Developments Pty Ltd (the Applicant) in lodging an Other Change application under the *Planning Act 2016* (Planning Act), relating to the Gawara Baya Operational Works (OPW) application (ref: OPW2025/0004) that is currently being assessed by Charters Towers Regional Council (Council).

The development application was properly made on 01 September 2025 and is currently in Council's information request stage, which has been temporarily suspended to allow for the preparation and lodgement of this change application.

Pursuant to Section 52(1) of the Planning Act, we give notice to Charters Towers Regional Council as the assessment manager to make an Other Change to the development application. The proposed change seeks to update the coordinates that define the extent of assessment for the application and subsequent amendments proposal plans.

Further detail of the proposed changes is provided below.

Proposed Changes

The OPW development application provided coordinates on DA Form 1 to define the area for Council's assessment and establish the premises which the approval will apply. During recent engagement with Council, it was discovered that the coordinates are incorrect as they do not encompass the full area of the disturbance footprint for the proposed works for the accommodation camp and site entrance compound.

Accordingly, the coordinates been updated for the accommodation camp and site compound entrance to ensure the extent of the proposed works are captured within the premises. The coordinates for the performance met mast location have also been updated to define a broader site plan area despite no changes to the extent of works. A copy of the updated coordinates is provided is appended to the updated DA Form 1 (**Attachment A**). Specific changes to each area include the following:

Accommodation Camp

- Coordinates updated to establish a broader site plan for which the operational works disturbance footprint is sited within.
- Disturbance footprint extended south to capture the full extent of the detention basin and lower pad.

Site Entrance Compound

- Coordinates updated to establish a broader site plan for which the operational works disturbance footprint is sited within.
- Disturbance footprint extended west to capture works proposed to the internal road.

Performance Met Mast

- Coordinates updated to establish a broader site plan for which the operational works disturbance footprint is sited within. No changes to the extent of the disturbance footprint.

Proposal plans have been updated to reflect the above changes. A copy of these plans is provided in **Attachment B**.

Other Change

The premises for which development application OPW2025/0004 applies to is the extent of the original coordinates provided on DA Form 1 which was submitted to Council on 20 August 2025. Given the coordinates were incorrect and did not capture the full disturbance area, works were shown as being 'outside' of the premises.

By updating the coordinates to correct the error and extend the area of Council's assessment, this change introduces new premises, precluding it from being a Minor Change and triggering an Other Change.

Attachments

The following documents have been provided in support of this application

- **Attachment A** – Updated DA Form 1, Coordinates & Relevant Purpose Determination
- **Attachment B** – Updated Proposal Plans

We trust this information is sufficient for your purposes. Should you have any queries, please do not hesitate to contact the writer as per the details below.

Yours sincerely



Harry Connolly

Senior Environmental Planner

E harrison.connolly@umwelt.com.au

M 0499 802 550

Attachment A

Updated DA Form 1, Coordinates and Relevant Purpose Determination

DA Form 1 – Development application details

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

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

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

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

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

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

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Windlab Developments Pty Ltd c/- Umwelt (Australia) Pty Ltd
Contact name (only applicable for companies)	Harry Connolly
Postal address (P.O. Box or street address)	Level 20, 145 Ann Street
Suburb	Brisbane City
State	QLD
Postcode	4000
Country	AUS
Contact number	0499 802 550
Email address (non-mandatory)	harrison.connolly@umwelt.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

1.1) Home-based business

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

2) Owner's consent

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

- ☐ Yes – the written consent of the owner(s) is attached to this development application
☒ No – proceed to 3)

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

- ☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		☐ WGS84 ☐ GDA94 ☐ Other:	

- ☒ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
Refer to attached coordinates	Refer to attached coordinates	☐ 54 ☒ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ Other: MGA2020 GDA zone 55	Refer to attached coordinates

3.3) Additional premises

- ☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
☒ Not required

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

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

Name of water body, watercourse or aquifer:

- ☐ On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

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

Name of port authority for tidal area (if applicable)

☐ On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>
Name of airport:
☐ Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification:
☐ Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification:

5) Are there any existing easements over the premises?

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

- ☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- ☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

- ☐ Material change of use ☐ Reconfiguring a lot ☒ Operational work ☐ Building work

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

- ☒ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☒ Code assessment ☐ Impact assessment *(requires public notification)*

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

Earthworks, vegetation clearing, site access works and associated infrastructure provision

e) Relevant plans

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

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

6.2) Provide details about the second development aspect

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

- ☐ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

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

- ☐ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☐ Code assessment ☐ Impact assessment *(requires public notification)*

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

e) Relevant plans

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

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

6.3) Additional aspects of development

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

6.4) Is the application for State facilitated development?

- ☐ Yes - Has a notice of declaration been given by the Minister?
- ☒ No

Section 2 – Further development details**7) Does the proposed development application involve any of the following?**

Material change of use	☐ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☐ Yes – complete division 2
Operational work	☒ Yes – complete division 3
Building work	☐ Yes – complete <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)

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

- ☐ Yes
- ☐ No

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

- ☐ Yes – provide details below or include details in a schedule to this development application
- ☐ No

Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

Division 2 – Reconfiguring a lot

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

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

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

☐ Subdivision (complete 10)	☐ Dividing land into parts by agreement (complete 11)
☐ Boundary realignment (complete 12)	☐ Creating or changing an easement giving access to a lot from a constructed road (complete 13)

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

Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?

- ☐ Yes – provide additional details below
- ☐ No

How many stages will the works include?

