Glenroy S Dillon

From: Glenroy S Dillon
Sent: Wednesday, 24 August 2016 2:12 PM
To: [redacted]@htw.com.au'
Subject: Mackay Ring Road Project (MRRP) valuation quote

Hi [redacted]

The department has recently resumed land by gazette notice of 12 August 2016 for the MRRP. Due to the size of the documents, I am sending the information to you via Own Cloud.

Please provide a quote for valuation/compensation assessments for the properties that have been impacted.

TMR will need a quote for each property ownership, plus a total quote amount, as shown on a list that I will provide to you via Own Cloud.

Should your tender be successful then the department will send you a formal notification and the appropriate documents.

To assist the department in this process please provide brief details of your involvement in resumption matters including details of Land Court experience.

You will shortly receive an email that provides a link to Own Cloud. The password to access the information you will need for the MRRP quote is [redacted]

Please keep this password secure and treat the information provided as confidential. Your access to this information will expire on 31 August 2016.

The department will need to receive your quote before close of business 2 September 2016.

If you require any further information please contact myself.

Kind regards,

Glen Dillon
A/Area Manager | Strategic Property Management / Property Acquisitions & Disposals
Portfolio Investment & Programming | Department of Transport and Main Roads

Floor 2 | Carseldine - GOP Building D | 532 Beams Road | Carseldine Qld 4034
GPO Box 1412 | Brisbane Qld 4001
P: (07) 30666958 | F: (07) 30668226
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E: glenroy.s.dillon@tmr.qld.gov.au
W: www.tmr.qld.gov.au

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Queensland Government Gazette

TRANSPORT AND MAIN ROADS

PUBLISHED BY AUTHORITY

ISSN 0155-9370

VOL. 372] FRIDAY 12 AUGUST 2016 [NO. 82

Acquisition of Land Act 1967
Transport Infrastructure Act 1994
Transport Planning and Coordination Act 1994

TAKING OF LAND NOTICE (No. 3003) 2016

Short title

1. This notice may be cited as the *Taking of Land Notice (No. 3003) 2016*

Land to be taken [s.9(6) of the *Acquisition of Land Act 1967*]

2. The land described in the Schedule is taken for the purpose of transport, in particular, road purposes, and vests in the Chief Executive, Department of Transport and Main Roads, as constructing authority for the State of Queensland, for an estate in fee simple.

SCHEDULE

Land Taken

An area of 3.796 hectares (including 1321 square metres being the whole of Easement B on SP190925 and 59 square metres being the whole of Easement C on RP722533) being the whole of Lot 100 on SP190925 contained in Title Reference: 50676650.

An area of about 2.214 hectares being part of Lot 2 on RP714250 contained in Title Reference: 20486045.

An area of about 4.564 hectares (including about 17 square metres being part of Easement B on RP894737) being part of Lot 7 on RP894737 contained in Title Reference: 50125576.

An area of about 3648 square metres being part of Lot 296 on Crown Plan K1244 contained in Title Reference: 20316037.

An area of about 1193 square metres being part of Lot 297 on Crown Plan K1244 contained in Title Reference: 20316037.

An area of about 2412 square metres being part of Lot 286 on Crown Plan K1244 contained in Title Reference: 21050025.

An area of about 3618 square metres being part of Lot 287 on Crown Plan K1244 contained in Title Reference: 21050025.

An area of about 2410 square metres (including about 640 square metres being part of Easement F on SP213246) being part of Lot 284 on Crown Plan K1244 contained in Title Reference: 20142101.

An area of about 2410 square metres (including about 652 square metres being part of Easement E on SP213246) being part of Lot 285 on Crown Plan K1244 contained in Title Reference: 20142101.

An area of about 2914 square metres (including about 609 square metres being part of Easement H on SP213246) being part of Lot 87 on Crown Plan K103255 contained in Title Reference: 20285085.

An area of about 3.825 hectares being part of Lot 278 on Crown Plan K1244 contained in Title Reference: 20142101.

An area of about 4.497 hectares (including about 695 square metres being the whole of Easement G on SP213246) being part of Lot 283 on Crown Plan K1244 contained in Title Reference: 20142101.

An area of about 2.412 hectares being part of Lot 22 on SP271091 contained in Title Reference: 50971544.

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An area of about 3.154 hectares (including about 251 square metres being part of Easement A on SP101552) being part of Lot 23 on SP271091 contained in Title Reference: 50971545.

An area of about 1503 square metres being part of Lot 555 on Crown Plan K124168 contained in Title Reference: 21145063.

An area of about 1.977 hectares being part of Lot 91 on Crown Plan K1247 contained in Title Reference: 20878224.

An area of about 3.946 hectares being part of Lot 249 on Crown Plan K1244 contained in Title Reference: 21077207.

An area of about 3.851 hectares being part of Lot 2 on RP713237 contained in Title Reference: 20494087.

An area of 1171 square metres being the whole of Lot 1 on RP713237 contained in Title Reference: 20494086.

An area of about 1.665 hectares being part of Lot 11 on SP239854 contained in Title Reference: 50840211.

An area of about 3.109 hectares being part of Lot 2 on RP732066 contained in Title Reference: 21087189.

An area of about 3.468 hectares being part of Lot 7 on RP903160 contained in Title Reference: 50134871.

An area of about 1.47 hectares (including 82 square metres being the whole of Easement A on RP20723) being part of Lot 1 on RP704740 contained in Title Reference: 21215119.

An area of about 4.615 hectares (including about 3383 square metres being part of Easement B on SP210129 and about 2372 square metres being part of Easement A on RP726924) being part of Lot 1 on RP736042 contained in Title Reference: 21299112.

An area of about 1442 square metres being part of Lot 1 on RP732066 contained in Title Reference: 21565208.

An area of 1134 square metres being the whole of Lot 4 on SP197309 contained in Title Reference: 50667311.

An area of about 2.425 hectares being part of Lot 183 on SP266889 contained in Title Reference: 50996624.

An area of about 2.307 hectares being part of Lot 188 on Crown Plan K1241 contained in Title Reference: 20544083.

An area of about 2.487 hectares being part of Lot 2 on RP720394 contained in Title Reference: 20739032.

An area of about 2.729 hectares being part of Lot 16 on RP855618 contained in Title Reference: 21571216.

An area of about 1.729 hectares being part of Lot 15 on RP855619 contained in Title Reference: 50008707.

An area of about 3072 square metres (including about 300 square metres being part of Easement F on SP241171) being part of Lot 1 on RP702672 contained in Title Reference: 20195120.

An area of about 4.624 hectares being part of Lot 3 on RP702672 contained in Title Reference: 20195121.

An area of about 1.479 hectares (including about 600 square metres being part of Easement G on SP241172, about 1030 square metres being part of Easement B on SP210128 and about 457 square metres being part of Easement A on RP726915) being part of Lot 2 on RP713682 contained in Title Reference: 21313192.

An area of about 6.351 hectares being part of Lot 13 on SP254859 contained in Title Reference: 50891375.

An area of about 4.358 hectares being part of Lot 12 on SP254859 contained in Title Reference: 50891374.

An area of about 3.264 hectares (including about 2879 square metres being part of Easement C on RP722533) being part of Lot 11 on SP254859 contained in Title Reference: 50891373.

An area of about 635 square metres being part of Lot 103 on SP190925 contained in Title Reference: 50676653.

An area of 3641 square metres being the whole of Lot 102 on SP190925 contained in Title Reference: 50676652.

An area of about 1.849 hectares (including about 242 square metres being part of Easement B on RP722534) being part of Lot 1 on RP736046 contained in Title Reference: 21429136.

An area of about 861 square metres being part of Lot 5 on RP728844 contained in Title Reference: 21449001.

As shown approximately on Plans R8-552, R8-554(B), R8-555, R8-556, R8-557, R8-559, R8-560, R8-561, R8-562 and R8-563 held in the office of the Chief Executive, Department of Transport and Main Roads, Brisbane.

Mackay Region
Mackay Ring Road
495/6828; 7241 and 7837 to 7862

ENDNOTES

1. Made by the Governor in Council on 11 August 2016.
2. Published in the Gazette on 12 August 2016.
3. Not required to be laid before the Legislative Assembly.
4. The administering agency is the Department of Transport and Main Roads.

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Background Information

District: Mackay/Whitsunday
LGA: Mackay Regional Council
Job No: 242/860/1
Project Description: Mackay Ring Road Project

Project Background

Mackay is the major service centre for the mining industry in the Bowen Basin and the developing Galilee Basin. The region is experiencing strong growth predominately associated with expansion of the mining industry in the Bowen Basin. In the Mackay urban centre, the Bruce Highway currently serves conflicting roles as a major urban arterial connection, as well as a vital component of the supply chain for mines in the Bowen Basin. The highway has extensive commercial and residential frontage, resulting in significant levels of interaction between local and regional traffic.

Economic growth in the region is being hampered by poor accessibility, deteriorating levels of service on the highway and poor access to the Port. Safety and urban amenity is also being compromised by the movement of large commercial vehicles, including those shipping hazardous loads, through the centre of Mackay. In May 2011, the Federal Infrastructure and Transport Minister approved funding to investigate a ring road around Mackay with connection to the Port of Mackay. The approved business case recommends construction of a dual carriageway ring road approximately 20km in length, west of the urban area of Mackay, providing connectivity between Stockroute Road in the south, Bald Hill Road in the north and east to the port. The project corridor is illustrated in green in figure ES1 below.

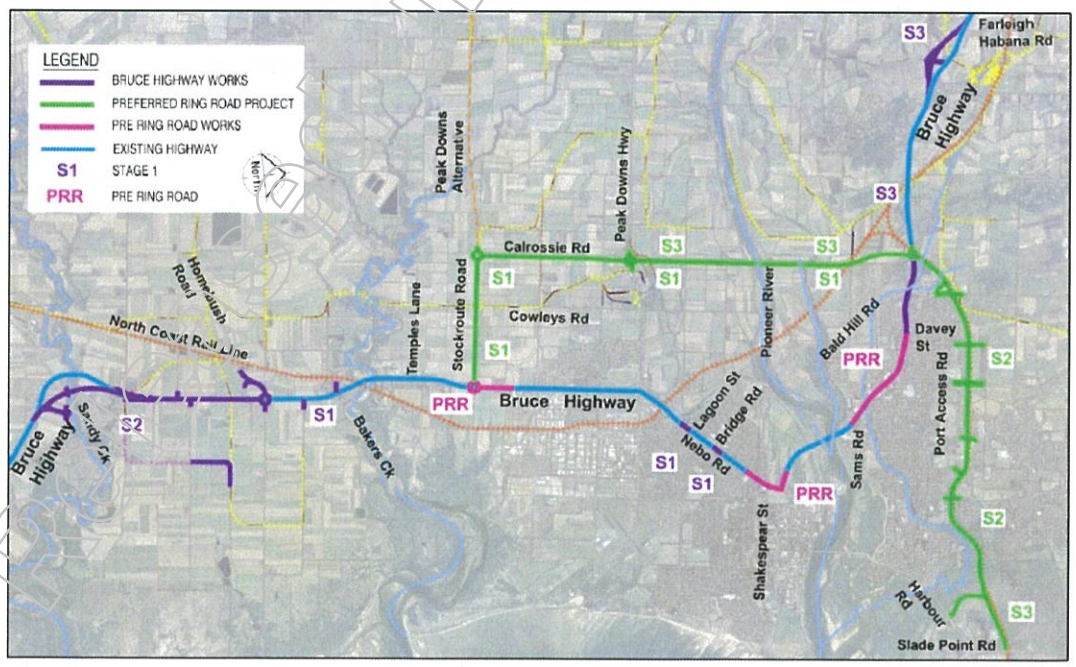

Figure ES1: Project Location

135-05216 part 1.pdf - Page Number: 4 of 58

Planning Process

It was determined from several studies that there was a requirement for a bypass around Mackay to ease congestion and re-route the ever growing heavy vehicle volume away from the centre of Mackay. An extensive options analysis was undertaken to determine the best location and formation of the Mackay Ring Road. The outcome of this planning process was to construct the road in 3 smaller stages listed below.

Project Works

The first stage, which is to be delivered by 2021, involves the construction of an 11.3km section of two lane rural highway style deviation of the Bruce Highway to bypass Mackay from Stockroute Road to Bald Hill Road.

The second stage is to be delivered by 2026. It involves the construction of a 9.5km section of urban arterial style roadway. It will be a two lane section from the Bruce Highway to Harbour Road running parallel to the Erakala-Mackay Harbour rail line.

The third and final stage involves the construction of an additional two lane link to the port. The third stage is dependent upon the port development and subject to its growth and needs to warrant this stage being constructed.

Project Benefits

The project achieves the service objectives of removing heavy vehicles from the Mackay City centre and improving the efficiency of the network. The project will also improve connectivity and travel times between key trip generators in the city. This includes the Mackay Port and key industrial area, residential and employment areas. It will improve safety and urban amenity of the national network while integrating with the overall road network to provide a whole of network approach to urban congestion management.

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Resump. Plan No.	(Ref)	Lot	Plan No.	Tenure	Total property area	Area required	Area remaining	Property Owner on Title Search
								PROPOSED SOUTHERN ALIGNMENT
not relevant								
R8-554	1	7	RP894737	FH	68.54	4.564	63.976	Ajana Park Pty Ltd

not relevant

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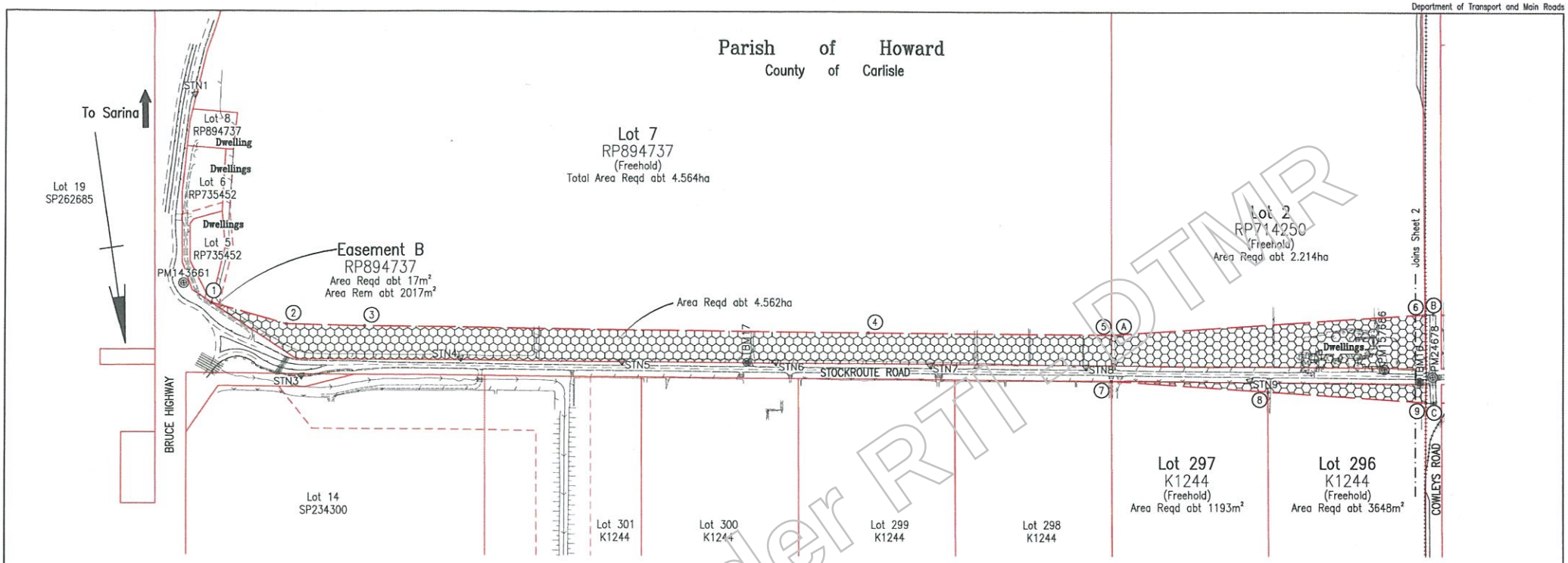
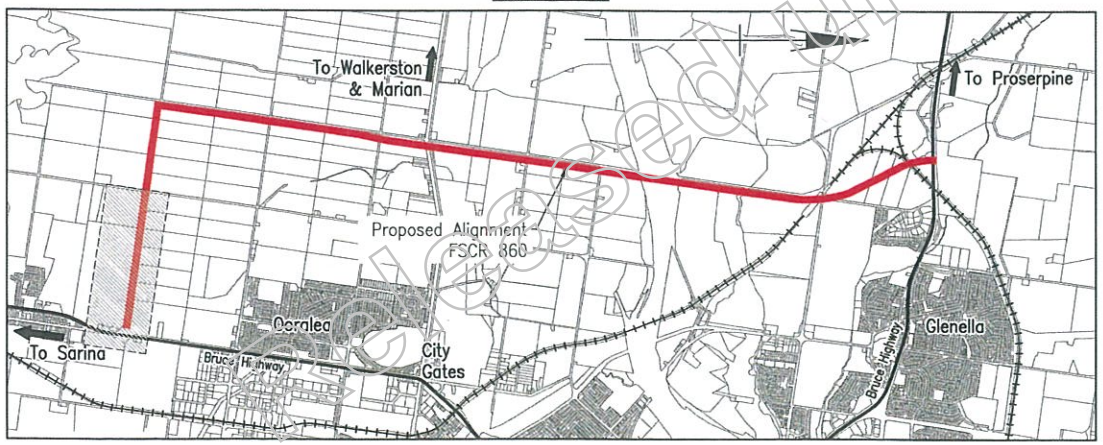


Processed under RTI - DTMR

LOCALITY PLAN



PERMANENT MARKS AND SURVEY STATIONS

Station	Co-Oridinates		Description
	Easting	Northing	
PM26015	723040.066	7654115.430	Brass Plaque
PM143661	723086.327	7654502.370	Steel Rod
TBM17	722385.551	7654706.470	Star Picket
PM157686	721576.867	7654833.565	Steel Rod
TBM16	721534.532	7654855.523	Ramset
PM24678	721516.756	7654851.988	Brass Plaque Buried
STN1	723037.084	7654262.911	Spike
STN3	722954.303	7654642.354	Spike
STN4	722748.861	7654649.196	Spike
STN5	722544.624	7654683.278	Spike
STN6	722349.537	7654711.725	Spike
STN7	722153.077	7654744.541	Spike
STN8	721955.257	7654775.373	Spike
STN9	721749.926	7654822.879	Spike
STN81	721458.599	7654855.359	Spike

NEW BOUNDARY POINTS

Point	Co-Ordinates		Remark
	Easting	Northing	
1	–	–	On Boundary Corner
2	722962.924	7654573.307	
3	722864.350	7654590.136	
4	722226.092	7654691.568	
5	–	–	On Boundary on Line 9–A
6	–	–	On Boundary on Line 5–B
7	–	–	On Boundary Corner
8	–	–	On Boundary on Line 7–C
9	–	–	On Boundary on Line 8–C

SETOUT POINTS

Point	Co-Ordinates	
	Easting	Northing
A	721905.952	7654740.730
B	721504.370	7654771.441
C	721520.315	7654885.810

File Ref.	Plan No.	Lot No.	Tenure And Purpose Of Requirement	Area Reqt.	Area Rem.
4	K1244	296	Freehold Transport, in particular, road	3648m²	11.776ha
3	K1244	297	Freehold Transport, in particular, road	1193m²	12.022ha
2	RP714250	2	Freehold Transport, in particular, road	2.214ha	17.901ha
1	RP894737	7	Freehold Transport, in particular, road Includes abt 17m² of Easement B	4.564ha	63.976ha

File Reference And Resumption Details

Area Required Shown Thus

Cadastral Map 8755–4133 Parish of Howard County of Carlisle

C				
F				
E				
D				
C				
B	Boundary revised			
A	Original Issue A3			
	Revisions/Descriptions	Certification	Date	Microfilmed

Last Modified :- Sep 03, 2015 - 2:28pm

CAD FILES C:\MKYD\RIP Projects\Const Rehab MRks\242_860_1 & 242_10C_906\2 – Development\Drawings\Autocad\Resumptions\RESUMPTION PLANS – Stand678174–RP_RevB.dwg

Survey Data	
Datum	GDA94
Horiz. Datum	MGA94 ZONE 55
Height Datum	AHD DERIVED
Survey Books	MR94213

Working drawings

Scales: 0 25 50 75 100m

Dimensions in metres except where shown otherwise. Areas in hectares (ha) or square metres (m2).

MACKAY REGIONAL COUNCIL
MACKAY RING ROAD

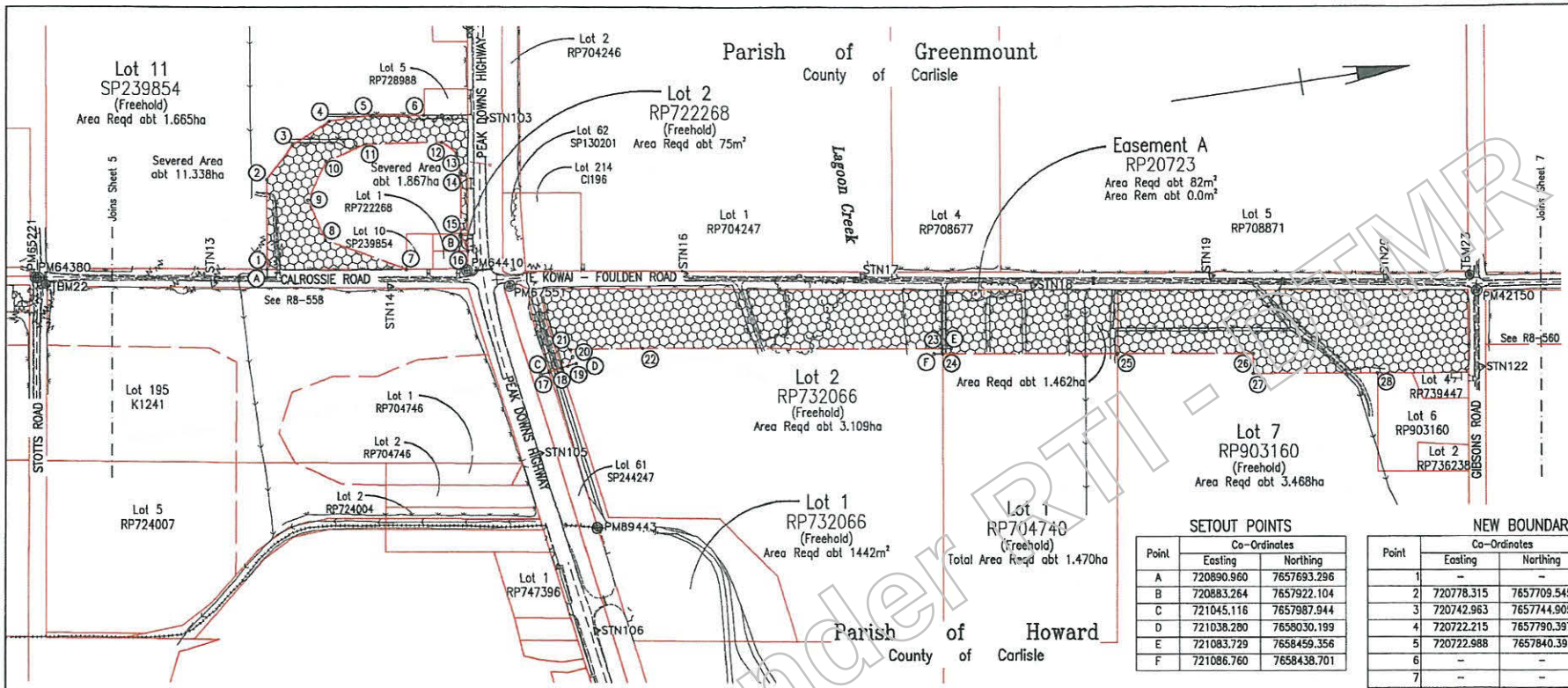
Auxiliary drawings: 650500; 678175 – 678185 (inclusive)

Drawing	Reqmts.	TMR Review	Resumption Requirements Approved
JH	DS	Original signed by A. Elines	Original signed by P. Aprile
Checked DS	Checked WW	Date: 28/07/2015	28/7/2015

Queensland Government

Job No.	242/860/1
Resumption Plan No.	R8–554
Drawing No.	678174 B
Series Number	1 of 10

MRR_Resumption (02/11)



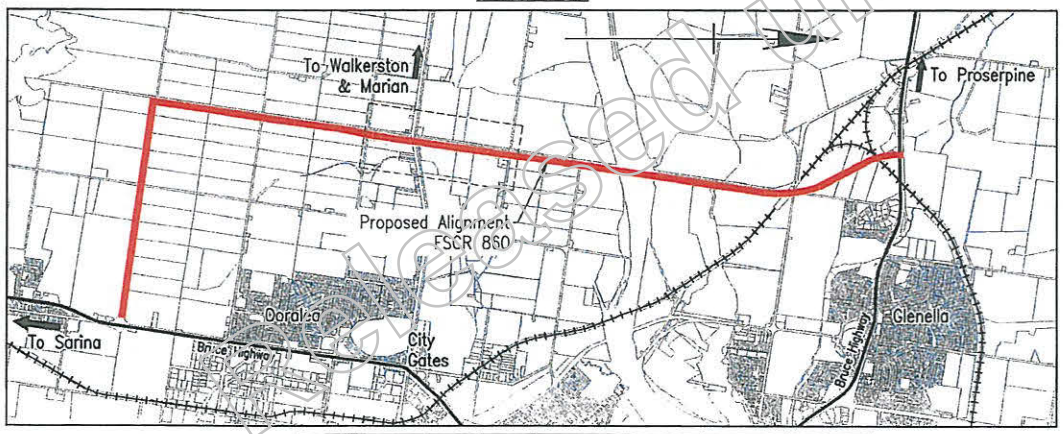
SETOUT POINTS

Point	Co-Ordinates	
	Easting	Northing
A	720890.960	7657693.296
B	720883.264	7657922.104
C	721045.116	7657987.944
D	721038.280	7658030.199
E	721083.729	7658459.356
F	721086.760	7658438.701

NEW BOUNDARY POINTS

Point	Co-Ordinates		Remark
	Easting	Northing	
1	–	–	On Boundary on Line A–2
2	720778.315	7657709.545	
3	720742.963	7657744.905	
4	720722.215	7657790.397	
5	720722.988	7657840.391	
6	–	–	On Boundary Corner
7	–	–	On Boundary Corner
8	720857.158	7657765.852	
9	720808.832	7657753.021	
10	720766.717	7657779.971	
11	720754.291	7657828.403	
12	720764.657	7657913.921	
13	720779.580	7657929.359	
14	720801.205	7657930.645	
15	–	–	On Boundary on Line 14–B
16	–	–	On Boundary Corner
17	–	–	On Boundary on Line C–D
18	–	–	On Boundary on Line C–D
19	721039.877	7658020.327	
20	721030.476	7658027.110	
21	721021.856	7658025.715	
22	721032.176	7658108.405	
23	–	–	On Boundary on Line 22–E
24	–	–	On Boundary on Line F–26
25	–	–	On Boundary on Line F–26
26	721140.104	7658801.870	
27	721162.405	7658798.554	
28	–	–	On Boundary Corner

LOCALITY PLAN



PERMANENT MARKS AND SURVEY STATIONS

Station	Co-Oridinates		Description
	Easting	Northing	
PM65221	720853.171	7657430.893	Brass Plaque Buried
PM64380	720853.744	7657434.655	Star Picket Buried
TBM22	720862.110	7657441.856	Screw
TBM23	721087.14	7659060.76	Star Picket
PM64410	720915.104	7657921.144	Star Picket
PM67551	720939.611	7657967.475	Star Picket
PMB9443	721228.732	7658026.795	Brass Plaque
PM42150	721106.05	7659066.12	Star Picket Buried
STN13	720888.089	7657632.067	Spike
STN14	720921.211	7657831.206	Spike
STN103	720745.076	7657966.922	Spike
STN105	721135.987	7657973.967	Spike
STN106	721344.871	7658009.017	Spike
STN16	720954.601	7658168.207	Spike
STN17	720986.996	7658371.038	Spike
STN18	721025.869	7658562.904	Spike
STN19	721045.547	7658767.341	Spike
STN20	721075.966	7658964.542	Spike
STN122	721193.721	7659058.794	Spike

File Ref.	Plan No.	Lot No.	Tenure And Purpose Of Requirement	Area Req.	Area Rem.
G					
F					
E					
D					
C					
B					
A	Original Issue A3				
	6	RP903160	7 Freehold Transport, in particular, road	3.468ha	25.142ha
	5	RP704740	1 Freehold Transport, in particular, road Includes abt 82m² of Easement A	1.470ha	6.624ha
	4	RP732066	2 Freehold Transport, in particular, road	3.109ha	10.861ha
	3	RP732066	1 Freehold Transport, in particular, road	1442m²	2.759ha
	2	RP722268	2 Freehold Transport, in particular, road	75m²	734m²
	1	SP239854	11 Freehold Transport, in particular, road	1.665ha	13.205ha

File Reference And Resumption Details — Area Required Shown Thus

Revisions/Descriptions | Certification | Date | Microfilmed

Cadastral Map 8755–4133 | Parish of Howard/Greenmount | County of Carlisle

Survey Data: Datum GDA94; Horiz. Datum MGA94 ZONE 55; Height Datum AHD DERIVED; Survey Books MR94213

Scales: 0 25 50 75 100m

Dimensions in metres except where shown otherwise. Areas in hectares (ha) or square metres (m2).

MACKAY REGIONAL COUNCIL
MACKAY RING ROAD
Auxiliary drawings: 650500; 678174 – 678178, 678180 – 678185 (inclusive)
Resumption Requirements

Drawing JH | Reqmts. DS | TMR Review
Checked DS | Checked WW | Date

Queensland Government

Job No.	242/860/1
Resumption Plan No.	R8–559
Drawing No.	678179 A
Series Number	6 of 10

MRR Resumption (02/11)

CAD FILES C:\pwworking\healy3\dms44784\60342905-0100-100006-RP.dwg

Last Modified :- Jul 28, 2015 - 10:01am

Released under RTI - DTMR

Glenroy S Dillon

From: Glenroy S Dillon
Sent: Wednesday, 31 August 2016 12:58 PM
To: [redacted]@htw.com.au'
Subject: Plan and ownership list
Attachments: Resumptions.pdf; Part 6 - Local Rates Information and Accommodation Works.2.xlsx

Hi [redacted]

I have attached a plan showing the property aggregations and an ownership list.

Please consider this information as confidential.

Kind regards,

Glen Dillon
A/Area Manager | Strategic Property Management / Property Acquisitions & Disposals
Portfolio Investment & Programming | Department of Transport and Main Roads

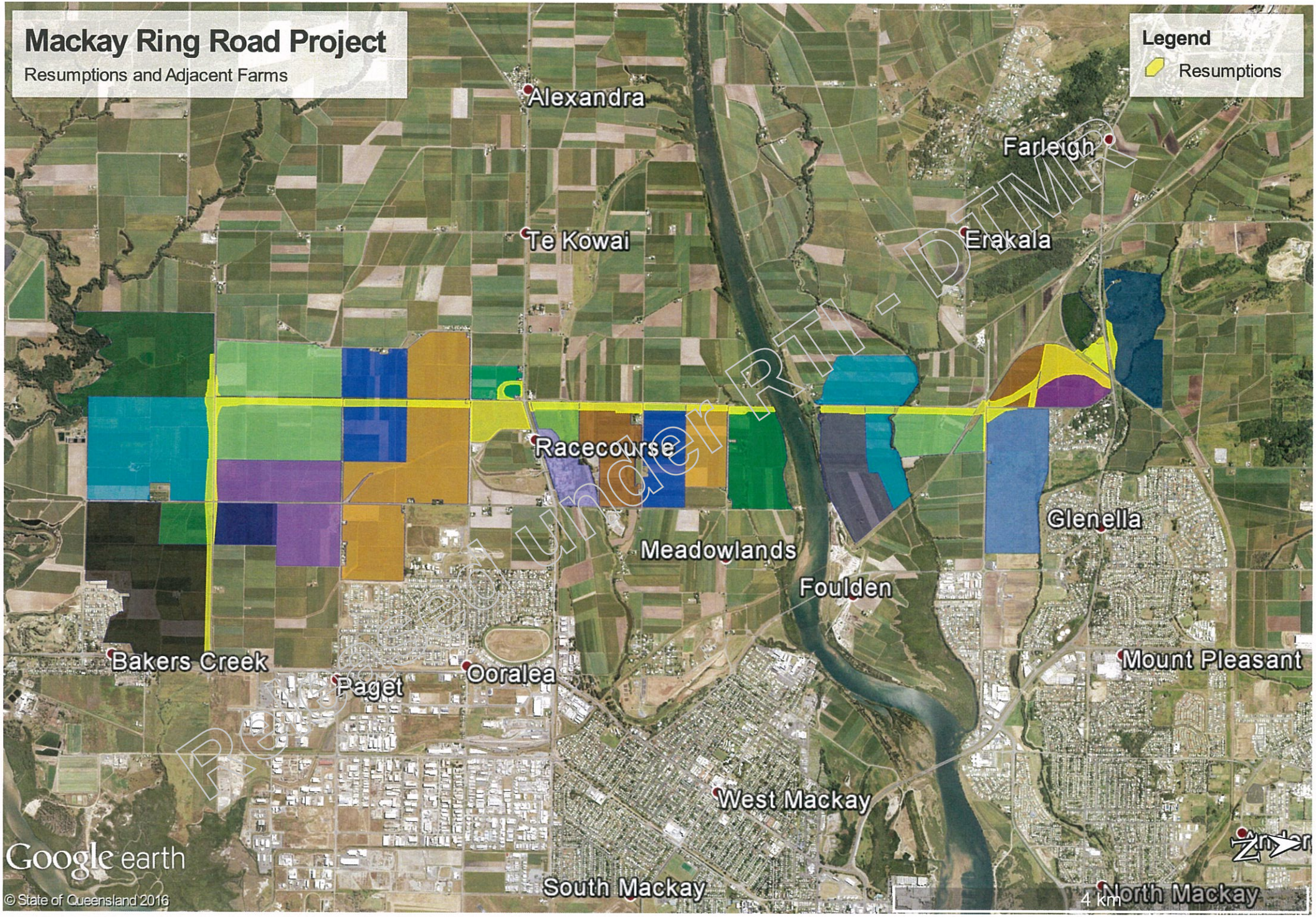
Floor 2 | Carseldine - GOP Building D | 532 Beams Road | Carseldine Qld 4034
GPO Box 1412 | Brisbane Qld 4001
P: (07) 30666958 | F: (07) 30668228

E: glenroy.s.dillon@tmr.qld.gov.au
W: www.tmr.qld.gov.au

Released under RTI - DTMR

Resump. Plan No.	(Ref)	Lot	Plan No.	Tenure	Total property area	Area required	Area remaining	Property Owner on Title Search
								PROPOSED SOUTHERN ALIGNMENT
not relevant								
R8-554	1	7	RP894737	FH	68.54	4.564	63.976	Ajana Park Pty Ltd
not relevant								

Released under RTI - DTMR



Released under RTI - DTMR

Glenroy S Dillon

From: [redacted]s@htw.com.au>
Sent: Wednesday, 31 August 2016 1:30 PM
To: Glenroy S Dillon
Subject: Re: Plan and ownership list

Follow Up Flag: Follow up
Flag Status: Flagged

Thanks Glen. Confidentiality acknowledged.

[redacted] | FAPI - Certified Practising Valuer
Director

T 07 4957 7348 | M [redacted]
E [redacted]@htw.com.au

25 River Street, Mackay, QLD, 4740
PO Box 865, Mackay, QLD, 4740

HERRON TODD WHITE | www.htw.com.au

On 31 August 2016 at 12:58, Glenroy S Dillon <Glenroy.S.Dillon@tmr.qld.gov.au> wrote:

Hi [redacted]

I have attached a plan showing the property aggregations and an ownership list.

Please consider this information as confidential.

Kind regards,

Glen Dillon
A/Area Manager | Strategic Property Management / Property Acquisitions & Disposals
Portfolio Investment & Programming | Department of Transport and Main Roads

Floor 2 | Carseldine - GOP Building D | 532 Beams Road | Carseldine Qld 4034
GPO Box 1412 | Brisbane Qld 4001
P: (07) 30666958 | F: (07) 30668228
M
E: glenroy.s.dillon@tmr.qld.gov.au
W: www.tmr.qld.gov.au

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****
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****

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Glenroy S Dillon

From: [redacted]@htw.com.au>
Sent: Wednesday, 31 August 2016 4:27 PM
To: Glenroy S Dillon
Subject: Re: Mackay Ring Road Project (MRRP) valuation quote
Attachments: quotation_document.pdf; Detailed Quotation - Compensation Assessments - Mackay Ring Road Project.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Glen,

Thanks for your enquiry.

Our quotation is [redacted] on the basis that title searches will be provided by TMR.

Please refer to the document 'Detailed Quotation' for the individual quotations. As discussed we have not quoted on leasehold land (i.e Road Licenses) and land held by the State. We have provided a single quote for aggregations of adjoining / adjacent lots held in common ownership and the individual quotations for these are detailed in the attached schedule against the last lot held.

Also we have attached our standard quotation and acceptance document containing our preferred payment terms.

My involvement in resumption matters includes:-

- assessments for your department over the past 12 months including Bruce Highway / Careys Creek overtaking lane, Mirani - Mount Ossa Road and Peak Downs Highway / Eton Range
- attendance at a without prejudice conference with your department - Bruce Highway / Hay Point turnoff Alligator Creek
- various resumption matters for Emerald Shire Council, Peak Downs Shire Council, Belyando Shire Council, Mackay Regional Council, Whitsunday Regional Council, Capelec, Ergon and Queensland Rail from 1993
- mining compensation assessment - 'Wollombi Station', Glenden

Land court attendance has involved statutory valuations objections. I have also attended several without prejudice conferences on statutory valuation matters.

Yours faithfully,

[redacted] FAPI - Certified Practising Valuer
Director

T 07 4957 7348 | M [redacted]
E [redacted]@htw.com.au

25 River Street, Mackay, QLD, 4740
PO Box 865, Mackay, QLD, 4740

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HERRON TODD WHITE | www.htw.com.au

On 24 August 2016 at 14:11, Glenroy S Dillon <Glenroy.S.Dillon@tmr.qld.gov.au> wrote:

Hi [redacted]

The department has recently resumed land by gazette notice of 12 August 2016 for the MRRP. Due to the size of the documents, I am sending the information to you via Own Cloud.

Please provide a quote for valuation/compensation assessments for the properties that have been impacted.

TMR will need a quote for each property ownership, plus a total quote amount, as shown on a list that I will provide to you via Own Cloud.

Should your tender be successful then the department will send you a formal notification and the appropriate documents.

To assist the department in this process please provide brief details of your involvement in resumption matters including details of Land Court experience.

You will shortly receive an email that provides a link to Own Cloud. The password to access the information you will need for the MRRP quote is [redacted]

Please keep this password secure and treat the information provided as confidential. Your access to this information will expire on 31 August 2016.

The department will need to receive your quote before close of business 2 September 2016.

If you require any further information please contact myself.

Kind regards,

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Glen Dillon
A/Area Manager | Strategic Property Management / Property Acquisitions & Disposals
Portfolio Investment & Programming | Department of Transport and Main Roads

Floor 2 | Carseldine - GOP Building D | 532 Beams Road | Carseldine Qld 4034
GPO Box 1412 | Brisbane Qld 4001
P: (07) 30666958 | F: (07) 30668228
M
E: glenroy.s.dillon@tmr.qld.gov.au
W: www.tmr.qld.gov.au

****
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****

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31 August 2016

Glen Dillon
Department of Transport and Main Roads
GPO Box 1412
Brisbane QLD 4001

Email: Glenroy.S.Dillon@tmr.qld.gov.au

Our Ref: EQ85426

Dear Glen

INDEPENDENT PROPERTY VALUATION

Thank you for your enquiry and the opportunity to be of service to you.

Please find attached our instruction and authorisation form. It's important that you read and understand this material as it makes it clear about which entity in our Group is providing the service(s) you are ordering and also our terms and conditions.

For us to commence this assignment we need you to do the following:

- Check that all details we have entered on the forms are correct. If any amendments or further information is required please handwrite them in the relevant area;
- Sign and complete the payment details on the authorisation form;
- Return both forms to our office by fax, post or email;
- Make your payment by credit card, cheque or direct deposit using this quote number EQ85426 as your reference.

Once we receive this information we will begin preparing a file and contact the nominated person for access to arrange a convenient time for the inspection. Following the inspection, we will complete your written report and forward it to you. If at any stage during this process you have any concerns or further queries, please contact the author of this letter to discuss.

For your information we have also included a facts sheet which provides information on the complete range of professional property services we offer. As a valued customer it also gives you the opportunity to receive our monthly property market report on a complimentary basis.

Once again we thank you for this opportunity and look forward to being of assistance with your property decisions. Please note that this quotation is valid for 30 days.

Yours faithfully

Director

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Mackay

Herron Todd White (Central QLD) Pty Ltd
ABN 57 608 235 507

25 River Street
Mackay QLD 4740
PO Box 865
Mackay QLD 4740

Telephone 07 4957 7348
mackay@htw.com.au
htw.com.au

INSTRUCTION FORM – INDEPENDENT PROPERTY VALUATION

In order to proceed with the valuation please complete the required information and return this instruction form to the relevant office as detailed below.

Office:	Herron Todd White (Central QLD) Pty Ltd
Postal address:	PO Box 865 Mackay QLD 4740
Fax:	07 4951 2621
Email:	mackay@htw.com.au

. Consultancy Advice Road, Mackay QLD 4740 ()

Purpose/Approach	Acquisition / Resumption (Market Value)
Reporting Contact	Department of Transport and Main Roads
Type of property	Rural-Sugar Cane
Servicing Office	Mackay Ph: 07 4957 7348
Access arrangements	
Contact Person	
Work Phone	
Home Phone	
Mobile	
Email	
Comments	
Total Fee (Incl GST)	not relevant

Information required by Herron Todd White to complete the valuation include

- At this time no additional information is required

Special instructions for Herron Todd White in respect of the valuation

Upon completion of the valuation report please provide it by

- Email

Turnaround comments

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AUTHORISATION - INDEPENDENT PROPERTY VALUATION

Authorisation

I hereby accept the conditions of engagement for services (below) and confirm engagement of to perform the services as detailed.

Signed: Date:

I authorise Herron Todd White (Central QLD) Pty Ltd to provide an independent valuation as detailed.

My details are as follows

Name	Glen Dillon, Department of Transport and Main Roads
Postal address	GPO Box 1412 Brisbane QLD 4001
Contact telephone	(07) 3066 6958
Mobile	
Email	Glenroy.S.Dillon@tmr.qld.gov.au

Properties to be valued

☐ . Consultancy Advice Road, Mackay QLD 4740 ()

Valuation Fee

Total

Total Fee (Incl GST)

not relevant

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AUTHORISATION – INDEPENDENT PROPERTY VALUATION

Client

Total Fee

not relevant

Individual invoices will be issued on completion of each assessment. Payment is required within 30 days of issuing each invoice.

☐ **Tax Invoice Required for Upfront Payment** (tick if you require a Tax Invoice to pay against)

Payment can be made by

☐ Cheque payable to Herron Todd White (Central QLD) Pty Ltd (enclose and return with this form)

☐ Credit Card* ☐ Mastercard ☐ Visa

Credit card number _____/_____/_____/_____

Expiry date _____/_____

CVV _____

Cardholder name

Signature

Fee Payable

☐ Direct Deposit - please use Quote No. EQ8

Date deposited

Bank

BSB

Account name

Account number

Fee Payable

Fee comments

not relevant

** An additional payment processing fee of 1.5% applies to all Visa and Mastercard credit card payments.*

Herron Todd White reserves the right to add any costs incurred in the process of collecting unpaid monies to the outstanding amount. These recovery costs may include, but are not limited to, collection agency fees or commissions, legal fees, postage, couriers, dishonor fees, bank fees.

Herron Todd White has provided this quotation on the estimate given. Herron Todd White reserves the right to amend this quotation should the estimate not reflect the current market value of the property. Herron Todd White also reserves the right to charge a fee in the event that an in-progress job is cancelled. This fee will range from 25% to 100% of the quoted amount, based on the stage of completion.

The Client will not rely or be able to rely on the valuation until payment is made in full, or if it does so rely without our express consent, then it warrants that in doing so it does rely at it's own risk on basis that it accepts that we do not accept or assume responsibility for the valuation, and that in doing so there is a total failure of consideration in respect to that valuation service in respect to that retainer.

Office Use Only:

Invoice No:

Processed By:

Independent Property Valuation
Quote ref EQ85426

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Payment Rec Date

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INSTRUCTION FORM – INDEPENDENT PROPERTY VALUATION

Conditions of engagement for valuation services

1. **Use & Reliance**
   1. The valuation will be for the use only of the party named in the valuation report to whom it is addressed and has been prepared for the use only nominated in the valuation report and no other purpose. No responsibility will be extended to any third party (including any party who may have paid the fee) who may use or rely on the whole or any part of the valuation of the property described in the valuation report.
   2. Valuation reports may only be re-assigned within 90 days from the date of the valuation and additional charges will apply. Any re-assignment requested outside of 90 days will require an updated valuation report to be prepared in all circumstances. The fee for such an updated valuation would be commensurate with the work required. Herron Todd White reserves the right to decline any request for re-assignment. Please note some lenders prohibit valuers from re-assigning valuations to the lender and in these circumstance we can only assign valuations to these lenders when we have been instructed directly by the lender.
   3. The valuation will be current as at the date of valuation only. The value assessed may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, we do not assume any responsibility or accept any liability where the valuation is relied upon after the expiration of 90 days from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation. However, it should be recognised that the 90 day reliance period does not guarantee the value for that period; it always remains a valuation at the date of valuation only.
   4. Neither the whole nor any part of the valuation or any reference thereto may be included in any published documents, circular or statement, nor published in any part or in full in any way, without the written approval of Herron Todd White.
   5. Herron Todd White is not operating under an Australian Financial Service Licence and the valuation will not constitute as financial product advice. Herron Todd White is not a registered tax agent and the valuation will not constitute as tax advice.
   6. Herron Todd White does not assume responsibility for any documents that do not bear an original signature.
2. **Disclosure**
   1. The Instructing Party accepts its responsibility for full disclosure of relevant information and undertakes to provide all documents in its possession that may have an effect on the service to be provided.
3. **Fee**
   1. Herron Todd White has provided this quotation on the estimate given. Herron Todd White reserves the right to amend this quotation should the estimate not reflect the current market value of the property.
   2. Herron Todd White also reserves the right to charge a fee in the event that an in-progress job is cancelled. This fee will range from -
      25% of the proposed fee amount for completion of file preparation and searches;
      50% of the proposed fee amount for completion of file preparation, searches and inspection; and
      100% of the proposed fee amount for completion of file preparation, searches, inspection and draft report.
   3. In the event of a cancellation, no drafts or working papers will be provided.
   4. Our quote assumes the provision of 2 copies however additional copies can be provided at a cost of $55.00 per copy.
   5. Herron Todd White reserves the right to add any costs incurred in the process of collecting unpaid monies to the outstanding amount. These recovery costs may include, but are not limited to, collection agency fees or commissions, legal fees, postage, couriers, dishonour fees, bank fees.
   6. The fee in this quote is only valid for 30 days from the date of the quote.
   7. Herron Todd White reserves the right to charge additional fees for costs associated with the provision of a valuation for the purposes of Family Law Settlement, Rental Determination, Arbitration or any other Court or Tribunal matter. Additional fees will be charged for matters including, but not limited to court appearances, preparation of witness statements and reports.
4. **Valuation Basis, Searches & Assumptions**
   1. The basis of the valuation will be market value which is defined as "the estimated amount for which a property should exchange between a willing buyer and willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably and without compulsion".
   2. The interest to be valued will be assumed as freehold subject to no easements, encumbrances and interests unless noted otherwise in the schedule. Herron Todd White reserves the right to qualify the valuation report accordingly.
   3. Herron Todd White will not, unless noted otherwise in the instruction, undertake any search of the title details of the property or search any Federal, State or Local Government Authorities or agencies to determine the existence of any existing or proposed interests, schemes or conditions that may impact upon the valuation of the property and therefore it is the responsibility of the instructing party to undertake their own searches in this regard. Accordingly, Herron Todd White does not accept responsibility or liability for any incorrect information contained in the valuation report because of a failure to undertake the searches.
   4. Due to time delays in obtaining certain information (eg. town planning information) Herron Todd White may rely on verbal inquiries in these circumstances and qualify the valuation report accordingly.
   5. The valuation report will not purport to be a site survey or structural survey of the land or improvements thereon, nor will any such survey be carried out. Any opinion as to the condition of the improvements is not given as an expert and should not be relied upon.
   6. The valuation report will assume that no environmental conditions affect the property and unless advised otherwise in the schedule, Herron Todd White reserves the right to qualify the valuation report accordingly.
   7. If the property is subject to a Community Management Scheme, our valuation will be assessed without knowledge of any orders against the Community Management Scheme/Body Corporate. Should any be found from formal searches, we reserve the right to amend this valuation accordingly.
   8. Herron Todd White reserves the right to qualify the valuation report when instructions are subject to assumptions.
5. **Additional Terms & Conditions Relating to Specific Valuations.**

   If Herron Todd White is instructed to provide:
   1. A valuation for **Mortgage Security Purposes** then the valuation may be relied upon for first mortgage purposes only. Unless the person or entity making the loan is an authorised deposit taking institution within the meaning of the Banking Act 1959 (including but not limited to any bank, building society or credit union), the valuation will be subject to the following 'Prudent Lender' clause; "this valuation is prepared on the assumption that the Lender as referred to in the valuation report (and no other) may rely on the valuation for mortgage finance purposes and the lender has complied with its own lending guidelines as well as prudent finance industry lending practices, and has considered all prudent aspects of credit risk for any potential borrower, including the borrower's ability to service and repay any mortgage loan. Further, the valuation is prepared on the assumption that the lender is providing mortgage financing at a conservative and prudent loan to value ratio." Any mortgagee intending to rely upon the valuation must seek an express written authorisation from Herron Todd White and we will not accept any responsibility or liability for reliance upon the valuation without such an authorisation. Herron Todd White accepts no responsibility for the valuation should it be used for the purpose of securing funds through a solicitor/lender who induces the lending of money on mortgage security. Herron Todd White reserves the right to qualify the valuation accordingly.
   2. A valuation for **Family Law Settlement, Rental Determination, Arbitration or Litigation** then the Instructing Party agrees to 'hold harmless' Herron Todd White and its servants and agents, and agrees that it will have no cause of action against Herron Todd White and its servants and agents, whether in contract, tort or otherwise, by reason only that the client suffered loss or damage by relying upon a valuation as an expert valuer for a Family Law Dispute, Rental Determination, Arbitration, Litigation or other dispute then the Instructing Party agrees not to sue, make demand or commence any legal proceedings whatsoever against Herron Todd White, its servants and agents in relation to the valuation. The instructing party agrees to indemnify Herron Todd White in relation to any claim brought against Herron Todd White in any way connected with the valuation by any party (including the Instructing Party).
   3. A valuation for **Insurance Purposes** then the Instructing Party accepts the valuer will not be a construction and/or structural engineering expert and therefore the value should be taken as indicative only as to what the reinstatement value of the improvements may be. A precise estimate should be provided by a construction/structural or quantity surveying expert.
   4. A **Restricted (kerbside) Valuation** then the Instructing Party accepts a restricted valuation does not involve an internal inspection of the improvements nor an inspection of external areas of the property which are not visible from the road. The Instructing Party accepts the valuer will not carried out the usual range of enquiries that a valuer is required to make by professional practice standards in determining a valuation of property, and that this is at the specific request of the Instructing Party. The Instructing Party fully understands the risks inherent in relying upon a valuation carried out in such circumstances. The Instructing Party agrees to 'hold harmless' Herron Todd White and its servants and agents, and agrees that it will have no cause of action against Herron Todd White and its servants and agents, whether in contract, tort or otherwise, by reason only that the client suffered loss or damage by relying upon a restricted valuation.
   5. A **Desktop Assessment** then the Instructing Party accepts a desktop assessment does not involve a physical inspection of the property and only provides an indication of the value of the subject property and is not a representation as to the Market Value of the subject property. The Instructing Party accepts that a desktop assessment is not, and will not, be construed to be a valuation in the same meaning as a valuation conducted in accordance with the general concepts, principles and definitions as detailed in the standards promulgated by the Australian Property Institute, which is based on an inspection of the subject property. The Instructing Party accepts that desktop assessment methodology carries with it risks which entail a degree of likely variation greater than would be expected to be produced by a valuation that came about as a result of a physical inspection. The Instructing Party agrees to 'hold harmless' Herron Todd White and its servants and agents, and agrees that it will have no cause of action against Herron Todd White and its servants and agents, whether in contract, tort or otherwise, by reason only that the client suffered loss or damage by relying upon a desktop assessment.
   6. A valuation and/or a letter for the purposes to be published in a **Prospectus / Information Memorandum** then neither the full valuation report nor any accompanying letter may be reproduced in whole or in part without prior written approval of Herron Todd White, apart from use within the agreed Prospectus / Information Memorandum. The Instructing Party agrees for Herron Todd White to disclaim within the full valuation report and any accompanying letter: (a) any liability to any party including investors in the event of an omission from, or false and misleading statements included in the Prospectus / Information Memorandum, other than in respect to our formal valuation and any accompanying letter, and (b) disclaim that the full valuation report and any accompanying letter has been prepared on the basis that the financial and other information (including market information and third party information) is accurate, reliable and complete and confirm that we have not tested the information in that respect, and (c) disclaim that the full valuation report and any accompanying letter will be strictly limited to the matters contained within those documents, and will not to be read as extending, by implication or otherwise, to any other matter in the Prospectus / Information Memorandum. Without limitation to the above, no liability will be accepted for any loss, harm, cost or damage (including special consequential or economic harm or loss) suffered as a consequence of fluctuations in the real estate market subsequent to the date of valuation, and (d) any accompanying letter that is provided will state that it must be read in conjunction with our formal valuation report and is subject to the assumptions, limitations and disclaimers contained therein, and we will refer the reader to the Instructing Party.
6. **Warranties & Indemnities**
   1. For its part and in consideration of payment of the agreed fee, Herron Todd White will make best endeavours to provide, subject to the above, the valuation services it has been commissioned to undertake by the Instructing Party in accordance with recognised principles and practices of valuation.
   2. To the extent that it is able under the Competition and Consumer Protection Act, Herron Todd White limits its liability for breach of condition or warranty under this agreement and its liability for breach of a duty of care to the re-supply of the services or an amount equivalent to the cost of having the services supplied again.
   3. Our liability is limited by a scheme approved under Professional Standards Legislation. The scheme does not apply within Tasmania.
   4. The entity providing the service set out in this quote is solely the entity named on this quote (with its associated ACN/ABN). No other entity forming part of or associated with the Herron Todd White Group is liable. From time to time, the associated invoice for services may be issued by another Herron Todd White entity other than the service-providing entity named on this annexure. If this occurs, no professional liability is extended to the entity named on the invoice.

DEPARTMENT OF TRANSPORT

Local Expertise. National Strength. Trusted Solutions.

HERRON TODD WHITE

1300 880 489
htw.com.au

DTMR

PROVIDING PEACE OF MIND

Herron Todd White is Australia's leading property valuation and advisory group. For more than 45 years, we've helped our customers make the most of their property assets by providing sound valuations and insightful analytical advice.

Professional

Our people are qualified valuers, quantity surveyors and other allied property professionals.

Independent

We provide professional property services for an agreed fee. The advice we provide is totally independent, impartial and current.

Experienced

We operate in the property market everyday so we have the knowledge to give you the advantage in your property decisions.

WHAT WE CAN DO FOR YOU

Herron Todd White offers a range of professional property services, including:

Independent property valuations;

Commercial, Rural, Residential

To provide peace of mind in many situations, including:

- Pre-purchase advisory (residential and commercial buyers and investors)
- Pre-sale advisory (property sellers)
- Settlement (marital or partnership)
- Mortgage security
- Transfer duty or capital gains tax
- Insurance replacement assessments

Tax depreciation schedules

- For investors to maximise the financial returns from investment properties
- Cost of schedule usually recouped in the first year of tax savings
- Full inspection to identify all depreciable items
- User friendly report
- All investment properties qualify regardless of age.

Offices

Sydney	Albury/Wodonga	Busselton	Gladstone	Launceston	Newcastle	Sale	Tweed Heads
Brisbane	Alice Springs	Cairns	Gold Coast	Leeton	Orange	NSW Southern Highlands	Wagga Wagga
Melbourne	Bairnsdale	Coffs Harbour	Goondiwindi	Lismore	Port Augusta	Sunshine Coast	Warrnambool
Canberra	Ballarat	Deniliquin	Gosford	Mackay	Port Elliot	Tamworth	Whitsundays
Perth	Bathurst	Dubbo	Griffith	Mildura	Port Macquarie	Toowoomba	Wollongong
Adelaide	Bendigo	Echuca	Hervey Bay	Mount Gambier	Riverland	Townsville	Young
Darwin	Bunbury	Emerald	Horsham	Mount Isa	Rockhampton	Traralgon	
Hobart	Bundaberg	Esperance	Ipswich	Mudgee	Roma		

KEEP IN TOUCH WITH YOUR LOCAL PROPERTY MARKET!

To receive our complimentary newsletters and reports on current property issues and the local property market, please complete and return this form by fax *1300 880 274*, email *htwa@htw.com.au* or post *Herron Todd White, PO Box 61, Chermside South QLD 4032*. Alternatively, you can visit our website and subscribe as *www.htw.com.au/Newsletter/*

Name | Email address

Contact telephone | Occupation | Company

We are commited to ensuring the confidentiality and privacy of all personal information (including any credit information) that we may collect during the conduct of our business. In relation to managing personal information, we abide by the Australian Privacy Principles contained in the Privacy Act. A copy of our Privacy Policy can be either obtained from one of our offices or please visit our website htw.com.au

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Resump. Plan No.	(Ref)	Lot	Plan No.	Tenure	Total property area	Area required	Area remaining	Property Owner on Title Search	
								PROPOSED SOUTHERN ALIGNMENT	Quotation ($ Inc GST)
not relevant									
R8-554	1	7	RP894737	FH	68.54	4.564	63.976	Ajana Park Pty Ltd	4400
not relevant									

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Glenroy S Dillon

From: Glenroy S Dillon
Sent: Tuesday, 6 September 2016 6:33 PM
To: [redacted]@htw.com.au'
Subject: Contact details
Attachments: Part 6 - Local Rates Information and Accommodation Works_RevisionB.xlsx

Follow Up Flag: Follow up
Flag Status: Flagged

Hi [redacted]

I have attached the contact details for the property owners affected by resumptions on the Mackay Ring Road Project.

Best regards
Glen Dillon

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Resump. Plan No.	(Ref)	Lot	Plan No.	Tenure	Total property area	Area required	Area remaining	Property Owner on Title Search	Mailing Address	Phone	Mobile	Accomodation Works
R8-554	1	7	RP894737	FH	68.54	4.564	63.976	Ajana Park Pty Ltd	PO Box 624 Mackay QLD 4740	Contact: [redacted] Kelly Legal) - 4911 0500	[redacted]	

not relevant

not relevant

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Glenroy S Dillon

From:	Glenroy S Dillon
Sent:	Tuesday, 6 September 2016 3:46 PM
To:	[redacted]@htw.com.au'
Cc:	Mark P Jones
Subject:	Letter of Instruction
Attachments:	img-906153852-0001.pdf
Follow Up Flag:	Follow up
Flag Status:	Flagged

Hi [redacted]

I have not yet attached the documents referred to in the letter.

As soon as they are available I will send them to you.

Kind regards,

Glen Dillon
Principal Property Officer | Strategic Property Management / Property Acquisitions & Disposals
Portfolio Investment & Programming | Department of Transport and Main Roads

Floor 2 | Carseldine - GOP Building D | 532 Beams Road | Carseldine Qld 4034
GPO Box 1412 | Brisbane Qld 4001
P: (07) 30666958 | F: (07) 30668228
|
E: glenroy.s.dillon@tmr.qld.gov.au
W: www.tmr.qld.gov.au

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QUEENSLAND GOVERNMENT

Department of Transport and Main Roads

Our ref 495/07241; 07837 - 7863
Your ref
Enquiries Glen Dillon

6 September 2016

Herron Todd White (Mackay)
PO Box 529
Townsville Qld 4810

Sent by email: [redacted]@htw.com.au

Attention: [redacted]

Dear Sir

Mackay Region
Mackay Ring Road

This department has requirements for projected works from the properties as shown shaded on departmental plans R8-552, R8-554(B), R8-555 – R8-557, R8-559 – R8-563 and R8-565. It is understood that these plans have been forwarded to you previously.

Also attached is a copy of the schedule setting out details of the resumptions, as well as copies of relevant title searches and survey plans for these properties. The subject land was taken by Taking of Land Notice (No. 3003) 2016 which gazetted on 12 August 2016. (A copy of this Taking of Land Notice is attached).

To assist this department with negotiations please provide reports and detailed assessments on the land described in the schedule. Please identify major inclusions such as bores, generators and pumps (make, capacity, serial number).

Please note our office requires that you forward your reports and invoice via email to the address noted in the footer of this letter. Please DO NOT send any documentation via post.

These assessments should reach this office at your earliest convenience.

If your assessment is that compensation is nominal, do not quote a figure, and advise the department that compensation is nominal.

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Department of Transport and Main Roads
Property Acquisitions and Disposals
GPO Box 1412,
Brisbane Qld 4001
ABN 39 407 690 291

Telephone 07 3066 6958
Facsimile 07 3066 8228
Website www.tmr.qld.gov.au
Email glenroy.s.dillon@tmr.qld.gov.au

Please contact the Property Officer in charge of this case prior to arranging inspections of the properties. A list of property owners and relevant contact details is also attached for your information.

This engagement is based on the terms and conditions of the Pre-qualified Professional Panel Arrangement PB012.

The following documents constitute the entire contract between the customer and supplier. Any verbal agreements or other negotiations are specifically excluded unless reflected in the documentation:

- Short Form Conditions of Contract For the Provision of Goods and/or Services, which can be located at:-
  http://www.hpw.qld.gov.au/SiteCollectionDocuments/ShortFormConditionsContract004.pdf
- Your quote dated 1 September 2016
- This letter of engagement

If you wish to clarify any valuation or property issues please contact Glen Dillon on 07 3066 6958.

Yours sincerely

Donna Brunello
Director (Property Acquisitions and Disposals)

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495/07838	R8-554(B)	Freehold	Lot 7 on RP894737	50125576			68.54 ha	4.564 ha (including about 17 sqm being part of Easement B on RP894737)	Ajana Park Pty Ltd ACN 010 973 547, as trustee under Instrument 709046969 Easement No. 701241940 burdening the land (Lot 7 on RP894737 - Temples Lane, Bakers Creek) over Easement B on RP894737 to Lot 8 on RP894737 (Lawrence John Camilleri) Mortgage No. 714081745 and PPSR No. 201112290061558 to Westpac Banking Corporation ABN 33 007 457 141 Interest in Advertising Billboard/Sign on Lot 7 on RP894737 (Temples Lane, Bakers Creek) to Paradise Outdoor Advertising PPSR Nos. 201112150643594 and 201112230490705 to Bank of Queensland Limited

not relevant

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Queensland Government Gazette

TRANSPORT AND MAIN ROADS

PUBLISHED BY AUTHORITY

ISSN 0155-9370

VOL. 372] **FRIDAY 12 AUGUST 2016** **[NO. 82**

Acquisition of Land Act 1967
Transport Infrastructure Act 1994
Transport Planning and Coordination Act 1994

TAKING OF LAND NOTICE (No. 3003) 2016

Short title

1. This notice may be cited as the *Taking of Land Notice (No. 3003) 2016*

Land to be taken [s.9(6) of the *Acquisition of Land Act 1967*]

2. The land described in the Schedule is taken for the purpose of transport, in particular, road purposes, and vests in the Chief Executive, Department of Transport and Main Roads, as constructing authority for the State of Queensland, for an estate in fee simple.

SCHEDULE

Land Taken

An area of 3.796 hectares (including 1321 square metres being the whole of Easement B on SP190925 and 59 square metres being the whole of Easement C on RP722533) being the whole of Lot 100 on SP190925 contained in Title Reference: 50676650.

An area of about 2.214 hectares being part of Lot 2 on RP714250 contained in Title Reference: 20486045.

An area of about 4.564 hectares (including about 17 square metres being part of Easement B on RP894737) being part of Lot 7 on RP894737 contained in Title Reference: 50125576.

An area of about 3648 square metres being part of Lot 296 on Crown Plan K1244 contained in Title Reference: 20316037.

An area of about 1193 square metres being part of Lot 297 on Crown Plan K1244 contained in Title Reference: 20316037.

An area of about 2412 square metres being part of Lot 286 on Crown Plan K1244 contained in Title Reference: 21050025.

An area of about 3618 square metres being part of Lot 287 on Crown Plan K1244 contained in Title Reference: 21050025.

An area of about 2410 square metres (including about 640 square metres being part of Easement F on SP213246) being part of Lot 284 on Crown Plan K1244 contained in Title Reference: 20142101.

An area of about 2410 square metres (including about 652 square metres being part of Easement E on SP213246) being part of Lot 285 on Crown Plan K1244 contained in Title Reference: 20142101.

An area of about 2914 square metres (including about 609 square metres being part of Easement H on SP213246) being part of Lot 87 on Crown Plan K103255 contained in Title Reference: 20285085.

An area of about 3.825 hectares being part of Lot 278 on Crown Plan K1244 contained in Title Reference: 20142101.

An area of about 4.497 hectares (including about 695 square metres being the whole of Easement G on SP213246) being part of Lot 283 on Crown Plan K1244 contained in Title Reference: 20142101.

An area of about 2.412 hectares being part of Lot 22 on SP271091 contained in Title Reference: 50971544.

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An area of about 3.154 hectares (including about 251 square metres being part of Easement A on SP101552) being part of Lot 23 on SP271091 contained in Title Reference: 50971545.

An area of about 1503 square metres being part of Lot 555 on Crown Plan K124168 contained in Title Reference: 21145063.

An area of about 1.977 hectares being part of Lot 91 on Crown Plan K1247 contained in Title Reference: 20878224.

An area of about 3.946 hectares being part of Lot 249 on Crown Plan K1244 contained in Title Reference: 21077207.

An area of about 3.851 hectares being part of Lot 2 on RP713237 contained in Title Reference: 20494087.

An area of 1171 square metres being the whole of Lot 1 on RP713237 contained in Title Reference: 20494086.

An area of about 1.665 hectares being part of Lot 11 on SP239854 contained in Title Reference: 50840211.

An area of about 3.109 hectares being part of Lot 2 on RP732066 contained in Title Reference: 21087189.

An area of about 3.468 hectares being part of Lot 7 on RP903160 contained in Title Reference: 50134871.

An area of about 1.47 hectares (including 82 square metres being the whole of Easement A on RP20723) being part of Lot 1 on RP704740 contained in Title Reference: 21215119.

An area of about 4.615 hectares (including about 3383 square metres being part of Easement B on SP210129 and about 2372 square metres being part of Easement A on RP726924) being part of Lot 1 on RP736042 contained in Title Reference: 21299112.

An area of about 1442 square metres being part of Lot 1 on RP732066 contained in Title Reference: 21565208.

An area of 1134 square metres being the whole of Lot 4 on SP197309 contained in Title Reference: 50667311.

An area of about 2.425 hectares being part of Lot 183 on SP266889 contained in Title Reference: 50996624.

An area of about 2.307 hectares being part of Lot 188 on Crown Plan K1241 contained in Title Reference: 20544083.

An area of about 2.487 hectares being part of Lot 2 on RP720394 contained in Title Reference: 20739032.

An area of about 2.729 hectares being part of Lot 16 on RP855618 contained in Title Reference: 21571216.

An area of about 1.729 hectares being part of Lot 15 on RP855619 contained in Title Reference: 50008707.

An area of about 3072 square metres (including about 300 square metres being part of Easement F on SP241171) being part of Lot 1 on RP702672 contained in Title Reference: 20195120.

An area of about 4.624 hectares being part of Lot 3 on RP702672 contained in Title Reference: 20195121.

An area of about 1.479 hectares (including about 600 square metres being part of Easement G on SP241172, about 1030 square metres being part of Easement B on SP210128 and about 457 square metres being part of Easement A on RP726915) being part of Lot 2 on RP713682 contained in Title Reference: 21313192.

An area of about 6.351 hectares being part of Lot 13 on SP254859 contained in Title Reference: 50891375.

An area of about 4.358 hectares being part of Lot 12 on SP254859 contained in Title Reference: 50891374.

An area of about 3.264 hectares (including about 2879 square metres being part of Easement C on RP722533) being part of Lot 11 on SP254859 contained in Title Reference: 50891373.

An area of about 635 square metres being part of Lot 103 on SP190925 contained in Title Reference: 50676653.

An area of 3641 square metres being the whole of Lot 102 on SP190925 contained in Title Reference: 50676652.

An area of about 1.849 hectares (including about 242 square metres being part of Easement B on RP722534) being part of Lot 1 on RP736046 contained in Title Reference: 21429136.

An area of about 861 square metres being part of Lot 5 on RP728844 contained in Title Reference: 21449001.

As shown approximately on Plans R8-552, R8-554(B), R8-555, R8-556, R8-557, R8-559, R8-560, R8-561, R8-562 and R8-563 held in the office of the Chief Executive, Department of Transport and Main Roads, Brisbane.

Mackay Region
Mackay Ring Road
495/6828; 7241 and 7837 to 7862

ENDNOTES

1. Made by the Governor in Council on 11 August 2016.
2. Published in the Gazette on 12 August 2016.
3. Not required to be laid before the Legislative Assembly.
4. The administering agency is the Department of Transport and Main Roads.

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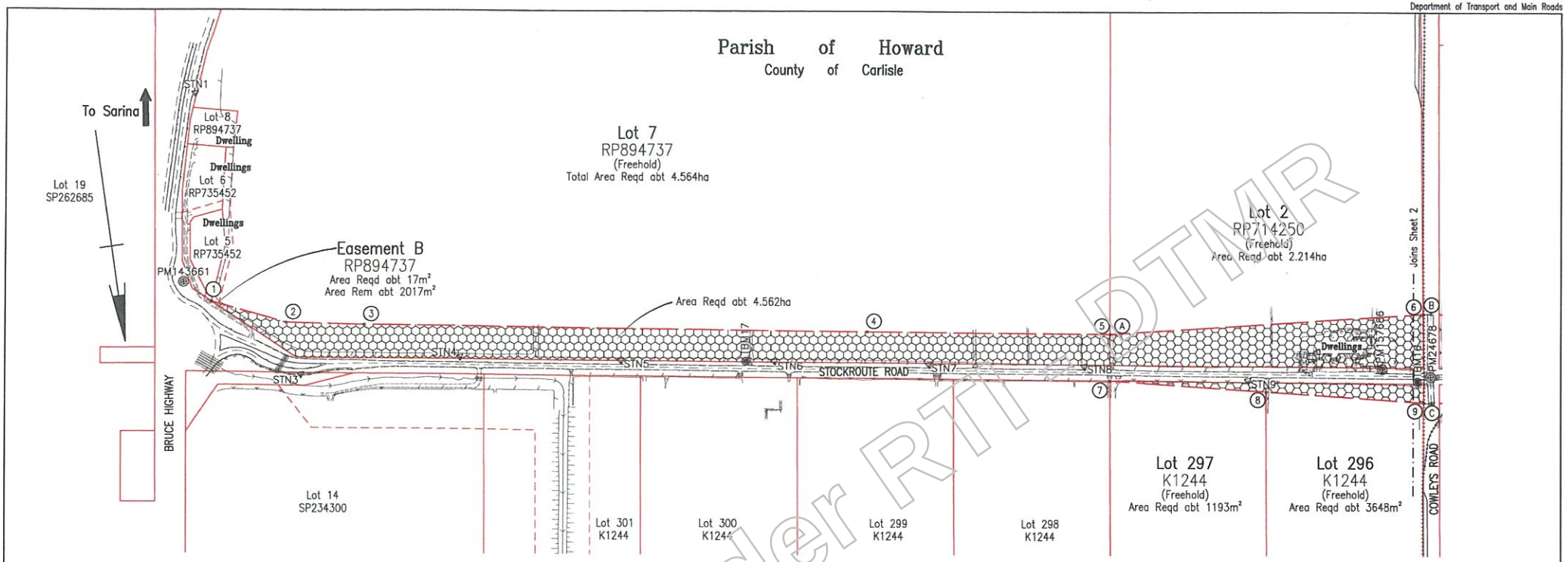

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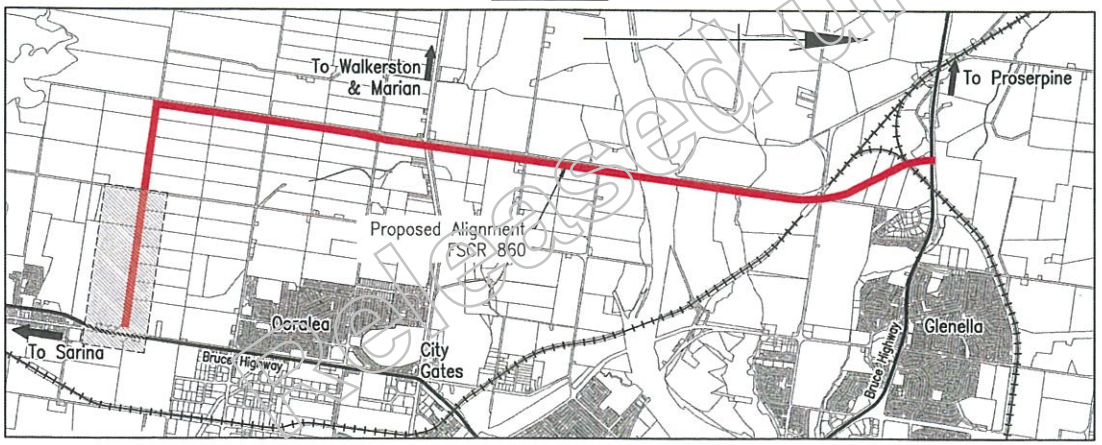
LOCALITY PLAN



PERMANENT MARKS AND SURVEY STATIONS

Station	Co-Oridinates		Description
	Easting	Northing	
PM26015	723040.066	7654115.430	Brass Plaque
PM143661	723086.327	7654502.370	Steel Rod
TBM17	722385.551	7654706.470	Star Picket
PM157686	721576.867	7654833.565	Steel Rod
TBM16	721534.532	7654855.523	Ramset
PM24678	721516.756	7654851.988	Brass Plaque Buried
STN1	723037.084	7654262.911	Spike
STN3	722954.303	7654642.354	Spike
STN4	722748.861	7654649.196	Spike
STN5	722544.624	7654683.278	Spike
STN6	722349.537	7654711.725	Spike
STN7	722153.077	7654744.541	Spike
STN8	721955.257	7654775.373	Spike
STN9	721749.926	7654822.879	Spike
STN81	721458.599	7654855.359	Spike

NEW BOUNDARY POINTS

Point	Co-Ordinates		Remark
	Easting	Northing	
1	–	–	On Boundary Corner
2	722962.924	7654573.307	
3	722864.350	7654590.136	
4	722226.092	7654691.568	
5	–	–	On Boundary on Line 9–A
6	–	–	On Boundary on Line 5–B
7	–	–	On Boundary Corner
8	–	–	On Boundary on Line 7–C
9	–	–	On Boundary on Line 8–C

SETOUT POINTS

Point	Co-Ordinates	
	Easting	Northing
A	721905.952	7654740.730
B	721504.370	7654771.441
C	721520.315	7654885.810

File Ref.	Plan No.	Lot No.	Tenure And Purpose Of Requirement	Area Reqt.	Area Rem.
4	K1244	296	Freehold | Transport, in particular, road	3648m²	11.776ha
3	K1244	297	Freehold | Transport, in particular, road	1193m²	12.022ha
2	RP714250	2	Freehold | Transport, in particular, road	2.214ha	17.901ha
1	RP894737	7	Freehold | Transport, in particular, road Includes abt 17m² of Easement B	4.564ha	63.976ha

File Reference And Resumption Details

Area Required Shown Thus

Cadastral Map 8755–4133 | Parish of Howard | County of Carlisle

Survey Data	
Datum	GDA94
Horiz. Datum	MGA94 ZONE 55
Height Datum	AHD DERIVED
Survey Books	MR94213

Working drawings

Scales: 0 25 50 75 100m

Dimensions in metres except where shown otherwise. Areas in hectares (ha) or square metres (m2).

MACKAY REGIONAL COUNCIL
MACKAY RING ROAD

Auxiliary drawings: 650500; 678175 – 678185 (Inclusive)

Drawing: JH | Checked: DS | Reqmts. DS | Checked WW

TMR Review: Original signed by A. Blines. Date: 28/07/2015

Resumption Requirements Approved: Original signed by P. Aprile. 28/7/2015

Queensland Government

Job No.	242/860/1
Resumption Plan No.	R8–554
Drawing No.	678174 B
Series Number	1 of 10

MRR_Resumption (02/11)

G			
F			
E			
D			
C			
B	Boundary revised		3/4/15
A	Original Issue A3		
	Revisions/Descriptions	Certification	Date

Microfilmed

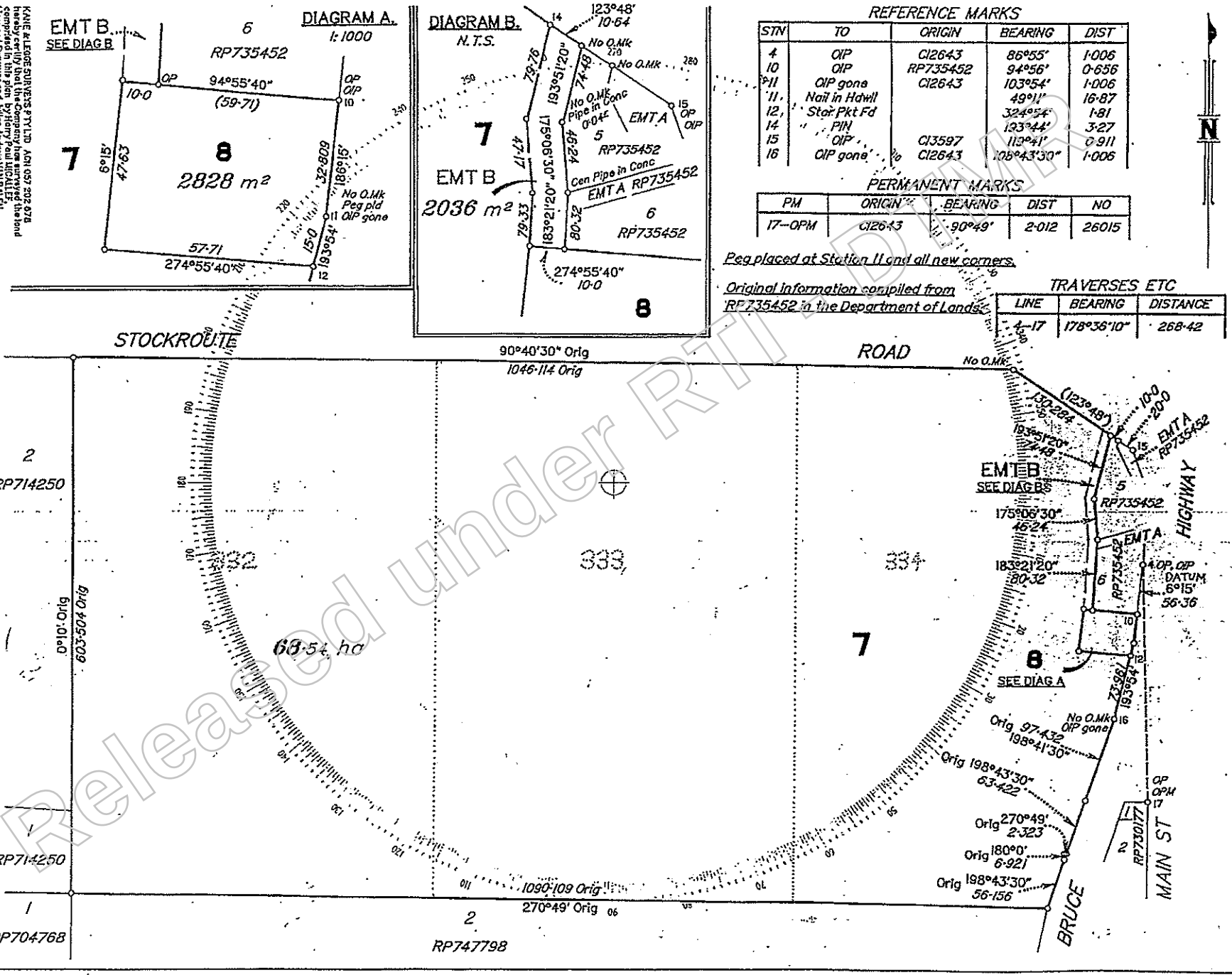
CAD FILES G:\MKYD\RIP Projects\Const Rehab MWks\242_860_1 & 242_10G_906\2 – Development\Drawings\Autocad\Resumptions\RESUMPTION PLANS – Stand678174–RP_RevB.dwg

Last Modified :- Sep 03, 2015 - 2:28pm

894131 PLAN MUST BE DRAWN WITHIN BLACK LINES 894131

LAND TITLE ACT 1994 SURVEY PLAN 95213

JVB\cam\95213RP FORM 21 VERSION 1



REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
4	OIP	CI2643	86°55'	1·006
10	OIP	RP735452	94°56'	0·656
11	OIP gone	CI2643	103°54'	1·006
11	Nail in Hdwll		49°11'	16·87
12	Star Pkt Fd		324°54'	1·81
14	" PIN		123°44'	3·27
15	OIP	CI3597	113°41'	0·911
16	OIP gone	CI2643	105°43'30"	1·006

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO
17—OPM	CI2643	90°49'	2·012	26015

Peg placed at Station 11 and all new corners.

Original information compiled from RP735452 in the Department of Lands.

TRAVERSES ETC

LINE	BEARING	DISTANCE
4—17	178°36'10"	268·42

KANE & LEGGE SURVEYS PTY LTD ACN 057 202 678 hereby certify that the Company has surveyed the land comprised in this plan by Henry Paul MCCALLEY, Licensed Surveyor and Julian Andrew VAN BALEN, Surveying Graduate for whose work the company accepts responsibility, that the plan is accurate, that the solid survey was performed in accordance with the Surveyors Act 1977 and the Surveyors Regulations 1992 and that the survey was completed on 25/10/95.

KANE AND LEGGE SURVEYS PTY. LTD. A.C.N. 057 202 678

Rodney Kevin LEGGE Director

Daniel Barrie CLARKE Director

Date 22-11-95

PLAN OF LOTS 7 & 8 & Proposed Easement B in Lot 7

Cancelling Lot 7 on RP735452

ORIGINAL Portion 332 - 334

HERIDIAN	MAP REF	SCALE	ENDORSED	ARCHIVED
RP735452	BAKERS CREEK 8755-423	1:4000	RGV 9/2/96	NORTHERN

NO SURVEY RECORDS DEPOSITED

PARISH HOWARD

COUNTY Carlisle

TOWN/LOCALITY BAKERS CREEK

LOCAL GOVERNMENT MACKAY C.C.

LANDS REGION MACKAY

MINING DISTRICT

REGISTERED PLAN 894737

CISP

CROWN COPYRIGHT RESERVED

Released under RTI - DNRM

894131 WARNING - PLAN MAY BE ROLLED - A FOLDED OR MUTILATED PLAN WILL NOT BE ACCEPTED 894131

WARNING - PLAN MAY BE ROLLED A FOLDED OR MUTILATED PLAN WILL NOT BE ACCEPTED

701241936

$181.00
02/04/1996 15:40
MY 400 NT PLAN OF SURV ORIG

Lodged by Macrossan & Amott
55 Gordon St
Mackay Q 4740
(Include address, phone number and reference)

Particulars entered ~~in the Register~~ on the Titles listed below,

REGISTERED
22 MAY 1996
EXAM. INITS.

Title Reference	Description	New Lots	Emt
21176085	LOT 7 on RP735452	7, 8	B

NEW TITLES
LOT 7 - 50125576
8 - 50125577

Portion Allocation	
Lot	Original Por.
7	332, 333, 334
8	334

(Names in full)

* As Registered Owner of this land * ~~As Lessee/s of Miners Homestead~~ agree to this Plan, # and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

S

* Rule out whichever is inapplicable
# NOTE: A Lessee of a Miners Homestead is unable to dedicate Public Use Land.

* MACKAY CITY COUNCIL
certifies that all the requirements of this Council, the Local Government Act 1993, the Local Government (Planning and Enviroment) Act 1990 and all Local Laws, # ~~and the City of Brisbane Act 1924 and all Ordinances thereunder~~, have been complied with and approves this plan of Subdivision, SUBJECT TO grant of easement B in favour of Lot 8 for access purposes.

Dated this 2nd day of February 1996

..... Mayor
~~# Appointed Officer~~

Chief Executive Officer

* Insert the name of the Local Government
# Delete for Local Governments other than the City of Brisbane

For Additional Plans & Documents/Notices Refer to CISP

NP 24/5/96

SURVEY EXAMINATION	ORIGINAL GRANT	CHARTING	LODGEMENT FEES	REFERENCES
Exam. Fee $ 145.00		Charted	Survey Exam $	Lands File 894737
Receipt No. 804816			Lodg. Exam & Ass $ 82	Local Government Reference
Date 4/12/95			2 New Titles $ 80	Surveyors Reference 95213
Deposited 4/12/95 SKH			Photocopy $ 14	
Examined 18/12/95 SKH			Postage $	REGISTERED PLAN 894737
Passed 18/12/95 SKH			TOTAL $ 181	

894737

894737

Released under RTI - DNRM

Glenroy S Dillon

From: [redacted]@htw.com.au>
Sent: Thursday, 15 September 2016 4:35 PM
To: Glenroy S Dillon
Subject: Ring Road Project - Contact Record for Scheduling Inspection
Attachments: Contact Record Report 15.09.16.pdf; MKY065917 Invoice.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Glen

Please find attached Contact Record and Invoice for Initial Scheduling of Inspections for the Ring Road Project.

Kind Regards

[redacted]
Valuation Coordinator

T (07) 4957 7348
E [redacted]@htw.com.au

25 River Street, Mackay, QLD, 4740
PO Box 865, Mackay, QLD, 4740

HERRON TODD WHITE | www.htw.com.au

Please consider the impact on the environment before you print this email

The information contained in this e-mail and any attachments are strictly private and confidential. This e-mail should only be read by the intended addressee. If you are not the intended addressee, you are strictly prohibited from using, reproducing, disclosing, or distributing the information contained herein and any attached files and/or documents. Unless stated otherwise, this email represents only the views of the sender and not the views of Herron Todd White. Before opening or using any files and/or attachments, we recommend you run your own virus protection, as although we will not knowingly transmit a virus, Herron Todd White accepts no liability for virus transmission. Liability limited by a scheme approved under Professional Standards Legislation. The scheme does not apply within Tasmania.

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Resump. Plan No.	(Ref)	Lot	Plan No.	Tenure	Total property area	Area required	Area remaining	Property Owner on Title Search	Contact Details	Intial Contact	Subsequent Contact	Scheduled	HTW Ref
								PROPOSED SOUTHERN ALIGNMENT					
R8-554	1	7	RP894737	FH	68.54	4.564	63.976	Ajana Park Pty Ltd	not relevant	Left Message 13/9/2016 9:35 am			

not relevant

Released under RTI - DTMR

Tax Invoice/Statement

Mackay
Herron Todd White
(Central QLD) Pty Ltd
ABN 57 608 235 507

25 River Street
PO Box 865 Mackay Qld 4740
Telephone (07) 4957 7348
Facsimile (07) 4951 2621
Email mackay@htw.com.au
htw.com.au

Whitsunday Gladstone
Rockhampton Bundaberg
Emerald Hervey Bay

HERRON TODD WHITE

Invoice No: MKY065917
Invoice Date: 15 September 2016

To:	Department of Transport and Main Roads Portfolio Investment & Programming GPO Box 1412 Brisbane QLD 4001 Attention: Glen Dillon	Instructed By:	Glen Dillon Department of Transport and Main Roads
Property:	Ring Road Project Mackay QLD 4740	Email:	Glenroy.S.Dillon@tmr.qld.gov.au
Applicant:		Your Reference:	
		Fee Comments:	Initial Scheduling of Inspections for Ring Road Project

Valuation Fee:
GST:
VALUATION FEE (INCLUDING GST):

not relevant

REMITTANCE ADVICE:

Note: **Terms are 30 days**

Please detach and return with your remittance to:
Herron Todd White (Central QLD) Pty Ltd
PO Box 379
Rockhampton QLD 4700

Ph: 07 4957 7348

Received From: Department of Transport and Main Roads
Invoice Number:
Amount:

not relevant

Alternatively pay by direct deposit to:

not relevant

Email: accounts.rockhampton@htw.com.au
On behalf of:
Invoice Date: 15/09/2016
Valuer:

Payment Authority by Credit Card

MasterCard Visa Valid to: _____/_____ **Amount: $**_____

Card No: ___/___/___/___/___/___/___/___/___/___/___/___/___/___/___/___ CCV No:
(If applicable - on back of card)

Signature of Cardholder: _____ Name on Card : _____

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Herron Todd White reserves the right to add any costs incurred in the process of collecting unpaid monies to the outstanding amount. These recovery costs may include, but are not limited to, collection agency fees or commissions, legal fees, postage, couriers, dishonour fees, bank fees.
** An additional payment processing fee of 1.5% applies to all Visa and Mastercard credit card payments. **
Liability limited by a scheme approved under Professional Standards Legislation. The scheme does not apply within Tasmania.

Please quote our Invoice Number when paying by Direct Deposit.

Released under RTI - DTMR

Glenroy S Dillon

From: Glenroy S Dillon
Sent: Wednesday, 5 October 2016 2:29 PM
To: [redacted]
Subject: Title information for south side

Follow Up Flag: Follow up
Flag Status: Flagged

Hi [redacted]

I have sent an Own Cloud link to you with the title information on properties south of the river.

The password is

If you have any trouble extracting the info let me know.

Kind regards,

Glen Dillon
Principal Property Officer | Strategic Property Management / Property Acquisitions & Disposals
Portfolio Investment & Programming | Department of Transport and Main Roads

Floor 2 | Carseldine - GOP Building D | 532 Beams Road | Carseldine Qld 4034
GPO Box 1412 | Brisbane Qld 4001
P: (07) 30666958 | F: (07) 30668228
M
E: glenroy.s.dillon@tmr.qld.gov.au
W: www.tmr.qld.gov.au

Released under RTI - DTMR

FORM 9 Version 2

EASEMENT

Queensland Land Registry

Land Title Act 1994 and Land Act 1994

701241940

$87.00

02/04/1996 15:41

MY 600 EASEMENT

Stamp Duty Imprint

REGISTERED

22 MAY 1996

EXAMINED

1. Grantor

Lodger Name, address & phone number LODGER CODE

2. Description of Easement/Lot Servient Tenement (burdened land)	County	Parish	Title Reference
Easement B in Lot 7 on RP894737	Carlisle	Howard	50125576

*Dominant Tenement (benefited land) *not applicable if easement in gross			
Lot 8 on RP894737	Carlisle	Howard	50125577

3. Interest being burdened

fee simple

*4. Interest being benefited
*not applicable if easement in gross
fee simple

5. Grantee Given Names Surname/Company Name and Number (include tenancy if more than one)

Joint Tenants

6. Consideration
ONE DOLLAR ($1.00)

7. Purpose of Easement
RIGHT OF WAY

8. Request/Execution
The Grantor for the above consideration grants to the Grantee the Easement over the servient tenement for the purpose stated in item 7 and the Grantor and Grantee covenant with each other in terms of:- #the attached schedule #the attached schedule and document no. #document no.

#delete inapplicable words

Witnessing Officer — Execution Date

signature 15 / 2 / 96

[redacted] full name

Solicitor occupation/office

as per Schedule 1 of Land Title Act 1994 (eg Legal Practitioner, JP, C. Dec)

Witnessing Officer — Execution Date

signature 15 / 2 / 96

[redacted] full name

Solicitor occupation/office

as per Schedule 1 of Land Title Act 1994 (eg Legal Practitioner, JP, C. Dec)

Witnessing Officer — Execution Date

signature 15 / 2 / 96

[redacted] full name

Solicitor occupation/office

as per Schedule 1 of Land Title Act 1994 (eg Legal Practitioner, JP, C. Dec)

Witnessing Officer — Execution Date

signature 15 / 2 / 96

[redacted] full name

Solicitor occupation/office

as per Schedule 1 of Land Title Act 1994 (eg Legal Practitioner, JP, C. Dec)

CISP NOTED 24-5-96

RTI - DTMR

Title Reference

1. The Grantors do hereby give and grant unto the Grantee full and free license, right, liberty and privilege for himself and his tenants, servants, agents, workmen, visitors and licensees in common with the Grantors and all others having the like right at all times hereafter by day or night with or without horses, cattle or other animals and all manner of carts, carriages, traction engines, motor cars and vehicles of any motive power and of any and every description laden or unladen for all lawful purposes connected with the use and enjoyment of the Dominant Tenement and every part or parts thereof for which the Dominant Tenement may be from time to time lawfully used and enjoyed to pass and repass and also to drive cattle and other beasts along, over, upon and across the Servient Tenement above described, the Grantee and they respectively in the exercise of the right and liberty hereby granted to him and he duly and properly shutting all gates and replacing all slip rails passed through (if any) now or hereafter existing on the boundary of the Servient Tenement AND ALSO the full and free right and liberty for the Grantee his successors and assigns and all or any such person or persons as aforesaid from time to time and at all times hereafter with workmen, horses, carts and other persons and things to enter in and upon the Servient Tenement, the right of use whereof is hereby granted and to make and lay roadways, causeways or otherwise to repair and amend the same road or way as there shall be occasion TO HAVE HOLD USE AND ENJOY the said liberty easement, right of way and privilege hereby granted or intended so to be made unto and to the use of the Grantee his successors and assigns and unto the registered proprietor or proprietors or the owner or owners and/or occupier or occupiers for the time being of the Dominant Tenement or any part thereof, and its respective heirs, executors, administrators and assigns as appurtenant to the Dominant Tenement and every part thereof for ever in common with the others having the like right.

Released under RTI Act DNR

FORM 18 - GENERAL CONSENT
Version 3

Title Act 1994 and Land Title Act 1994 — Queensland Land Registry

1. Description of Lot	County	Parish	Title Reference
Lot 7 on RP735452	Carlisle	Howard	21176085

2. Instrument being consented to

Instrument type: Easement

Dated: 15th February, 1996

Names of Parties

s Grantors

s Grantees

3. Instrument under which consent required

Dealing type

Dealing No.

Name of consenting party: Mackay City Council

4. Execution by Consenting Party

The party identified in item 3 consents to the registration of the instrument in item 2.

Witnessing Officer	Execution Date	Consenting Party's signature
..... signature	28 3 96	.....
..... full name		Mayor
..... occupation/office		.....
as per Schedule 1 of Land Title Act 1994 (eg Legal Practitioner, JP, C. Decl		Chief Executive Officer

Released under RTI - DTMR

View File Return To Top

INTERNAL HISTORICAL TITLE SEARCH
DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Search Date: 28/09/2016 14:54 Title Reference: 50125576
Date Created: 22/05/1996

Previous Title: 21176085

REGISTERED OWNER

Dealing No: 709046969 12/10/2005

AJANA PARK PTY LTD A.C.N. 010 973 547
TRUSTEE
UNDER INSTRUMENT 709046969

TRANSFER No 709046969
AJANA PARK PTY LTD A.C.N. 010 973 547 TRUSTEE
UNDER INSTRUMENT 709046969
Lodged at 09:22 on 12/10/2005 Recorded at 11:59 on 14/10/2005

TRANSFER No 707612185
:NANT IN COMMON 1/2
TENANT IN COMMON 1/2
Lodged at 15:20 on 01/04/2004 Recorded at 15:36 on 06/04/2004

TRANSMISSION BY DEATH No 707612169
TENANT IN COMMON 1/2
PERSONAL REPRESENTATIVE 1/2
UNDER INSTRUMENT NO.707612169.
Lodged at 15:18 on 01/04/2004 Recorded at 15:36 on 06/04/2004

TRANSFER No 705031707
[TENANT IN COMMON 1/2
TENANT IN COMMON 1/2
Lodged at 11:03 on 11/09/2001 Recorded at 11:59 on 21/09/2001

CORRECTION OF OWNER DETAILS No 704949634

JOINT TENANTS
Lodged at 15:21 on 07/08/2001 Recorded at 13:18 on 14/08/2001

ESTATE AND LAND

Estate in Fee Simple

LOT 7 REGISTERED PLAN 894737
Local Government: MACKAY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. REMOVAL OF WATER LICENSE NOTICE No 715338067
WATER NOTICE: 710696385
WATER NOTICE: 710704098
Lodged at 15:25 on 27/09/2013 Recorded at 15:28 on 27/09/2013

2. MORTGAGE No 714081745
WESTPAC BANKING CORPORATION A.B.N. 33 007 457 141
Lodged at 13:00 on 27/09/2011 Recorded at 14:49 on 27/09/2011

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INTERNAL HISTORICAL TITLE SEARCH
DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Search Date: 28/09/2016 14:54 Title Reference: 50125576
Date Created: 22/05/1996

EASEMENTS, ENCUMBRANCES AND INTERESTS

Released under RTI - DTMR

3. RELEASE No 714081743
   MORTGAGE: 711716529
   Lodged at 13:00 on 27/09/2011 Recorded at 14:49 on 27/09/2011

4. MORTGAGE No 711716529 CANCELLED BY 714081743
   SUNCORP-METWAY LTD A.B.N. 66 010 831 722
   Lodged at 14:39 on 12/06/2008 Recorded at 08:55 on 18/06/2008

5. RELEASE No 711716527
   MORTGAGE: 709046978
   Lodged at 14:39 on 12/06/2008 Recorded at 08:55 on 18/06/2008

6. MORTGAGE No 709046978 CANCELLED BY 711716527
   BANK OF QUEENSLAND LIMITED A.B.N. 32 009 656 740
   Lodged at 09:23 on 12/10/2005 Recorded at 11:59 on 14/10/2005

7. APPLICATION FOR TITLE No 705136635
   A Certificate of Title has been issued
   Lodged at 10:38 on 24/10/2001 Recorded at 08:05 on 25/10/2001

8. APPLICATION FOR TITLE No 701455054
   A duplicate copy of this Title has been requested.
   Lodged at 11:58 on 23/07/1996 Recorded at 09:58 on 02/08/1996

9. EASEMENT No 701241940
   burdening the land to
   LOT 8 ON RP 894737 OVER
   EASEMENT B ON RP 894737
   Lodged at 15:41 on 02/04/1996 Recorded at 14:39 on 22/05/1996

10. Rights and interests reserved to the Crown by
    Deed of Grant No. 10255223 (POR 332)
    (POR 333)
    (POR 334)

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status	Location
708978755	SETTLMNT NTC	15/09/2005 10:59	NTC	MY-GEN -00
710696385	WATER NOTICE WATER ACT 2000	15/06/2007 12:26	NTC	DL-WERD -00
710704098	WATER NOTICE WATER ACT 2000	18/06/2007 11:41	NTC	DL-WERD -00
714077626	SETTLMNT NTC	23/09/2011 12:16	NTC	BE-RECV -00
716751743	NOTC INT RES ACQUISITION OF LAND ACT 1967	15/09/2015 08:54	CUR	EC-GEN -00

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

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INTERNAL HISTORICAL TITLE SEARCH
DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Search Date: 28/09/2016 14:54 Title Reference: 50125576
Date Created: 22/05/1996

Caution - Charges do not necessarily appear in order of priority

** End of Historical Title Search **

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INTERNAL CURRENT TITLE SEARCH
DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Search Date: 28/09/2016 14:54 Title Reference: 50125576
Date Created: 22/05/1996

Previous Title: 21176085

REGISTERED OWNER

Dealing No: 709046969 12/10/2005

AJANA PARK PTY LTD A.C.N. 010 973 547
TRUSTEE
UNDER INSTRUMENT 709046969

ESTATE AND LAND

Estate in Fee Simple

LOT 7 REGISTERED PLAN 894737
Local Government: MACKAY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10255223 (POR 332)
(POR 333)
(POR 334)

2. EASEMENT No 701241940 02/04/1996 at 15:41
burdening the land to
LOT 8 ON RP 894737 OVER
EASEMENT B ON RP 894737
Lodged at 15:41 on 02/04/1996 Recorded at 14:39 on 22/05/1996

3. MORTGAGE No 714081745 27/09/2011 at 13:00
WESTPAC BANKING CORPORATION A.B.N. 33 007 457 141
Lodged at 13:00 on 27/09/2011 Recorded at 14:49 on 27/09/2011

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status	Location
716751743	NOTC INT RES ACQUISITION OF LAND ACT 1967	15/09/2015 08:54	CUR	EC-GEN -00

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Page 1/1

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Glenroy S Dillon

From: [redacted]@htw.com.au>
Sent: Friday, 7 October 2016 11:21 AM
To: Glenroy S Dillon
Cc: [redacted]
Subject: Updated Contact Record Report
Attachments: Contact Record Report 7.10.16.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Glen

Please find attached updated contact record report.

Kind Regards

[redacted]
Valuation Coordinator

T (07) 4957 7348
E [redacted]@htw.com.au

25 River Street, Mackay, QLD, 4740
PO Box 865, Mackay, QLD, 4740

HERRON TODD WHITE | www.htw.com.au

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Resump. Plan No.	(Ref)	Lot	Plan No.	Tenure	Total property area	Area required	Area remaining	Property Owner on Title Search	Contact Details	Intial Contact	Subsequent Contact	Scheduled	HTW Ref	Inspected
								PROPOSED SOUTHERN ALIGNMENT						
RB-554	1	7	RP894737	FH	68.54	4.564	63.976	Ajana Park Pty Ltd	not relevant	Left Message 13/9/2016 9:35 am	returned call 19 Sep while I was on leave. I returned Call 4 Oct at 2:25 pm and left message with B			

not relevant

Released under RTI - DTMR

Glenroy S Dillon

From: Glenroy S Dillon
Sent: Friday, 7 October 2016 10:56 AM
To: [redacted]
Subject: Overall route plan
Attachments: 60342905 - Mackay Ring Road Overall Plan - Stage 1 -.pdf

Hi [redacted]

Please don't take the proposed access points as accurate.

Kind regards,

Glen Dillon
Principal Property Officer | Strategic Property Management / Property Acquisitions & Disposals
Portfolio Investment & Programming | Department of Transport and Main Roads

Floor 2 | Carseldine - GOP Building D | 532 Beams Road | Carseldine Qld 4034
GPO Box 1412 | Brisbane Qld 4001
P: (07) 30666958 | F: (07) 30668228
M:
E: glenroy.s.dillon@tmr.qld.gov.au
W: www.tmr.qld.gov.au

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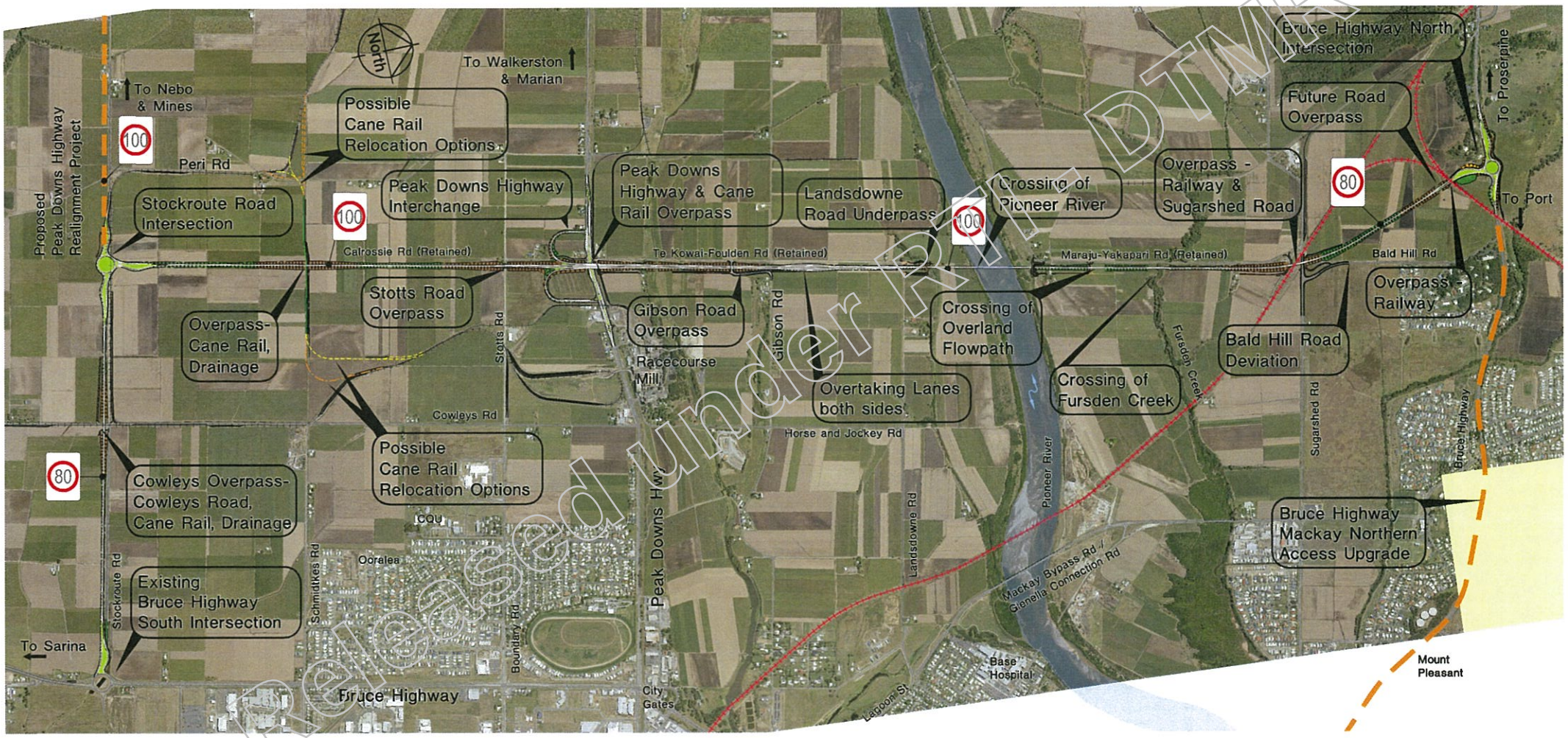

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Glenroy S Dillon

From: [redacted]@htw.com.au>
Sent: Friday, 14 October 2016 1:16 PM
To: Glenroy S Dillon
Cc: [redacted]
Subject: Contact Record Report 14 October
Attachments: Contact Record Report 14.10.16.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi [redacted]

Please find attached updated contact record report.

Kind Regards

[redacted]
Valuation Coordinator

T (07) 4957 7348
E [redacted]@htw.com.au

25 River Street, Mackay, QLD, 4740
PO Box 865, Mackay, QLD, 4740

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Resump. Plan No.	Ref	Lot	Plan No.	Tenure	Total property area	Area required	Area remaining	Property Owner on Title Search	Contact Details	Intial Contact	Subsequent Contact	Scheduled	HTW Ref	Inspected
								PROPOSED SOUTHERN ALIGNMENT						
R8-554	1	7	RP894737	FH	68.54	4.564	63.976	Ajana Park Pty Ltd	[redacted]	Left Message 13/9/2016 9:35 am	[redacted] returned call 19 Sep while I was on leave. I returned [redacted] Call 4 Oct at 2:25 pm and left message with [redacted]. Rang [redacted] again 11 October 2016 at 9:30am He advised that he would like to wait for the noise and hydro. Reports to be completed. he will make contact with [redacted] and get back in touch.			

not relevant

not relevant

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Glenroy S Dillon

From: MRRP
Sent: Monday, 24 October 2016 11:14 AM
To: [redacted]@htw.com.au
Cc: Emma J Rix; Mark P Jones; Glenroy S Dillon
Subject: Mackay Ring Road Project - Resumption boundaries on project layout plans for valuer

Follow Up Flag: Follow up
Flag Status: Flagged

[redacted]

Please find attached link to our file sharing portal to gain access to the layout plans for the ring road project showing the resumption boundaries and a few other details transferred from the resumption plans. We have also added some dimensions which may assist you in your calculations of cropping areas and impacts upon farms.

https://owncloud.tmr.qld.gov.au/public.php?service=files&t=6de1a0a0dea5050c79f7478635d25f3a
Password: [redacted]
Please note this link will expire on 14/11/16

Kind regards,

Anthony Blines
Principal Project Manager | Mackay/Whitsunday District
Program Delivery & Operations | Department of Transport and Main Roads

2nd Floor | Mackay Office | 44 Nelson Street | Mackay Qld 4740
PO Box 62 | Mackay Qld 4740
P: (07) 49518556 | F: (07) 49518546

E: anthony.g.blines@tmr.qld.gov.au
W: www.tmr.qld.gov.au

Customers first Ideas into action Unleash potential Be courageous Empower people
Great state. Great opportunity.
Queensland Government

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AECOM

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Last modified: 13 Oct 16 - 16:42
CAD Ref: J:\60342905\5. CAD\25-SKETCHES\60342905-SK-10001.dwg

60342905
ISSUE 1

NOT TO BE USED FOR CONSTRUCTION

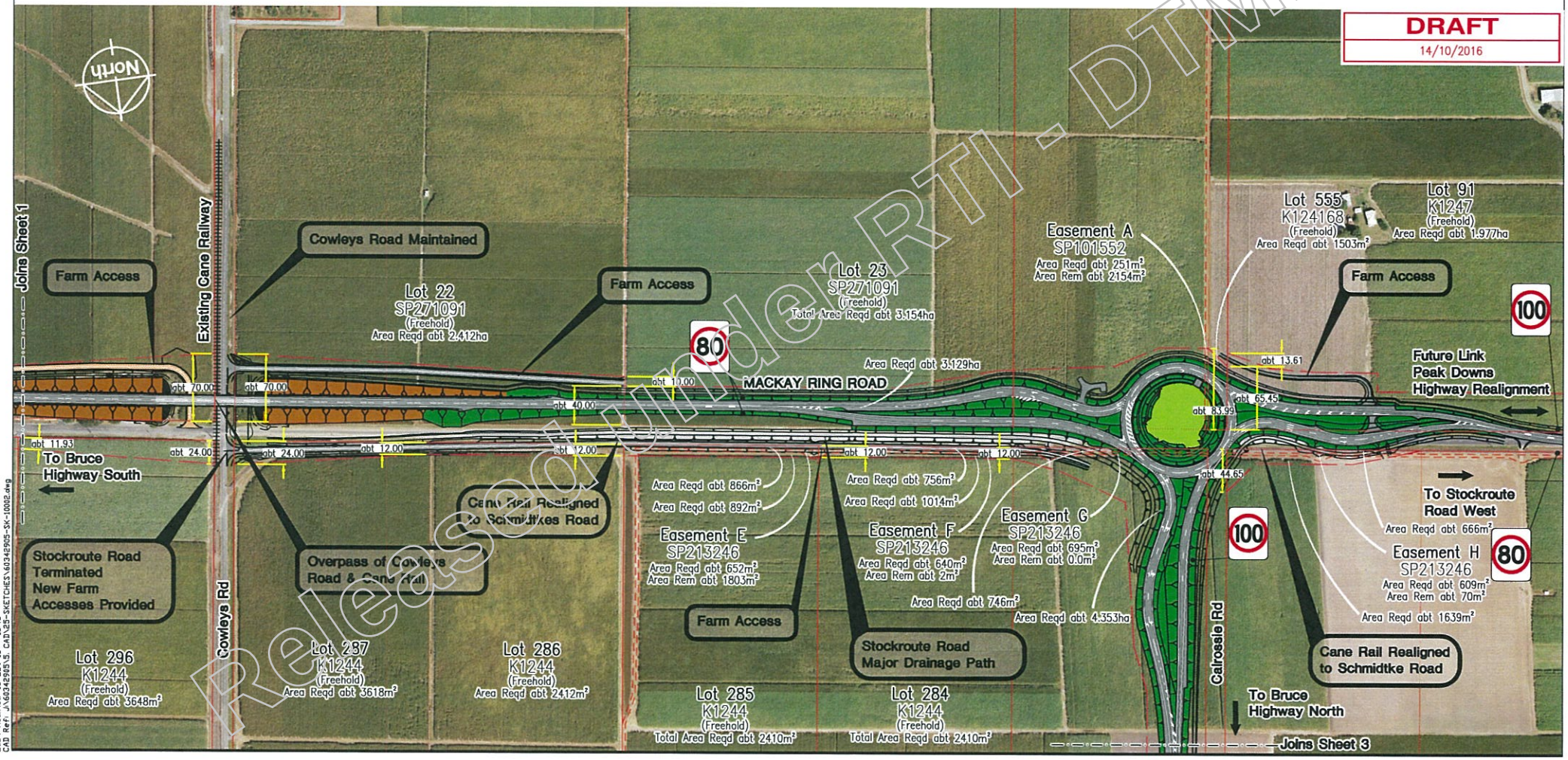
DRAWING IN PROGRESS	DATE: 14/10/16 REVISION: DRAFT

0 20 40 60 80m 1:2000 (A1)

DEPARTMENT OF TRANSPORT AND MAIN ROADS
MACKAY RING ROAD PROJECT
GENERAL ARRANGEMENT - SHEET 1 OF 8
60342905-SK-10001

NOT FOR CONSTRUCTION

AECOM



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60342905
ISSUE 1

NOT TO BE USED
FOR CONSTRUCTION

DRAWING IN PROGRESS	DATE: 14/10/16 REVISION: DRAFT

0 20 40 60 80m 1:2000 (A1)

DEPARTMENT OF TRANSPORT AND MAIN ROADS
MACKAY RING ROAD PROJECT
GENERAL ARRANGEMENT - SHEET 2 OF 8
60342905-SK-10002

Glenroy S Dillon

From: [redacted]htw.com.au>
Sent: Friday, 23 December 2016 10:28 AM
To: Glenroy S Dillon; Mark P Jones
Subject: Mackay Ring Road - Updated Contact Record Report
Attachments: Contact Record Report 23.12.16.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning

Please find attached updated contact record report.

Kind Regards

[redacted]
Valuation Coordinator

T (07) 4957 7348
E [redacted]@htw.com.au

25 River Street, Mackay, QLD, 4740
PO Box 865, Mackay, QLD, 4740

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Resump. Plan No.	(Ref)	Lot	Plan No.	Tenure	Total property area	Area required	Area remaining	Property Owner on Title Search	Contact Details	Intial Contact	Subsequent Contact	Scheduled	HTW Ref	Inspected
								PROPOSED SOUTHERN ALIGNMENT						
not relevant														
R8-554	1	7	RP894737	FH	68.54	4.564	63.976	Ajana Park Pty Ltd	KL) 49110500	Left Message 13/9/2016 9:35 am	returned call 19 Sep while I was on leave. I returned Call 4 Oct at 2:25 pm and left message with again 11 October 2016 at 9:30am He advised that he would like to wait for the noise and hydro. Reports to be completed. he will make contact with and get back in touch. Rang direct line 17 Oct at 2:00 pm on and left message. SH Rang main line 19 Oct 9.50am and left msg with & sent an email 9kellylegal.com.au to arrange access mailed back to advised he would contact his clients and come back to us. SH 24 Oct 10.30am Emailed to follow up re inspection. SH 31 Oct 4.40pm Emailed to follow up inspection. SH received email from 2 Nov re Advised he is waiting to hear back from owners but appears inspection end of next week should be ok. SH 8 Nov Emailed to follow up inspection for this week. SH 13/12 Re Called Tr to arrange access. I spoke with however she requested we contac at Kelly Legal to arrange access through him. He will then arrange with her.			
not relevant														

Released under RTI DTMR

Glenroy S Dillon

From: [redacted]@htw.com.au>
Sent: Wednesday, 1 February 2017 1:10 PM
To: Glenroy S Dillon
Subject: Contact Record Report
Attachments: Contact Record Report 1.02.17.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi [redacted]

Please find attached updated contact record report.

Kind Regards

[redacted]
Valuation Coordinator

T (07) 4957 7348
E [redacted]@htw.com.au

25 River Street, Mackay, QLD, 4740
PO Box 865, Mackay, QLD, 4740

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Resump. Plan No.	(Ref)	Lot	Plan No.	Tenure	Total property area	Area required	Area remaining	Property Owner on Title Search	Contact Details	Intial Contact	Subsequent Contact	Scheduled	HTW Ref	Inspected
								PROPOSED SOUTHERN ALIGNMENT						
not relevant														
R8-554	1	7	RP894737	FH	68.54	4.564	63.976	Ajana Park Pty Ltd		Left Message 13/9/2016 9:35 am				
not relevant														

Released under TMR

Glenroy S Dillon

From: Glenroy S Dillon
Sent: Wednesday, 15 February 2017 10:11 AM
To: [redacted]@htw.com.au
Cc: Mark P Jones
Subject: Fwd: Ring Road - DTMR Valuer Inspections
Attachments: image001.gif; ATT00001.htm; image002.gif; ATT00002.htm; image003.gif; ATT00003.htm; image004.gif; ATT00004.htm; Schedule of Inspections with DTMR Valuer.PDF.pdf; ATT00005.htm

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: DMS

Hi [redacted]

[redacted] has forwarded a list of inspection times. Please let me know if these are practical for you.

Best regards
Glen Dillon
Principal Property Officer (North Queensland) | Strategic Property Management / Property Acquisitions & Disposals
Portfolio Investment & Programming | Department of Transport and Main Roads

Floor 2 | Carseldine - GOP Building D | 532 Beams Road | Carseldine Qld 4034
GPO Box 1412 | Brisbane Qld 4001
P: (07) 30666958 | F: (07) 30668228
M [redacted]
E: glenroy.s.dillon@tmr.qld.gov.au
W: www.tmr.qld.gov.au

Sent from my iPad

Begin forwarded message:

> **From:** S[redacted]@kellylegal.com.au>
> **Date:** 15 February 2017 at 9:55:50 am AEST
> **To:** "glenroy.s.dillon@tmr.qld.gov.au" <glenroy.s.dillon@tmr.qld.gov.au>
> **Subject: Ring Road - DTMR Valuer Inspections**
>
> Glen,
>
> Please see ***attached*** proposed schedule of inspection times for DTMR's valuer.
>
> Please advise.
>
> Regards,
>
> [redacted] **LLB, MBA, M Tax Law)**
> Lawyer and Director
> DIRECT PHONE: (07) 4911 0505
>
> **Kelly Legal**
> **PHONE:** (07) 4911 0500

cleared under RTI - DTMR

MAIL: PO Box 1035, Mackay Qld 4740
ADDRESS: Level 2, 65 Sydney Street, Mackay Qld 4740

Released under RTI - DTMR

Schedule of Inspections with DTMR Valuer

Wednesday, 1 March 2017	
not relevant	
Thursday, 2 March 2017	
not relevant	
10:30 am	Ajana Park
Friday, 3 March 2017	
not relevant	

Released under RTI - DTMR

Glenroy S Dillon

From: Glenroy S Dillon
Sent: Wednesday, 15 February 2017 10:09 AM
To: [redacted]
Subject: Re: Ring Road - DTMR Valuer Inspections

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: DMS

Thanks [redacted]

I'll forward the inspection times to [redacted]

Best regards
Glen Dillon
Principal Property Officer (North Queensland) | Strategic Property Management / Property Acquisitions & Disposals
Portfolio Investment & Programming | Department of Transport and Main Roads

Floor 2 | Carseldine - GOP Building D | 532 Beams Road | Carseldine Qld 4034
GPO Box 1412 | Brisbane Qld 4001
P: (07) 30666958 | F: (07) 30668228
M
E: glenroy.s.dillon@tmr.qld.gov.au
W: www.tmr.qld.gov.au

Sent from my iPad

On 15 Feb 2017, at 9:55 am, [redacted] @kellylegal.com.au> wrote:

[redacted]

Please see ***attached*** proposed schedule of inspection times for DTMR's valuer.

Please advise.

Regards,

[redacted] LLB, MBA, M Tax Law)
Lawyer and Director
DIRECT PHONE: (07) 4911 0505

<image004.gif>

Kelly Legal
PHONE: (07) 4911 0500
MAIL: PO Box 1035, Mackay Qld 4740
ADDRESS: Level 2, 65 Sydney Street, Mackay Qld 4740

<image001.gif> <image002.gif> <image003.gif> www.kellylegal.com.au

Kelly Legal Pty Ltd ABN 15 125 481 361
Individual liability limited by a scheme approved under professional standards legislation

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<Schedule of Inspections with DTMR Valuer.PDF.pdf>

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Glenroy S Dillon

From: Glenroy S Dillon
Sent: Wednesday, 15 February 2017 4:32 PM
To: [redacted]
Subject: RE: Ring Road - DTMR Valuer Inspections

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: DMS

Hi [redacted]

I'll let [redacted] know.

Kind regards,

Glen Dillon
Principal Property Officer | Strategic Property Management / Property Acquisitions & Disposals
Portfolio Investment & Programming | Department of Transport and Main Roads

Floor 2 | Carseldine - GOP Building D | 532 Beams Road | Carseldine Qld 4034
GPO Box 1412 | Brisbane Qld 4001
P: (07) 30666958 | F: (07) 30668228
E: glenroy.s.dillon@tmr.qld.gov.au
W: www.tmr.qld.gov.au

From: [redacted] [mailto [redacted] kellylegal.com.au]
Sent: Wednesday, 15 February 2017 4:23 PM
To: Glenroy S Dillon <Glenroy.S.Dillon@tmr.qld.gov.au>
Subject: RE: Ring Road - DTMR Valuer Inspections

They have already confirmed the times. He can contact me if he wants anything.

[redacted] **(LLB, MBA, M Tax Law)**
Lawyer and Director
DIRECT PHONE: (07) 4911 0505

Kelly Legal
PHONE: (07) 4911 0500
MAIL: PO Box 1035, Mackay Qld 4740
ADDRESS: Level 2, 65 Sydney Street, Mackay Qld 4740

www.kellylegal.com.au

Kelly Legal Pty Ltd ABN 15 125 481 361
Individual liability limited by a scheme approved under professional standards legislation

---

From: Glenroy S Dillon [mailto:Glenroy.S.Dillon@tmr.qld.gov.au]
Sent: Wednesday, 15 February 2017 4:19 PM
To: [redacted]
Subject: RE: Ring Road - DTMR Valuer Inspections

Hi [redacted]

[redacted] will contact your clients and confirm the proposed inspection times.

Released under RTI - DTMR

Kind regards,

Glen Dillon
Principal Property Officer | Strategic Property Management / Property Acquisitions & Disposals
Portfolio Investment & Programming | Department of Transport and Main Roads

Floor 2 | Carseldine - GOP Building D | 532 Beams Road | Carseldine Qld 4034
GPO Box 1412 | Brisbane Qld 4001
P: (07) 30666958 | F: (07) 30668228

E: glenroy.s.dillon@tmr.qld.gov.au
W: www.tmr.qld.gov.au

From: [redacted] [mailto:[redacted]@kellylegal.com.au]
Sent: Wednesday, 15 February 2017 9:56 AM
To: Glenroy S Dillon <Glenroy.S.Dillon@tmr.qld.gov.au>
Subject: Ring Road - DTMR Valuer Inspections

[redacted]

Please see ***attached*** proposed schedule of inspection times for DTMR's valuer.

Please advise.

Regards,

[redacted] **LLB, MBA, M Tax Law)**
Lawyer and Director
DIRECT PHONE: (07) 4911 0505

Kelly Legal
PHONE: (07) 4911 0500
MAIL: PO Box 1035, Mackay Qld 4740
ADDRESS: Level 2, 65 Sydney Street, Mackay Qld 4740

www.kellylegal.com.au

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or endorsed organisations utilising the same infrastructure.
****

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Glenroy S Dillon

From: Glenroy S Dillon
Sent: Friday, 24 February 2017 1:08 PM
To:
Subject: Contact details for clients of Kelly Legal

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: DMS

Hi

You have asked for contact details so that you can confirm appointment times or advise of any delays. As requested I have the following information:

Ajana Park Pty Ltd

not relevant

If you have any problems with these numbers please let me know.

Please be advised that, at our request, Kelly Legal has arranged for a later meeting time with the NR This is now 12 midday 3 March 2017.

Kind regards,

Glen Dillon
Principal Property Officer | Strategic Property Management / Property Acquisitions & Disposals
Portfolio Investment & Programming | Department of Transport and Main Roads

Floor 2 | Carseldine - GOP Building D | 532 Beams Road | Carseldine Qld 4034
GPO Box 1412 | Brisbane Qld 4001
P: (07) 30666958 | F: (07) 30668228

E: glenroy.s.dillon@tmr.qld.gov.au
W: www.tmr.qld.gov.au

Released under RTI - DTMR

Glenroy S Dillon

From: [redacted]@htw.com.au>
Sent: Thursday, 2 March 2017 3:00 PM
To: Glenroy S Dillon
Cc: [redacted]
Subject: Request For Town Planning Report - Ajana Park Park - L7 RP894737 & L392 SP257985

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: DMS

Hi Glen,

Further to our discussion today, can you please arrange a town planning report on these lots.

Thanks

[redacted]

[redacted] | FAPI - Certified Practising Valuer
Director

T 07 4957 7348 | M [redacted]
E [redacted]@htw.com.au

25 River Street, Mackay, QLD, 4740
PO Box 865, Mackay, QLD, 4740

HERRON TODD WHITE | www.htw.com.au

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Glenroy S Dillon

From: Glenroy S Dillon
Sent: Monday, 6 March 2017 2:31 PM
To: [redacted]
Subject: Town Planning advice MRRP

Follow Up Flag: Follow up
Flag Status: Flagged

Hi [redacted]

[redacted] has requested town planning advice for three properties:

not relevant

Ajana Park Pty Ltd – [redacted] would also like to get town planning advice for this property.

If you think this is reasonable I will either send an instruction direct or get [redacted] to send one.

Kind regards,

Glen Dillon
Principal Property Officer | Strategic Property Management / Property Acquisitions & Disposals
Portfolio Investment & Programming | Department of Transport and Main Roads

Floor 2 | Carseldine - GOP Building D | 532 Beams Road | Carseldine Qld 4034
GPO Box 1412 | Brisbane Qld 4001
P: (07) 30666958 | F: (07) 30668228
M
E: glenroy.s.dillon@tmr.qld.gov.au
W: www.tmr.qld.gov.au

Released under RTI - DTMR

Glenroy S Dillon

From: Glenroy S Dillon
Sent: Tuesday, 7 March 2017 12:27 PM
To:
Cc:
Subject: Mackay Ring Road - Town Planning advice

Follow Up Flag: Follow up
Flag Status: Flagged

Hi

Our valuer for this project, of HTW Mackay, has asked for town planning advice on three properties.

The three properties are:

not relevant

Ajana Park Pty Ltd – Temples Lane Bakers Creek
This is a large site partly used for cane farming and partly being developed as a residential estate. The site is bounded by the Bruce Hwy, Temples Lane, Cowleys Road and Stockroute Road.
Greg needs some town planning advice on its current zoning and highest and best use under the current zoning. In addition he may need some guidance on the Draft Mackay plan.

Before we can proceed could you please provide a quote for advice on the above properties.

If you need any further information please ask.

Kind regards,

Glen Dillon
Principal Property Officer | Strategic Property Management / Property Acquisitions & Disposals
Portfolio Investment & Programming | Department of Transport and Main Roads

Floor 2 | Carseldine - GOP Building D | 532 Beams Road | Carseldine Qld 4034
GPO Box 1412 | Brisbane Qld 4001
P: (07) 30666958 | F: (07) 30668228

E: glenroy.s.dillon@tmr.qld.gov.au
W: www.tmr.qld.gov.au

Released under RTI - DTMR

Glenroy S Dillon

From: Glenroy S Dillon
Sent: Wednesday, 3 May 2017 4:31 PM
To: [redacted]
Subject: RE: Ajana Park
Attachments: SP257985.pdf; Ajana Park Lot 392 historical title.pdf; Ajana Park - Lot 392 title.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: DMS

Hi [redacted]

Sorry I have taken so long to get back to you. It's been a busy day!

Kind regards,

Glen Dillon
Principal Property Officer | Strategic Property Management / Property Acquisitions & Disposals
Portfolio Investment & Programming | Department of Transport and Main Roads

Floor 2 | Carseldine - GOP Building D | 532 Beams Road | Carseldine Qld 4034
GPO Box 1412 | Brisbane Qld 4001
P: (07) 30666958 | F: (07) 30668228

E: glenroy.s.dillon@tmr.qld.gov.au
W: www.tmr.qld.gov.au

From: [redacted]@htw.com.au]
Sent: Wednesday, 3 May 2017 7:44 AM
To: Glenroy S Dillon <Glenroy.S.Dillon@tmr.qld.gov.au>
Subject: Ajana Park

Good Morning Glen,

Can we please have a title search and survey plan for Lot 392 SP257985.

This is the smaller Ajana Park lot which adjoins the main Lot 7 to the south.

Thanks

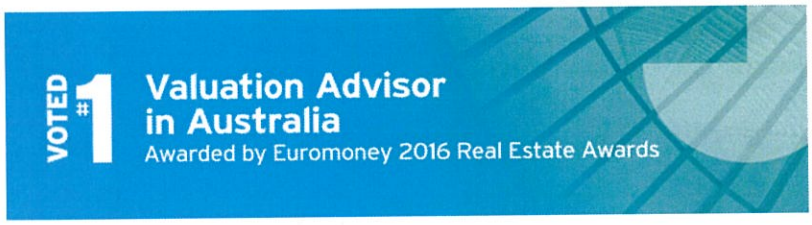
[redacted] | FAPI - Certified Practising Valuer
Director

T 07 4957 7348 | M [redacted]
E [redacted]@htw.com.au

25 River Street, Mackay, QLD, 4740
PO Box 865, Mackay, QLD, 4740

ased u der RTI - DTMR

HERRON TODD WHITE | www.htw.com.au



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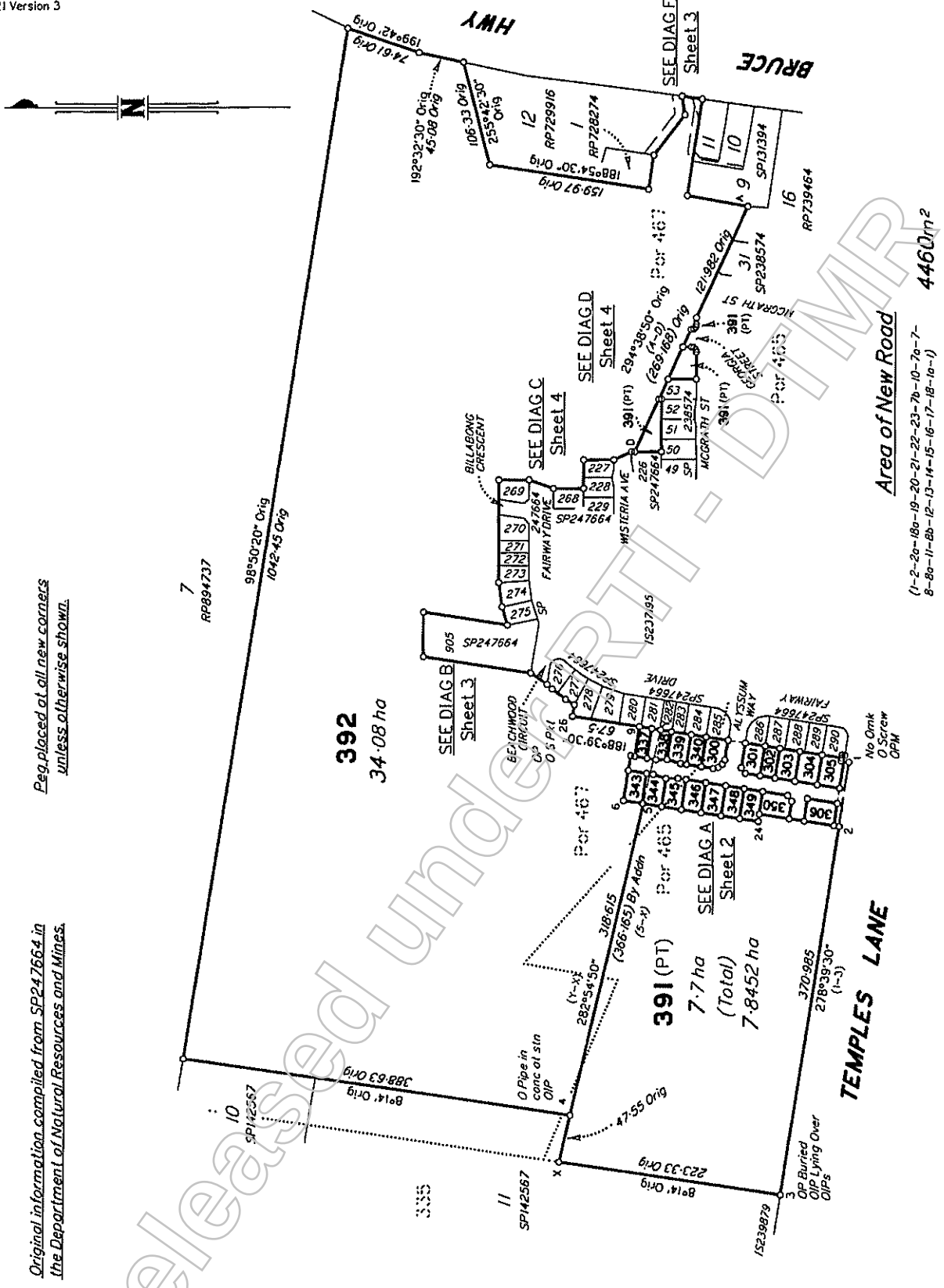
Land Title Act 1994 ; Land Act 1994
Form 21 Version 3

SURVEY PLAN

Sheet 1 of 5



Metres 0 200m 400m 600m
50 mm 100 mm 150 mm

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MACKAY SURVEYS PTY LTD (ACN 113 769 994) hereby certify that the land comprised in this plan was surveyed by the corporation, by Gregory Ronald WORLAND, Surveying Associate, for whose work the corporation accepts responsibility, under the supervision of Derek Anthony WOODS, Cadastral Surveyor, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 17/04/2015.

The Common Seal ACN 113 769 994

Director

Date 7/5/2015

PLAN OF

Lots 300–306, 337–340, 343–350, 391 & 392

Cancelling Lots 291 & 292 on SP247664

LOCAL GOVERNMENT: MACKAY R.C. LOCALITY: BAKERS CREEK

Meridian: MGA Zone 55 vide SP247664

Survey Records: NO

Scale: 1 : 4000

Format: STANDARD

SP257985

Mackay Surveys Pty Ltd Ref: 13015

Released under RTI - DTMR

716547765

$2135.80
10/06/2015 15:17

MY 400 NT

WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.

5. Lodged by
Mckays NQ Pty Ltd
34 Wood St
Mackay QLD 4740
Ph: 07 4963 0888

759

(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

I/We Ajana Park Pty Ltd ACN 010 973 547 Trustee Under Instrument 709046969

Bakers Creek Developments Pty Ltd ACN 118 020 581 Trustee Under Instrument 711772860

(Names in full)

* as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

~~* as Lessees of this land agree to this plan~~

Ajana Park Pty Ltd ACN 010 973 547 Sole Director and Secretary

Signature of *Registered Owners ~~*Lessees~~

Bakers Creek Developments Pty Ltd ACN 118 020 581 Sole Director and Secretary

* Rule out whichever is inapplicable

2. Planning Body Approval.

* MACKAY REGIONAL COUNCIL

hereby approves this plan in accordance with the :

% ~~Integrated Planning Act 1997~~

% Sustainable Planning Act 2009

Dated this 9th day of JUNE 2015

____ #

____ # Director Development Services being the officer duly delegated by Mackay Regional Council.

* Insert the name of the Planning Body.
# Insert designation of signatory or delegation
% Insert applicable approving legislation.

3. Plans with Community Management Statement :

CMS Number :

Name :

4. References :

Dept File :

Local Govt :

Surveyor : 13015

6.

Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
50937860	Lot 291 on SP247664	300-306, 338-340 344-350 &391	New Rd	-
50937861	Lot 292 on SP247664	337, 338, 343, 344 & 392	New Rd	-

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
714081744	300-306, 339, 340, 345-350 & 391	338 & 344
714081745	337, 343 & 392	338 & 344

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
601444430 (Emt A on RP728274)	392
601287915 (Emt B on RP742084)	392

Lots	Orig
300-306 340, 345-350 391 & 392	Por 465
300, 337-340 343-346 391 & 392	Por 467

7. Orig Grant Allocation :

8. Map Reference :
8755-42341 & 8755-42343

9. Parish :
HOWARD

10. County :
CARLISLE

11. Passed & Endorsed :

By : Mackay Surveys Pty Ltd

Date : 7/5/2015

Signed :

Designation : Liaison Officer

Date of Development Approval:

12. Building Format Plans only.

I certify that :

* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;

* Part of the building shown on this plan encroaches onto adjoining * lots and road

Cadastral Surveyor/Director* Date

*delete words not required

13. Lodgement Fees :

Survey Deposit	$
Lodgement	$
New Titles	$
Photocopy	$
Postage	$
TOTAL	$

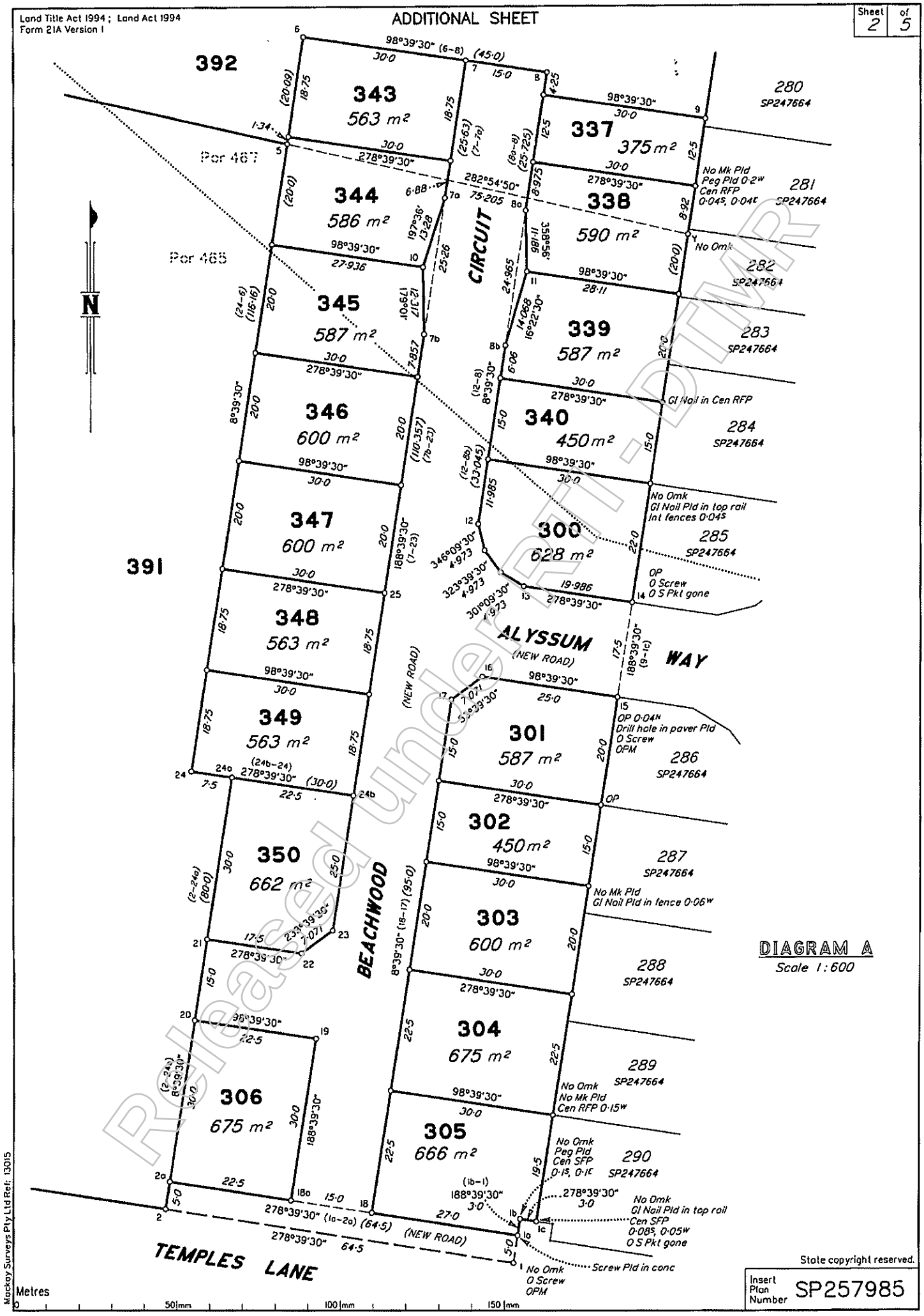
14. Insert Plan Number SP257985

Released under RTI - DTMR

Land Title Act 1994 ; Land Act 1994
Form 21A Version 1

ADDITIONAL SHEET

Sheet 2 of 5



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Insert Plan Number SP257985

Mackay Surveys Pty Ltd Ref: 13015

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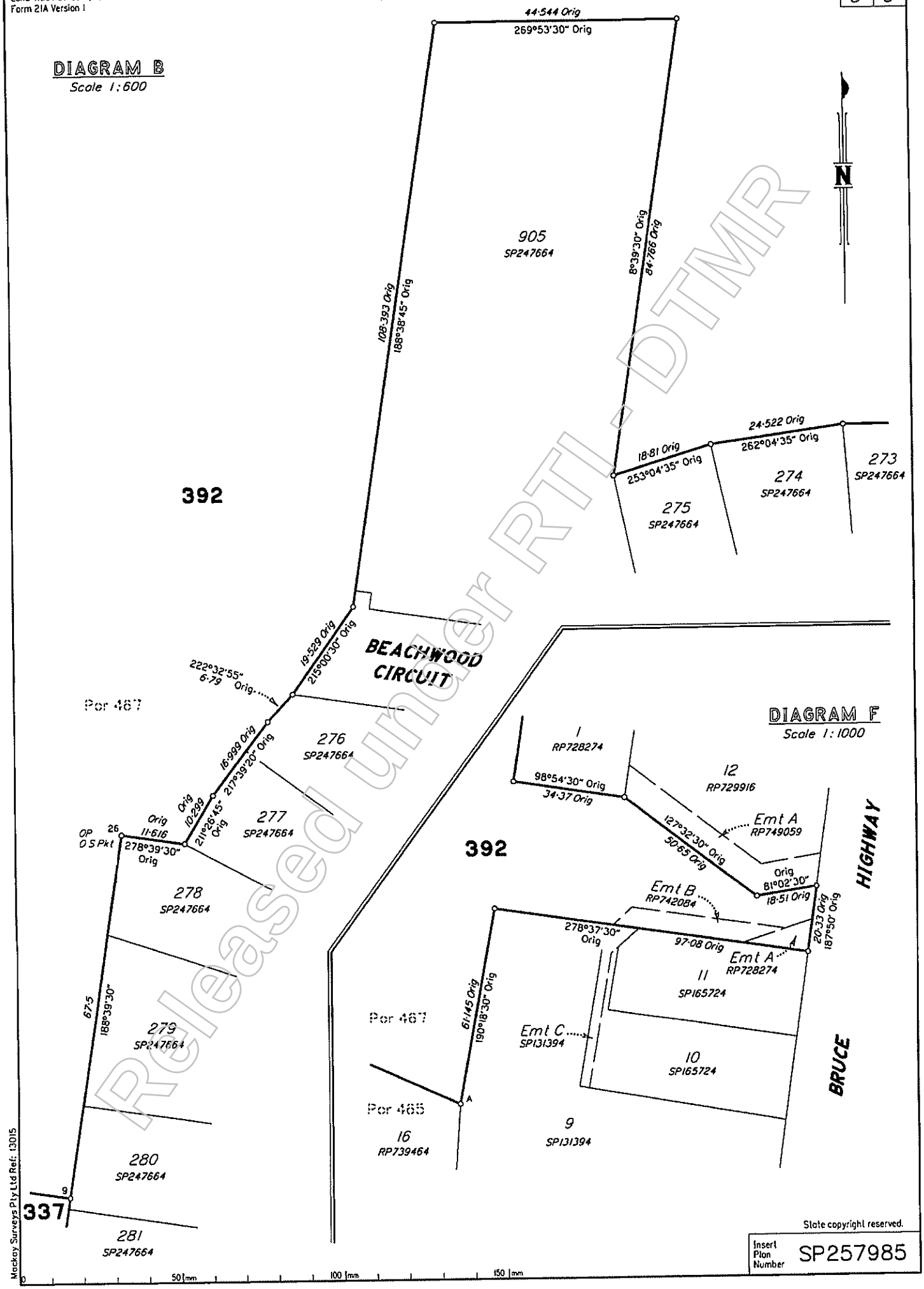
Land Title Act 1994 ; Land Act 1994
Form 21A Version 1

ADDITIONAL SHEET

Sheet 3 of 5



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Insert Plan Number SP257985

Mackay Surveys Pty Ltd Ref: 13015

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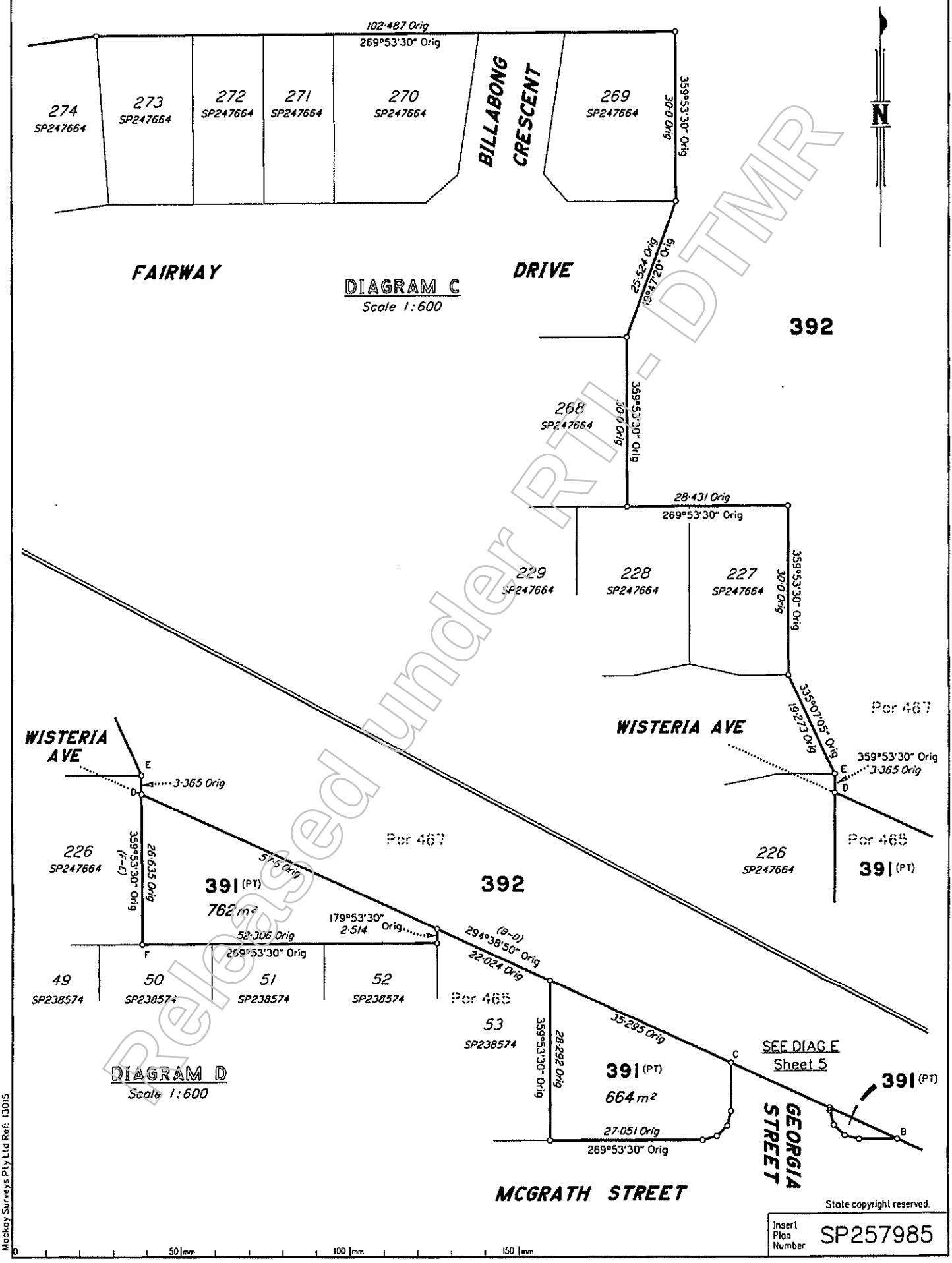
Land Title Act 1994 ; Land Act 1994
Form 21A Version 1

ADDITIONAL SHEET

Sheet 4 of 5



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Insert Plan Number SP257985

Mackay Surveys Pty Ltd Ref: 13015

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Mackay Surveys Pty Ltd Ref: 13015

Land Title Act 1994 ; Land Act 1994
Form 21A Version 1

ADDITIONAL SHEET

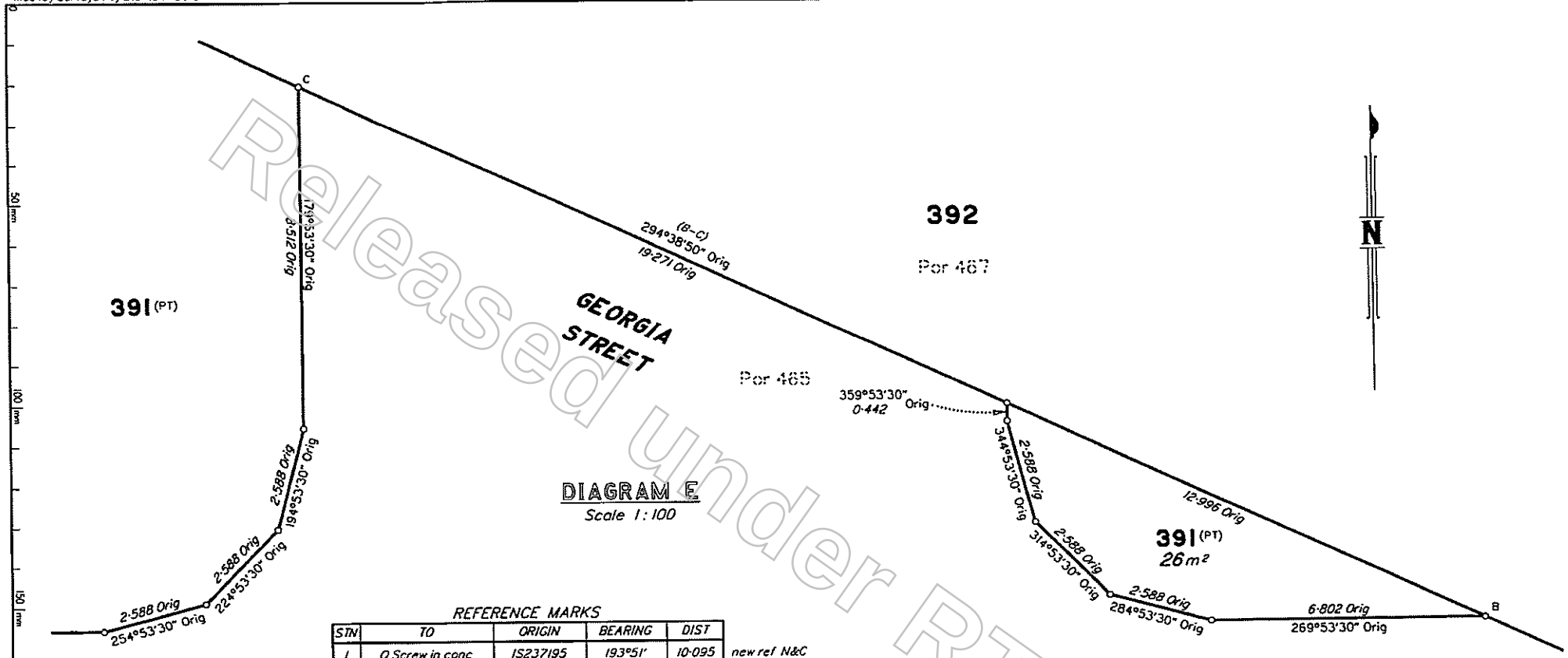

DIAGRAM E
Scale 1 : 100

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST	
1	O Screw in conc	IS237195	193°51'	10·095	new ref N&C
1c	O S Pkt gone	SP247664	347°20'	7·428	
3	OIP (lying over)	SP143706	305°19'30"	2·775	
3	OIP	RP739464	241°31'30"	8·836	
3	OIP	RP739464	179°03'30"	8·997	
4	OIP	SP142567	132°15'30"	1·395	
6	Pin		333°47'	1·28	
7	Screw in kerb		81°15'	4·55	
8	Screw in kerb		266°37'	4·47	
9	Pin		320°11'	1·38	
10	Screw in Island		93°55'	9·555	} some mark
11	Screw in Island		271°21'	9·51	
12	Screw in conc		258°55'	4·36	
13	Screw in kerb		190°26'	4·845	
14	O Screw in kerb	IS237195	195°19'	4·875	
14	O S Pkt gone	SP247664	283°34'10"	7·519	
15	O Screw in kerb	IS237195	359°53'	4·91	
16	Screw in kerb		358°15'	4·74	
17	Screw in kerb		284°15'	4·305	
18	Screw in conc		349°36'	22·17	
19	Screw in kerb		40°43'	5·57	
20	Screw in kerb		3°44'	4·385	
21	Screw in kerb		188°37'	4·36	
22	Screw in kerb		179°45'	4·305	
23	Screw in conc		93°33'	4·055	
24	Pin		248°18'	1·3	
26	O S Pkt	SP247664	47°38'20"	7·515	

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO	TYPE
1–OPM (new conn)	SP247664	148°46'45"	68·16	189690	
15–OPM (new conn)	IS237195	77°46'20"	45·56	189704	
25–PM		141°29'	5·955	189712	Mini Mark

Insert Plan Number SP257985

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Sheet 5 of 5

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INTERNAL CURRENT TITLE SEARCH
DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Search Date: 03/05/2017 16:27

Title Reference: 50996447
Date Created: 08/07/2015

Previous Title: 50937861

REGISTERED OWNER

Dealing No: 716547765 10/06/2015

AJANA PARK PTY LTD A.C.N. 010 973 547
TRUSTEE
UNDER INSTRUMENT 709046969

ESTATE AND LAND

Estate in Fee Simple

LOT 392 SURVEY PLAN 257985
Local Government: MACKAY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
   Deed of Grant No. 20952240 (POR 465 ON C13073)
   Deed of Grant No. 20983100 (POR 467 ON C13120)

2. EASEMENT No 601444430 (N845214) 28/04/1977
   BURDENING THE LAND
   TO LOT 13 ON RP728274
   OVER EASEMENT A ON RP728274
   Lodged at 00:00 on 28/04/1977 Recorded at 00:00 on 13/05/1977

3. EASEMENT No 601287915 (T206426) 19/07/1985
   BURDENING THE LAND
   TO LOT 3 ON RP742084
   OVER EASEMENT B ON RP742084
   Lodged at 00:00 on 19/07/1985 Recorded at 00:00 on 04/11/1985

4. MORTGAGE No 714081745 27/09/2011 at 13:00
   WESTPAC BANKING CORPORATION A.B.N. 33 007 457 141
   Lodged at 13:00 on 27/09/2011 Recorded at 14:49 on 27/09/2011

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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INTERNAL HISTORICAL TITLE SEARCH
DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Search Date: 03/05/2017 16:28

Title Reference: 50996447
Date Created: 08/07/2015

Previous Title: 50937861

REGISTERED OWNER

Dealing No: 716547765 10/06/2015

AJANA PARK PTY LTD A.C.N. 010 973 547
TRUSTEE
UNDER INSTRUMENT 709046969

ESTATE AND LAND

Estate in Fee Simple

LOT 392 SURVEY PLAN 257985
Local Government: MACKAY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. MORTGAGE No 714081745
WESTPAC BANKING CORPORATION A.B.N. 33 007 457 141
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BURDENING THE LAND
TO LOT 13 ON RP728274
OVER EASEMENT A ON RP728274
Lodged at 00:00 on 28/04/1977 Recorded at 00:00 on 13/05/1977

4. Rights and interests reserved to the Crown by
Deed of Grant No. 20952240 (POR 465 ON C13073)
Deed of Grant No. 20983100 (POR 467 ON C13120)

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Historical Title Search **

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Glenroy S Dillon

From: [redacted]@htw.com.au>
Sent: Thursday, 4 May 2017 12:15 PM
To: Glenroy S Dillon
Subject: Re: FW: Preliminary planning advice re Mackay Ring Road sites - Email 1 of 3 (Lot 7 RP894737)

Categories: DMS

Glen,

We refer to page 23 of this Preliminary Town Planning Advice and particularly the following:-

Approval was granted in 2011 for a preliminary approval to vary the effect of the Planning Scheme (pursuant to Section 242 of the Sustainable Planning Act 2009 for selected uses to create a residential neighbourhood. The approval was granted on land at 30 Temples Lane, Bakers Creek. This land is located south east of the subject land and is located adjacent to land included in the Rural Zone (refer to Figure 8).

and

Approval ('The Waters Stages 2 to 5') was also granted in 2011 for a development permit for reconfiguring a lot – 2 rural lots into 262 urban residential lots, 1 open space lot and 2 balance lots. The approval was granted on land at 44 Bruce Highway, and 30 Temples Lane, Bakers Creek (refer to Figure 8). The lots range in size from less than 399m² to greater than 700m².

• *Approval was granted in the Planning and Environment Court on 20 July 2016 for a development permit for reconfiguring a lot – 2 rural lots into 154 residential lots, a park lot and a mixed use lot. The approval ('The Waters Stages 6 to 8') was granted on land at 93897 Bruce Highway, Bakers Creek (refer to Figure 8). The lots range in size from less than 336m² to greater than 700m². The development application was originally refused by Council.*

I wondered if these approvals and approved plans would be available from J[redacted]please?

Thanks

[redacted] | FAPI - Certified Practising Valuer
Director

T 07 4957 7348 | M [redacted]
E [redacted]@htw.com.au

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25 River Street, Mackay, QLD, 4740
PO Box 865, Mackay, QLD, 4740

HERRON TODD WHITE | www.htw.com.au

On 4 May 2017 at 09:05, Glenroy S Dillon <Glenroy.S.Dillon@tmr.qld.gov.au> wrote:

Hi [redacted]

This is the planning advice for the Ajana Park land.

Kind regards,

Glen Dillon
Principal Property Officer | Strategic Property Management / Property Acquisitions & Disposals
Portfolio Investment & Programming | Department of Transport and Main Roads

Floor 2 | Carseldine - GOP Building D | 532 Beams Road | Carseldine Qld 4034
GPO Box 1412 | Brisbane Qld 4001
P: (07) 30666958 | F: (07) 30668228
M: [redacted]
E: glenroy.s.dillon@tmr.qld.gov.au
W: www.tmr.qld.gov.au

From: [redacted]@jgplan.com.au]
Sent: Wednesday, 3 May 2017 9:54 AM
To: Glenroy S Dillon <Glenroy.S.Dillon@tmr.qld.gov.au>; Mark P Jones <Mark.P.Jones@tmr.qld.gov.au>
Cc: [redacted]@jgplan.com.au>
Subject: Preliminary planning advice re Mackay Ring Road sites - Email 1 of 3 (Lot 7 RP894737)

Hi Glen and Mark

Here is our preliminary town planning advice for the three sites in Mackay, in relation to the Mackay Ring Road project.

Released under RTI - DTMR

Due to the size of the files, they will be sent over 3 emails.

I am happy to discuss any aspect.

Regards

John Gaskell
planning consultants

Ground Floor
8 Catherine Street
WOOLLOONGABBA Q 4102

T - (07) 3392 1911
F – (07) 3392 1399
M –
E - info@jgplan.com.au
W– www.jgplan.com.au

POST: PO Box 8103
WOOLLOONGABBA Q 4102

****
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or endorsed organisations utilising the same infrastructure.
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PLANNING REPORT

93897 Bruce Highway, Bakers Creek
QLD 4740

Lot 7 on RP894737

Preliminary Town Planning Advice

John Gaskell
planning consultants

Released under RTI - DTMR

Released under RTI - DTMR

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Prepared by:

John Gaskell Planning Consultants Pty Ltd
PO Box 8103 Woolloongabba Qld 4102
p. 07 3392 1911
f. 07 3392 1399
e. info@jgplan.com.au
www.jgplan.com.au

Prepared for: Department of Transport and Main Roads

John Gaskell planning consultants staff responsible for this report:

Version:	V1		
Reviewed By	[redacted]	Prepared By	[redacted]
Position	Director	Position	Senior Planner
Signed	[redacted]	Signed	
Date	1 May 2017	Date	1 May 2017
Job Code	17.1331		

DOCUMENT CONTENTS

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2.3 State Planning Policy Interactive Mapping 4

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01 INTRODUCTION

1.1 INTRODUCTION AND PURPOSE OF REPORT

1. This Planning Report provides preliminary town planning advice in relation to the property located at 93897 Bruce Highway, Bakers Creek QLD 4740 and described as Lot 7 on RP894737 (hereafter referred to as the 'subject land').

2. The subject land comprises an area of approximately 68.54 hectares (Refer to Figures 1 and 2). It is my understanding the Department of Transport and Main Roads ('DTMR') resumed 4.564 hectares of the subject land for the Mackay Ring Road Project. The land was taken by Taking of Land Notice (No.3003) 2016 which was gazetted on 12 August 2016 (the relevant date).

3. This preliminary town planning advice has therefore been prepared to provide DTMR with independent town planning advice that provides details of the town planning aspects of the subject land, and provides an opinion on the highest and best use from a town planning point of view.

4. A site visit has not been undertaken. This preliminary town planning advice is based on a 'desktop' review only and is based on the information available at the time of writing.

5. This preliminary town planning advice has been prepared to:

   - check State government mapping and any relevant regulations that might apply to the subject land and impact on the development potential;
   - establish the town planning facts about the subject land as it relates to how the Mackay City Planning Scheme ('Planning Scheme') and Proposed Mackay Region Planning Schemes address the land; and
   - assess the level of development which could reasonably be expected to be approved on the subject land prior to and post resumption.

6. This Planning Report includes the following sections:

   - Section 1, this section, which provides an introduction and purpose of the report;
   - Section 2, which summaries potential State interests following a review of State government mapping;

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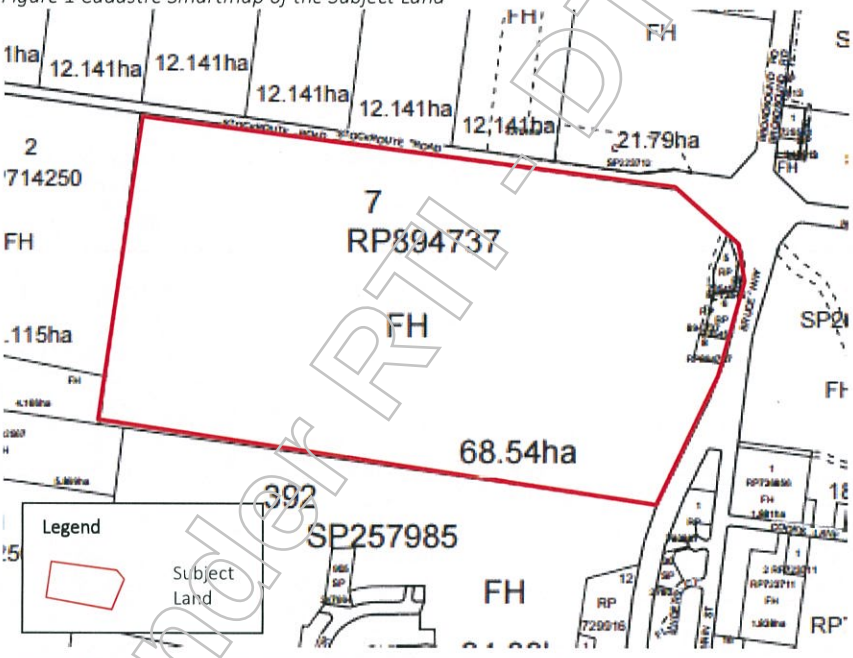
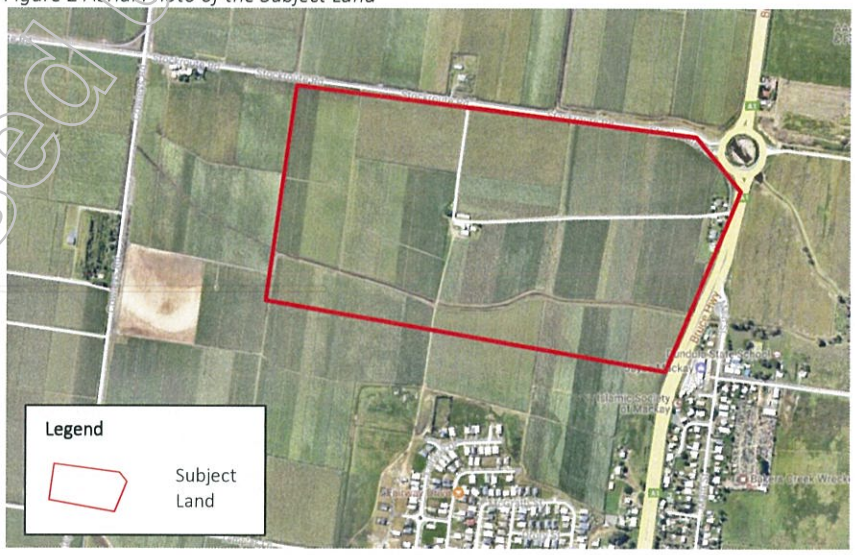
- Section 3, which outlines the Planning Scheme (and related Council mapping) requirements for the subject land;
- Section 4, which summarises approvals granted in the surrounding locality;
- Section 5, which reports on the development potential which could reasonably be expected to be approved on the subject land (prior to and post taking of land); and
- Section 6, which provides the conclusion.

Figure 1 Cadastre Smartmap of the Subject Land



Source: The State of Queensland, The Department of Natural Resources and Mines, 2017

Figure 2 Aerial Photo of the Subject Land



Source: Nearmap, 2016 (Image Date: 1 April 2017)

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02 STATE GOVERNMENT MATTERS RELEVANT TO PLANNING OUTCOMES

2.1 STATE ASSESSMENT AND REFERRAL AGENCY INTERACTIVE MAPPING

7. A preliminary review of the State government's 'State Assessment and Referral Agency Interactive Mapping' has been undertaken. The mapping search is undertaken to establish what aspects of the proposed development may trigger referral (under the Schedule 7 of the *Sustainable Planning Regulation 2009* [SPR]) to the State Assessment and Referral Agency ('SARA') (as a concurrence or advice agency) for their assessment during the development application process. Schedule 7 of the SPR states referral agencies and their jurisdictions, and includes triggers that (amongst other matters) relate to certain thresholds.

8. The SARA Interactive Mapping identifies the following SARA layers apply to the subject land, and therefore may be development assessment matters of interest to the State:

   - Coastal protection – Coastal zone;
   - Water resources – Water resource planning area boundaries; and
   - State controlled roads – Area within 25m of a State-controlled road and Future State-controlled road.

9. The SARA Interactive Mapping search was undertaken on 6 April 2017 (that being, after the date of the land being resumed). Historic mapping records are not available to us for the relevant date. It is therefore unclear if the above matters were relevant at the date the land was taken. It is my view, the coastal protection and water resources matters were likely to be relevant at the time the land was taken, however it is unlikely that these matters would have triggered referral to the State government.

10. A copy of the results of the SARA Interactive Mapping search is provided at Appendix 1.

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2.2 STATE PLANNING REGULATORY PROVISIONS

11. There are no known State Planning Regulatory Provisions of relevance to this preliminary town planning advice.

2.3 STATE PLANNING POLICY INTERACTIVE MAPPING

12. State Planning Policy ('SPP') Part E sets out Interim Development Assessment Requirements in relation to the assessment of certain development applications by a local government:

    - to the extent the SPP has not been identified in the planning scheme as being appropriately integrated; and
    - in addition to other relevant requirements of the planning scheme.

13. The Planning Scheme (refer to Section 3 below) identifies the State Planning Policies that have been appropriately reflected in the Planning Scheme. These policies pre-date the SPP applicable at the time the land was resumed, and therefore the SPP applicable at the time of the land resumption has not been incorporated into the Planning Scheme.

14. The State governments SPP Interactive Mapping System has been reviewed to identify potential State Interests affecting the subject land. This mapping has identified the following potential State Interests:

    - Water Quality (Climatic Regions – Stormwater management design objectives);
    - Natural Hazards Risk and Resilience (Flood hazard area – Level 1 – Queensland floodplain assessment overlay; Flood hazard area – Local government mapping area);
    - Strategic Airports and Aviation Facilities (Obstacle Limitation Surface Contour; Obstacle Limitation Surface; Light Restriction Zone D; Lighting Area Buffer 6km; Wildlife Hazard Buffer Zone 8km).

15. A search of the SPP Interactive Mapping System was undertaken on 6 April 2017 (that being, after the date of the land being resumed). Mapping prior to the land being resumed is not known to be available. Notwithstanding this, it is my understanding there would likely have been State interests where the Interim Development Assessment Requirements at Part E of the SPP may have applied to certain types of development on the subject land (e.g. Water Quality, and Strategic Airports and Aviation Facilities). It is my view the Water Quality and Strategic Airports and Aviation Facilities State matters are unlikely to significantly restrict potential development on the subject land.

16. Whilst the subject land is identified on the Queensland floodplain assessment overlay, the relevant Planning Scheme at the time the land was taken and the proposed Planning Schemes (see Section 3 below) do not identify the subject land as potentially affected by flooding. It is my view,

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the Natural Hazards Risk and Resilience State matter was unlikely to be relevant at the time the land was taken.

17. A copy of the SPP Interactive Mapping search is provided at Appendix 2.

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03 APPLICABLE PLANNING PROVISIONS

3.1 MACKAY CITY PLANNING SCHEME

18. The planning scheme in effect at the time the land was resumed was the Mackay City Planning Scheme ('Planning Scheme') version 1 adopted 13 May 2009 and including Adopted Planning Scheme Amendments.

3.1.1 Locality and Precinct

19. The Planning Scheme includes the subject land in the Pioneer River and Southern Streams precinct of the Hinterland locality.

20. An overall outcome of the Mackay Hinterland Locality Code states *'Urban development occurs on land included within an urban zone...in preference to land included in non urban zones...'*

21. An overall outcome of the Mackay Hinterland Locality Code also states *'rural areas, particularly areas of good quality agricultural land identified in the... Pioneer River & Southern Streams precinct, are protected from the constraining effect of encroaching urban development (including but not limited to residential, industrial and commercial, rural residential development) or sensitive land uses'.*

22. An overall outcome of the Mackay Hinterland Locality Code states *'non rural activities in rural areas are limited to activities which specifically require the particular rural location and do not adversely affect the operation of rural uses or the rural landscape and character of the area'.*

23. It is therefore understood the subject land is not intended by the Planning Scheme to be developed for urban development.

3.1.2 Zone

24. The Planning Scheme includes the subject land in the Rural zone. Refer to Figure 3.

25. The Planning Scheme statements and my understanding at Section 3.1.1 above is further supported by the overall outcomes for the Rural zone in the Mackay Hinterland Locality, such as overall outcome (a) and (c) which state: *'(a) rural activities undertaken on land within the Rural Zone continue unconstrained by encroachment of incompatible land uses...(c) non-rural activities do not occur'.*

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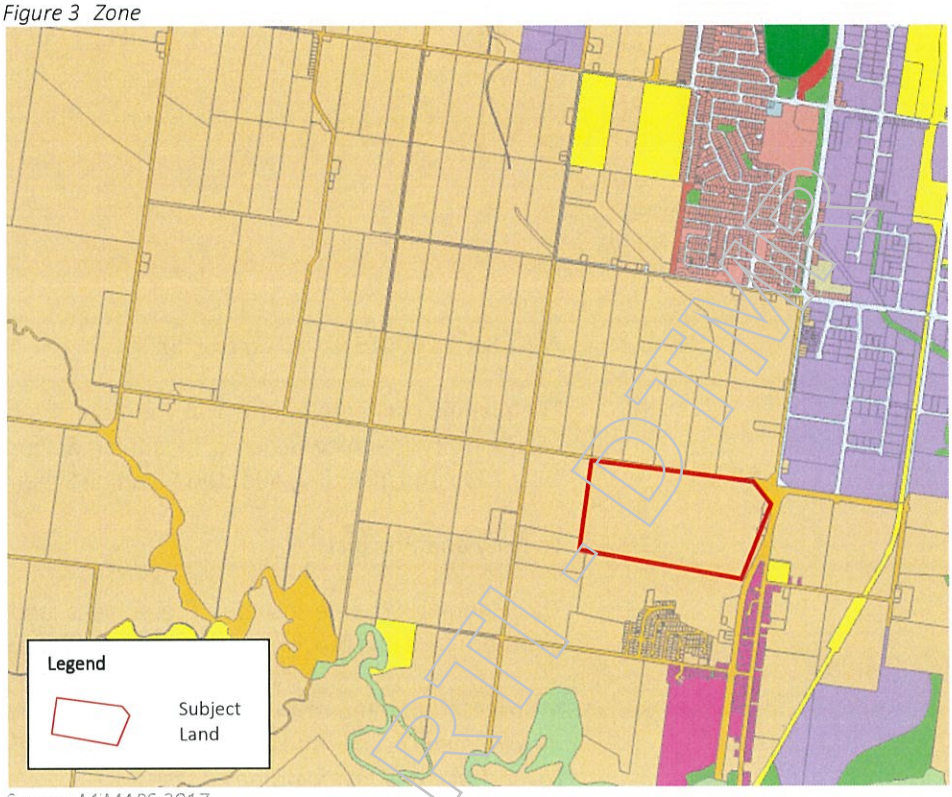
Figure 3 Zone



Source: MiMAPS 2017

3.1.3 Overlays

26. The Planning Scheme identifies the following overlays may apply to development on the subject land:

- Bushfire management overlay;
- Good quality agricultural land overlay; and
- Development in the vicinity of the Mackay Airport overlay - Obstacle limitation surface.

27. The applicability of the above overlays will depend on the type and detail of development proposed.

28. A map of each overlay is included at Appendix 3.

3.1.4 Information Maps

29. The subject land is identified as located within the:

- Image Corridors Information Map;
- 3 to 6 kilometre radius from the Mackay Airport on the Airport Development Limits Information Map; and
- A part of the subject land is identified on the High Impact Activity Map of the Planning Scheme as 'High Impact Activity'. It is my

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understanding the 'High Impact Activity' illustrated on this information map is:

- The buffer to a meat processing facility; and/or
- The buffer area to Council's Bakers Creek sewerage treatment plant.

30. The Environment and Infrastructure Code of the Planning Scheme provides assessment criteria for development located in high impact activity areas. I understand the Planning Scheme intends for development to be located outside of such areas, and should development be located within such areas they are designed and sited to appropriately manage adverse effects on site users by providing appropriate measures.

31. An extract from each information map is included at Appendix 4.

3.1.5 Level of Assessment

32. Table 6.1 (Assessment categories and relevant assessment criteria for making a material change of use – Hinterland Locality) of the Planning Scheme identifies the level of assessment for development involving a material change of use in the Rural Zone in the Hinterland Locality. Table 1 below identifies the uses identified as exempt, self assessable or code assessable in the Rural Zone in the Hinterland Locality.

Table 1 Exempt, Self and Code Assessable Uses

Use	Level of Assessment
Agriculture	Exempt
Animal husbandry	Self assessable or code assessable
Bed and breakfast accommodation	Code assessable
Bulk landscape supplies	Code assessable
Caretakers residence	Code assessable
Dependent persons accommodation	Self assessable or code assessable
Dwelling house	Self assessable or code assessable
Family day care	Exempt
Forestry	Exempt
Home occupation	Self assessable or code assessable
Home based business	Code assessable
Intensive animal husbandry	Code assessable
Kennels	Code assessable
Park	Exempt
Plant nursery (not including retail sales)	Code assessable
Public utility	Code assessable
Residential storage shed	Self assessable or code assessable
Roadside stall	Code assessable

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Use	Level of Assessment
Rural industry	Code assessable
Special purpose	Code assessable
Stable	Self assessable or code assessable
Telecommunications facility	Code assessable
Veterinary hospital	Code assessable

33. Where development is for a use other than those listed above, impact assessment applies.

34. The applicable overlays may elevate the level of assessment for those uses listed above however this will depend on the type and detail of development proposed.

35. Table 6.2 (Other development) of the Planning Scheme identifies the level of assessment for development involving reconfiguring a lot in the Hinterland Locality. This table identifies code assessment for reconfiguring a lot.

36. The Reconfiguring of a Lot Code identifies a minimum lot size of 100 hectares for land included in the Rural zone.

37. On review of the Rural Zone, and level of assessment tables, it is my view that the subject land is not intended by the Planning Scheme to be developed for urban development, and is not intended to be subdivided (that is, reconfigured into smaller lots). In addition, development on land identified as 'High Impact Activity' will need to be designed and sited to appropriately manage any potential adverse effects from the meat processing facility or sewerage treatment plants on users of the site.

3.2 PROPOSED MACKAY REGION PLANNING SCHEME VERSION 8

38. The Proposed Mackay Region Planning Scheme, Version 8 ('Proposed Planning Scheme 2013') was publicly advertised in May 2013. This planning document was therefore available to the public prior to the taking of the subject land.

39. The question arises as to what weight should be given to the draft planning scheme in advising a prudent purchaser. A draft planning scheme indicates an adopted policy position of Council but has a series of further steps before being incorporated into the planning scheme, including consideration of submissions and a further State interest check. The ability to give weight to new laws and policies relates to a legal principle called the Coty Principle, which provides that weight may be given to a new planning document depending on how far it is along the path to adoption.

40. In this case my preliminary opinion is that some limited weight should be given to the draft planning scheme. However, as a further version of the planning scheme was issued prior to the relevant date, less weight would

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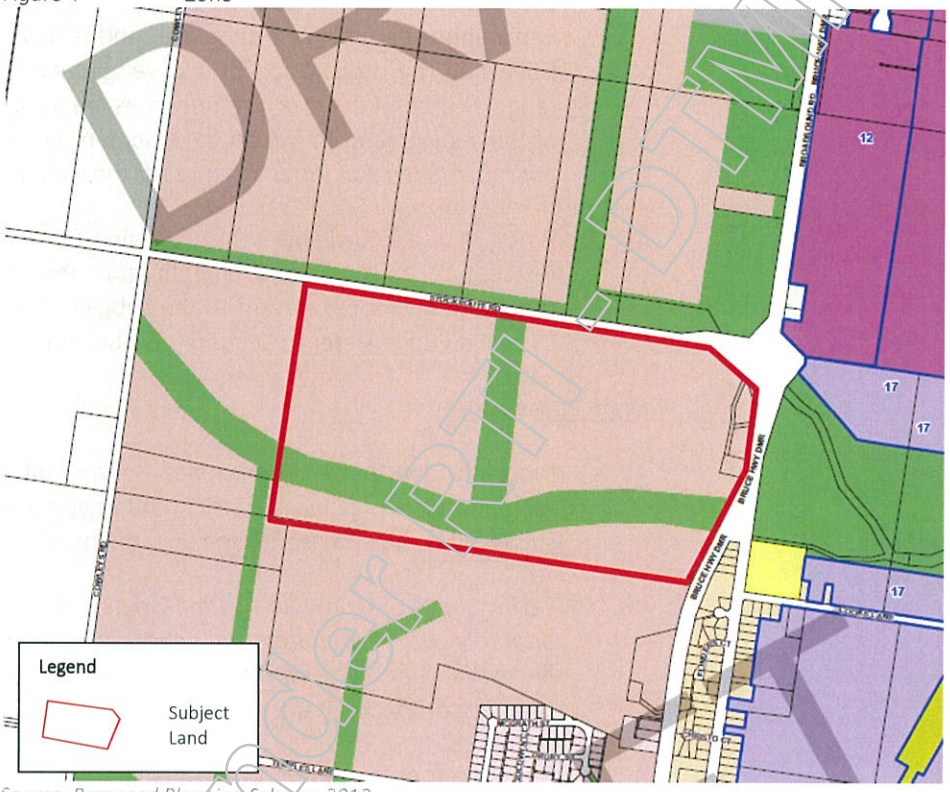
be placed on Version 8, and greater weight on Version 9 (see Section 3.3 below).

3.2.1 Zone

41. The Proposed Planning Scheme 2013 includes the subject land in the Emerging Community Zone, and Open Space Zone (refer to Figure 4).

Figure 4 Zone



Source: Proposed Planning Scheme 2013

<u>Emerging Community Zone</u>

42. The purpose of the Emerging Community Zone Code, in part, is to manage the timely conversion of non urban land to urban purposes. The local government purpose of this code states: *'provide for low-intensity and low impacting uses until land is required for the planned, co-ordinated and efficiently sequenced delivery of highly accessible, diverse and liveable urban communities located within the key urban areas of the region'.*

43. The Emerging Community Zone Code identifies that development for urban purposes is supported by a development framework plan of the site and surrounding area. A number of minimum requirements are intended to be provided on this plan including land uses, residential densities, trunk infrastructure and sequencing. Performance outcome PO3 of the Emerging Community Zone Code identifies the sequencing is intended to be according to feasible and economically efficient provision and need for the development.

44. Performance outcome PO6 of the Emerging Community Zone Code states: *'Urban development provides either of the following: (a) water supply,*

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sewerage, road and stormwater infrastructure servicing the site and with the capacity to service the ultimate development in the surrounding area; or (b) water supply, sewerage, road and stormwater infrastructure servicing the site and an acceptable interim solution that does not prejudice the future efficient provision of infrastructure to service the ultimate development in the surrounding area'.

45. It is therefore understood the subject land, in the interim, is intended by the Proposed Planning Scheme 2013 to be developed for low intensity, low impacting uses until such time the land is developed for urban purposes (following the preparation of a development framework plan) and a full range of urban infrastructure networks are available. Future development of the subject land for urban development will necessitate provision of an appropriate level of infrastructure for the subject land and locality.

46. Whilst it is acknowledged the Emerging Community Zone Code sets out residential density requirements for the zone, residential density requirements more relevant to the subject land are set out in the Ooralea Local Plan Code (refer to Section 3.2.2 below).

<u>Open Space Zone</u>

47. Land included in the Open Space Zone is intended to provide informal recreation (such as local, district, and regional scale parks). Built form on such land is not essential to the enjoyment of the space.

48. Performance outcome PO1 of the Open Space Zone Code states: *'The zone primarily accommodates: (a) park, access infrastructure (particularly pedestrian and cycle facilities), stormwater infrastructure, environmental facilities; or (b) undeveloped open space'.*

49. It is therefore understood part of the subject land is not intended by the Proposed Planning Scheme 2013 to provide for the open space network in the locality.

3.2.2 Local Plan

50. The Proposed Planning Scheme 2013 includes the subject land in the Ooralea Neighbourhoods Precinct of the Ooralea Local Plan.

51. An overall outcome of the Ooralea Local Plan Code states: *'the Ooralea neighbourhoods precinct...facilitate a range of land uses including appropriately located centre and community activities and strategically located general medium density and low medium density residential development'.*

52. Figure 7.2.3.3.A in the Ooralea Local Plan Code sets out the Proposed Planning Scheme 2013 land use intent and movement network for the local plan area. The land use intent for the subject land illustrated on this figure is primarily low density residential, with two areas allocated for community facilities and neighbourhood centres bordered by low medium density residential. This figure illustrates a road which dissects the land into three parcels, with a linear park containing a bicycle network which

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traverses the subject land. Parts of the site have also been designated for open space and a local park. (Refer to Figure 5 of this report). The intended road for Stockroute Road extends some way into the subject land suggesting a potential widening of this road.

53. Acceptable outcome AO8.1 of the Ooralea Local Plan Code identifies that the extent and location of land uses is intended to generally comply with Figure 7.2.3.3.A.

54. Acceptable outcome AO14.2 of the Ooralea Local Plan Code states: *'Low density residential development accommodates a range of housing product and mix of allotment sizes at a minimum density of 12 dwellings per hectare across the precinct'*.

55. It is therefore understood the land use intent for the subject land in the Proposed Planning Scheme 2013 changed from the current Planning Scheme, with the subject land in 2013 intended to be developed for urban purposes. Accordingly the proposed Planning Scheme 2013 identified a much higher density of residential development is intended for the subject land by the current planning scheme.

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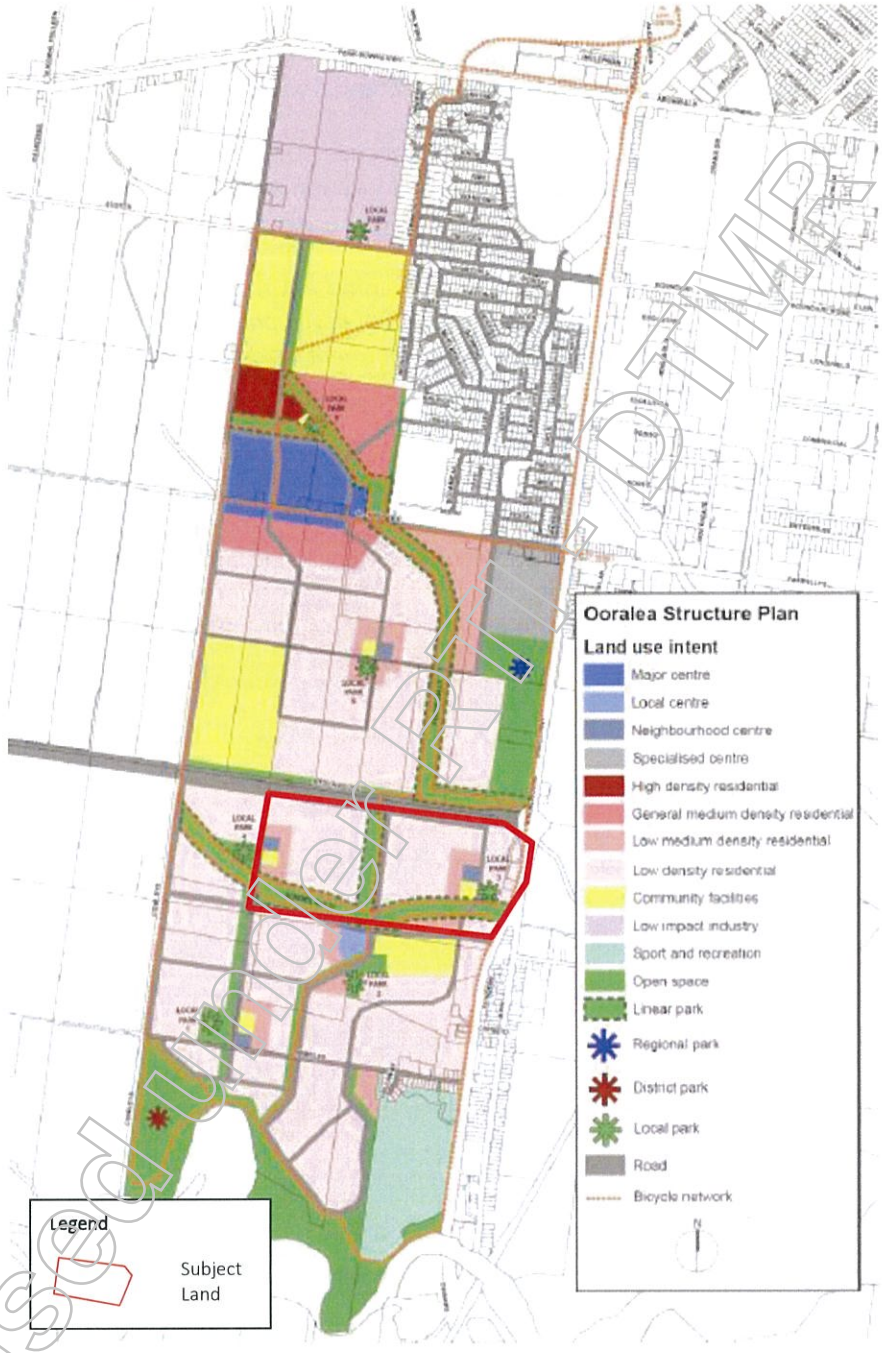
Figure 5 Ooralea Local Plan – Figure 7.2.3.3.A



Source: Proposed Planning Scheme 2013

3.2.3 Overlays

56. The Proposed Planning Scheme 2013 identifies the following overlays may be applicable to development on the subject land:

- Acid Sulfate Soils Overlay – Acid Sulfate Soils, Land above 5m and below 20m AHD;

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- Airport Environs Overlay – Airport Development Distances, Distance from Airport 8km; Obstacle Limitation Surface, between 50 and 90 Conical limitation surface contours;
- Bushfire Hazard Overlay –Medium Risk Area 50m Buffer;
- Extractive Resources and High Impact Activities Overlay – High Impact Activity Buffer;
- Flood Hazard Overlay – Area affected by 0.2% AEP flood event;
- Landscape Character and Image Corridor Overlay – Image Corridor;
- Natural Waterways, Wetlands and Coastal Communities Overlay – Natural Waterways;
- Road Hierarchy Overlay – Arterial (State Controlled Road); Traffic Distributor;
- Transport Noise Corridor Overlay – Category 2 Noise Corridor; Category 3 Noise Corridor.

57. The applicability of the above overlays will depend on the type and detail of development proposed.

58. A map of each overlay is included at Appendix 5.

3.2.4 Level of Assessment

59. Table 5.5.4 (Emerging community zone) of the Proposed Planning Scheme 2013 identifies the level of assessment for development involving a material change of use in the Emerging Community Zone. Table 2 below identifies the uses identified as compliance assessment, exempt, self assessable or code assessable in the Emerging Community Zone.

Table 2 Compliance assessment, Exempt, Self and Code Assessable Uses

Use	Level of Assessment
Animal husbandry	Exempt (If: [a] grazing areas are not within 100 metres of a residential zone; and [b] not involving a roofed building with an area of over 100m²; and [c] not involving more than 1 head of livestock per every 1 hectare of grazing area).
Caretakers accommodation	Code assessable
Car wash	Code assessable
Centre activities	Code assessable
Child care centre	Code assessable
Community activities	Code assessable

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Use	Level of Assessment
Community residence	Self assessable or code assessable
Cropping	Exempt or code assessable
Dual occupancy	Compliance assessment or code assessable
Dwelling house	Self assessment (Where it does not comply with all assessment criteria for self assessment, the development permit for building work will be referred to Council as a concurrence agency).
Dwelling unit	Self assessable or code assessable
Environment facility	Exempt
Hardware and trade supplies	Code assessable
Home based business	Exempt, self assessable or code assessable
Market	Self assessable or code assessable
Multiple dwelling activities (other than dual occupancy)	Code assessable
Park	Exempt
Parking station	Code assessable
Recreation activities	Code assessable
Roadside stall	Self assessable or code assessable
Sales office	Self assessable or code assessable
Service station	Code assessable
Substation	Code assessable (If the input and/or output voltage is 66kV or less).
Utility installation	Exempt or code assessable

59. Where development is for a use other than those listed above, impact assessment applies. The above table only applies to the part of the subject land included in the Emerging Community Zone (and not land in the Open Space Zone).

60. Table 5.5.14 (Open space zone) of the Proposed Planning Scheme 2013 identifies the level of assessment for development involving a material change of use in the Open Space Zone. Table 3 below identifies the uses identified as exempt, self assessable or code assessable in the Open Space Zone.

Table 3 Exempt, Self and Code Assessable Uses

Use	Level of Assessment
Caretakers accommodation	Code assessable

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Use	Level of Assessment
Community use	Code assessable
Environment facility	Exempt
Food and drink outlet	Code assessable
Market	Self assessable or code assessable
Nature based tourism	Code assessable
Outdoor sport and recreation	Exempt or code assessable
Park	Exempt
Permanent plantations	Exempt
Telecommunications facility	Code assessable
Utility installation	Exempt, code assessable or impact assessable

61. The applicable overlays may elevate the level of assessment for those uses listed at Tables 2 and 3 above however this will depend on the type and detail of development proposed.

3.2.5 Reconfiguration of a lot

62. Table 5.7 (Levels of assessment – Reconfiguring a lot) of the Proposed Planning Scheme 2013 identifies the level of assessment for development involving reconfiguring a lot in the Emerging Community Zone as either exempt or code assessable.

63. The Reconfiguring of a Lot Code identifies the minimum lot size in the Emerging Community Zone is in accordance with an approved development framework plan, or 100 hectares if not in accordance with an approved development framework plan.

64. It is my understanding from the above review the subject is intended by the Proposed Planning Scheme 2013 to be developed for urban development, and is capable of further subdivision where in accordance with an approved development framework plan.

3.2.6 Priority Infrastructure Plan

65. The subject land is not identified in the Priority Infrastructure Plan ('PIP') of the Proposed Planning Scheme 2013 as located within a Priority Infrastructure Area ('PIA'). The PIA is identified as the area where:

- suitable or adequate development infrastructure exists, or where it can be provided most efficiently (section 4.3 of the Proposed Planning Scheme 2013); and

- Council gives priority to trunk infrastructure for urban development up to 2026.

66. The PIP mapping identifies the following:

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- 'Water Supply Future Lines' (WAT405) is located along Stockroute Road in front of the subject land. The PIP identifies this asset type as New WTP Transfer Infrastructure, Years 1 to 4. Year 1 is estimated in the PIP to be completed 2017, Year 2 2018, Year 3 2019 and Year 4 2020.

- There is no 'Existing Wastewater Infrastructure' along roads adjoining the subject site. 'Existing Wastewater Infrastructure' is located along Cowleys Road which is west of the subject site.

- There is 'Future Stormwater Infrastructure (56) located along Stockroute Road partly in front of the subject land. The PIP identifies this asset type as 'BCSRE Drain 3 - Hwy to QR Culvert' and 'BCSRE Drain 3 - Hwy to QR Culvert Year 2' these assets are estimated to completed in 2015 and 2016.