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

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

Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment**12.1) What are the current and proposed areas for each lot comprising the premises?**

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)

12.2) What is the reason for the boundary realignment?**13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement?**
(attach schedule if there are more than two easements)

Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work**Note:** This division is only required to be completed if any part of the development application involves operational work.**14.1) What is the nature of the operational work?**

- | | | |
|--|--|---|
| ☒ Road work | ☒ Stormwater | ☐ Water infrastructure |
| ☒ Drainage work | ☒ Earthworks | ☐ Sewage infrastructure |
| ☐ Landscaping | ☐ Signage | ☒ Clearing vegetation |
| ☐ Other – please specify: _____ | | |

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)☐ Yes – specify number of new lots: _____☒ No

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

\$11,000,000

PART 4 – ASSESSMENT MANAGER DETAILS

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

Charters Towers Regional Council

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

- ☐ Yes – a copy of the decision notice is attached to this development application
- ☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☒ No

PART 5 – REFERRAL DETAILS

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

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

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

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

- ☒ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- ☐ Infrastructure-related referrals – designated premises
- ☐ Infrastructure-related referrals – state transport infrastructure
- ☐ Infrastructure-related referrals – State transport corridor and future State transport corridor
- ☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure-related referrals – near a state-controlled road intersection
- ☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- ☐ Koala habitat in SEQ region – key resource areas
- ☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- ☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
- ☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
- ☐ Ports – Brisbane core port land – hazardous chemical facility
- ☐ Ports – Brisbane core port land – taking or interfering with water
- ☐ Ports – Brisbane core port land – referable dams
- ☐ Ports – Brisbane core port land – fisheries
- ☐ Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- ☐ SEQ development area
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
- ☐ SEQ northern inter-urban break – tourist activity or sport and recreation activity



Queensland
Government

- ☐ SEQ northern inter-urban break – community activity
- ☐ SEQ northern inter-urban break – indoor recreation
- ☐ SEQ northern inter-urban break – urban activity
- ☐ SEQ northern inter-urban break – combined use
- ☐ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material *(from a watercourse or lake)*
- ☐ Water-related development – referable dams
- ☐ Water-related development – levees *(category 3 levees only)*
- ☐ Wetland protection area

Matters requiring referral to the **local government**:

- ☐ Airport land
- ☐ Environmentally relevant activities (ERA) *(only if the ERA has been devolved to local government)*
- ☐ Heritage places – Local heritage places

Matters requiring referral to the **Chief Executive of the distribution entity or transmission entity**:

- ☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

- The **Chief Executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual
- ☐ Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the **Brisbane City Council**:

- ☐ Ports – Brisbane core port land

Matters requiring referral to the **Minister responsible for administering the Transport Infrastructure Act 1994**:

- ☐ Ports – Brisbane core port land *(where inconsistent with the Brisbane port LUP for transport reasons)*
- ☐ Ports – Strategic port land

Matters requiring referral to the **relevant port operator**, if applicant is not port operator:

- ☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*

Matters requiring referral to the **Chief Executive of the relevant port authority**:

- ☐ Ports – Land within limits of another port *(below high-water mark)*

Matters requiring referral to the **Gold Coast Waterways Authority**:

- ☐ Tidal works or work in a coastal management district *(in Gold Coast waters)*

Matters requiring referral to the **Queensland Fire and Emergency Service**:

- ☐ Tidal works or work in a coastal management district *(involving a marina (more than six vessel berths))*

18) Has any referral agency provided a referral response for this development application?

- ☐ Yes – referral response(s) received and listed below are attached to this development application
- ☐ No

Referral requirement	Referral agency	Date of referral response

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

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

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

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

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

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties
- Part 3 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or
- Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development

Further advice about information requests is contained in the [DA Forms Guide](#).

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

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

☐ No

List of approval/development application references	Reference number	Date	Assessment manager
☒ Approval ☐ Development application	2408-42181 SDA	23 April 2025	SARA
☐ Approval ☐ Development application			

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

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

☒ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid

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

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

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

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

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

- ☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below
- ☒ No

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

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

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

Hazardous chemical facilities

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

- ☐ Yes – *Form 536: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application
- ☒ No

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

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

- ☒ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
- ☐ No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

- ☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
- ☒ No

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

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

- ☐ Yes – the development application involves premises in the koala habitat area in the koala priority area
- ☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area
- ☒ No

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

Water resources

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

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

☒ No

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

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

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

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

☒ No

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

Marine activities

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

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

☒ No

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

Quarry materials from a watercourse or lake

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

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

☒ No

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

Quarry materials from land under tidal waters

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

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

☒ No

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

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the *Water Supply Act*)?

☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application

☒ No

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



Tidal work or development within a coastal management district

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

- ☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - ☐ A certificate of title

☒ No

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

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

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

☒ No

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

Name of the heritage place:

Place ID:

Decision under section 62 of the Transport Infrastructure Act 1994

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

☐ Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)

☒ No

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

23.15) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

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

☒ No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

☒ Yes

Note: See the *Planning Regulation 2017* for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

☐ Yes

☒ Not applicable

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

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

☒ Yes

Relevant plans of the development are attached to this development application

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

☒ Yes

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

☒ Yes

☐ Not applicable

25) Applicant declaration

- ☒ By making this development application, I declare that all information in this development application is true and correct
- ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

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

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

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

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work	
QLeave project number	
Amount paid (\$)	Date paid (dd/mm/yy)
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

Operational Works Plan Coordinates

Date 23/09/2025

Revision 1

Notes:

(1) Coordinates are provided in projection MGA2020 GDA zone 55.

(2) Coordinates calculated to nearest 1m.