- Stockroute Road is identified as a 'Traffic Distributor'.

67. It is recommended further advice is sought from a civil engineer to understand if the infrastructure identified above is capable of being provided for development on the subject land, and how infrastructure (such as stormwater management) would have to be sequenced.

3.3 PROPOSED MACKAY REGION PLANNING SCHEME VERSION 9

68. The Proposed Mackay Region Planning Scheme, Version 9 ('Proposed Planning Scheme 2014') was publicly advertised in December 2014. This planning document was therefore also available to the public prior to the taking of the subject land.

69. As set out above my previous comments identify that an important consideration is what weight should be given to the draft planning scheme in advising a prudent purchaser.

70. In this case my preliminary opinion is that some weight should be given to the draft planning scheme. In this case greater consideration should be given to Version 9 than to Version 8, as Version 9 superseded Version 8.

3.3.1 Zone

71. The Proposed Planning Scheme 2014 includes the subject land in the Investigation Area Zone Precinct (RU1) of the Rural Zone and the Open Space Zone (refer to Figure 6).

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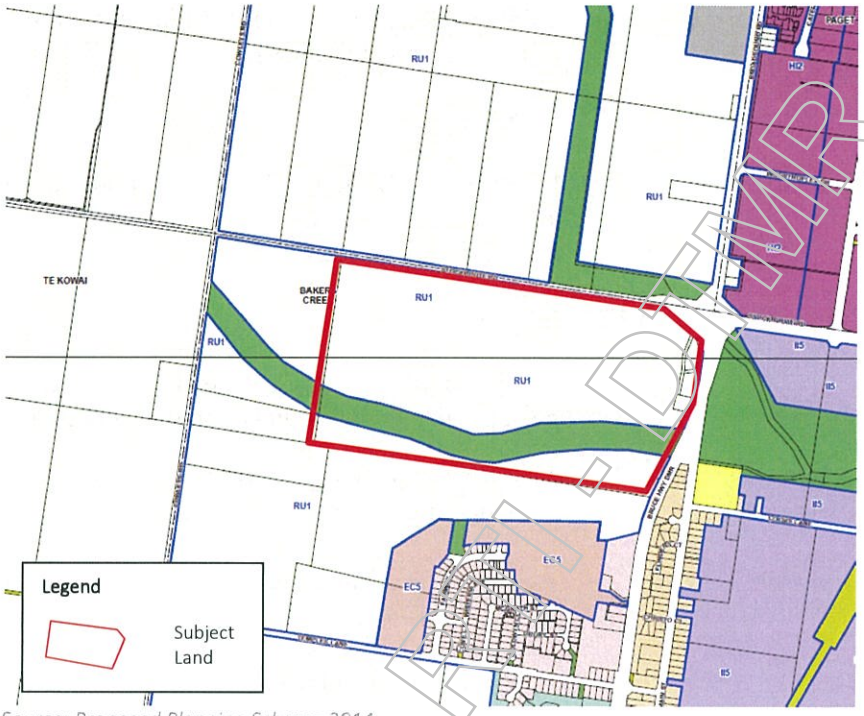
Figure 6 Zone



Source: Proposed Planning Scheme 2014

Rural Zone

72. The purpose of the Rural Zone Code is not too dissimilar to the current zoning intent for the subject land (that is, the intent under the Planning Scheme in effect). The local government purpose of the Rural Zone Code states: *'provide for a range of rural activities, residential uses that support rural activities and intensive rural activities and other uses that cannot be located in urban areas. The zone also contains undeveloped land providing ecological and habitat value. The zone does not accommodate development for urban purposes'.*

73. The local government purpose of the Rural Zone Code also identifies that development that would compromise potential future development for urban purposes is discouraged from the Investigation Area Zone Precinct of the Rural Zone.

74. An overall outcome of the Rural Zone Code states: *'development for urban purposes and other uses more appropriately located in urban areas are not located in the Rural zone, including within the Investigation area precinct (precinct no. RU1), and: (A) the Ooralea investigation area is not sequenced for development before 2026'.*

75. It is understood the Proposed Planning Scheme 2014 intends for the subject site to primarily be for rural activities, and the subject land is not sequenced for development before 2026.

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Open Space Zone

76. The intent of the Open Space Zone included in the Proposed Planning Scheme 2014 does not appear to vary from the Proposed Planning Scheme 2013 as summarised above.

3.3.2 Local Plan

77. The Proposed Planning Scheme 2014 does not include the subject land in a local plan area. The Ooralea Local Plan was not included in the Proposed Planning Scheme 2014.

3.3.3 Overlays

78. The Proposed Planning Scheme 2014 identifies the following overlays may be applicable to development on the subject land:

- Acid Sulfate Soils Overlay – Acid Sulfate Soils, Land above 5m and below 20m AHD;
- Agricultural Land Overlay (Agricultural Land Classification A and B Overlay) – Agricultural land classification (ALC) Class A and B;
- Agricultural Land Overlay (Locally Important Agricultural Areas Overlay) – Locally important agricultural areas, Locally important agricultural areas (40m buffer area);
- Airport Environs Overlay – Airport Development Distances, Distance from Airport 8km; Obstacle Limitation Surface, between 50 and 90 Conical limitation surface contours;
- Biodiversity Overlay (Waterways and Wetlands Overlay) – Waterways, Waterways Buffer;
- Extractive Resources and High Impact Activities Overlay – High Impact Activity Buffer;
- Flood Hazard Overlay – Area affected by 0.2% AEP flood event;
- Landscape Character and Image Corridor Overlay – Image Corridor;
- Road Hierarchy Overlay – Arterial; Traffic Distributor; and
- Transport Noise Corridor Overlay – Category 2 Noise Corridor; Category 3 Noise Corridor.

79. The applicability of the above overlays will depend on the type and detail of development proposed.

80. A map of each overlay is included at Appendix 6.

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3.3.4 Level of Assessment

81. Table 5.5.17 (Rural zone) of the Proposed Planning Scheme 2014 identifies the level of assessment for development involving a material change of use in the Rural Zone. Table 4 below identifies the uses identified as exempt, self assessable or code assessable in the Rural Zone.

Table 4 Compliance assessment, Exempt, Self and Code Assessable Uses

Use	Level of Assessment
Animal husbandry	Exempt
Bulk landscape supplies	Code assessable (If on a site that adjoins or is within 1 kilometre of land within an urban zone).
Caretakers accommodation	Code assessable
Cropping	Exempt, self assessable or code assessable
Dwelling house	Self assessable or code assessable
Emergency services	Code assessable
Environment facility	Exempt
Home based business	Exempt, self assessable or code assessable
Nature based tourism	Code assessable (If involving not more than 25 accommodation rooms; and providing accommodation for not more than 60 guests).
Park	Code assessable
Permanent plantations	Exempt
Roadside stall	Self assessable or code assessable
Rural industry	Code assessable
Rural works accommodation	Code assessable
Sales office	Self assessable or code assessable
Short term accommodation	Code assessable (if involving a farm stay with not more than 10 accommodation rooms; and providing accommodation for not more than 30 guests).
Substation	Code assessable (If the input and/or output voltage is 66kV or less).
Telecommunications facility	Code assessable
Tourist park	Code assessable (If involving not more than 50 caravan or camping sites).

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Use	Level of Assessment
Utility installation	Exempt (if not code or impact assessable) or code assessable (if involving sewerage treatment plant or waste (refuse) management facility undertaken by or on behalf of Council).
Wholesale nursery	Exempt or code assessable
Winery	Code assessable

82. The exempt, self assessable and code assessable uses that have been excluded from the above table are impact assessable (e.g. some of the uses are only identified as exempt, self assessable or code assessable where they are not located in the Investigation Area Zone Precinct and therefore otherwise impact assessable).

83. The level of assessment for uses in the Open Space Zone included in the Proposed Planning Scheme 2014 does not appear to vary from the Proposed Planning Scheme 2013 as summarised above.

84. The applicable overlays may elevate the level of assessment for those uses listed at Tables 3 and 4 above however this will depend on the type and detail of development proposed.

85. Table 5.6.1 (Levels of assessment – Reconfiguring a lot) of the Proposed Planning Scheme 2014 identifies the level of assessment for development involving reconfiguring a lot on the subject land is either exempt or code assessable.

86. The Reconfiguring of a Lot Code identifies the minimum lot size in the Rural Zone is 100 hectares.

87. It is my understanding from the above review the subject is not intended by the Proposed Planning Scheme 2014 to be developed for urban development, and is not intended to be subdivided (that is, reconfigured into smaller lots).

3.3.5 Priority Infrastructure Plan

88. It is my understanding the PIP in the Proposed Planning Scheme 2014 in relation to the subject land does not vary significantly to the Proposed Planning Scheme 2013. All PIP mapping is the same, albeit no timeframe of details are provided in relation to the 'Water Supply Future Lines' located along Stockroute Road in front of the subject land.

89. Again, it is recommended further advice is sought from a civil engineer to understand if the infrastructure identified above is capable of providing for development on the subject land, and if so, the costs, sequence and any issues associated with its provision.

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04 APPROVALS - SITE AND SURROUNDS

4.1 SUBJECT LAND APPROVALS

90. A search of Council's pd-online (on 7 April 2017) identified there is a current development application over the subject land, seeking approval to reconfigure three lots into five lots and an access easement. Based on the submitted development application materials, the southern boundary of the subject site is proposed to be recessed to increase Lot 39 on SP257985 and facilitate future subdivision of the adjoining lots. The decision for this development application is yet to be determined.

There are no recent approvals identified on pd-online for the subject site. It is unclear from what date Council's records identify approvals over land within the local authority area however it is estimated to be from 2006 onwards.

4.2 APPROVALS WITHIN THE LOCALITY

91. A preliminary review of Council's pd-online (on 1 and 2 November 2016) was undertaken to establish if any approvals had been granted for a higher intensity of development than envisaged by the Planning Scheme on land zoned Rural in both Ooralea and Bakers Creek. The results of this search indicate such approvals have been granted by Council. For example:

- Approval was granted in 2011 for a preliminary approval to vary the effect of the Planning Scheme (pursuant to Section 242 of the *Sustainable Planning Act 2009* to facilitate development in accordance with higher density residential, commercial and industry (low impact) zones. The approval was granted on land at 154 to 172 Boundary Road, Ooralea. This land is located north east of the subject land and is located adjacent to land included in the Rural Zone, Rural Residential Zone and Urban Residential Zone (refer to Figure 7).

  Subsequent to this, approval was granted in 2014 for a development permit for a material change of use for a health care centre. Subsequent approvals in relation to this development permit approval (e.g. permissible change, generally in accordance) were granted in 2015 and 2016.

  Approval was also granted in 2014 for a development permit for a material change of use for multiple dwelling units (comprising 112 units plus 8 dual keys totalling 120 keys and ancillary gym and

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managers residence) a catering shop (less than 100m²), and a development permit for reconfiguring a lot (1 into 3 lots).

- Approval was granted in 2011 for a preliminary approval to vary the effect of the Planning Scheme (pursuant to Section 242 of the *Sustainable Planning Act 2009* for selected uses to create a residential neighbourhood. The approval was granted on land at 30 Temples Lane, Bakers Creek. This land is located south east of the subject land and is located adjacent to land included in the Rural Zone (refer to Figure 8).

  Subsequent to this, approval ('The Waters Stage 1') was granted in 2011 for a development permit for reconfiguring a lot to create 53 residential lots and associated operational works (the negotiated decision was given in 2011, the original approval records were not found). The approved lots range in size from around 626m² to around 878m² (one lot does comprise 2,168m²). Subsequent to this, a generally in accordance approval was granted enabling 13 additional lots.

  Approval ('The Waters Stages 2 to 5') was also granted in 2011 for a development permit for reconfiguring a lot – 2 rural lots into 262 urban residential lots, 1 open space lot and 2 balance lots. The approval was granted on land at 44 Bruce Highway, and 30 Temples Lane, Bakers Creek (refer to Figure 8). The lots range in size from less than 399m² to greater than 700m².

- Approval was granted in the Planning and Environment Court on 20 July 2016 for a development permit for reconfiguring a lot – 2 rural lots into 154 residential lots, a park lot and a mixed use lot. The approval ('The Waters Stages 6 to 8') was granted on land at 93897 Bruce Highway, Bakers Creek (refer to Figure 8). The lots range in size from less than 336m² to greater than 700m². The development application was originally refused by Council.

92. The above information follows only a preliminary review of Council's pd-online system, and further details can be sought from Council if required. A number of approvals were identified in both Ooralea and Bakers Creek however the location of the land to which these approvals relate was unclear, and therefore it was uncertain whether this land was included in a Rural Zone. Accordingly, the above is not an exhaustive list, and further investigation is required to understand the extent of approvals in this part of the city.

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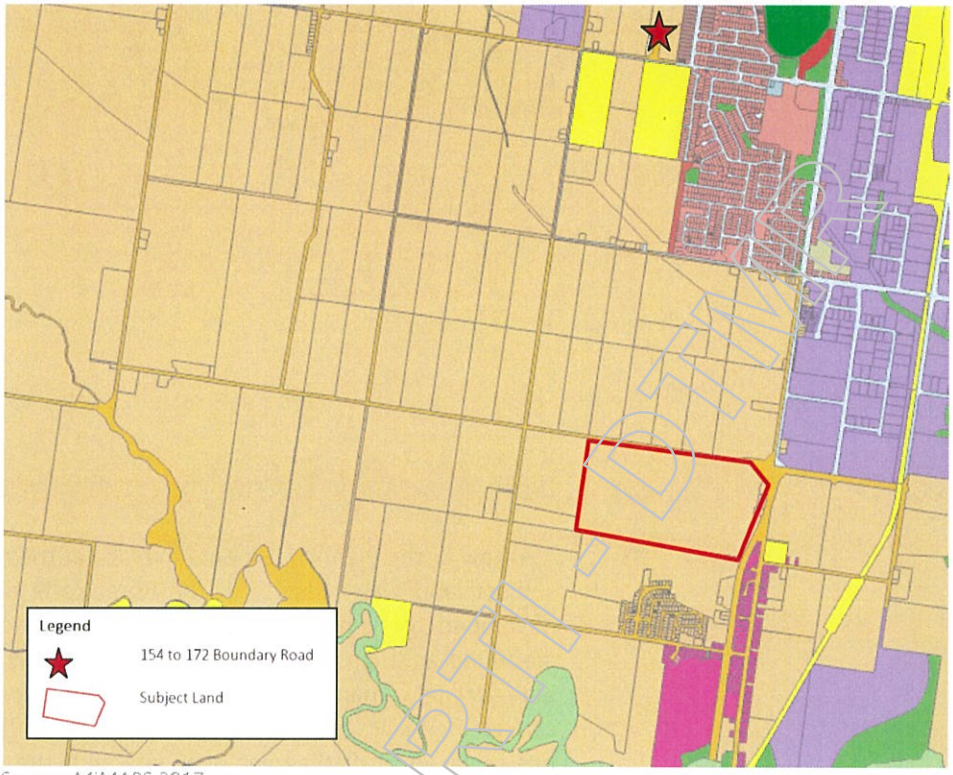
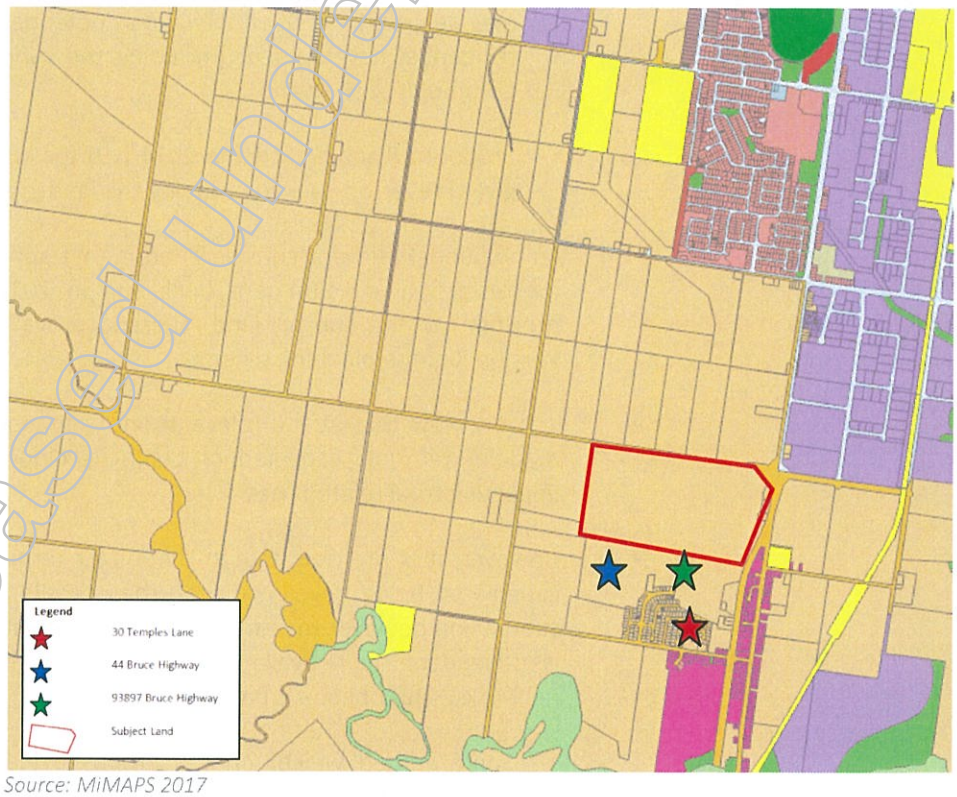
Figure 7 Location of 154 to 172 Boundary Road



Source: MiMAPS 2017

Figure 8 Location of 30 Temples Lane



Source: MiMAPS 2017

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05 DEVELOPMENT POTENTIAL WHICH COULD REASONABLY BE EXPECTED TO BE APPROVED ON THE SUBJECT LAND

5.1 DEVELOPMENT POTENTIAL- PRE RESUMPTION

93. A review of the Planning Scheme in place at the relevant date indicates the subject land was included in the Rural Zone and is not intended to be developed for urban development. In addition, development on land identified as 'High Impact Activity' will need to be designed and sited to appropriately manage any potential adverse effects from the meat processing facility on users of the site. Notwithstanding this, the Council has released draft planning schemes with the subject land identified as follows:

- Proposed Planning Scheme 2013 (v8) (on which some limited weight may be given) identified the land as potentially suitable for low density residential development (including the subject land in the Emerging Community Zone); and

- Proposed Planning Scheme 2014 (v9) (on which some weight may be given) reverted back to including the land in a Rural Zone.

94. An additional relevant consideration is that approvals have been granted for residential development (including in 2014) in the Rural Zone in proximity to the subject land. These approvals appear to be based on Version 8 of the planning scheme.

95. It is my view that at the relevant date the subject land (in the short to medium term) is expected of being developed for low intensity, low impacting rural related uses.

96. However, it is my view that in the longer term the subject land may be capable of being developed for urban development such as residential subdivision however the timing and cost associated with this development is dependent upon availability of a full range of urban infrastructure networks. This opinion is based on:

- Some limited weight on the Proposed Planning Scheme 2013 (v8) identifying the subject land in the Emerging community Zone;

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- The subject land's inclusion in the Investigation Area Zone Precinct (of the Rural Zone) of the Proposed Planning Scheme 2014 (v9), which identifies a prospect for residential development beyond 2026;

- Council's and the Court's recent decisions to approve some residential development in the Rural Zone east of Cowley Road.

97. In my view a key issue in Council's determination of development applications and in the draft planning schemes has been consideration of the Council cost burden and sequence of servicing development areas, and the limited need for further urban development (amongst other things). That is, Mackay Regional Council has appeared to take a regional view about where and how much urban development is supported in different parts of the city, and at the relevant date, did not support further urban development at this location.

98. Accordingly one aspect relevant to the Council's determination of applications, and the timing and prospects of success of an application is the availability, costs and sequence of infrastructure. As a result it is recommended further advice is sought from a civil engineer to understand:

- what infrastructure currently exists and the capacity of this infrastructure to service residential development on the subject land;

- what infrastructure is required (including upgrades to existing infrastructure) to service residential development on the subject land; and

- costs associated with providing the identified infrastructure.

99. It is my view if the land were to be developed they would be required to provide the necessary infrastructure required to service the development, including any upgrades required to the wider network. This view is partly formed on the basis urban development on the subject land would be considered out of sequence at the relevant date.

100. Finally, Council's planning scheme (and Version 9 draft planning scheme) consider other land more suited to urban development than the subject land. The timing and likelihood of urban development on this land would also depend on Council's assessment of need for further urban development at this location.

5.2 DEVELOPMENT POTENTIAL- POST RESUMPTION

101. My opinion is that the same development potential exists in the post resumption phase as the pre resumption phase.

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06 CONCLUSION

6.3 CONCLUSION

102. Land located at 93897 Bruce Highway, Bakers Creek QLD 4740 and described as Lot 7 on RP894737 is the subject of this preliminary town planning advice. This advice has been prepared to provide the DTMR with independent town planning advice that provides details of the town planning aspects of the subject land, and provides an opinion on the highest and best use from a town planning point of view (based on the information available at the time of writing).

103. This preliminary town planning advice has established:

- The Planning Scheme includes the subject land in the Rural Zone. This zone is not intended to accommodate urban development, but rather accommodate rural activities or non rural activities which specifically suit the particular rural location and do not adversely affect the operation of the Rural Zone. In addition, development on land identified as 'High Impact Activity' will need to be designed and sited to appropriately manage any potential adverse effects from the meat processing facility on users of the site.

- Some limited weight may be given to the Proposed Planning Scheme 2013 (v8) which includes the subject land in the Emerging Community Zone, and Open Space Zone. In this draft planning scheme the land is intended to be developed consistent with an approved development framework plan which will include identifying land uses, residential densities, trunk infrastructure and sequencing.

- The Proposed Planning Scheme 2014 (v9) on which some weight may be given includes the subject land in the Rural Zone and Open Space Zone. These zones are not intended to accommodate urban development.

- Council has approved development in proximity to the subject land for urban development, being residential (and comprising a range of lot sizes).

- Development of the subject land for urban development (including the timing for such development) is dependent on the availability and costs of a full range of urban infrastructure networks.

- My view is that in the longer term the subject land may be capable of being developed for urban development such as residential subdivision

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however the timing and cost associated with this development is dependent upon availability of a full range of urban infrastructure networks. In addition, as Council has identified other land more suited to urban development, the likelihood of urban development on the subject land will also be based on Council's assessment of need for further urban development at this location.

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A1 SARA Interactive Mapping

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Matters of Interest for all selected Lot Plans

Coastal zone
Water resource planning area boundaries
State-controlled roads
Area within 25m of State-controlled roads
Future State-controlled roads

Matters of Interest by Lot Plan

Lot Plan: 7RP894737 (Area: 685400 m^2)

Coastal zone
Water resource planning area boundaries
State-controlled roads
Area within 25m of State-controlled roads
Future State-controlled roads

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Legend

Water resource planning area boundaries

Water resource planning area boundaries

0 180 360 540 720

Metres

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Future State-controlled roads

Future State-controlled roads

0 180 360 540 720

Metres

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Coastal zone

Coastal zone

0 180 360 540 720

Metres

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State-controlled roads

State-controlled roads

0 180 360 540 720

Metres

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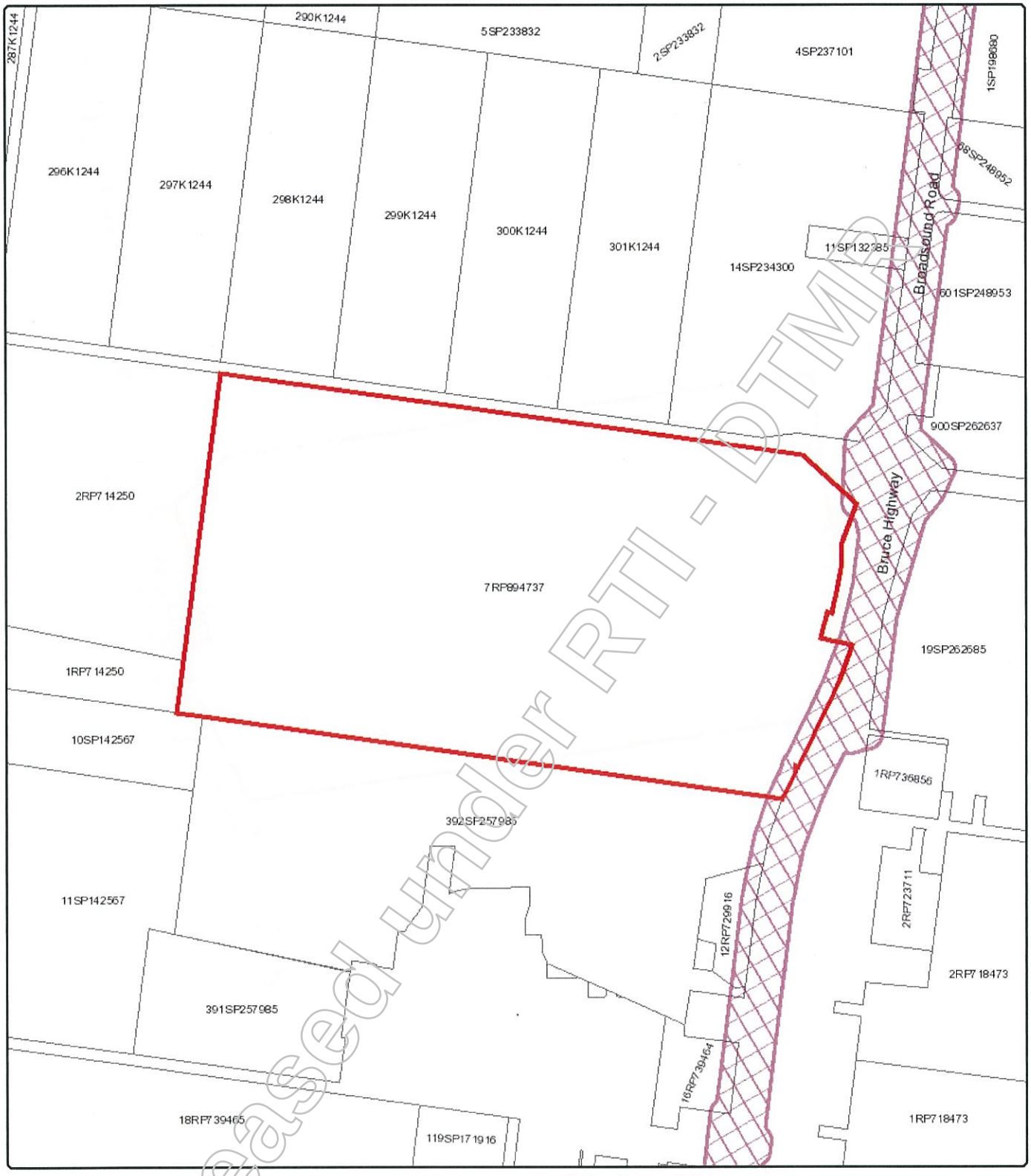

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Area within 25m of State controlled roads

Area within 25m of State controlled roads

0 180 360 540 720

Metres

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A2 SPP Interactive Mapping

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Local government development assessment

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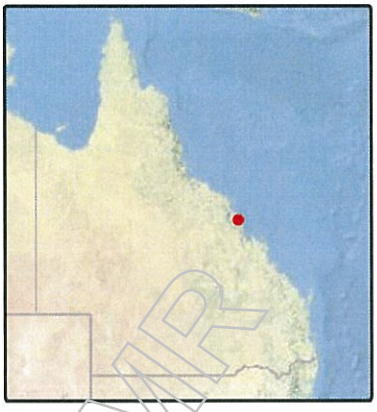

State Interests - consolidated list for all selected Lot Plans

Climatic regions - stormwater management design objectives
Flood hazard area - Level 1 - Queensland floodplain assessment overlay*
Flood hazard area - Local Government flood mapping area*
Obstacle limitation surface contour
Obstacle limitation surface
Light restriction zone
Lighting area buffer 6km
Wildlife hazard buffer zone

State Interests listed for each selected Lot Plan

Lot Plan: 7RP894737 (Area: 685400 m^2)
WATER QUALITY
- Climatic regions - stormwater management design objectives
NATURAL HAZARDS RISK AND RESILIENCE
- Flood hazard area* - Level 1 - Queensland floodplain assessment overlay
- Flood hazard area* - Local Government flood mapping area
STRATEGIC AIRPORTS AND AVIATION FACILITIES
- Obstacle limitation surface contour
- Obstacle limitation surface
- Light restriction zone
- Lighting area buffer 6km
- Wildlife hazard buffer zone

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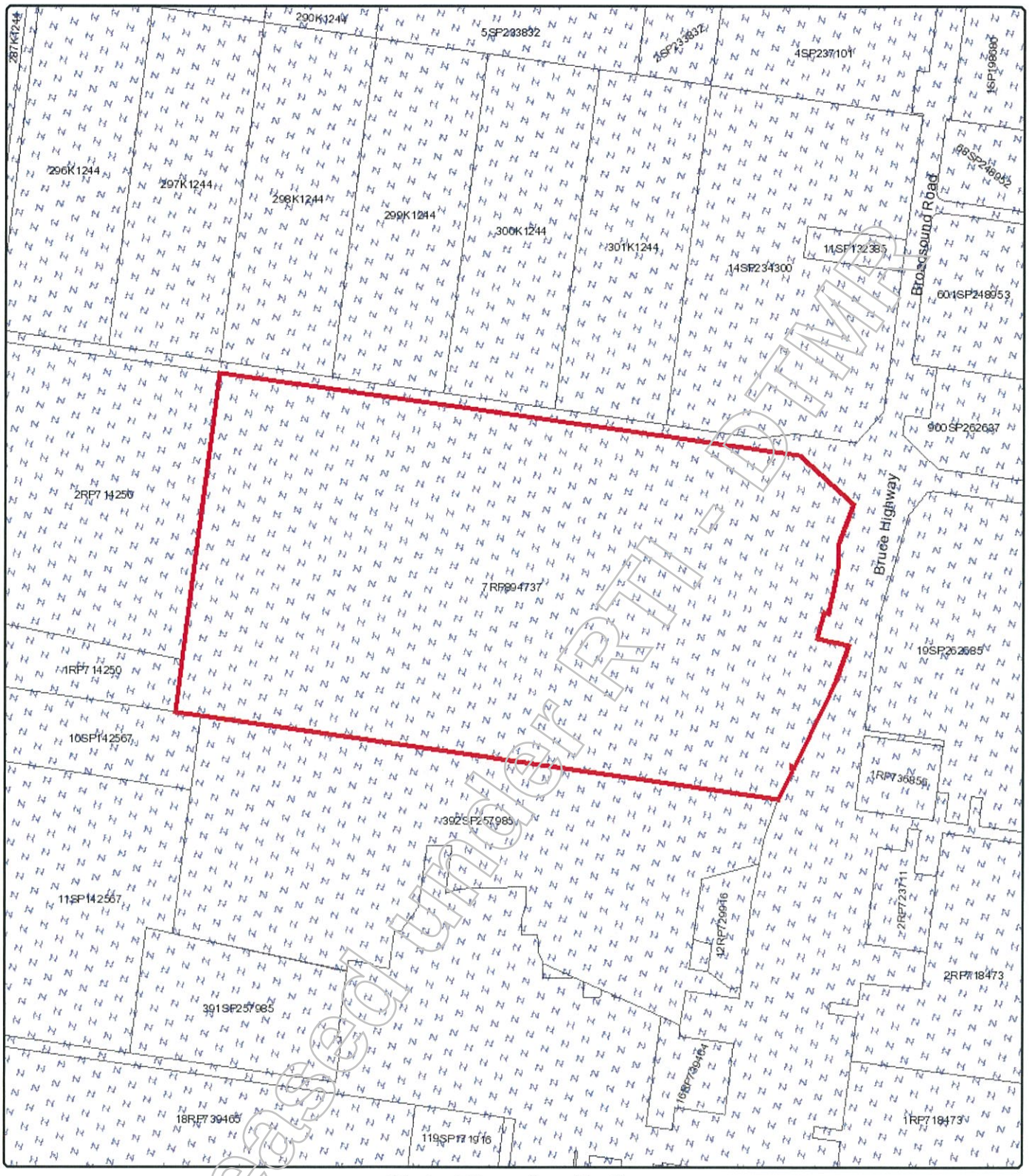

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0 180 360 540 720

Metres

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Wildlife hazard buffer zone

- 3km
- 8km
- 13km

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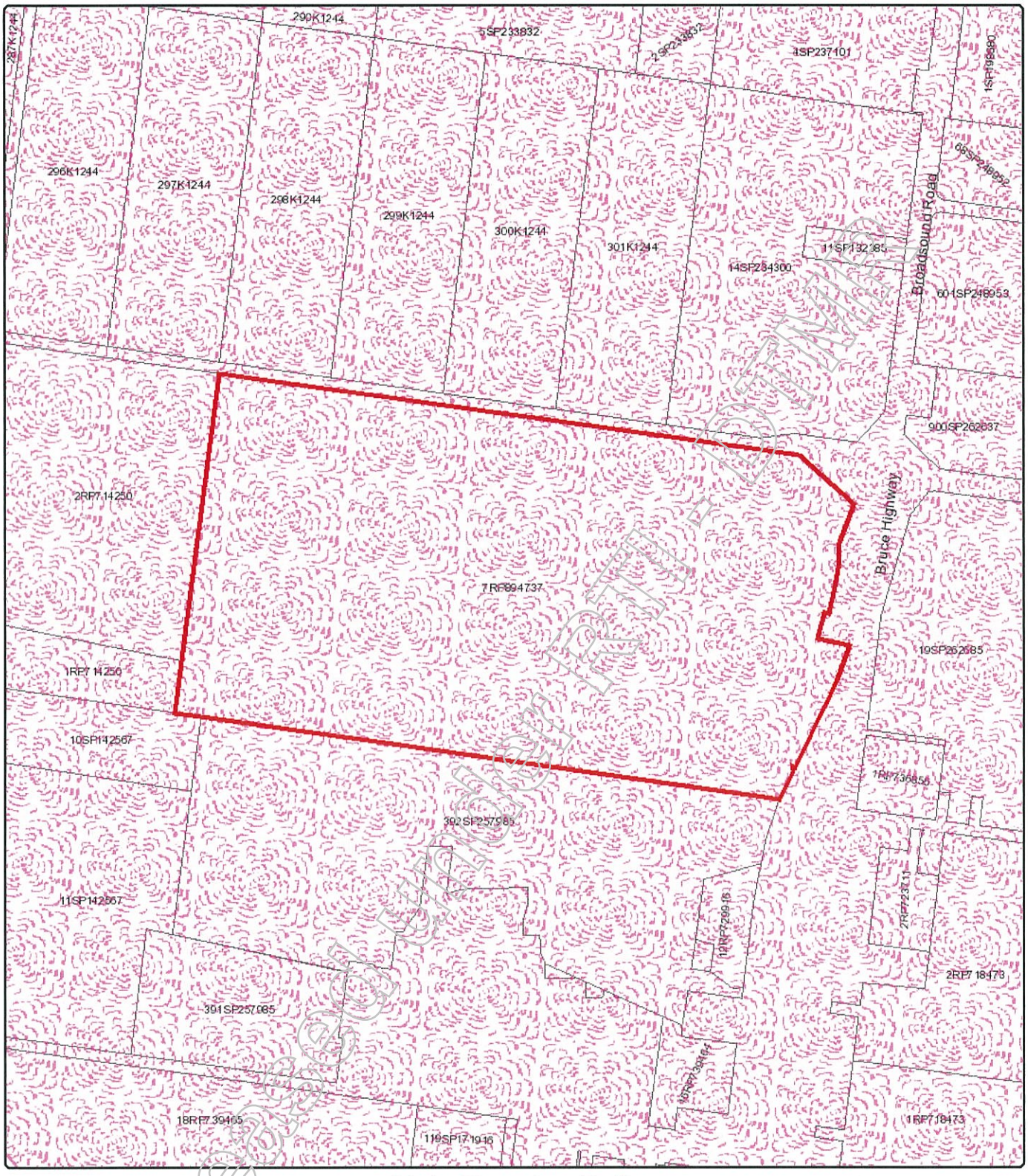

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Lighting area buffer 6km

Lighting area buffer 6km

0 180 360 540 720

Metres

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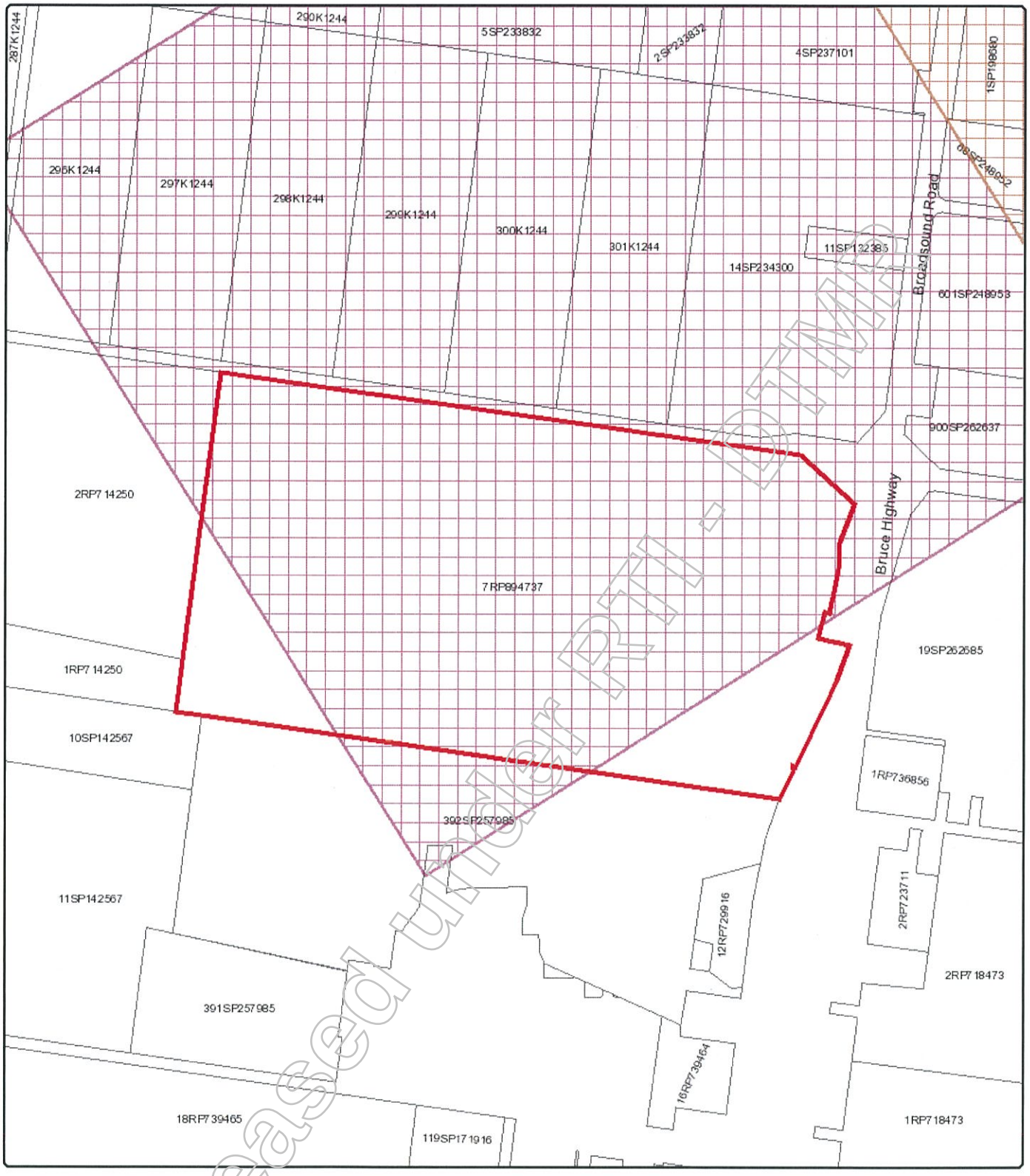

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Light restriction zone

- Zone A
- Zone B
- Zone C
- Zone D

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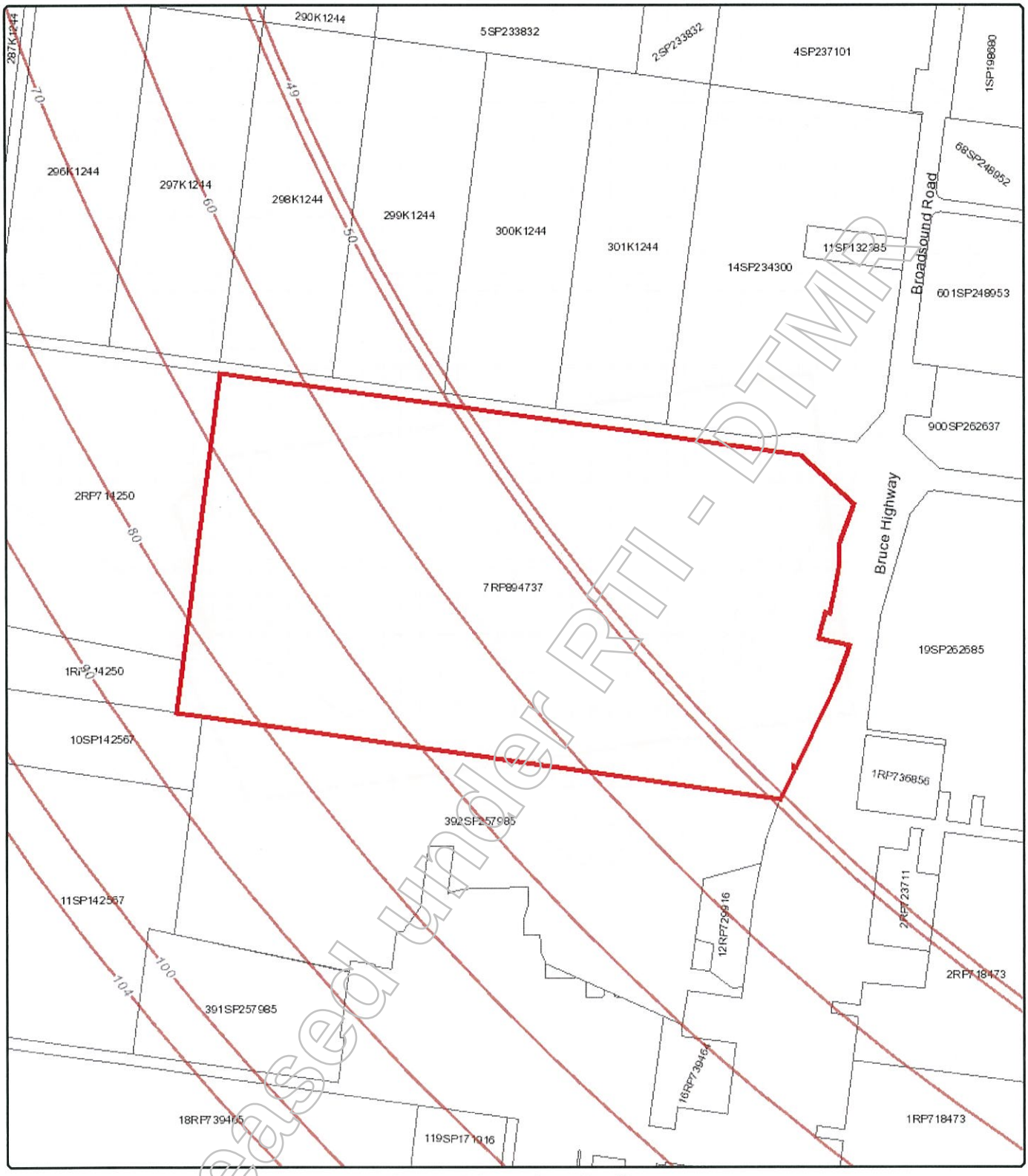

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Obstacle limitation surface contour

Obstacle limitation surface contour

0 180 360 540 720

Metres

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Flood hazard area* - Level 1 - Queensland floodplain assessment overlay

Flood hazard area* - Level 1 - Queensland floodplain assessment overlay

0 180 360 540 720

Metres

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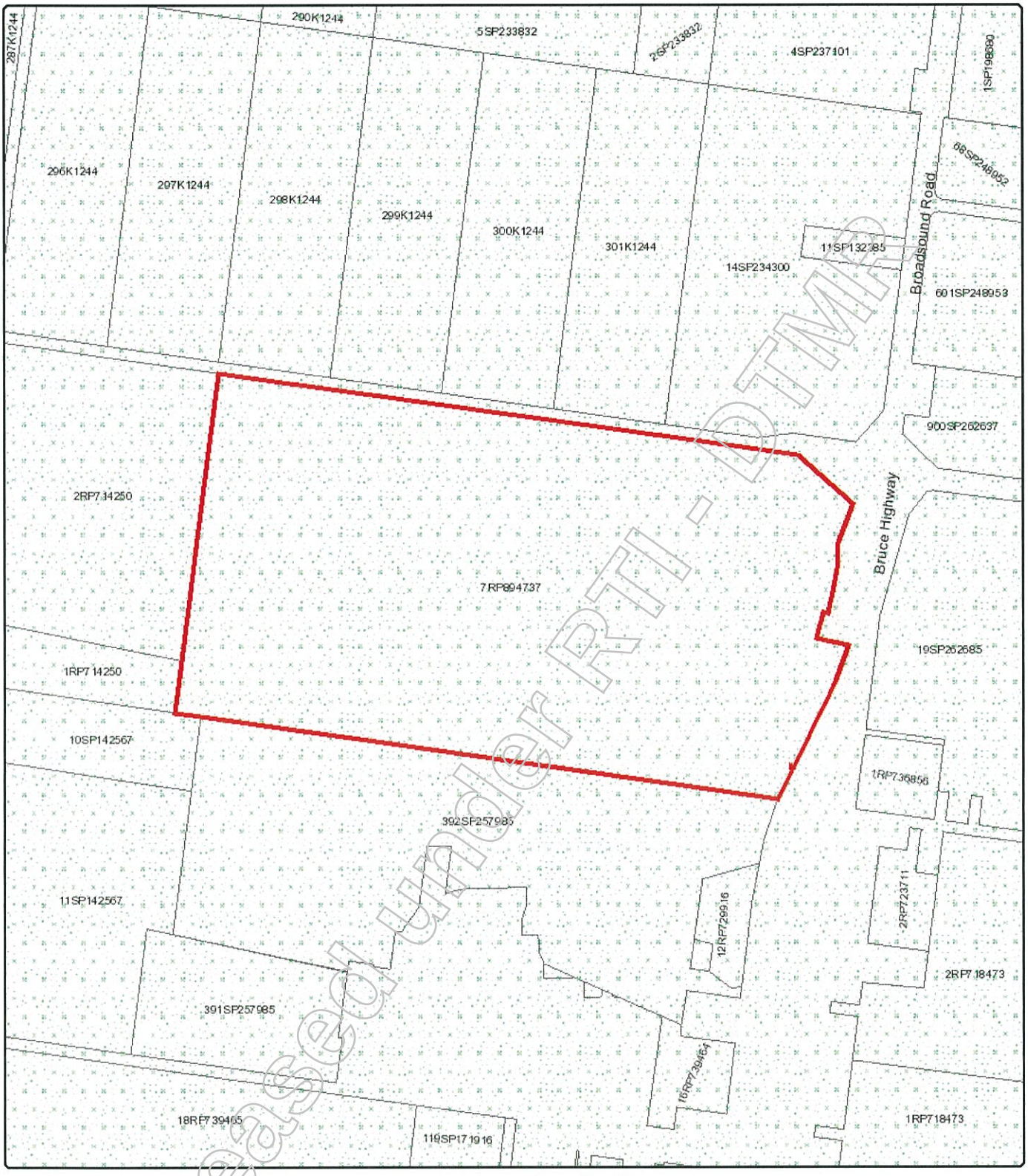

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Flood hazard area* - Level 1 - Local Government flood mapping area

Flood hazard area* - Level 1 - Local Government flood mapping area

0 180 360 540 720

Metres

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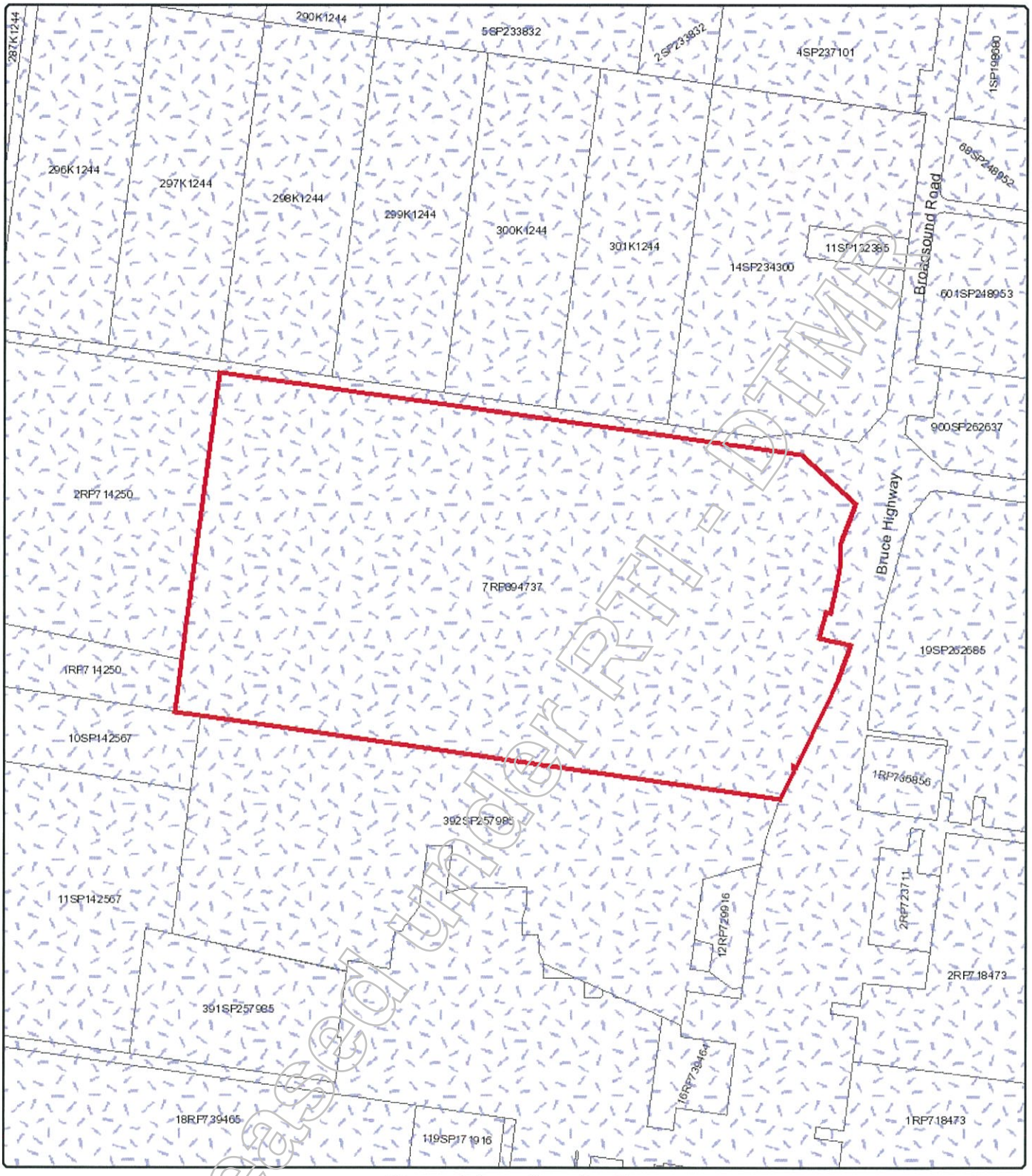

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Climatic regions - stormwater management design objectives

Climatic regions - stormwater management design objectives

0 180 360 540 720

Metres

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A3 Overlays – Planning Scheme

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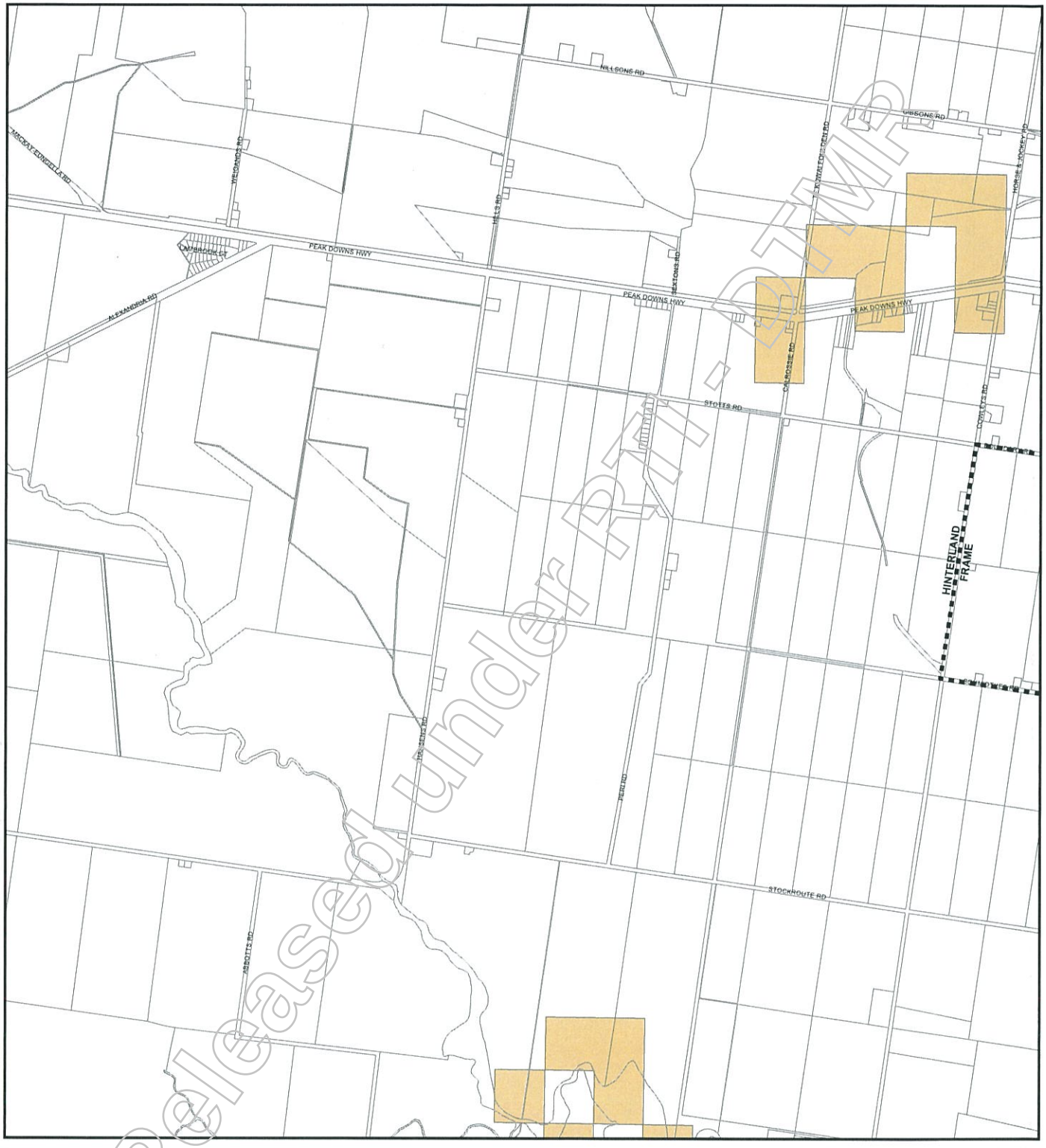
Mackay City Council Planning Scheme

BUSHFIRE MANAGEMENT OVERLAY



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N

Extent of Overlay

High Risk Bushfire Hazard Area

Medium Risk Bushfire Hazard Area

Locality Boundaries

0 200 400 600 800 1,000
Metres

MACKAY CITY COUNCIL

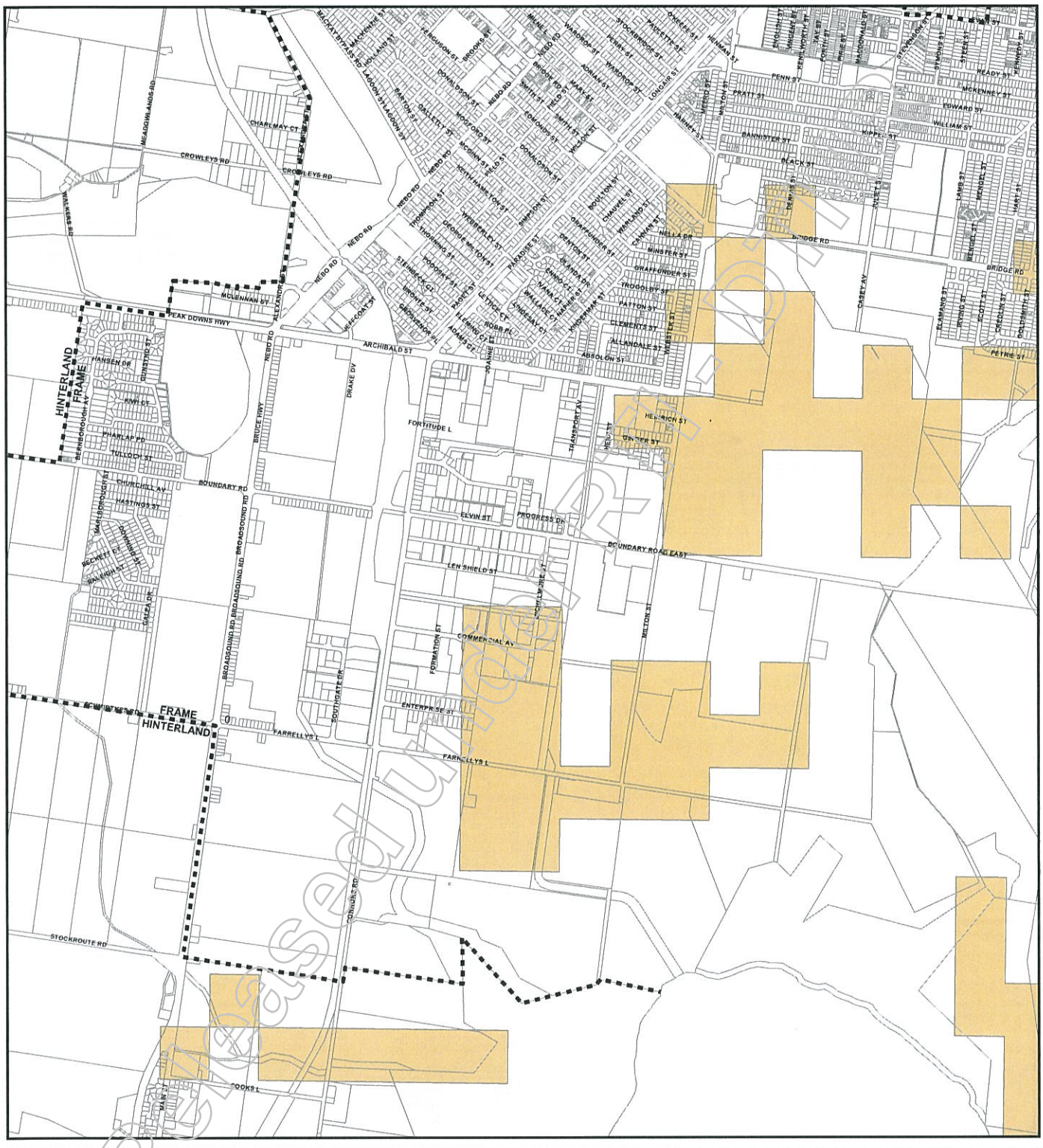
Series 23 - Alexandra

Jul 05, 2005

The Planning Scheme took effect on 24 March 2006

Mackay City Council Planning Scheme

BUSHFIRE MANAGEMENT OVERLAY



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Locality Boundaries

Extent of Overlay

High Risk Bushfire Hazard Area

Medium Risk Bushfire Hazard Area

N

0 200 400 600 800 1,000

Metres

MACKAY CITY COUNCIL

Series 24 - Paget

Feb 03, 2006

The Planning Scheme took effect on 24 March 2006

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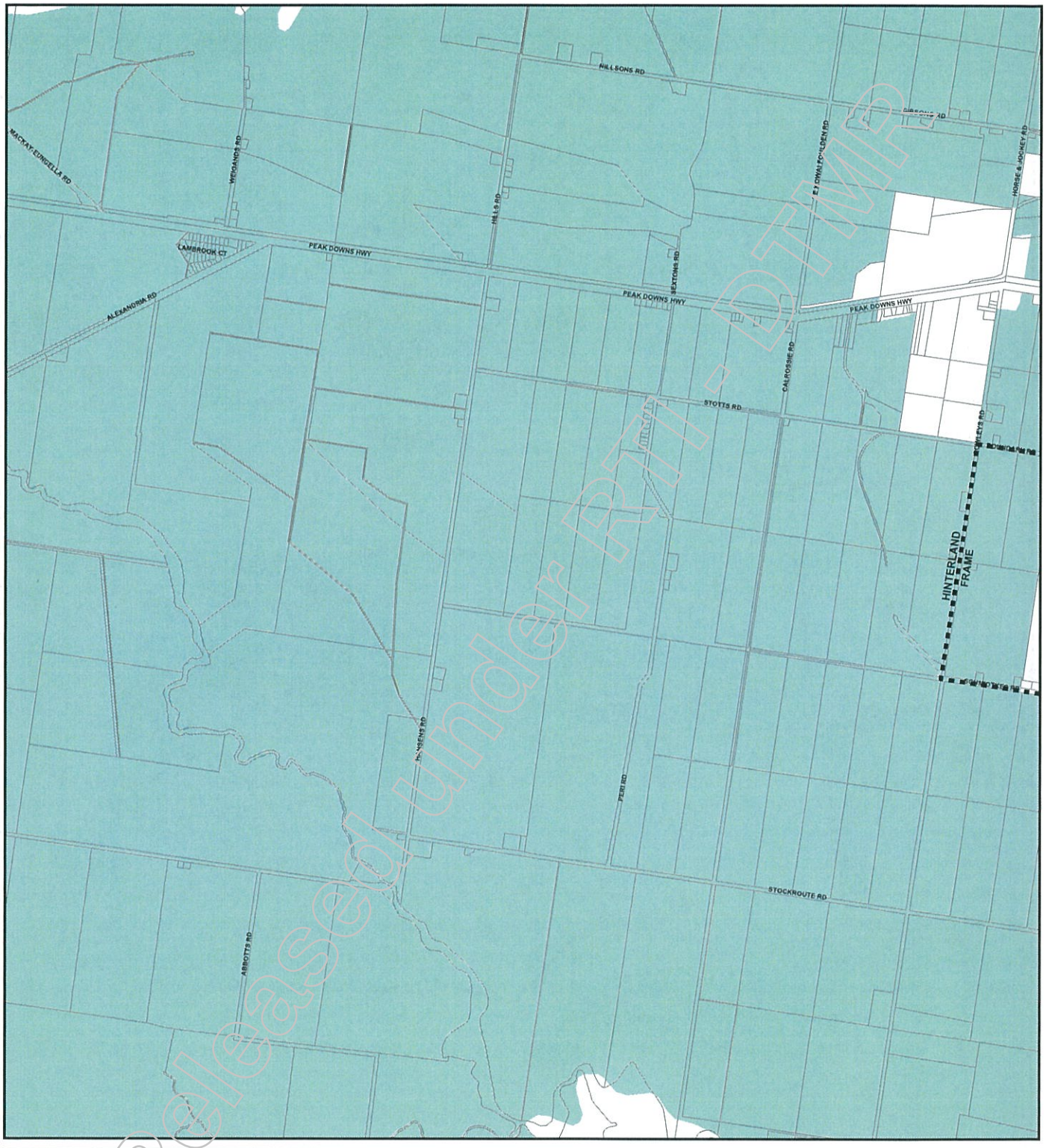
Mackay City Council Planning Scheme

GOOD QUALITY AGRICULTURAL LAND OVERLAY



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Extent of Overlay

Good Quality Agricultural Land

N

0 200 400 600 800 1,000
Metres

Locality Boundaries

MACKAY CITY COUNCIL

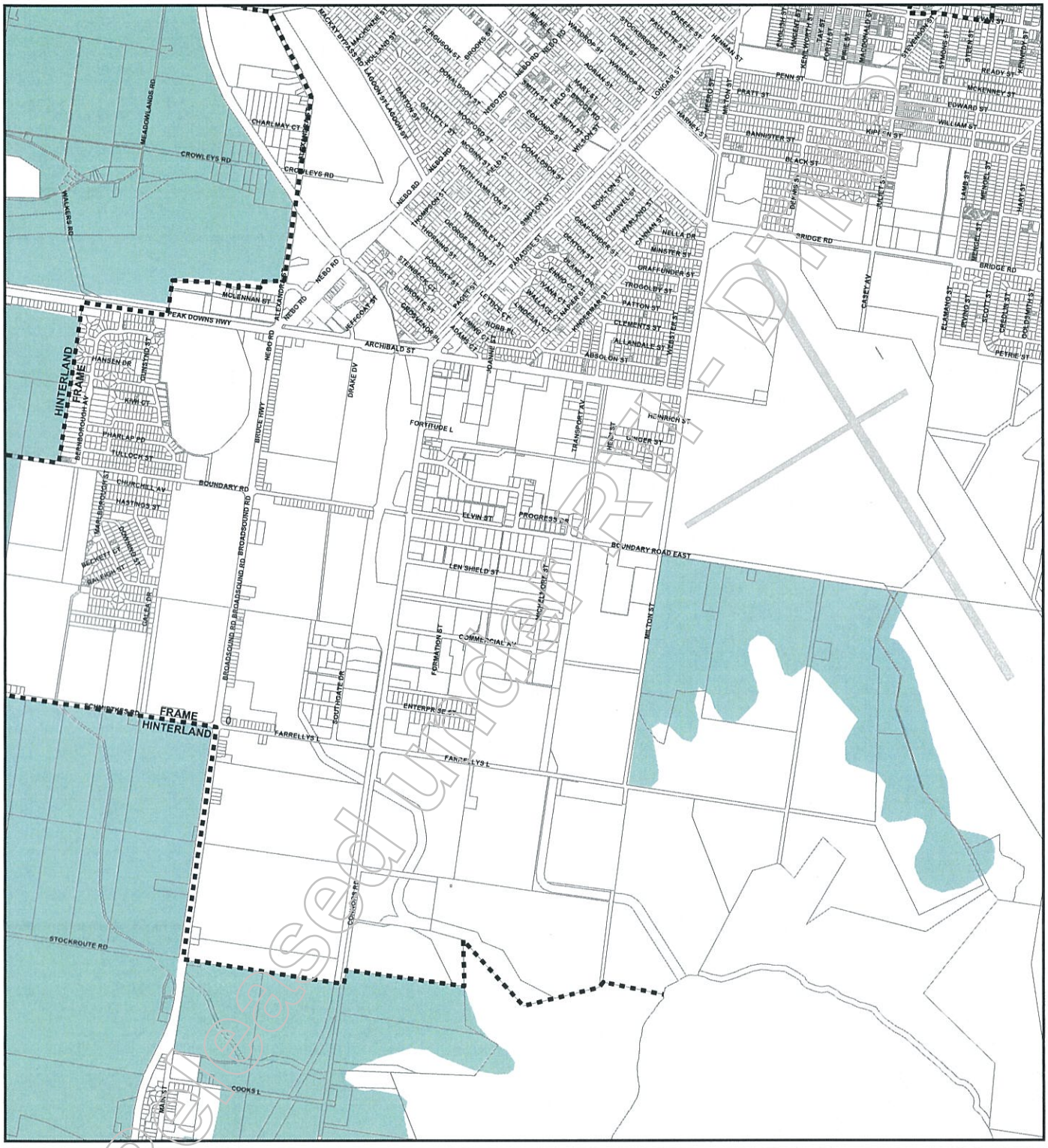
Series 23 - Alexandra

Feb 22, 2006

The Planning Scheme took effect on 24 March 2006

Mackay City Council Planning Scheme

GOOD QUALITY AGRICULTURAL LAND OVERLAY



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Extent of Overlay

Good Quality Agricultural Land

Locality Boundaries

N

0 200 400 600 800 1,000
Metres

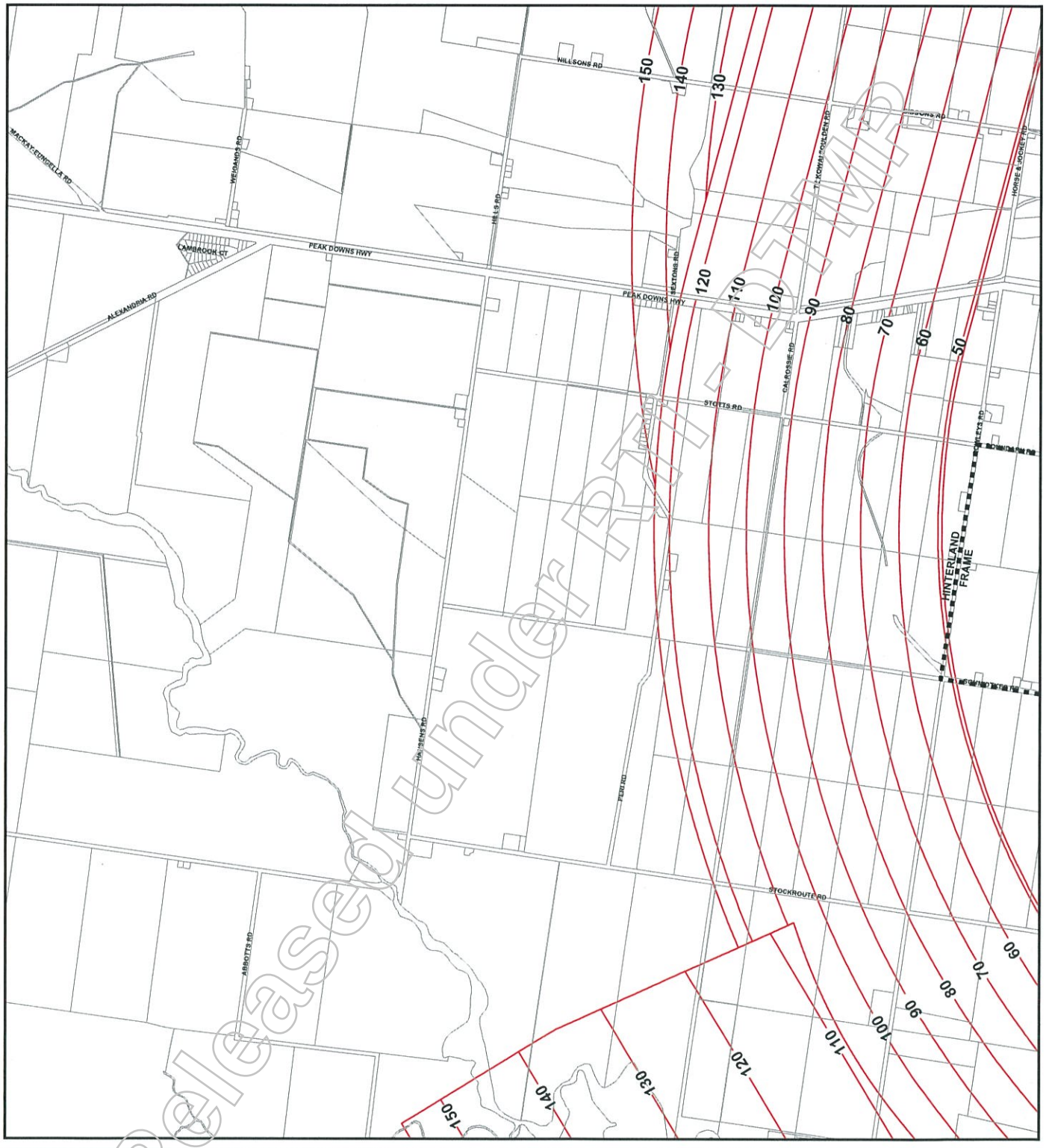
MACKAY CITY COUNCIL

Series 24 - Paget

Feb 22, 2006

The Planning Scheme took effect on 24 March 2006

Mackay City Council Planning Scheme
Development in the vicinity of Mackay Airport Overlay
OBSTACLE LIMITATION SURFACE



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Extent of Overlay

Obstacle Limitation Surfaces

Locality Boundaries

N

0 200 400 600 800 1,000
Metres

MACKAY CITY COUNCIL

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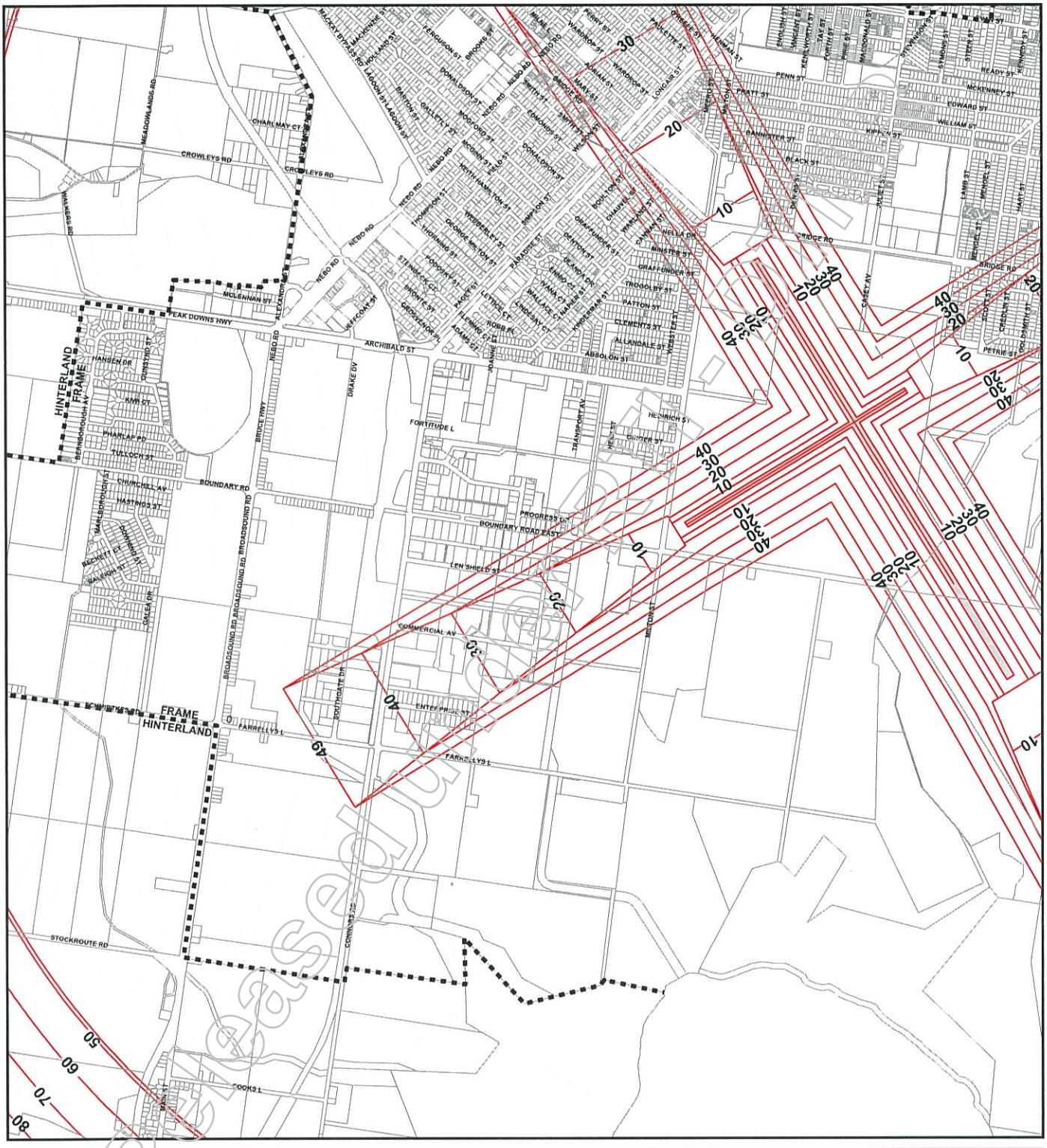
Mackay City Council Planning Scheme
Development in the vicinity of Mackay Airport Overlay
OBSTACLE LIMITATION SURFACE



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Locality Boundaries

Extent of Overlay

Obstacle Limitation Surfaces

N

0 200 400 600 800 1,000
Metres

MACKAY CITY COUNCIL

Series 24 - Paget

Feb 09, 2006

The Planning Scheme took effect on 24 March 2006

A4 Information Map

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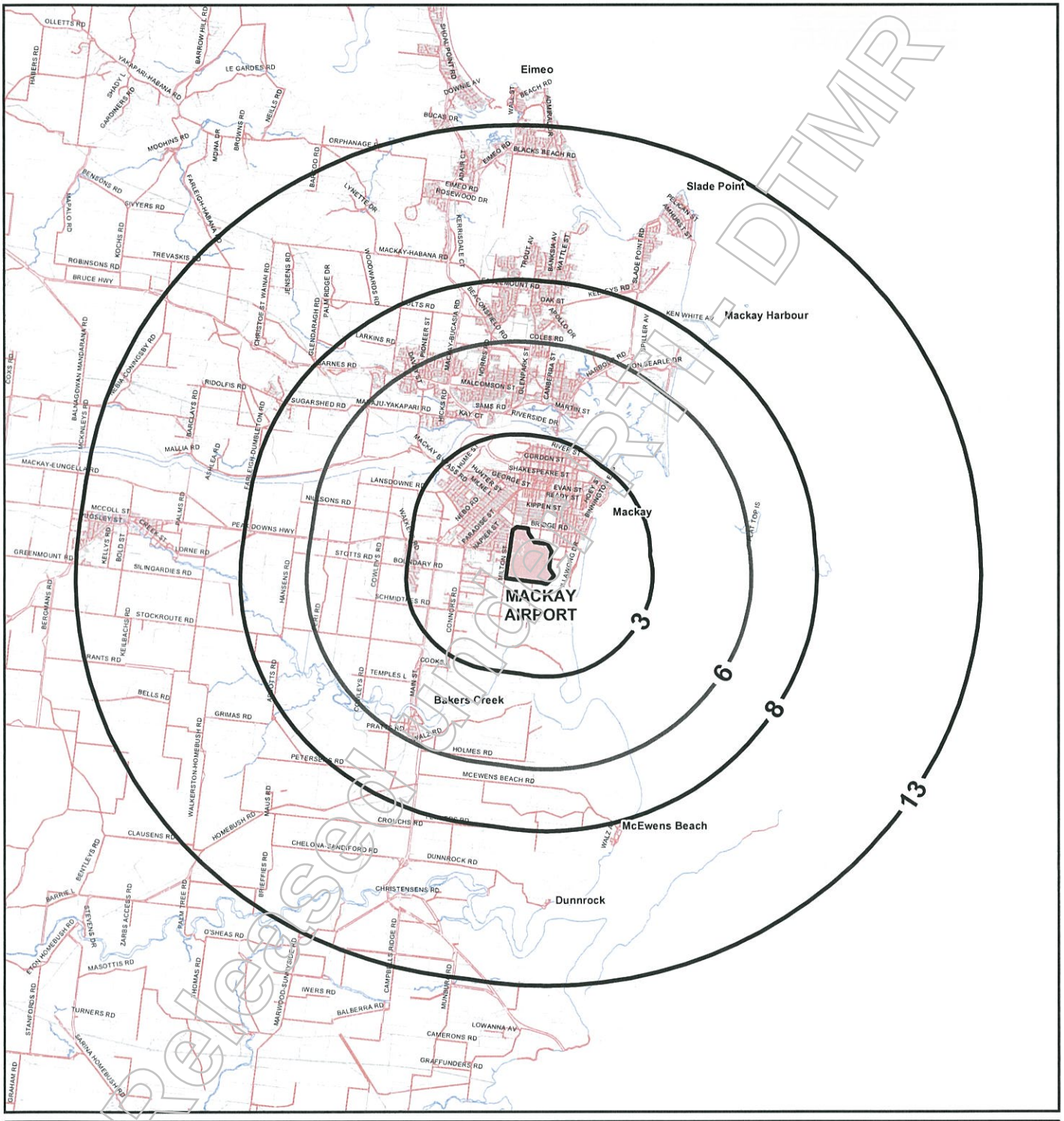
Mackay City Council Planning Scheme

Development in the Vicinity of Mackay Airport
Distances from Airport
Information Map



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Legend

3 Radius from Airport in Kilometres

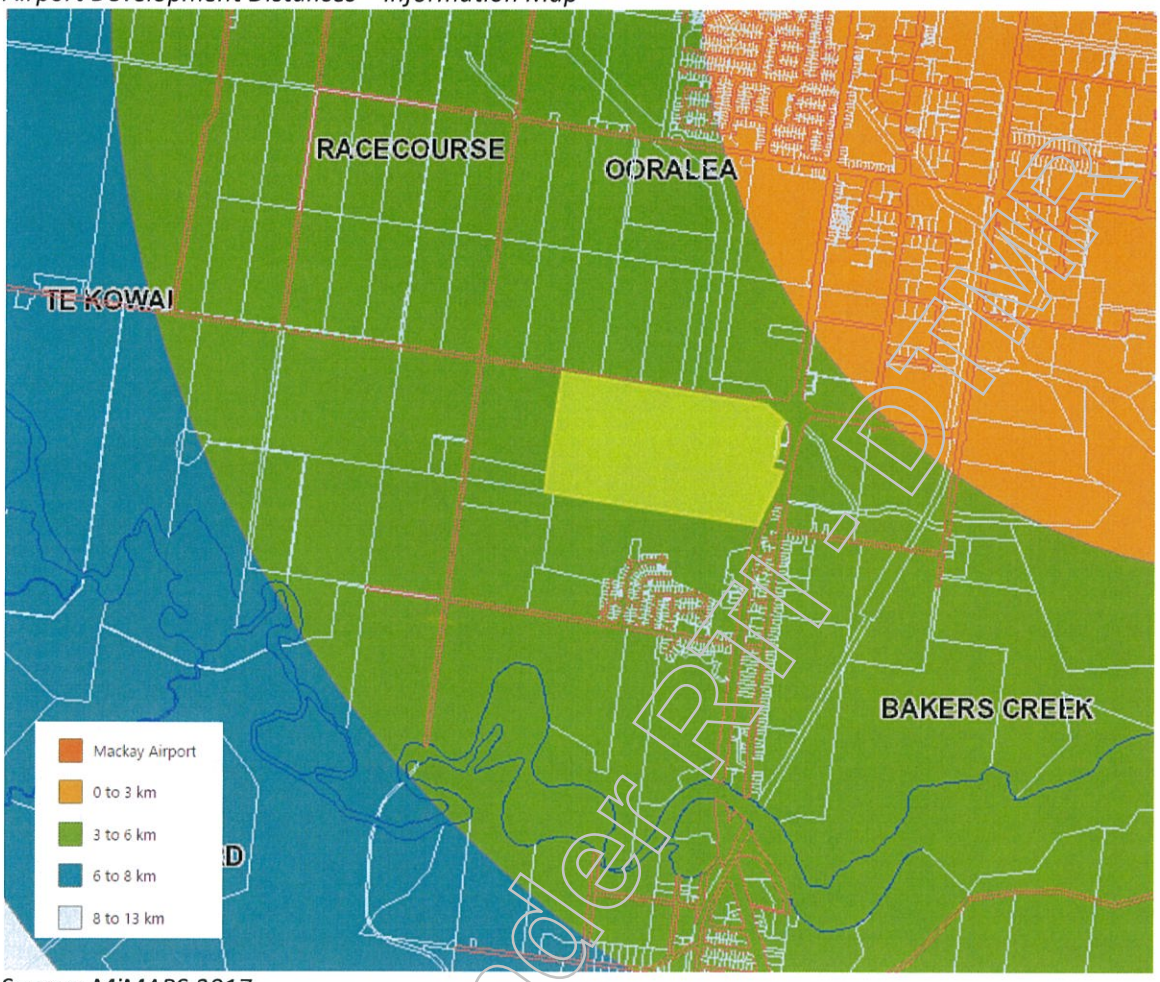
0 1 2 3 4 5
Kilometres

N

MACKAY CITY COUNCIL

The Planning Scheme took effect on 24 March 2006

Airport Development Distances – Information Map



Source: MiMAPS 2017

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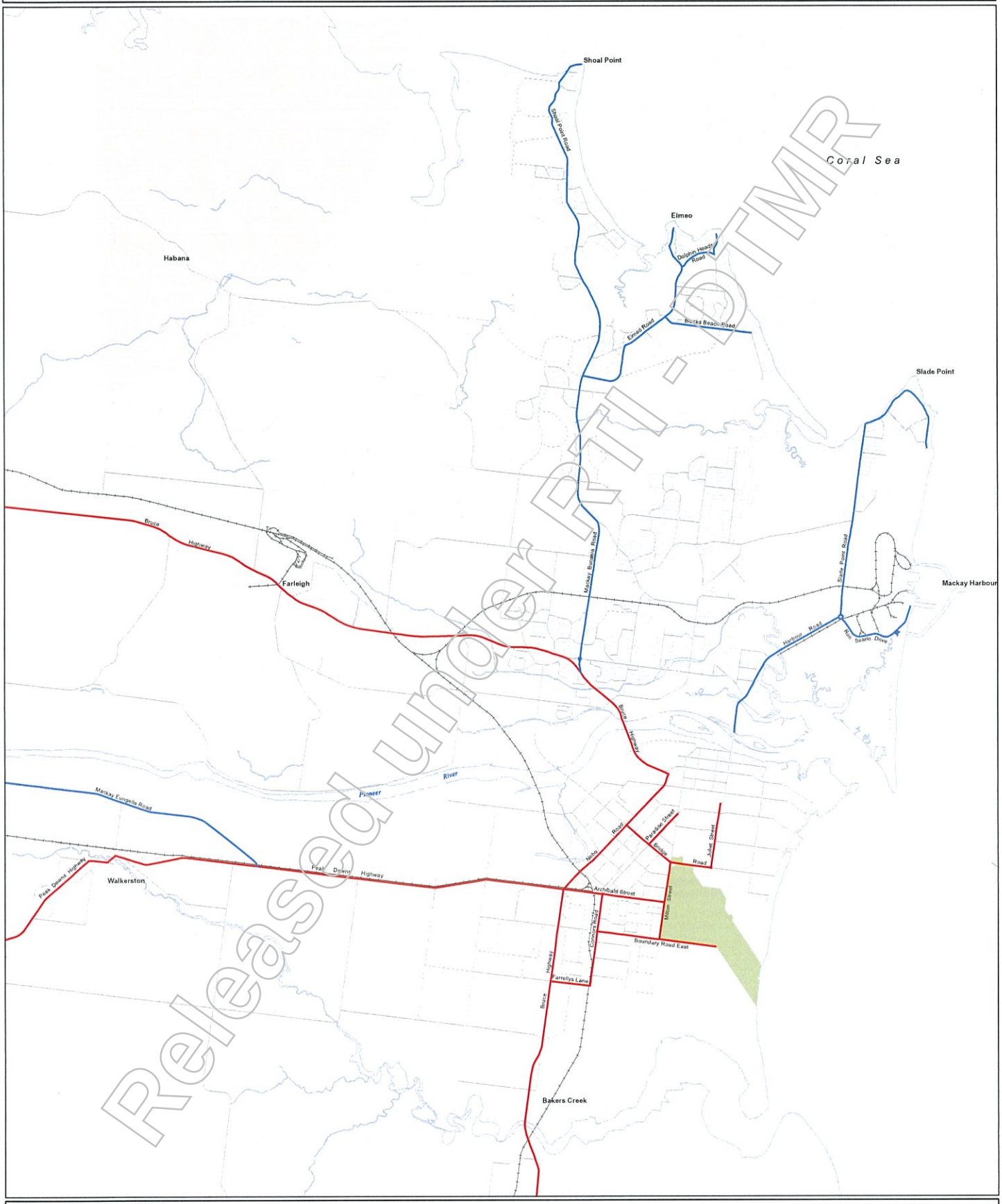
Mackay City Council Planning Scheme

IMAGE CORRIDORS MAP A

Information Map



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N

Legend

- Entry Corridor
- Tourist Corridor
- Mackay Port Authority Airport

0 500 1,000 1,500 2,000 2,500
Metres

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Image Corridors Map A

The Planning Scheme took effect on 24 March 2006

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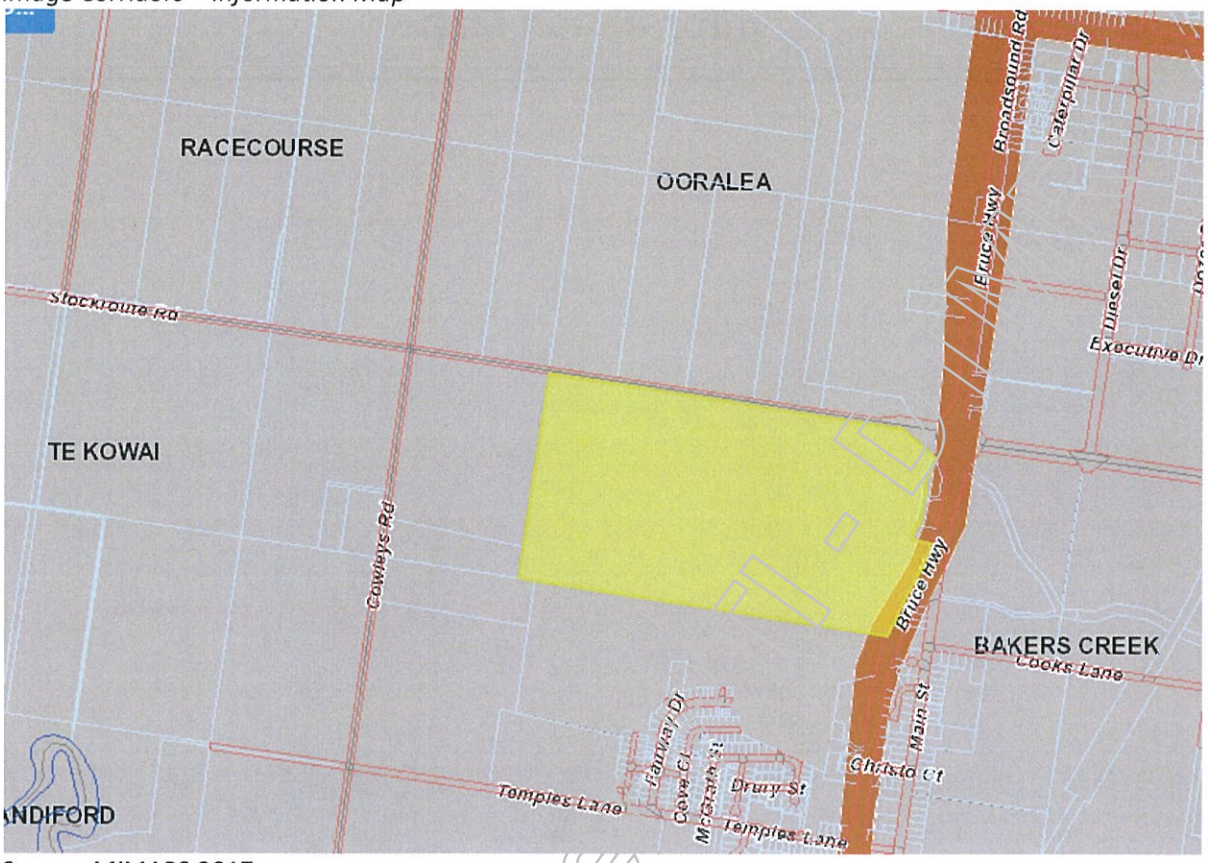
Image Corridors – Information Map

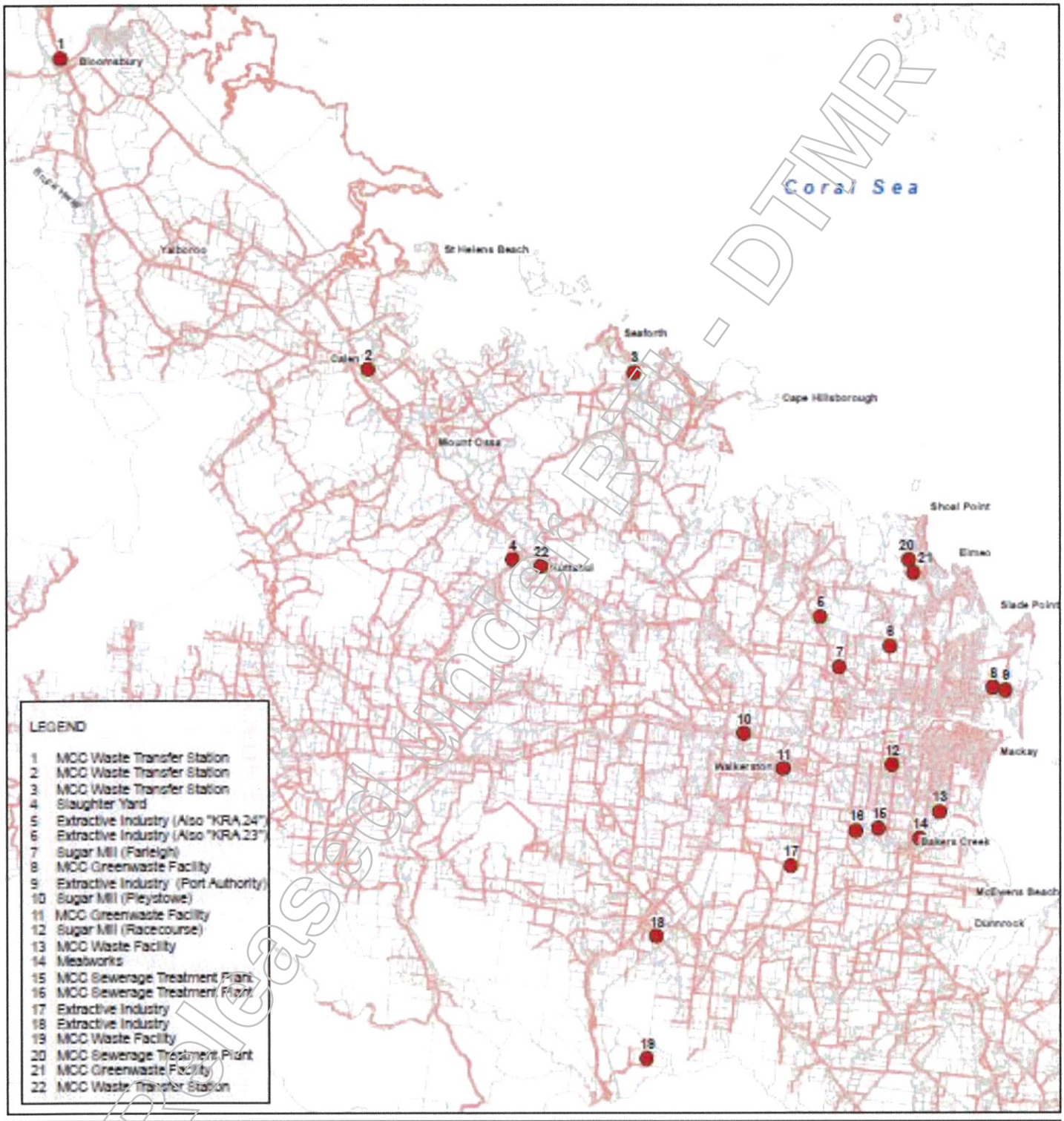


Source: MiMAPS 2017

Released under

Mackay City Council Planning Scheme

HIGH IMPACT ACTIVITY AREAS
Information Map



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N

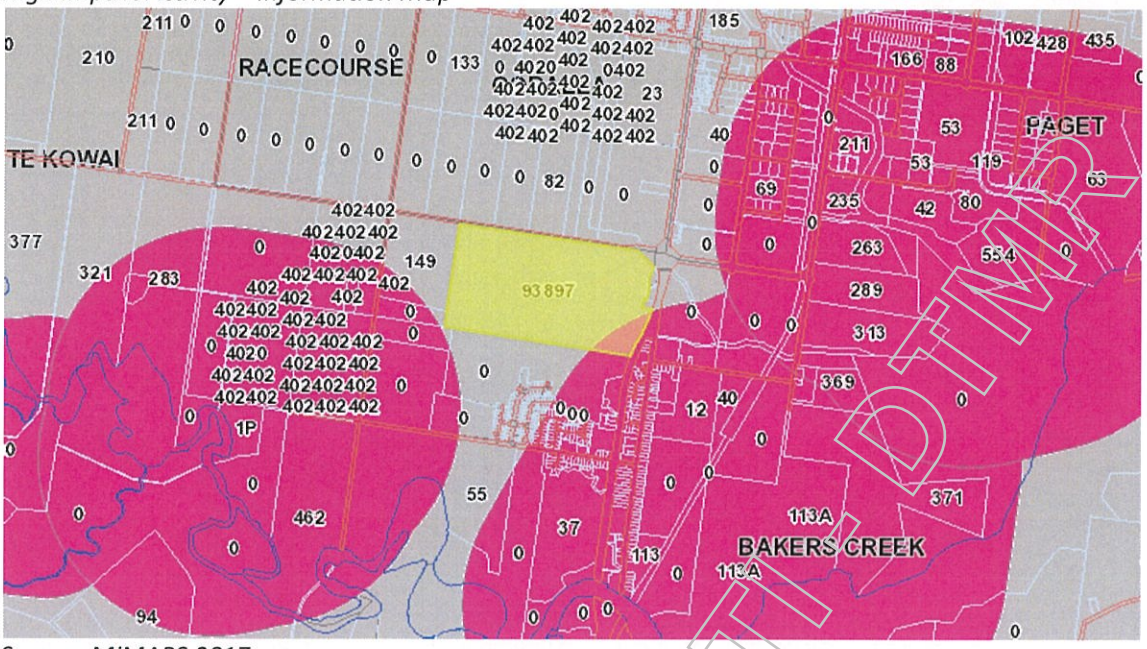
0 4 8 12 16 20

Kilometres

Mackay REGIONAL COUNCIL

Amendments took effect on 24 April 2009

High Impact Activity – Information Map



Source: MiMAPS 2017

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A5 Overlays – Proposed Planning Scheme 2013

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Mackay Region
PLANNING SCHEME

Mackay REGIONAL COUNCIL

Acid Sulfate Soils Overlay Maps

Released under RTI - DTMR
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Development Constraints

Acid Sulfate Soils

- Land at or below 5m AHD
- Land above 5m and below 20m AHD

Cadastre

- Local Government Boundary
- Cadastre - March 2013 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

Potential and Actual Acid Sulfate Soils Overlay data was compiled by Mackay Regional Council. The information is based on a DTM developed with LIDAR 2009 data where available and 25m DEM data for areas south of Sarina. This data is to be used as a guide only for planning purposes.