Area	Description	Vertice No.	Easting	Northing
1	Site Entrance and Construction Compound	0	371060	7917662
1	Site Entrance and Construction Compound	1	370999	7917611
1	Site Entrance and Construction Compound	2	370997	7917614
1	Site Entrance and Construction Compound	3	370991	7917629
1	Site Entrance and Construction Compound	4	370976	7917640
1	Site Entrance and Construction Compound	5	370971	7917644
1	Site Entrance and Construction Compound	6	370971	7917644
1	Site Entrance and Construction Compound	7	370969	7917646
1	Site Entrance and Construction Compound	8	370964	7917650
1	Site Entrance and Construction Compound	9	370963	7917651
1	Site Entrance and Construction Compound	10	370962	7917648
1	Site Entrance and Construction Compound	11	370960	7917642
1	Site Entrance and Construction Compound	12	370957	7917636
1	Site Entrance and Construction Compound	13	370954	7917630
1	Site Entrance and Construction Compound	14	370951	7917624
1	Site Entrance and Construction Compound	15	370947	7917619
1	Site Entrance and Construction Compound	16	370943	7917614
1	Site Entrance and Construction Compound	17	370938	7917609
1	Site Entrance and Construction Compound	18	370933	7917605
1	Site Entrance and Construction Compound	19	370928	7917600
1	Site Entrance and Construction Compound	20	370923	7917597
1	Site Entrance and Construction Compound	21	370918	7917593
1	Site Entrance and Construction Compound	22	370912	7917590
1	Site Entrance and Construction Compound	23	370906	7917587
1	Site Entrance and Construction Compound	24	370900	7917585
1	Site Entrance and Construction Compound	25	370893	7917583
1	Site Entrance and Construction Compound	26	370887	7917582
1	Site Entrance and Construction Compound	27	370881	7917581
1	Site Entrance and Construction Compound	28	370874	7917580
1	Site Entrance and Construction Compound	29	370868	7917580
1	Site Entrance and Construction Compound	30	370861	7917580
1	Site Entrance and Construction Compound	31	370860	7917580
1	Site Entrance and Construction Compound	32	370652	7917595
1	Site Entrance and Construction Compound	33	370646	7917596
1	Site Entrance and Construction Compound	34	370640	7917597
1	Site Entrance and Construction Compound	35	370633	7917598
1	Site Entrance and Construction Compound	36	370627	7917600
1	Site Entrance and Construction Compound	37	370621	7917603
1	Site Entrance and Construction Compound	38	370615	7917605
1	Site Entrance and Construction Compound	39	370609	7917608
1	Site Entrance and Construction Compound	40	370603	7917612
1	Site Entrance and Construction Compound	41	370598	7917616
1	Site Entrance and Construction Compound	42	370593	7917620
1	Site Entrance and Construction Compound	43	370588	7917624
1	Site Entrance and Construction Compound	44	370584	7917629
1	Site Entrance and Construction Compound	45	370580	7917634
1	Site Entrance and Construction Compound	46	370576	7917639
1	Site Entrance and Construction Compound	47	370572	7917645
1	Site Entrance and Construction Compound	48	370569	7917651

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1	Site Entrance and Construction Compound	95	370632	7917968
1	Site Entrance and Construction Compound	96	370637	7917969
1	Site Entrance and Construction Compound	97	370664	7917924
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3	Accommodation Camp	1	369828	7916199
3	Accommodation Camp	2	369871	7916252
3	Accommodation Camp	3	369878	7916247
3	Accommodation Camp	4	369885	7916241
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3	Accommodation Camp	6	369896	7916229
3	Accommodation Camp	7	369901	7916221
3	Accommodation Camp	8	369906	7916214
3	Accommodation Camp	9	369909	7916206
3	Accommodation Camp	10	369912	7916198
3	Accommodation Camp	11	369915	7916190
3	Accommodation Camp	12	369916	7916182
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3	Accommodation Camp	16	369934	7916032
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3	Accommodation Camp	19	369921	7915895
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3	Accommodation Camp	22	369911	7915871
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3	Accomodation Camp	68	369511	7916093
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3	Accomodation Camp	70	369507	7916130
3	Accomodation Camp	71	369506	7916134
3	Accomodation Camp	72	369502	7916149

23 August 2024

Windlab Developments Pty Ltd
c/-Mr Savvas Hatzipapas
Umwelt (Australia) Pty Ltd
Level 20, 145 Ann Street
Brisbane QLD 4000

Via Email: SHatzipapas@umwelt.com.au

Dear Mr Hatzipapas

Application for a Relevant Purpose determination under section 22A of the *Vegetation Management Act 1999* for the clearing of native vegetation on lot 3198 SP344602 - Charters Towers Regional Council

I refer to your application submitted to the Department of Resources (the department) on 19 July 2024.

As the delegate for the Chief Executive, I have considered your request and am satisfied that the proposed development to clear vegetation for the purpose of Relevant Infrastructure Activities meets the relevant requirements of section 22A of the *Vegetation Management Act 1999*. The areas determined to be for a relevant purpose are shown as Area A (Parts A1-A7) on the attached Relevant Purpose Determination Plan (RPDP).

This decision is based on:

- the relevant purpose determination application and associated information you submitted to the department on 19 July 2024; and
- the digital spatial data submitted to the department on 02 August 2024; and
- the additional information provided via email on 05 August 2024, detailing justification for the additional 2ha of impacts to of concern regional ecosystems; and
- relevant information contained with the previously assessed relevant purpose determination 2022/001821; and
- relevant information contained with the previously assessed relevant purpose determination 2023/002602; and
- circumstances at the time of this determination; and
- the attached RPDP 2024/003013, version 1, Sheets 1 to 3; and
- the requirement that clearing within Area A identified on the attached RPDP will not exceed 613ha; and
- the requirement that clearing within Area A on the attached RPDP for new impacts (not already approved under Negotiated Decision Notice 2211-32271 SDA, dated 13/11/2023) will not exceed:

- 6ha in of concern Regional Ecosystems (REs);
- 10ha in remnant vegetation within the relevant distance of a vegetation management watercourse or drainage feature; and
- 182ha in essential habitat.

Note: clearing in category X areas on leasehold land for grazing purposes is exempt clearing work under Schedule 21, Part 2, Item 4(1)(c) of the Planning Regulation 2017. Category X areas have therefore been excluded from Area A on the attached RPDP.

Note: clearing in category C areas on leasehold land for grazing purposes is not for a relevant purpose under the *Vegetation Management Act 1999* and therefore cannot be approved under a development approval. Accordingly, category C areas have been excluded from Area A on the attached RPDP. Given your proposed development includes clearing vegetation in category C areas, you should ensure this clearing can be undertaken as exempt clearing work or in accordance with an Accepted Development Vegetation Clearing Code (ADVCC). Clearing vegetation in any category C areas that is not exempt or in accordance with an ADVCC is prohibited development. Information on exempt clearing work or ADVCCs is available online at www.qld.gov.au (search 'exempt clearing work' or 'accepted development vegetation clearing codes').

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

This relevant purpose determination is valid for 2 years and will expire on 22 August 2026.

Please note that this letter is not a development approval to carry out vegetation clearing. You will need to apply for a development approval from the Department of Housing, Local Government, Planning and Public Works (DHLGPPW).

Given the development impacts leased land, you should seek advice from the Land and Surveying Services (LASS) group of the department to determine if the proposed clearing purpose can be carried out on your tenure. LASS can be contacted via email: townsville.slams@resources.qld.gov.au.

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

- The development application will need to address the following POs under SDAP: State Code 16:
 - Table 16.2 – PO1-PO3, and
 - Table 16.3 – PO4-PO18.
- While all the above listed POs need to be addressed, particular attention and detailed responses will be required for:
 - PO7 & PO8 (Watercourses and drainage features); and
 - PO9 (Connectivity); and
 - PO12 and PO13 (Conserving Least Concern REs); and
 - PO14 & PO15 (Conserving Endangered and Of Concern REs); and
 - PO16 & PO17 (Essential Habitat).

Other relevant Commonwealth or State approvals may also be required to undertake vegetation clearing. An indicative list of other legislation is provided in Attachment 1.

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

SARA Townsville Office

Location: Level 4, 445 Flinders Street, Townsville
Postal address: PO Box 5666, Townsville Qld 4810
Telephone: 07 4758 3423
Email: nqsara@dsdilgp.qld.gov.au

Should you have any enquiries or require assistance regarding this request, please do not hesitate to contact Rebecca Smith of the department on telephone (07) 5374 5304 quoting the above reference number.

Yours sincerely

A handwritten signature in black ink, appearing to read 'K Bryant', with a horizontal line extending to the right.

Kellie Bryant
Principal Natural Resource Management Officer

Attachment 1 - Legislation and Acts

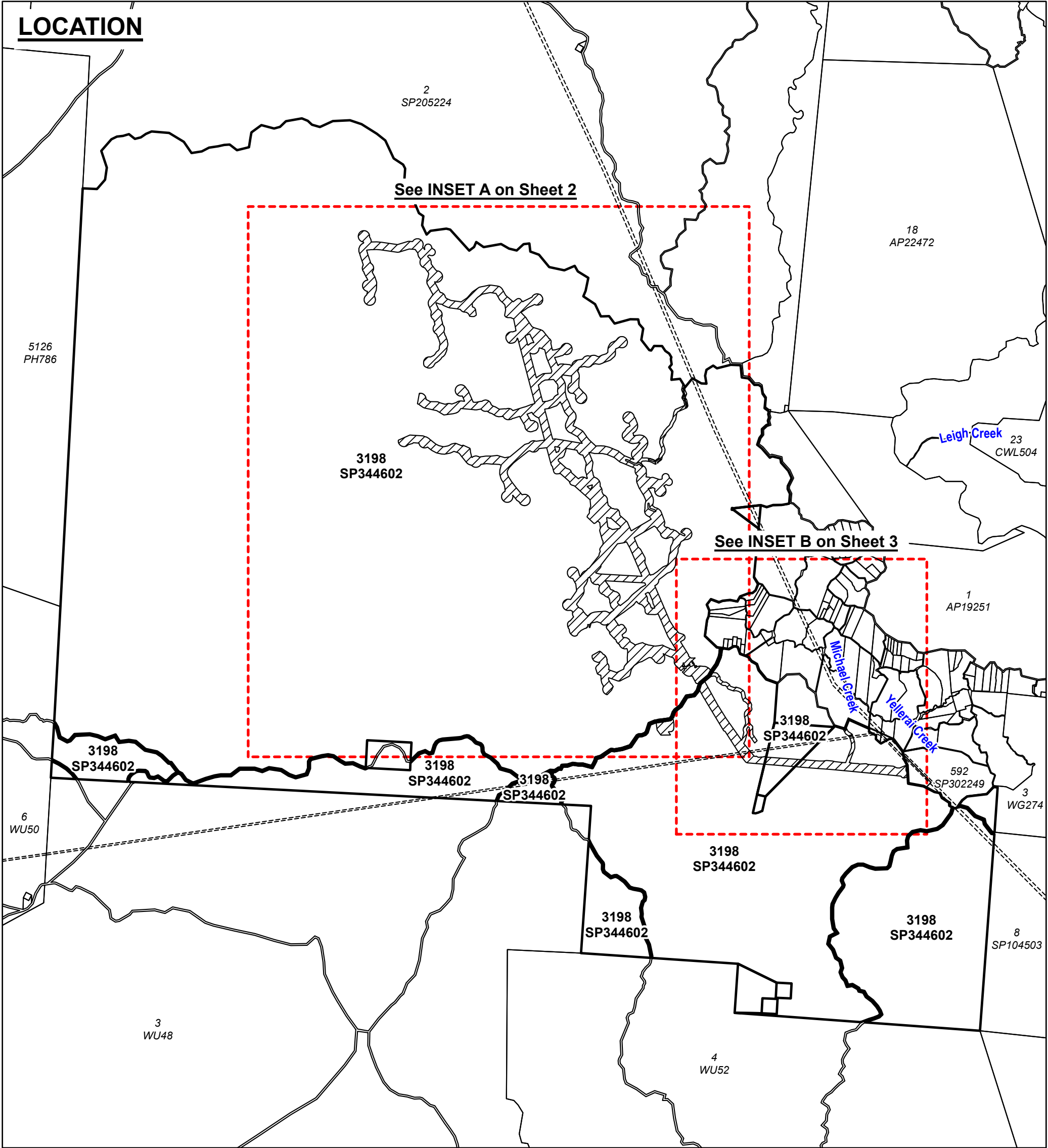
Activity	Legislation	Agency	Contact details
Interference with overland flow	<i>Water Act 2000</i>	Department of Regional Development, Manufacturing and Water (Queensland Government)	Ph: 13 QGOV (13 74 68) www.rdmw.qld.gov.au
Earthworks, significant disturbance	<i>Soil Conservation Act 1986</i>	Department of Resources (Queensland Government)	Ph: 13 QGOV (13 74 68) www.resources.qld.gov.au
Indigenous Cultural Heritage	<i>Aboriginal Cultural Heritage Act 2003</i> <i>Torres Strait Islander Cultural Heritage Act 2003</i>	Department of Treaty, Aboriginal and Torres Strait Islander Partnerships, Communities and the Arts (Queensland Government)	Ph: 13 QGOV (13 74 68) www.datsip.qld.gov.au
Mining and environmentally relevant activities Infrastructure development (coastal) Heritage issues Protected plants and protected areas ¹	<i>Environmental Protection Act 1994</i> <i>Coastal Protection and Management Act 1995</i> <i>Queensland Heritage Act 1992</i> <i>Nature Conservation Act 1992</i>	Department of Environment and Science (Queensland Government)	Ph: 13 QGOV (13 74 68) www.des.qld.gov.au
Koala mapping and regulations.	<i>Nature Conservation Act 1992</i>	Department of Environment and Science (Queensland Government)	Ph: 13 QGOV (13 74 68) Koala.assessment@des.qld.gov.au www.des.qld.gov.au
Interference with fish passage in a watercourse, mangroves Forest activities	<i>Fisheries Act 1994</i> <i>Forestry Act 1959</i> ²	Department of Agriculture and Fisheries (Queensland Government)	Ph: 13 25 23 www.daf.qld.gov.au
Matters of National Environmental Significance including listed threatened species & ecological communities	<i>Environment Protection and Biodiversity Conservation Act 1999</i>	Department of Climate Change, Energy, the Environment and Water (Australian Government)	Ph: 1800 803 772 www.dcceew.gov.au
Development and planning processes	<i>Planning Act 2016</i> <i>State Development and Public Works Organisation Act 1971</i>	Department of State Development, Infrastructure, Local Government and Planning (Queensland Government)	Ph: 13 QGOV (13 74 68) www.statedevelopment.qld.gov.au
Road corridor permits	<i>Transport Infrastructure Act 1994</i>	Department of Transport and Main Roads (Queensland Government)	Ph: 13 QGOV (13 74 68) www.tmr.qld.gov.au
Wet Tropics World Heritage Area	<i>Wet Tropics World Heritage Protection and Management Act 1993</i>	Wet Tropics Management Authority	Ph: (07) 4241 0500 www.wettropics.gov.au
Local government requirements	<i>Local Government Act 2009</i> <i>Planning Act 2016</i>	Your relevant local government office	