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QPP Version 3.0
Geocentric Datum of Australia 1994 (GDA94)

Approx Scale @ A3 1:10000

0 125 250 500 Metres

Acid Sulfate Soils Overlay Map - AS - 43

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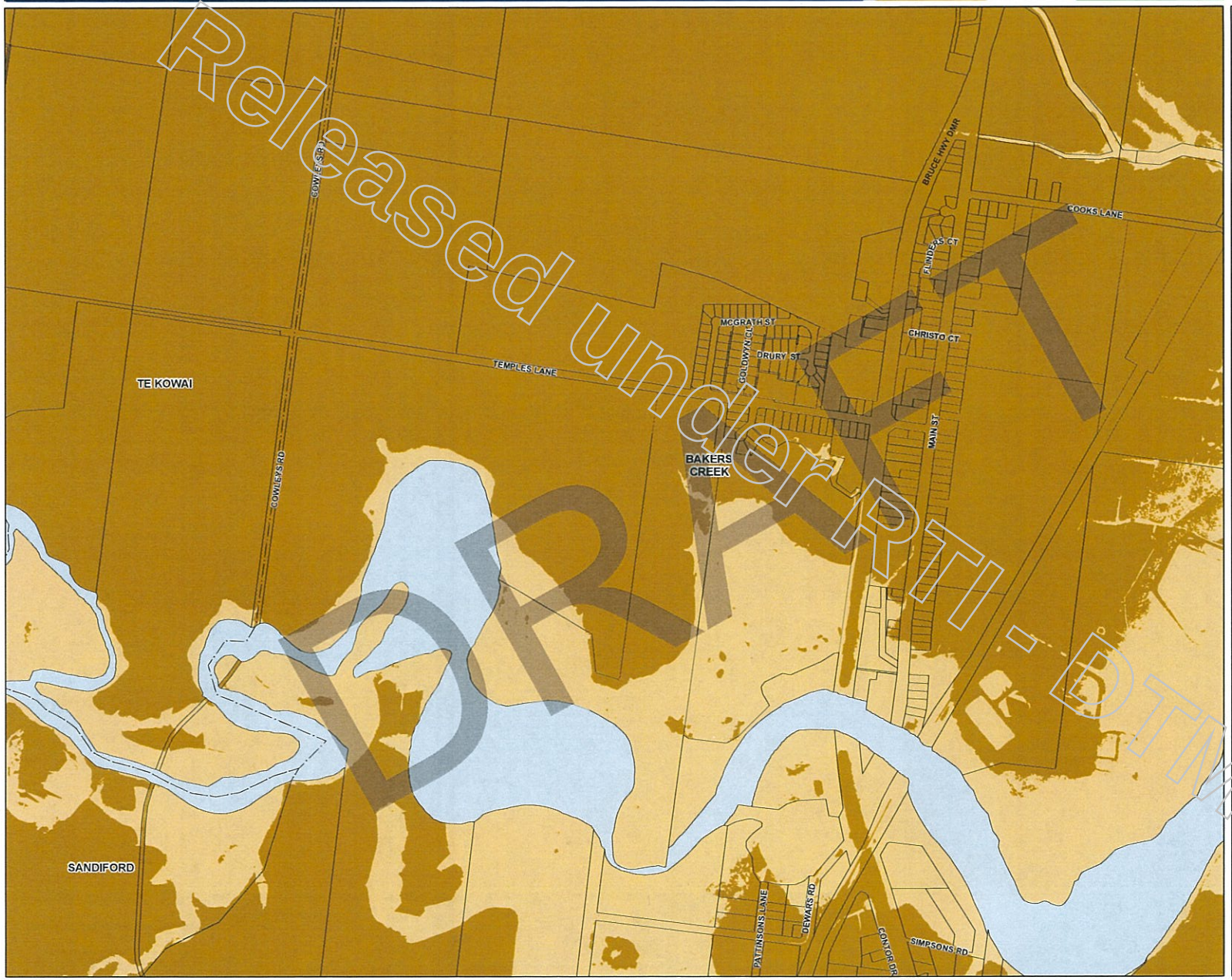
Mackay Region
PLANNING SCHEME

Mackay REGIONAL COUNCIL

Acid Sulfate Soils Overlay Maps



Development Constraints

Acid Sulfate Soils

- Land at or below 5m AHD
- Land above 5m and below 20m AHD

Cadastre

- Local Government Boundary
- Cadastre - March 2013 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

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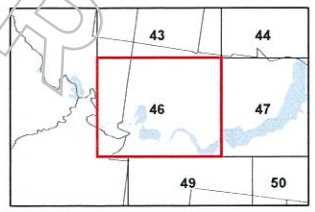

Acid Sulfate Soils Overlay Map - AS - 46

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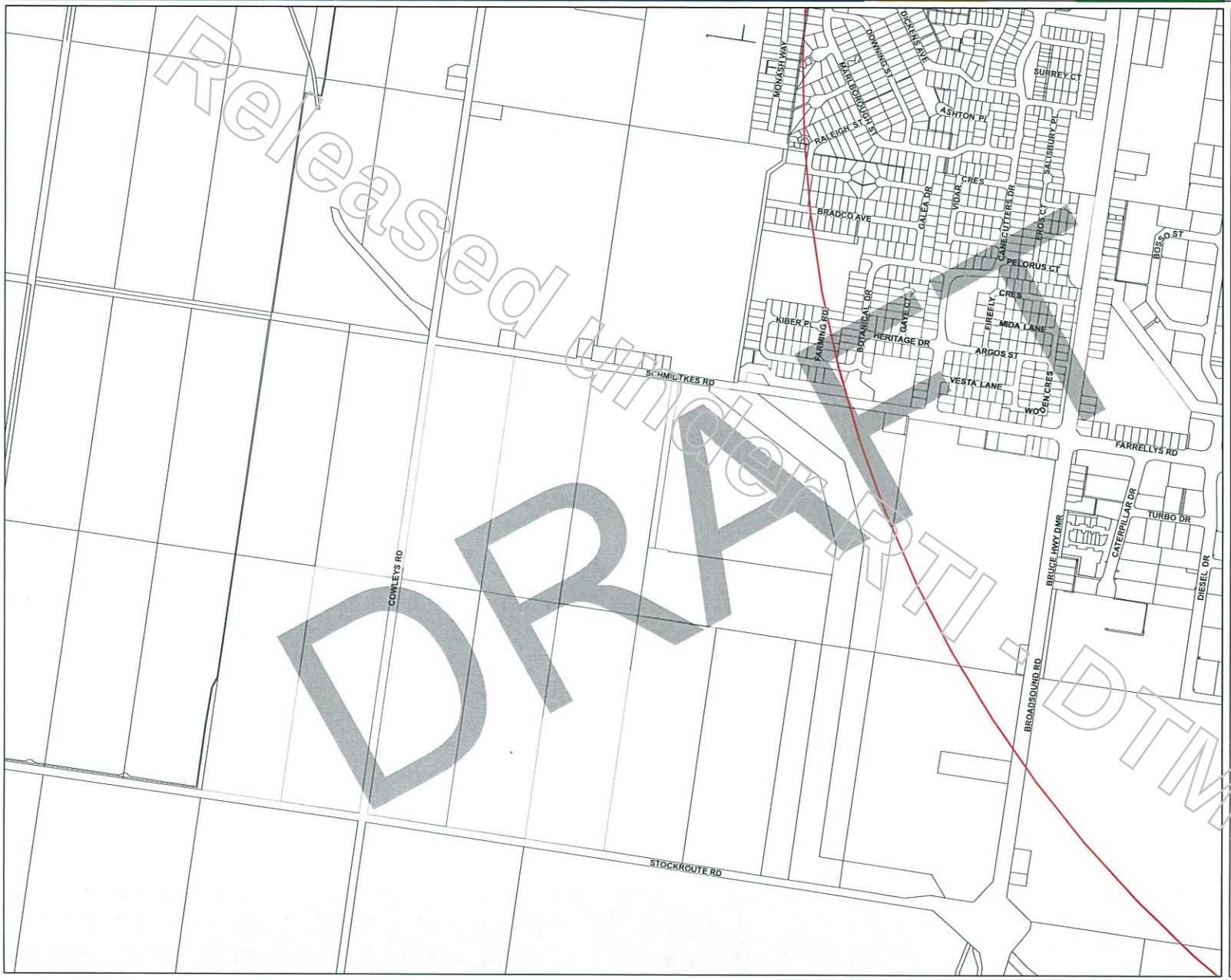
Mackay Region
PLANNING SCHEME

Mackay REGIONAL COUNCIL

Airport Environs Overlay Maps
Airport Development Distances and Airport Noise Exposure Frequency (ANEF) Contour



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Development Constraints

Airport Development Distances

- Distance from Airport - 3km
- Distance from Airport - 8km
- Distance from Airport - 13km
- Mackay Airport Boundary

Australian Noise Exposure Forecast Contour (ANEF)

- Highest ANEF contour value
- Intermediate ANEF contour value
- Lowest ANEF contour value

Cadastre

- Local Government Boundary
- Cadastre - March 2013 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

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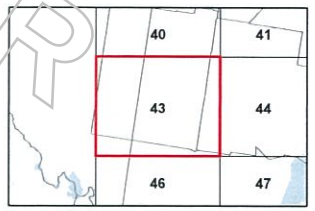
0 125 250 500 Metres



Airport Environs Overlay Map - AE - DN - 43

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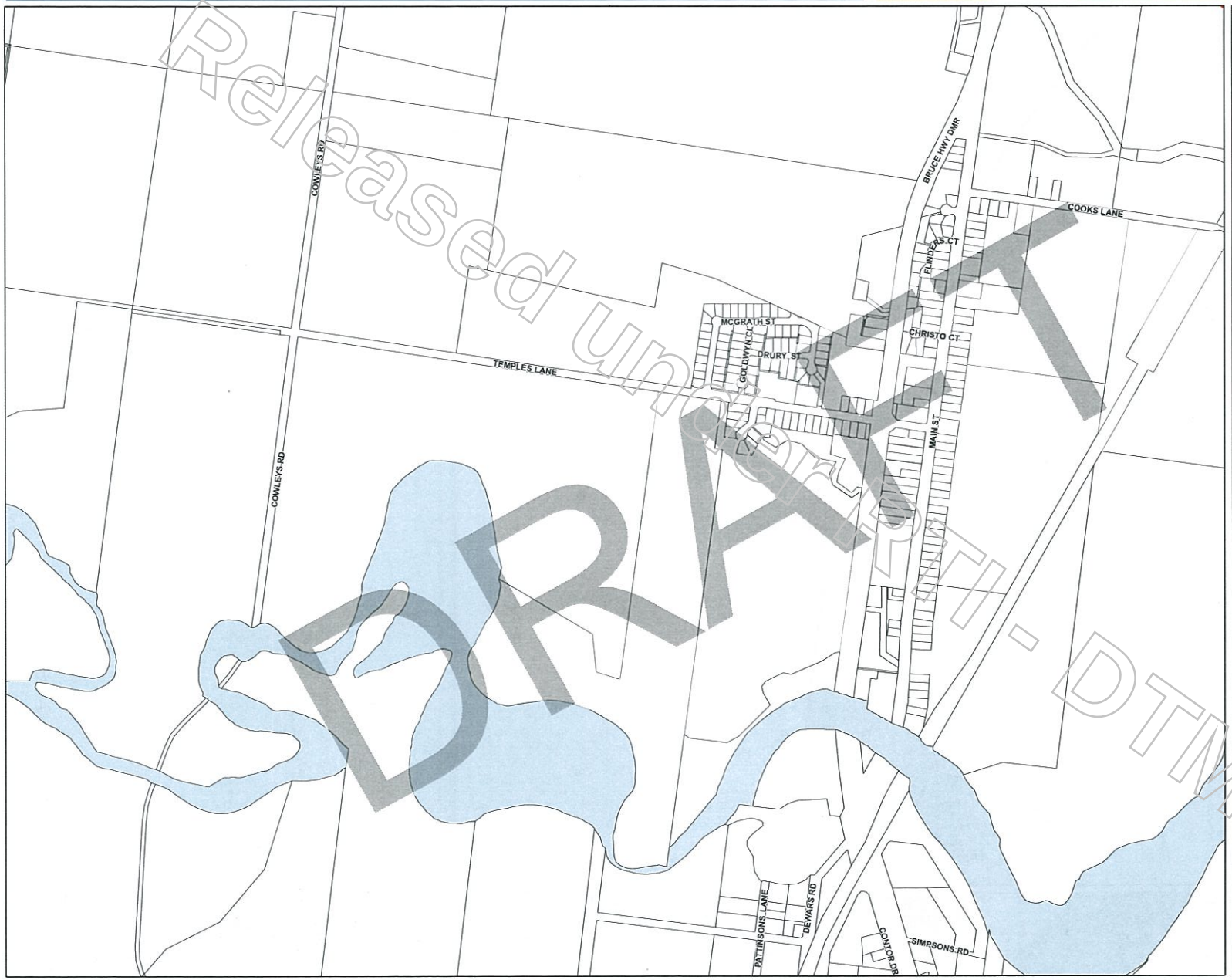
Mackay Region
PLANNING SCHEME

Mackay REGIONAL COUNCIL

Airport Environs Overlay Maps
Airport Development Distances and Airport Noise Exposure Frequency (ANEF) Contour



Development Constraints

Airport Development Distances

- Distance from Airport - 3km
- Distance from Airport - 8km
- Distance from Airport - 13km
- Mackay Airport Boundary

Australian Noise Exposure Forecast Contour (ANEF)

- Highest ANEF contour value
- Intermediate ANEF contour value
- Lowest ANEF contour value

Cadastre

- Local Government Boundary
- Cadastre - March 2013 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

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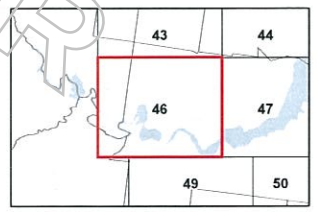

Airport Environs Overlay Map - AE - DN - 46

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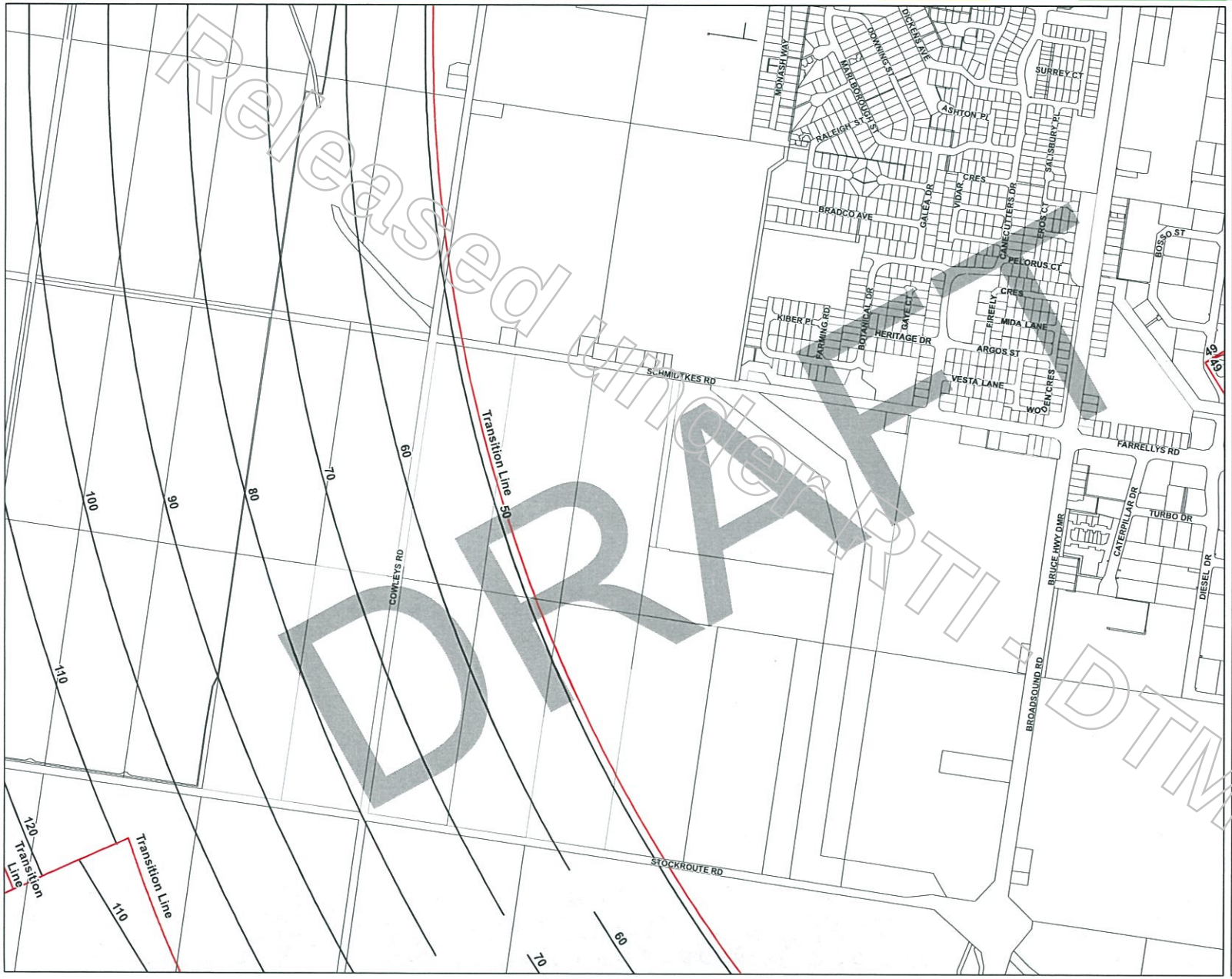
Mackay Region
PLANNING SCHEME

Mackay REGIONAL COUNCIL

Airport Environs Overlay Maps

Obstacle Limitation Surface Contours, Airport Saftey Zone and Airport Runway



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Development Constraints

Obstacle Limitation Surface (OLS)

- Conical limitation surface contours
- Approach and departure limitation surface boundary and contours
- Runway centreline
- Airport Safety Zone
- Airport Runway

Cadastre

- Local Government Boundary
- Cadastre - March 2013 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

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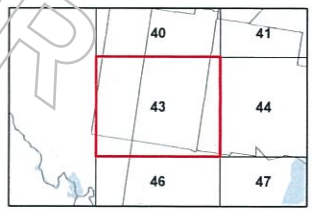

Airport Environs Overlay Map - AE - OL - 43

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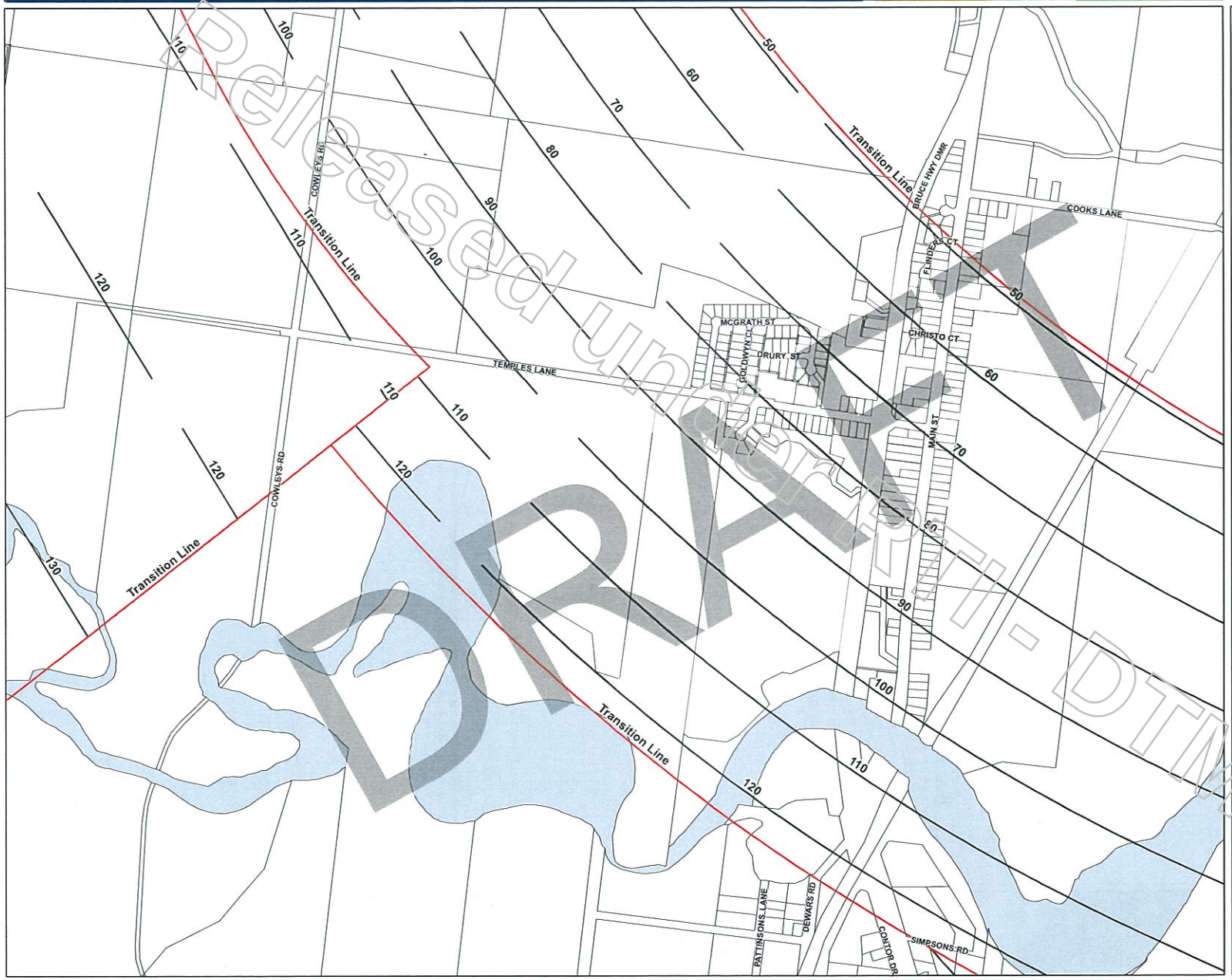
Mackay Region
PLANNING SCHEME

Mackay REGIONAL COUNCIL

Airport Environs Overlay Maps

Obstacle Limitation Surface Contours, Airport Saftey Zone and Airport Runway



Development Constraints

Obstacle Limitation Surface (OLS)

- Conical limitation surface contours
- Approach and departure limitation surface boundary and contours
- Runway centreline
- Airport Safety Zone
- Airport Runway

Cadastre

- Local Government Boundary
- Cadastre - March 2013 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

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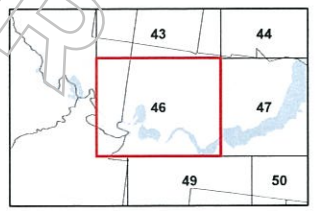

Airport Environs Overlay Map - AE - OL - 46

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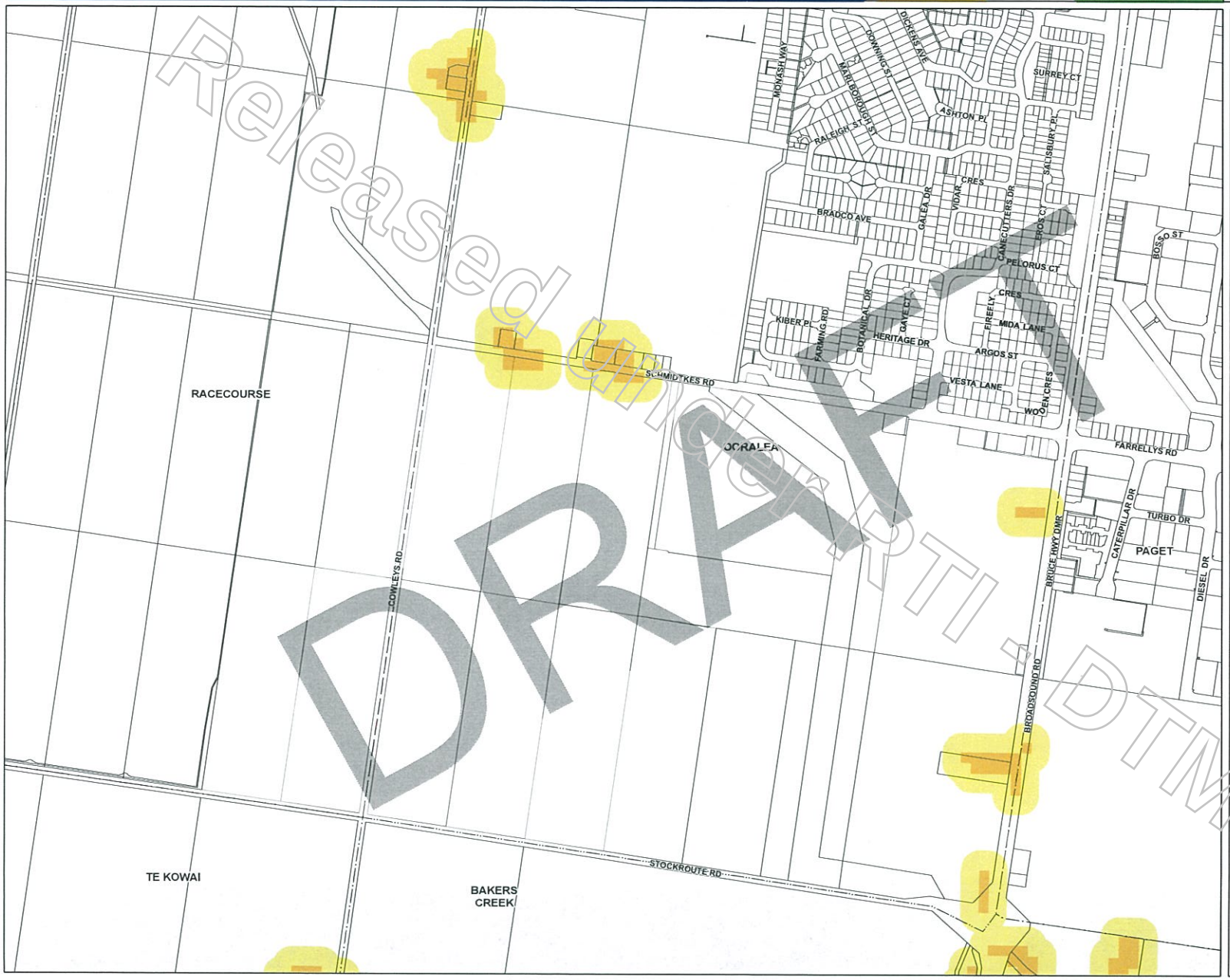
Mackay Region
PLANNING SCHEME

Mackay REGIONAL COUNCIL

Bushfire Hazard Overlay Maps



Development Constraints

Bushfire Hazard

- High Risk Area
- High Risk Area 100m Buffer
- Medium Risk Area
- Medium Risk Area 50m Buffer

Cadastre

- Local Government Boundary
- Cadastre - March 2013 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

Bushfire Hazard Overlay data was compiled by Mackay Regional Council based on information provided by Queensland Fire and Rescue Service, with amendments made in the 5 major urban areas. This data is to be used as a guide only for planning purposes.

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Approx Scale @ A3 1:10000

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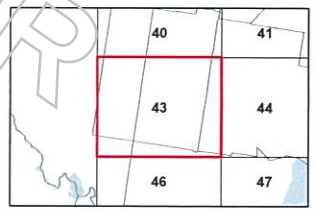

Bushfire Hazard Overlay Map - BH - 43

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DRAFT

Mackay Region
PLANNING SCHEME

Mackay REGIONAL COUNCIL

Bushfire Hazard Overlay Maps

Development Constraints

Bushfire Hazard

- High Risk Area
- High Risk Area 100m Buffer
- Medium Risk Area
- Medium Risk Area 50m Buffer

Cadastre

- Local Government Boundary
- Cadastre - March 2013 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

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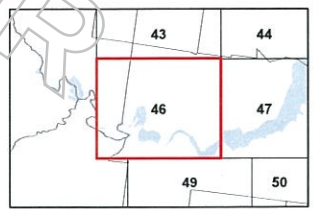
Approx Scale @ A3 1:10000

0 125 250 500 Metres



Bushfire Hazard Overlay Map - BH - 46

V 0.8, May 2013, DRAFT FOR PUBLIC CONSULTATION

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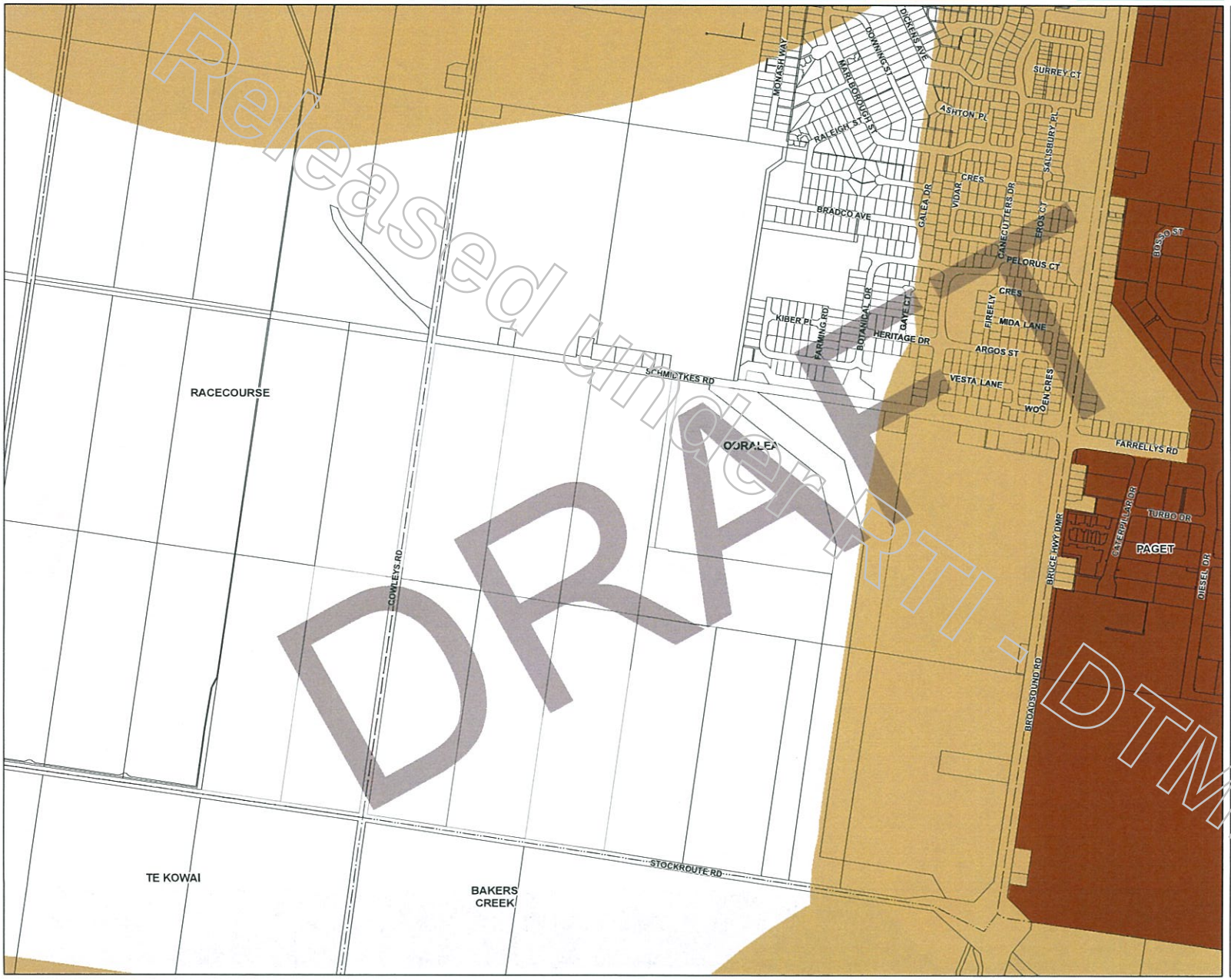
Mackay Region
PLANNING SCHEME

Mackay REGIONAL COUNCIL

Extractive Resources and High Impact Activities Overlay Maps



Natural Resources and Development Constraints

Key Resource Areas

- Processing Area
- Separation Area
- KRA Transport Route

High Impact Activity Areas

- High Impact Activity
- High Impact Activity Buffer

Non- KRA Quarries

- Non-KRA Quarry
- Non-KRA Quarry Buffer
- Mining Tenements (Information only, no provisions in the overlay code)

Cadastre

- Local Government Boundary
- Cadastre - March 2013 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

Extractive Resources and High Impact Activities Overlay data was created by Mackay Regional Council. This data is to be used as a guide only for planning purposes.

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QPP Version 3.0
Geocentric Datum of Australia 1994 (GDA94)

Approx Scale @ A3 1:10000

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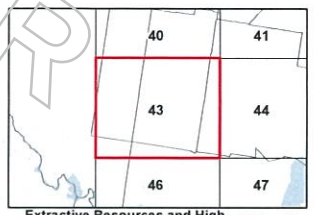

Extractive Resources and High Impact Activities Overlay Map - EH - 43

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Mackay Region
PLANNING SCHEME

Mackay REGIONAL COUNCIL

Extractive Resources and High Impact Activities Overlay Maps

Natural Resources and Development Constraints

Key Resource Areas

- Processing Area
- Separation Area
- KRA Transport Route

High Impact Activity Areas

- High Impact Activity
- High Impact Activity Buffer

Non- KRA Quarries

- Non-KRA Quarry
- Non-KRA Quarry Buffer

- Mining Tenements (Information only, no provisions in the overlay code)

Cadastre

- Local Government Boundary
- Cadastre - March 2013 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

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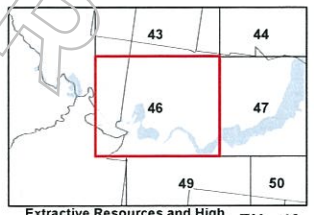

Extractive Resources and High Impact Activities Overlay Map - EH - 46

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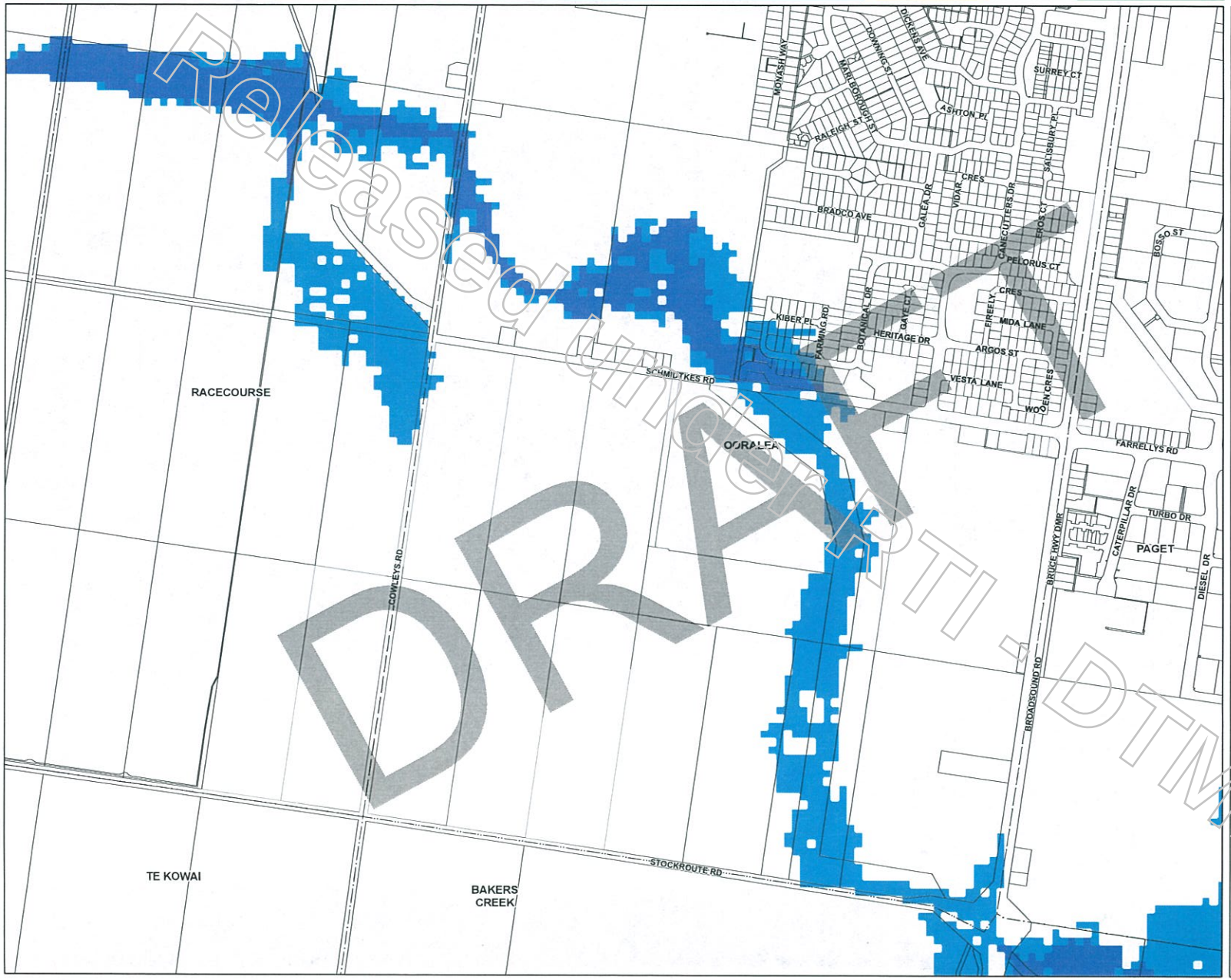
Mackay Region
PLANNING SCHEME

Mackay REGIONAL COUNCIL

Flood Hazard Overlay Maps



Development Constraints

- Area affected by 1% AEP flood hazard
- Area affected by 0.2% AEP flood event

Cadastre

- Local Government Boundary
- Cadastre - March 2013 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

Flood Hazard Overlay data was supplied by Mackay Regional Council Flood Studies on the Pioneer River, Goosepond Creek and McCreadys Creek South. This data is to be used as a guide only for planning purposes.

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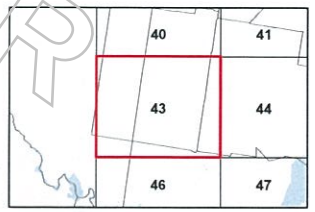

Flood Hazard Overlay Map - FH - 43

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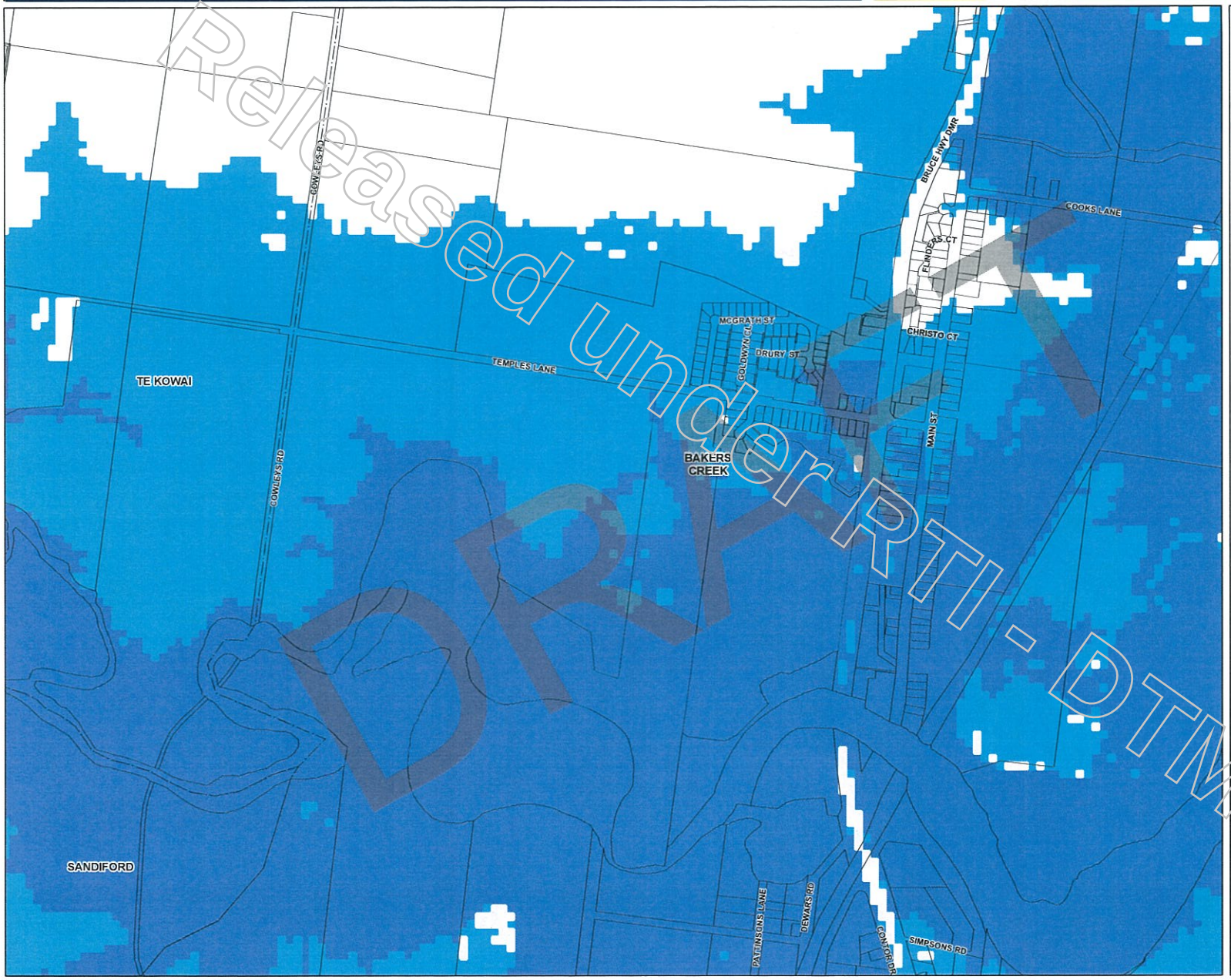
Mackay Region
PLANNING SCHEME

Mackay REGIONAL COUNCIL

Flood Hazard Overlay Maps



Development Constraints

- Area affected by 1% AEP flood hazard
- Area affected by 0.2% AEP flood event

Cadastre

- Local Government Boundary
- Cadastre - March 2013 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

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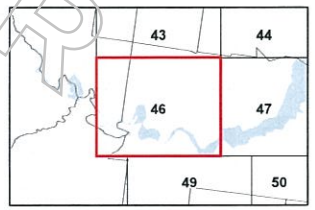

Flood Hazard Overlay Map - FH - 46

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Mackay Region
PLANNING SCHEME

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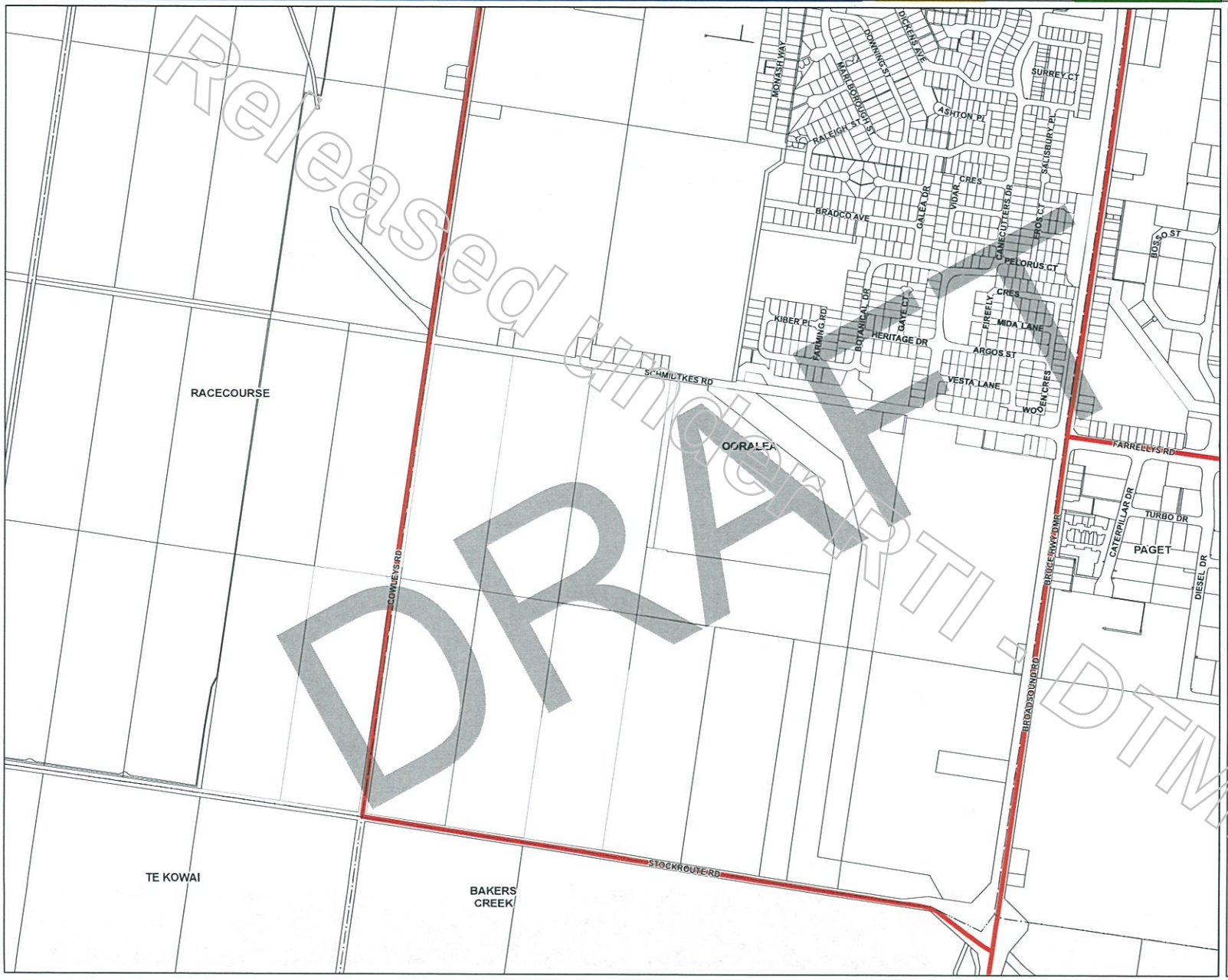
Landscape Character and Image Corridor Overlay Maps



Character

- Image Corridor
- Landscape Character

Cadastre

- Local Government Boundary
- Cadastre - March 2013 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

Landscape Character overlay data was developed by Mackay Regional Council, with data based on various vegetation and slope datasets (including LiDAR). Image Corridor Overlay data was compiled by Mackay Regional Council.

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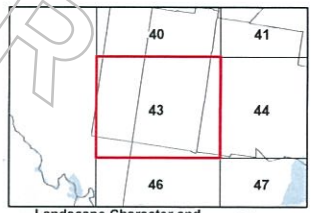

Landscape Character and Image Corridor Overlay Map - LI - 43

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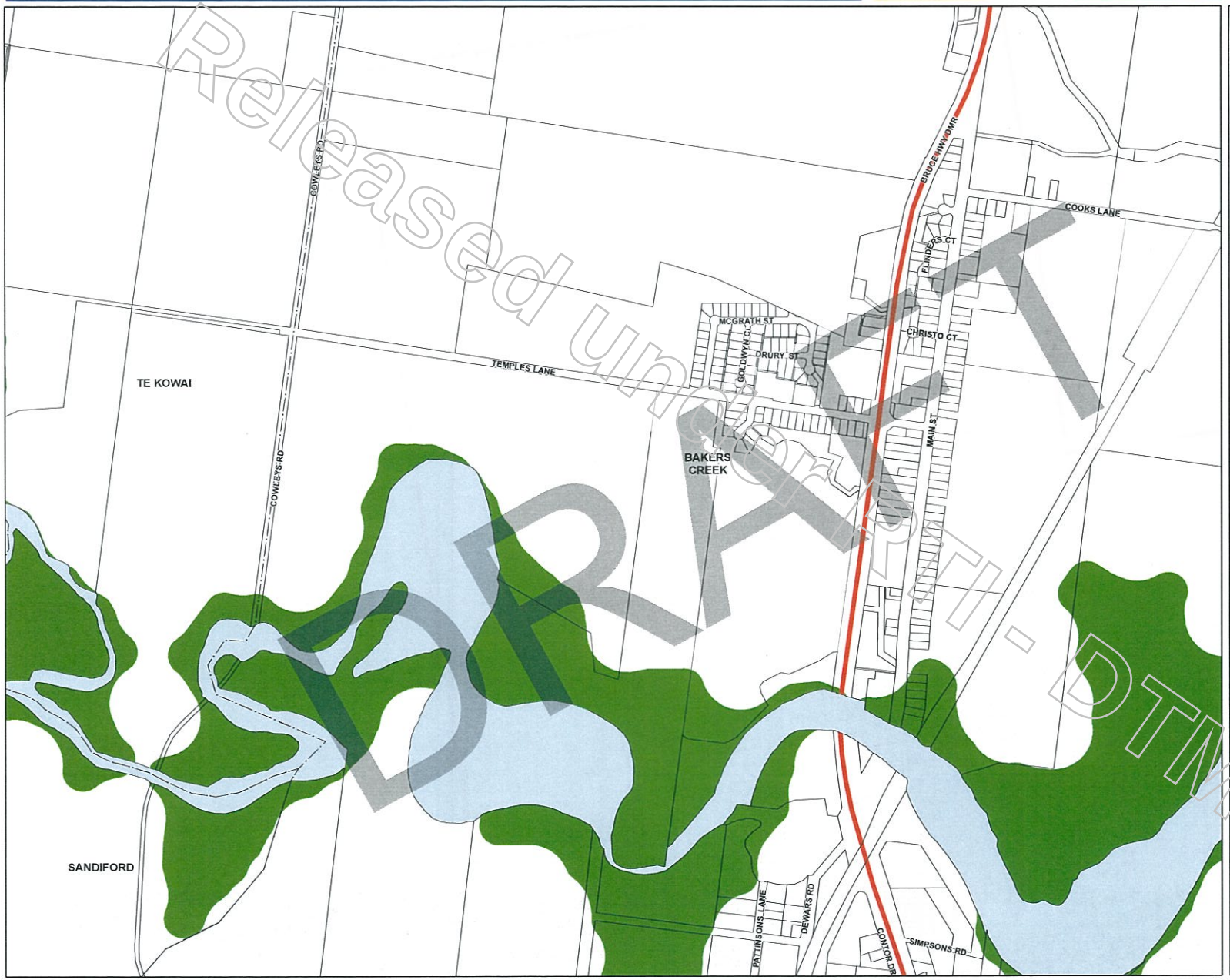
Mackay Region
PLANNING SCHEME

Mackay REGIONAL COUNCIL

Landscape Character and Image Corridor Overlay Maps



Character

- Image Corridor
- Landscape Character

Cadastre

- Local Government Boundary
- Cadastre - March 2013 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

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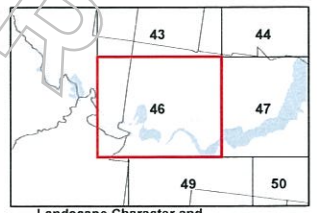

Landscape Character and Image Corridor Overlay Map - LI - 46

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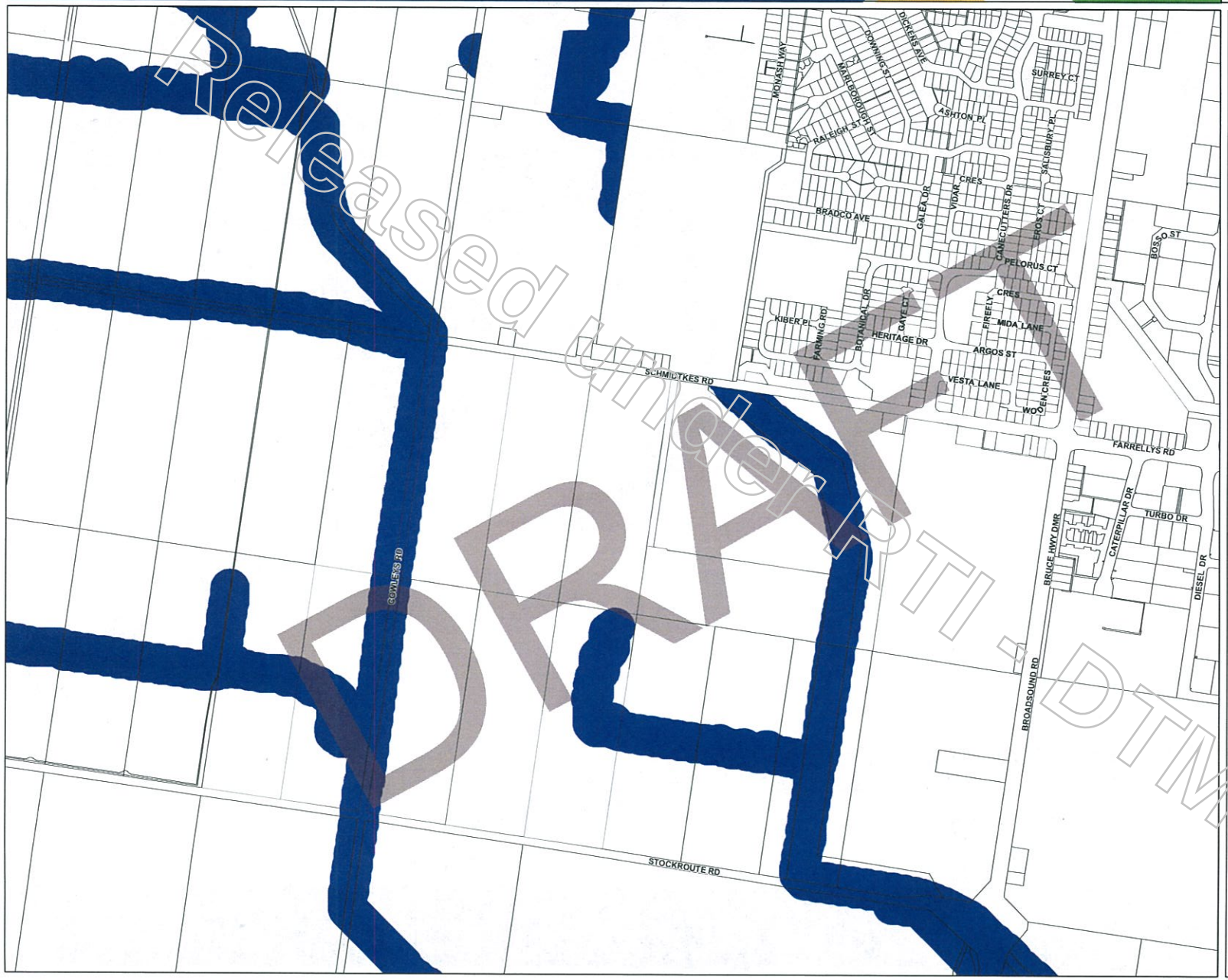
Mackay Region
PLANNING SCHEME

Mackay REGIONAL COUNCIL

Natural Waterways, Wetlands and Coastal Communities Overlay Maps

Natural Waterways and Wetlands



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Environment

- Natural Waterways
- Natural Wetlands
- Wetland Management Areas

Cadastre

- Local Government Boundary
- Cadastre - March 2013 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

Wetlands of High Ecological Significance Overlay data was supplied by the Department of Environment and Resource Management (DERM) relating to areas of environmental significance. This data is to be used as a guide only for planning purposes.

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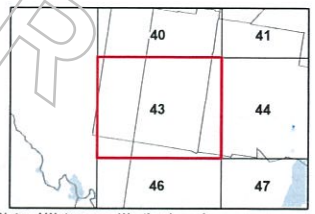

Natural Waterways, Wertlands and Coastal Communities Overlay Map - NW - NW - 43

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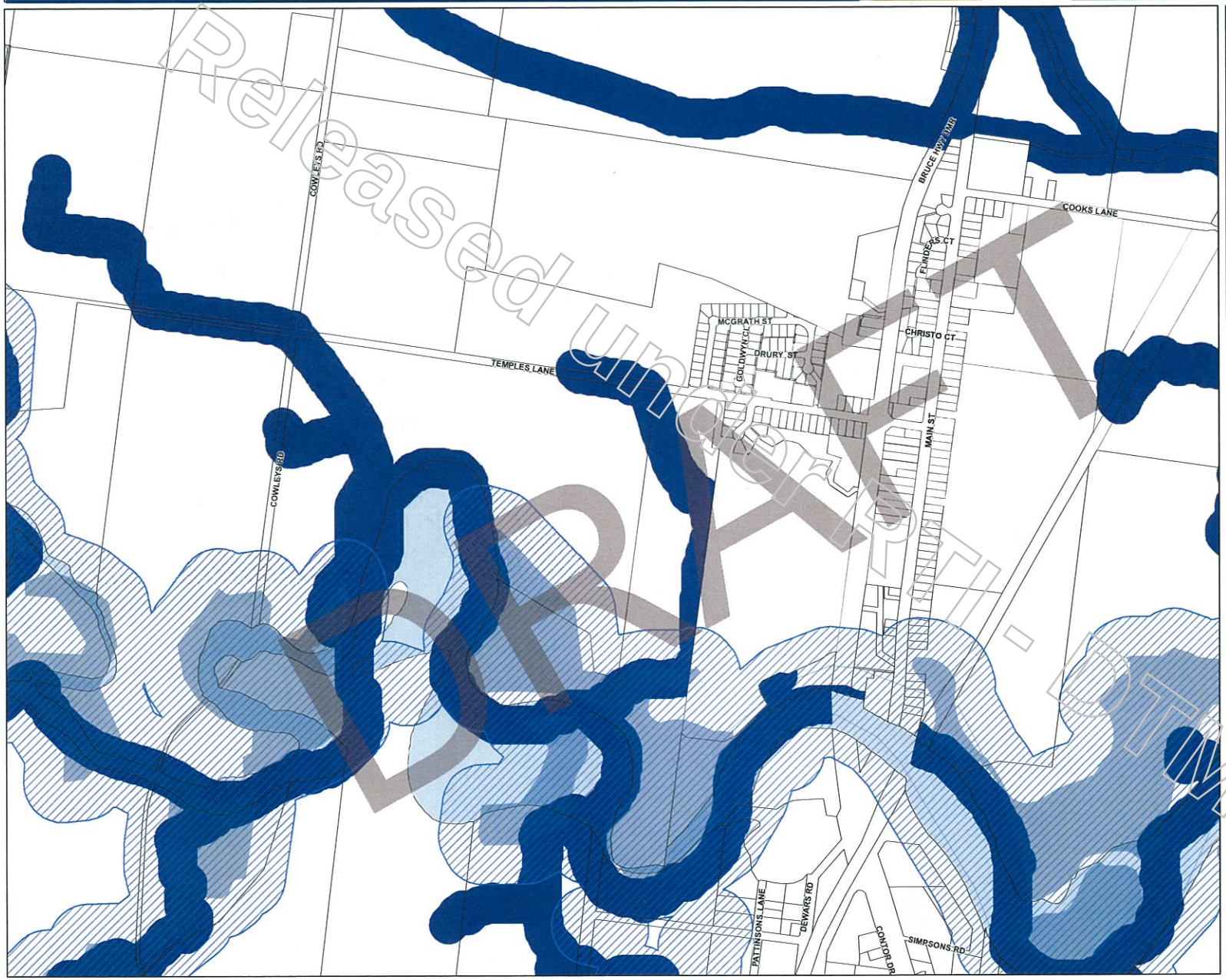
Mackay Region
PLANNING SCHEME

Mackay REGIONAL COUNCIL

Natural Waterways, Wetlands and Coastal Communities Overlay Maps

Natural Waterways and Wetlands



Environment

- Natural Waterways
- Natural Wetlands
- Wetland Management Areas

Cadastre

- Local Government Boundary
- Cadastre - March 2013 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

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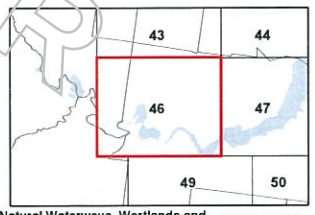

Natural Waterways, Wetlands and Coastal Communities Overlay Map - NW - NW - 46

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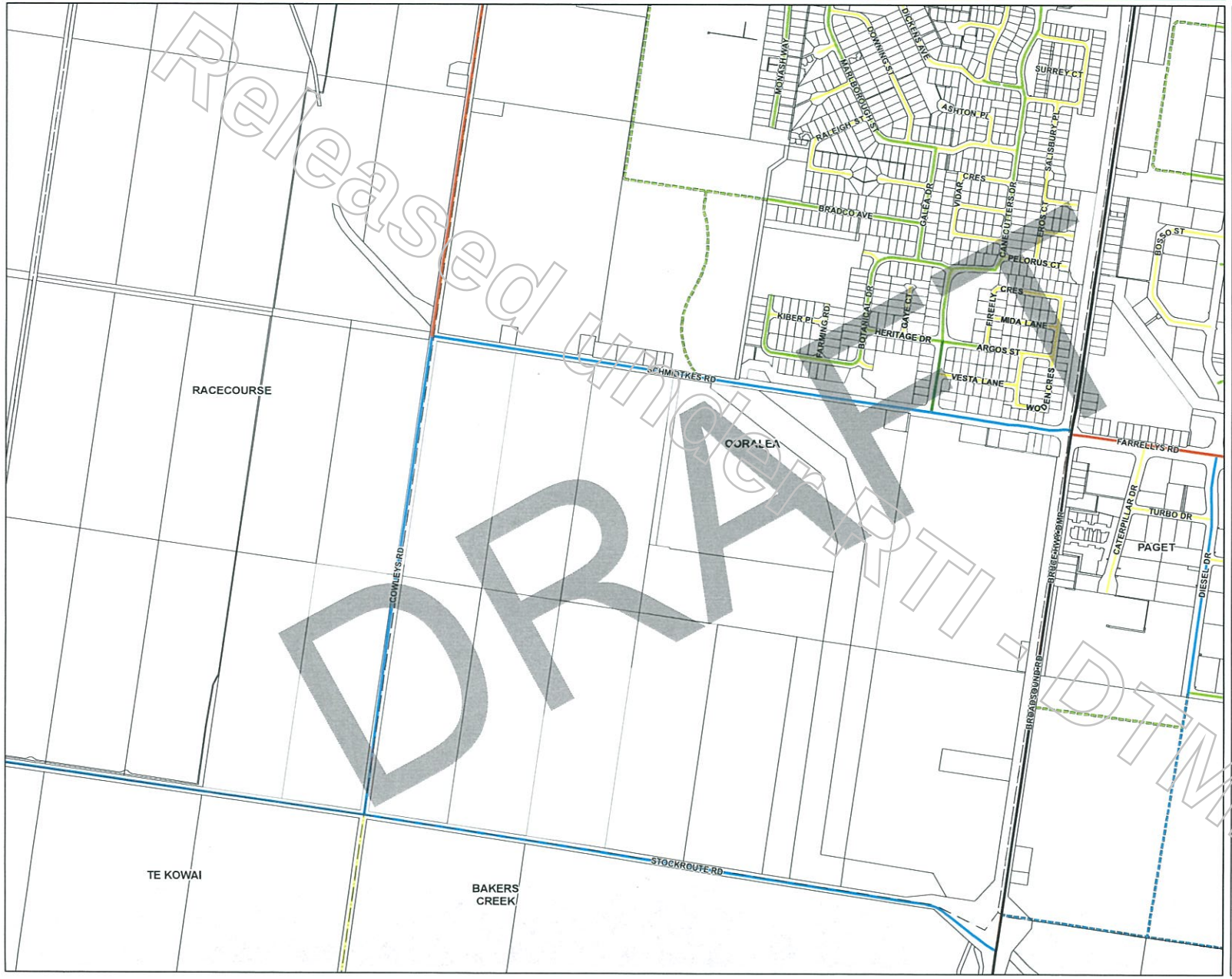
Mackay Region
PLANNING SCHEME

Mackay REGIONAL COUNCIL

Road Hierarchy Overlay Maps



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Infrastructure

Proposed MRC Hierarchy

- Arterial (State Controlled Road)
- Arterial
- Arterial (Main Street)
- Controlled Distributor
- Traffic Distributor
- Sub-Arterial Main Street
- Major Collector
- Major Collector (Industrial)
- Minor Collector
- Local Street (Access)
- Local Street (Urban Place)
- Laneway
- Private
- Major Rural (Collector)
- Minor Rural (Access)
- MULTIMODAL
- Proposed Arterial
- Proposed Controlled Distributor
- Proposed Traffic Distributor
- Proposed Major Collector
- Proposed Minor Collector

Cadastre

- Local Government Boundary
- Cadastre - March 2013 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

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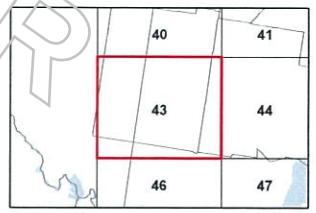

Road Hierarchy Overlay Map - RH - 43

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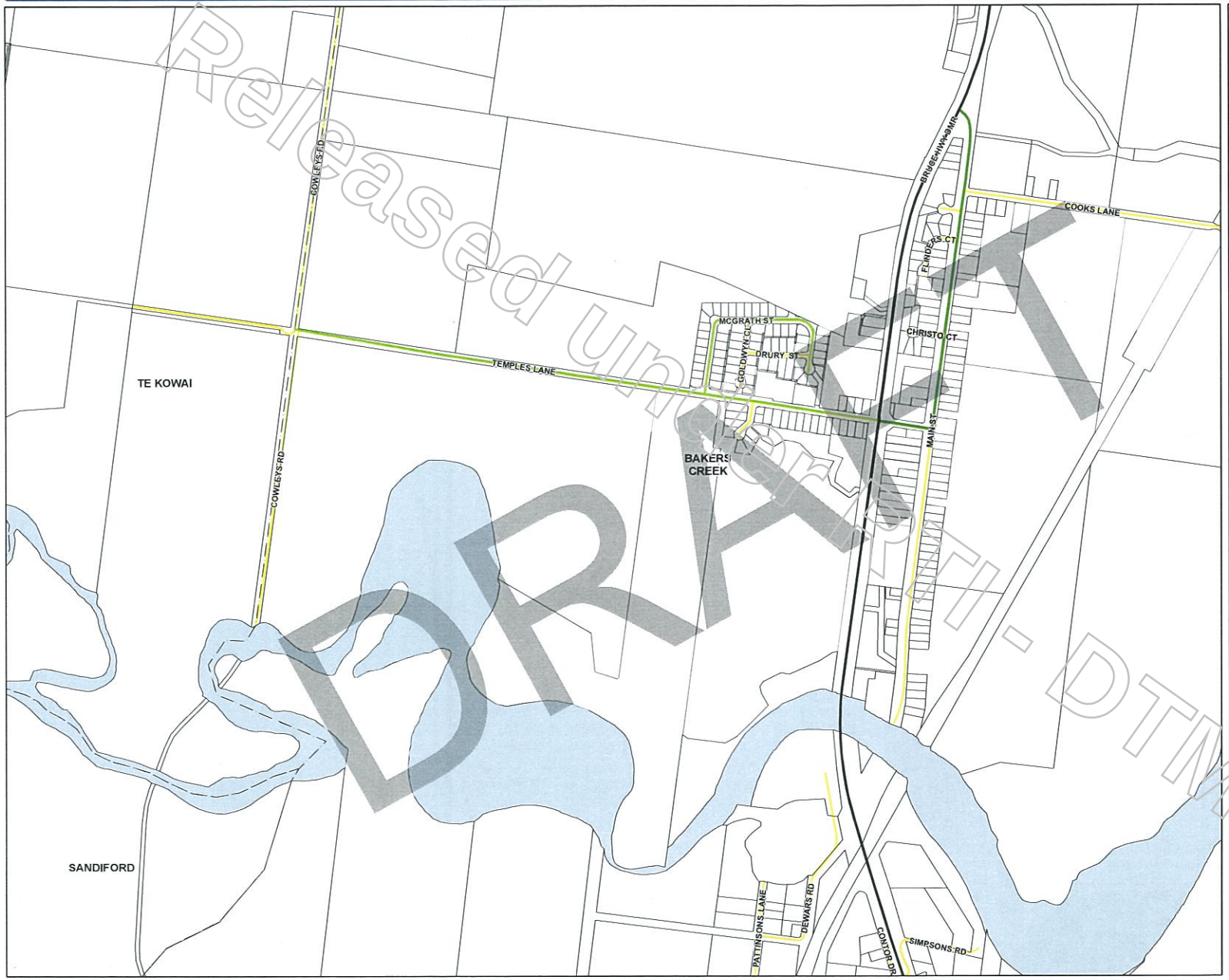
Mackay Region
PLANNING SCHEME

Mackay REGIONAL COUNCIL

Road Hierarchy Overlay Maps



Infrastructure

Proposed MRC Hierarchy

- Arterial (State Controlled Road)
- Arterial
- Arterial (Main Street)
- Controlled Distributor
- Traffic Distributor
- Sub-Arterial Main Street
- Major Collector
- Major Collector (Industrial)
- Minor Collector
- Local Street (Access)
- Local Street (Urban Place)
- Laneway
- Private
- Major Rural (Collector)
- Minor Rural (Access)
- MULTIMODAL
- Proposed Arterial
- Proposed Controlled Distributor
- Proposed Traffic Distributor
- Proposed Major Collector
- Proposed Minor Collector

Cadastre

- Local Government Boundary
- Cadastre - March 2013 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

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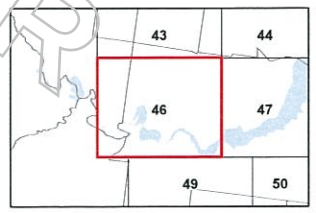

Road Hierarchy Overlay Map - RH - 46

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PLANNING SCHEME

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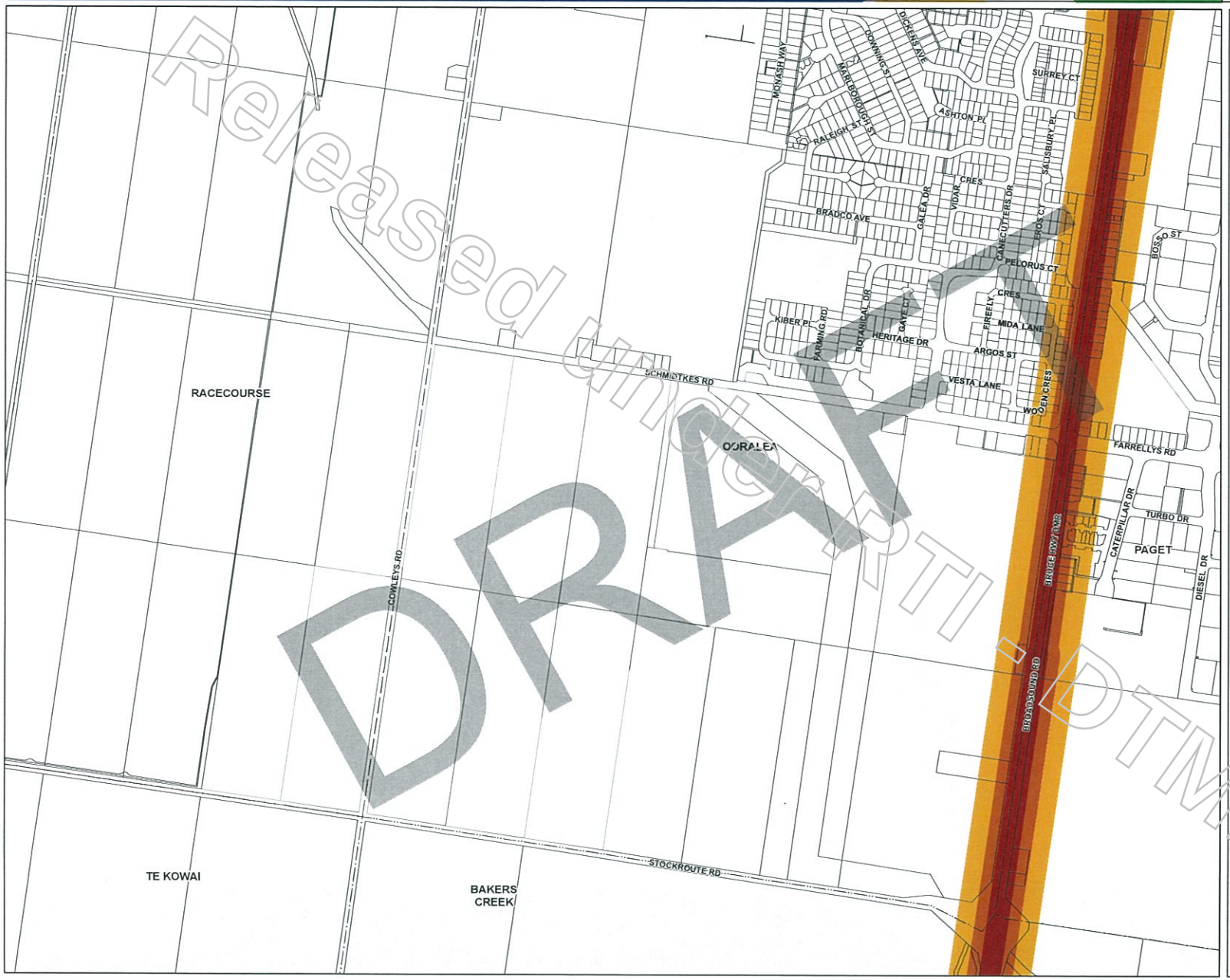
Transport Noise Corridor Overlay Maps



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Development Constraints

Transport Noise Corridor

- Category 1 Noise Corridor
- Category 2 Noise Corridor
- Category 3 Noise Corridor
- Category 4 Noise Corridor
- Railway Network
- Railway Network Buffer

Cadastre

- Local Government Boundary
- Cadastre - March 2013 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

Transport Noise Corridor Overlay data was supplied by the Department of Transport and Main Roads, with amendments made where the State Controlled road network has changed. This data is to be used as a guide only for planning purposes.

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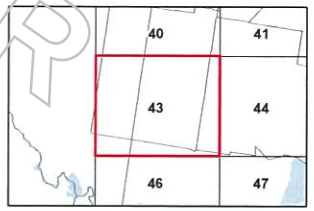

Transport Noise Corridor Overlay Map - TN - 43

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Mackay Region
PLANNING SCHEME

Mackay REGIONAL COUNCIL

Transport Noise Corridor Overlay Maps

Development Constraints

Transport Noise Corridor

- Category 1 Noise Corridor
- Category 2 Noise Corridor
- Category 3 Noise Corridor
- Category 4 Noise Corridor
- Railway Network
- Railway Network Buffer

Cadastre

- Local Government Boundary
- Cadastre - March 2013 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

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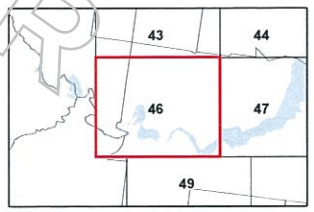

Transport Noise Corridor Overlay Map - TN - 46

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Mackay Region
PLANNING SCHEME

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Mackay REGIONAL COUNCIL

Acid Sulfate Soils Overlay Maps

Development Constraints

Acid Sulfate Soils

- Land at or below 5m AHD
- Land above 5m and below 20m AHD

Cadastre

- Local Government Boundary
- Cadastre - October 2014 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

Potential and Actual Acid Sulfate Soils Overlay data was compiled by Mackay Regional Council. The information is based on a DTM developed with LiDAR 2009 data where available and 25m DEM data for areas south of Sarina. This data is to be used as a guide only for planning purposes.

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Approx Scale @ A3 1:10000

0 125 250 500 Metres

Acid Sulfate Soils Overlay Map - AS - Z22

V0.9, NOVEMBER 2014, FOR ADOPTION

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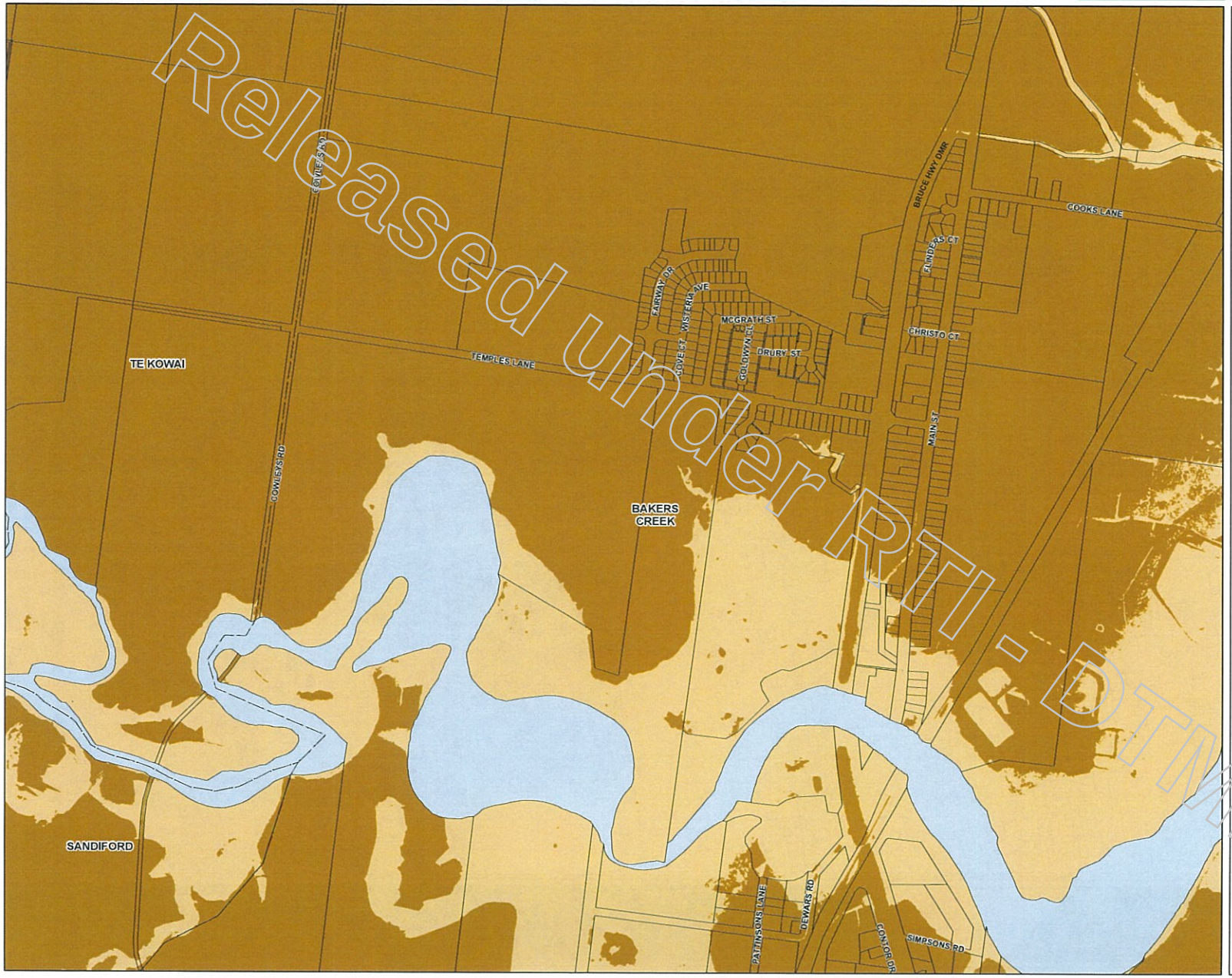
Acid Sulfate Soils Overlay Maps



Development Constraints

Acid Sulfate Soils

- Land at or below 5m AHD
- Land above 5m and below 20m AHD

Cadastre

- Local Government Boundary
- Cadastre - October 2014 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

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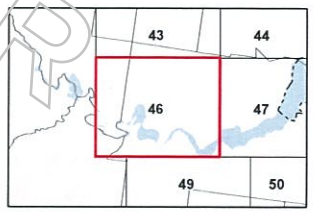

Acid Sulfate Soils Overlay Map - AS - AA22

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Mackay Region
PLANNING SCHEME

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Agricultural Land Overlay Maps Agricultural Land Classification - Class A and B

Natural Resources

- Agricultural land classification (ALC) - Class A and B
- Agricultural land classification (ALC) - Class A and B (40m buffer area)

Cadastre

- Local Government Boundary
- Cadastre - October 2014 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

Agricultural Land Overlay, Agricultural Land Class A & B is based on data supplied by the Department of Agriculture, Fisheries and Forestry (DAFF) (dated 21 January 2014), with amendments made in urban areas. This data is to be used as a guide only for planning purposes.

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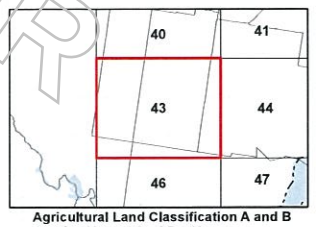

Agricultural Land Classification A and B Overlay Map - AG - AB - 43

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Agricultural Land Overlay Maps Agricultural Land Classification - Class A and B

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Natural Resources

- Agricultural land classification (ALC) - Class A and B
- Agricultural land classification (ALC) - Class A and B (40m buffer area)

Cadastre

- Local Government Boundary
- Cadastre - October 2014 (Sourced DNRM)
- Suburb or Locality
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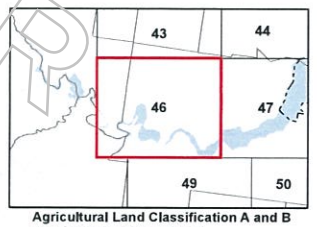

Agricultural Land Classification A and B Overlay Map - AG - AB - 46

V0.9, NOVEMBER 2014, FOR ADOPTION

Mackay Region
PLANNING SCHEME

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Mackay REGIONAL COUNCIL

Agricultural Land Overlay Maps Locally Important Agricultural Areas

Natural Resources

- Locally important agricultural areas (LIAA)
- Locally important agricultural areas (LIAA) (40m buffer area)

Cadastre

- Local Government Boundary
- Cadastre - October 2014 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

Agricultural Land Overlay, Locally Important Agricultural Areas (LIAA) was developed in consultation with the sugar industry. The LIAA includes the highest value land specifically suitable for sugarcane production. The LIAA footprint identifies land according to set criteria. This data is to be used as a guide only for planning purposes.

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Locally Important Agricultural Areas Overlay Map - AL - LI - 43

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Agricultural Land Overlay Maps Locally Important Agricultural Areas

Natural Resources

- Locally important agricultural areas (LIAA)
- Locally important agricultural areas (LIAA) (40m buffer area)

Cadastre

- Local Government Boundary
- Cadastre - October 2014 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

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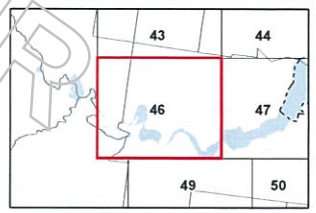

Locally Important Agricultural Areas Overlay Map - AL - LI - 46

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Mackay Region
PLANNING SCHEME

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Airport Environs Overlay Maps

Airport Development Distances and Australian Noise Exposure Frequency (ANEF) Contour

Development Constraints

Airport Development Distances

- Distance from Airport - 3km
- Distance from Airport - 8km
- Distance from Airport - 13km
- Mackay Airport Boundary

Australian Noise Exposure Forecast Contour (ANEF)

- Highest ANEF contour value
- Intermediate ANEF contour value
- Lowest ANEF contour value

- Lightening area buffer 6km

Cadastre

- Local Government Boundary
- Cadastre - October 2014 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

Airport Environs Overlay data was compiled by Mackay Regional Council based on latest available information and using information provided by Department of Transport and Main Roads (DTMR). This data is to be used as a guide for planning purposes.

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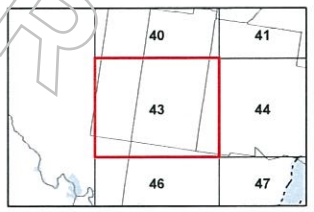

Airport Environs Overlay Map - AE - DN - 43

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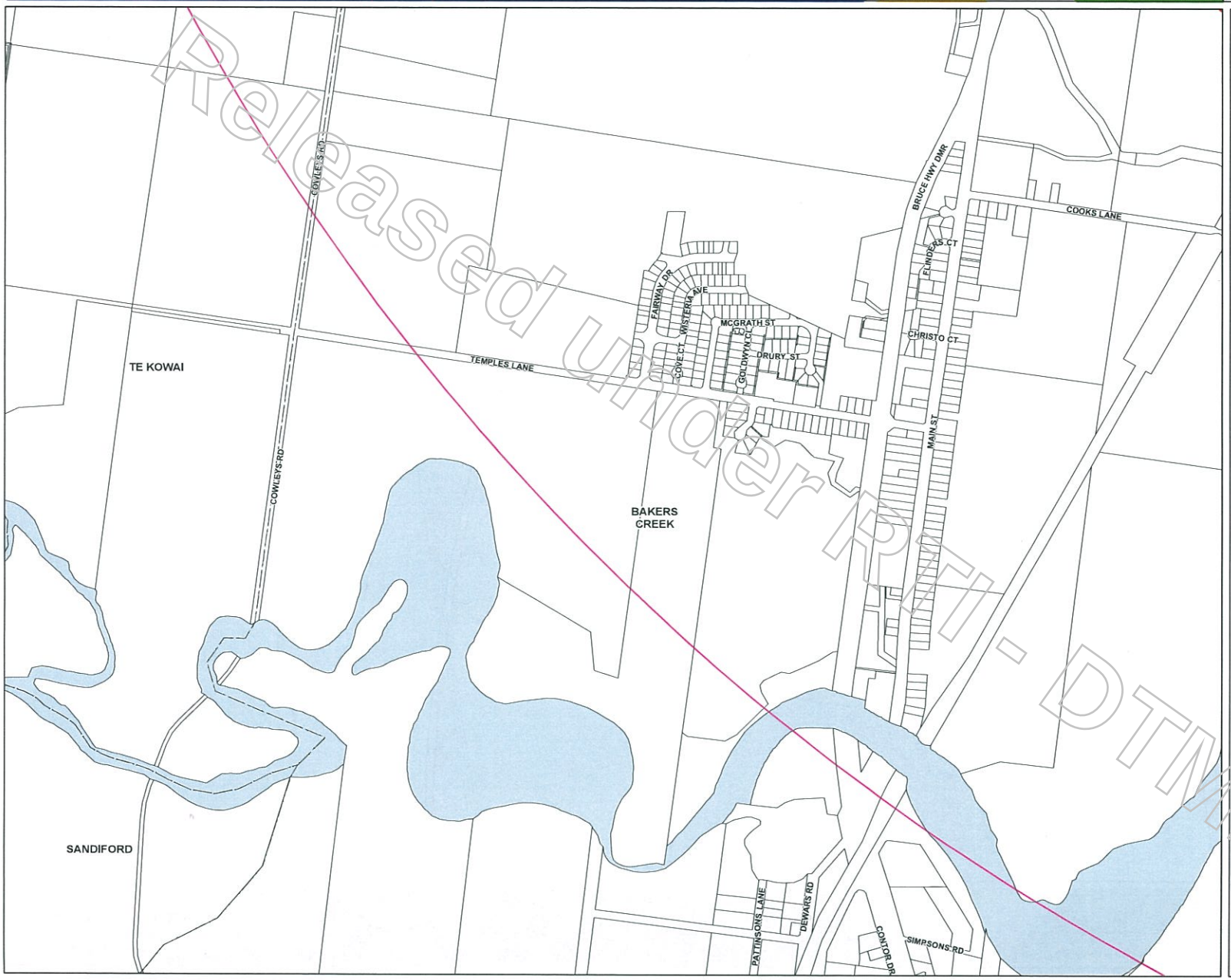
Mackay Region
PLANNING SCHEME

Mackay REGIONAL COUNCIL

Airport Environs Overlay Maps

Airport Development Distances and Australian Noise Exposure Frequency (ANEF) Contour



Development Constraints

Airport Development Distances

- Distance from Airport - 3km
- Distance from Airport - 8km
- Distance from Airport - 13km
- Mackay Airport Boundary

Australian Noise Exposure Forecast Contour (ANEF)

- Highest ANEF contour value
- Intermediate ANEF contour value
- Lowest ANEF contour value

- Lightening area buffer 6km

Cadastre

- Local Government Boundary
- Cadastre - October 2014 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

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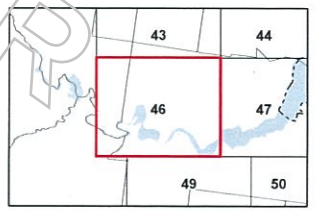

Airport Environs Overlay Map - AE - DN - 46

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Airport Environs Overlay Maps

Obstacle Limitation Surface Contours, Airport Public Saftey Area and Airport Runway

Development Constraints

Obstacle Limitation Surface (OLS)

- Conical limitation surface contours
- Approach and departure limitation surface boundary and contours
- Runway centreline
- Airport public safety area
- Airport Runway

Cadastre

- Local Government Boundary
- Cadastre - October 2014 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

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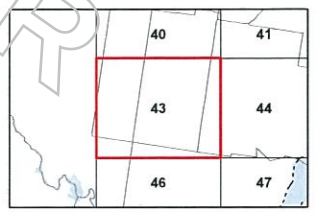

Airport Environs Overlay Map - AE -OL- 43

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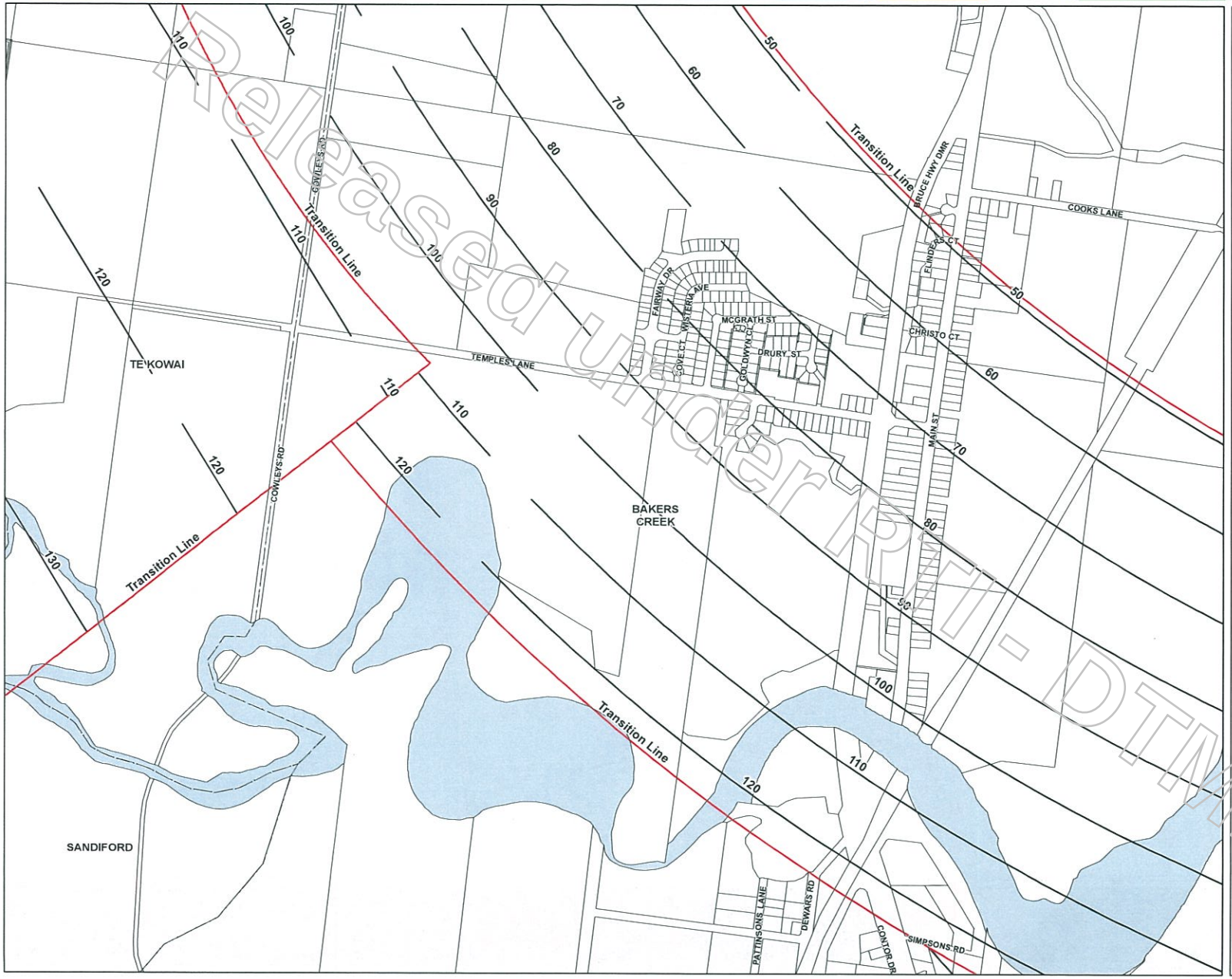
Airport Environs Overlay Maps

Obstacle Limitation Surface Contours, Airport Public Saftey Area and Airport Runway



Development Constraints

Obstacle Limitation Surface (OLS)

- Conical limitation surface contours
- Approach and departure limitation surface boundary and contours
- Runway centreline
- Airport public safety area
- Airport Runway

Cadastre

- Local Government Boundary
- Cadastre - October 2014 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

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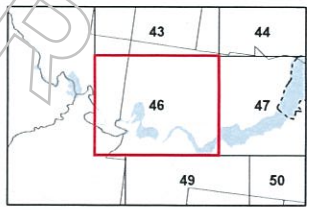

Airport Environs Overlay Map - AE -OL- 46

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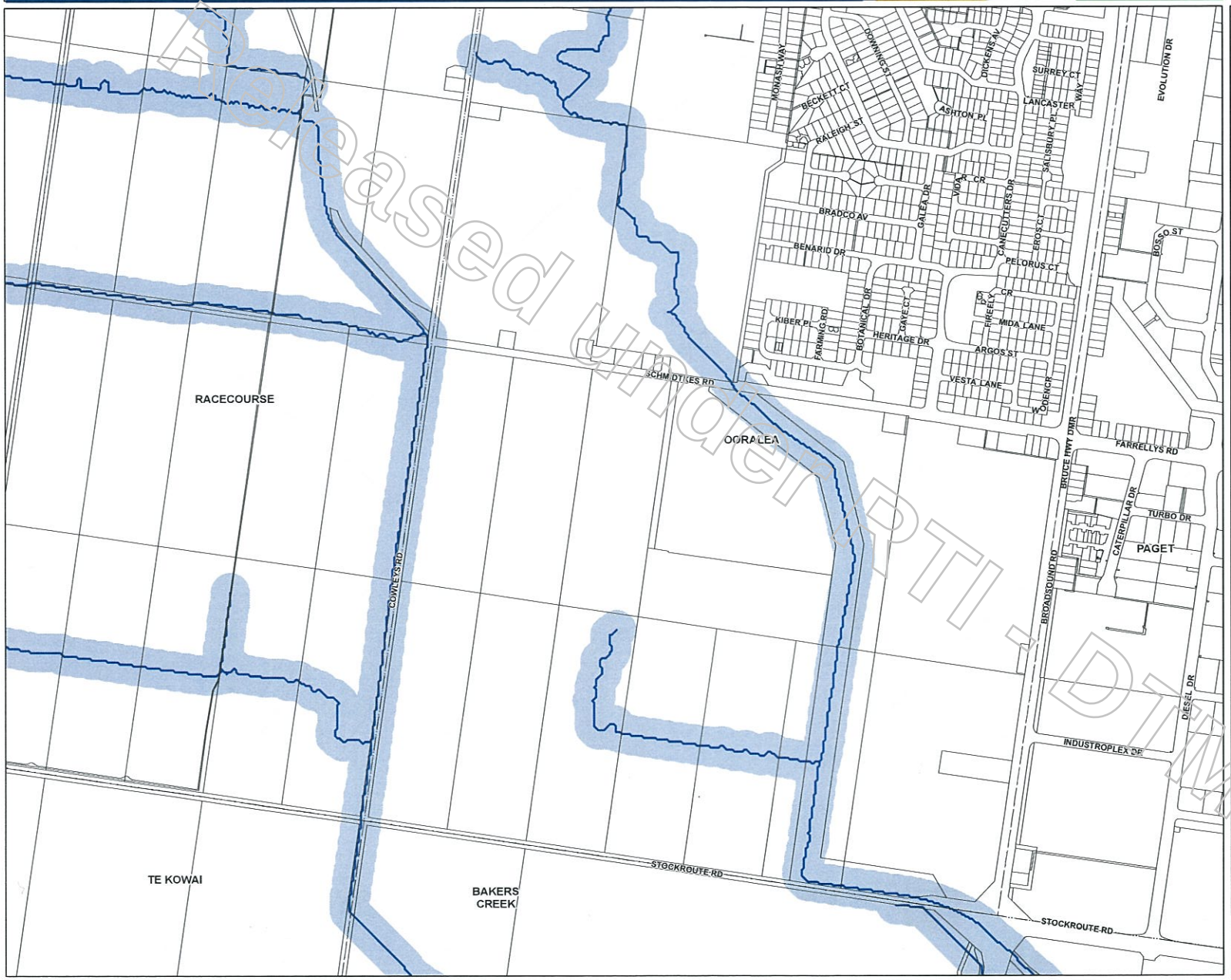
Biodiversity Overlay Maps
Waterways and Wetlands



Environment

- Waterways
- Waterways buffer
- Wetlands
- Wetlands buffer

Cadastre

- Local Government Boundary
- Cadastre - October 2014 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

Waterways and wetlands maps as part of the Biodiversity overlay was compiled by Mackay Regional Council using stream order 100k mapping supplied by DERM, LiDAR derived stream network created by Aurecon and information supplied by the Department of Environment and Resource Management (DERM) relating to areas of environmental significance. This data is to be used as a guide only for planning purposes.