¹ In Queensland, all plants that are native to Australia are protected plants under the [Nature Conservation Act 1992](#), which endeavours to ensure that protected plants (whether whole plants or protected plants parts) are not illegally removed from the wild, or illegally traded. Prior to **clearing**, you should check the flora survey trigger map to determine if the **clearing** is within a high-risk area by visiting For further information or assistance on the protected plants flora survey trigger map for your property, contact the Department of Environment and Science on 13QGOV (13 74 68) or email palm@des.qld.gov.au

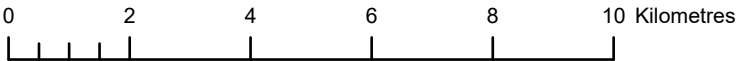
² Contact the Department of Agriculture and Fisheries before **clearing**:

- Any sandalwood on state-owned land (including leasehold land)
- On freehold land in a 'forest consent area'
- More than five hectares on state-owned land (including leasehold land) containing commercial timber species listed in parts 2 or 3 of Schedule 6 of the Vegetation Management Regulation 2023 and located within any of the following local government management areas– Banana, Bundaberg Regional, Fraser Coast Regional, Gladstone Regional, Isaac Regional, North Burnett Regional, Somerset Regional, South Burnett Regional, Southern Downs Regional, Tablelands Regional, Toowoomba Regional, Western Downs Regional.

LOCATION



SCALE 1:125,000 @ A3 paper size



Projection: GDA2020 MGA Zone 55

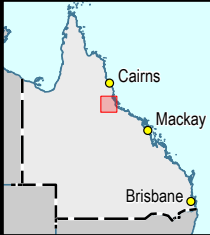
Datum: GDA2020

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

This plan must be read in conjunction with Relevant Determination Letter 2024/003013

LEGEND

- Subject Lot
- Area A



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

Relevant Purpose Determination Plan

Plan of Area A (Parts A1 - A7) in Lot 3198
on Plan SP344602 and Lava Plains Mount
Fox Road