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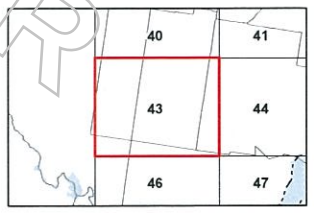

Waterways and Wetlands - BD - WW - 43

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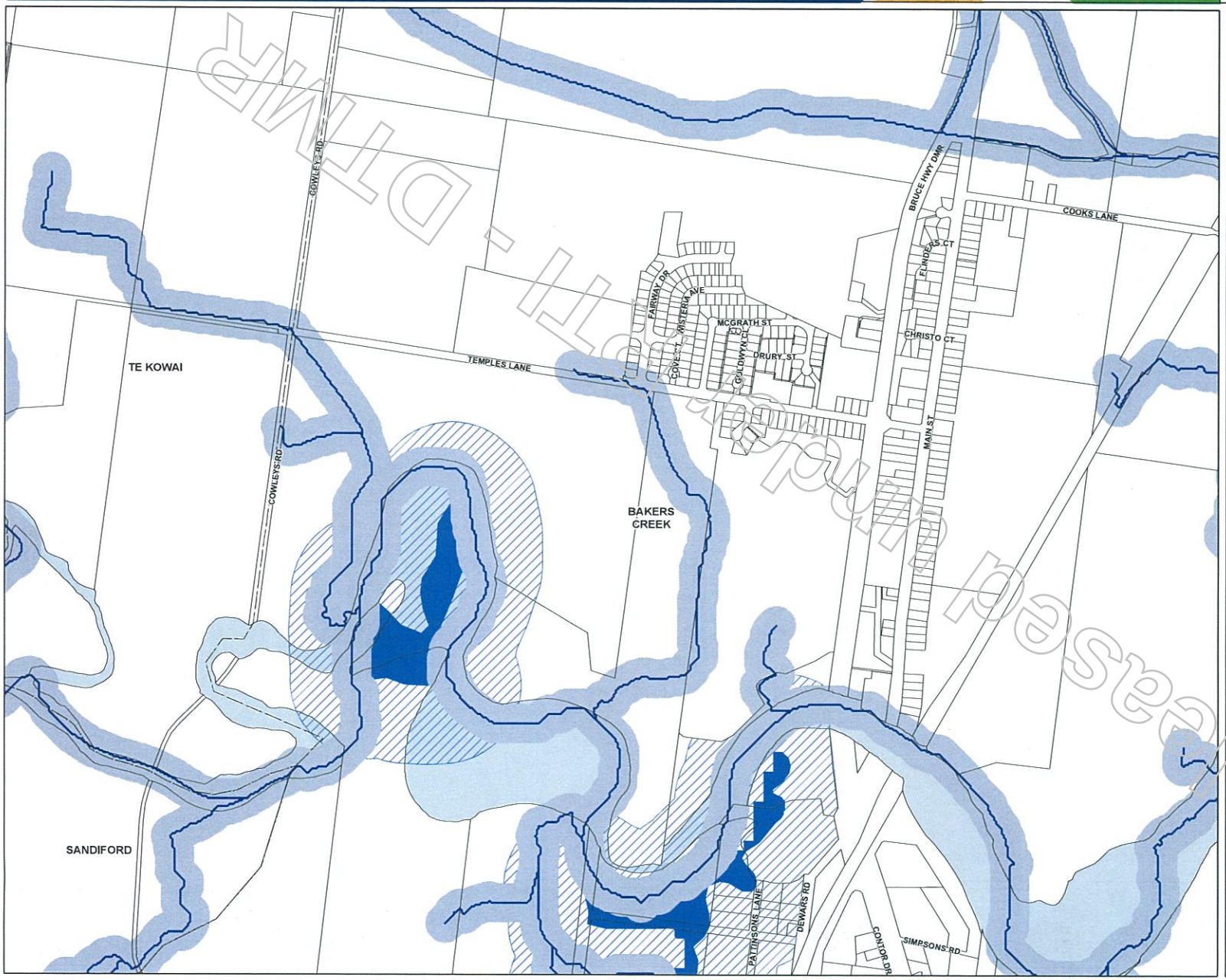
Biodiversity Overlay Maps
Waterways and Wetlands



Environment

- Waterways
- Waterways buffer
- Wetlands
- Wetlands buffer

Cadastre

- Local Government Boundary
- Cadastre - October 2014 (Sourced DNRM)
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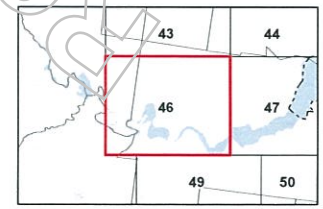

Waterways and Wetlands - BD - WW - 46

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Mackay Region
PLANNING SCHEME

Mackay REGIONAL COUNCIL

Extractive Resources and High Impact Activities Overlay Maps

Natural Resources and Development Constraints

Key Resource Areas

- KRA - Resource/processing Area
- KRA - Separation area
- KRA Transport route separation area
- KRA - Transport route

High Impact Activity Areas

- High Impact Activity
- High Impact Activity Buffer

Non- KRA Quarries

- Non-KRA Quarry
- Non-KRA Quarry Buffer
- Mining Tenements (Information only, no provisions in the overlay code)

Cadastre

- Local Government Boundary
- Cadastre - October 2014 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

Extractive Resource data as part of the Extractive Resources and High Impact Activities Overlay data was supplied by the Department of Natural Resources and Mines (DNRM) (dated 8 August 2014). All other data was created by Mackay Regional Council. This data is to be used as a guide only for planning purposes.

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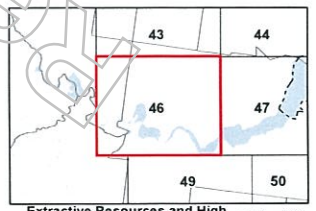

Extractive Resources and High Impact Activities Overlay Map - EH - 46

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Mackay Region
PLANNING SCHEME

Mackay REGIONAL COUNCIL

Extractive Resources and High Impact Activities Overlay Maps

Natural Resources and Development Constraints

Key Resource Areas

- KRA - Resource/processing Area
- KRA - Separation area
- KRA Transport route separation area
- KRA - Transport route

High Impact Activity Areas

- High Impact Activity
- High Impact Activity Buffer

Non- KRA Quarries

- Non-KRA Quarry
- Non-KRA Quarry Buffer

- Mining Tenements (Information only, no provisions in the overlay code)

Cadastre

- Local Government Boundary
- Cadastre - October 2014 (Sourced DNRM)
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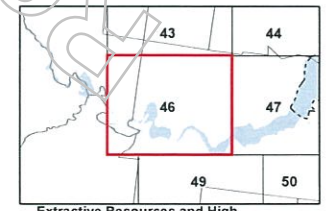

Extractive Resources and High Impact Activities Overlay Map - EH - 46

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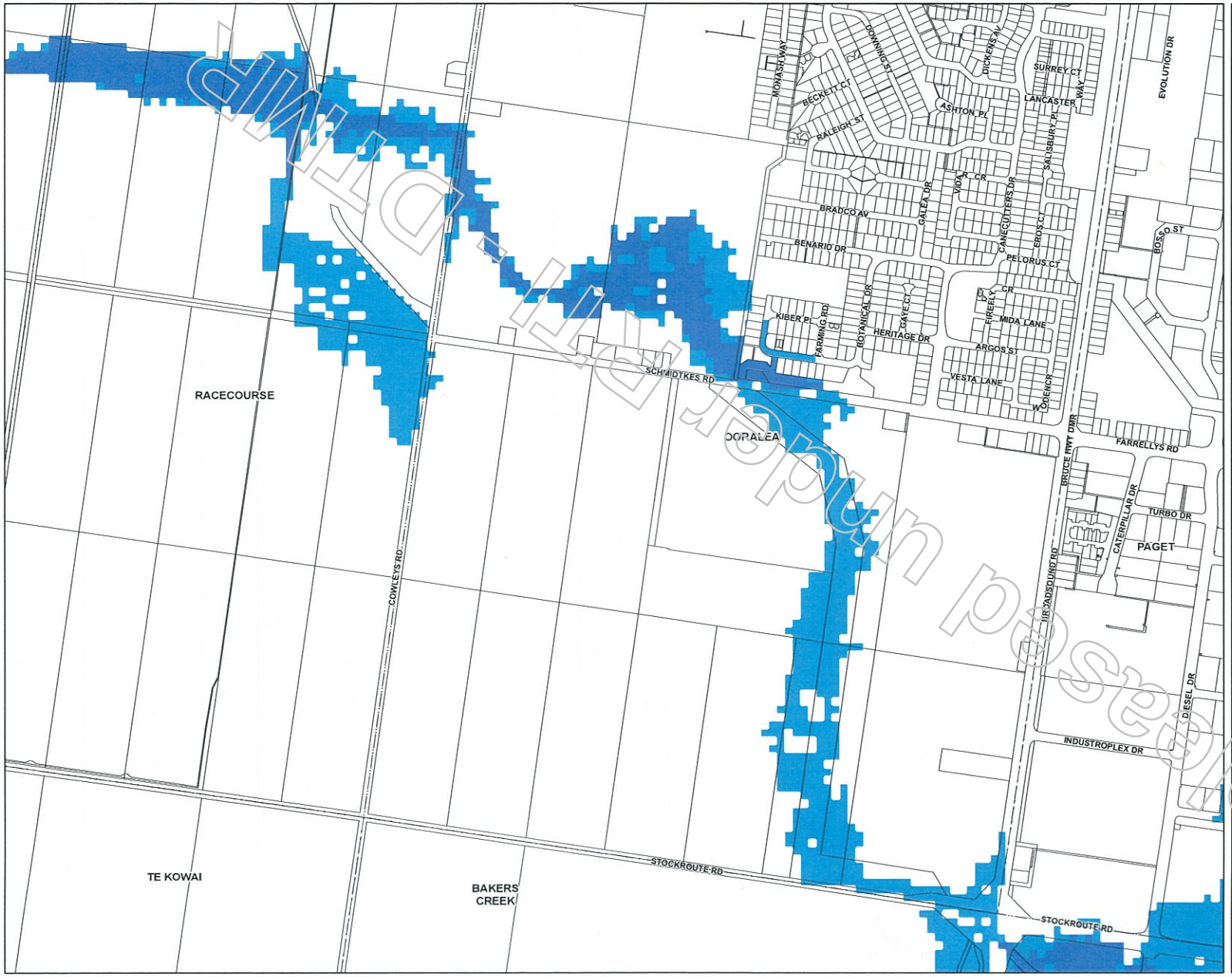
Mackay Region
PLANNING SCHEME

Mackay REGIONAL COUNCIL

Flood and Coastal Hazards Overlay Maps



Development Constraints

- Area affected by 1% AEP flood hazard
- Area affected by 0.2% AEP flood event

Cadastre

- Local Government Boundary
- Cadastre - October 2014 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

Flood Hazard Overlay data was supplied by Mackay Regional Council Flood Studies on the Pioneer River, Goosepond Creek and McCreadys Creek South, with amendments made in the 5 major urban areas. This data is to be used as a guide only for planning purposes.

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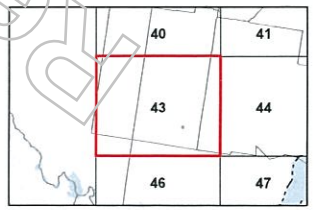

Flood Hazard Overlay Map - FC - FH - 43

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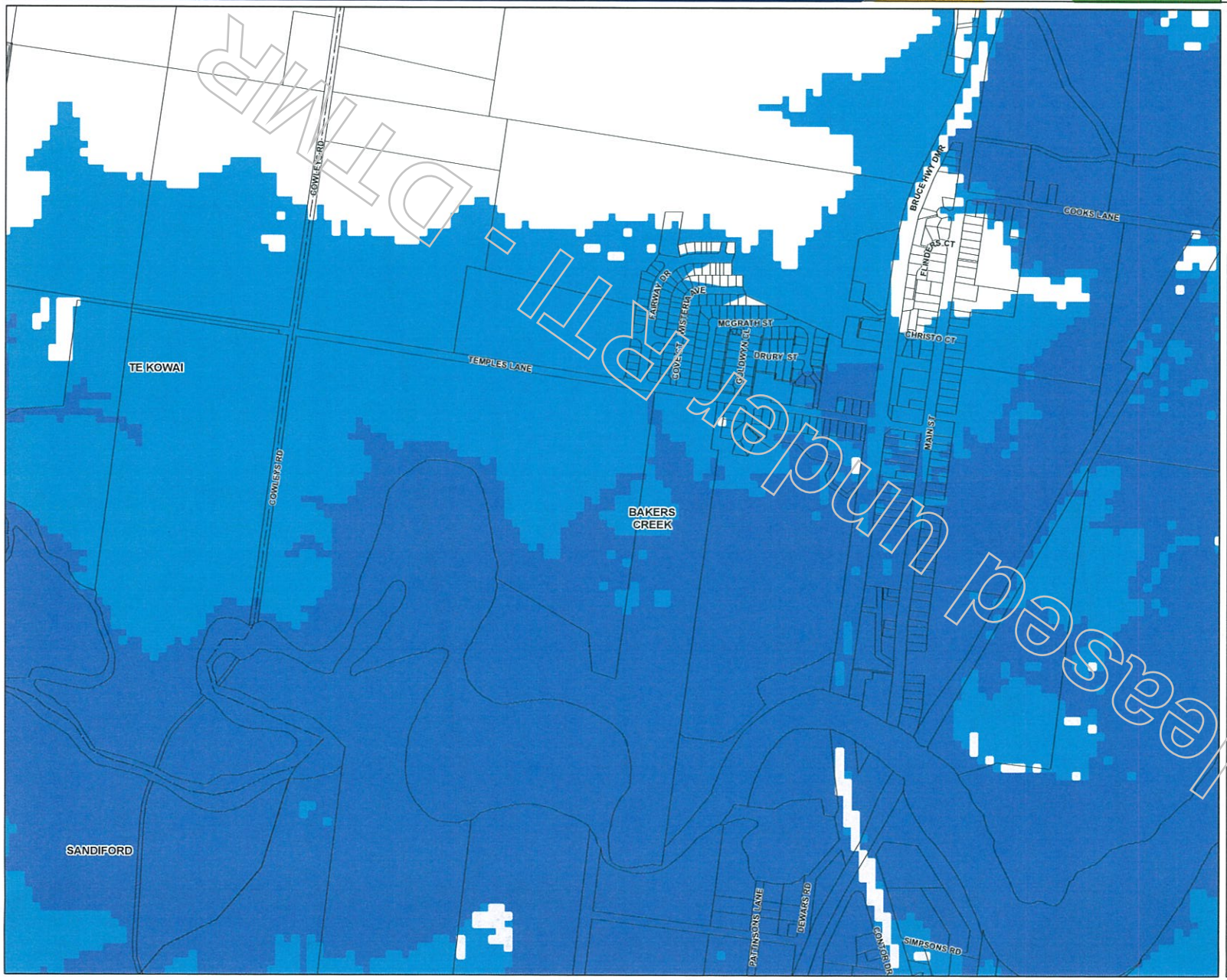
Flood and Coastal Hazards Overlay Maps



Development Constraints

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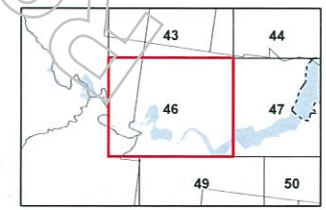

Flood Hazard Overlay Map - FC - FH - 46

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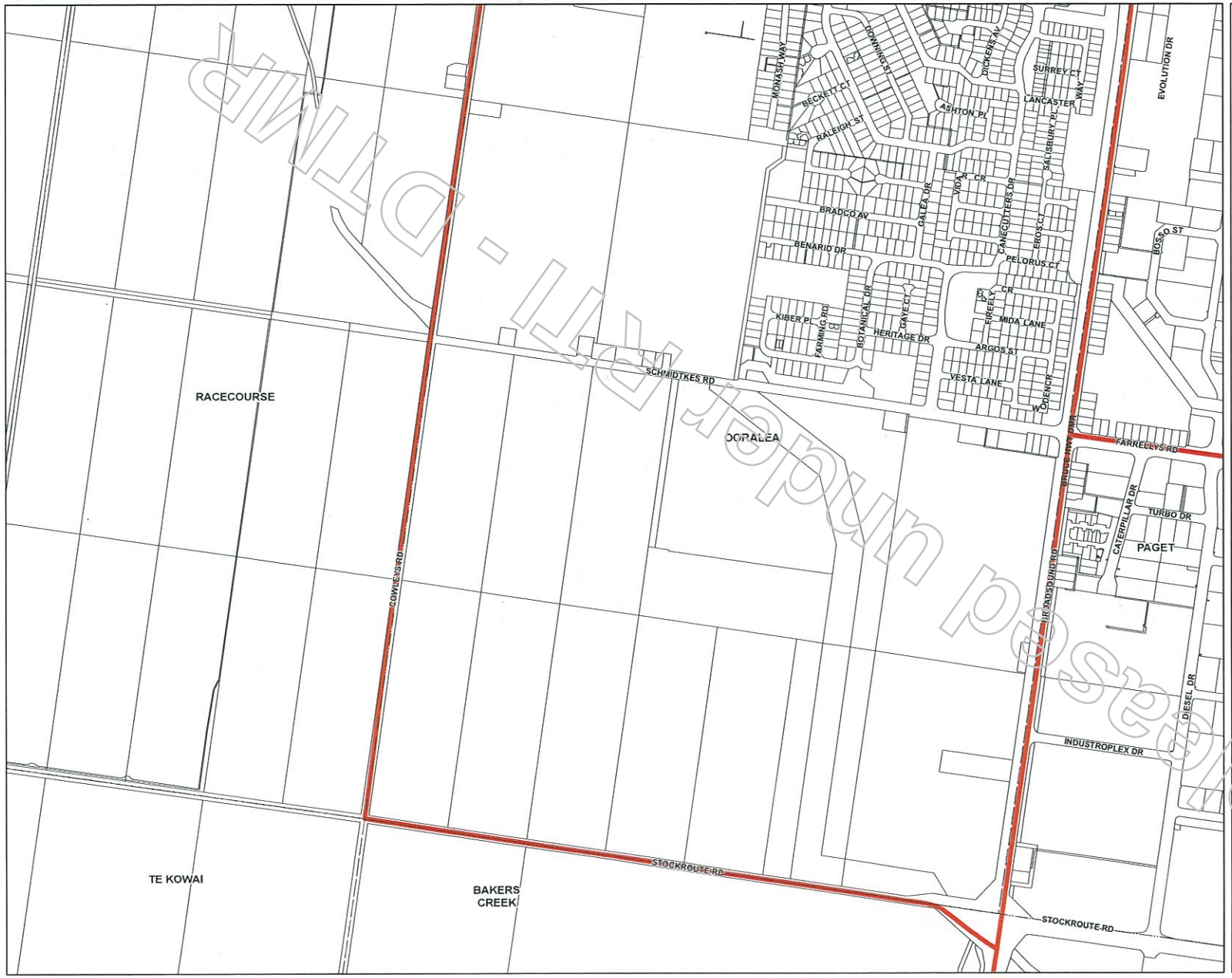
Landscape Character and Image Corridors Overlay Maps



Character

- Image Corridor
- Landscape Character

Cadastre

- Local Government Boundary
- Cadastre - October 2014 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

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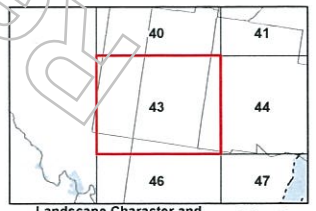

Landscape Character and Image Corridor Overlay Map - LI - 43

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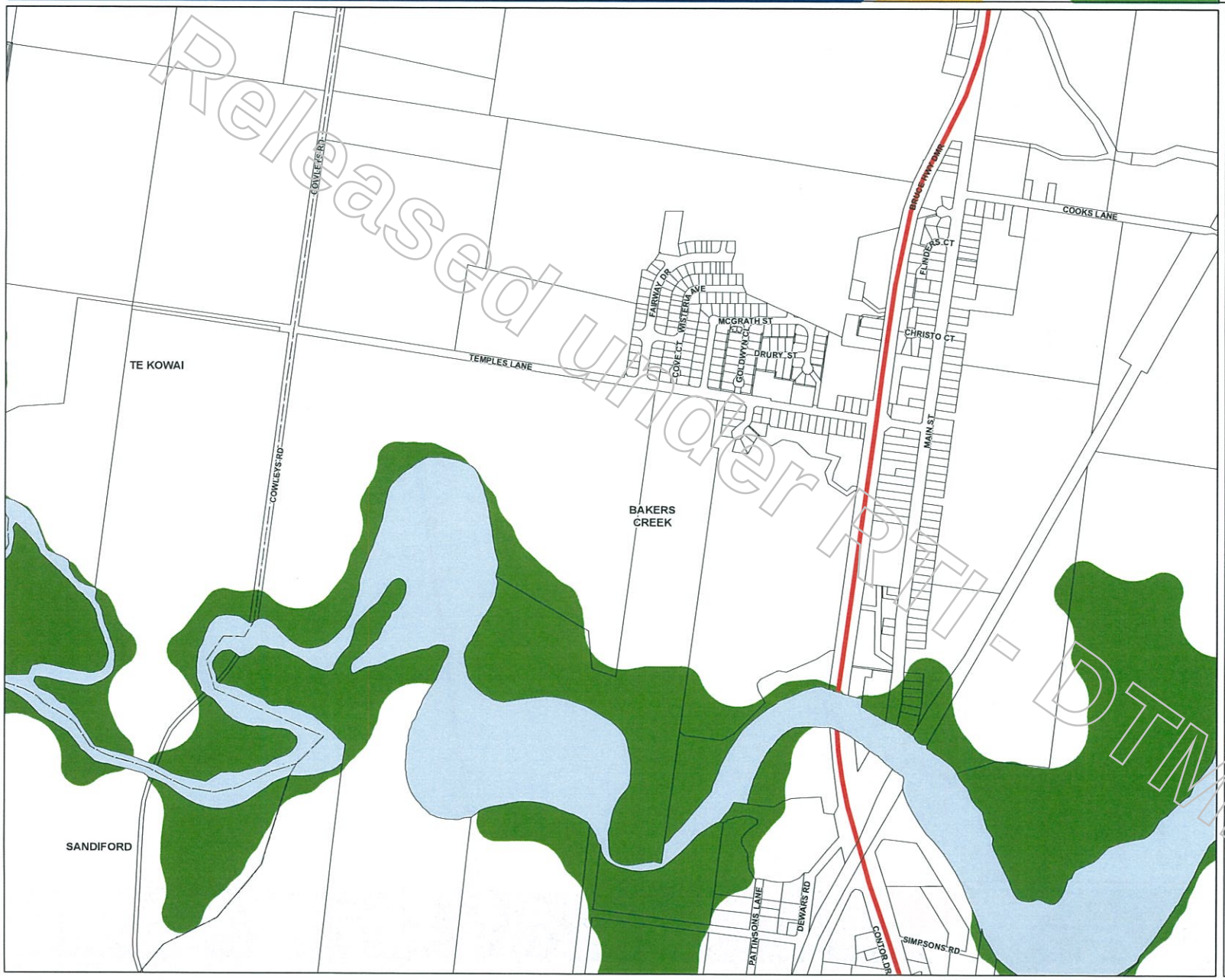
Landscape Character and Image Corridors Overlay Maps



Character

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- Landscape Character

Cadastre

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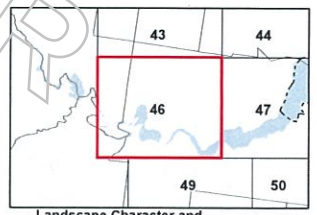

Landscape Character and Image Corridor Overlay Map - LI - 46

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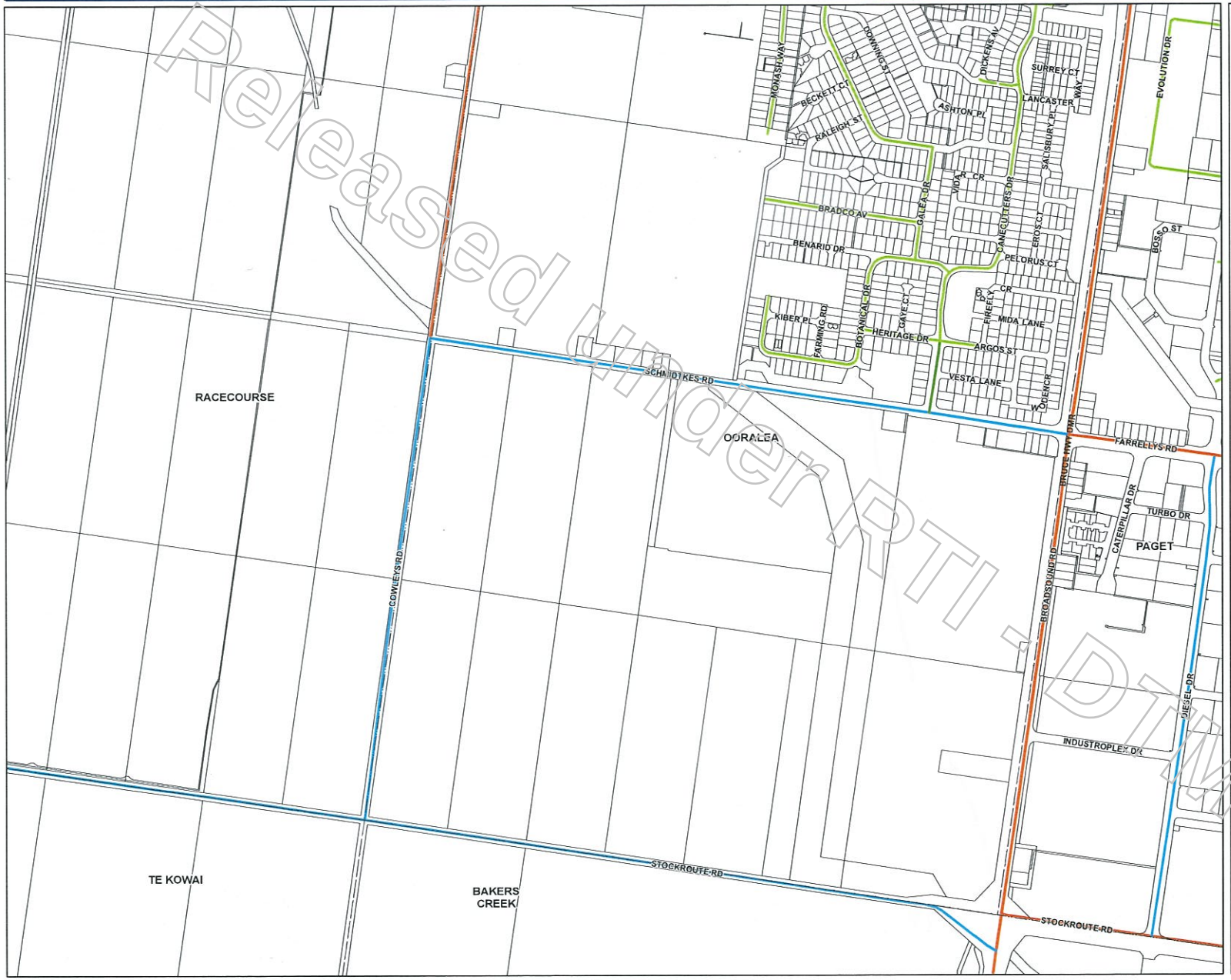
Mackay Region
PLANNING SCHEME

Mackay REGIONAL COUNCIL

Road Hierarchy Overlay Maps



Infrastructure

Proposed MRC Hierarchy

- Arterial (State Controlled Road)
- Arterial
- Arterial Main Street
- Controlled Distributor
- Traffic Distributor
- Sub-Arterial Main Street
- Sub-Arterial Industrial
- Major Collector
- Minor Collector
- Industrial Access Collector
- Access
- Access Place
- Laneway
- MULTIMODAL
- Proposed Arterial
- Proposed Controlled Distributor
- Proposed Traffic Distributor
- Proposed Major Collector
- Proposed Minor Collector

Cadastre

- Local Government Boundary
- Cadastre - October 2014 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

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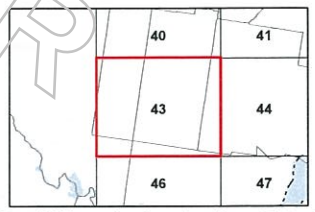

Road Hierarchy Overlay Map - RH - 43

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Mackay Region
PLANNING SCHEME

Mackay REGIONAL COUNCIL

Road Hierarchy Overlay Maps

Infrastructure

Proposed MRC Hierarchy

- Arterial (State Controlled Road)
- Arterial
- Arterial Main Street
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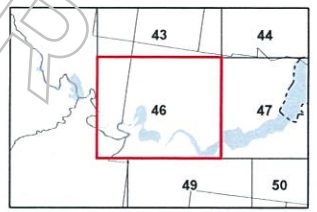

Road Hierarchy Overlay Map - RH - 46

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Mackay Region
PLANNING SCHEME

Mackay REGIONAL COUNCIL

Transport Noise Corridor Overlay Maps

Development Constraints

Transport Noise Corridor

- Category 1 Noise Corridor
- Category 2 Noise Corridor
- Category 3 Noise Corridor
- Category 4 Noise Corridor
- Railway Network
- Railway Network Buffer

Cadastre

- Local Government Boundary
- Cadastre - October 2014 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

Transport Noise Corridor Overlay data was supplied by the Department of Transport and Main Roads, with amendments made where the State Controlled road network has changed. This data is to be used as a guide only for planning purposes.

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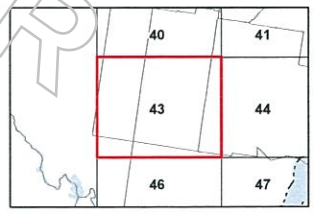

Transport Noise Corridor Overlay Map - TN - 43

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Mackay Region
PLANNING SCHEME

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Transport Noise Corridor Overlay Maps

Development Constraints

Transport Noise Corridor

- Category 1 Noise Corridor
- Category 2 Noise Corridor
- Category 3 Noise Corridor
- Category 4 Noise Corridor
- Railway Network
- Railway Network Buffer

Cadastre

- Local Government Boundary
- Cadastre - October 2014 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

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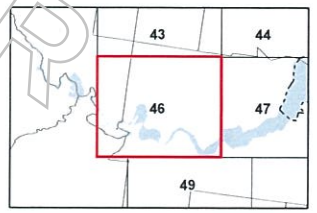

Transport Noise Corridor Overlay Map - TN - 46

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Glenroy S Dillon

From: [redacted]@jgplan.com.au>
Sent: Monday, 15 May 2017 10:23 AM
To: [redacted]s@htw.com.au
Cc: [redacted] Glenroy S Dillon
Subject: Stockroute Road - report
Attachments: 2017 05 15 - Planning Report (Version 2) - Lot 7 RP894737 (Stockroute Ro....pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: DMS

Hi [redacted]

Please find attached our report, as discussed this morning.

Regards

[redacted]

John Gaskell
planning consultants

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WOOLLOONGABBA Q 4102

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PLANNING REPORT

93897 Bruce Highway, Bakers Creek
QLD 4740

Lot 7 on RP894737

Preliminary Town Planning Advice

John Gaskell
planning consultants

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Prepared for: Department of Transport and Main Roads

John Gaskell planning consultants staff responsible for this report:

Version:	V1		
Reviewed By	[redacted]	Prepared By	[redacted]
Position	Director	Position	Senior Planner
Signed		Signed	
Date	15 May 2017	Date	15 May 2017
Job Code	17.1331		

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01 INTRODUCTION

1.1 INTRODUCTION AND PURPOSE OF REPORT

1. This Planning Report provides preliminary town planning advice in relation to the property located at 93897 Bruce Highway, Bakers Creek QLD 4740 and described as Lot 7 on RP894737 (hereafter referred to as the 'subject land').

2. The subject land comprises an area of approximately 68.54 hectares (Refer to Figures 1 and 2). It is my understanding the Department of Transport and Main Roads ('DTMR') resumed 4.564 hectares of the subject land for the Mackay Ring Road Project. The land was taken by Taking of Land Notice (No.3003) 2016 which was gazetted on 12 August 2016 (the relevant date).

3. This preliminary town planning advice has therefore been prepared to provide DTMR with independent town planning advice that provides details of the town planning aspects of the subject land, and provides an opinion on the highest and best use from a town planning point of view.

4. A site visit has not been undertaken. This preliminary town planning advice is based on a 'desktop' review only and is based on the information available at the time of writing.

5. This preliminary town planning advice has been prepared to:

   - check State government mapping and any relevant regulations that might apply to the subject land and impact on the development potential;
   - establish the town planning facts about the subject land as it relates to how the Mackay City Planning Scheme ('Planning Scheme') and Proposed Mackay Region Planning Schemes address the land; and
   - assess the level of development which could reasonably be expected to be approved on the subject land prior to and post resumption.

6. This Planning Report includes the following sections:

   - Section 1, this section, which provides an introduction and purpose of the report;
   - Section 2, which summaries potential State interests following a review of State government mapping;

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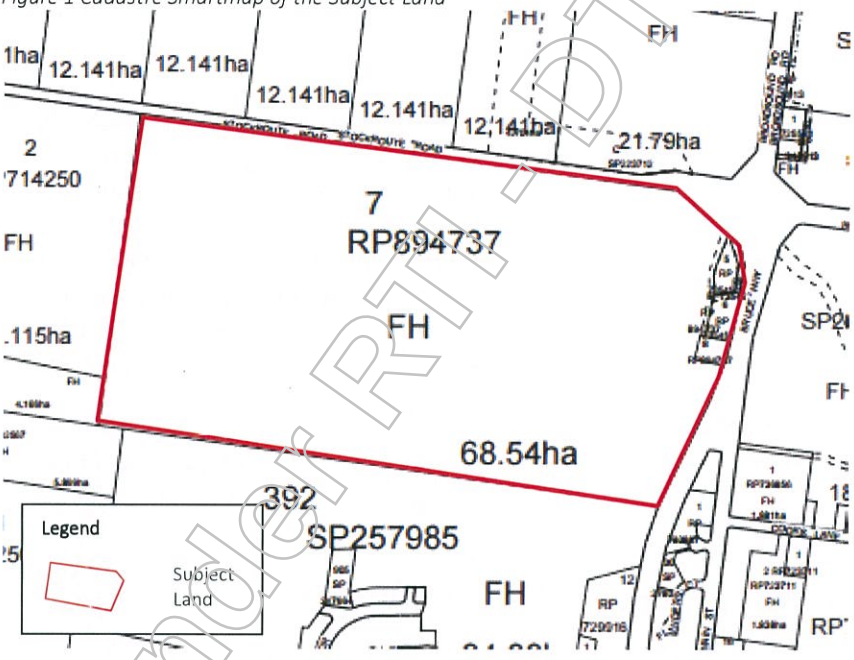
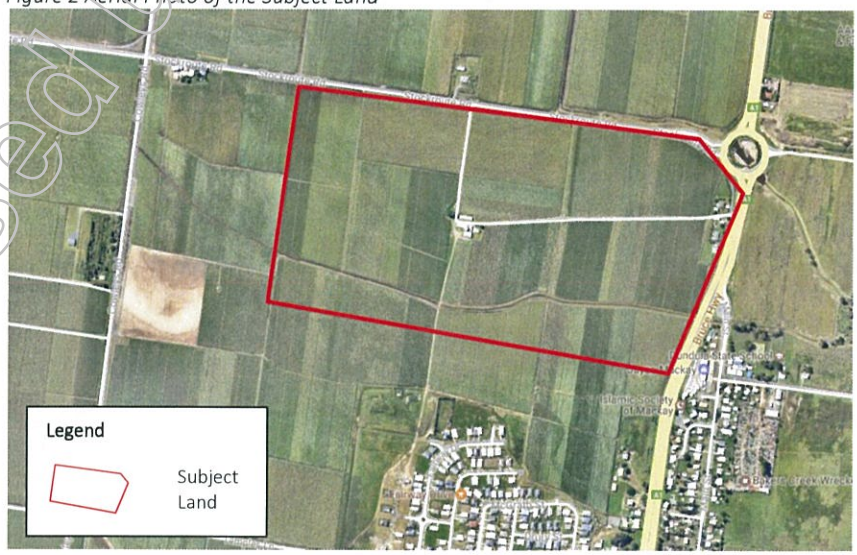
- Section 3, which outlines the Planning Scheme (and related Council mapping) requirements for the subject land;
- Section 4, which summarises approvals granted in the surrounding locality;
- Section 5, which reports on the development potential which could reasonably be expected to be approved on the subject land (prior to and post taking of land); and
- Section 6, which provides the conclusion.

Figure 1 Cadastre Smartmap of the Subject Land



Source: The State of Queensland, The Department of Natural Resources and Mines, 2017

Figure 2 Aerial Photo of the Subject Land



Source: Nearmap, 2016 (Image Date: 1 April 2017)

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02 STATE GOVERNMENT MATTERS RELEVANT TO PLANNING OUTCOMES

2.1 STATE ASSESSMENT AND REFERRAL AGENCY INTERACTIVE MAPPING

7. A preliminary review of the State government's 'State Assessment and Referral Agency Interactive Mapping' has been undertaken. The mapping search is undertaken to establish what aspects of the proposed development may trigger referral (under the Schedule 7 of the *Sustainable Planning Regulation 2009* [SPR]) to the State Assessment and Referral Agency ('SARA') (as a concurrence or advice agency) for their assessment during the development application process. Schedule 7 of the SPR states referral agencies and their jurisdictions, and includes triggers that (amongst other matters) relate to certain thresholds.

8. The SARA Interactive Mapping identifies the following SARA layers apply to the subject land, and therefore may be development assessment matters of interest to the State:

   - Coastal protection – Coastal zone;
   - Water resources – Water resource planning area boundaries; and
   - State controlled roads – Area within 25m of a State-controlled road and Future State-controlled road.

9. The SARA Interactive Mapping search was undertaken on 6 April 2017 (that being, after the date of the land being resumed). Historic mapping records are not available to us for the relevant date. It is therefore unclear if the above matters were relevant at the date the land was taken. It is my view, the coastal protection and water resources matters were likely to be relevant at the time the land was taken, however it is unlikely that these matters would have triggered referral to the State government.

10. A copy of the results of the SARA Interactive Mapping search is provided at Appendix 1.

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2.2 STATE PLANNING REGULATORY PROVISIONS

11. There are no known State Planning Regulatory Provisions of relevance to this preliminary town planning advice.

2.3 STATE PLANNING POLICY INTERACTIVE MAPPING

12. State Planning Policy ('SPP') Part E sets out Interim Development Assessment Requirements in relation to the assessment of certain development applications by a local government:

    - to the extent the SPP has not been identified in the planning scheme as being appropriately integrated; and
    - in addition to other relevant requirements of the planning scheme.

13. The Planning Scheme (refer to Section 3 below) identifies the State Planning Policies that have been appropriately reflected in the Planning Scheme. These policies pre-date the SPP applicable at the time the land was resumed, and therefore the SPP applicable at the time of the land resumption has not been incorporated into the Planning Scheme.

14. The State governments SPP interactive Mapping System has been reviewed to identify potential State Interests affecting the subject land. This mapping has identified the following potential State Interests:

    - Water Quality (Climatic Regions – Stormwater management design objectives);
    - Natural Hazards Risk and Resilience (Flood hazard area – Level 1 – Queensland floodplain assessment overlay; Flood hazard area – Local government mapping area);
    - Strategic Airports and Aviation Facilities (Obstacle Limitation Surface Contour; Obstacle Limitation Surface; Light Restriction Zone D; Lighting Area Buffer 6km; Wildlife Hazard Buffer Zone 8km).

15. A search of the SPP Interactive Mapping System was undertaken on 6 April 2017 (that being, after the date of the land being resumed). Mapping prior to the land being resumed is not known to be available. Notwithstanding this, it is my understanding there would likely have been State interests where the Interim Development Assessment Requirements at Part E of the SPP may have applied to certain types of development on the subject land (e.g. Water Quality, and Strategic Airports and Aviation Facilities). It is my view the Water Quality and Strategic Airports and Aviation Facilities State matters are unlikely to significantly restrict potential development on the subject land.

16. Whilst the subject land is identified on the Queensland floodplain assessment overlay, the relevant Planning Scheme at the time the land was taken and the proposed Planning Schemes (see Section 3 below) do not identify the subject land as potentially affected by flooding. It is my view,

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the Natural Hazards Risk and Resilience State matter was unlikely to be relevant at the time the land was taken.

17. A copy of the SPP Interactive Mapping search is provided at Appendix 2.

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03 APPLICABLE PLANNING PROVISIONS

3.1 MACKAY CITY PLANNING SCHEME

18. The planning scheme in effect at the time the land was resumed was the Mackay City Planning Scheme ('Planning Scheme') version 1 adopted 13 May 2009 and including Adopted Planning Scheme Amendments.

3.1.1 Locality and Precinct

19. The Planning Scheme includes the subject land in the Pioneer River and Southern Streams precinct of the Hinterland locality.

20. An overall outcome of the Mackay Hinterland Locality Code states *'Urban development occurs on land included within an urban zone...in preference to land included in non urban zones...'*

21. An overall outcome of the Mackay Hinterland Locality Code also states *'rural areas, particularly areas of good quality agricultural land identified in the... Pioneer River & Southern Streams precinct, are protected from the constraining effect of encroaching urban development (including but not limited to residential, industrial and commercial, rural residential development) or sensitive land uses'.*

22. An overall outcome of the Mackay Hinterland Locality Code states *'non rural activities in rural areas are limited to activities which specifically require the particular rural location and do not adversely affect the operation of rural uses or the rural landscape and character of the area'.*

23. It is therefore understood the subject land is not intended by the Planning Scheme to be developed for urban development.

3.1.2 Zone

24. The Planning Scheme includes the subject land in the Rural zone. Refer to Figure 3.

25. The Planning Scheme statements and my understanding at Section 3.1.1 above is further supported by the overall outcomes for the Rural zone in the Mackay Hinterland Locality, such as overall outcome (a) and (c) which state: *'(a) rural activities undertaken on land within the Rural Zone continue unconstrained by encroachment of incompatible land uses...(c) non-rural activities do not occur'.*

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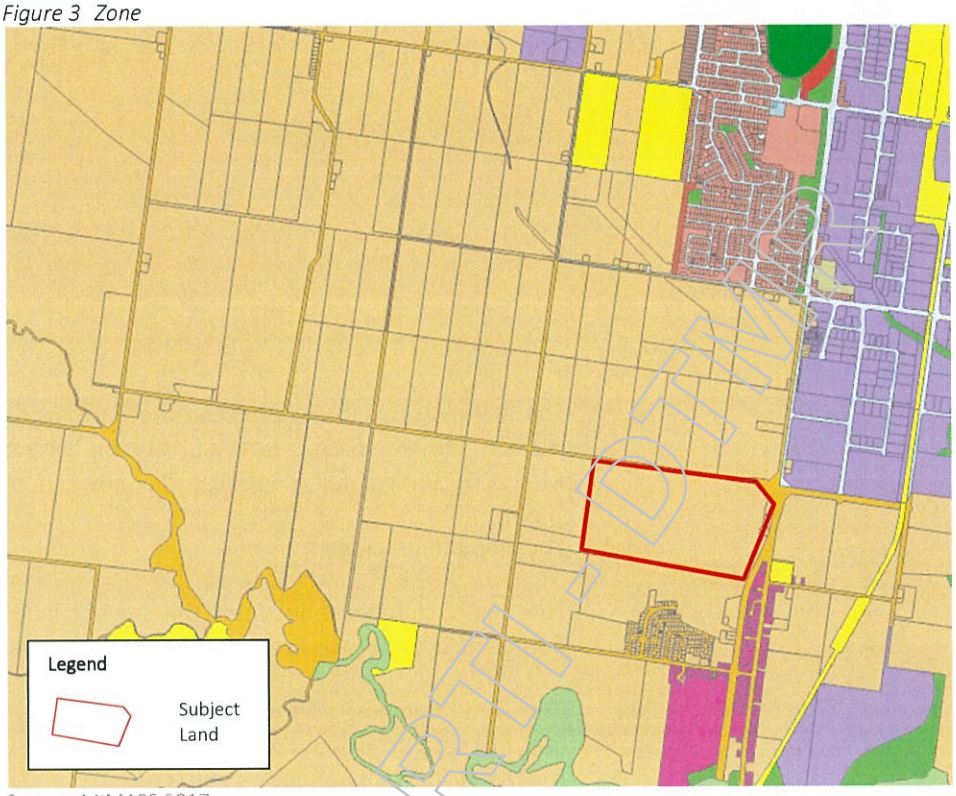
Figure 3 Zone



Source: MiMAPS 2017

3.1.3 Overlays

26. The Planning Scheme identifies the following overlays may apply to development on the subject land:

- Bushfire management overlay;
- Good quality agricultural land overlay; and
- Development in the vicinity of the Mackay Airport overlay - Obstacle limitation surface.

27. The applicability of the above overlays will depend on the type and detail of development proposed.

28. A map of each overlay is included at Appendix 3.

3.1.4 Information Maps

29. The subject land is identified as located within the:

- Image Corridors Information Map;
- 3 to 6 kilometre radius from the Mackay Airport on the Airport Development Limits Information Map; and
- A part of the subject land is identified on the High Impact Activity Map of the Planning Scheme as 'High Impact Activity'. It is my

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understanding the 'High Impact Activity' illustrated on this information map is:

- The buffer to a meat processing facility; and/or
- The buffer area to Council's Bakers Creek sewerage treatment plant.

30. The Environment and Infrastructure Code of the Planning Scheme provides assessment criteria for development located in high impact activity areas. I understand the Planning Scheme intends for development to be located outside of such areas, and should development be located within such areas they are designed and sited to appropriately manage adverse effects on site users by providing appropriate measures.

31. An extract from each information map is included at Appendix 4.

3.1.5 Level of Assessment

32. Table 6.1 (Assessment categories and relevant assessment criteria for making a material change of use – Hinterland Locality) of the Planning Scheme identifies the level of assessment for development involving a material change of use in the Rural Zone in the Hinterland Locality. Table 1 below identifies the uses identified as exempt, self assessable or code assessable in the Rural Zone in the Hinterland Locality.

Table 1 Exempt, Self and Code Assessable Uses

Use	Level of Assessment
Agriculture	Exempt
Animal husbandry	Self assessable or code assessable
Bed and breakfast accommodation	Code assessable
Bulk landscape supplies	Code assessable
Caretakers residence	Code assessable
Dependent persons accommodation	Self assessable or code assessable
Dwelling house	Self assessable or code assessable
Family day care	Exempt
Forestry	Exempt
Home occupation	Self assessable or code assessable
Home based business	Code assessable
Intensive animal husbandry	Code assessable
Kennels	Code assessable
Park	Exempt
Plant nursery (not including retail sales)	Code assessable
Public utility	Code assessable
Residential storage shed	Self assessable or code assessable
Roadside stall	Code assessable

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Use	Level of Assessment
Rural industry	Code assessable
Special purpose	Code assessable
Stable	Self assessable or code assessable
Telecommunications facility	Code assessable
Veterinary hospital	Code assessable

33. Where development is for a use other than those listed above, impact assessment applies.

34. The applicable overlays may elevate the level of assessment for those uses listed above however this will depend on the type and detail of development proposed.

35. Table 6.2 (Other development) of the Planning Scheme identifies the level of assessment for development involving reconfiguring a lot in the Hinterland Locality. This table identifies code assessment for reconfiguring a lot.

36. The Reconfiguring of a Lot Code identifies a minimum lot size of 100 hectares for land included in the Rural zone.

37. On review of the Rural Zone, and level of assessment tables, it is my view that the subject land is not intended by the Planning Scheme to be developed for urban development, and is not intended to be subdivided (that is, reconfigured into smaller lots). In addition, development on land identified as 'High Impact Activity' will need to be designed and sited to appropriately manage any potential adverse effects from the meat processing facility or sewerage treatment plants on users of the site.

3.2 PROPOSED MACKAY REGION PLANNING SCHEME VERSION 8

38. The Proposed Mackay Region Planning Scheme, Version 8 ('Proposed Planning Scheme 2013') was publicly advertised in May 2013. This planning document was therefore available to the public prior to the taking of the subject land.

39. The question arises as to what weight should be given to the draft planning scheme in advising a prudent purchaser. A draft planning scheme indicates an adopted policy position of Council but has a series of further steps before being incorporated into the planning scheme, including consideration of submissions and a further State interest check. The ability to give weight to new laws and policies relates to a legal principle called the Coty Principle, which provides that weight may be given to a new planning document depending on how far it is along the path to adoption.

40. In this case my preliminary opinion is that some limited weight should be given to the draft planning scheme. However, as a further version of the planning scheme was issued prior to the relevant date, less weight would

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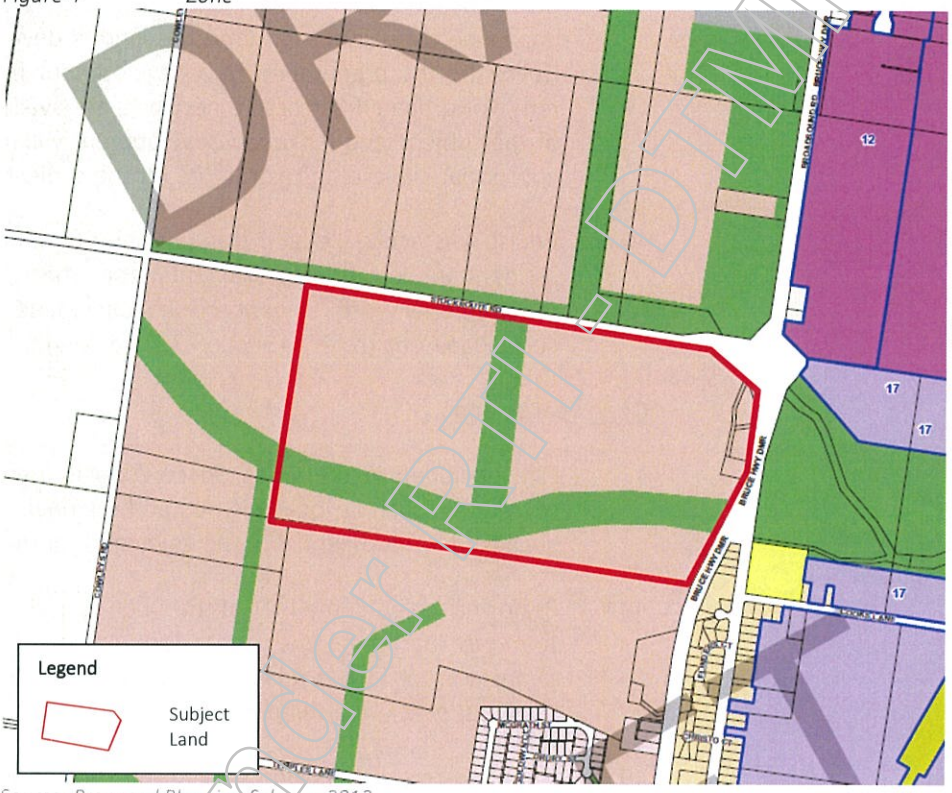
be placed on Version 8, and greater weight on Version 9 (see Section 3.3 below).

3.2.1 Zone

41. The Proposed Planning Scheme 2013 includes the subject land in the Emerging Community Zone, and Open Space Zone (refer to Figure 4).

Figure 4 Zone



Source: Proposed Planning Scheme 2013

Emerging Community Zone

42. The purpose of the Emerging Community Zone Code, in part, is to manage the timely conversion of non urban land to urban purposes. The local government purpose of this code states: *'provide for low-intensity and low impacting uses until land is required for the planned, co-ordinated and efficiently sequenced delivery of highly accessible, diverse and liveable urban communities located within the key urban areas of the region'.*

43. The Emerging Community Zone Code identifies that development for urban purposes is supported by a development framework plan of the site and surrounding area. A number of minimum requirements are intended to be provided on this plan including land uses, residential densities, trunk infrastructure and sequencing. Performance outcome PO3 of the Emerging Community Zone Code identifies the sequencing is intended to be according to feasible and economically efficient provision and need for the development.

44. Performance outcome PO6 of the Emerging Community Zone Code states: *'Urban development provides either of the following: (a) water supply,*

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sewerage, road and stormwater infrastructure servicing the site and with the capacity to service the ultimate development in the surrounding area; or (b) water supply, sewerage, road and stormwater infrastructure servicing the site and an acceptable interim solution that does not prejudice the future efficient provision of infrastructure to service the ultimate development in the surrounding area'.

45. It is therefore understood the subject land, in the interim, is intended by the Proposed Planning Scheme 2013 to be developed for low intensity, low impacting uses until such time the land is developed for urban purposes (following the preparation of a development framework plan) and a full range of urban infrastructure networks are available. Future development of the subject land for urban development will necessitate provision of an appropriate level of infrastructure for the subject land and locality.

46. Whilst it is acknowledged the Emerging Community Zone Code sets out residential density requirements for the zone, residential density requirements more relevant to the subject land are set out in the Ooralea Local Plan Code (refer to Section 3.2.2 below).

<u>Open Space Zone</u>

47. Land included in the Open Space Zone is intended to provide informal recreation (such as local, district, and regional scale parks). Built form on such land is not essential to the enjoyment of the space.

48. Performance outcome PO1 of the Open Space Zone Code states: *'The zone primarily accommodates: (a) park, access infrastructure (particularly pedestrian and cycle facilities), stormwater infrastructure, environmental facilities; or (b) undeveloped open space'.*

49. It is therefore understood part of the subject land is not intended by the Proposed Planning Scheme 2013 to provide for the open space network in the locality.

3.2.2 Local Plan

50. The Proposed Planning Scheme 2013 includes the subject land in the Ooralea Neighbourhoods Precinct of the Ooralea Local Plan.

51. An overall outcome of the Ooralea Local Plan Code states: *'the Ooralea neighbourhoods precinct...facilitate a range of land uses including appropriately located centre and community activities and strategically located general medium density and low medium density residential development'.*

52. Figure 7.2.3.3.A in the Ooralea Local Plan Code sets out the Proposed Planning Scheme 2013 land use intent and movement network for the local plan area. The land use intent for the subject land illustrated on this figure is primarily low density residential, with two areas allocated for community facilities and neighbourhood centres bordered by low medium density residential. This figure illustrates a road which dissects the land into three parcels, with a linear park containing a bicycle network which

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traverses the subject land. Parts of the site have also been designated for open space and a local park. (Refer to Figure 5 of this report). The intended road for Stockroute Road extends some way into the subject land suggesting a potential widening of this road.

53. Acceptable outcome AO8.1 of the Ooralea Local Plan Code identifies that the extent and location of land uses is intended to generally comply with Figure 7.2.3.3.A.

54. Acceptable outcome AO14.2 of the Ooralea Local Plan Code states: *'Low density residential development accommodates a range of housing product and mix of allotment sizes at a minimum density of 12 dwellings per hectare across the precinct'*.

55. It is therefore understood the land use intent for the subject land in the Proposed Planning Scheme 2013 changed from the current Planning Scheme, with the subject land in 2013 intended to be developed for urban purposes. Accordingly the proposed Planning Scheme 2013 identified a much higher density of residential development is intended for the subject land by the current planning scheme.

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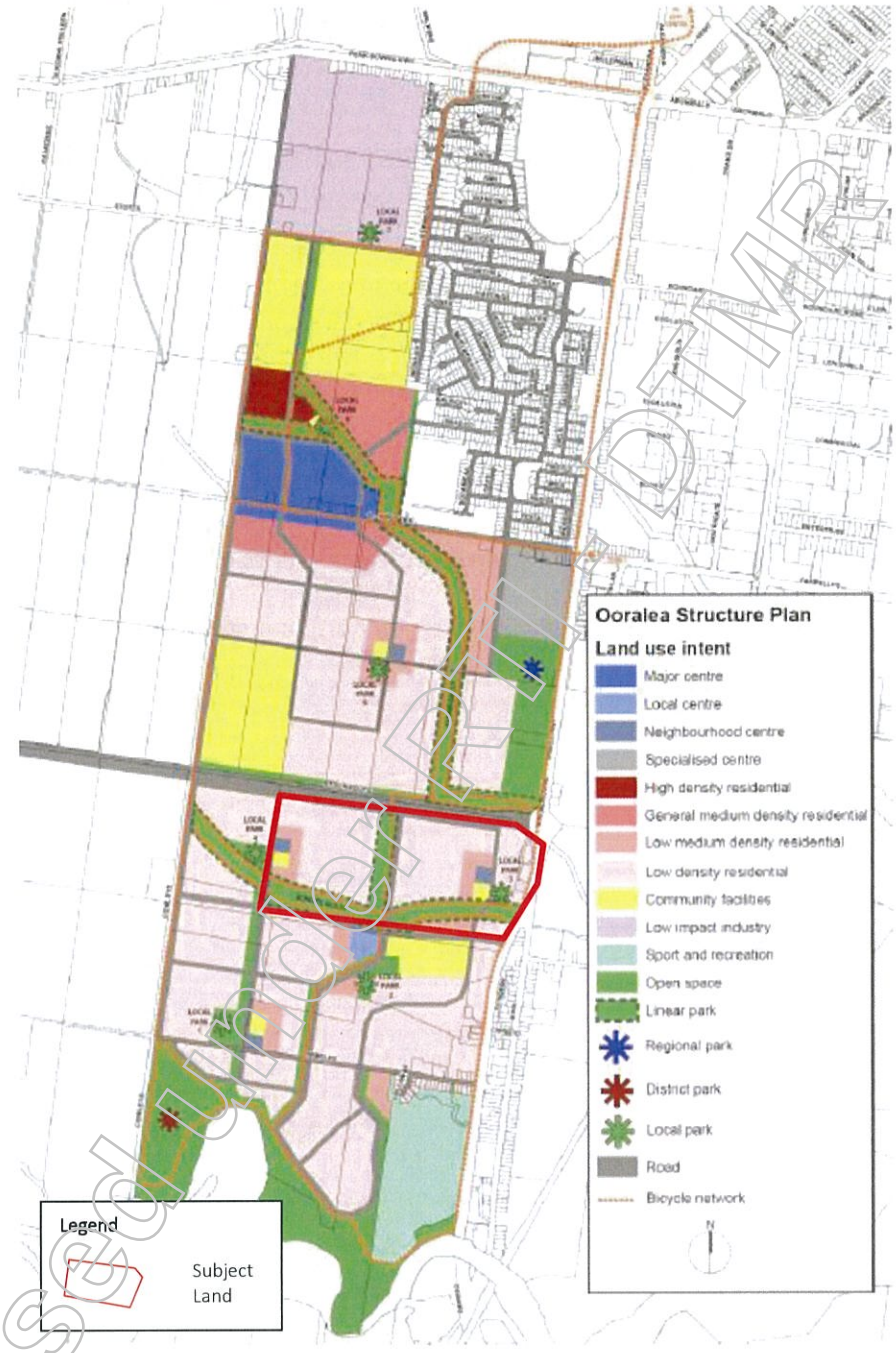
Figure 5 Ooralea Local Plan – Figure 7.2.3.3.A



Source: Proposed Planning Scheme 2013

3.2.3 Overlays

56. The Proposed Planning Scheme 2013 identifies the following overlays may be applicable to development on the subject land:

- Acid Sulfate Soils Overlay – Acid Sulfate Soils, Land above 5m and below 20m AHD;

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- Airport Environs Overlay – Airport Development Distances, Distance from Airport 8km; Obstacle Limitation Surface, between 50 and 90 Conical limitation surface contours;
- Bushfire Hazard Overlay –Medium Risk Area 50m Buffer;
- Extractive Resources and High Impact Activities Overlay – High Impact Activity Buffer;
- Flood Hazard Overlay – Area affected by 0.2% AEP flood event;
- Landscape Character and Image Corridor Overlay – Image Corridor;
- Natural Waterways, Wetlands and Coastal Communities Overlay – Natural Waterways;
- Road Hierarchy Overlay – Arterial (State Controlled Road); Traffic Distributor;
- Transport Noise Corridor Overlay – Category 2 Noise Corridor; Category 3 Noise Corridor.

57. The applicability of the above overlays will depend on the type and detail of development proposed.

58. A map of each overlay is included at Appendix 5.

3.2.4 Level of Assessment

59. Table 5.5.4 (Emerging community zone) of the Proposed Planning Scheme 2013 identifies the level of assessment for development involving a material change of use in the Emerging Community Zone. Table 2 below identifies the uses identified as compliance assessment, exempt, self assessable or code assessable in the Emerging Community Zone.

Table 2 Compliance assessment, Exempt, Self and Code Assessable Uses

Use	Level of Assessment
Animal husbandry	Exempt (If: [a] grazing areas are not within 100 metres of a residential zone; and [b] not involving a roofed building with an area of over 100m²; and [c] not involving more than 1 head of livestock per every 1 hectare of grazing area).
Caretakers accommodation	Code assessable
Car wash	Code assessable
Centre activities	Code assessable
Child care centre	Code assessable
Community activities	Code assessable

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Use	Level of Assessment
Community residence	Self assessable or code assessable
Cropping	Exempt or code assessable
Dual occupancy	Compliance assessment or code assessable
Dwelling house	Self assessment (Where it does not comply with all assessment criteria for self assessment, the development permit for building work will be referred to Council as a concurrence agency).
Dwelling unit	Self assessable or code assessable
Environment facility	Exempt
Hardware and trade supplies	Code assessable
Home based business	Exempt, self assessable or code assessable
Market	Self assessable or code assessable
Multiple dwelling activities (other than dual occupancy)	Code assessable
Park	Exempt
Parking station	Code assessable
Recreation activities	Code assessable
Roadside stall	Self assessable or code assessable
Sales office	Self assessable or code assessable
Service station	Code assessable
Substation	Code assessable (If the input and/or output voltage is 66kV or less).
Utility installation	Exempt or code assessable

59. Where development is for a use other than those listed above, impact assessment applies. The above table only applies to the part of the subject land included in the Emerging Community Zone (and not land in the Open Space Zone).

60. Table 5.5.14 (Open space zone) of the Proposed Planning Scheme 2013 identifies the level of assessment for development involving a material change of use in the Open Space Zone. Table 3 below identifies the uses identified as exempt, self assessable or code assessable in the Open Space Zone.

Table 3 Exempt, Self and Code Assessable Uses

Use	Level of Assessment
Caretakers accommodation	Code assessable

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Use	Level of Assessment
Community use	Code assessable
Environment facility	Exempt
Food and drink outlet	Code assessable
Market	Self assessable or code assessable
Nature based tourism	Code assessable
Outdoor sport and recreation	Exempt or code assessable
Park	Exempt
Permanent plantations	Exempt
Telecommunications facility	Code assessable
Utility installation	Exempt, code assessable or impact assessable

61. The applicable overlays may elevate the level of assessment for those uses listed at Tables 2 and 3 above however this will depend on the type and detail of development proposed.

3.2.5 Reconfiguration of a lot

62. Table 5.7 (Levels of assessment – Reconfiguring a lot) of the Proposed Planning Scheme 2013 identifies the level of assessment for development involving reconfiguring a lot in the Emerging Community Zone as either exempt or code assessable.

63. The Reconfiguring of a Lot Code identifies the minimum lot size in the Emerging Community Zone is in accordance with an approved development framework plan, or 100 hectares if not in accordance with an approved development framework plan.

64. It is my understanding from the above review the subject is intended by the Proposed Planning Scheme 2013 to be developed for urban development, and is capable of further subdivision where in accordance with an approved development framework plan.

3.2.6 Priority Infrastructure Plan

65. The subject land is not identified in the Priority Infrastructure Plan ('PIP') of the Proposed Planning Scheme 2013 as located within a Priority Infrastructure Area ('PIA'). The PIA is identified as the area where:

- suitable or adequate development infrastructure exists, or where it can be provided most efficiently (section 4.3 of the Proposed Planning Scheme 2013); and
- Council gives priority to trunk infrastructure for urban development up to 2026.

66. The PIP mapping identifies the following:

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- 'Water Supply Future Lines' (WAT405) is located along Stockroute Road in front of the subject land. The PIP identifies this asset type as New WTP Transfer Infrastructure, Years 1 to 4. Year 1 is estimated in the PIP to be completed 2017, Year 2 2018, Year 3 2019 and Year 4 2020.

- There is no 'Existing Wastewater Infrastructure' along roads adjoining the subject site. 'Existing Wastewater Infrastructure' is located along Cowleys Road which is west of the subject site.

- There is 'Future Stormwater Infrastructure' (56) located along Stockroute Road partly in front of the subject land. The PIP identifies this asset type as 'BCSRE Drain 3 - Hwy to QR Culvert' and 'BCSRE Drain 3 - Hwy to QR Culvert Year 2' these assets are estimated to completed in 2015 and 2016.

- Stockroute Road is identified as a 'Traffic Distributor'.

67. It is recommended further advice is sought from a civil engineer to understand if the infrastructure identified above is capable of being provided for development on the subject land, and how infrastructure (such as stormwater management) would have to be sequenced.

3.3 PROPOSED MACKAY REGION PLANNING SCHEME VERSION 9

68. The Proposed Mackay Region Planning Scheme, Version 9 ('Proposed Planning Scheme 2014') was publicly advertised in December 2014. This planning document was therefore also available to the public prior to the taking of the subject land.

69. As set out above my previous comments identify that an important consideration is what weight should be given to the draft planning scheme in advising a prudent purchaser.

70. In this case my preliminary opinion is that some weight should be given to the draft planning scheme. In this case greater consideration should be given to Version 9 than to Version 8, as Version 9 superseded Version 8.

3.3.1 Zone

71. The Proposed Planning Scheme 2014 includes the subject land in the Investigation Area Zone Precinct (RU1) of the Rural Zone and the Open Space Zone (refer to Figure 6).

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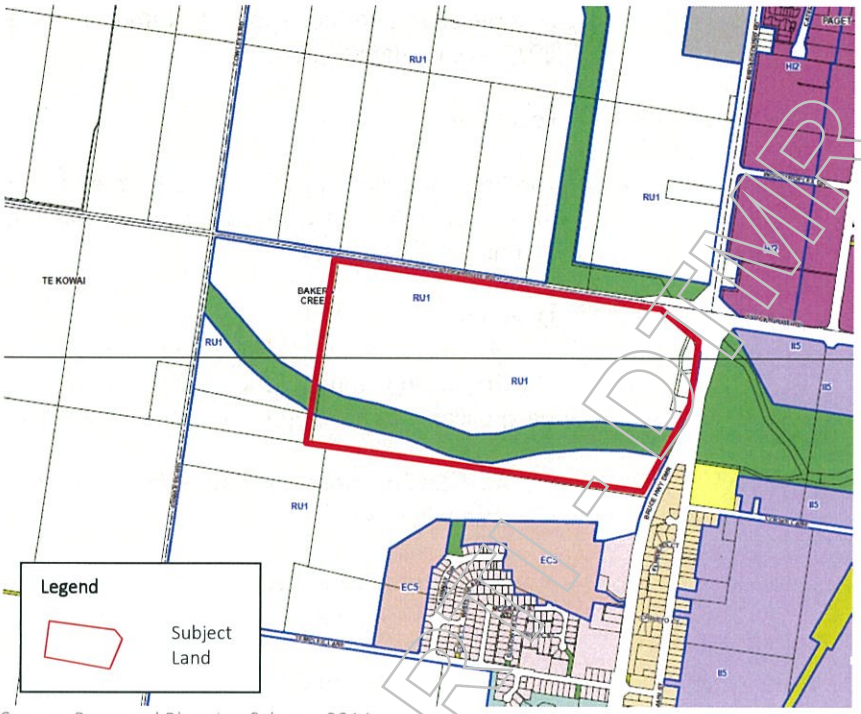
Figure 6 Zone



Source: Proposed Planning Scheme 2014

Rural Zone

72. The purpose of the Rural Zone Code is not too dissimilar to the current zoning intent for the subject land (that is, the intent under the Planning Scheme in effect). The local government purpose of the Rural Zone Code states: *'provide for a range of rural activities, residential uses that support rural activities and intensive rural activities and other uses that cannot be located in urban areas. The zone also contains undeveloped land providing ecological and habitat value. The zone does not accommodate development for urban purposes'*.

73. The local government purpose of the Rural Zone Code also identifies that development that would compromise potential future development for urban purposes is discouraged from the Investigation Area Zone Precinct of the Rural Zone.

74. An overall outcome of the Rural Zone Code states: *'development for urban purposes and other uses more appropriately located in urban areas are not located in the Rural zone, including within the Investigation area precinct (precinct no. RU1), and: (A) the Ooralea investigation area is not sequenced for development before 2026'*.

75. It is understood the Proposed Planning Scheme 2014 intends for the subject site to primarily be for rural activities, and the subject land is not sequenced for development before 2026.

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Open Space Zone

76. The intent of the Open Space Zone included in the Proposed Planning Scheme 2014 does not appear to vary from the Proposed Planning Scheme 2013 as summarised above.

3.3.2 Local Plan

77. The Proposed Planning Scheme 2014 does not include the subject land in a local plan area. The Ooralea Local Plan was not included in the Proposed Planning Scheme 2014.

3.3.3 Overlays

78. The Proposed Planning Scheme 2014 identifies the following overlays may be applicable to development on the subject land:

- Acid Sulfate Soils Overlay – Acid Sulfate Soils, Land above 5m and below 20m AHD;
- Agricultural Land Overlay (Agricultural Land Classification A and B Overlay) – Agricultural land classification (ALC) Class A and B;
- Agricultural Land Overlay (Locally Important Agricultural Areas Overlay) – Locally important agricultural areas, Locally important agricultural areas (40m buffer area);
- Airport Environs Overlay – Airport Development Distances, Distance from Airport 8km; Obstacle Limitation Surface, between 50 and 90 Conical limitation surface contours;
- Biodiversity Overlay (Waterways and Wetlands Overlay) – Waterways, Waterways Buffer;
- Extractive Resources and High Impact Activities Overlay – High Impact Activity Buffer;
- Flood Hazard Overlay – Area affected by 0.2% AEP flood event;
- Landscape Character and Image Corridor Overlay – Image Corridor;
- Road Hierarchy Overlay – Arterial; Traffic Distributor; and
- Transport Noise Corridor Overlay – Category 2 Noise Corridor; Category 3 Noise Corridor.

79. The applicability of the above overlays will depend on the type and detail of development proposed.

80. A map of each overlay is included at Appendix 6.

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3.3.4 Level of Assessment

81. Table 5.5.17 (Rural zone) of the Proposed Planning Scheme 2014 identifies the level of assessment for development involving a material change of use in the Rural Zone. Table 4 below identifies the uses identified as exempt, self assessable or code assessable in the Rural Zone.

Table 4 Compliance assessment, Exempt, Self and Code Assessable Uses

Use	Level of Assessment
Animal husbandry	Exempt
Bulk landscape supplies	Code assessable (If on a site that adjoins or is within 1 kilometre of land within an urban zone).
Caretakers accommodation	Code assessable
Cropping	Exempt, self assessable or code assessable
Dwelling house	Self assessable or code assessable
Emergency services	Code assessable
Environment facility	Exempt
Home based business	Exempt, self assessable or code assessable
Nature based tourism	Code assessable (If involving not more than 25 accommodation rooms; and providing accommodation for not more than 60 guests).
Park	Code assessable
Permanent plantations	Exempt
Roadside stall	Self assessable or code assessable
Rural industry	Code assessable
Rural works accommodation	Code assessable
Sales office	Self assessable or code assessable
Short term accommodation	Code assessable (if involving a farm stay with not more than 10 accommodation rooms; and providing accommodation for not more than 30 guests).
Substation	Code assessable (If the input and/or output voltage is 66kV or less).
Telecommunications facility	Code assessable
Tourist park	Code assessable (If involving not more than 50 caravan or camping sites).

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Use	Level of Assessment
Utility installation	Exempt (if not code or impact assessable) or code assessable (if involving sewerage treatment plant or waste (refuse) management facility undertaken by or on behalf of Council).
Wholesale nursery	Exempt or code assessable
Winery	Code assessable

82. The exempt, self assessable and code assessable uses that have been excluded from the above table are impact assessable (e.g. some of the uses are only identified as exempt, self assessable or code assessable where they are not located in the Investigation Area Zone Precinct and therefore otherwise impact assessable).

83. The level of assessment for uses in the Open Space Zone included in the Proposed Planning Scheme 2014 does not appear to vary from the Proposed Planning Scheme 2013 as summarised above.

84. The applicable overlays may elevate the level of assessment for those uses listed at Tables 3 and 4 above however this will depend on the type and detail of development proposed.

85. Table 5.6.1 (Levels of assessment – Reconfiguring a lot) of the Proposed Planning Scheme 2014 identifies the level of assessment for development involving reconfiguring a lot on the subject land is either exempt or code assessable.

86. The Reconfiguring of a Lot Code identifies the minimum lot size in the Rural Zone is 100 hectares.

87. It is my understanding from the above review the subject is not intended by the Proposed Planning Scheme 2014 to be developed for urban development, and is not intended to be subdivided (that is, reconfigured into smaller lots).

3.3.5 Priority Infrastructure Plan

88. It is my understanding the PIP in the Proposed Planning Scheme 2014 in relation to the subject land does not vary significantly to the Proposed Planning Scheme 2013. All PIP mapping is the same, albeit no timeframe of details are provided in relation to the 'Water Supply Future Lines' located along Stockroute Road in front of the subject land.

89. Again, it is recommended further advice is sought from a civil engineer to understand if the infrastructure identified above is capable of providing for development on the subject land, and if so, the costs, sequence and any issues associated with its provision.

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04 APPROVALS - SITE AND SURROUNDS

4.1 SUBJECT LAND APPROVALS

90. A search of Council's pd-online (on 7 April 2017) identified there is a current development application over the subject land, seeking approval to reconfigure three lots into five lots and an access easement. Based on the submitted development application materials, the southern boundary of the subject site is proposed to be recessed to increase Lot 39 on SP257985 and facilitate future subdivision of the adjoining lots. The decision for this development application is yet to be determined. This development application is irrelevant for the purposes of this report, as it would be an approval granted after the date of resumption.

91. Approval was granted in 2010 for a development permit for reconfiguring a lot, subdividing 3 lots into 6 lots. The approval was granted on land at 44 Bruce Highway, part of Lot 7 on RP894737 (that being, the subject land), and 30 Temples Lane, Bakers Creek. The subdivision was to accommodate residential development ('The Waters Estate – Master Plan') (Council reference: DA-2010-234) and resulted in part of the subject land forming part of a new lot created to the south (that is, the approval reduced the size of the subject land by 7.46 hectares). Based on a review of the current cadastre SmartMap, it is our understanding this development approval was not acted upon.

92. Subsequent to this, approval was granted in the Planning and Environment Court on 20 July 2016 for a development permit for reconfiguring a lot, subdividing 2 rural lots into 154 residential lots, a park lot and a mixed use lot. The approval ('The Waters Stages 6 to 8') was granted on land described as Lot 292 on SP247664 and Lot 7 on RP894737 (that being, part of the subject land). The approval creates approximately 12 smaller urban lots that range in size from less than 336m² to greater than 700m², and a balance lot. Only a small portion of the subject land is identified within this approval as comprising smaller lots. The approved plan illustrates 13 lots have been created from the subject land, with 12 lots comprising between 537m² and 600m², and the remainder (approximately 67.8 hectares) comprising the balance lot. The development application was originally refused by Council (Council reference: DA-2014-90).

93. It is unclear from what date Council's records identify approvals over land within the local authority area however it is estimated to be from 2006 onwards.

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4.2 APPROVALS WITHIN THE LOCALITY

94. A preliminary review of Council's pd-online (on 7 April 2017) was undertaken to establish if any approvals had been granted for a higher intensity of development than envisaged by the Planning Scheme on land zoned Rural in both Ooralea and Bakers Creek. The results of this search indicate such approvals have been granted by Council. For example:

- Approval was granted in 2011 for a preliminary approval to vary the effect of the Planning Scheme (pursuant to Section 242 of the *Sustainable Planning Act 2009* to facilitate development in accordance with higher density residential, commercial and industry (low impact) zones. The approval was granted on land at 154 to 172 Boundary Road, Ooralea. This land is located north of the subject land and is located adjacent to land included in the Rural Zone, Rural Residential Zone and Urban Residential Zone (refer to Figure 7).

- Subsequent to this, approval was granted in 2014 for a development permit for a material change of use for a health care centre. Subsequent approvals in relation to this development permit approval (e.g. permissible change, generally in accordance) were granted in 2015 and 2016.

- Approval was also granted in 2014 for a development permit for a material change of use for multiple dwelling units (comprising 112 units plus 8 dual keys totalling 120 keys and ancillary gym and managers residence) a catering shop (less than 100m²), and a development permit for reconfiguring a lot (1 into 3 lots).

- Approval was granted in 2011 for a preliminary approval to vary the effect of the Planning Scheme (pursuant to Section 242 of the *Sustainable Planning Act 2009* for selected uses to create a residential neighbourhood. The approval was granted on land at 30 Temples Lane, Bakers Creek. This land is located south east of the subject land and is located adjacent to land included in the Rural Zone (refer to Figure 8) (Council reference: DA-2010-150).

- Subsequent to this, approval ('The Waters Stage 1') was granted in 2011 for a development permit for reconfiguring a lot to create 53 residential lots and associated operational works (the negotiated decision was given in 2011, the original approval records were not found). The approved lots range in size from around 626m² to around 878m² (one lot does comprise 2,168m²) (Council reference: DA-2010-149). Subsequent to this, a generally in accordance approval was granted enabling 13 additional lots (Council reference: DA-2010-149/A).

- Approval was granted in 2010 for a preliminary approval for Stages 2-6 (Structure Plan) for use rights in accordance with the Urban Residential Zone. The approval was granted on land at 30 Temples Lane and 44 Bruce Highway, Bakers Creek (refer to Figure 8). (Council reference: DA-2008-123). An extension of the relevant period was approved by

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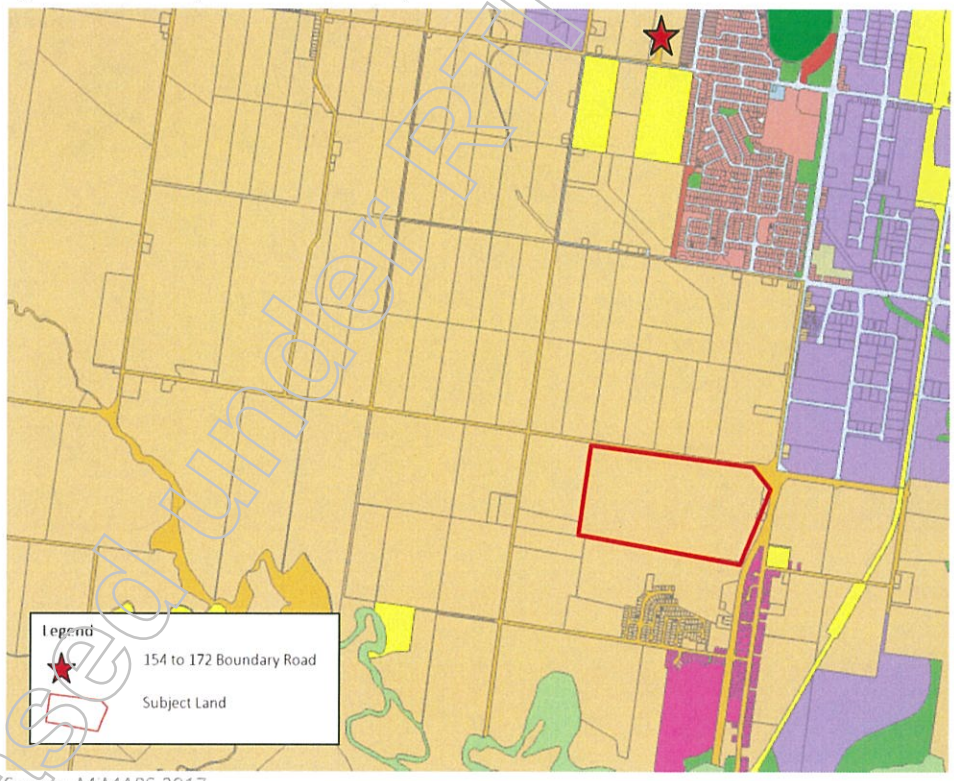
Council in 2016, extending the approval to 16 July 2020 (Council reference: DA-2008-123/A).

- Approval ('The Waters Stages 2 to 5') was also granted in 2011 for a development permit for reconfiguring a lot – 2 rural lots into 262 urban residential lots, 1 open space lot and 2 balance lots. The approval was granted on land at 44 Bruce Highway, and 30 Temples Lane, Bakers Creek (refer to Figure 8). The lots range in size from less than 399m² to greater than 700m² (Council reference: DA-2010-206).The above information follows only a preliminary review of Council's pd-online system, and further details can be sought from Council if required. A number of approvals were identified in both Ooralea and Bakers Creek however the location of the land to which these approvals relate was unclear, and therefore it was uncertain whether this land was included in a Rural Zone. Accordingly, the above is not an exhaustive list, and further investigation is required to understand the extent of approvals in this part of the city.

Figure 7 Location of 154 to 172 Boundary Road



Source: MiMAPS 2017

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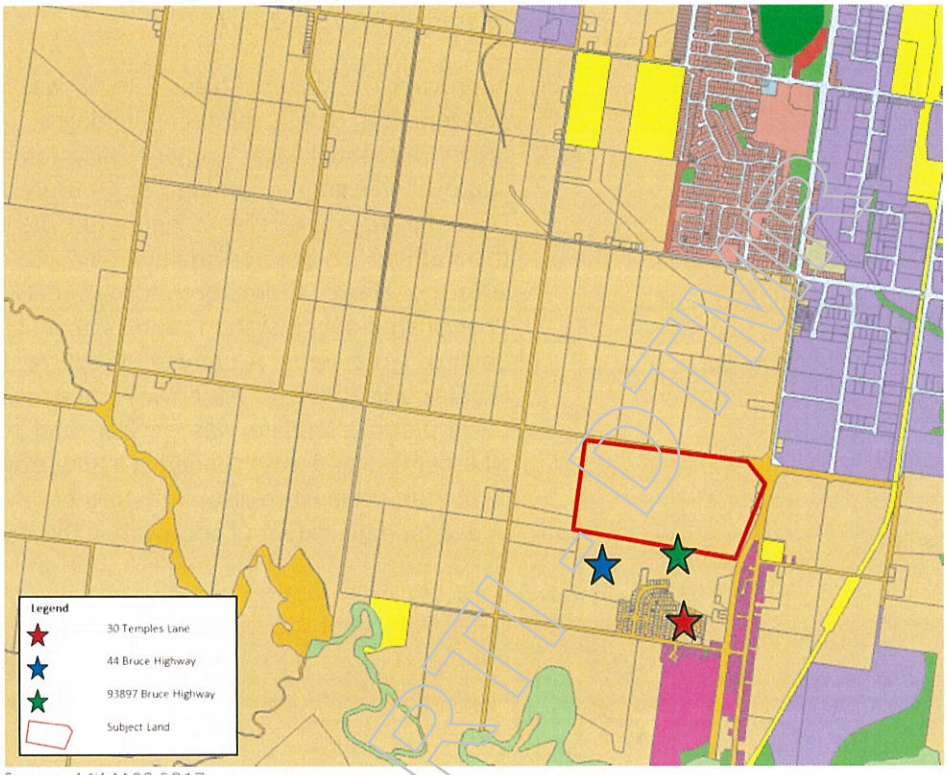
Figure 8 Location of 30 Temples Lane



Source: MiMAPS 2017

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05 DEVELOPMENT POTENTIAL WHICH COULD REASONABLY BE EXPECTED TO BE APPROVED ON THE SUBJECT LAND

5.1 DEVELOPMENT POTENTIAL- PRE RESUMPTION

95. A review of the Planning Scheme in place at the relevant date indicates the subject land was included in the Rural Zone and is not intended to be developed for urban development. In addition, development on land identified as 'High Impact Activity' will need to be designed and sited to appropriately manage any potential adverse effects from the meat processing facility on users of the site. Notwithstanding this, the Council has released draft planning schemes with the subject land identified as follows:

- Proposed Planning Scheme 2013 (v8) (on which some limited weight may be given) identified the land as potentially suitable for low density residential development (including the subject land in the Emerging Community Zone); and

- Proposed Planning Scheme 2014 (v9) (on which some weight may be given) reverted back to including the land in a Rural Zone.

96. An additional relevant consideration is that approvals have been granted for residential development (including in 2014) in the Rural Zone in proximity to the subject land. These approvals appear to be based on Version 8 of the planning scheme. In addition, some of these approvals incorporated a small portion of the subject land, and enabled a small portion of the subject land to be subdivided into smaller residential lots.

97. It is my view that at the relevant date the subject land (in the short to medium term) is expected to be used for low intensity, low impacting rural related uses. This view is based on Council's current planning scheme, its latest draft planning scheme, and in addition, the Council's approach in the recent Planning and Environment Court appeal for the land to the south which sought to restrict further development in this locality.

98. It is acknowledged that the decision of the Planning and Environment Court in July 2016 granted approval for 12 smaller residential lots on the southern edge of the subject land.

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99. Despite Council's current attitude that resists expanding residential development at this location, it is likely that in the longer term the subject land may be capable of being developed for urban development such as residential subdivision. The timing and cost associated with this development is dependent upon availability of a full range of urban infrastructure networks, and upon need being demonstrated. This opinion is based on:

- Some limited weight on the Proposed Planning Scheme 2013 (v8) identifying the subject land in the Emerging community Zone;
- The subject land's inclusion in the Investigation Area Zone Precinct (of the Rural Zone) of the Proposed Planning Scheme 2014 (v9), which identifies a prospect for residential development beyond 2026;
- Council's and the Court's recent decisions to approve some residential development in the Rural Zone east of Cowley Road.

100. In my view a key issue in Council's determination of development applications and in the draft planning schemes has been consideration of the Council cost burden and sequence of servicing development areas, and the limited need for further urban development (amongst other things). That is, Mackay Regional Council has appeared to take a regional view about where and how much urban development is supported in different parts of the city, and at the relevant date, did not support further urban development at this location.

101. Accordingly one aspect relevant to the Council's determination of applications, and the timing and prospects of success of an application is the availability, costs and sequence of infrastructure. As a result it is recommended further advice is sought from a civil engineer to understand:

- what infrastructure currently exists and the capacity of this infrastructure to service residential development on the subject land;
- what infrastructure is required (including upgrades to existing infrastructure) to service residential development on the subject land; and
- costs associated with providing the identified infrastructure.

102. If the land were to be developed the necessary infrastructure required to service the development would be required, including any upgrades required to the wider network. This view is partly formed on the basis urban development on the subject land would be considered out of sequence at the relevant date.

103. Finally, Council's planning scheme (and Version 9 draft planning scheme) consider other land more suited to urban development than the subject land. The timing and likelihood of urban development on this land would also depend on Council's assessment of need for further urban development at this location.

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5.2 DEVELOPMENT POTENTIAL- POST RESUMPTION

104. My opinion is that the same development potential exists in the post resumption phase as the pre resumption phase.

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06 CONCLUSION

6.3 CONCLUSION

105. Land located at 93897 Bruce Highway, Bakers Creek QLD 4740 and described as Lot 7 on RP894737 is the subject of this preliminary town planning advice. This advice has been prepared to provide the DTMR with independent town planning advice that provides details of the town planning aspects of the subject land, and provides an opinion on the highest and best use from a town planning point of view (based on the information available at the time of writing).

106. This preliminary town planning advice has established:

- The Planning Scheme includes the subject land in the Rural Zone. This zone is not intended to accommodate urban development, but rather accommodate rural activities or non rural activities which specifically suit the particular rural location and do not adversely affect the operation of the Rural Zone. In addition, development on land identified as 'High Impact Activity' will need to be designed and sited to appropriately manage any potential adverse effects from the meat processing facility on users of the site.

- Some limited weight may be given to the Proposed Planning Scheme 2013 (v8) which includes the subject land in the Emerging Community Zone, and Open Space Zone. In this draft planning scheme the land is intended to be developed consistent with an approved development framework plan which will include identifying land uses, residential densities, trunk infrastructure and sequencing.

- The Proposed Planning Scheme 2014 (v9) on which some weight may be given includes the subject land in the Rural Zone and Open Space Zone. These zones are not intended to accommodate urban development.

- Council has approved development on the subject land and incorporating adjoining land for reconfiguring a lot. Only a small portion of the subject land was developed into smaller residential lots which formed part of a larger staged residential development on land immediately south of the subject land.

- Council has approved development in proximity to the subject land for urban development, being residential (and comprising a range of lot sizes).

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- Development of the subject land for urban development (including the timing for such development) is dependent on the availability and costs of a full range of urban infrastructure networks.

- It is my view that as at the relevant date the subject land (in the short to medium term) is expected of being used for low intensity, low impacting rural related uses. . It is acknowledged that the decision of the Planning and Environment Court in July 2016 granted approval for 12 smaller residential lots on the southern edge of the subject land.

- Despite Council's current attitude that resists expanding residential development at this location, it is likely that in the longer term the subject land may be capable of being developed for urban development such as residential subdivision. The timing and cost associated with this development is dependent upon availability of a full range of urban infrastructure networks.

- In addition, as Council has identified other land more suited to urban development, the likelihood of urban development on the subject land will also be based on Council's assessment of need for further urban development at this location.

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A1 SARA Interactive Mapping

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Date: 07/04/2017

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Matters of Interest for all selected Lot Plans

Coastal zone
Water resource planning area boundaries
State-controlled roads
Area within 25m of State-controlled roads
Future State-controlled roads

Matters of Interest by Lot Plan

Lot Plan: 7RP894737 (Area: 685400 m^2)

Coastal zone
Water resource planning area boundaries
State-controlled roads
Area within 25m of State-controlled roads
Future State-controlled roads

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Legend

Water resource planning area boundaries

Water resource planning area boundaries

0 180 360 540 720

Metres

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Future State-controlled roads

Future State-controlled roads

0 180 360 540 720

Metres

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Coastal zone

Coastal zone

0 180 360 540 720

Metres

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State-controlled roads

State-controlled roads

0 180 360 540 720

Metres

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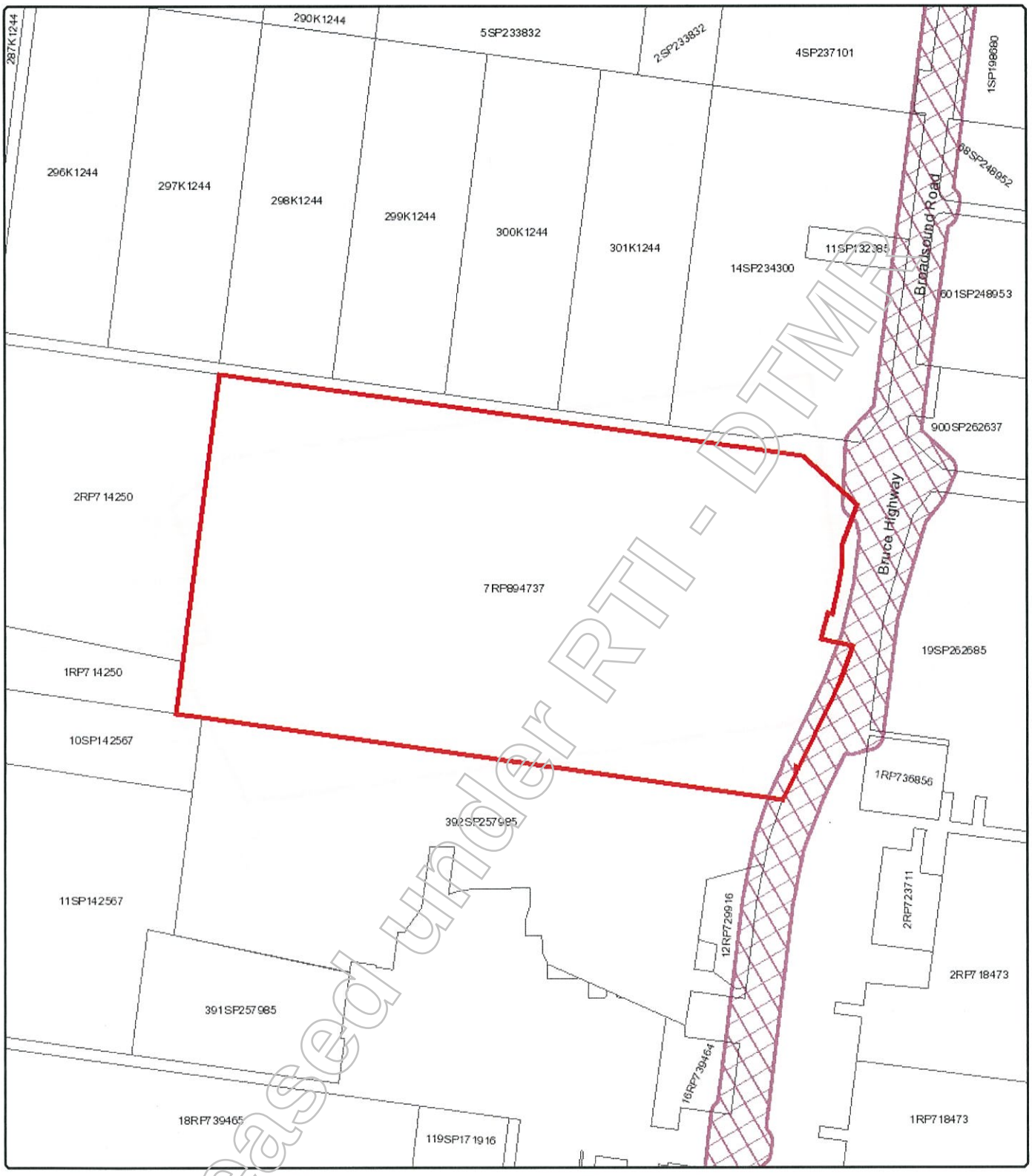

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Area within 25m of State controlled roads

Area within 25m of State controlled roads

0 180 360 540 720

Metres

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A2 SPP Interactive Mapping

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State Planning Policy

Local government development assessment

Date: 02/05/2017

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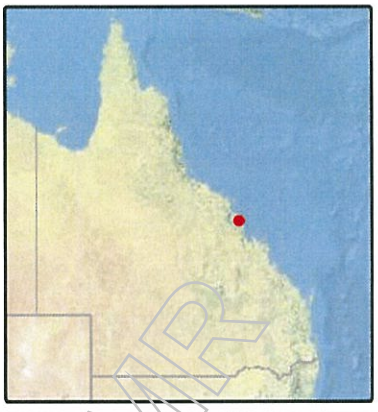

State Interests - consolidated list for all selected Lot Plans

Climatic regions - stormwater management design objectives
Flood hazard area - Level 1 - Queensland floodplain assessment overlay*
Flood hazard area - Local Government flood mapping area*
Obstacle limitation surface contour
Obstacle limitation surface
Light restriction zone
Lighting area buffer 6km
Wildlife hazard buffer zone

State Interests listed for each selected Lot Plan

Lot Plan: 7RP894737 (Area: 685400 m^2)
WATER QUALITY
- Climatic regions - stormwater management design objectives
NATURAL HAZARDS RISK AND RESILIENCE
- Flood hazard area* - Level 1 - Queensland floodplain assessment overlay
- Flood hazard area* - Local Government flood mapping area
STRATEGIC AIRPORTS AND AVIATION FACILITIES
- Obstacle limitation surface contour
- Obstacle limitation surface
- Light restriction zone
- Lighting area buffer 6km
- Wildlife hazard buffer zone

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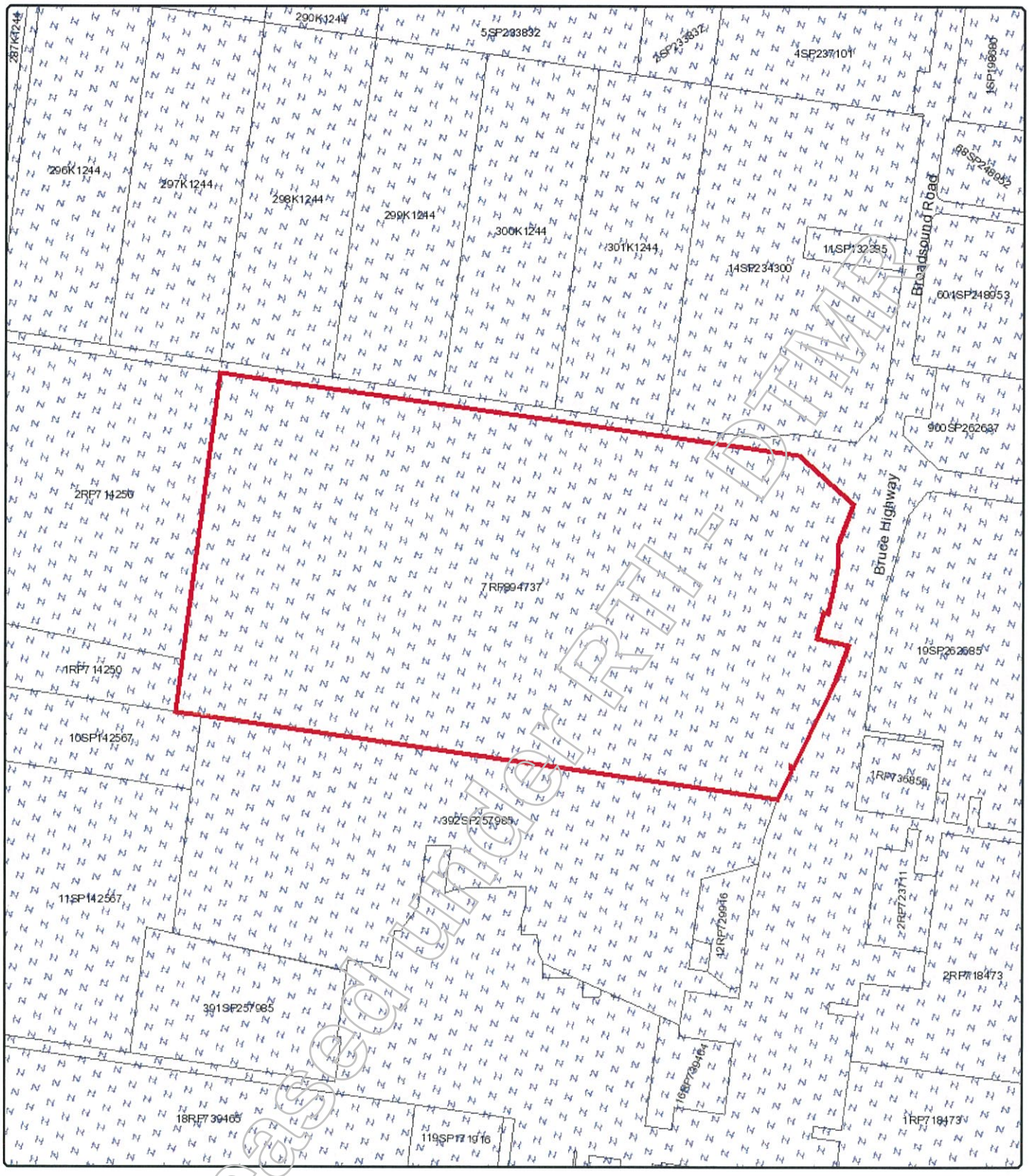

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Department of Infrastructure
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Legend

Wildlife hazard buffer zone

- 3km
- 8km
- 13km

0 180 360 540 720

Metres

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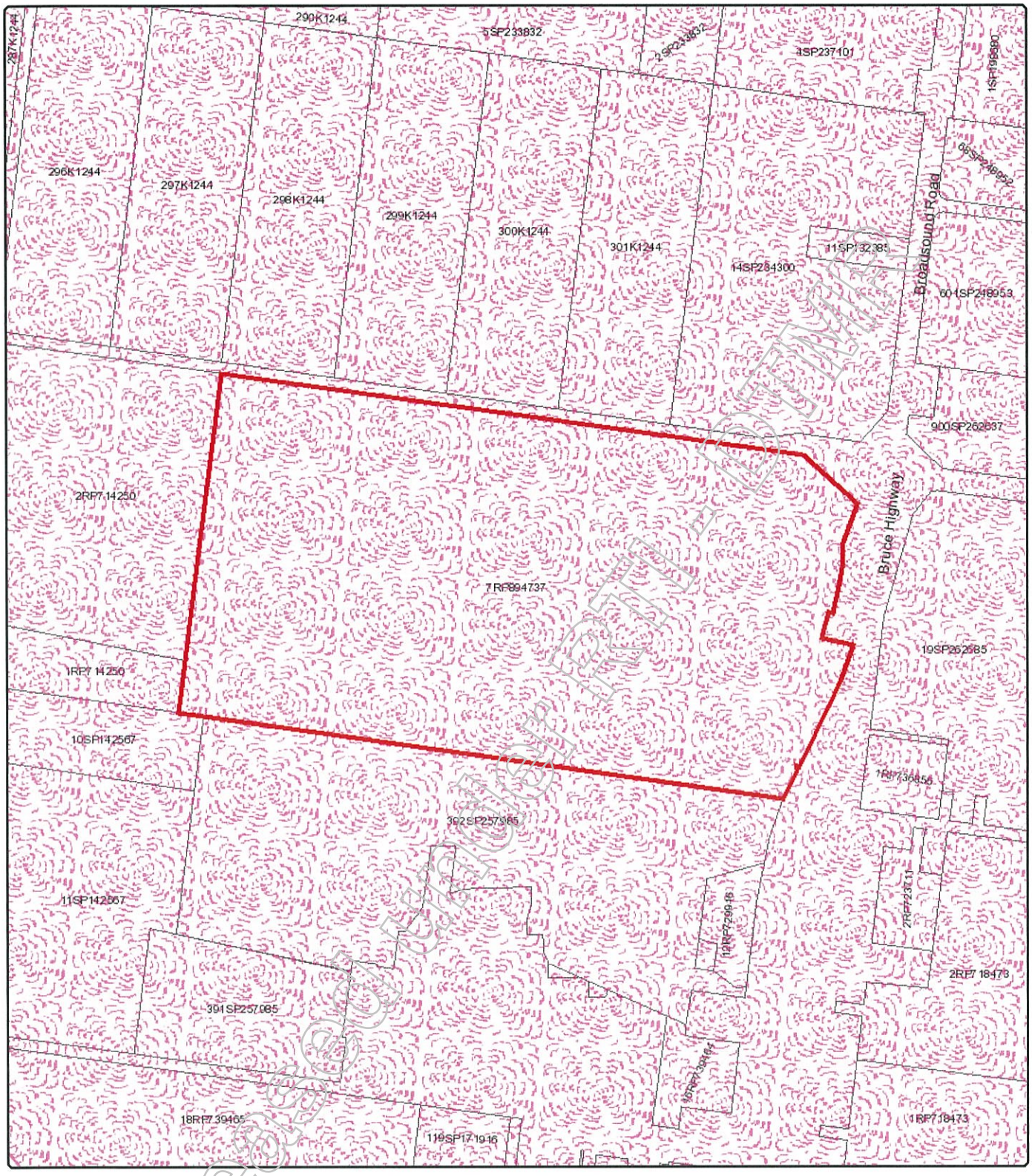

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Queensland Government

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Lighting area buffer 6km

Lighting area buffer 6km

0 180 360 540 720

Metres

Date: 02/05/2017

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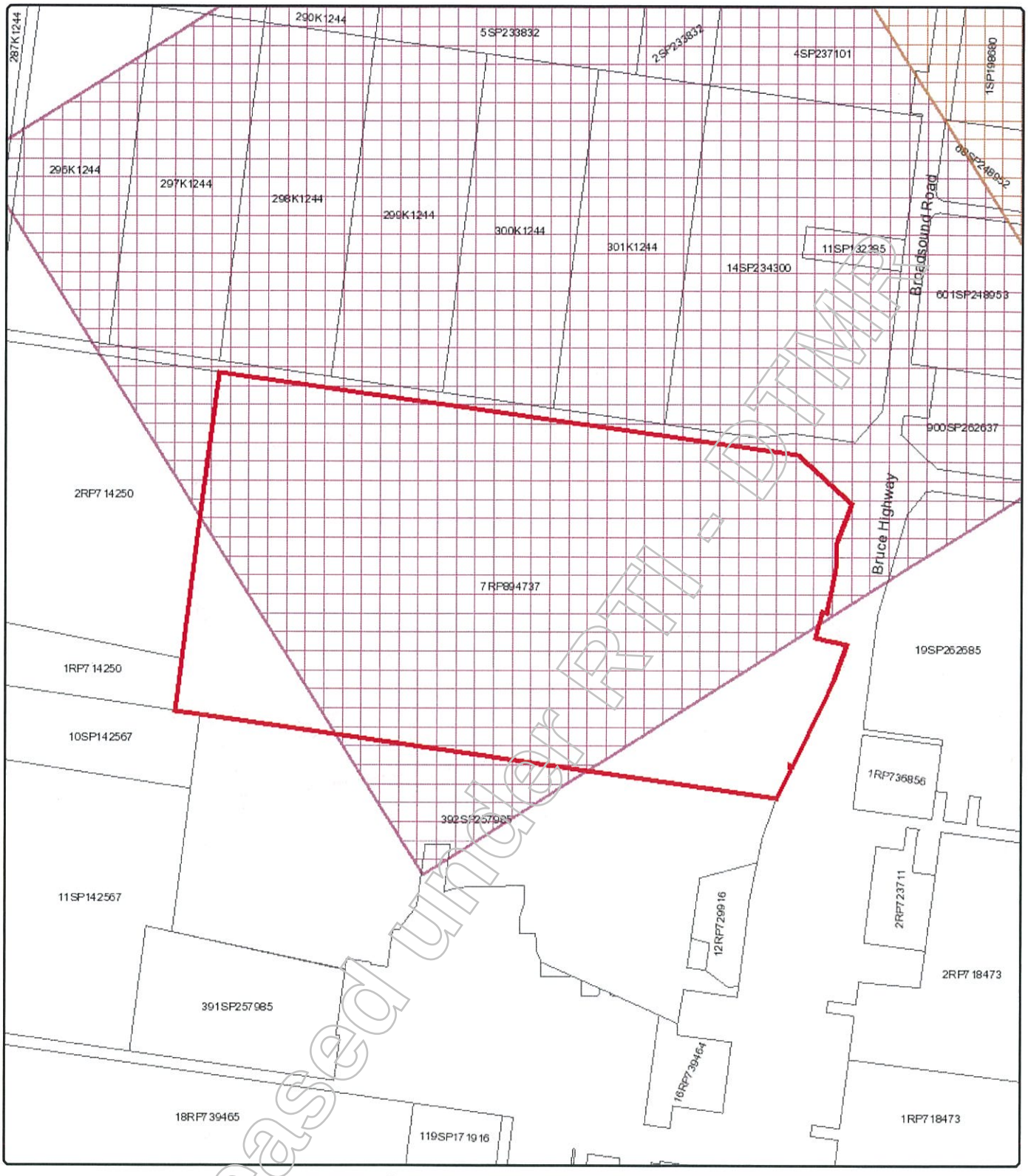

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0 180 360 540 720

Metres

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Light restriction zone

- Zone A
- Zone B
- Zone C
- Zone D

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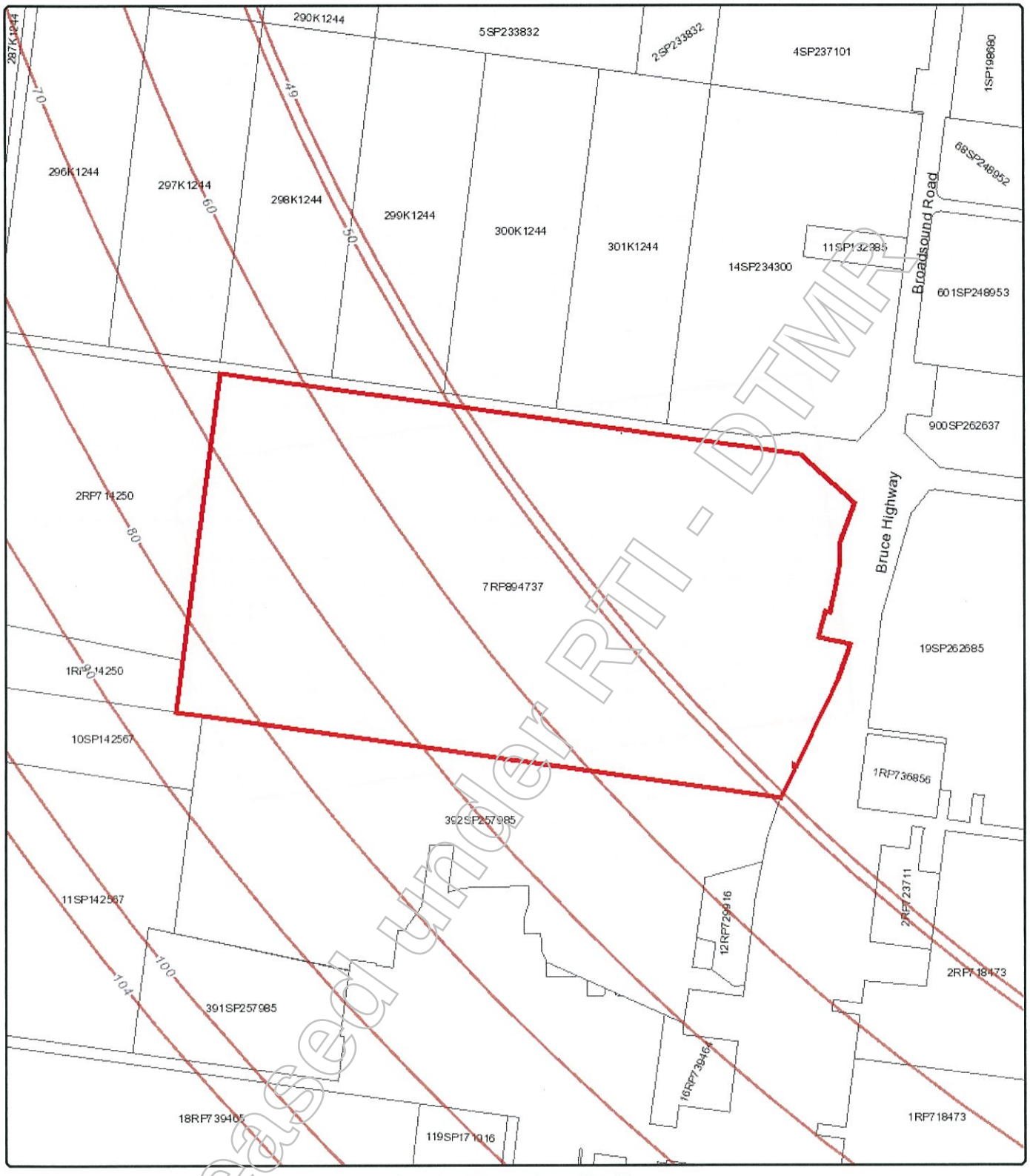

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Obstacle limitation surface contour

Obstacle limitation surface contour

0 180 360 540 720

Metres

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Flood hazard area* - Level 1 - Queensland floodplain assessment overlay

Flood hazard area* - Level 1 - Queensland floodplain assessment overlay

0 180 360 540 720

Metres

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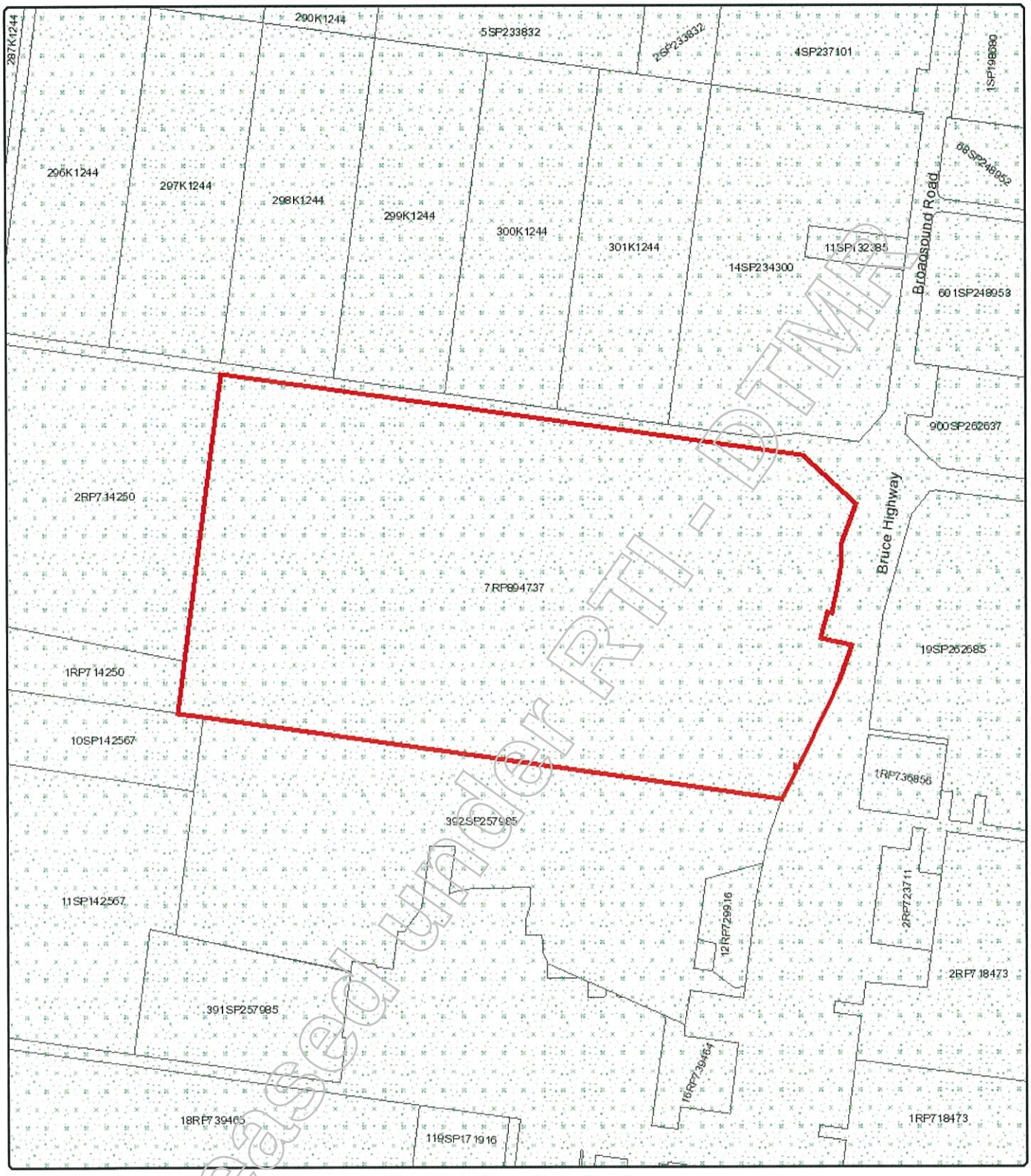

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Flood hazard area* - Level 1 - Local Government flood mapping area

Flood hazard area* - Level 1 - Local Government flood mapping area

0 180 360 540 720

Metres

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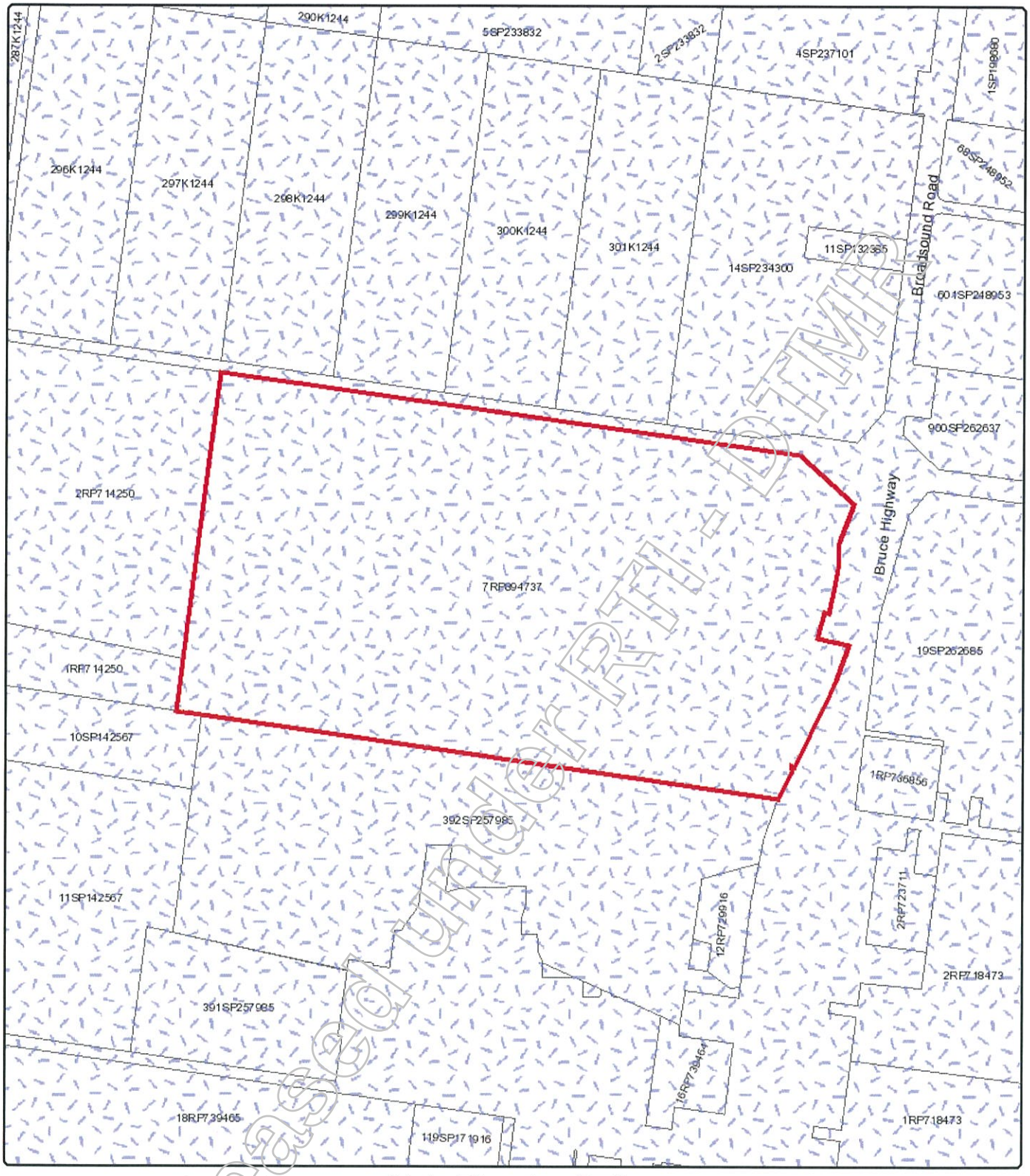

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Climatic regions - stormwater management design objectives

Climatic regions - stormwater management design objectives

0 180 360 540 720

Metres

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A3 Overlays – Planning Scheme

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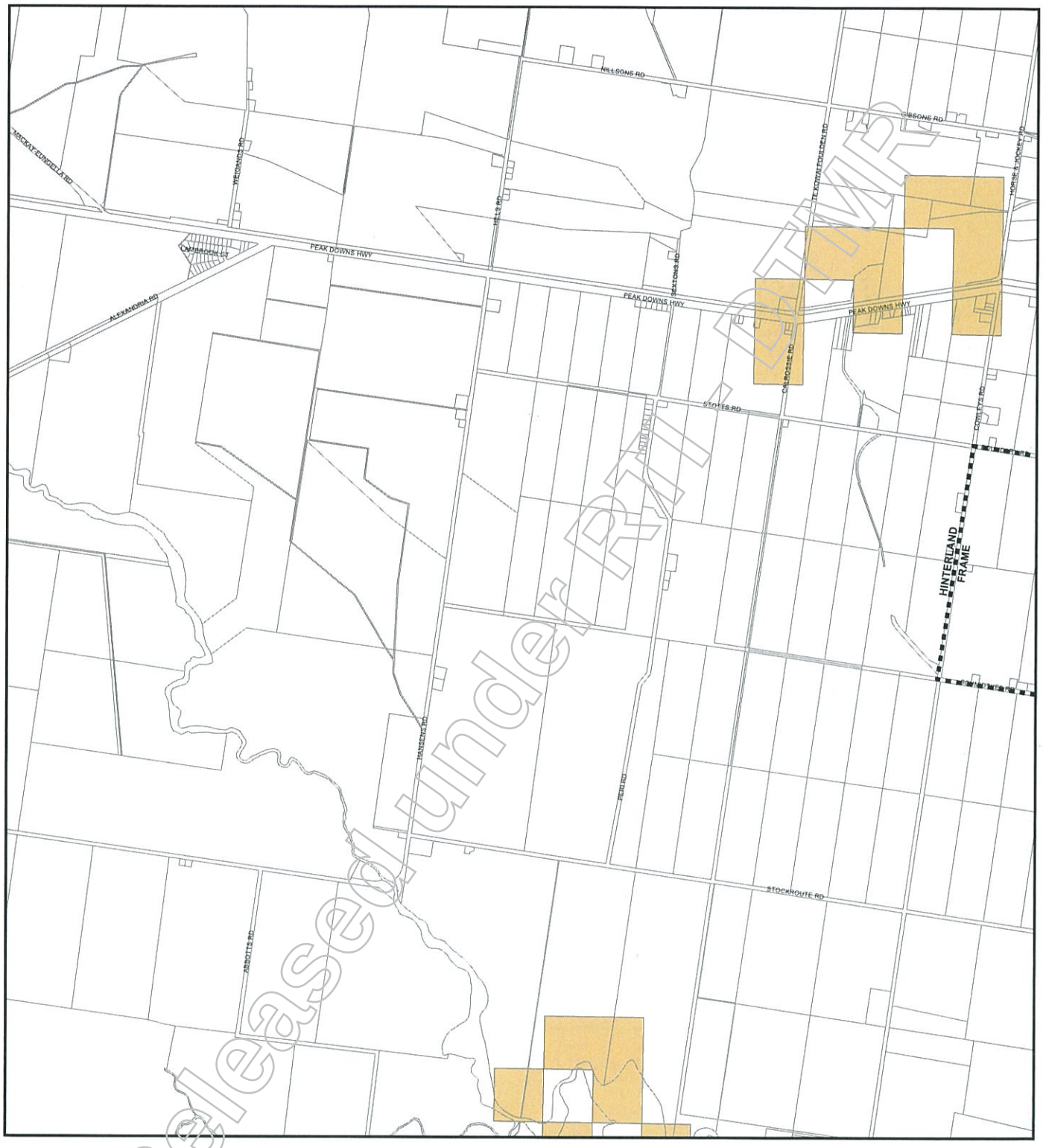
Mackay City Council Planning Scheme

BUSHFIRE MANAGEMENT OVERLAY



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N

Extent of Overlay

High Risk Bushfire Hazard Area

Medium Risk Bushfire Hazard Area

Locality Boundaries

0 200 400 600 800 1,000
Metres

MACKAY CITY COUNCIL

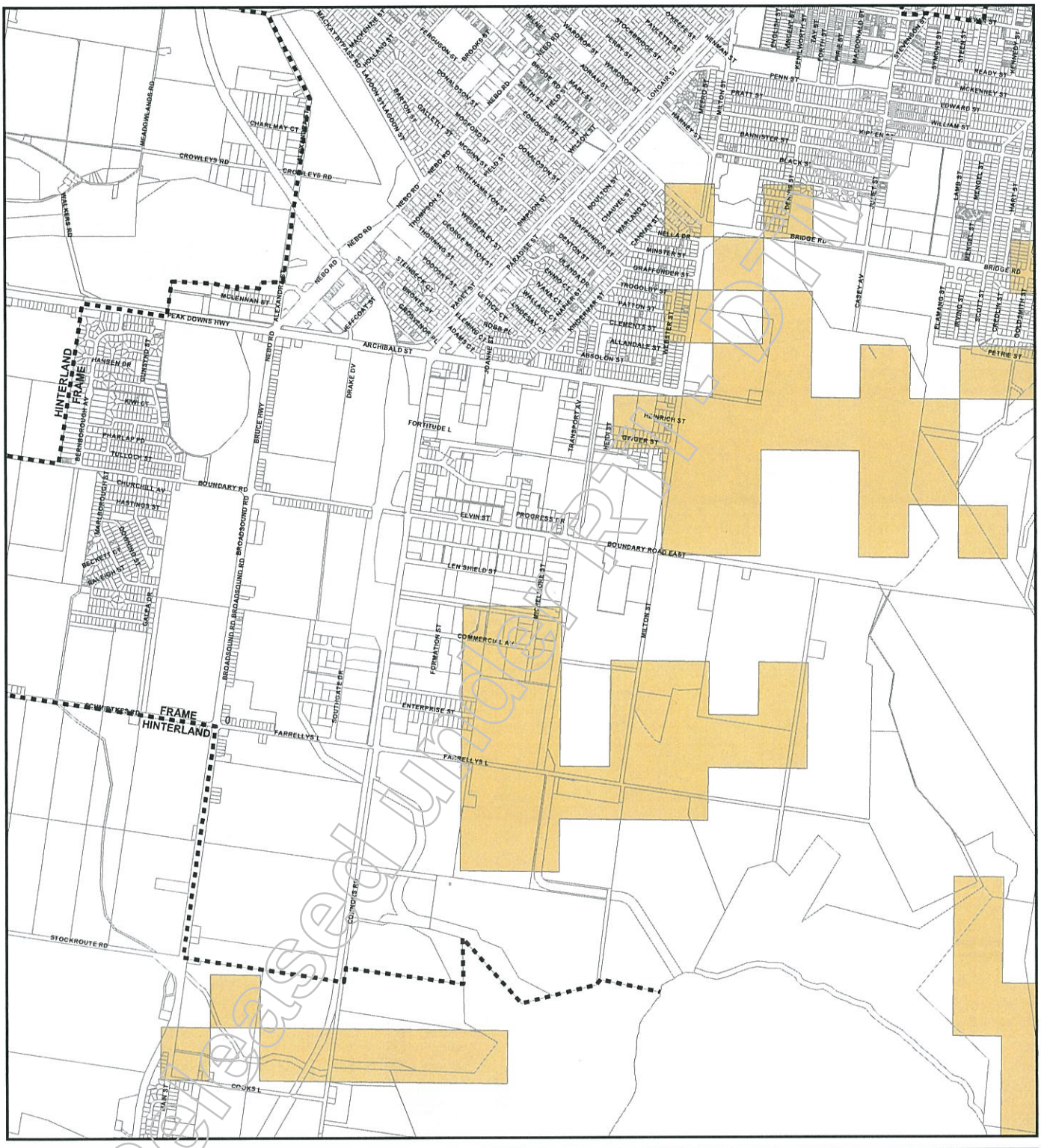
Series 23 - Alexandra

Jul 05, 2005

The Planning Scheme took effect on 24 March 2006

Mackay City Council Planning Scheme

BUSHFIRE MANAGEMENT OVERLAY



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▪▪▪ Locality Boundaries

Extent of Overlay

High Risk Bushfire Hazard Area

Medium Risk Bushfire Hazard Area

N

0 200 400 600 800 1,000

Metres

MACKAY CITY COUNCIL

Series 24 - Paget

Feb 03, 2006

The Planning Scheme took effect on 24 March 2006

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Mackay City Council Planning Scheme

GOOD QUALITY AGRICULTURAL LAND OVERLAY

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Extent of Overlay

Good Quality Agricultural Land

▪▪▪ Locality Boundaries

N

0 200 400 600 800 1,000
Metres

MACKAY CITY COUNCIL

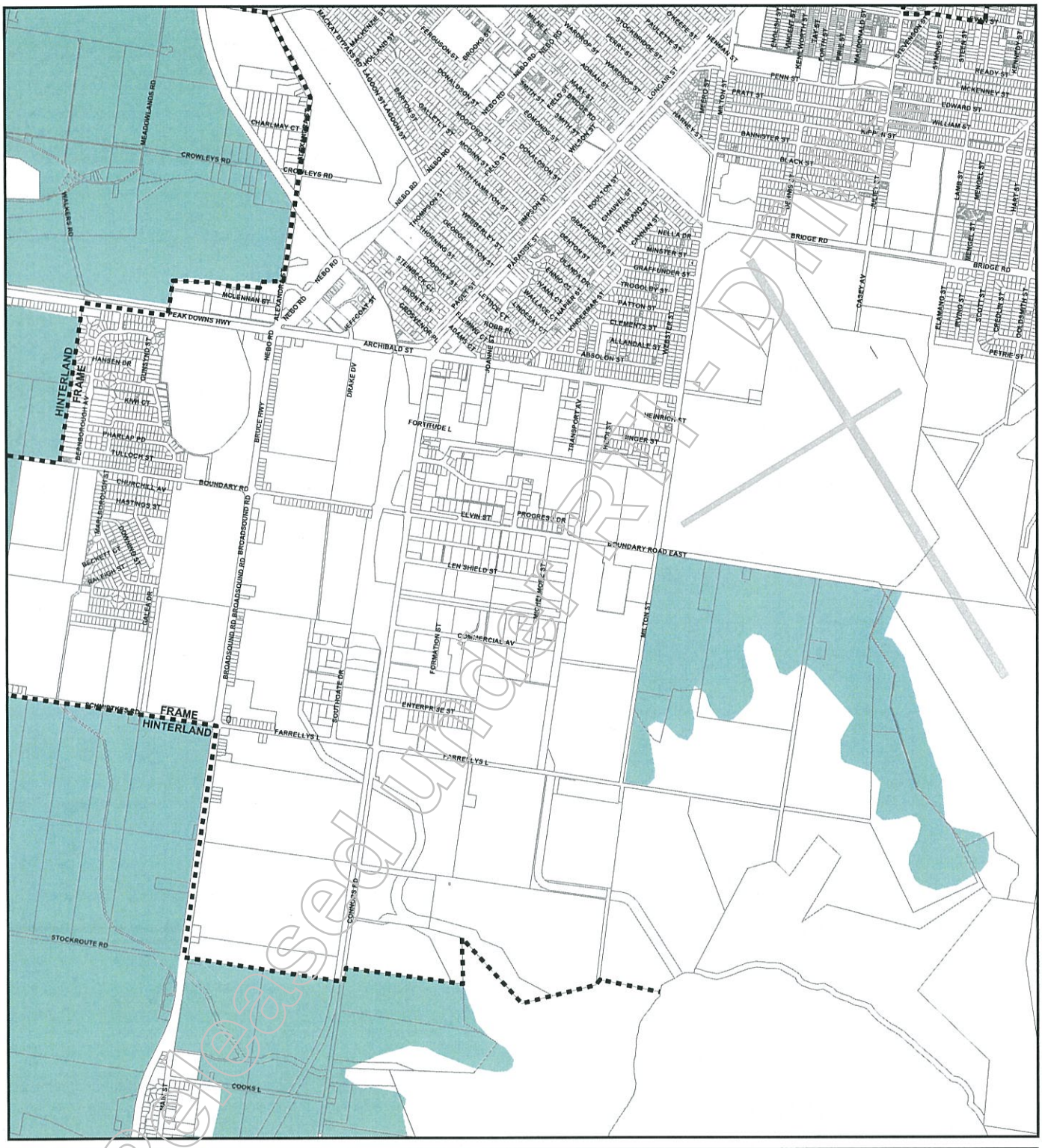
Series 23 - Alexandra

Feb 22, 2006

The Planning Scheme took effect on 24 March 2006

Mackay City Council Planning Scheme

GOOD QUALITY AGRICULTURAL LAND OVERLAY



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Extent of Overlay

Good Quality Agricultural Land

▪▪▪ Locality Boundaries

N

0 200 400 600 800 1,000
Metres

MACKAY CITY COUNCIL

Series 24 - Paget

Feb 22, 2006

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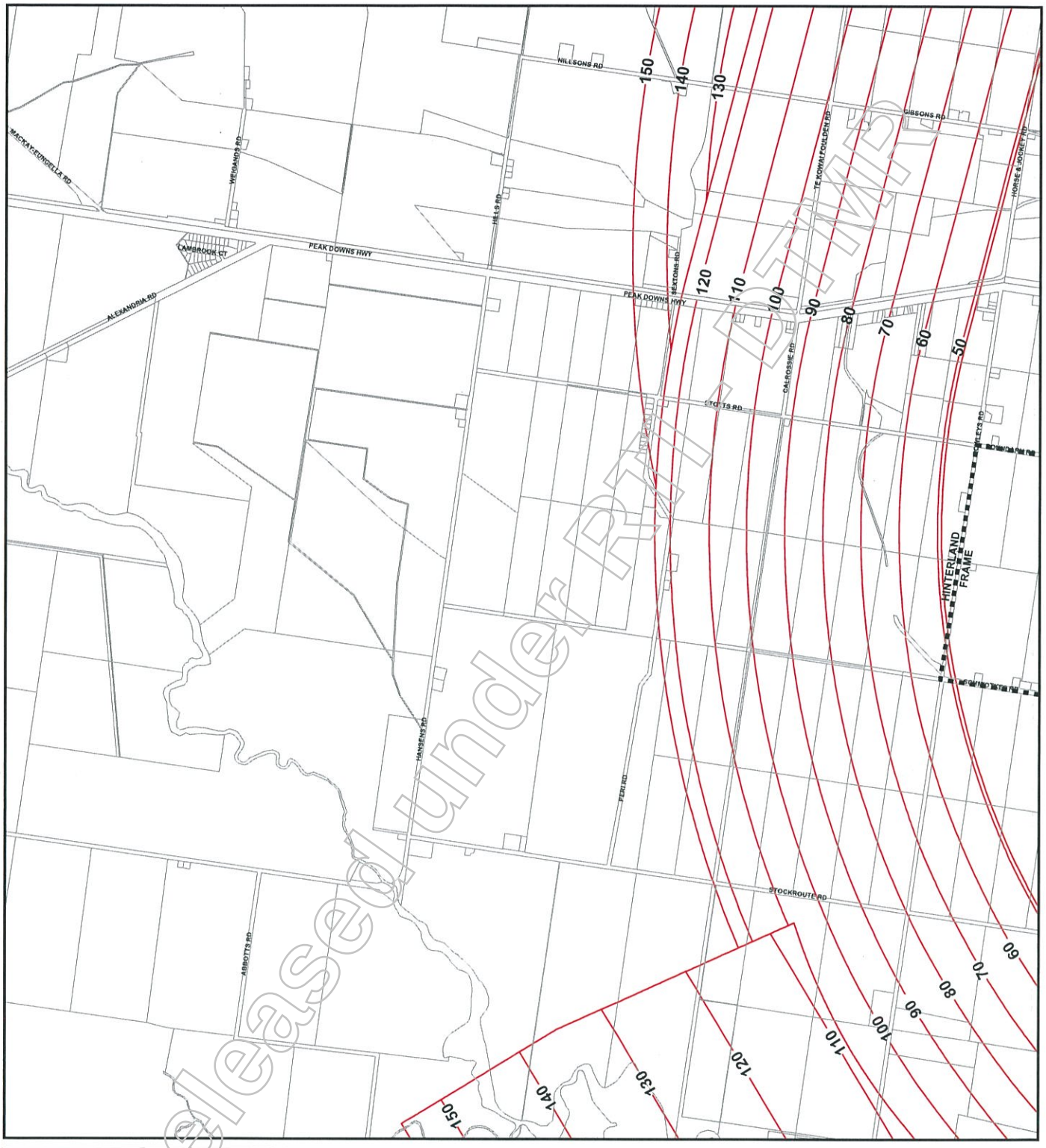
Mackay City Council Planning Scheme
Development in the vicinity of Mackay Airport Overlay
OBSTACLE LIMITATION SURFACE



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Extent of Overlay

Obstacle Limitation Surfaces

Locality Boundaries

N

0 200 400 600 800 1,000
Metres

MACKAY CITY COUNCIL

Series 23 - Alexandra

The Planning Scheme took effect on 24 March 2006

Feb 09, 2006

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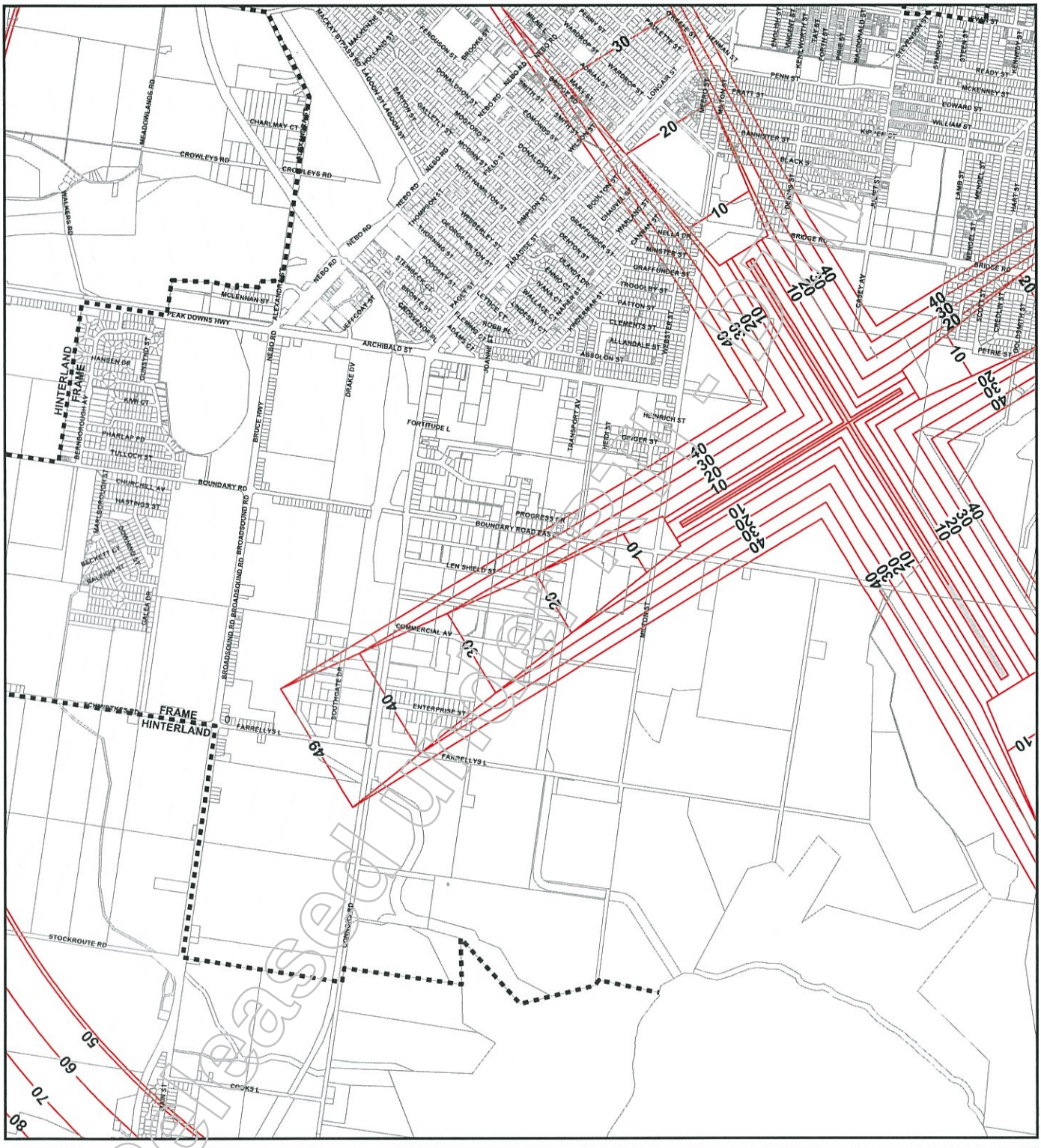
Mackay City Council Planning Scheme
Development in the vicinity of Mackay Airport Overlay
OBSTACLE LIMITATION SURFACE



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Locality Boundaries

Extent of Overlay

Obstacle Limitation Surfaces

N

0 200 400 600 800 1,000
Metres

MACKAY CITY COUNCIL

Series 24 - Paget

Feb 09, 2006

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A4 Information Map

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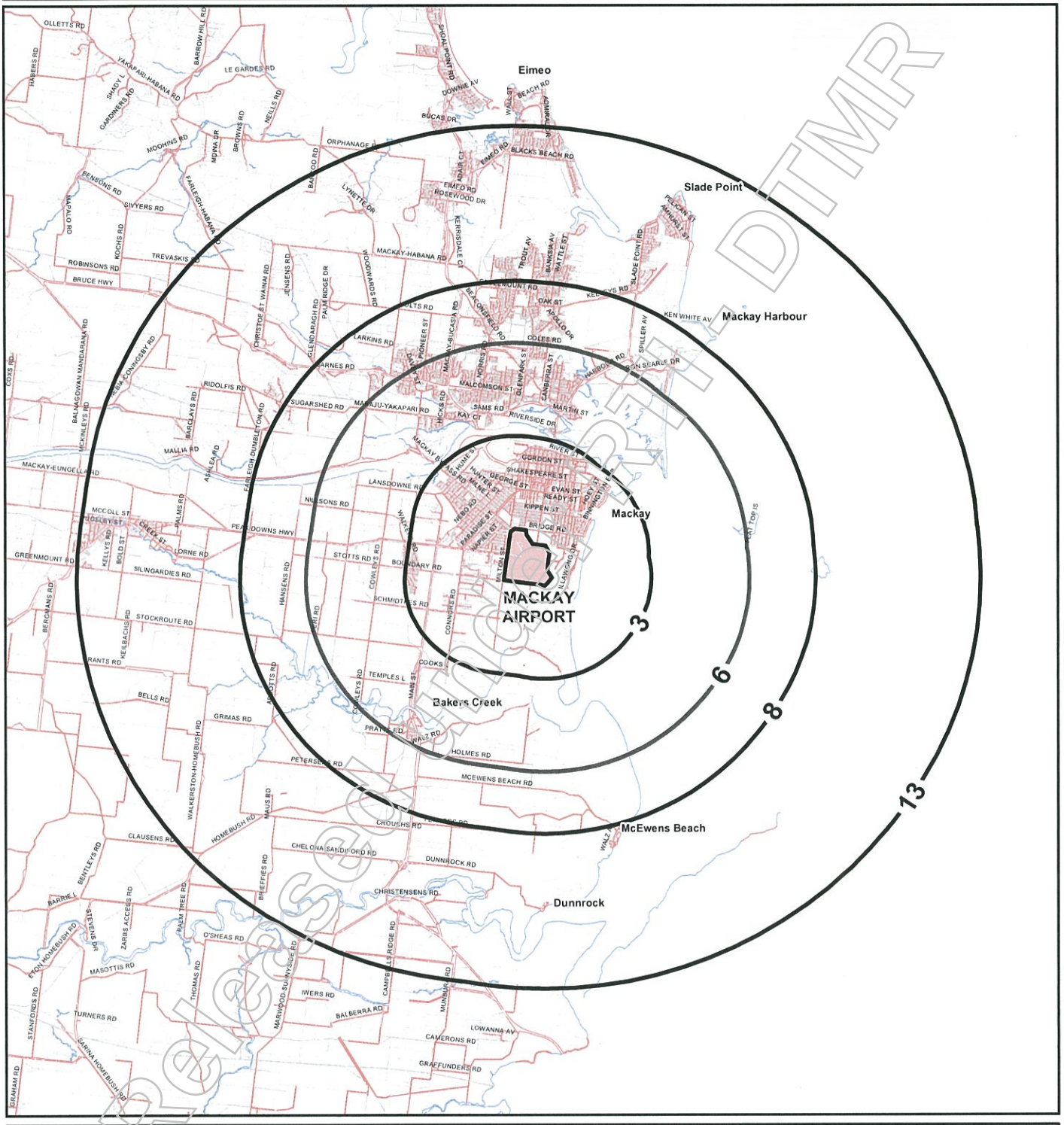
Mackay City Council Planning Scheme

Development in the Vicinity of Mackay Airport
Distances from Airport
Information Map



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Legend

Radius from Airport in Kilometres

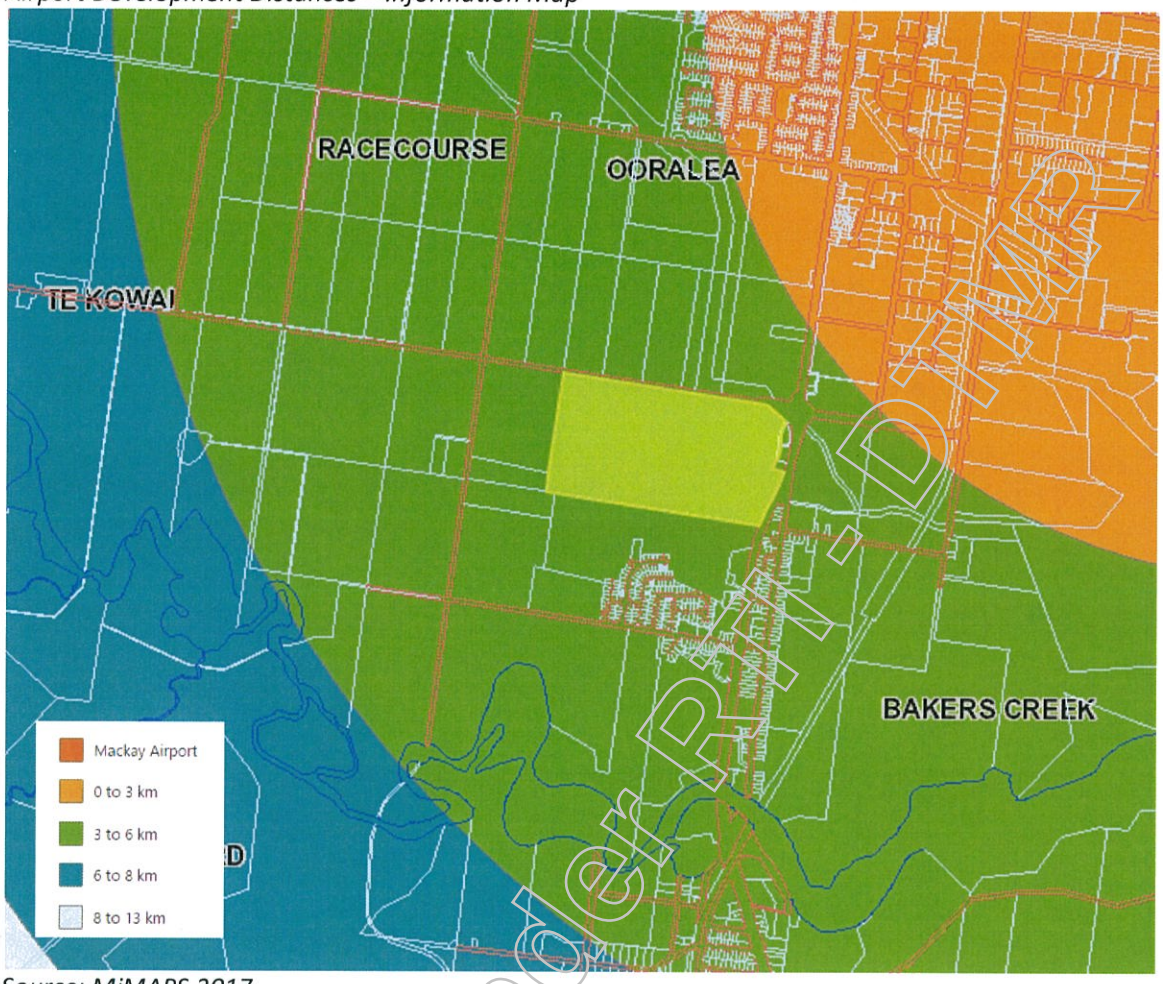
0 1 2 3 4 5
Kilometres

N

MACKAY CITY COUNCIL

The Planning Scheme took effect on 24 March 2006

Airport Development Distances – Information Map



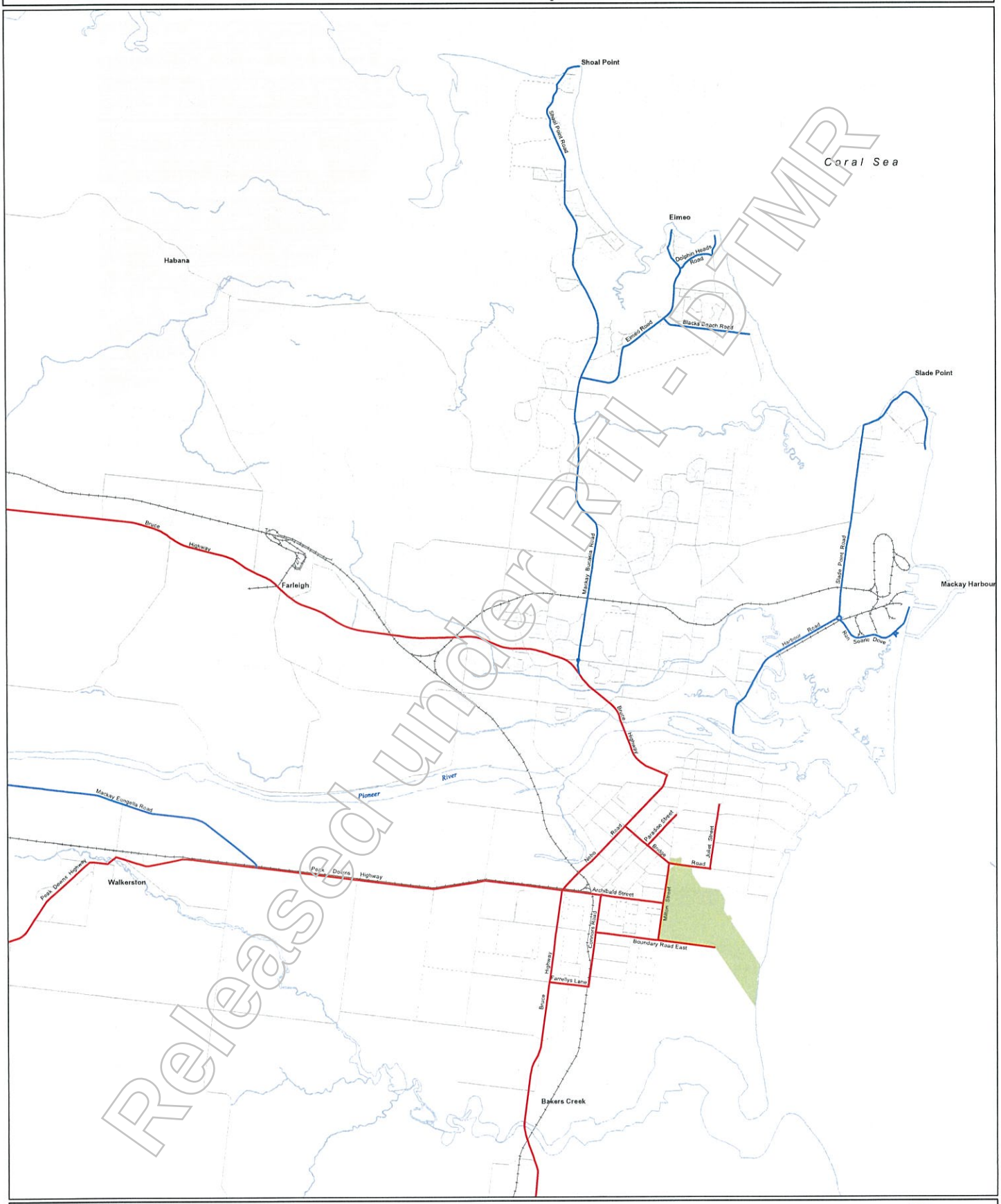
Source: MiMAPS 2017

Released under RTI-DTMR

Mackay City Council Planning Scheme

IMAGE CORRIDORS MAP A

Information Map



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N

Legend

- Entry Corridor
- Tourist Corridor
- Mackay Port Authority Airport

0 500 1,000 1,500 2,000 2,500
Metres

MACKAY CITY COUNCIL

Image Corridors Map A

The Planning Scheme took effect on 24 March 2006

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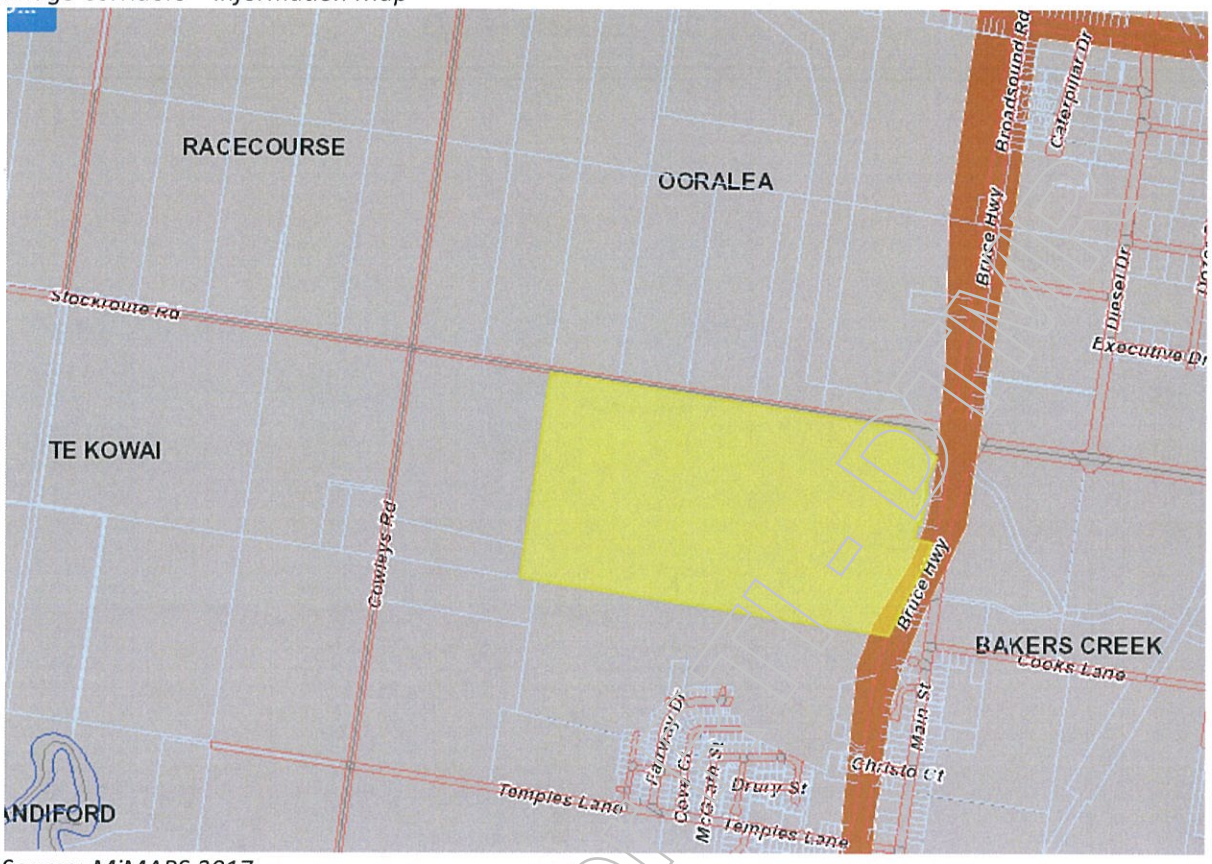
Image Corridors – Information Map

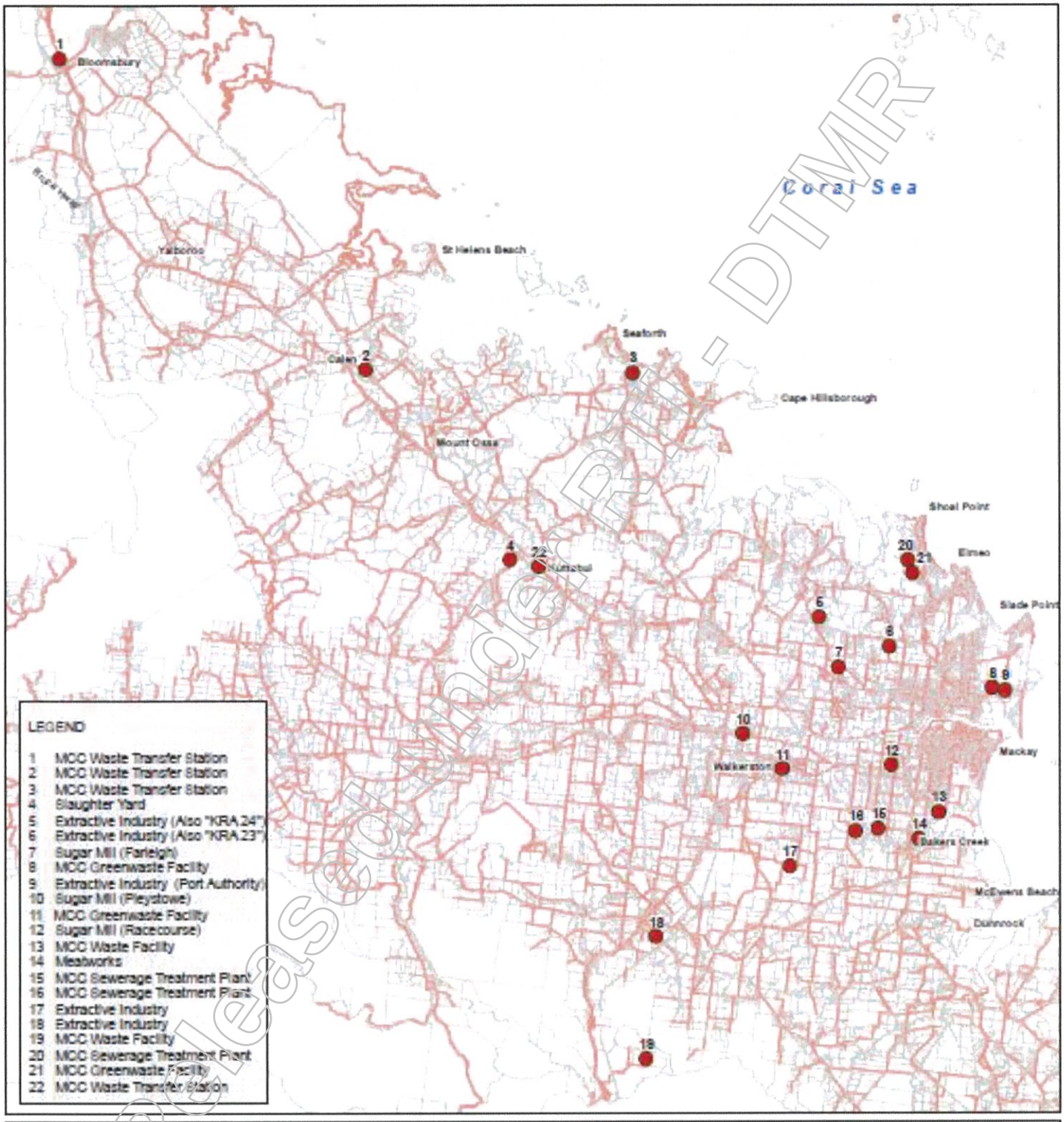


Source: MiMAPS 2017

Released under RTI - DRAFT

Mackay City Council Planning Scheme

HIGH IMPACT ACTIVITY AREAS
Information Map



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N

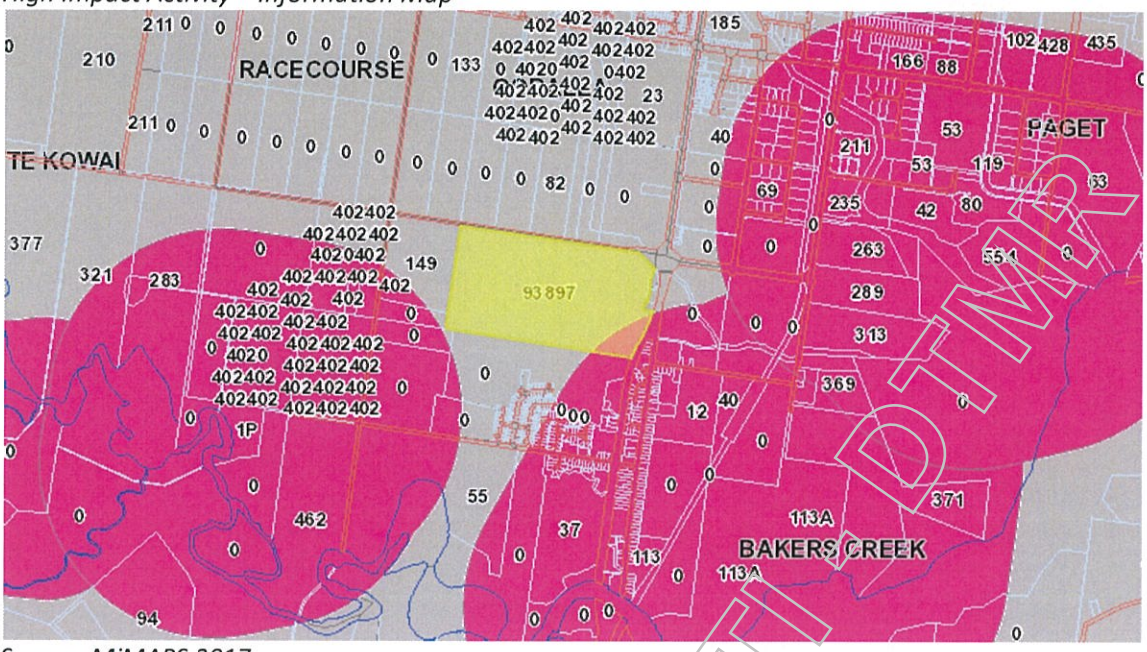
0 4 8 12 16 20

Kilometres

Mackay REGIONAL COUNCIL

Amendments took effect on 24 April 2009

High Impact Activity – Information Map



Source: MiMAPS 2017

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A5 Overlays – Proposed Planning Scheme 2013

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Mackay Region
PLANNING SCHEME

Mackay REGIONAL COUNCIL

Acid Sulfate Soils Overlay Maps

Development Constraints

Acid Sulfate Soils

- Land at or below 5m AHD
- Land above 5m and below 20m AHD

Cadastre

- Local Government Boundary
- Cadastre - March 2013 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

Potential and Actual Acid Sulfate Soils Overlay data was compiled by Mackay Regional Council. The information is based on a DTM developed with LiDAR 2009 data where available and 25m DEM data for areas south of Sarina. This data is to be used as a guide only for planning purposes.

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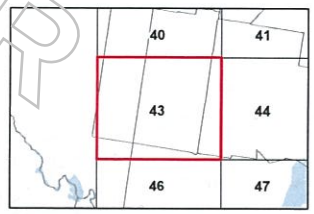
QPP Version 3.0
Geocentric Datum of Australia 1994 (GDA94)

Approx Scale @ A3 1:10000

0 125 250 500 Metres



Acid Sulfate Soils Overlay Map - AS - 43

V 0.8, May 2013, DRAFT FOR PUBLIC CONSULTATION

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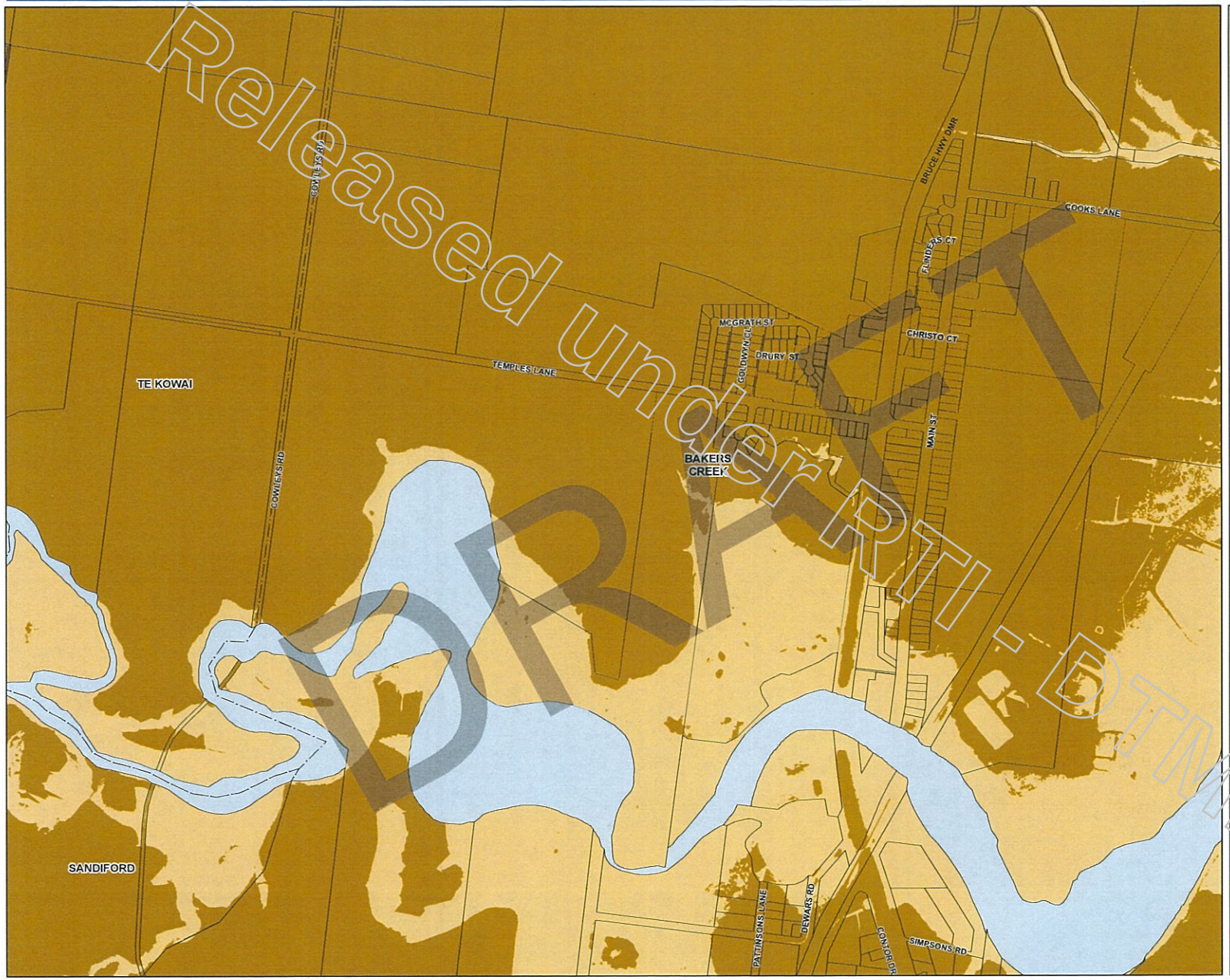
Mackay Region
PLANNING SCHEME

Mackay REGIONAL COUNCIL

Acid Sulfate Soils Overlay Maps



Development Constraints

Acid Sulfate Soils

- Land at or below 5m AHD
- Land above 5m and below 20m AHD

Cadastre

- Local Government Boundary
- Cadastre - March 2013 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

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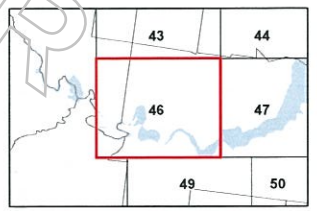

Acid Sulfate Soils Overlay Map - AS - 46

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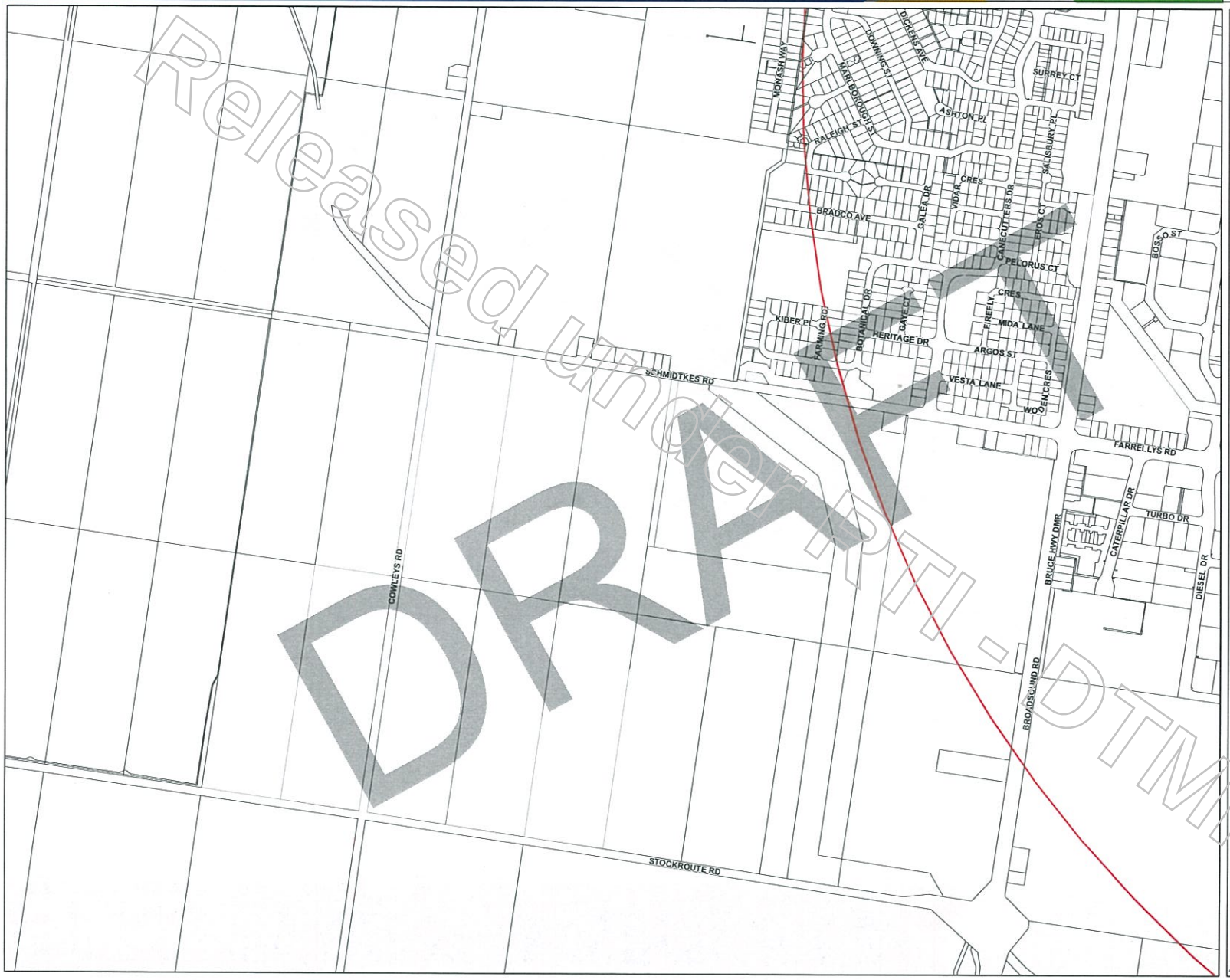
Mackay Region
PLANNING SCHEME

Mackay REGIONAL COUNCIL

Airport Environs Overlay Maps

Airport Development Distances and Airport Noise Exposure Frequency (ANEF) Contour



Development Constraints

Airport Development Distances

- Distance from Airport - 3km
- Distance from Airport - 8km
- Distance from Airport - 13km
- Mackay Airport Boundary

Australian Noise Exposure Forecast Contour (ANEF)

- Highest ANEF contour value
- Intermediate ANEF contour value
- Lowest ANEF contour value

Cadastre

- Local Government Boundary
- Cadastre - March 2013 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

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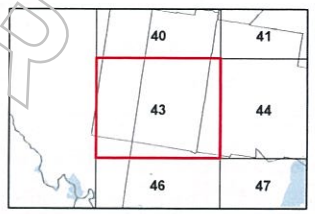

Airport Environs Overlay Map - AE - DN - 43

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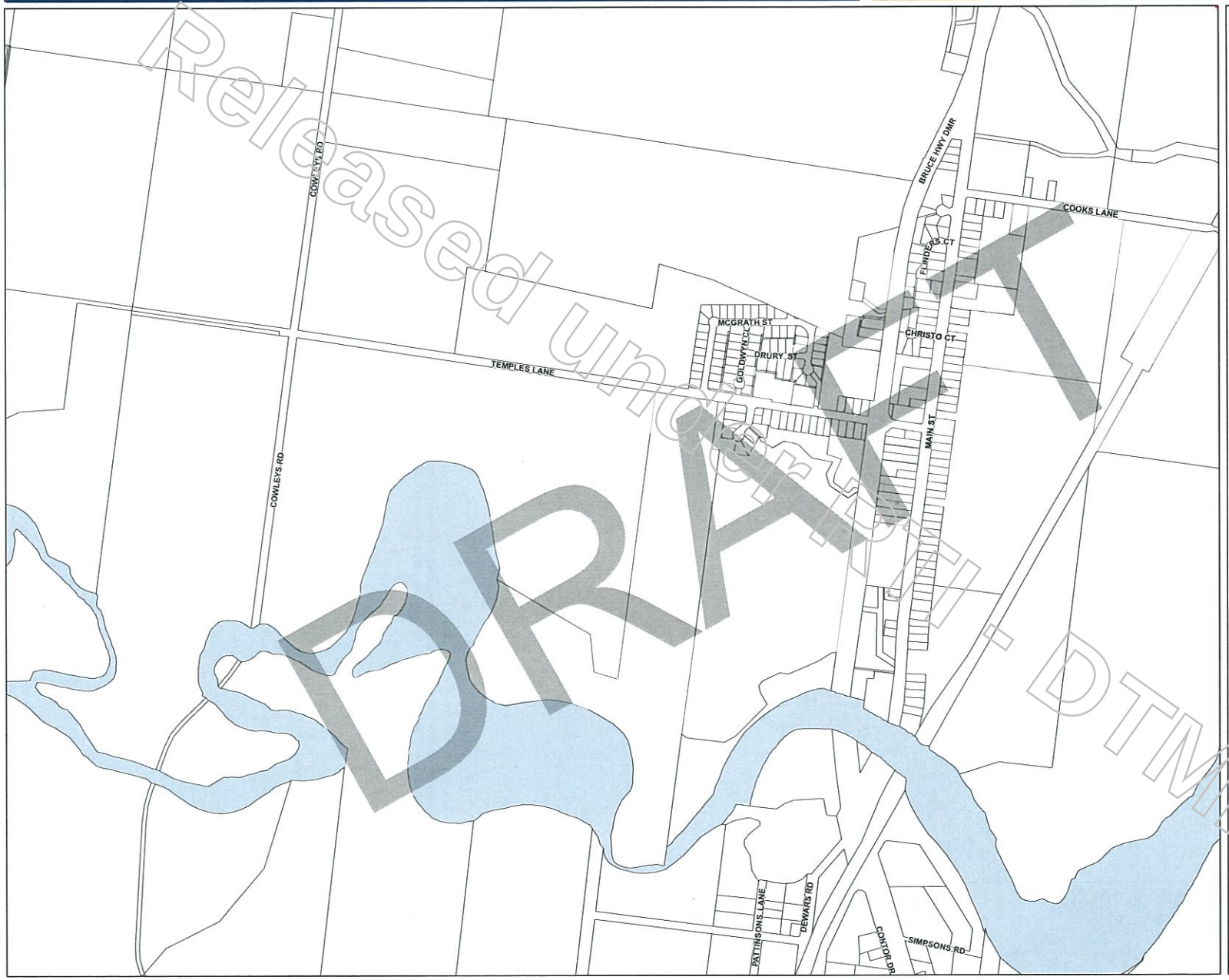
Mackay Region
PLANNING SCHEME

Mackay REGIONAL COUNCIL

Airport Environs Overlay Maps

Airport Development Distances and Airport Noise Exposure Frequency (ANEF) Contour



Development Constraints

Airport Development Distances

- Distance from Airport - 3km
- Distance from Airport - 8km
- Distance from Airport - 13km
- Mackay Airport Boundary

Australian Noise Exposure Forecast Contour (ANEF)

- Highest ANEF contour value
- Intermediate ANEF contour value
- Lowest ANEF contour value

Cadastre

- Local Government Boundary
- Cadastre - March 2013 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

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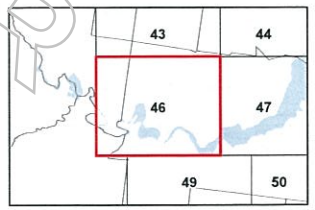

Airport Environs Overlay Map - AE - DN - 46

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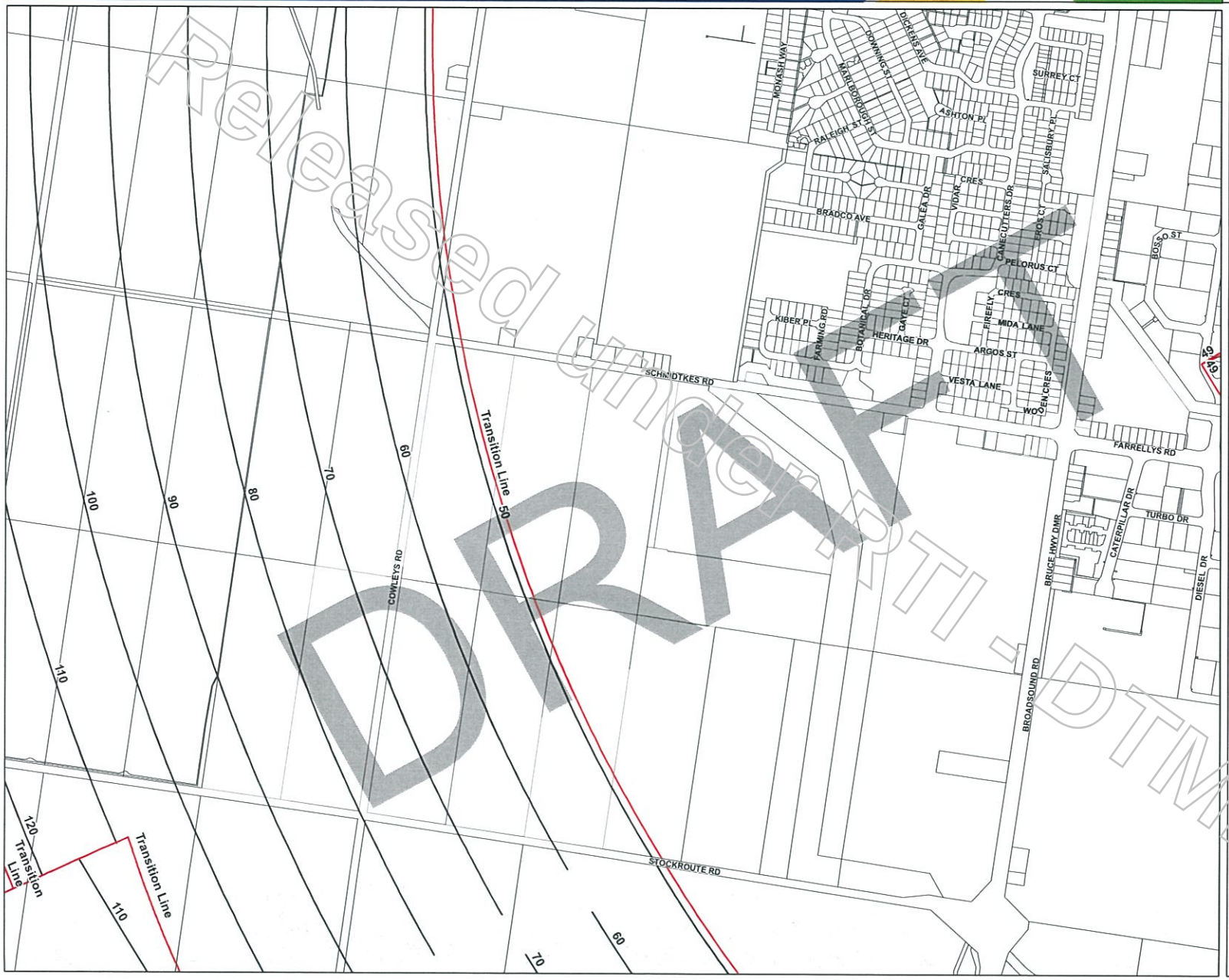
Mackay Region
PLANNING SCHEME

Mackay REGIONAL COUNCIL

Airport Environs Overlay Maps

Obstacle Limitation Surface Contours, Airport Saftey Zone and Airport Runway



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Development Constraints

Obstacle Limitation Surface (OLS)

- Conical limitation surface contours
- Approach and departure limitation surface boundary and contours
- Runway centreline
- Airport Safety Zone
- Airport Runway

Cadastre

- Local Government Boundary
- Cadastre - March 2013 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

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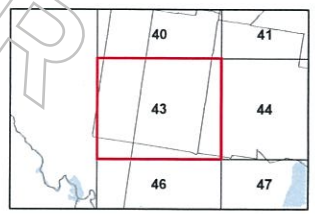

Airport Environs Overlay Map - AE - OL - 43

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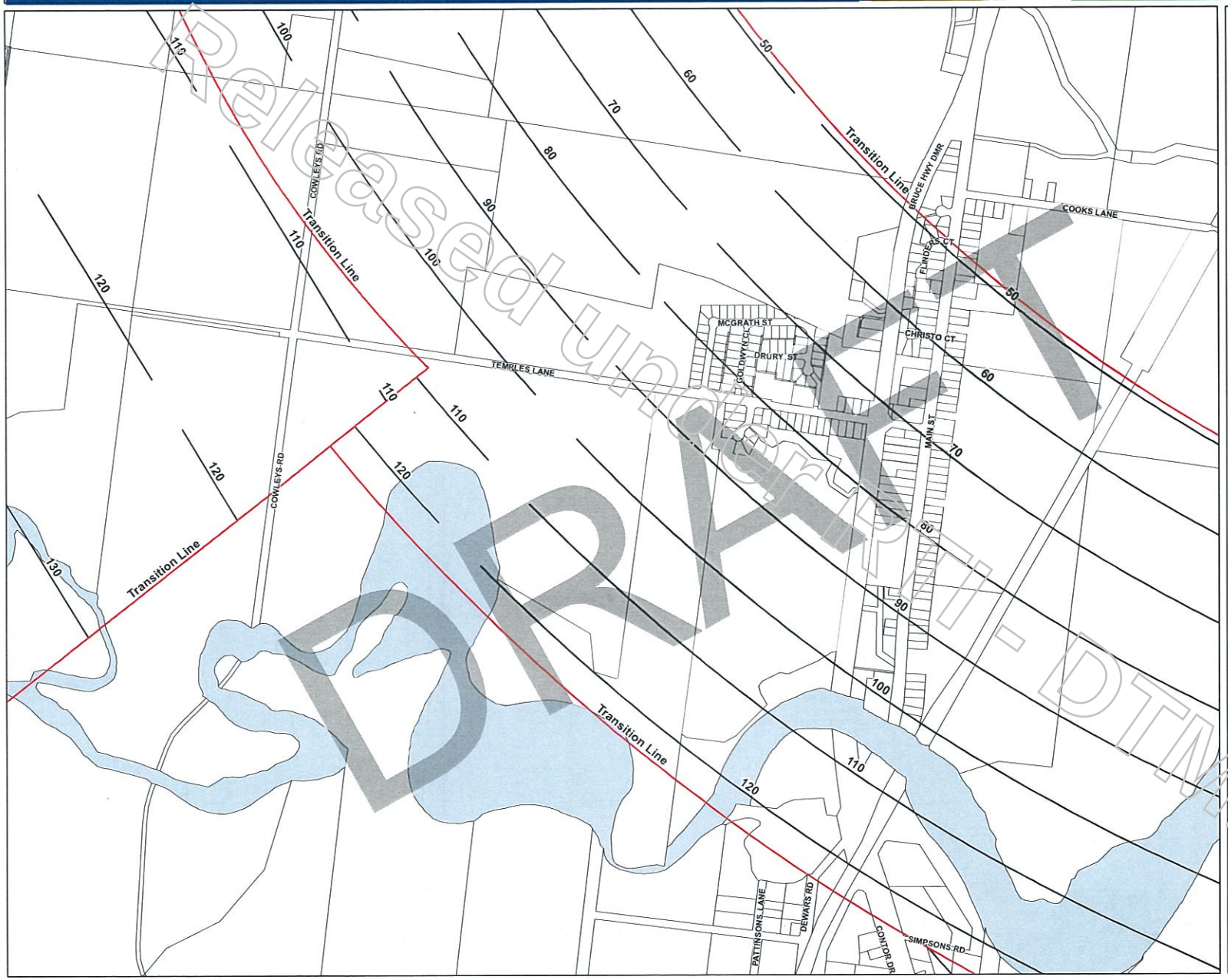
Mackay Region
PLANNING SCHEME

Mackay REGIONAL COUNCIL

Airport Environs Overlay Maps

Obstacle Limitation Surface Contours, Airport Saftey Zone and Airport Runway



Development Constraints

Obstacle Limitation Surface (OLS)

- Conical limitation surface contours
- Approach and departure limitation surface boundary and contours
- Runway centreline
- Airport Safety Zone
- Airport Runway

Cadastre

- Local Government Boundary
- Cadastre - March 2013 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

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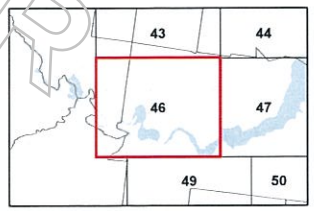

Airport Environs Overlay Map - AE - OL - 46

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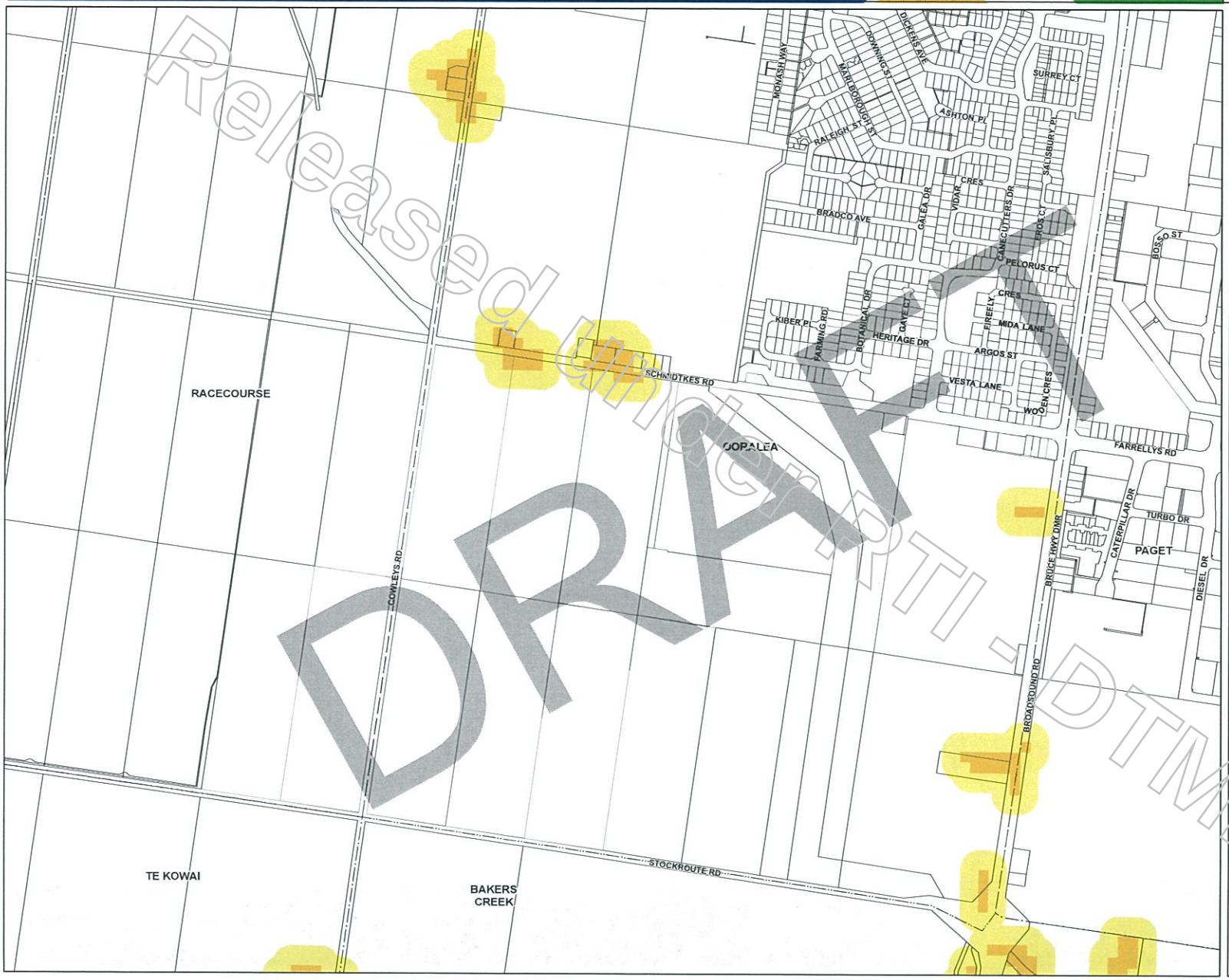
Mackay Region
PLANNING SCHEME

Mackay REGIONAL COUNCIL

Bushfire Hazard Overlay Maps



Development Constraints

Bushfire Hazard

- High Risk Area
- High Risk Area 100m Buffer
- Medium Risk Area
- Medium Risk Area 50m Buffer

Cadastre

- Local Government Boundary
- Cadastre - March 2013 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

Bushfire Hazard Overlay data was compiled by Mackay Regional Council based on information provided by Queensland Fire and Rescue Service, with amendments made in the 5 major urban areas. This data is to be used as a guide only for planning purposes.