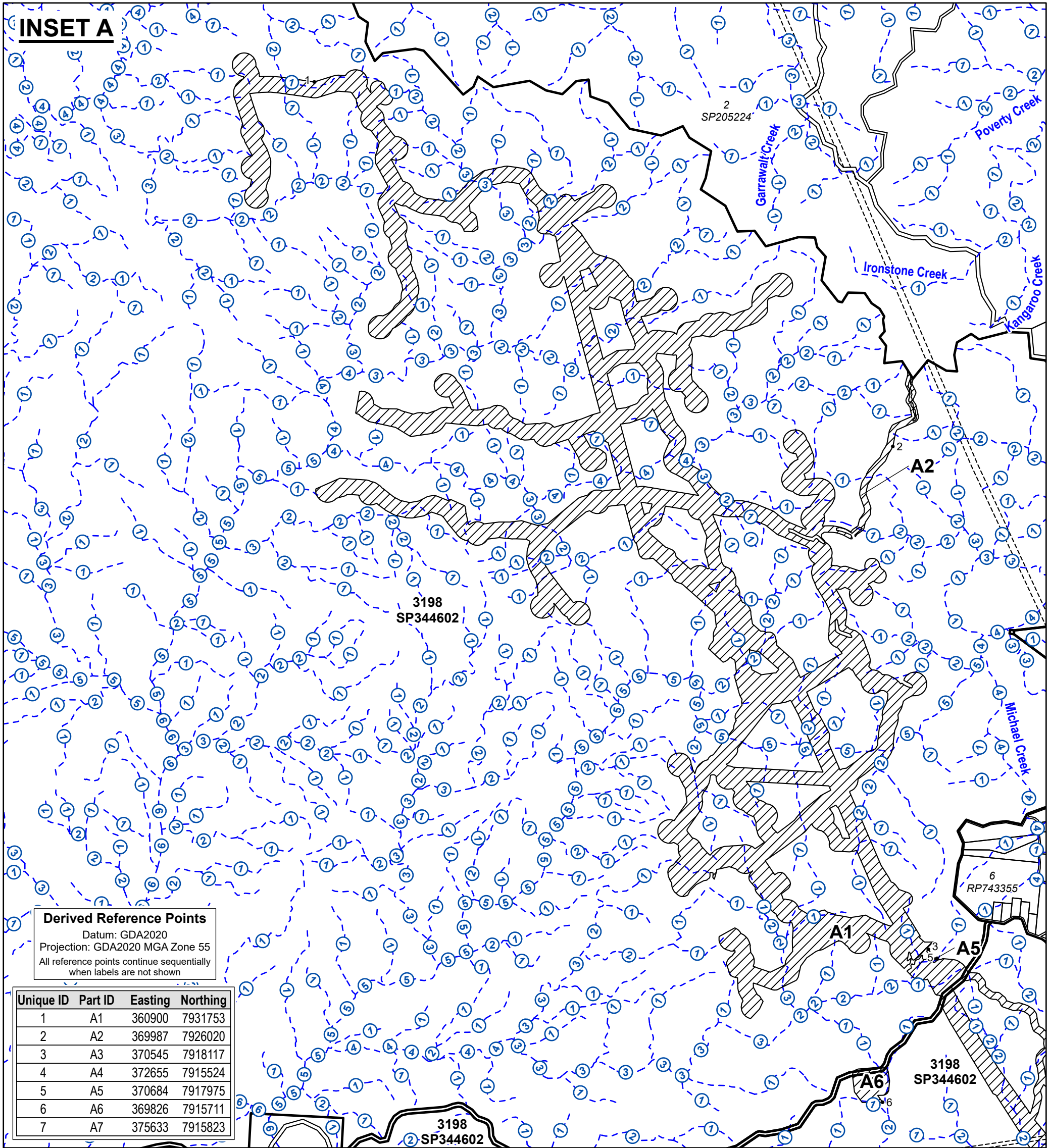
Version: 1

eLVAS Case ID: 2024/003013

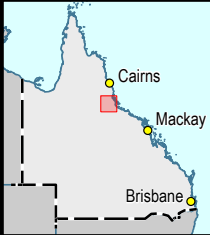


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RPDP
2024/003013
Sheet 1 of 3



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



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

Relevant Purpose Determination Plan

Plan of Area A (Parts A1 - A7) in Lot 3198 on Plan SP344602 and Lava Plains Mount Fox Road

Version: 1

eLVAS Case ID: 2024/003013



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RPDP
2024/003013
Sheet 2 of 3

INSET B

This inset map provides a detailed view of the study area. It shows various land parcels, some labeled with '3198 SP344602' and others with 'WU' (Watershed Unit) numbers. Key features include Michael Creek, Raspberry Creek, and Four Mile Creek. The map also shows various land use designations and boundaries.

0 500 1,000 1,500 2,000 2,500 3,000 metres

Datum: GDA2020

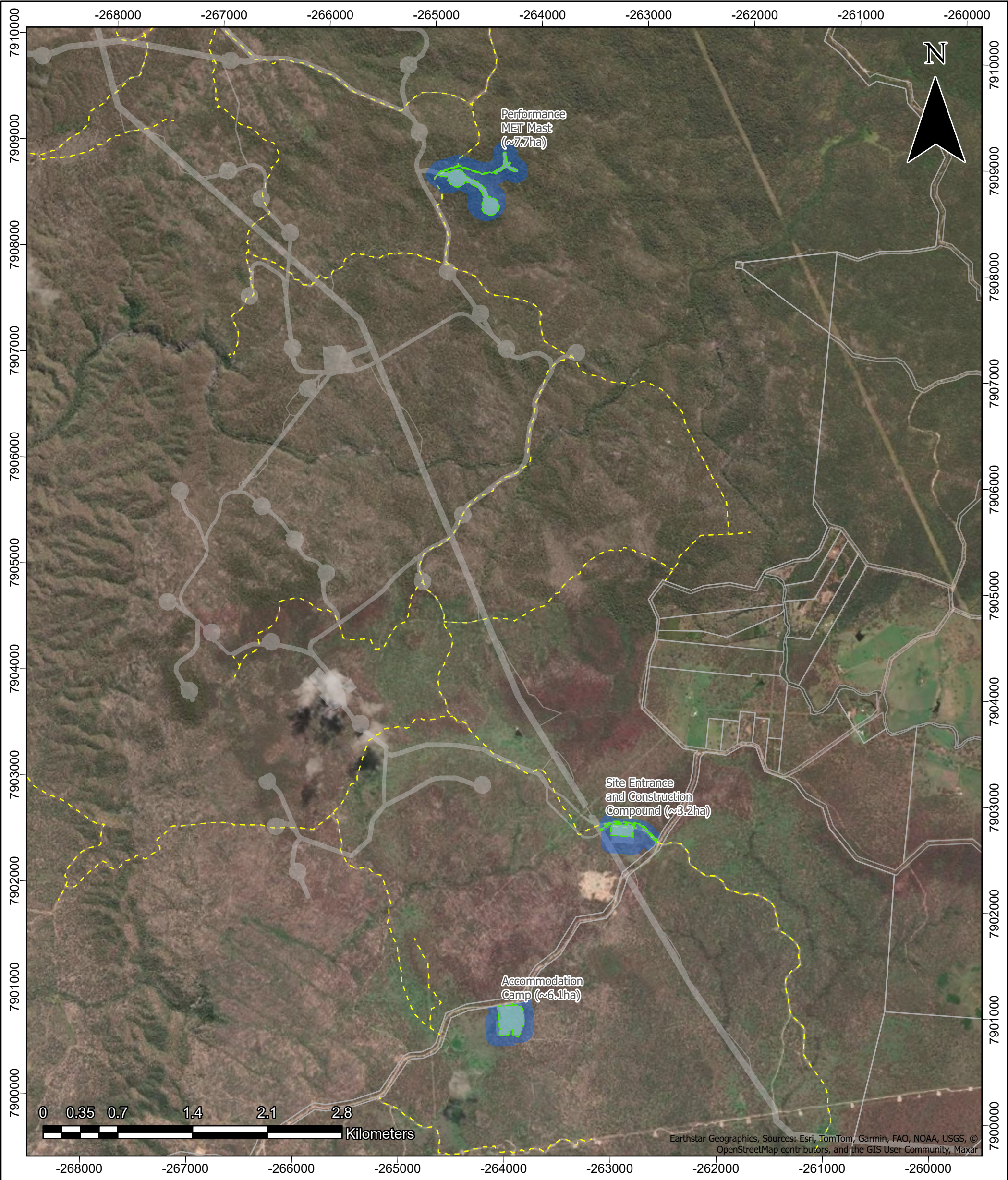
The property boundaries shown on this plan are APPROXIMATE ONLY. They are NOT an accurate representation of the legal boundaries.