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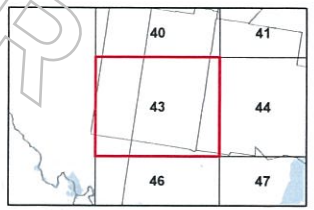

Bushfire Hazard Overlay Map - BH - 43

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Mackay Region
PLANNING SCHEME

Mackay REGIONAL COUNCIL

Bushfire Hazard Overlay Maps

Development Constraints

Bushfire Hazard

- High Risk Area
- High Risk Area 100m Buffer
- Medium Risk Area
- Medium Risk Area 50m Buffer

Cadastre

- Local Government Boundary
- Cadastre - March 2013 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

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Geocentric Datum of Australia 1994 (GDA94)

Approx Scale @ A3 1:10000

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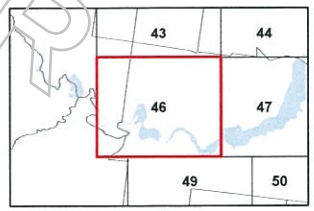

Bushfire Hazard Overlay Map - BH - 46

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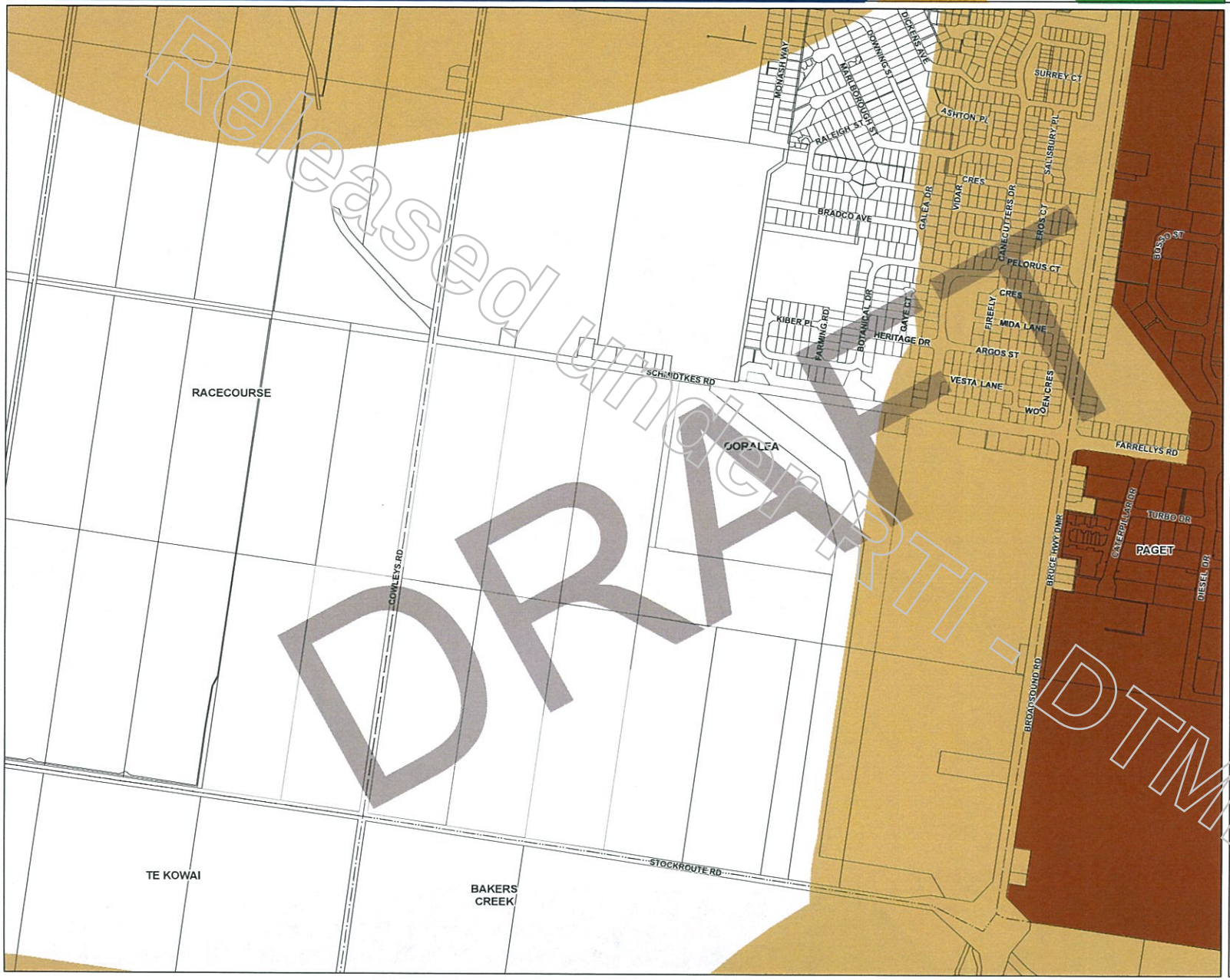
Mackay Region
PLANNING SCHEME

Mackay REGIONAL COUNCIL

Extractive Resources and High Impact Activities Overlay Maps



Natural Resources and Development Constraints

Key Resource Areas

- Processing Area
- Separation Area
- KRA Transport Route

High Impact Activity Areas

- High Impact Activity
- High Impact Activity Buffer

Non- KRA Quarries

- Non-KRA Quarry
- Non-KRA Quarry Buffer

- Mining Tenements (Information only, no provisions in the overlay code)

Cadastre

- Local Government Boundary
- Cadastre - March 2013 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

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Approx Scale @ A3 1:10000

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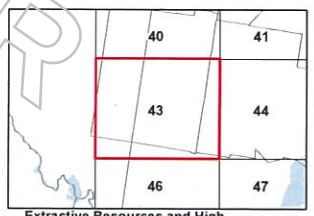

Extractive Resources and High Impact Activities Overlay Map - EH - 43

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Mackay Region
PLANNING SCHEME

Mackay REGIONAL COUNCIL

Extractive Resources and High Impact Activities Overlay Maps

Natural Resources and Development Constraints

Key Resource Areas

- Processing Area
- Separation Area
- KRA Transport Route

High Impact Activity Areas

- High Impact Activity
- High Impact Activity Buffer

Non- KRA Quarries

- Non-KRA Quarry
- Non-KRA Quarry Buffer

- Mining Tenements (Information only, no provisions in the overlay code)

Cadastre

- Local Government Boundary
- Cadastre - March 2013 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

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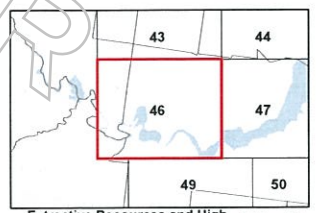
0 125 250 500 Metres



Extractive Resources and High Impact Activities Overlay Map - EH - 46

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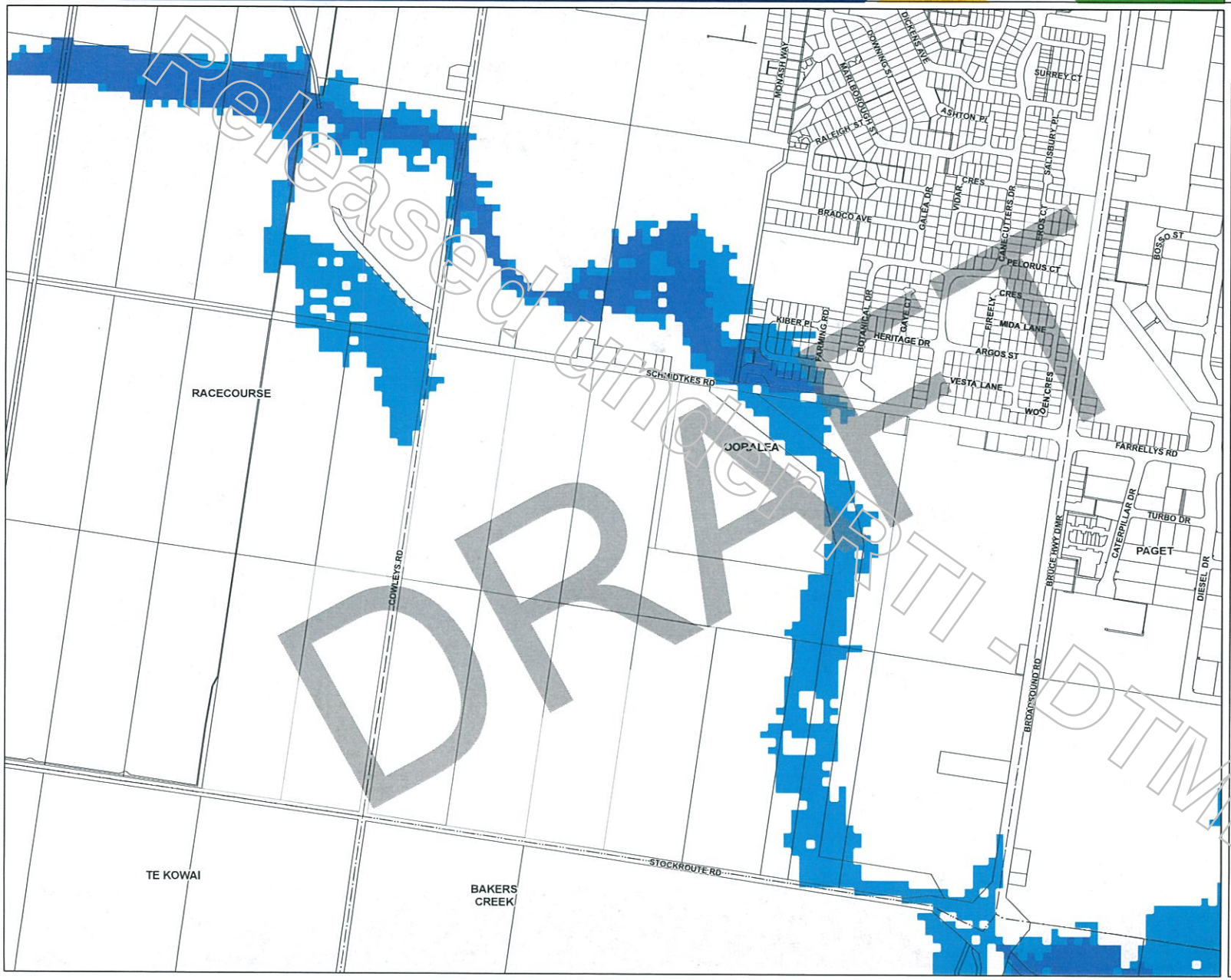
Mackay Region
PLANNING SCHEME

Mackay REGIONAL COUNCIL

Flood Hazard Overlay Maps



Development Constraints

- Area affected by 1% AEP flood hazard
- Area affected by 0.2% AEP flood event

Cadastre

- Local Government Boundary
- Cadastre - March 2013 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

Flood Hazard Overlay data was supplied by Mackay Regional Council Flood Studies on the Pioneer River, Goosepond Creek and McCreadys Creek South. This data is to be used as a guide only for planning purposes.

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Geocentric Datum of Australia 1994 (GDA94)

Approx Scale @ A3 1:10000

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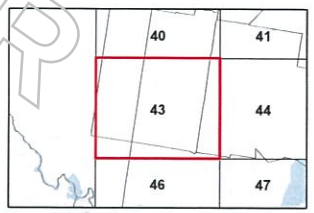

Flood Hazard Overlay Map - FH - 43

V 0.8, May 2013, DRAFT FOR PUBLIC CONSULTATION

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Mackay Region
PLANNING SCHEME

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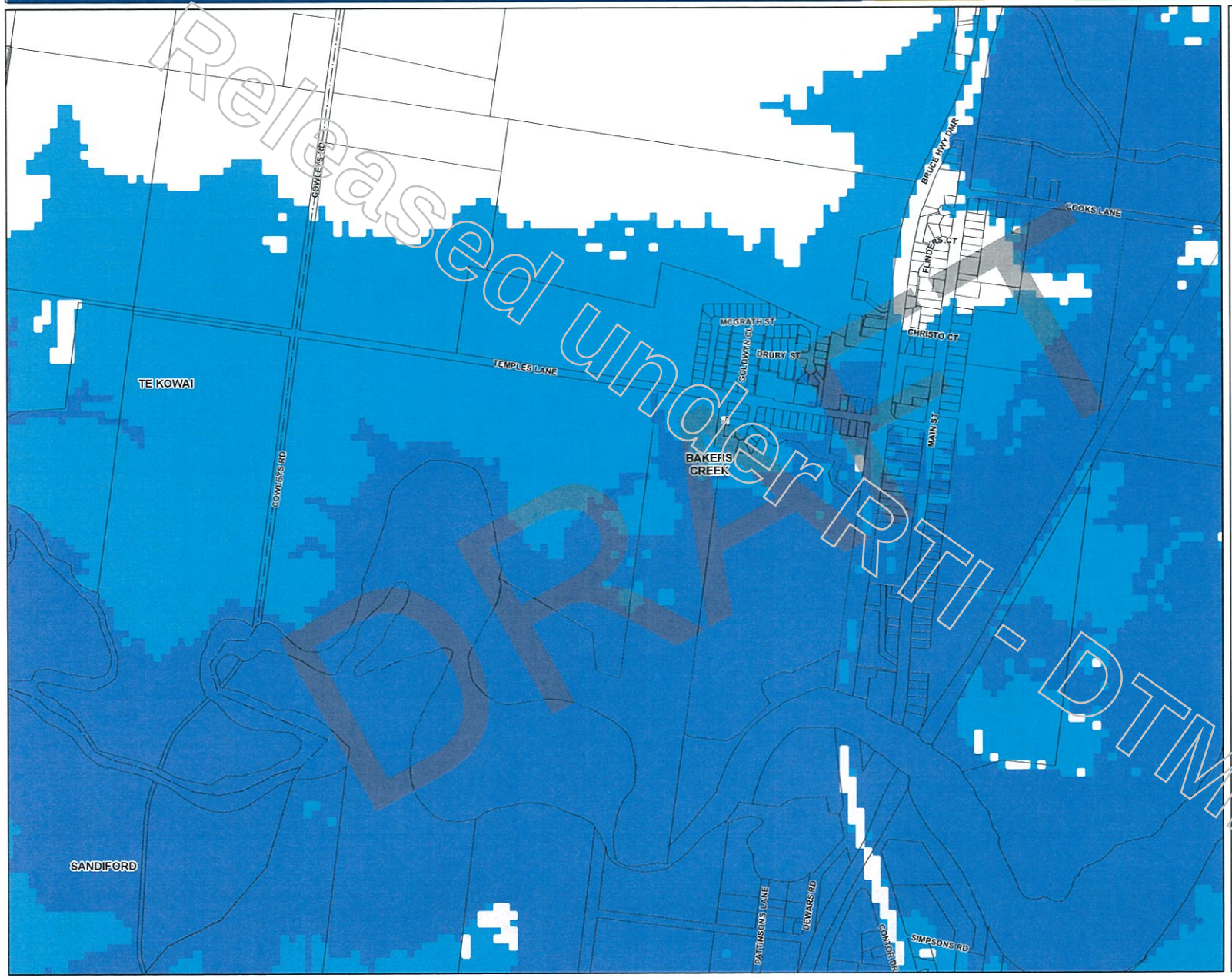
Flood Hazard Overlay Maps



Development Constraints

- Area affected by 1% AEP flood hazard
- Area affected by 0.2% AEP flood event

Cadastre

- Local Government Boundary
- Cadastre - March 2013 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

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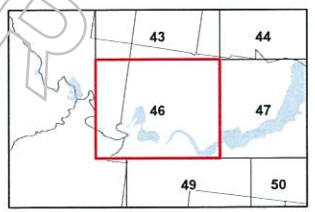

Flood Hazard Overlay Map - FH - 46

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PLANNING SCHEME

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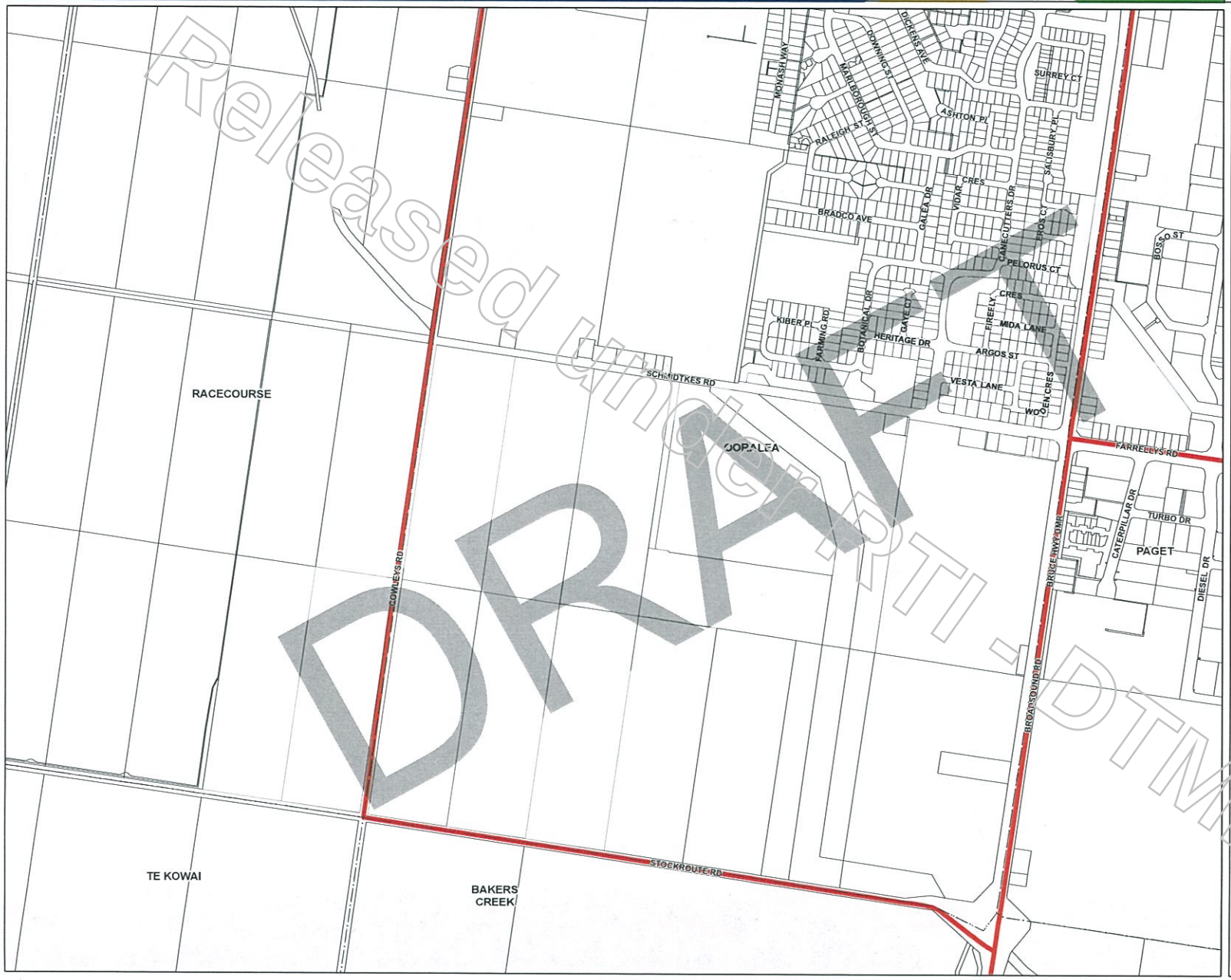
Landscape Character and Image Corridor Overlay Maps



Character

- Image Corridor
- Landscape Character

Cadastre

- Local Government Boundary
- Cadastre - March 2013 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

Landscape Character overlay data was developed by Mackay Regional Council, with data based on various vegetation and slope datasets (including LiDAR). Image Corridor Overlay data was compiled by Mackay Regional Council.

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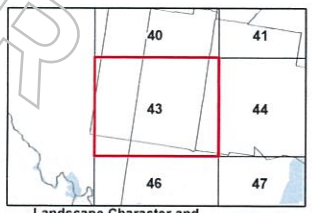

Landscape Character and Image Corridor Overlay Map - LI - 43

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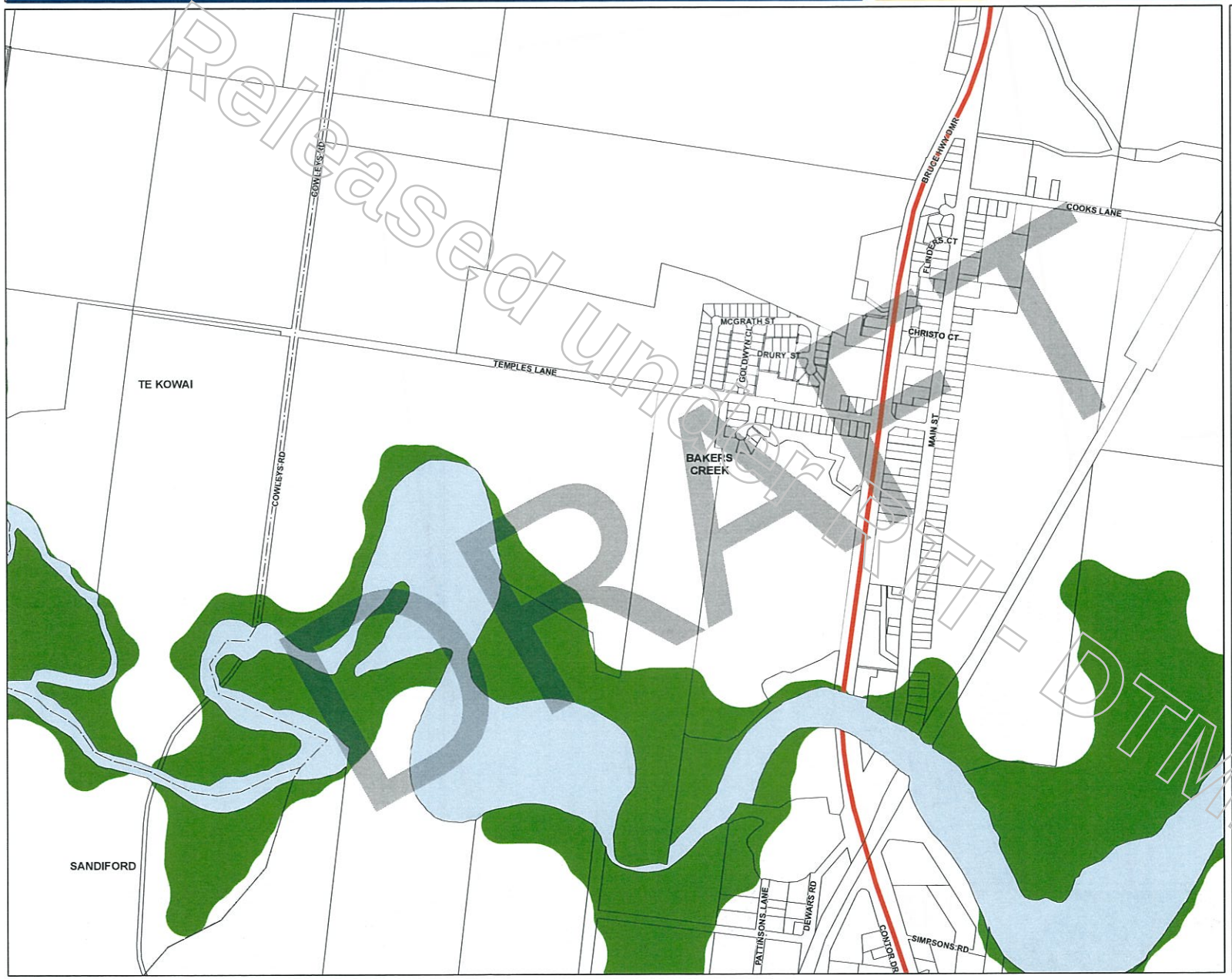
Landscape Character and Image Corridor Overlay Maps



Character

- Image Corridor
- Landscape Character

Cadastre

- Local Government Boundary
- Cadastre - March 2013 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

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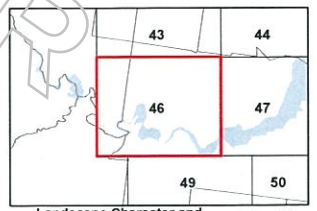

Landscape Character and Image Corridor Overlay Map - LI - 46

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Mackay Region
PLANNING SCHEME

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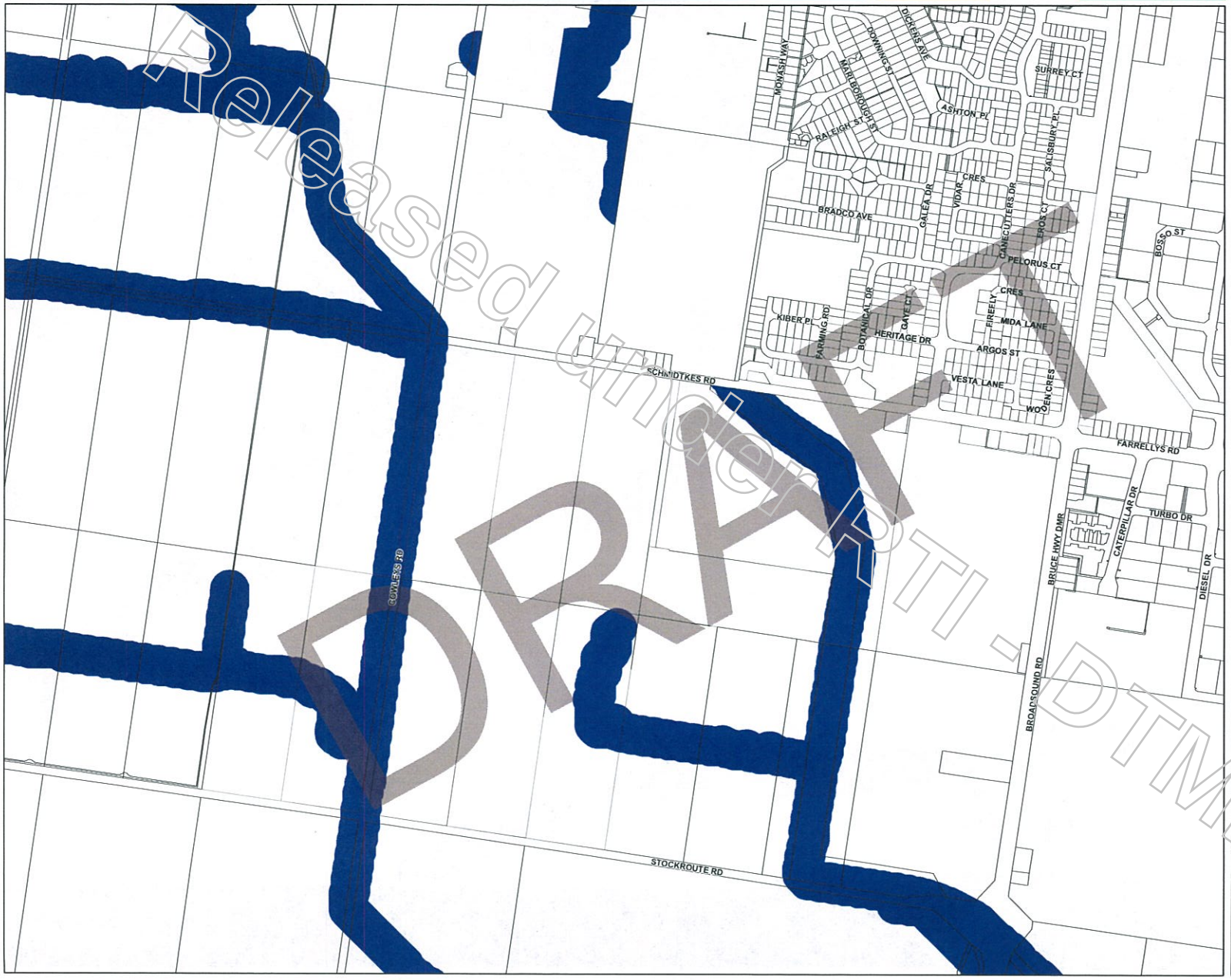
Natural Waterways, Wetlands and Coastal Communities Overlay Maps

Natural Waterways and Wetlands



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Environment

- Natural Waterways
- Natural Wetlands
- Wetland Management Areas

Cadastre

- Local Government Boundary
- Cadastre - March 2013 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

Wetlands of High Ecological Significance Overlay data was supplied by the Department of Environment and Resource Management (DERM) relating to areas of environmental significance. This data is to be used as a guide only for planning purposes.

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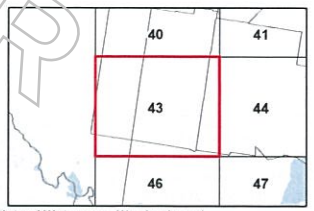

Natural Waterways, Wertlands and Coastal Communities Overlay Map - NW - NW - 43

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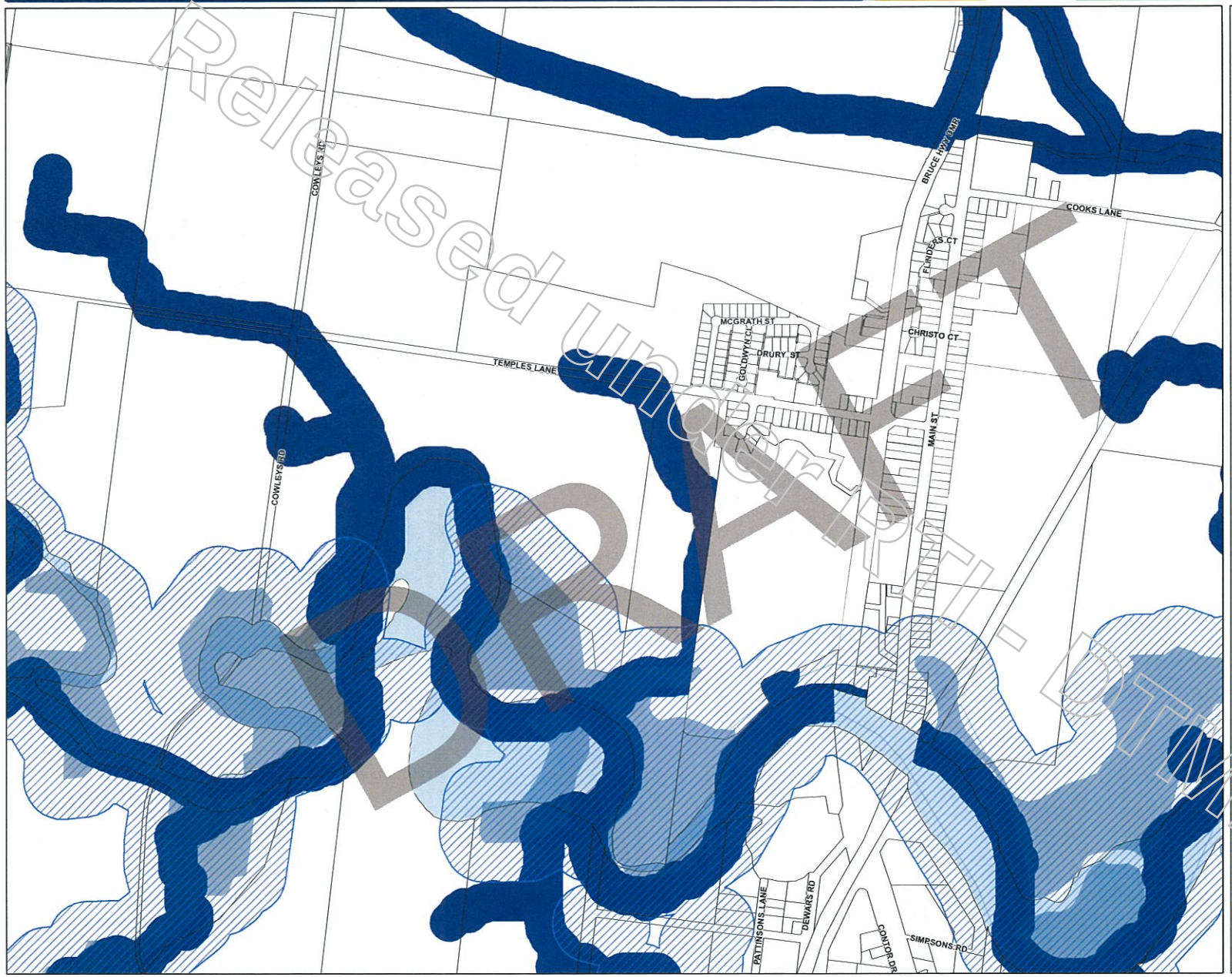
Mackay Region
PLANNING SCHEME

Mackay REGIONAL COUNCIL

Natural Waterways, Wetlands and Coastal Communities Overlay Maps

Natural Waterways and Wetlands



Environment

- Natural Waterways
- Natural Wetlands
- Wetland Management Areas

Cadastre

- Local Government Boundary
- Cadastre - March 2013 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

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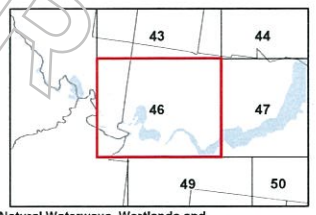

Natural Waterways, Wetlands and Coastal Communities Overlay Map - NW - NW - 46

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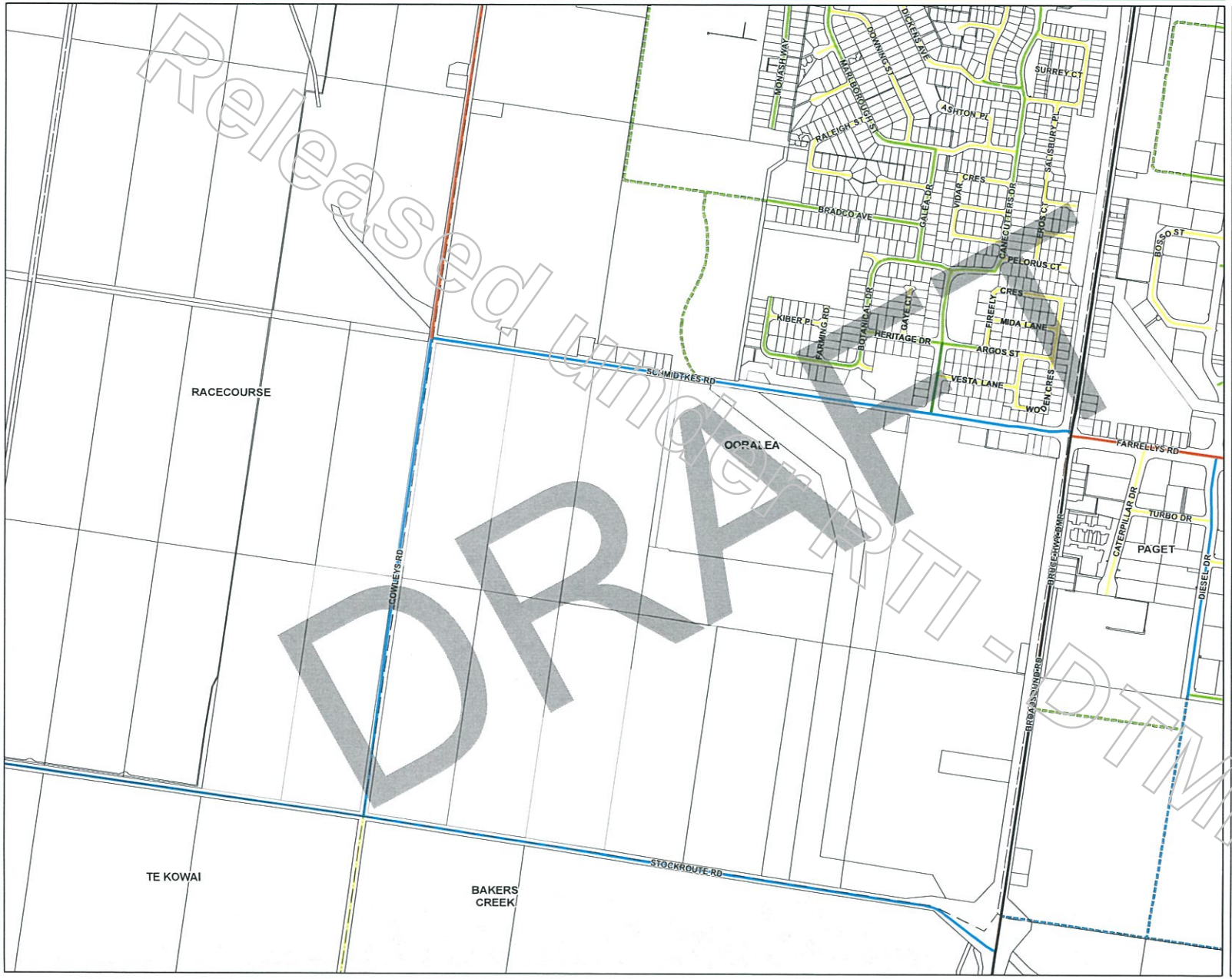
Mackay Region
PLANNING SCHEME

Mackay REGIONAL COUNCIL

Road Hierarchy Overlay Maps



Infrastructure

Proposed MRC Hierarchy

- Arterial (State Controlled Road)
- Arterial
- Arterial (Main Street)
- Controlled Distributor
- Traffic Distributor
- Sub-Arterial Main Street
- Major Collector
- Major Collector (Industrial)
- Minor Collector
- Local Street (Access)
- Local Street (Urban Place)
- Laneway
- Private
- Major Rural (Collector)
- Minor Rural (Access)
- MULTIMODAL
- Proposed Arterial
- Proposed Controlled Distributor
- Proposed Traffic Distributor
- Proposed Major Collector
- Proposed Minor Collector

Cadastre

- Local Government Boundary
- Cadastre - March 2013 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

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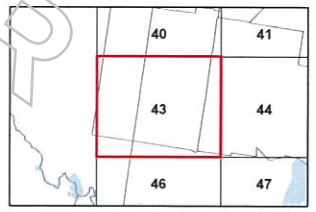
0 125 250 500 Metres



Road Hierarchy Overlay Map - RH - 43

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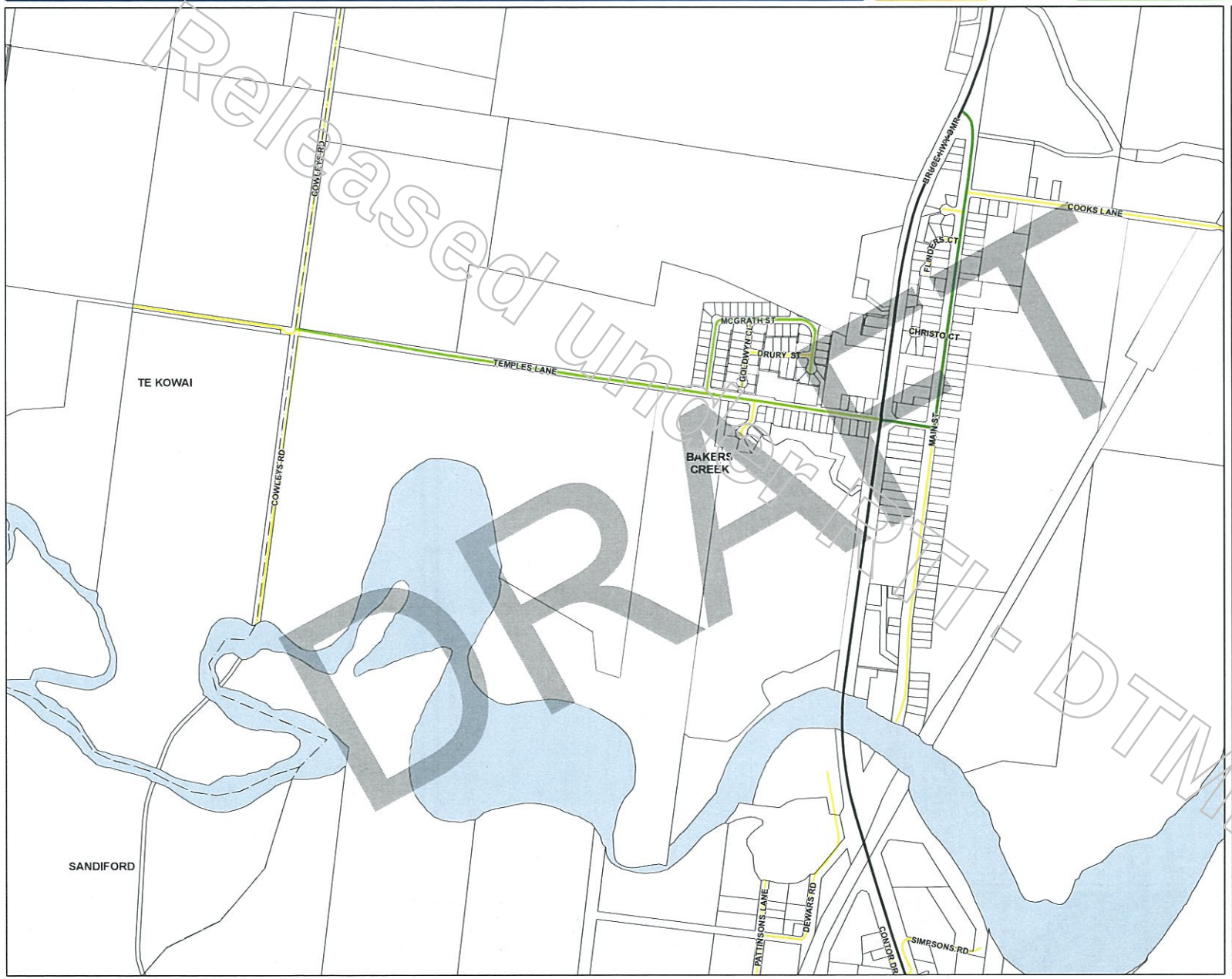
Mackay Region
PLANNING SCHEME

Mackay REGIONAL COUNCIL

Road Hierarchy Overlay Maps



Infrastructure

Proposed MRC Hierarchy

- Arterial (State Controlled Road)
- Arterial
- Arterial (Main Street)
- Controlled Distributor
- Traffic Distributor
- Sub-Arterial Main Street
- Major Collector
- Major Collector (Industrial)
- Minor Collector
- Local Street (Access)
- Local Street (Urban Place)
- Laneway
- Private
- Major Rural (Collector)
- Minor Rural (Access)
- MULTIMODAL
- Proposed Arterial
- Proposed Controlled Distributor
- Proposed Traffic Distributor
- Proposed Major Collector
- Proposed Minor Collector

Cadastre

- Local Government Boundary
- Cadastre - March 2013 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

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Approx Scale @ A3 1:10000

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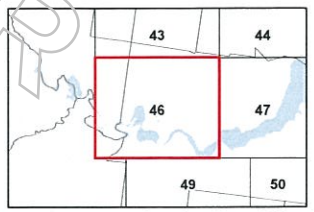

Road Hierarchy Overlay Map - RH - 46

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Mackay Region
PLANNING SCHEME

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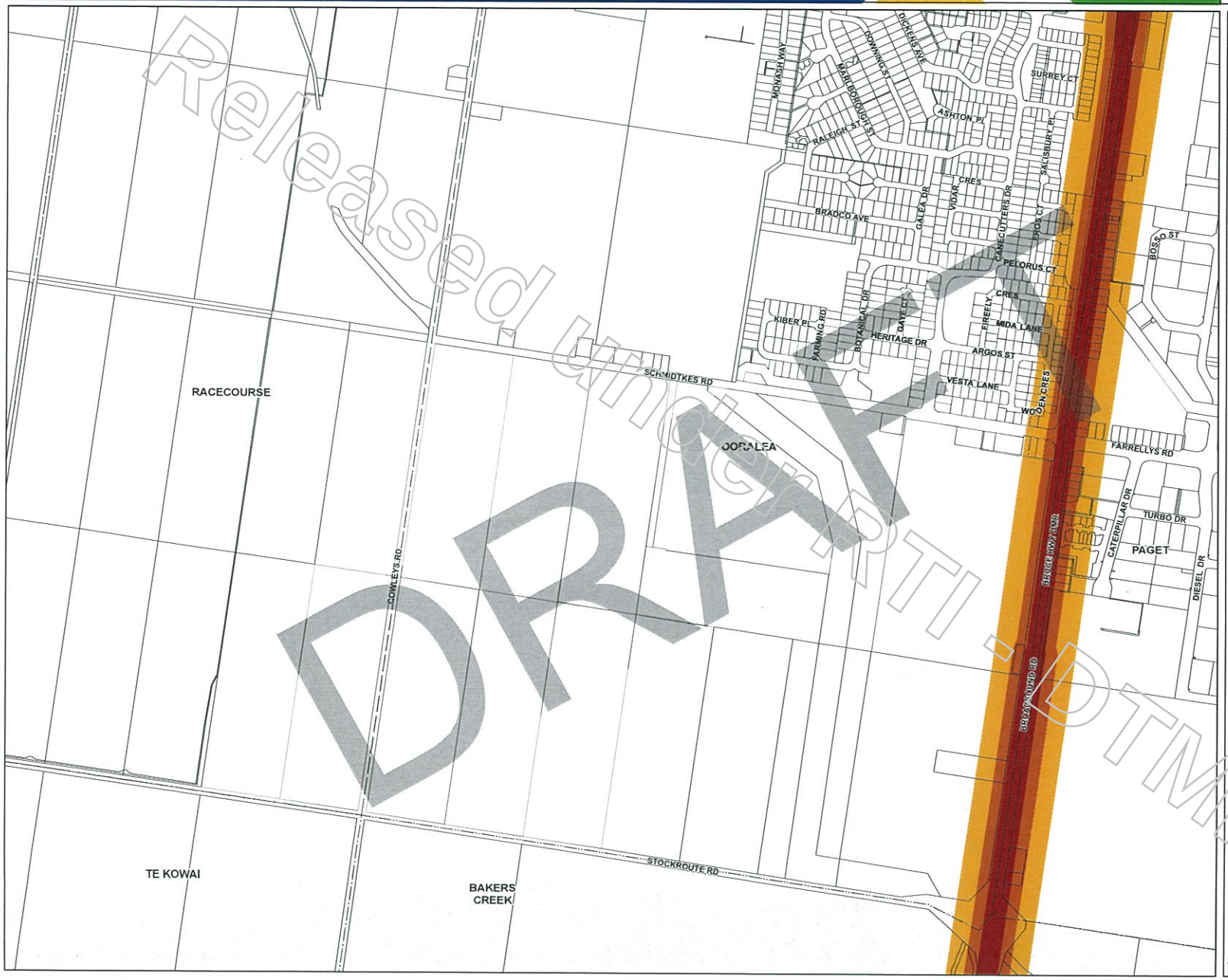
Transport Noise Corridor Overlay Maps



Development Constraints

Transport Noise Corridor

- Category 1 Noise Corridor
- Category 2 Noise Corridor
- Category 3 Noise Corridor
- Category 4 Noise Corridor
- Railway Network
- Railway Network Buffer

Cadastre

- Local Government Boundary
- Cadastre - March 2013 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

Transport Noise Corridor Overlay data was supplied by the Department of Transport and Main Roads, with amendments made where the State Controlled road network has changed. This data is to be used as a guide only for planning purposes.

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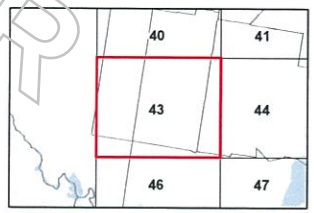

Transport Noise Corridor Overlay Map - TN - 43

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Mackay Region
PLANNING SCHEME

Mackay REGIONAL COUNCIL

Transport Noise Corridor Overlay Maps

Development Constraints

Transport Noise Corridor

- Category 1 Noise Corridor
- Category 2 Noise Corridor
- Category 3 Noise Corridor
- Category 4 Noise Corridor
- Railway Network
- Railway Network Buffer

Cadastre

- Local Government Boundary
- Cadastre - March 2013 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

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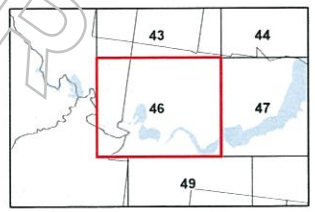

Transport Noise Corridor Overlay Map - TN - 46

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Mackay Region
PLANNING SCHEME

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Mackay REGIONAL COUNCIL

Acid Sulfate Soils Overlay Maps

Development Constraints

Acid Sulfate Soils

- Land at or below 5m AHD
- Land above 5m and below 20m AHD

Cadastre

- Local Government Boundary
- Cadastre - October 2014 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

Potential and Actual Acid Sulfate Soils Overlay data was compiled by Mackay Regional Council. The information is based on a DTM developed with LiDAR 2009 data where available and 25m DEM data for areas south of Sarina. This data is to be used as a guide only for planning purposes.

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125 250 500 Metres

Acid Sulfate Soils Overlay Map - AS - Z22

V0.9, NOVEMBER 2014, FOR ADOPTION

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Mackay Region
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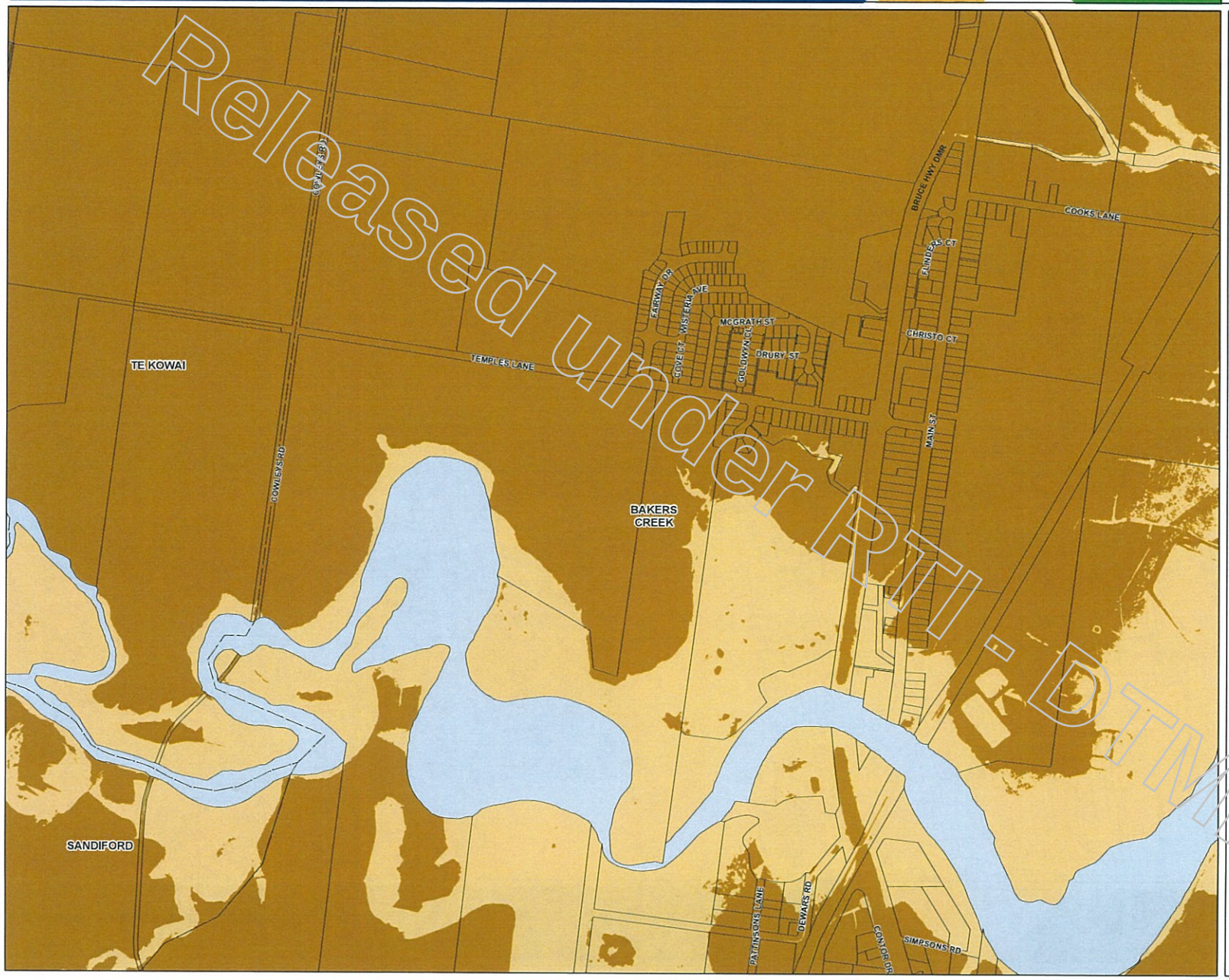
Acid Sulfate Soils Overlay Maps



Development Constraints

Acid Sulfate Soils

- Land at or below 5m AHD
- Land above 5m and below 20m AHD

Cadastre

- Local Government Boundary
- Cadastre - October 2014 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

Potential and Actual Acid Sulfate Soils Overlay data was compiled by Mackay Regional Council. The information is based on a DTM developed with LiDAR 2009 data where available and 25m DEM data for areas south of Sarina. This data is to be used as a guide only for planning purposes.

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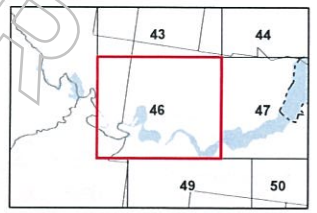

Acid Sulfate Soils Overlay Map - AS - AA22

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Agricultural Land Overlay Maps Agricultural Land Classification - Class A and B

Natural Resources

- Agricultural land classification (ALC) - Class A and B
- Agricultural land classification (ALC) - Class A and B (40m buffer area)

Cadastre

- Local Government Boundary
- Cadastre - October 2014 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

Agricultural Land Overlay, Agricultural Land Class A & B is based on data supplied by the Department of Agriculture, Fisheries and Forestry (DAFF) (dated 21 January 2014), with amendments made in urban areas. This data is to be used as a guide only for planning purposes.

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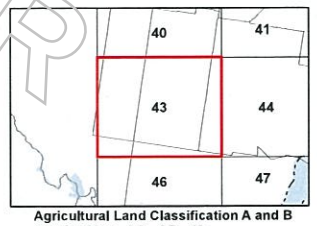

Agricultural Land Classification A and B Overlay Map - AG - AB - 43

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Mackay Region
PLANNING SCHEME

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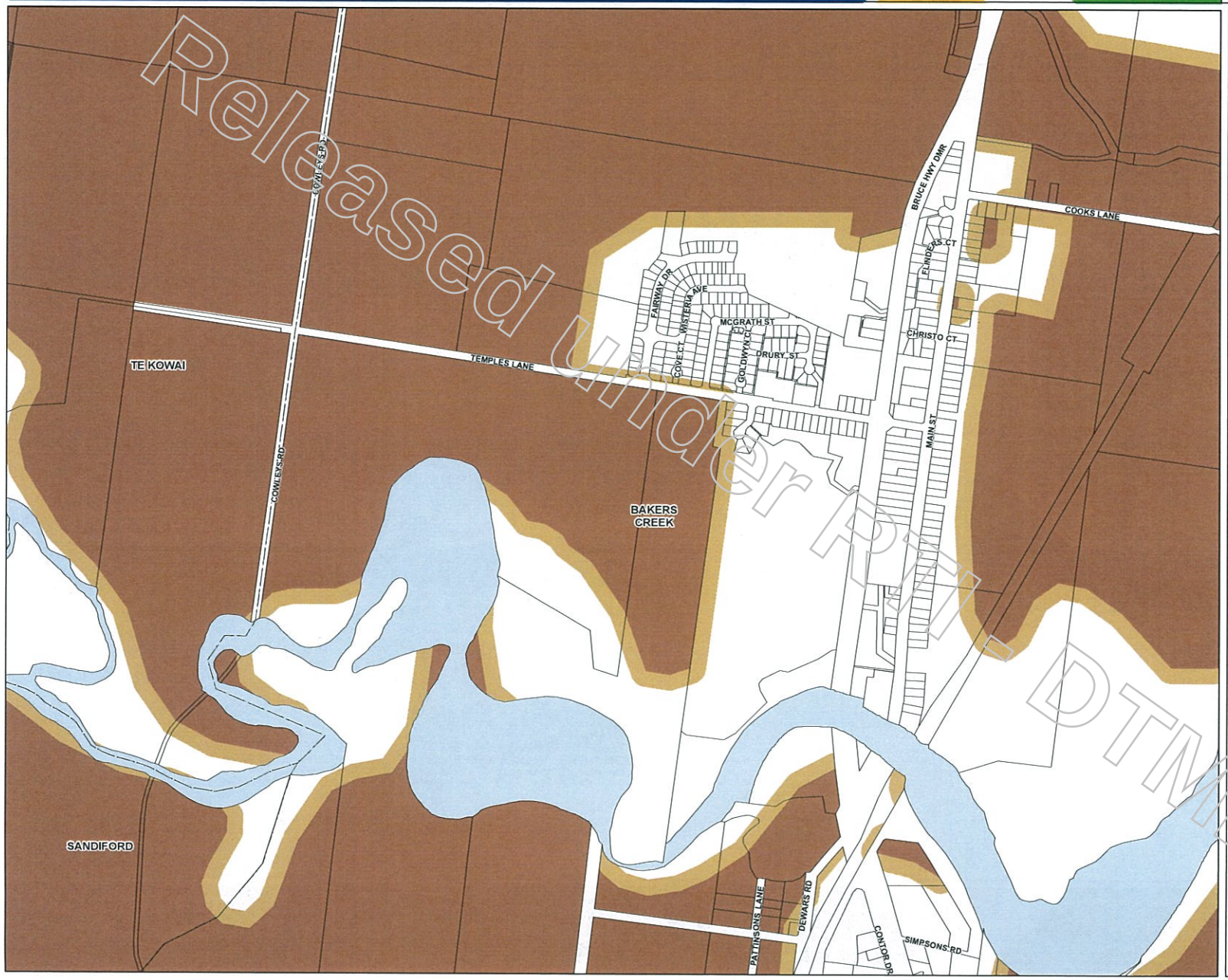
Agricultural Land Overlay Maps Agricultural Land Classification - Class A and B



Natural Resources

- Agricultural land classification (ALC) - Class A and B
- Agricultural land classification (ALC) - Class A and B (40m buffer area)

Cadastre

- Local Government Boundary
- Cadastre - October 2014 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

Agricultural Land Overlay, Agricultural Land Class A & B is based on data supplied by the Department of Agriculture, Fisheries and Forestry (DAFF) (dated 21 January 2014), with amendments made in urban areas. This data is to be used as a guide only for planning purposes.

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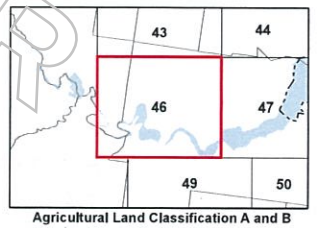

Agricultural Land Classification A and B Overlay Map - AG - AB - 46

V0.9, NOVEMBER 2014, FOR ADOPTION

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Mackay Region
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Agricultural Land Overlay Maps
Locally Important Agricultural Areas

Natural Resources

- Locally important agricultural areas (LIAA)
- Locally important agricultural areas (LIAA) (40m buffer area)

Cadastre

- Local Government Boundary
- Cadastre - October 2014 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

Agricultural Land Overlay, Locally Important Agricultural Areas (LIAA) was developed in consultation with the sugar industry. The LIAA includes the highest value land specifically suitable for sugarcane production. The LIAA footprint identifies land according to set criteria. This data is to be used as a guide only for planning purposes.

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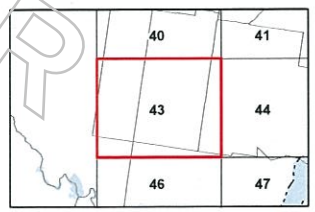

Locally Important Agricultural Areas Overlay Map - AL - LI - 43

V0.9, NOVEMBER 2014, FOR ADOPTION

Released under RTI - DTMR

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PLANNING SCHEME

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Agricultural Land Overlay Maps Locally Important Agricultural Areas

Natural Resources

- Locally important agricultural areas (LIAA)
- Locally important agricultural areas (LIAA) (40m buffer area)

Cadastre

- Local Government Boundary
- Cadastre - October 2014 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

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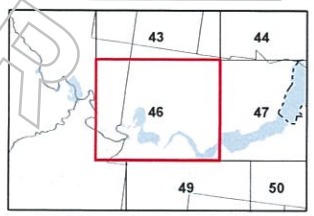

Locally Important Agricultural Areas Overlay Map - AL - LI - 46

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PLANNING SCHEME

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Airport Environs Overlay Maps

Airport Development Distances and Australian Noise Exposure Frequency (ANEF) Contour

Development Constraints

Airport Development Distances

- Distance from Airport - 3km
- Distance from Airport - 8km
- Distance from Airport - 13km
- Mackay Airport Boundary

Australian Noise Exposure Forecast Contour (ANEF)

- Highest ANEF contour value
- Intermediate ANEF contour value
- Lowest ANEF contour value

- Lightening area buffer 6km

Cadastre

- Local Government Boundary
- Cadastre - October 2014 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

Airport Envrions Overlay data was compiled by Mackay Regional Council based on latest available information and using information provided by Department of Transport and Main Roads (DTMR). This data is to be used as a guide for planning purposes.

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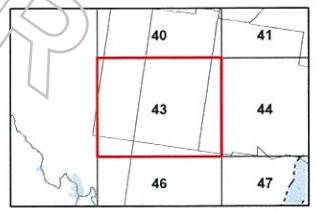

Airport Environs Overlay Map - AE - DN - 43

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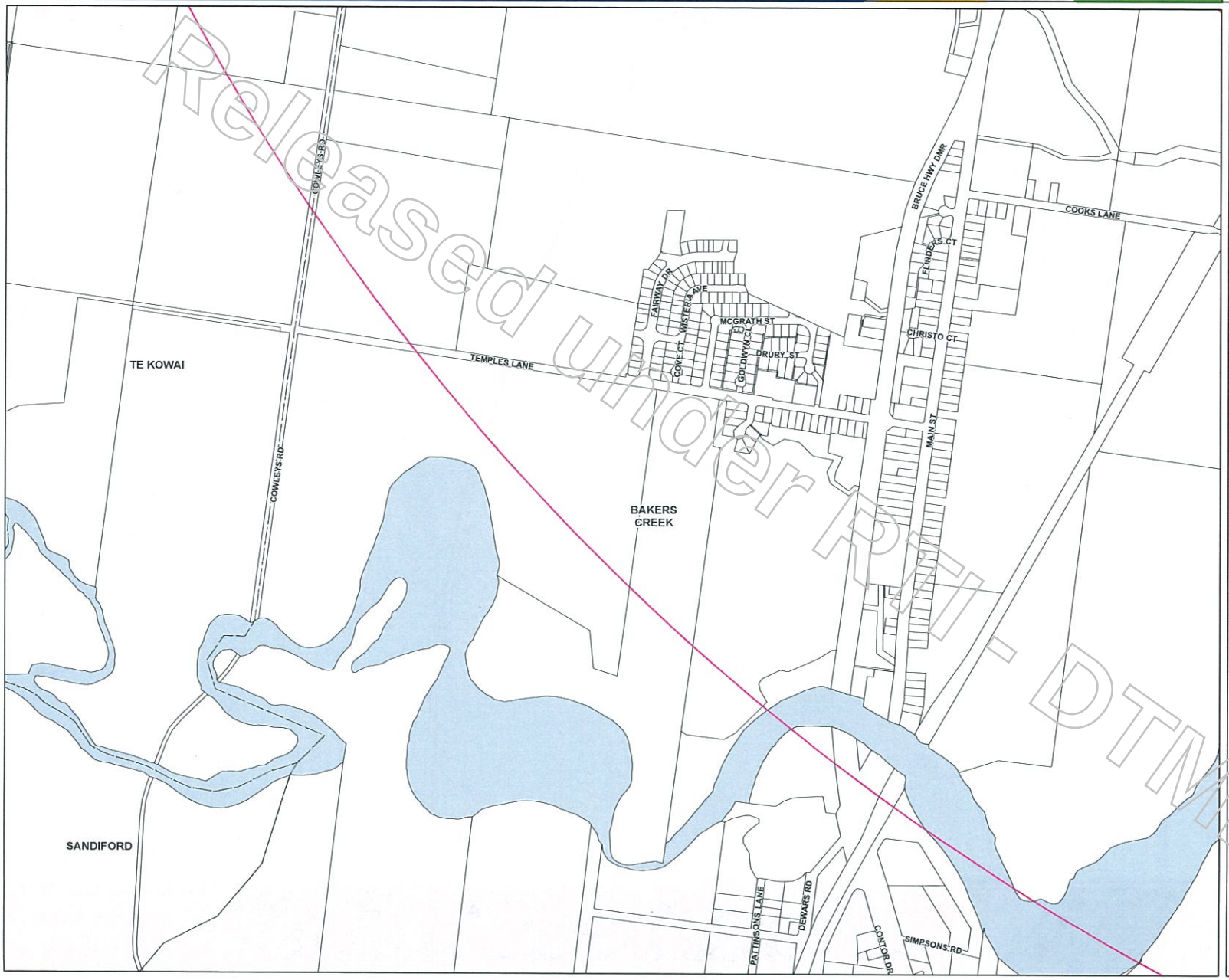
Mackay Region
PLANNING SCHEME

Mackay REGIONAL COUNCIL

Airport Environs Overlay Maps

Airport Development Distances and Australian Noise Exposure Frequency (ANEF) Contour



Development Constraints

Airport Development Distances

- Distance from Airport - 3km
- Distance from Airport - 8km
- Distance from Airport - 13km
- Mackay Airport Boundary

Australian Noise Exposure Forecast Contour (ANEF)

- Highest ANEF contour value
- Intermediate ANEF contour value
- Lowest ANEF contour value

- Lightening area buffer 6km

Cadastre

- Local Government Boundary
- Cadastre - October 2014 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

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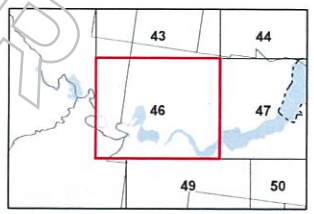

Airport Environs Overlay Map - AE - DN - 46

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Airport Environs Overlay Maps

Obstacle Limitation Surface Contours, Airport Public Saftey Area and Airport Runway

Development Constraints

Obstacle Limitation Surface (OLS)

- Conical limitation surface contours
- Approach and departure limitation surface boundary and contours
- Runway centreline
- Airport public safety area
- Airport Runway

Cadastre

- Local Government Boundary
- Cadastre - October 2014 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

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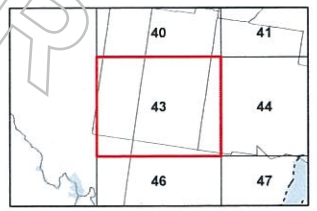

Airport Environs Overlay Map - AE -OL- 43

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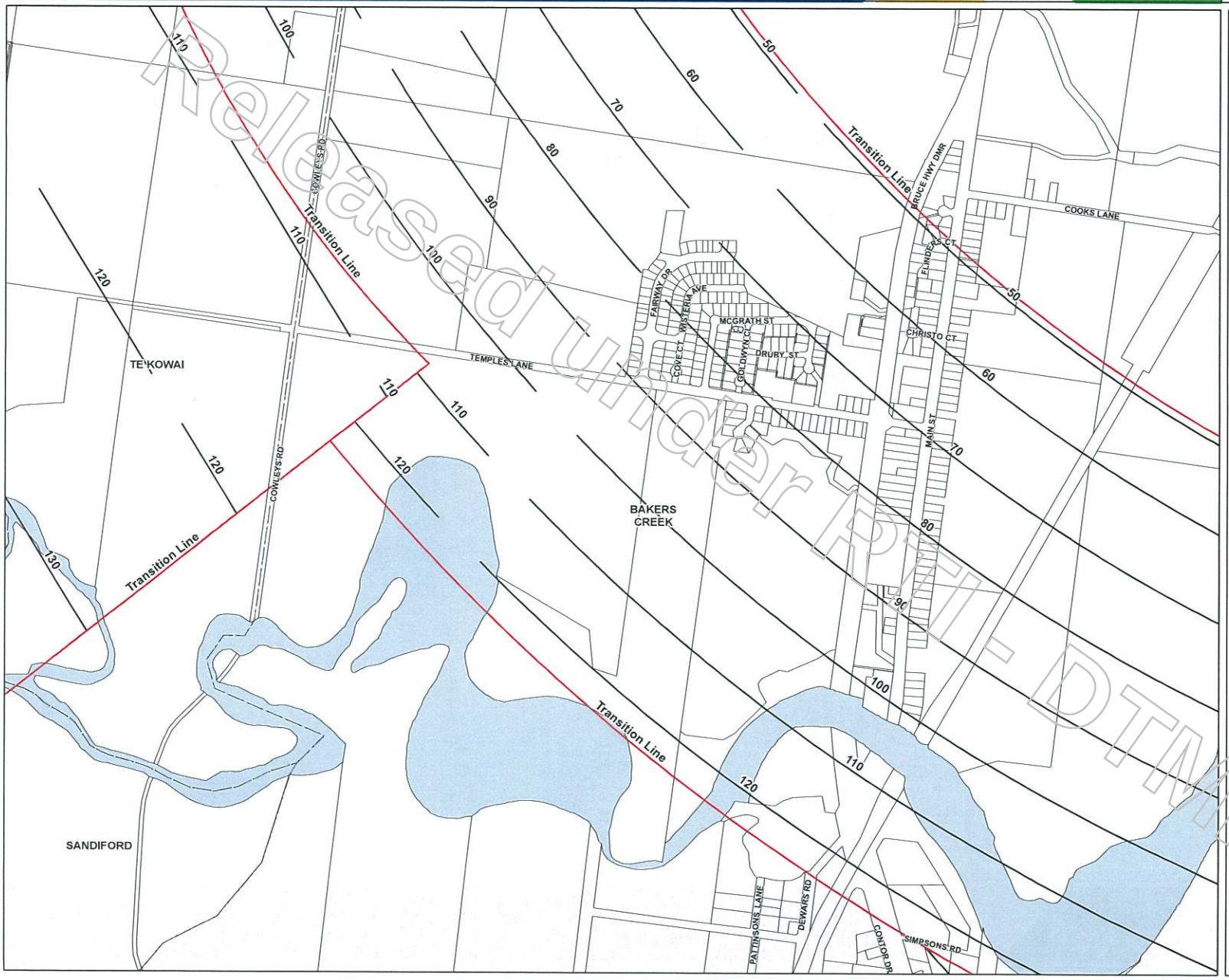
Airport Environs Overlay Maps

Obstacle Limitation Surface Contours, Airport Public Saftey Area and Airport Runway



Development Constraints

Obstacle Limitation Surface (OLS)

- Conical limitation surface contours
- Approach and departure limitation surface boundary and contours
- Runway centreline
- Airport public safety area
- Airport Runway

Cadastre

- Local Government Boundary
- Cadastre - October 2014 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

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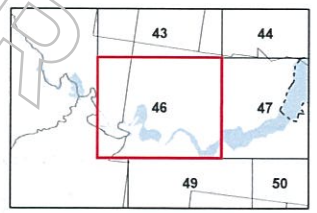

Airport Environs Overlay Map - AE -OL- 46

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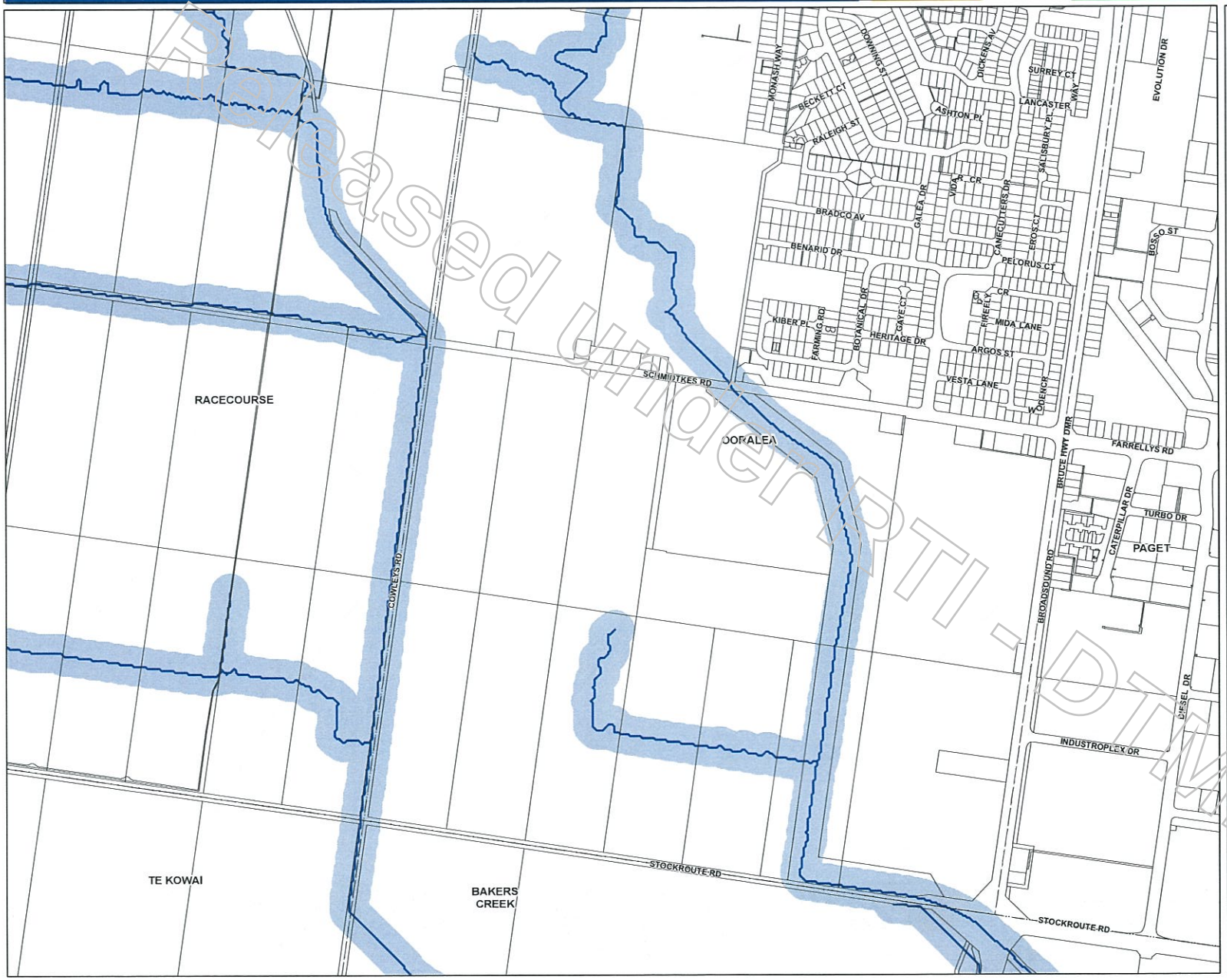
Biodiversity Overlay Maps
Waterways and Wetlands



Environment

- Waterways
- Waterways buffer
- Wetlands
- Wetlands buffer

Cadastre

- Local Government Boundary
- Cadastre - October 2014 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

Waterways and wetlands maps as part of the Biodiversity overlay was compiled by Mackay Regional Council using stream order 100k mapping supplied by DERM, LiDAR derived stream network created by Aurecon and information supplied by the Department of Environment and Resource Management (DERM) relating to areas of environmental significance. This data is to be used as a guide only for planning purposes.

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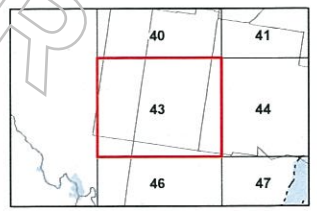

Waterways and Wetlands - BD - WW - 43

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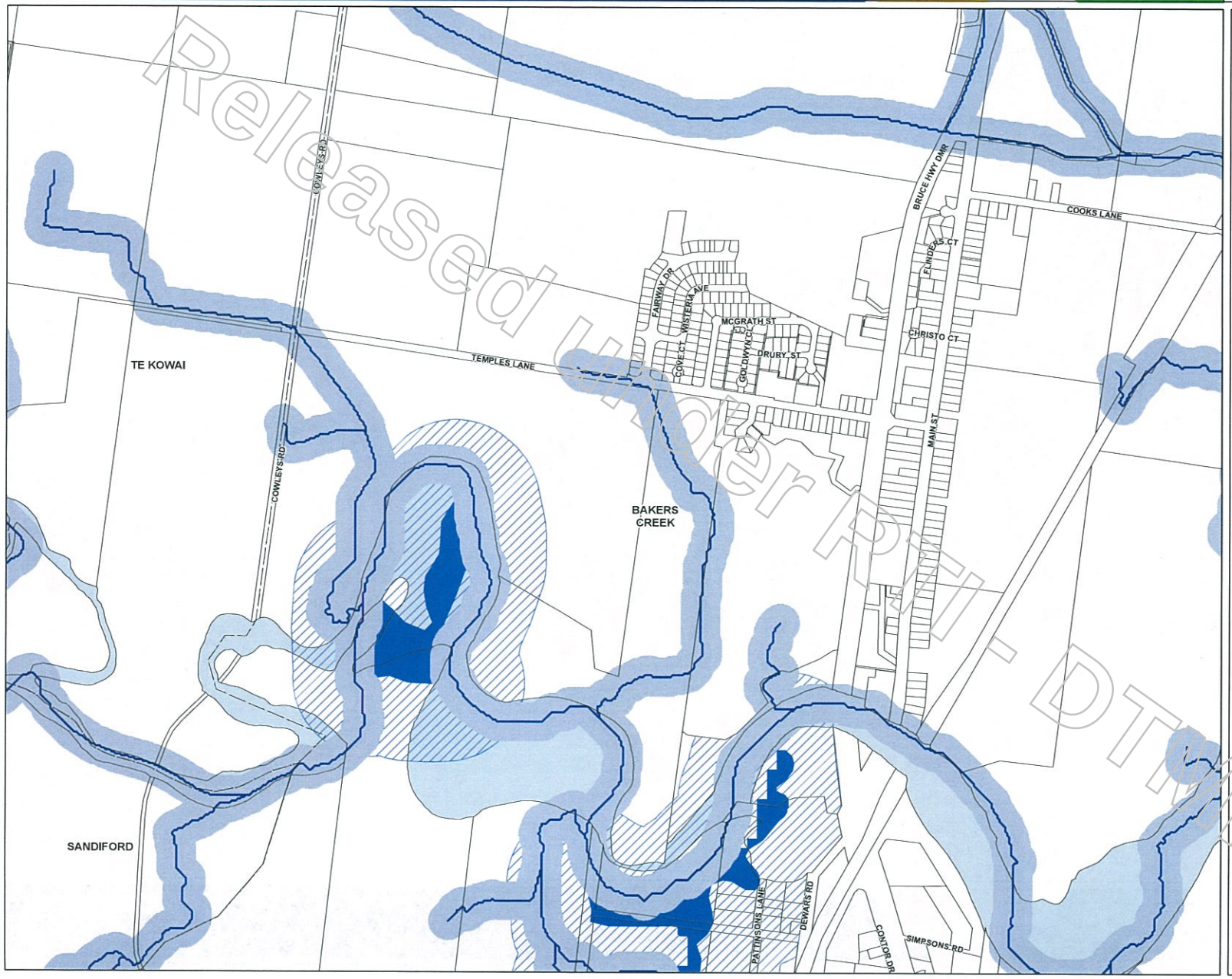
Biodiversity Overlay Maps
Waterways and Wetlands



Environment

- Waterways
- Waterways buffer
- Wetlands
- Wetlands buffer

Cadastre

- Local Government Boundary
- Cadastre - October 2014 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

Waterways and wetlands maps as part of the Biodiversity overlay was compiled by Mackay Regional Council using stream order 100k mapping supplied by DERM, LiDAR derived stream network created by Aurecon and information supplied by the Department of Environment and Resource Management (DERM) relating to areas of environmental significance. This data is to be used as a guide only for planning purposes.

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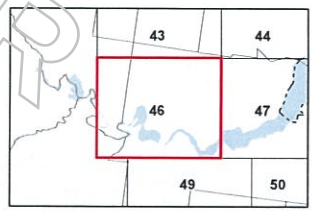

Waterways and Wetlands - BD - WW - 46

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Mackay Region
PLANNING SCHEME

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Extractive Resources and High Impact Activities Overlay Maps

Natural Resources and Development Constraints

Key Resource Areas

- KRA - Resource/processing Area
- KRA - Separation area
- KRA Transport route separation area
- KRA - Transport route

High Impact Activity Areas

- High Impact Activity
- High Impact Activity Buffer

Non- KRA Quarries

- Non-KRA Quarry
- Non-KRA Quarry Buffer

- Mining Tenements (Information only, no provisions in the overlay code)

Cadastre

- Local Government Boundary
- Cadastre - October 2014 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

Extractive Resource data as part of the Extractive Resources and High Impact Activities Overlay data was supplied by the Department of Natural Resources and Mines (DNRM) (dated 8 August 2014). All other data was created by Mackay Regional Council. This data is to be used as a guide only for planning purposes.

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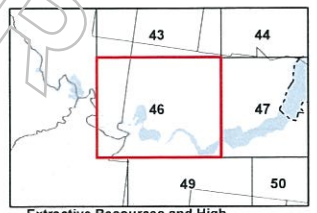

Extractive Resources and High Impact Activities Overlay Map - EH - 46

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Mackay Region
PLANNING SCHEME

Mackay REGIONAL COUNCIL

Extractive Resources and High Impact Activities Overlay Maps

Natural Resources and Development Constraints

Key Resource Areas

- KRA - Resource/processing Area
- KRA - Separation area
- KRA Transport route separation area
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High Impact Activity Areas

- High Impact Activity
- High Impact Activity Buffer

Non- KRA Quarries

- Non-KRA Quarry
- Non-KRA Quarry Buffer

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Cadastre

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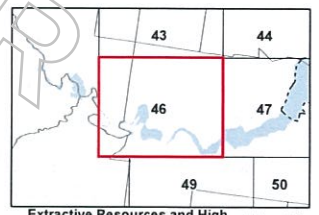

Extractive Resources and High Impact Activities Overlay Map - EH - 46

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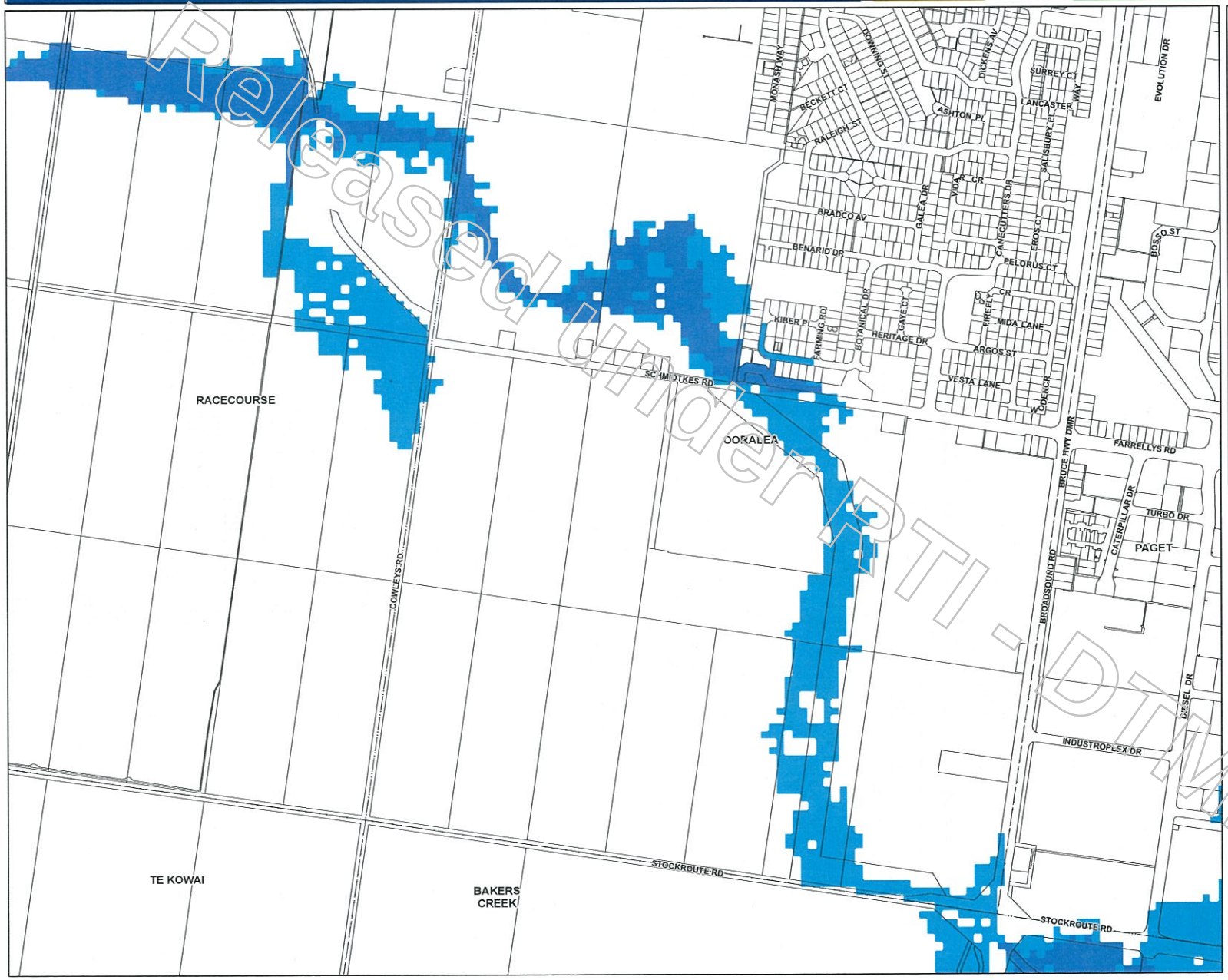
Flood and Coastal Hazards Overlay Maps



Development Constraints

- Area affected by 1% AEP flood hazard
- Area affected by 0.2% AEP flood event

Cadastre

- Local Government Boundary
- Cadastre - October 2014 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

Flood Hazard Overlay data was supplied by Mackay Regional Council Flood Studies on the Pioneer River, Goosepond Creek and McCreadys Creek South, with amendments made in the 5 major urban areas. This data is to be used as a guide only for planning purposes.

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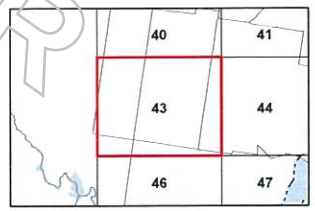

Flood Hazard Overlay Map - FC - FH - 43

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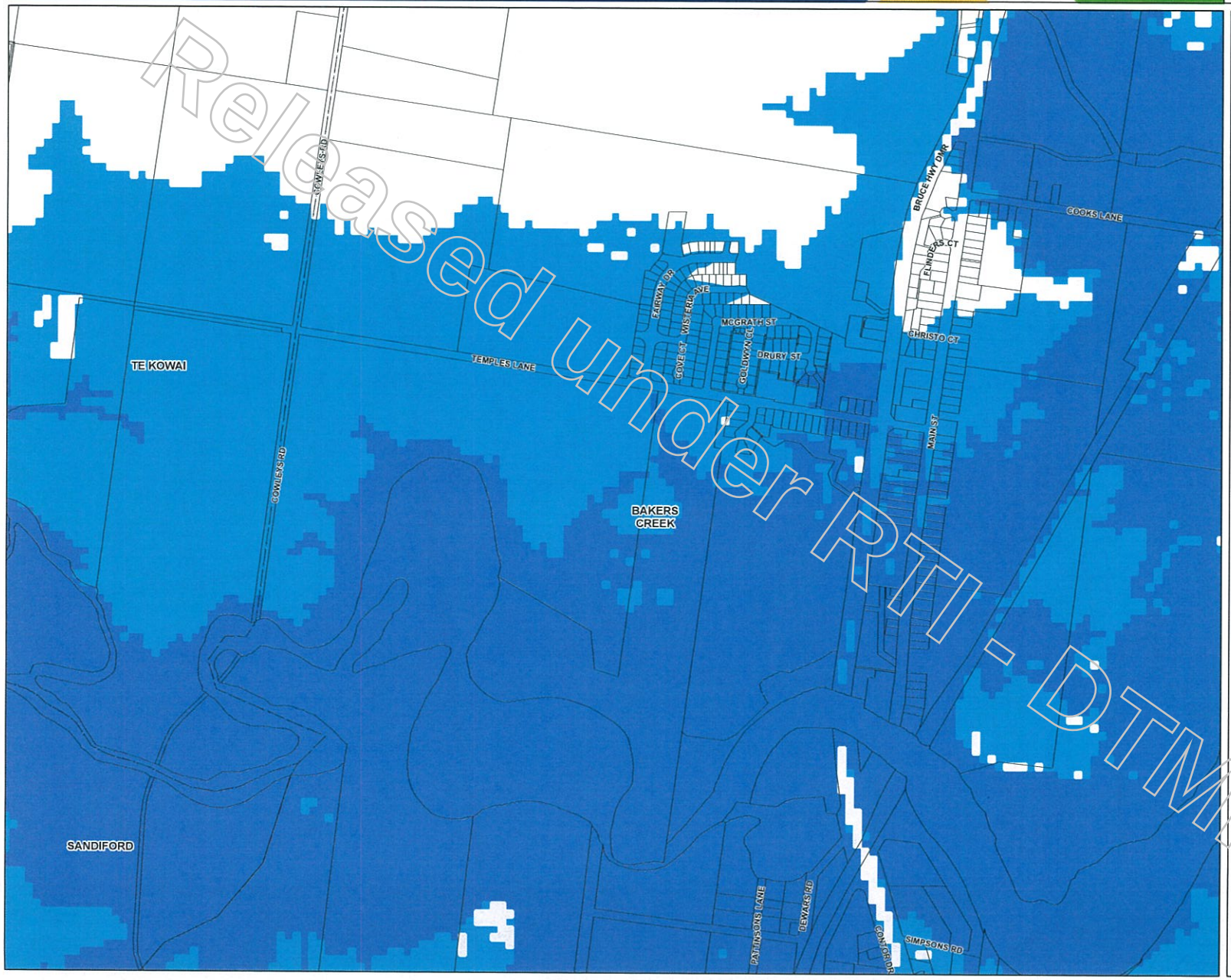
Flood and Coastal Hazards Overlay Maps



Development Constraints

- Area affected by 1% AEP flood hazard
- Area affected by 0.2% AEP flood event

Cadastre

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- Cadastre - October 2014 (Sourced DNRM)
- Suburb or Locality
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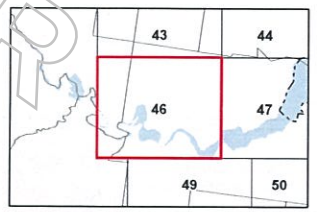

Flood Hazard Overlay Map - FC - FH - 46

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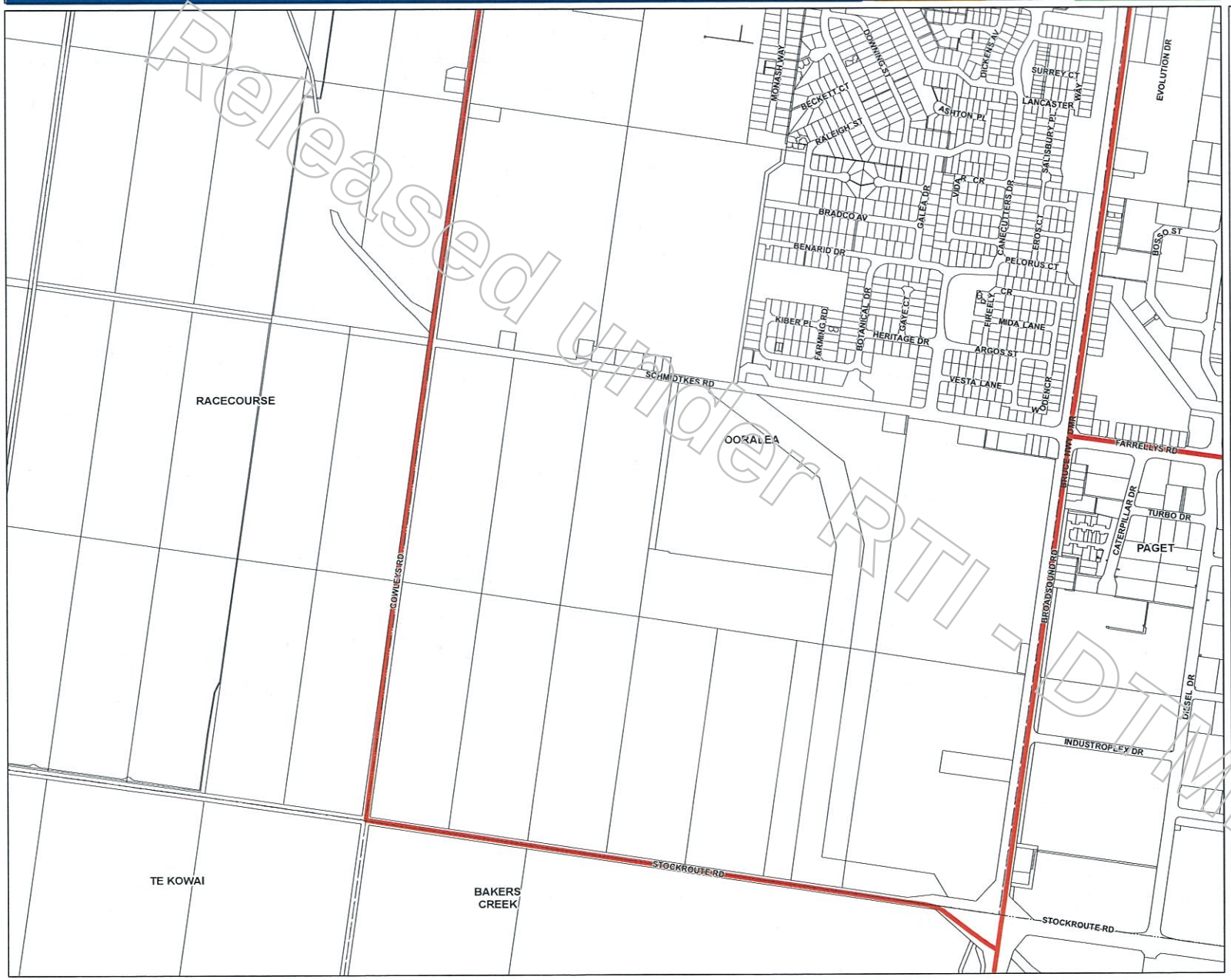
Landscape Character and Image Corridors Overlay Maps



Character

- Image Corridor
- Landscape Character

Cadastre

- Local Government Boundary
- Cadastre - October 2014 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

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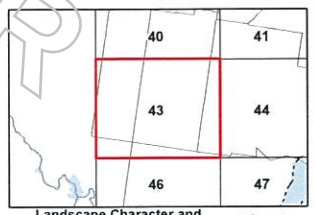

Landscape Character and Image Corridor Overlay Map - LI - 43

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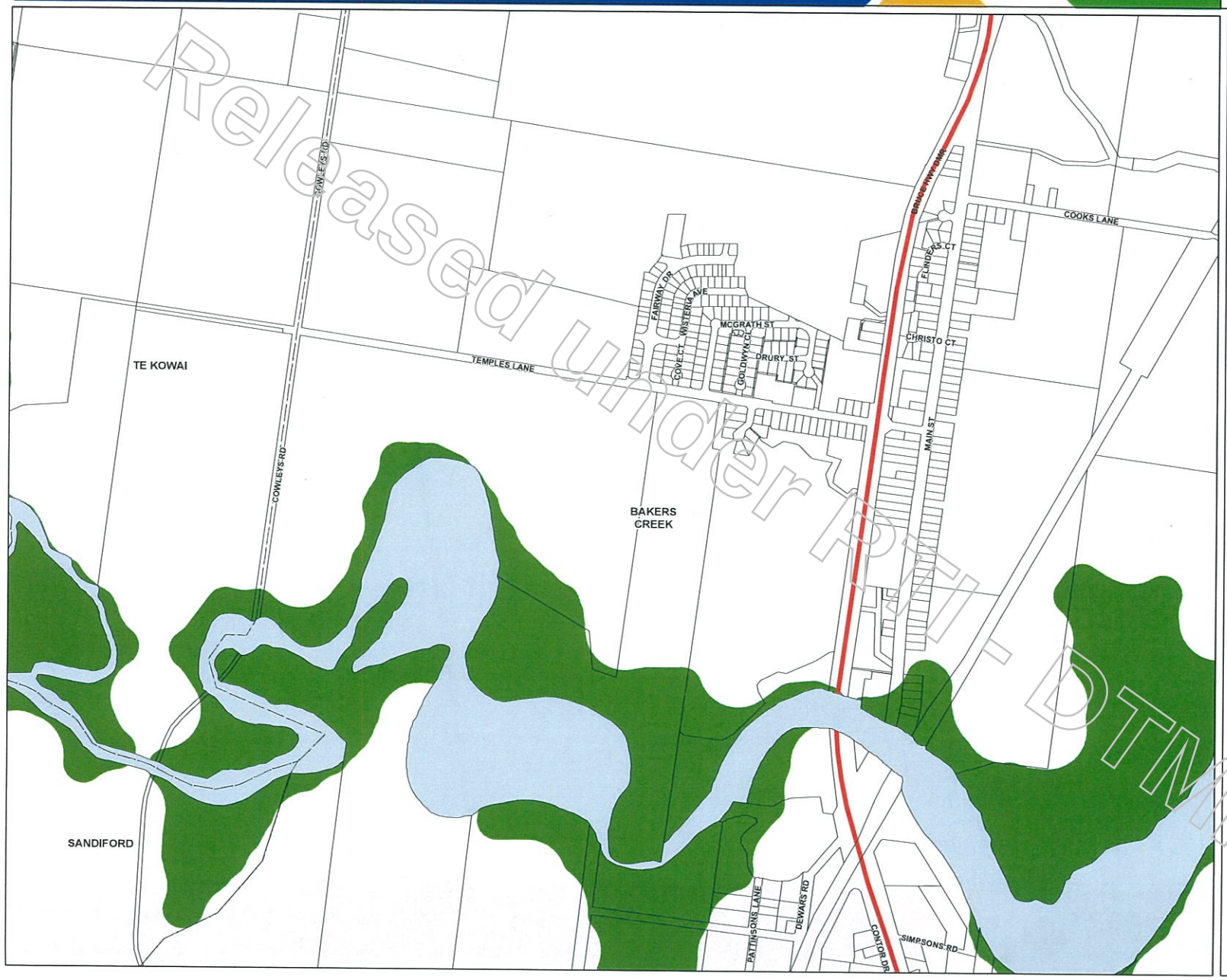
Mackay Region
PLANNING SCHEME

Mackay REGIONAL COUNCIL

Landscape Character and Image Corridors Overlay Maps



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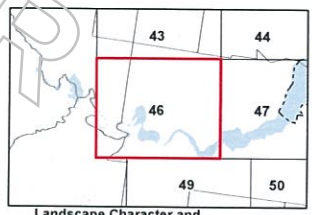


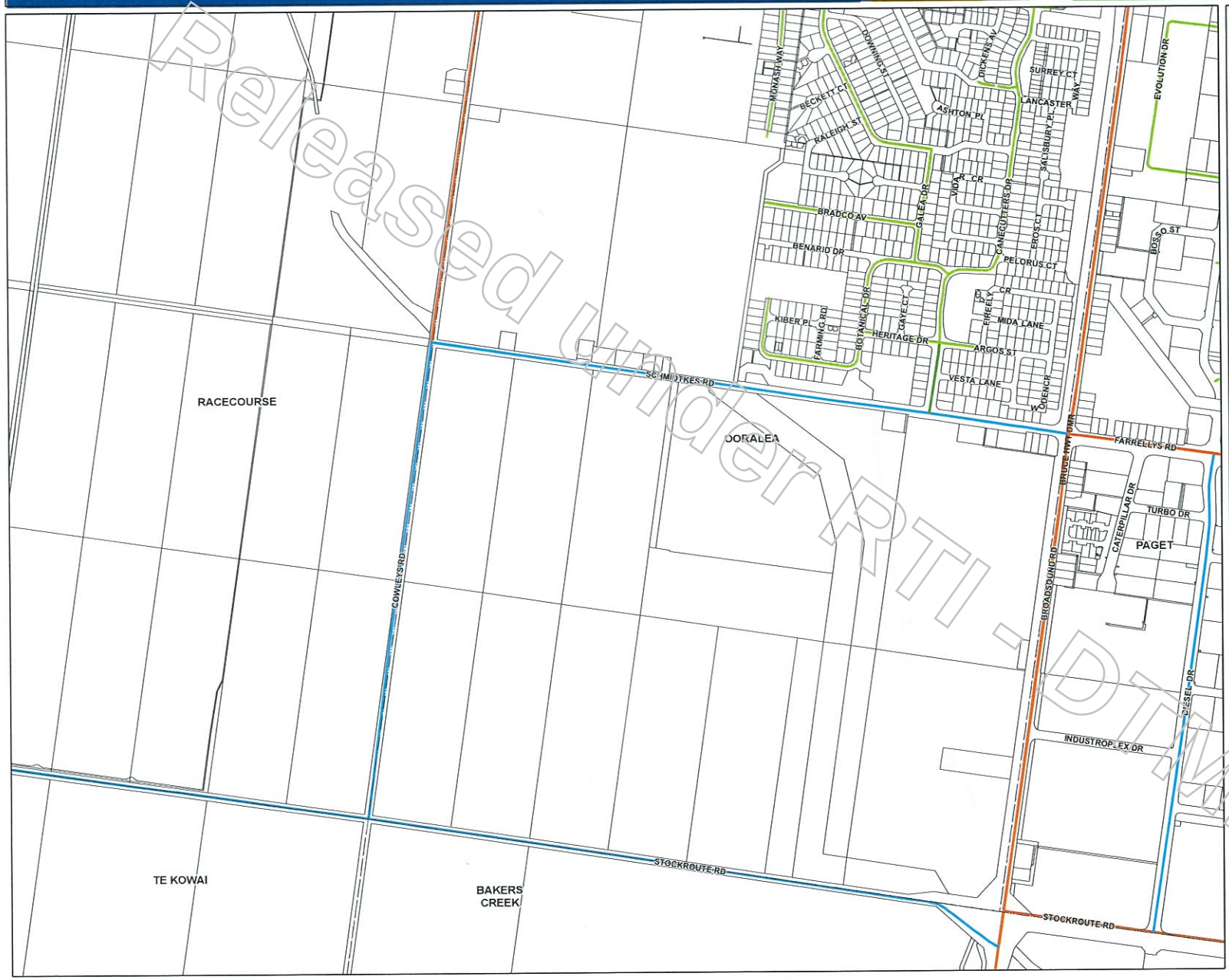
Landscape Character and Image Corridor Overlay Map - LI - 46

V0.9, NOVEMBER 2014, FOR ADOPTION

Mackay Region
PLANNING SCHEME

Mackay REGIONAL COUNCIL

Road Hierarchy Overlay Maps



Infrastructure

Proposed MRC Hierarchy

- Arterial (State Controlled Road)
- Arterial
- Arterial Main Street
- Controlled Distributor
- Traffic Distributor
- Sub-Arterial Main Street
- Sub-Arterial Industrial
- Major Collector
- Minor Collector
- Industrial Access Collector
- Access
- Access Place
- Laneway
- MULTIMODAL
- Proposed Arterial
- Proposed Controlled Distributor
- Proposed Traffic Distributor
- Proposed Major Collector
- Proposed Minor Collector

Cadastre

- Local Government Boundary
- Cadastre - October 2014 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

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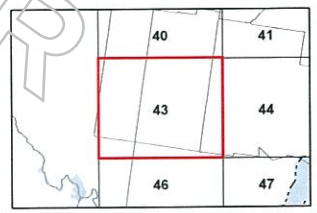

Road Hierarchy Overlay Map - RH - 43

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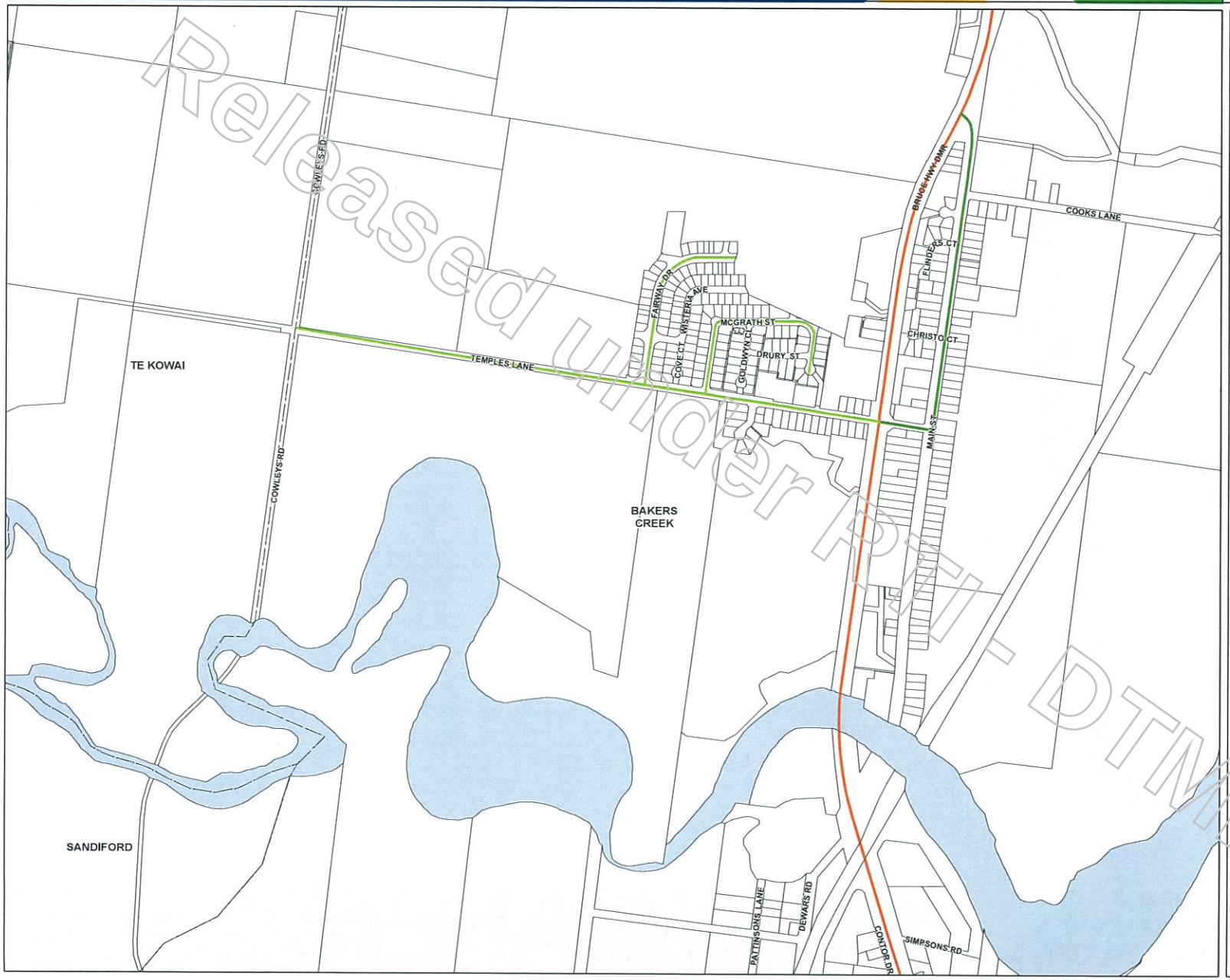
Mackay Region
PLANNING SCHEME

Mackay REGIONAL COUNCIL

Road Hierarchy Overlay Maps



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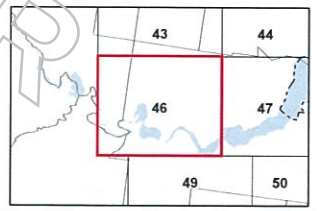

Road Hierarchy Overlay Map - RH - 46

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Mackay Region
PLANNING SCHEME

Mackay REGIONAL COUNCIL

Transport Noise Corridor Overlay Maps

Development Constraints

Transport Noise Corridor

- Category 1 Noise Corridor
- Category 2 Noise Corridor
- Category 3 Noise Corridor
- Category 4 Noise Corridor
- Railway Network
- Railway Network Buffer

Cadastre

- Local Government Boundary
- Cadastre - October 2014 (Sourced DNRM)
- Suburb or Locality
- Waterway or Waterbody

Transport Noise Corridor Overlay data was supplied by the Department of Transport and Main Roads, with amendments made where the State Controlled road network has changed. This data is to be used as a guide only for planning purposes.