VMGIS-NR-3057

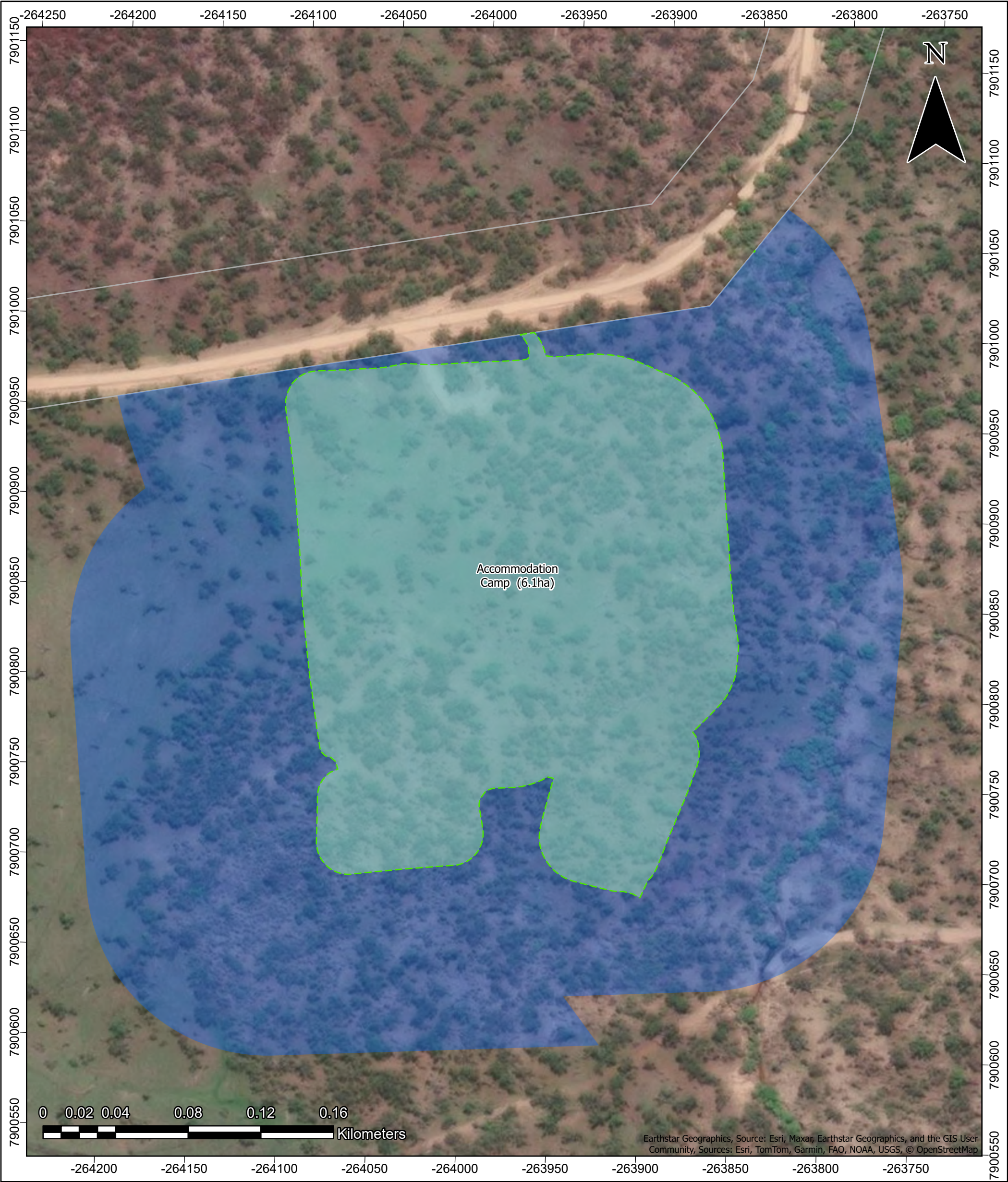
Appendix B

Updated Proposal Plans





Legend Operational Works Plan Operational Works - Disturbance Footprint* Operational Works - Site Plan Proposed Development Development Footprint* Other Features Existing Property Tracks Cadastral Boundary * subject to further detailed design		Gawara Bay Operational Works Site Plan Overview		Sheet No.: [1 of 4]
		Status: SUBJECT TO CHANGE Classification: COMMERCIAL IN CONFIDENCE		Revision No.: [5]
		Spatial Reference: Name: GDA2020 MGA Zone 55 Projection: Transverse Mercator		Creator: MikeHinz Reviewer: Hugh Campbell Approver: Niels Campman Date: 25/09/2025
		Disclaimer: In preparing this map, Windlab has endeavoured to ensure the data and information are as accurate and reliable as possible. Windlab can't accept the liability for any decisions or actions of whatever kind or nature based on this map. Windlab expressly disclaims any loss or damage that may arise therefrom.		 WINDLAB



Legend

Operational Works Plan

Operational Works - Disturbance Footprint*

Operational Works - Site Plan

Other Features

Existing Property Tracks

Cadastral Boundary

* subject to further detailed design



Gawara Bay

Operational Works Site Plan
Accomodation Camp

Status: **SUBJECT TO CHANGE**

Classification: **COMMERCIAL IN CONFIDENCE**

Spatial Reference:

Name: GDA2020 MGA Zone 55

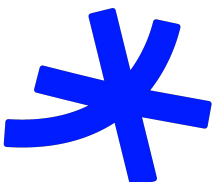
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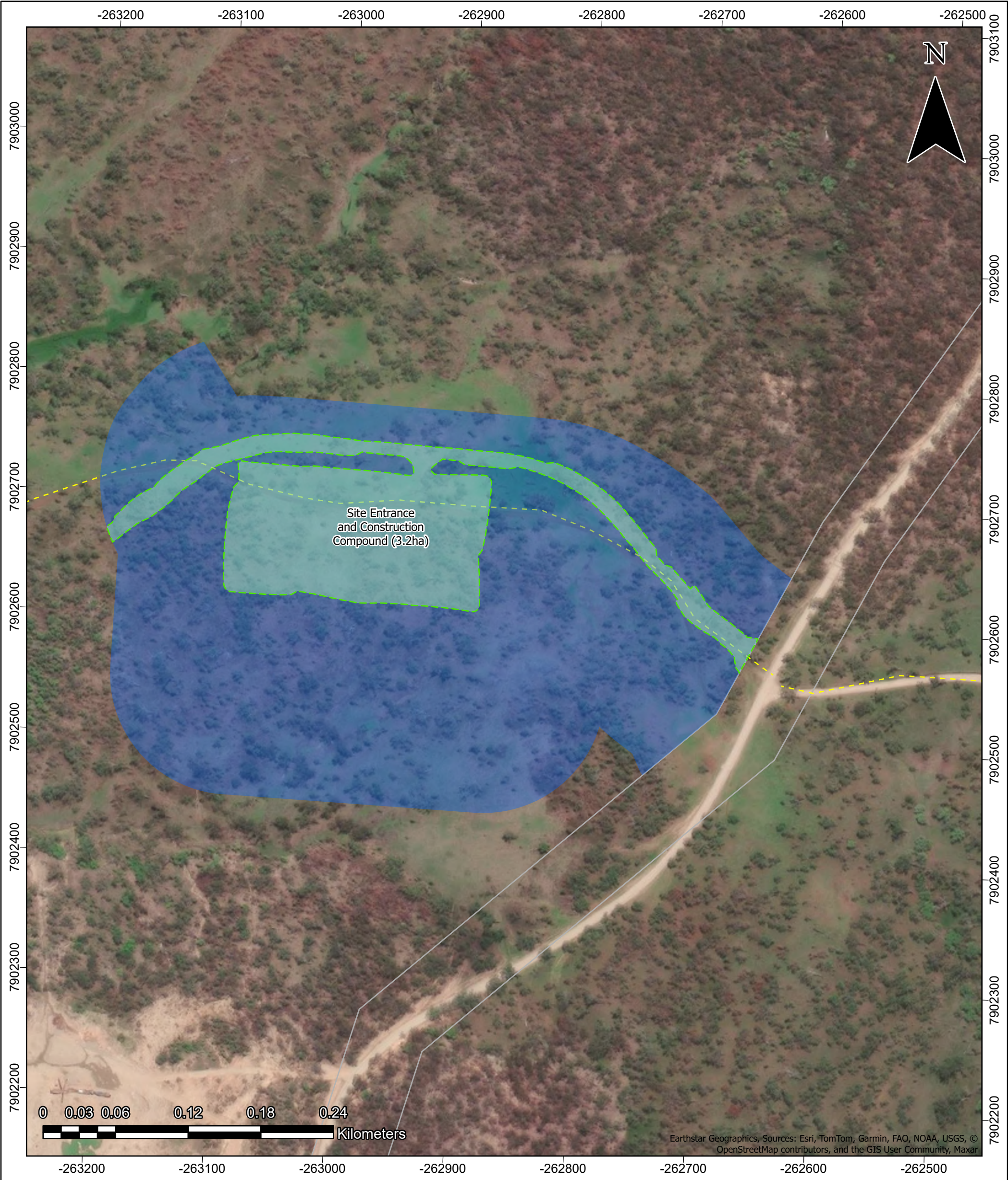
Disclaimer: In preparing this map, Windlab has endeavoured to ensure the data and information are as accurate and reliable as possible. Windlab can't accept the liability for any decisions or actions of whatever kind or nature based on this map. Windlab expressly disclaims any loss or damage that may arise therefrom.

Sheet No.: [2 of 4]

Revision No.: [5]

Creator: MikeHinz
Reviewer: Hugh Campbell
Approver: Niels Campman
Date: 25/09/2025


WINDLAB



Legend Operational Works Plan Operational Works - Disturbance Footprint* Operational Works - Site Plan Other Features Existing Property Tracks Cadastral Boundary		Gawara Bay		Sheet No.: [3 of 4]	
		Operational Works Site Plan Site Entrance and Construction Compound		Revision No.: [5]	
		Status: SUBJECT TO CHANGE Classification: COMMERCIAL IN CONFIDENCE		Creator: MikeHinz Reviewer: Hugh Campbell Approver: Niels Campman Date: 25/09/2025	
		Spatial Reference: Name: GDA2020 MGA Zone 55 Projection: Transverse Mercator		 WINDLAB	
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* subject to further detailed design



Legend Operational Works Plan Operational Works - Disturbance Footprint* Operational Works - Site Plan Other Features Existing Property Tracks Cadastral Boundary		Gawara Bay		Sheet No.: [4 of 4]	
		Operational Works Site Plan Performance MET Mast		Revision No.: [5]	
		Status: SUBJECT TO CHANGE Classification: COMMERCIAL IN CONFIDENCE		Creator: MikeHinz Reviewer: Hugh Campbell Approver: Niels Campman Date: 25/09/2025	
		Spatial Reference: Name: GDA2020 MGA Zone 55 Projection: Transverse Mercator			
Disclaimer: In preparing this map, Windlab has endeavoured to ensure the data and information are as accurate and reliable as possible. Windlab can't accept the liability for any decisions or actions of whatever kind or nature based on this map. Windlab expressly disclaims any loss or damage that may arise therefrom.					

* subject to further detailed design