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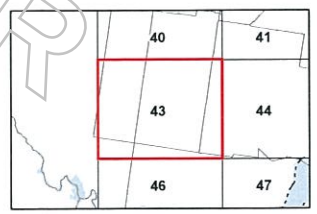

Transport Noise Corridor Overlay Map - TN - 43

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Mackay Region
PLANNING SCHEME

Mackay REGIONAL COUNCIL

Transport Noise Corridor Overlay Maps

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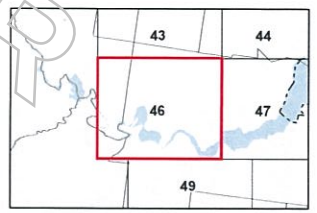

Transport Noise Corridor Overlay Map - TN - 46

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From:	Glenroy S Dillon
To:	maxine butler
Subject:	Copy of draft advice from valuer - Ajana Park Pty Ltd
Date:	Friday, 27 October 2017 12:46:21 PM
Attachments:	img-X27121946-0001.pdf img-X27122125-0001.pdf

Hi Max,

The draft valuation report was provided by our valuer. It precedes the availability of the hydraulic report. It was decided to wait till the report was available then get a proper valuation from HTW.

Kind regards,

Glen Dillon
Principal Property Officer | Strategic Property Management / Property Acquisitions & Disposals
Portfolio Investment & Programming | Department of Transport and Main Roads

Floor 2 | Carseldine - GOP Building D | 532 Beams Road | Carseldine Qld 4034
GPO Box 1412 | Brisbane Qld 4001
P: (07) 30666958 | F: (07) 30668228

E: glenroy.s.dillon@tmr.qld.gov.au
W: www.tmr.qld.gov.au

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Mark P Jones

From: Glenroy S Dillon
Sent: Wednesday, 21 June 2017 3:13 PM
To: Mark P Jones
Subject: FW: Compensation Report - 93897 Bruce Hwy, Bakers Creek
Attachments: MKY065795 Invoice.pdf; MKY065795_Report.pdf

Kind regards,

Glen Dillon
Principal Property Officer | Strategic Property Management / Property Acquisitions & Disposals
Portfolio Investment & Programming | Department of Transport and Main Roads

Floor 2 | Carseldine - GOP Building D | 532 Beams Road | Carseldine Qld 4034
GPO Box 1412 | Brisbane Qld 4001
P: (07) 30666958 | F: (07) 30668228

E: glenroy.s.dillon@tmr.qld.gov.au
W: www.tmr.qld.gov.au

From: [redacted]s@htw.com.au]
Sent: Monday, 15 May 2017 1:20 PM
To: Glenroy S Dillon <Glenroy.S.Dillon@tmr.qld.gov.au>
Subject: Compensation Report - 93897 Bruce Hwy, Bakers Creek

Hi Glen

Please find attached Compensation Report (Draft as requested) and Tax Invoice for 93897 Bruce Hwy, Bakers Creek.

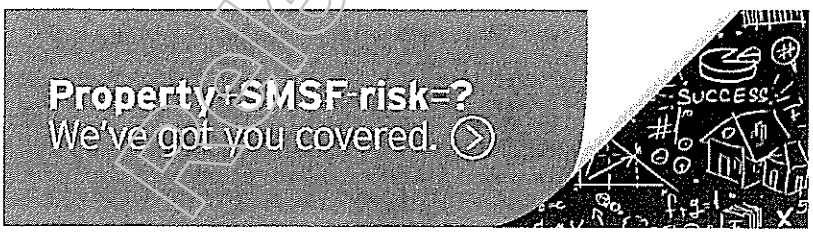
Kind Regards

[redacted]
Valuation Coordinator

T (07) 4957 7348
E [redacted]@htw.com.au

25 River Street, Mackay, QLD, 4740
PO Box 865, Mackay, QLD, 4740

HERRON TODD WHITE | www.htw.com.au



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Assessment of Compensation

Cane Farming Aggregation

HERRON TODD WHITE

93897 Bruce Highway, Bakers Creek Qld 4740

As at 12 August 2016
Prepared for Department of Transport and Main Roads
Our Ref MKY065795

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Mackay

Herron Todd White (Central QLD) Pty Ltd
ABN 57 608 235 507

25 River Street
PO Box 865
Mackay Qld 4740

Telephone (07) 4957 7348
Wfa.centralqld@htw.com.au
htw.com.au

EXECUTIVE SUMMARY

Property Details

Address	93897Bruce Highway, Bakers Creek Qld 4740.
Instructing Party	Mr Glen Dillon of Department of Transport and Main Roads.
Prepared For	Department of Transport and Main Roads.
Basis of Assessment	The interest being valued is the unencumbered estate in fee simple in vacant possession and in aggregation.
Purpose of Valuation	Our assessment of compensation has been prepared for the resumption of land by Department of Transport and Main Roads for the purpose of the Mackay Ring Road.
Dates of Inspection	2 March 2017, 9 May 2017 and 11 May 2017.
Date of Assessment	12 August 2016.
Dispossessed Owner	Ajana Park Pty Ltd.
Real Property Description	Lot 7 on Registered Plan 894737 and Lot 392 on Survey Plan 257985
Encumbrances	Various access easements as detailed at Section 2.2 having no affect on our valuation.
Town Planning	The aggregation is zoned 'Rural' under the Mackay City Planning Scheme. Under the Proposed Mackay Region Planning Scheme Version 9 (2014) the lots had the following zonings:- • Lot 7 - Includes most of the land in the Investigation Area Zone Precinct (RU1) of the Rural Zone. A drainage line which runs through the southern end of this lot is included in the 'Open Space' Zone. • Lot 392 - Includes most of the land in the Investigation Area Zone Precinct (RU1) of the Rural Zone. An area in the south east is situated in the Investigation Area Zone Precinct (EC5) of the Emerging Community Zone. The aggregation holds several approvals in relation to Stages 3 – 8 of the Waters of Ooralea residential development.
Property Summary	Situated approximately 9.0 kilometres south of the Mackay Post Office. This is a 102.62 ha, near level, irregular shaped aggregation of 2 adjoining lots bounded by Stockroute Road in the north, the Bruce Highway in the east and Stages 1 – 3A of 'The Waters at Ooralea' residential estate in the south. Approximately 29.70 ha has 'Reconfiguration of Lot' approvals for further residential development. This area comprises most of Lot 392 and a small part of Lot 7. Of this area approximately 21.69 ha comprises irrigated caneland. This area includes a machinery shed inside the Bruce Highway frontage. The unapproved area comprises 65.78 ha of irrigated caneland. This area comprises most of Lot 7 and a small part of Lot 392. Structural improvements include a house and 3 sheds.

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EXECUTIVE SUMMARY

Valuation Consideration	The resumption comprises a 4.564 ha strip of land which runs through the northern end of Lot 7. It mostly has a width of approximately 40 metres but narrows to a sharp angle at its eastern end adjacent to a major roundabout at the intersection of the Bruce Highway and Stockroute Road. This area is located approximately 425 metres north of the approved area. Valuation considerations include loss of irrigated caneland and injurious affection related to rural residential amenity.
Compensation (Excl. GST)	**$135,000 (One Hundred and Thirty Five Thousand Dollars)**

Gregory Williams
FAPI / Certified Practising Valuer/Director
API No: 66044, QVRB No: 2004

Important:	All data provided in this summary is wholly reliant on and must be read in conjunction with the information provided in the attached report. It is a synopsis only designed to provide a brief overview and must not be acted on in isolation.

Assumptions, Conditions and Limitations

Critical Assumptions

- This compensation assessment is provided subject to the assumptions, disclaimers, limitations and qualifications detailed within this report. Reliance on this report and extension of our liability is conditional upon the reader's acknowledgement and understanding of these statements.
- At the date of issuance, the Department of Transport and Main Roads were awaiting a final drainage report in relation to the Mackay Ring Road. Our valuation assumes that the property will not be significantly impacted by drainage problems after construction of the Ring Road. Should the final drainage report indicate significant drainage problems over the subject property, the we reserve the right to review our valuation amend if necessary.

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1 INTRODUCTION

1.1 Instructions

We have been instructed by Mr Glen Dillon on behalf of Department of Transport and Main Roads, to assess the compensation payable for the resumption of land from the property located at Lot 7 Bruce Highway, Bakers Creek. The resumed land is required for the construction of the Mackay Ring Road (Stage 1) which is described below.

"The Mackay Ring Road will be delivered in 2 stages. Stage 1 of this project will be constructed from Stockroute Road to Bald Hill. Stage 2 will further improve connectivity by providing direct access from the Bruce Highway north of Mackay, via a corridor south of the rail line to Harbour Road and the Mackay Port.

Key features of Stage 1—Highway Bypass of Mackay

- Construction of a 2-lane rural highway with a length of approximately 11.3km.
- 80km/h and 100km/h speed limit with no traffic signals (avoiding 10 existing signalised intersections).
- Connections at Stockroute Road, the Peak Downs Highway and the Bruce Highway north.
- New river crossing over the Pioneer River and the Fursden Creek floodplain with 100 years flood immunity.
- Heavy vehicle and through traffic bypass of Mackay.
- Dual lane roundabouts (approximately 100m diameter) at each end."

Queensland Government – Department of Transport and Main Roads

1.2 Basis of Assessment

Acquisition of Land Act 1967 (Amended 2009)

The compensation for the land that has been resumed has been assessed in accordance with Section 20 of the Acquisition of Land Act.

(1) Section 20 provides that compensation is to be assessed as follows:

(a) In assessing the compensation to be paid, regard shall in every case be had not only to the value of land taken but also to the damage, if any, caused by any of the following:

(i) the severing of the land taken from other land of the claimant

(ii) the exercise of any statutory powers by the constructing authority otherwise injuriously affecting the claimant's other land mentioned in subparagraph (i); and

(b) to the claimant's costs attributable to disturbance.

(2) Compensation shall be assessed according to the value of the estate or interest of the claimant in the land taken on the date when it was taken.

(2A) However, in assessing the compensation, a contract, licence, agreement or other arrangement (a relevant instrument) entered into in relation to the land after the notice of intention to resume was served on the claimant must not be taken into consideration if the relevant instrument was entered into for the sole or dominant purpose of enabling the claimant or another person to obtain compensation for an interest in the land created under the instrument.

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1.2 Basis of Assessment Cont'd

(3) In assessing the compensation to be paid, there shall be taken into consideration by way of set-off or abatement, any enhancement of the value of the interest of the claimant in any land adjoining the land taken or severed therefrom by the carrying out of the works or purpose for which the land is taken.

(4) But in no case shall subsection (3) operate so as to require any payment to be made by the claimant in consideration of which enhancement of value.

(5) In this section, costs attributable to disturbance, in relation to the taking of land, means all or any of the following:

(a) Legal costs and valuation or other professional fees reasonably incurred by the claimant in relation to the preparation and filing of the claimant's claim for compensation

(b) The following costs relating to the purchase of land by a claimant to replace the land taken:

(i) stamp duty reasonably incurred or that might reasonably be incurred by the claimant, but not more than the amount of stamp duty that would be incurred for the purchase of land of equivalent value to the land taken;

(ii) financial costs reasonably incurred or that might reasonably be incurred by the claimant of that might reasonably be incurred by the claimant in relation to the discharge of a mortgage and the execution of a new mortgage, but not more than the amount that would be incurred if the new mortgage secured the repayment of the balance owing in relation to the discharged mortgage;

(iii) legal costs reasonably incurred by the claimant;

(c) Removal and storage costs reasonably incurred by the claimant in relocating from the land taken

(d) Costs reasonably incurred by the claimant to connect to any services or utilities on relocating from the land taken

(e) other financial costs that are reasonably incurred or that might reasonably be incurred by the claimant, relating to the use of the land taken, as a direct and natural consequence of the taking of the land

(f) an amount reasonably attributed to the loss of profits resulting from interruption to the claimant's business that is a direct and natural consequence of the taking of the land

(g) Other economic losses and costs reasonably incurred by the claimant that are a direct and natural consequence of the taking of the land.

1.3 Definitions

This valuation has been undertaken in accordance with the following definitions:

Market Value

"the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion".

Highest and Best Use

"the use of an asset that maximises its potential and that is physically possible, legally permissible and financially feasible".

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1.4 Dates of Inspection

2 March 2017, 9 May 2017 and 11 May 2017

1.5 Date of Assessment

12 August 2016.

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2 TITLE AND STATUTORY DETAILS

2.1 Title Details

Search Date	12 August 2016
Title Reference	50125576
Real Property Description	Lot 7 on Registered Plan 894737
Registered Proprietor	Ajana Park Pty Ltd
Encumbrances	The following easements/encumbrances/restrictions are noted on the title search: 1. Rights and interests reserved to the Crown by Deed of Grant No. 10255223 (POR 332) & (POR 333) & (POR 334) 2. Easement No. 701241940 burdening the land to Lot 8 on RP894737 over Easement B on RP894737 Lodged at 15:41 on 02/04/1996 Recorded at 14:39 on 22/05/1996 3. Mortgage No. 714081745 Westpac Banking Corporation A.B.N. 33 007 457 141 Lodged at 13:00 on 27/09/2011 Recorded at 14:49 on 27/09/2011
Unregistered Dealings	Nil

Administrative Advices

Dealing	Type	Lodgement Date	Status	Location
716751743	NOTC INT RES ACQUISITION OF LAND ACT 1967	15/09/2015 08:54	CUR	EC-GEN-00

Search Date	3 May 2017
Title Reference	50996447
Real Property Description	Lot 392 on Survey Plan 257985
Registered Proprietor	Ajana Park Pty Ltd
Encumbrances	The following easements/encumbrances/restrictions are noted on the title search: 1. Rights and interests reserved to the Crown by Deed of Grant No. 20952240 (POR 465 on CI3073) Deed of Grant No. 20983100 (POR 467 on CI3120) 2. Easement No. 601444430 (N845214) 28/04/1977 burdening the land to Lot 13 on RP728274 over Easement A on RP728274 Lodged at 00:00 on 28/04/1977 Recorded at 00:00 on 13/05/1977 3. Easement No. 601287915 (T206426) 19/07/1985 burdening the land to Lot 3 on RP742084 over Easement B on RP742084 Lodged at 00:00 on 19/07/1985 Recorded at 00:00 on 04/11/1985 4. Mortgage No. 714081745 Westpac Banking Corporation A.B.N. 33 007 457 141 Lodged at 13:00 on 27/09/2011 Recorded at 14:49 on 27/09/2011
Unregistered Dealings	Nil
Administrative Advices	Nil

Copies of our recently searched Title are annexed to this report.

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2.2 Encumbrances

We have not undertaken easements searches.

Based on our review of cadastral mapping, we believe that the easement over Lot 7 relates to a an access easement inside the northern end of the eastern boundary. It burdens the land over an area of 2,036 square metres and has a width of 10 metres.

Based on our review of cadastral mapping, we believe that the easements over Lot 392 are for the following purposes :-

- Easement A – an access easement over 100 square metres at the southern end of the southern Bruce Highway frontage
- Easement B – an access easement over a 6 metre wide, 367 square metre area adjoining easement A to the west.

This valuation is subject to there being no other encumbrances, which may have an adverse effect on our valuation. Should any such easement, encumbrance or restriction become apparent, we reserve the right to review our valuation.

2.3 Statutory Land Value

$305,000 effective from 30 June 2016 for local authority rating and land tax purposes.

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3 TOWN PLANNING AND APPROVALS

3.1 Town Planning Summary

Local Authority	Mackay Regional Council
Planning Scheme	The planning scheme in effect at the date of assessment was the Mackay City Planning Scheme – Version 1 adopted 13 May 2009
Zoning	Rural
Overlays	Bushfire Management; Image Corridors; Good Quality Agricultural Land; Airport Obstacle Limitation Surface; Airport Development Distances
Development Codes	High Impact Areas
Overall Outcomes	We have been provided with a Planning Report – Preliminary Town Planning Advice prepared by John Gaskell Planning Consultants for Lot 7 on RP894737. This report states the following:- *19. The Planning Scheme includes the subject land in the Pioneer River and Southern Streams precinct of the Hinterland locality.* *20. An overall outcome of the Mackay Hinterland Locality Code states 'Urban development occurs on land included within an urban zone...in preference to land included in non urban zones...'* *21. An overall outcome of the Mackay Hinterland Locality Code also states 'rural areas, particularly areas of good quality agricultural land identified in the... Pioneer River & Southern Streams precinct, are protected from the constraining effect of encroaching urban development (including but not limited to residential, industrial and commercial, rural residential development) or sensitive land uses'.* *22. An overall outcome of the Mackay Hinterland Locality Code states 'non rural activities in rural areas are limited to activities which specifically require the particular rural location and do not adversely affect the operation of rural uses or the rural landscape and character of the area'.* *23. It is therefore understood the subject land is not intended by the Planning Scheme to be developed for urban development.* These details also apply to Lot 392.
Permitted Uses	In relation to the planning scheme a 'Dwelling House' is self assessable. 'Residential Storage Shed' and 'Rural Industry' are code assessable. The minimum lot size is 100 hectares.

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3.2 Proposed Mackay Region Planning Schemes

The Proposed Mackay Region Planning Scheme, Version 8 ('Proposed Planning Scheme 2013') was publicly advertised in May 2013 and included a majority of the subject land in the Emerging Community Zone. Drainage lines were included in the Open Space Zone. This version did not become effective.

The Proposed Mackay Region Planning Scheme, Version 9 ('Proposed Planning Scheme 2014') was publicly advertised in December 2014. This proposed version was the most recent at the date of assessment. Under this version the aggregation was to be zoned as follows:-

Lot 7 – The Proposed Planning Scheme 2014 includes most of the subject land in the Investigation Area Zone Precinct (RU1) of the Rural Zone. A drainage line which runs through the southern end of this lot is included in the 'Open Space' Zone.

Lot 392 – The Proposed Planning Scheme 2014 includes most of the subject land in the Investigation Area Zone Precinct (RU1) of the Rural Zone. An area in the south east is situated in the investigation Area Zone Precinct (EC5) of the Emerging Community Zone.

In relation to the Proposed Planning Scheme 2014, the Planning Report – Preliminary Town Planning Advice prepared by John Gaskell Planning Consultants for Lot 7 on RP894737 states the following :-

70. *The purpose of the Rural Zone Code is not too dissimilar to the current zoning intent for the subject land (that is, the intent under the Planning Scheme in effect). The local government purpose of the Rural Zone Code states: 'provide for a range of rural activities, residential uses that support rural activities and intensive rural activities and other uses that cannot be located in urban areas. The zone also contains undeveloped land providing ecological and habitat value. The zone does not accommodate development for urban purposes'.*

71. *The local government purpose of the Rural Zone Code also identifies that development that would compromise potential future development for urban purposes is discouraged from the Investigation Area Zone Precinct of the Rural Zone.*

72. *An overall outcome of the Rural Zone Code states: 'development for urban purposes and other uses more appropriately located in urban areas are not located in the Rural zone, including within the Investigation area precinct (precinct no. RU1), and: (A) the Ooralea investigation area is not sequenced for development before 2026'.*

73. *It is understood the Proposed Planning Scheme 2014 intends for the subject to primarily be for rural activities, and the subject land is not sequenced for development before 2026.*

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3.2 Proposed Mackay Region Planning Schemes Cont'd

The Proposed Planning Scheme 2014 contains the following details in Relation to the Emerging Community Zone Code:-

"The purpose of the Emerging Community Zone Code is to:

(a) identify land that is suitable for urban purposes and conserve land that may be suitable for urban development in the future; and

(b) manage the timely conversion of non-urban land to urban purposes; and

(c) prevent or discourage development that is likely to compromise appropriate longer term land use."

"The local government purpose of the zone code is to:

(a) provide for low-intensity and low impacting uses until land is required for the planned, co-ordinated, efficient and sequenced delivery of highly accessible, diverse and liveable urban communities located within the key urban areas of the region; and

(b) manage the timely and planned conversion of land within the zone to urban purposes in accordance with a development framework plan; and

(c) coordinate, integrate and efficiently provide trunk infrastructure in accordance with the priority infrastructure plan."

An overall outcome of the Emerging Community Zone Code is :-

Development for urban purposes:

(i) development for urban purposes is provided in a planned, co-ordinated, integrated and efficiently sequenced manner in accordance with:

(A) the relevant local plan if applicable; and

(B) an approved development framework plan; and

(ii) development is efficiently serviced by the full range of urban infrastructure networks and provides for infrastructure services, in accordance with an approved infrastructure delivery strategy relevant to the ultimate development in the development framework plan area; and

(iii) development located outside of the priority infrastructure area must demonstrate that trunk water, sewer, stormwater and road infrastructure required to service the ultimate development in the area and is provided at full cost, including lifecycle cost, to the developer; and

(iv) development for urban purposes creates new neighbourhoods that provide:

(A) residential communities supported by a diverse mix of non-conflicting land uses promoting, as practical, a degree of self-containment; and

(B) diverse mix of residential densities including appropriately located higher density residential development; and

(C) accessible, multi-purpose, usable and adequately sized open space areas and corridors that form neighbourhood focal points; and

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3.2 Proposed Mackay Region Planning Schemes Cont'd

(D) access networks for private vehicles, public transport and bicycles / pedestrians with high levels of internal and external connectivity and strong linkages between key neighbourhood hubs and open spaces; and

(E) measures that maintain and respond to high value ecological features and physical constraints of the land; and

(F) high quality visual outcomes and a strong sense of place; and

(d) Precinct-specific outcomes:

Ooralea precinct (precinct no. EC5):

(B) development south of Stockroute Road within "The Waters at Ooralea" residential estate provides:

- *low density residential development in approved stages 3 to 5 of the estate; and*
- *a co-ordinated access network of collector streets and access streets across stages and connections with existing adjoining streets;"*

3.3 Approvals

The owner has provided the following approvals :-

Reference	Date	Details	Real Property Description (At Date of Assessment)
DA-2008-123	20/10/2010	Preliminary Approval Overriding The Planning Scheme for Stages 2 - 6 for use Rights in Accordance with Urban Residential Zone	Lot 391 and Part Lot 392 on SP257985 and Part of Lot 7 on RP894737
DA-2008-123	7/01/2016	Extension of Relevant Period (until 16/7/2020)	Lot 391 and Part Lot 392 on SP257985 and Part of Lot 7 on RP894737
DA-2010-206	19/09/2011	Reconfiguration of a Lot - 2 Rural Lots Into 262 Urban Residential Lots, 1 Open Space Lot and 2 Balance Lots	Lot 391 and Part Lot 392 on SP257985 and Part of Lot 7 on RP894737
DA-2014-90	20/07/2016	Decision Notice Judgment - Reconfiguration of a Lot (Stages 6 - 8)	Part Lot 392 on SP257985 and Part of Lot 7 on RP894737
OW-2011-144	3/05/2013	Operational Works - Civil - The Waters Development Stage 3	Part Lot 391 and Part Lot 392 on SP257985
OW-2013-68	14/07/2014	Operational Works - Civil - The Waters Development Stage 5	Part Lot 392 on SP257985
OW-2013-53	4/09/2014	Operational Works - Civil - The Waters Development Stage 4	Part Lot 392 on SP257985

Note: Lot 391 is held by Bakers Creek Developments Pty and is not subject to assessment.

It is difficult to establish if the Operational Works permits were still current at the date of assessment due to the fact that part of Stage 3 was completed and there are certain 'rolling over' provisions within the Act. Our valuation assumes that thes Opertaional Works Permits were current at the date od assessment. Should this not be the case we reserve the right to review our assessment and amend if necessary.

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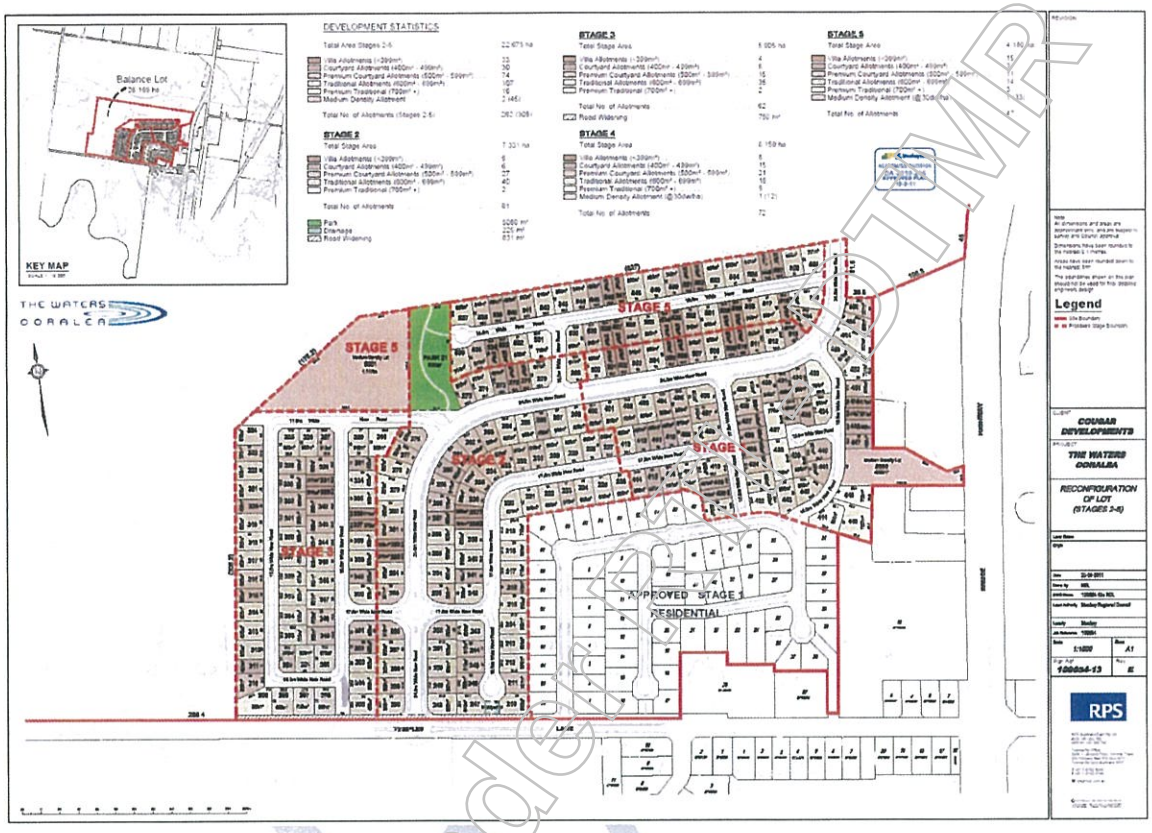
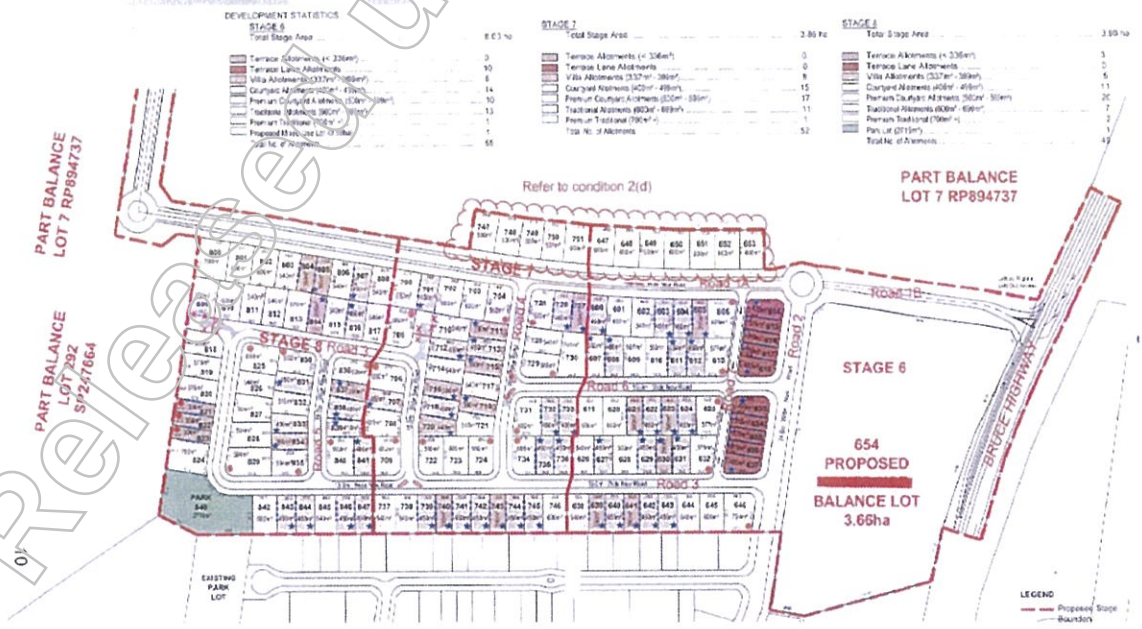
3.3 Approvals Cont'd

The Approved Plan for DA-2010-206 is shown below:-



The Approved Plan for DA-2014-90 sits immediately to the north of the above approved plan and is shown below:-



3.4 Conclusions

We have been provided with a Planning Report – Preliminary Town Planning Advice for Lot 7 which has been prepared by John Gaskell Planning Consultants which concludes as follows:-

106. This preliminary town planning advice has established:

- *The Planning Scheme includes the subject land in the Rural Zone. This zone is not intended to accommodate urban development, but rather accommodate rural activities or non rural activities which specifically suit the particular rural location and do not adversely affect the operation of the Rural Zone. In addition, development on land identified as 'High Impact Activity' will need to be designed and sited to appropriately manage any potential adverse effects from the meat processing facility on users of the site.*
- *Some limited weight may be given to the Proposed Planning Scheme 2013 (v8) which includes the subject land in the Emerging Community Zone, and Open Space Zone. In this draft planning scheme the land is intended to be developed consistent with an approved development framework plan which will include identifying land uses, residential densities, trunk infrastructure and sequencing.*
- *The Proposed Planning Scheme 2014 (v9) on which some weight may be given includes the subject land in the Rural Zone and Open Space Zone. These zones are not intended to accommodate urban development.*
- *Council has approved development on the subject land and incorporating adjoining land for reconfiguring a lot.*
- *Council has approved development in proximity to the subject land for urban development, being residential (and comprising a range of lot sizes).*
- *Development of the subject land for urban development (including the timing for such development) is dependent on the availability and costs of a full range of urban infrastructure networks.*
- *It is my view that as at the relevant date the subject land (in the short to medium term) is expected of being used for low intensity, low impacting rural related uses. . It is acknowledged that the decision of the Planning and Environment Court in July 2016 granted approval for residential lots on the southern edge of the subject land.*
- *Despite Council's current attitude that resists expanding residential development at this location, it is likely that in the longer term the subject land may be capable of being developed for urban development such as residential subdivision. The timing and cost associated with this development is dependent upon availability of a full range of urban infrastructure networks.*
- *In addition, as Council has identified other land more suited to urban development, the likelihood of urban development on the subject land will also be based on Council's assessment of need for further urban development at this location.*

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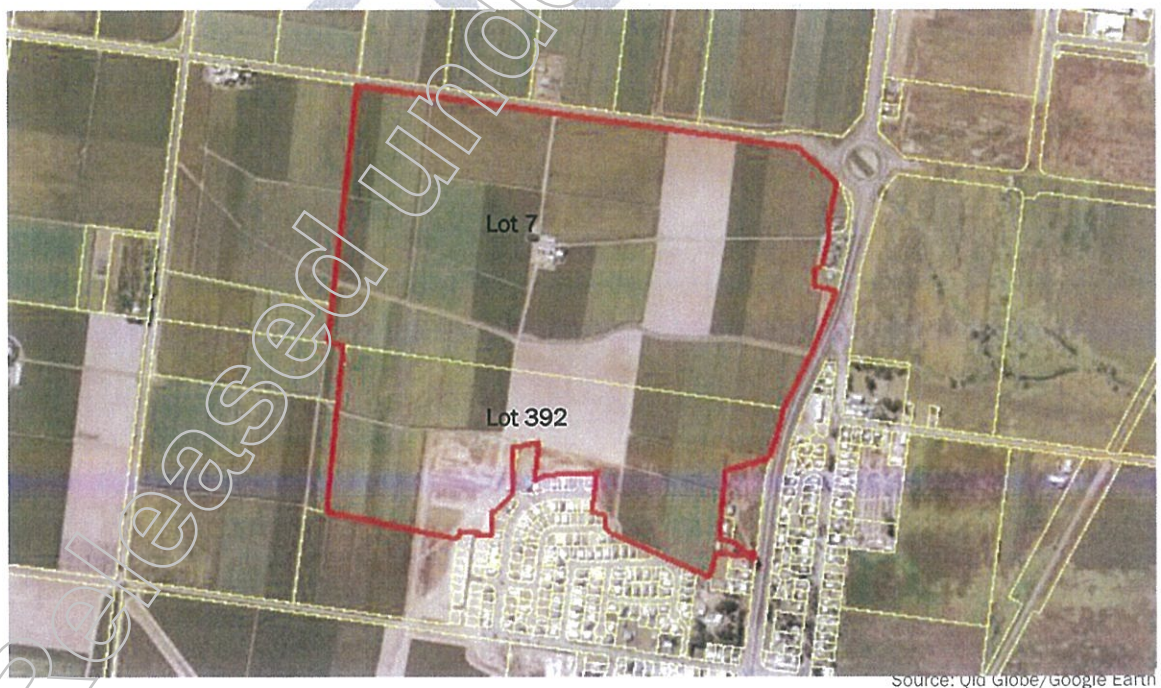
4 THE LAND

4.1 Location Details

The general location of the subject property is indicated on the maps below.

Source: Google Maps



Source: Qld Globe/Google Earth

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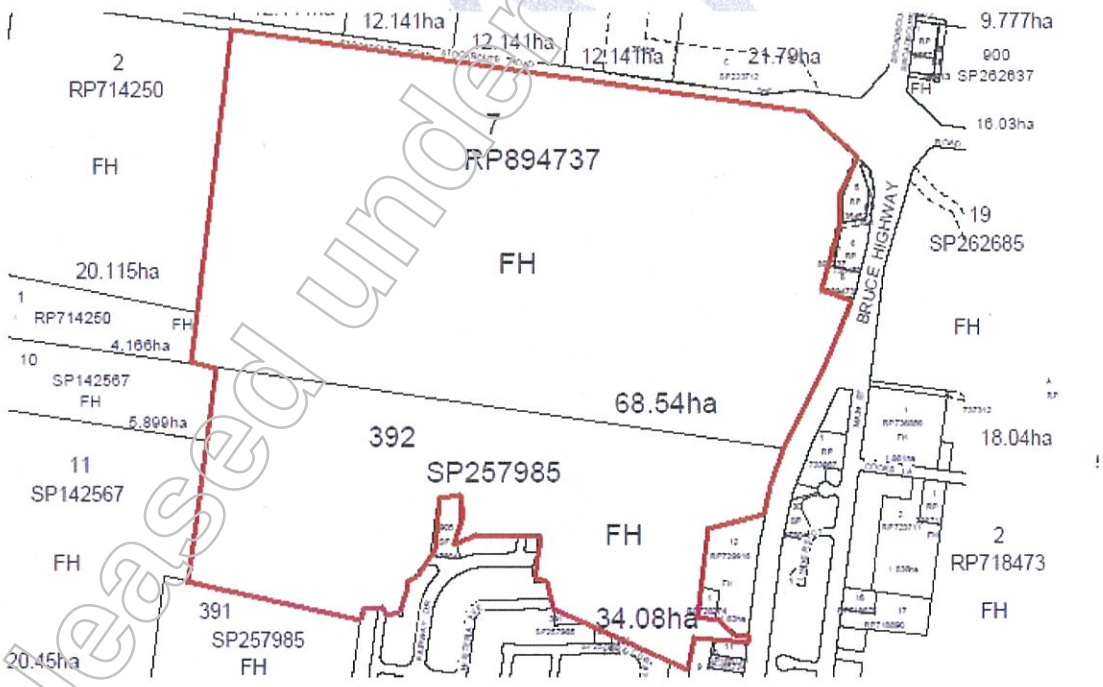
4.1 Location Details Cont'd

Locality	Bakers Creek is a small residential community located approximately 10 kilometres to the south of the Mackay Central Business District. The area is supported by the local abattoir with surrounding development comprising a range of housing from the 1950's onwards comprising modest and average quality accommodation. A large developing residential estate known as "The Waters at Ooralea" is located on the western outskirts of Bakers Creek, in close proximity to Black Springs golf course. The established areas have modest appeal because of the proximity of the local abattoir. A primary school is located within the suburb..
Situation	The property is situated on the southern side of Stockroute Road, the western side of the Bruce Highway and adjoins Stages 1 – 3A of 'The Waters at Ooralea' residential estate to the north. The property is situated approximately 9.0 kilometres by road to the south-west of the Mackay Post Office.
Surrounding Development	Surrounding development comprises cane farms and vacant and improved residential land in 'The Waters of Ooralea' estate . The existing use as a cane farm is consistent with the surrounding development. The proposed use for long term progressive residential subdivision is also consistent with the changing profile of the Bakers Creek locality.

4.2 Land Description



Source: Qld Smart Map

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4.2 Land Description Cont'd

Area	Before Resumption	
	Lot 7	68.5400 hectares
	Lot 392	34.0800 hectares
	Total	102.6200 hectares
	Area Resumed (Lot 7 only)	4.564 hectares
	After Resumption	98.056 hectares

Frontage & Depth

Its frontage to Stockroute Road is approximately 1,050 metres (excluding truncation).

It has 2 frontages to the Bruce Highway. The northern frontage has a length of approximately 420 metres. The southern frontage has a length of approximately 21 metres.

The depth of the site along the western boundary is 985 metres in 2 chords.

Property Description

This is a near level, irregular shaped aggregation of 2 adjoining freehold lots which is presently used for cane farming. A drainage line runs through the southern end of Lot 7 in an easterly direction. Soil is broadly classified as alluvial duplex with grey cracking clay along the drainage line.

The farm had been larger prior to residential expansion in the south east.

An area adjacent to completed stages of 'The Waters of Ooralea' has Reconfiguration of Lot Approvals.

An approximate classification is as follows:-

Classification	Area (ha)
Approved Future Development Land (Stage 3B – Stage 8)	20.700
Irrigated Cane Land	65.780
Balance - Headlands, Drains & Curtilage	7.140
Total	102.620

Note: 'Approved Future Development Land' includes 21.69 hectares of irrigated caneland with the balance headlands, soil stockpile areas and heavy machinery set down areas.

Irrigation

Irrigation water for cane farming is supplied from the following sources :-

- Bore 1 - Equipped with a turbine pump driven by a 6 cylinder Ford diesel engine. Capacity 40,000 gallons per hour.
- Bore 2 – Equipped with a turbine pump driven by a 3 phase electric motor. Capacity 25,000 gallons per hour.
- Bore 3 – Equipped with a turbine pump driven by a 4 cylinder diesel motor. Capacity unknown.

The property is serviced by underground mains and hydrants for travelling hard hose spray irrigation.

In addition to the above, a bore equipped with an electric submersible pump is used to irrigate landscaping within the developed stages of the Waters of Ooralea Estate and will be available for the same purpose in future stages.

Flooding/ Hydraulic Impacts

The land is not located within a known flood area and is not identified within the Local Authority's flood maps. A formal flood search has not, however, been undertaken and should this be an issue, then this report should be referred back to the valuer for comments.

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4.2 Land Description Cont'd

Services

Electricity and telephone are connected to the property.

The following major services are available for connection in the completed stages of 'The Waters of Ooralea' residential estate: reticulated water, sewerage, telephone, electricity.

We have physically identified the boundaries upon inspection and there do not appear to be any encroachments. However, we are not surveyors and no warranty can be given without the benefit of an identification survey.

To the best of the valuer's knowledge, the subject property is not affected by landslip, pest infestation or resumption matters, however, no searches have been undertaken in this regard.

4.3 Road System/Access

Stockroute Road Looking West

Fairway Drive (Access to Future Stage 4)

Road System

Before Resumption

The property has dual road frontages to Bruce Highway and Stockroute Road.

Stockroute Road is a bitumen sealed, two lane local road. It has gravel verges and grassed table drain.

The Bruce Highway is a bitumen sealed, four lane highway with a grassed median strip. It has gravel verges and grassed table drains.

There are 6 residential streets which abut the subject property through 'The Waters of Ooralea' estate.

After Resumption

After completion of construction, the Mackay Ring Road will run parallel and immediately to the south of the existing Stockroute Road formation. According to plans provided to us, the Mackay Ring Road will be a 2 lane bitumen sealed roadway with a designated speed limit of 80km per hour. An earth embankment will be constructed immediately west of resumed land to allow the road to 'ramp up' to an overpass of Cowleys Road and the Mackay Sugar Limited Railway.

Stockroute Road will remain open but will be terminated at a point approximately 400 metres east of the Bruce Highway.

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4.3 Road System/Access Cont'd

Access

Before Resumption

A house and 3 sheds are centrally located within Lot 7 and access is provided directly from Stock Route Road. This access road is roughly formed.

Access to Lot 392 is available from the southern frontage of the Bruce Highway via a short concrete driveway. A machinery shed is situated near this access.

Access to future Stages of The Waters of Ooralea Estate are available through the aforementioned residential streets.

After Resumption

Access will not be available from the Mackay Ring Road. Access will be available from the remaining formation of Stockroute Road under the proposed overpass approximately 404 metres west of the north western corner of Lot 7 and will comprise a bitumen sealed access road.

Stockroute Road will not directly connect with the Bruce Highway. It will however connect to the Bruce Highway to the north via Cowleys Road and Schmidtke Road. This will add approximately 1.73 kilometres travelling distance from the existing Stockroute Road entry to the Macakay Post Office.

Typical Caneland

Drainage Line Looking From West to East

Approved Stage 4Future Development Land

4.4 Site Contamination

The property has been used for cane farming including the storage of fuel and chemical. Our valuation assumes that there is no contamination or environmental issues impacting on the marketability or value of the property. It should be noted that environmental matters are beyond the scope of our expertise and that this valuation has been prepared without the benefit of soil tests or environmental studies. We recommend that any party relying on this valuation satisfy themselves in relation to any environmental risks or contamination issues. Should any such issues become apparent, we reserve the right to review our valuation.

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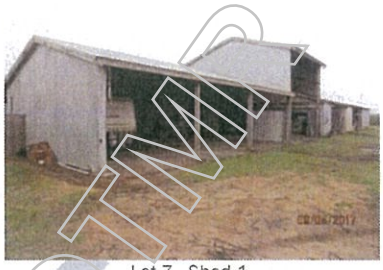
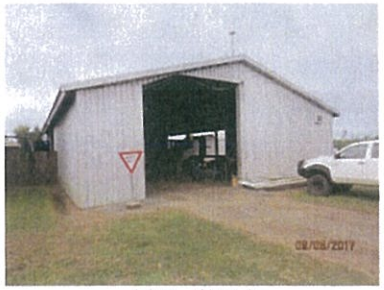
4.5 Improvements

Dwelling Front

Dwelling Rear


Lot 7 - Shed 1


Lot 7 – Shed 2

Lot 7 – Shed 3

Lot 392 – Machinery Shed

Lot 7 - Structural improvements on Lot 7 are detailed as follows:

Dwelling - Built about 1980. Total living area of 124 square metres with additional patio 7 square metres. Construction is lowset, brick veneer on concrete slab on ground foundations. Internal linings and ceilings are plasterboard. Colorbond roof. Floor layout comprises 3 bedrooms and 2 bathrooms. The third bedroom has been established in a former single lock up garage. General condition is fair. The main bathroom has been renovated and the kitchen has new floor coverings, new tiled splashbacks and fresh paint work.

Ancillary improvements include :- 1.5 metre timber paling yard fencing, rotary clothes hoist, concrete path around house slab, short concrete driveway, septic system, and 21 square metre pergola with mostly earth floor.

Shed 1 - Total area of 379 square metres comprising the following sections:-

Machinery Shed – 91 square metres over 3 bays. Gravel floor. Steel UB portal frame with 2.8 metre column height, hardwood timber purlins and girts. Corrugated galvanised iron roof and walls. Open along one side. Old and in fair condition.

Harvester Bay – 91 square metres. Gravel floor. Steel UB portal frame with entry height of 5.6 metres. Corrugated galvanised iron and corrugated zincalume external walls. Open front. Corrugated galvanised iron roof. Fair condition.

Workshop – 67 square metres over 3 bays. Concrete floor. Hardwood timber frame with entry height of 2.6 metres. Corrugated galvanised iron roof and walls. Open to 2 bays on 1 side. Fluorescent lighting. Old and in fair condition.

Storage Shed – 49 square metres over 2 bays. Same construction as Machinery Shed above. Old and in fair / poor condition. Guttering requires replacement.

Lockable Storage – 69 square metres over 3 bays. Same construction and condition as Storage Shed above. Includes weldmesh front doors.

Attached Skillion – 12 square metres. Gravel floor. Low clearance. Includes triple concrete wash tub.

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4.5 Improvements Cont'd

Ancillary improvements include 10 square metre chemical storage shed and a 1,500 gallon corrugated galvanised iron rain water tank.

Shed 2 - Total area 264 square metres over 4 bays including a 15 square metre office. Mostly concrete floor (i.e. appears to be built over the slab of a former building). Steel UB portal frame with column height of 3.4 metres. Zincalume trimdek roof and walls. General condition is good.

Ancillary improvements include a bitumen wash bay and a bore equipped with electric submersible pump supplying a 2,000 gallon poly water tank on high stand.

Shed 3 – Total area 267 square metres comprising the following sections:-

Machinery Shed 1 – Total area 144 square metres over 4 bays. Gravel floor. Steel web skillion frame with entry height of 3.1 metres. Hardwood timber purlins and girts. Old and in fair condition. Guttering requires replacement.

Machinery Shed 2 – Total area 123 square metres. Same construction as above but with higher entry height of 3.8 metres. Same age and condition as Machinery Shed 1.

Lot 392 – Structural improvements on Lot 392 are detailed as follows:-

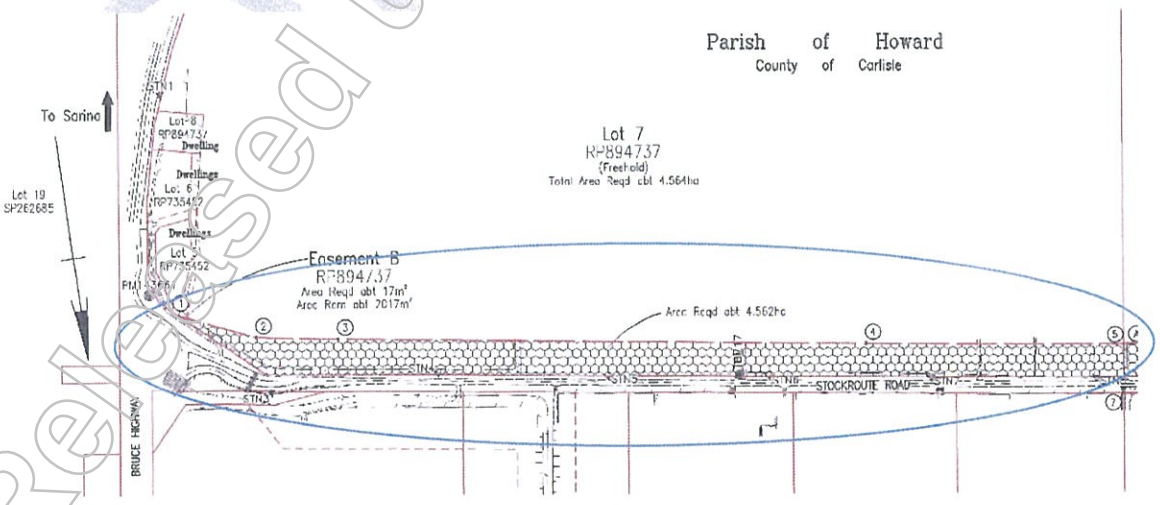
Machinery Shed – Total area 171 square metres. Concrete floor. Steel UB columns to a height of 3.4 metres. Corrugated galvanised iron gable roof and walls. Fully enclosed. Zincaneal sliding doors. Power connected. Old but in fair condition.

4.6 Resumed Area

On 12 August 2016, the Department of Transport and Main Roads resumed land from the property, totalling approximately 4.564 hectares.

The land comprises irrigated cane land and headlands. It is located approximately 780 metre north of the nearest developed residential lot in The Waters of Ooralea Estate.

The resumed area is shown within Lot 7 on RP894737 on the plans below:



Resumption Pan R8-554 (28/07/2015)

Note: The above plan has North pointing to the right which has a variance on orientation to the maps shown earlier in this report of approximately 90 degrees.

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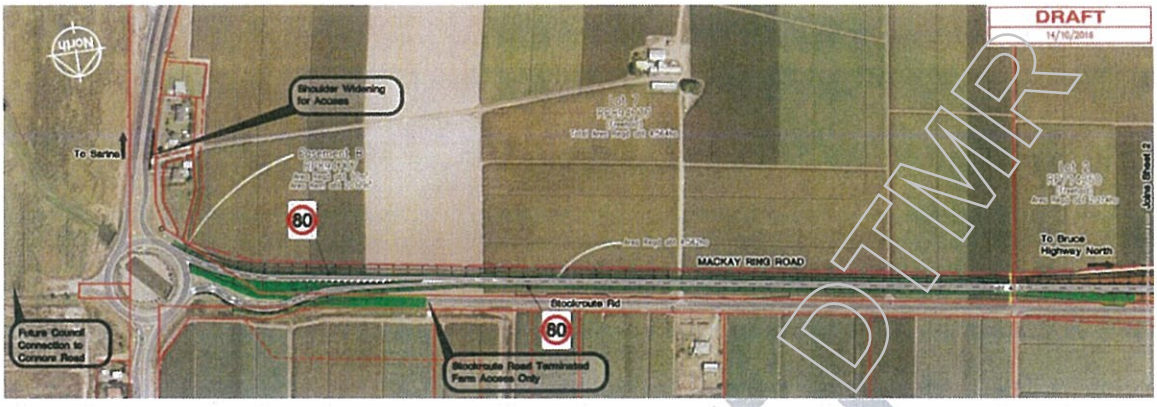
4.6 Resumed Area Cont'd



General Arrangement Sheet (14/10/2016)

Note: The above plan has North pointing to the bottom which has a variance on orientation to the maps shown earlier in this report of approximately 180 degrees.

A full copy of the Resumption Plan has been annexed to this report.

No structural improvements are resumed.

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5 EFFECT OF RESUMPTION

5.1 Introduction

In assessing the compensation payable we have considered the effects of the resumption under the following headings:

- Loss of land and improvements
- Severance
- Injurious affection
- Enhancement
- Disturbance.

5.2 Loss of Land and Improvements

A 4.564 hectare parcel of land has been resumed from inside the northern boundary. It mostly has a width of approximately 40 metres but narrows to a sharp angle at its eastern end adjacent to a major roundabout at the intersection of the Bruce Highway and Stockroute Road.

The pertinent details, before and after resumption, have been summarised below:

Description	Before Resumption	After Resumption	Diminution
Land Area	102.6200 ha	98.056 ha	4.564 ha

The land comprises spray irrigated cane land and headlands.

5.3 Severance

Severance can be defined as the depreciation in value of the retained portion of land, caused by the loss of the portion of the property which was resumed.

We are of the opinion that a claim for severance does not arise in this case.

5.4 Injurious Affection

Injurious affection can be defined as the depreciation in value of the retained land, caused by the actual or intended use of the proposed scheme.

The dwelling is situated approximately 270 metres from the Ring Road and will be impacted by noise.

We have made an allowance for a 6 metre wide driveway from the north western corner to the northern end of the existing driveway in the after scenario. This further decreases the area of measured caneland.

5.5 Enhancement

Enhancement is described as any betterment flowing from the scheme that may be offset against the claims of the dispossessed owner.

We are of the opinion that a claim for enhancement does not arise in this case.

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5.6 Disturbance

Disturbance can be defined to include all consequential losses suffered by the dispossessed owner as a natural reasonable consequence of the resumption.

In this process, an owner is entitled to be reimbursed for personal loss over and beyond the loss in respect of the land taken. In addition, reasonable consultant fees (legal, town planning and valuation etc) associated with the preparation of a claim should be paid by the resuming authority.

Reasonable disturbance items would be admissible as part of the compensation claim and would be in addition to our compensation assessment.

In this case disturbance particular includes the esetablishment of an access driveway from the north western corner to the northern end of the existing driveway. We assume that this will be undertaken at the cost and expense of the Department of Transport and Main Roads.

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6 ASSESSMENT OF COMPENSATION

6.1 Highest and Best Use

The subject property consists of a cane farming aggregation, the south eastern end of which is approved for future residential development.

We consider the highest and best use of the aggregation is for cane farming.

We consider that the highest and best use is not for residential development for the following reasons :-

- A majority of the land is zoned 'Rural' under the current planning scheme.
- Stockroute Road was gazetted as a Future State Controlled Road 21 May 2010. It is unlikely that access to a residential estate would be allowed from it.
- The residential land market is weak and features high supply, low demand and easing values for completed residential allotments.
- There is presently no demand for residential englobo sites. Local developers are experiencing cashflow difficulties and are not likely to be buyers. It is unlikely that a residential development finance application to independently acquire and develop the site in the current market would be successful.

We acknowledge that the area which is approved for residential development may achieve a modest 'land banking' premium in recognition of its future potential if offered for sale. The market has no guidance as to the holding period until development becomes viable.

We recognise that the remaining unapproved area may have some long term potential for residential development but this would be dependant on the completion of residential development on adjoining land to the south east to provide infrastructure. The completion date of residential development on adjoining land is unknown.

6.2 Compensation Methodology

The most appropriate method in assessing the compensation payable for a resumption matter is the 'before and after' method of valuation. This method involves assessing the value of the property both before and after the resumption.

The difference in value is equal to the compensation payable which includes the value of land lost and any severance or injurious affection resulting to the balance land. Enhancement is also taken into consideration if applicable.

We have primarily relied upon the direct comparison method to establish the market value of the subject property.

A potential subdivision site can also be valued utilising the hypothetical development method; however, such an approach relies upon Council approvals, detailed plans and construction cost estimates. Such details are not available in this instance. Notwithstanding this comment, any purchaser of the subject aggregation as at the date of resumption would unlikely view the majority of Lot 7 as englobo development land.

Market data has been obtained from a range of sources, or as reported by real estate agents. As well as using such documented and generally reliable evidence or market transactions, it was also necessary to rely on hearsay evidence. Except as noted herein, a reasonable attempt has been made to verify all such information.

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6.3 Sales Evidence

Address	Sale Date	Sale Price	Area (ha)	Improvements Value	Land Value/ha Improved	Land Value/ha Ex-Structures
1.) 160 Maraju-Yakapari Road Erakala QLD 4740	07/03/16	$1,150,000	60.80	$140,000	$16,283	$13,980

Land Description: PRELIMINARY ANALYSIS - SUBJECT TO OWNER PROVIDING ACCESS TO PROPERTY. Situated approximately 7.7 km west of the Mackay Post Office. This is an aggregation of 2 adjacent freehold lots which is severed by the Maraju Yakapari Road. Lot 4 has an area of 39.2 ha and is situated on the western side of the road and Lot 15 has an area of 21.5 ha and is situated on the eastern side the road. Lot 4 has a road frontage of 858 metres and Lot 15 has a road frontage of 289 metres. The land falls gently to the northern east toward its northern frontage to Fursden Creek which forms the northern boundary. Country comprises dark brown alluvial soil which has been developed to 56 hectares of irrigated cane land. Irrigation water is supplied from an equipped bore on Lot 4. Estimated production under active management is 5,000 T (89T/ha).

Improvements: Structural improvements include an old fibro house in poor condition, a large machinery shed in good condition and small storage shed.

Comments: This is an adjoining owner sale which included crop (4,000T x $20/T = $80,000) and plant and equipment of $80,000. A Notice of Intention to Resume was registered on the title of Lot 15 at the date of sale and relates a 1.729 ha strip inside the road frontage which was required for the Mackay Ring Road. **Analysis shows $15,007 / ha excluding structures and balance land.**

2.) Lots 2 & 4 Pleystowe School Rd Pleystowe QLD 4741	10/05/16	$1,500,000	106.87	$50,000	$12,913	$12,445

Land Description: Situated approximately 20km west of the Mackay Post Office with western frontage of 770 metres to the Pleystowe School Road and northern frontage of 1,340 metres to the Finch Hatton Branch Railway. Bakers Creek runs though the northern end in a south easterly direction. This is an aggregation of 2 adjoining freehold lots with a combined area of 104.23 ha and an additional Road Licence area of 2.64 ha. Comprises mostly near level to gently sloping alluvial black earths. An approximate classification is : irrigated freehold cane land - 98.0 ha; irrigated Road Licence cane land - 2.0 ha, freehold headlands and drainage lines 6.23 ha and Road Licence headlands and drainage lines etc 0.64 ha. Due to the shape of the aggregation and the creek, the caneland is broken and established in opposing directions.

Irrigation water is supplied from a 270 megalitre allocation which is drawn from the Pioneer River. Approximately 56.0 hectares of freehold irrigation land is under centre pivot.

Improvements: Structural improvements include a 216 square metre steel frame machinery shed with concrete floor.

Comments: Sale included 6,000T crop. **Further analysis shows $13,324 / ha for freehold irrigated caneland excluding structures, balance land and Road Licence area.**

3.) 335 Sugarshed Road Erakala QLD 4740	08/07/16	$2,200,000	145.70	$330,000	$12,268	$10,003

Land Description: Situated approximately 9.7 km west of the Mackay Post Office. This is an irregular shaped aggregation of 3 adjoining freehold lots situated at the south eastern corner of Sugarshed Road and Harvisons Road. The aggregation has a northern frontage of 249 metres to Sugarshed Road which is a bitumen sealed dual roadway. Harvisons Road is a gravel formed country which runs to a dead end inside the aggregation boundaries from the north. The aggregation has a 2.3 km southern frontage to Fursden Creek. A Mackay Sugar Limited cane railway runs through the property in a north easterly direction. A siding is situated inside the aggregation boundaries. The country comprises broad flats with red / brown alluvial duplex soils south of the railway with self mulching black earth to the north. An area of 120 hectares is developed to caneland of which approximately half is irrigated. The cane land comprises moderately irregular shaped bays and is broken by drainage lines in the east. Irrigation water is supplied from a 120 ML allocation which is drawn from a lagoon in Fursden Creek. The remaining area comprises headlands, curtilage, drainage lines and creek frontages.

Improvements: Structural improvements comprise :- Lot 3 - 2 lowset, fibro and corrugated galvanised iron 1970's style dwellings, old machinery shed (poor condition) machinery shed workshop with enclosed skillion and detached machinery shed (fair / poor); Lot 1 - low set, fibro and corrugated galvanised iron dwelling and shed. The houses appear well maintained.

Comments: Purchased by an adjoining owner with anticipated crop of 8,500 T and $200,000 plant and equipment. **Analysis shows $11,825 / ha cane land excluding structures and balance land.**

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6.3 Sales Evidence Cont'd

Address	Sale Date	Sale Price	Area (ha)	Improvements Value	Land Value/ha	
					Improved	Ex-Structures
4.) Lot 83 Rocky Waterholes Wollingford Road Pleystowe QLD 4741	01/08/16	$1,388,200	95.99	$50,000	$12,326	$11,805

Land Description: Situated approximately 23 km west of the Mackay Post Office. The is an irregular shaped lot with gentle fall to the north east. It has a 1.7 km western frontage to Rocky Waterholes Wollingford Road which is a bitumen sealed roadway and an 815 metre northern frontage to Bakers Creek. A drainage runs through the centre in a north easterly direction. Soils comprise black, self mulching cracking clays in the north and volcanic grey / yellow duplex soils in the south. An approximate classification is :- irrigated caneland - 87.0 ha; balance headlands and drainage lines - 8.99 ha. Irrigation water is supplied from a 180ML allocation drawn from the Pioneer River and 3 bores. Approximately half of the irrigated caneland (43.5 ha) is irrigated by overhead lateral irrigator with the balance irrigated by soft hose spray irrigation.

Improvements: Structural improvement include a near new 216 square metre / 4 bay steel frame shed. 3 bays have earth floor and open front and 1 bay has concrete floor and is fully enclosed.

Comments: Sold with 6,200T crop and $50,000 plant and equipment. **Further analysis shows $12,767 / ha irrigated caneland excluding structures and balance land.**

5.) 585 Walkerston Homebush Road Palmyra QLD 4751	03/11/16	$1,800,000	117.71	$360,000	$14,697	$11,639

Land Description: Situated approximately 18.2 km south west of the Mackay Post Office and 8.5 km south east of the Walkerston Post Office. This is a near level aggregation of 2 adjacent freeholds lots which are separated by a creek. It is broken by a second creek and associated gullies in the north. It has frontage of approximately 325 metres to the Walkerston Homebush Road which is a bitumen sealed dual roadway. Comprises alluvial duplex yellow sandy soils and alluvial cracking brown/black clay soils. An approximate classification is as follows: irrigated caneland 96.37 ha; balance headlands and drainage lines 21.34 ha.

Irrigation water is supplied under an agreement with Racecourse Mill to utilise recycled water held in three nearby ponds (2 x 600ML ponds and 1 x 900ML pond). There is no charge. An adjoining farm is the only other user. Water is pumped from the ponds over a distance of approximately 1.6 km via an easement and gazetted road to a booster pump supplying 6 inch underground mains. The farm is irrigated by travelling spray irrigator. Approximately 50% of the property is laser levelled.

Improvements: Structural improvements comprise: Main Dwelling - living area 237 sqm, garage 37 sqm, built 1970's, lowset, brick and colorbond, 7 bedrooms, 2 bathrooms, fair condition; Second Dwelling - living area 191 sqm, patio 20 sqm, attached carport 21 sqm, built 1970's, concrete slab on ground, brick and tile, 3 bedrooms, 1 bathroom, neglected condition; Workshop - 289 sqm with additional enclosed skillion 95 sqm, concrete floor, steel frame, metal roof and walls, fully enclosed, fair condition; Machinery Shed: 195 sqm, earth floor, steel and timber frame, metal roof and walls, open front.

Comments: This property was sold after the date of valuation at 12/8/2016. Land values have remained stable in the period from the date of valuation to the date of this sale. This property was not advertised for sale. Sale included $70,000 plant and equipment. No crop. **Analysis shows $13,773 / ha for irrigated caneland excluding structures and balance land.**

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6.3 Sales Evidence Cont'd

Address	Sale Date	Sale Price	Area (ha)	Improvements Value	Land Value/ha	
					Improved	Ex-Structures
6.) 110 Mackay-Eungella Rd Alexandra QLD 4740	01/12/16	$2,040,000	86.13	$290,000	$22,524	$19,157

Land Description: Situated approximately 13.4 km west of the Mackay Post Office. This is an aggregation of 2 adjoining freehold lots having an area of 85.48 ha with an additional road licence of 0.65 ha. It is an irregular shaped aggregation situated north east of the corner of Mackay Eungella Road and Palms Road. It has frontages of - 744 metres to the Mackay Eungella Road (in 2 chords) to the south, 855 metres to Palms Road to the west and 849 metres to the Pioneer River (salt water) in the north below the Dumbleton Weir. The Mackay - Eungella Road is a 2 lane bitumen sealed road and Palms Road is a narrow gravel formed road. The land falls gently to the north and is broken by a partly timbered gully which runs through the aggregation in an easterly direction. It comprises brown and red / brown alluvial duplex soils. An approximate classification is as follows:- Freehold - irrigated caneland 70.52 ha; headlands and drainage lines 14.96 ha. Road Licence - irrigated caneland 0.30 ha; headlands and drainage lines 0.35 ha. Irrigation water is supplied from an equipped bore with capacity of 56,000 gallons per hour and an allocation of 85 megalitres. The property is irrigated by travelling spray irrigator. Approximately 2 thirds of the property has been laser levelled to allow flood irrigation.

Improvements: Structural improvements include :- Dwelling - approx. 210 sq. m. under roof, 1960, low set, brick, 3 bedroom / 2 bathroom, general condition is fair; Detached Garage - approx. 150 sq. m. comprising 90 sq. m. / 3 bay car accommodation and 60 sq. m. granny flat section, concrete slab on ground and masonry block construction, general condition is fair; Shed - approx. 410 sq. m. comprising 240 sq. m. machinery shed / workshop and attached 170 sq. m. high bay harvester shed, concrete slab on ground, fully enclosed with corrugated galvanised iron, general condition is fair.

Comments: This property was sold after the date of valuation at 12/8/2016. Land values have remained stable in the period from the date of valuation to the date of this sale. Average production 6,000T (85T/ha). Sale included $100,000 plant and equipment. No crop included in sale. The property was not listed for sale and sold after an unsolicited enquiry. The property was sold under 2 separate contracts to one common purchaser with son and daughter in law as 'tenants in common' over L1 RP709234 at an apportioned price of $1,240,000 including road licence and water allocation and with wife as trustees over L2 RP711122 at an apportioned price of $800,000. **Analysis shows $22,731 / ha for freehold irrigated caneland excluding structures and balance freehold and road licence areas.** This is considered to be a high and unsupported sale.

6.4 Valuation Considerations

This is a 'dress circle' cane farming aggregation with very long term potential for progressive residential development. It is overcapitalised in terms of structural improvements.

The most similar sale in terms of location and land area is that of 585 Walkerston Homebush Road, Palmyra at $13,773 / ha caneland excluding structures. It has more broken farming areas and has no residential development potential. It is well supported by the other scheduled sales.

The Erakala sale at $11,825 / ha caneland is a larger property, with inferior irrigation infrastructure and more broken farming areas. It demonstrates that a higher rate per hectare is applicable to the subject property.

The sale at Alexandra at $22,731 / ha caneland is considered to be high and unsupported and has been disregarded as a primary basis.

Due to depressed market conditions there are no recent sales of approved englobo sites that have been purchased for residential development in the Mackay area.

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6.5 Compensation Calculations

After due consideration, we have assessed the compensation as follows:

Valuation Before Resumption

Classification	Hectares	$/ha	$
Approved Future Development Land (Stage 3B - Stage 8)	29.700	$30,000	$891,000
Irrigated Caneland	65.780	$18,000	$1,184,040
Headlands, Drainage Lines, and Curtilage etc.	7.140	$2,750	$19,635
Total Area	102.620	$20,412	$2,094,675
Added Value of Structural Improvements			$300,000
Combined Value of Land & Buildings			$2,394,675
For Practical Real Estate Purposes Adopt	102.620	$23,339	**$2,395,000**

Valuation After Resumption

Classification	Hectares	$/ha	$
Approved Future Development Land (Stage 3B - Stage 8)	29.700	$30,000	$891,000
Irrigated Caneland	61.500	$17,500	$1,073,450
Headlands, Drainage Lines, and Curtilage etc.	6.856	$2,500	$17,540
Total Area	98.056	$20,213	$1,981,990
Added Value of Structural Improvements			$280,000
Combined Value of Land & Buildings			$2,261,990
For Practical Real Estate Purposes Adopt	98.056	$23,405	**$2,260,000**
Loss of Land and Injurious Affection			**$135,000**

6.6 Conclusion

Total compensation is assessed as follows:

Loss of Land and Injurious Affection	$135,000
Disturbance (Refer Section 5.6)	$Nil
Total	**$135,000**

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7 COMPENSATION

Subject to the assumptions and qualifications contained within the body of this report, we have assessed the compensation payable for the resumption of land from the subject property (exclusive of GST) at:-

$135,000

(One Hundred and Thirty Five Thousand Dollars)

Gregory Williams
FAPI / Certified Practising Valuer/Director
API No: 66044, QVRB No: 2004

This valuation is for the use only of Department of Transport and Main Roads for compensation purposes only. No responsibility is extended to any third party who may use or rely on the whole or any part of the content of this valuation. No responsibility will be accepted for photocopied signatures.

This report has not been prepared for mortgage security lending purposes. We will not accept any responsibility or liability for reliance upon this valuation for such purposes.

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8 QUALIFICATIONS AND DISCLAIMERS

Please note that all specific disclaimers are indicated in italics within the relevant sections of the report.

Accuracy of Information	We advise that any objective information, data or calculations set out in the Valuation will be accurate so far as is reasonably expected from a qualified and experienced valuer, reflecting due skill, care and diligence. However, we have not independently verified third party information, adopted it as our own, or accepted its reliability. If any of the information provided by others and referred to in the valuation report is incorrect, it may have an impact on the valuation. The valuation is provided on the proviso that the reliant party accepts this risk.
Conflict of Interest	Neither the valuer, nor to the best of their knowledge, any member of this firm, has any conflict of interest, or direct, indirect or financial interest in relation to this property that is not disclosed herein.
Disturbance Items	Any fencing, driveways or services will be reinstated by the Resuming Authority as required. Reasonable disturbance items in accordance with the Acquisition of Land Act will be paid by the Resuming Authority as part of the compensation.
Excludes Fixtures and Fittings	The valuation assessment does not include lessee fixtures and fittings.
Excluded Searches	To the best of the valuer's knowledge, the subject property is not affected by Heritage, flooding, landslip, pest infestation, however, no searches have been undertaken in this regard. Should any person relying on the contents of this report be aware or become aware of an issue that may affect value and/or liquidity then the searches should be referred to the valuer for comment. To the best of the valuer's knowledge, the land is not affected by unstable, hazardous, or toxic soil material, however, no searches have been undertaken in this regard. This assessment assumes that there are no problems, however, should any such issues arise, then this matter should be referred to the valuer for further comment.
Goods and Services Tax (GST)	This valuation assessment is exclusive of GST and has been completed on the basis that should GST be payable on the sale of this property, it would be recovered from the purchaser resulting in the vendor not being financially disadvantaged. All sale prices quoted in this report are net of GST unless otherwise stated.
Limited Liability	Liability limited by a scheme approved under professional standards legislation. This scheme does not apply in Tasmania.
Market Movement	This valuation is current as at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, we do not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of 90 days from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation. However, it should be recognised that the 90 day reliance period does not guarantee the value for that period; it always remains a valuation at the date of valuation only.
No Compliance Certificate.	No Compliance Certificate/Certificate of Classification has been obtained, and this valuation is subject to the building(s) complying in all material respects with any restrictive covenants affecting the site and have been built, occupied and are being operated, in all material respects, in full compliance with all requirements of law, including all zoning, land-use classifications, building, planning, fire and health by-laws (including asbestos and legionnaires disease), rules, regulations, orders and codes of all authorities, and that there are no outstanding requisitions.
No Pecuniary Interest	The valuer has no pecuniary interest in the subject property either past, present or prospective at the date of preparing this report and the opinion expressed is free of any bias in this regard.
Not to be reproduced without permission	Neither the whole nor any part of this valuation or any reference thereto may be included in any published documents, circular or statement, nor published in part or full in any way, without written approval of the form and context in which it may appear.
Other Taxation Implications	Herron Todd White are not taxation experts and we provide our valuation assessment and any associated sales, rental or feasibility analysis, independent of any consideration of income tax, capital gains tax or any other property related tax implications that may be associated directly or indirectly with the subject property.
Structural Survey	This valuation report does not purport to be a site or structural survey of the land or improvements thereon, and any advice provided is not given in the capacity as an expert.

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QUEENSLAND GOVERNMENT

Department of Transport and Main Roads

Our ref 465/07241; 07837 - 7863
Your ref
Enquiries Glen Dillon

6 September 2016

Herron Todd White (Mackay)
PO Box 529
Townsville Qld 4810

Sent by email: [redacted]@htw.com.au

Attention: [redacted]

Dear Sir

Mackay Region
Mackay Ring Road

This department has requirements for projected works from the properties as shown shaded on departmental plans R8-552, R8-554(B), R8-555 – R8-557, R8-559 – R8-563 and R8-565. It is understood that these plans have been forwarded to you previously.

Also attached is a copy of the schedule setting out details of the resumptions, as well as copies of relevant title searches and survey plans for these properties. The subject land was taken by Taking of Land Notice (No. 3003) 2016 which gazetted on 12 August 2016. (A copy of this Taking of Land Notice is attached).

To assist this department with negotiations please provide reports and detailed assessments on the land described in the schedule. Please identify major inclusions such as bores, generators and pumps (make, capacity, serial number).

Please note our office requires that you forward your reports and invoice via email to the address noted in the footer of this letter. Please DO NOT send any documentation via post.

These assessments should reach this office at your earliest convenience.

If your assessment is that compensation is nominal, do not quote a figure, and advise the department that compensation is nominal.

Department of Transport and Main Roads
Property Acquisitions and Disposals
GPO Box 1412,
Brisbane Qld 4001
ABN 39 407 690 291

Telephone 07 3066 6051
Facsimile 07 3066 8225
Website www.tmr.qld.gov.au
Email glenroy.s.dillon@tmr.qld.gov.au

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Please contact the Property Officer in charge of this case prior to arranging inspections of the properties. A list of property owners and relevant contact details is also attached for your information.

This engagement is based on the terms and conditions of the Pre-qualified Professional Panel Arrangement PB012.

The following documents constitute the entire contract between the customer and supplier. Any verbal agreements or other negotiations are specifically excluded unless reflected in the documentation:

- Short Form Conditions of Contract For the Provision of Goods and/or Services, which can be located at:- http://www.hpw.qld.gov.au/SiteCollectionDocuments/ShortFormConditionsContract004.pdf
- Your quote dated 1 September 2016
- This letter of engagement

If you wish to clarify any valuation or property issues please contact Glen Dillon on 07 3066 6958.

Yours sincerely

Donna Brunello
Director (Property Acquisitions and Disposals)

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12/08/2016 View File

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              INTERNAL CURRENT TITLE SEARCH
               DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Search Date: 12/08/2016 09:34                    Title Reference: 50125576
                                                    Date Created: 22/05/1996

Previous Title  21176085

REGISTERED OWNER

Dealing No: 709046969  12/10/2005

AJAXA PARK PTY LTD A.C.N. 010 973 547
                                TRUSTEE
        UNDER INSTRUMENT 709046969

ESTATE AND LAND

 Estate in Fee Simple

 LOT 7      REGISTERED PLAN 894737
            Local Government: MACKAY

EASEMENTS, ENCUMBRANCES AND INTERESTS

     1. Rights and interests reserved to the Crown by
        Deed of Grant No. 10255223 (POR 332)
              (POR 333)
              (POR 334)

     2. EASEMENT No 701241940  02/04/1996 at 15.41
        burdening the land to
        LOT 8 ON RP 894737 OVER
        EASEMENT B ON RP 894737
        lodged at 15.41 on 02/04/1996 Recorded at 14:09 on 22/05/1996

     3. MORTGAGE No 714051745  27/09/2011 at 13:00
        WESTPAC BANKING CORPORATION A.B.N. 33 007 457 141
        Lodged at 13:00 on 27/09/2011 Recorded at 14:49 on 27/09/2011

ADMINISTRATIVE ADVICES
Dealing    Type                        Lodgement Date   Status   Location
716051743  NOTIC TYI RES               15/09/2015 05:54  CUR      EC-GEN  -00
           ACQUISITION OF LAND ACT 1967
UNREGISTERED DEALINGS - NIL


CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

                      ** End of Current Title Search **


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                                                                    Page 1/1
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https://qlds.business.qld.gov.au/alsweb/WEBFUNCIATS.MSC/KEEPCACHE?MSC_WINDOW_ID=CURRENT_REPORT&TITLE_REF_NO=50125576 1/1

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              INTERNAL CURRENT TITLE SEARCH
               DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Search Date: 03/05/2017 16:27                    Title Reference: 50996447
                                                    Date Created: 08/07/2015

Previous Title: 50937861

REGISTERED OWNER

Dealing No: 716547765  10/06/2015

AJANA PARK PTY LTD A.C.N. 010 973 547
                                TRUSTEE
        UNDER INSTRUMENT 709046969

ESTATE AND LAND

 Estate in Fee Simple

 LOT 392     SURVEY PLAN 257985
             Local Government: MACKAY

EASEMENTS, ENCUMBRANCES AND INTERESTS

     1. Rights and interests reserved to the Crown by
        Deed of Grant No. 20952240 (POR 465 ON C13073)
        Deed of Grant No. 20983100 (POR 467 ON C13120)

     2. EASEMENT No 601444430 (N845214)  26/04/1977
        BURDENING THE LAND
        TO LOT 13 ON RP728274
        OVER EASEMENT A ON RP728274
        Lodged at 00:00 on 28/04/1977 Recorded at 00:00 on 13/05/1977

     3. EASEMENT No 601287915 (T206426)  19/07/1985
        BURDENING THE LAND
        TO LOT 3 ON RP742084
        OVER EASEMENT B ON RP742084
        Lodged at 00:00 on 19/07/1985 Recorded at 00:00 on 04/11/1985

     4. MORTGAGE No 714061745  27/09/2011 at 13:00
        WESTPAC BANKING CORPORATION A.B.N. 33 007 457 141
        Lodged at 13:00 on 27/09/2011 Recorded at 14:49 on 27/09/2011

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS  - NIL


CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

                     ** End of Current Title Search **
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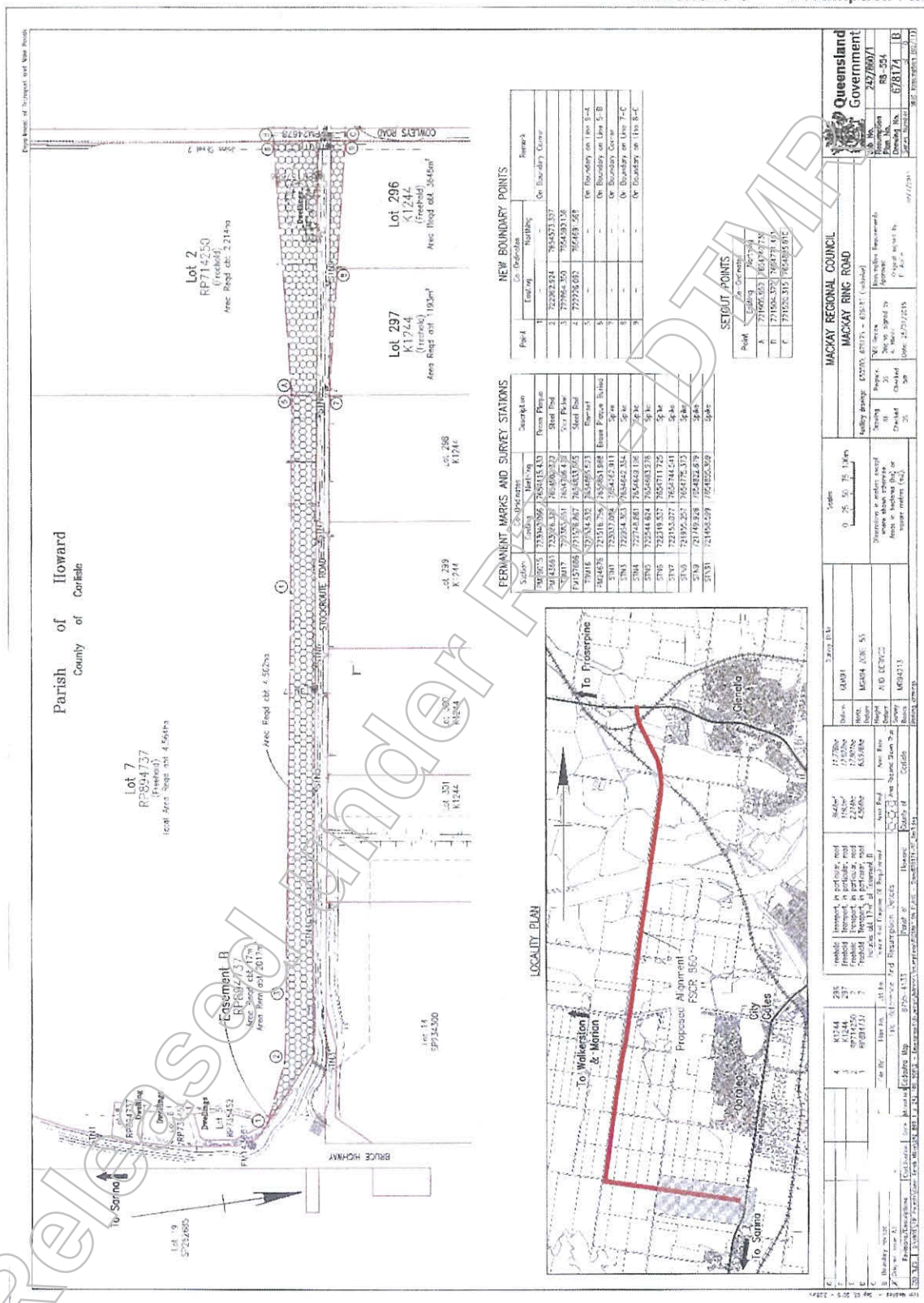

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[611]

Queensland Government Gazette

TRANSPORT AND MAIN ROADS

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VOL. 372] FRIDAY 12 AUGUST 2016 [NO. 82

Acquisition of Land Act 1967
Transport Infrastructure Act 1994
Transport Planning and Coordination Act 1994

TAKING OF LAND NOTICE (No. 3003) 2016

Short title

1. This notice may be cited as the *Taking of Land Notice (No. 3003) 2016*.

Land to be taken [s.9(6) of the *Acquisition of Land Act 1967*]

2. The land described in the Schedule is taken for the purpose of transport, in particular, road purposes, and vests in the Chief Executive, Department of Transport and Main Roads, as constructing authority for the State of Queensland, for an estate in fee simple.

SCHEDULE

Land Taken

An area of 3.796 hectares (including 1321 square metres being the whole of Easement B on SP190925 and 59 square metres being the whole of Easement C on RP722533) being the whole of Lot 100 on SP190925 contained in Title Reference: 50676650.

An area of about 2.214 hectares being part of Lot 2 on RP744250 contained in Title Reference: 20486045.

An area of about 4.564 hectares (including about 17 square metres being part of Easement B on RP894737) being part of Lot 7 on RP894737 contained in Title Reference: 50125576.

An area of about 3648 square metres being part of Lot 296 on Crown Plan K1244 contained in Title Reference: 20316037.

An area of about 1193 square metres being part of Lot 297 on Crown Plan K1244 contained in Title Reference: 20316037.

An area of about 2412 square metres being part of Lot 286 on Crown Plan K1244 contained in Title Reference: 21050025.

An area of about 3618 square metres being part of Lot 287 on Crown Plan K1244 contained in Title Reference: 21050025.

An area of about 2410 square metres (including about 640 square metres being part of Easement F on SP213246) being part of Lot 284 on Crown Plan K1244 contained in Title Reference: 20142101.

An area of about 2410 square metres (including about 652 square metres being part of Easement E on SP213246) being part of Lot 285 on Crown Plan K1244 contained in Title Reference: 20142101.

An area of about 2914 square metres (including about 609 square metres being part of Easement H on SP213246) being part of Lot 87 on Crown Plan K103255 contained in Title Reference: 20285085.

An area of about 3.825 hectares being part of Lot 278 on Crown Plan K1244 contained in Title Reference: 20142101.

An area of about 4.497 hectares (including about 695 square metres being the whole of Easement G on SP213246) being part of Lot 283 on Crown Plan K1244 contained in Title Reference: 20142101.

An area of about 2.412 hectares being part of Lot 22 on SP271091 contained in Title Reference: 50971544.

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An area of about 3.154 hectares (including about 251 square metres being part of Easement A on SP101552) being part of Lot 23 on SP271091 contained in Title Reference: 50971545.

An area of about 1503 square metres being part of Lot 555 on Crown Plan K124168 contained in Title Reference: 21145063.

An area of about 1.977 hectares being part of Lot 91 on Crown Plan K1247 contained in Title Reference: 20878224.

An area of about 3.946 hectares being part of Lot 249 on Crown Plan K1244 contained in Title Reference: 21077207.

An area of about 3.851 hectares being part of Lot 2 on RP713237 contained in Title Reference: 20494087.

An area of 1171 square metres being the whole of Lot 1 on RP713237 contained in Title Reference: 20494086.

An area of about 1.665 hectares being part of Lot 11 on SP239854 contained in Title Reference: 50840211.

An area of about 3.109 hectares being part of Lot 2 on RP732066 contained in Title Reference: 21087189.

An area of about 3.468 hectares being part of Lot 7 on RP903160 contained in Title Reference: 50134873.

An area of about 1.47 hectares (including 82 square metres being the whole of Easement A on RP20723) being part of Lot 1 on RP704740 contained in Title Reference: 21215119.

An area of about 4.615 hectares (including about 3383 square metres being part of Easement B on SP210129 and about 2372 square metres being part of Easement A on RP726924) being part of Lot 1 on RP736042 contained in Title Reference: 21299112.

An area of about 1442 square metres being part of Lot 1 on RP732066 contained in Title Reference: 21565208.

An area of 1134 square metres being the whole of Lot 4 on SP197309 contained in Title Reference: 50667311.

An area of about 2.425 hectares being part of Lot 183 on SP266889 contained in Title Reference: 50996624.

An area of about 2.307 hectares being part of Lot 188 on Crown Plan K1241 contained in Title Reference: 20544083.

An area of about 2.487 hectares being part of Lot 2 on RP720394 contained in Title Reference: 20739032.

An area of about 2.729 hectares being part of Lot 16 on RP855618 contained in Title Reference: 21571216.

An area of about 1.729 hectares being part of Lot 15 on RP855619 contained in Title Reference: 50008707.

An area of about 3072 square metres (including about 300 square metres being part of Easement F on SP241171) being part of Lot 1 on RP702672 contained in Title Reference: 20195120.

An area of about 4.624 hectares being part of Lot 3 on RP702672 contained in Title Reference: 20195121.

An area of about 1.479 hectares (including about 600 square metres being part of Easement G on SP241172, about 1030 square metres being part of Easement B on SP210128 and about 457 square metres being part of Easement A on RP726915) being part of Lot 2 on RP713682 contained in Title Reference: 21313192.

An area of about 6.351 hectares being part of Lot 13 on SP254859 contained in Title Reference: 50891375.

An area of about 4.358 hectares being part of Lot 12 on SP254859 contained in Title Reference: 50891374.

An area of about 3.264 hectares (including about 2879 square metres being part of Easement C on RP722533) being part of Lot 11 on SP254859 contained in Title Reference: 50891373.

An area of about 635 square metres being part of Lot 103 on SP190925 contained in Title Reference: 50676653.

An area of 3641 square metres being the whole of Lot 102 on SP190925 contained in Title Reference: 50676652.

An area of about 1.849 hectares (including about 242 square metres being part of Easement B on RP722534) being part of Lot 1 on RP736046 contained in Title Reference: 21429136.

An area of about 861 square metres being part of Lot 5 on RP728844 contained in Title Reference: 21449001.

As shown approximately on Plans R8-552, R8-554(B), R8-555, R8-556, R8-557, R8-559, R8-560, R8-561, R8-562 and R8-563 held in the office of the Chief Executive, Department of Transport and Main Roads, Brisbane.

Mackay Region
Mackay Ring Road
495 (6828, 7241) and 7837 to 7862

ENDNOTES

1. Made by the Governor in Council on 11 August 2016.
2. Published in the Gazette on 12 August 2016.
3. Not required to be laid before the Legislative Assembly.
4. The administering agency is the Department of Transport and Main Roads.

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Acquisition of Land Act 1967
Transport Infrastructure Act 1994
Transport Planning and Coordination Act 1994

AMENDING TAKING OF LAND NOTICE (No. 3011) 2016

Short title

1. This notice may be cited as the *Amending Taking of Land Notice (No. 3011) 2016.*

Amendment of Land to be taken [s. 11(1) and s. 11(3) of the *Acquisition of Land Act 1967*]

2. Schedule to the Taking of Land Notice (No. 2832) 2015 dated 7 May 2015 and published in the Gazette of 15 May 2015, at page 61, relating to the taking of land by the Chief Executive, Department of Transport and Main Roads, as constructing authority for the State of Queensland, is amended as described in the Schedule.

SCHEDULE

Amend Schedule to the Taking of Land Notice (No. 2832) 2015 dated 7 May 2015 and published in the Gazette of 15 May 2015, at page 61, relating to the taking of land by the Chief Executive, Department of Transport and Main Roads, as constructing authority for the State of Queensland as follows -

Omit - "*County of Carlisle, Parish of St Helens* - an area of about 8518 square metres being part of Lot 3 on RP746251 contained in Title Reference: 21394102.

County of Carlisle, Parish of St Helens - an area of about 5310 square metres being part of Lot 3 on RP722884 contained in Title Reference: 20775250.

As shown approximately on Plan R8-549 held in the office of the Chief Executive, Department of Transport and Main Roads, Brisbane.

Mackay Region
Bruce Highway (Mackay – Proserpine)
Overtaking lane south of Careys Creek
495/7442; 7443 and 7444"

Insert - "An area of 8559 square metres being Lot 1 on SP279394 (being a plan to be registered in Queensland Land Registry, Department of Natural Resources and Mines), being part of the land contained in Title Reference: 21394102.

An area of 5344 square metres being Lot 6 on SP279394 (being a plan to be registered in Queensland Land Registry, Department of Natural Resources and Mines), being part of the land contained in Title Reference: 20775250.

Mackay Region
Bruce Highway (Mackay – Proserpine)
Overtaking lane south of Careys Creek
495/7442; 7443 and 7444"

ENDNOTES

1. Made by Acting Director (Property Acquisitions and Disposals) on 2 August 2016, pursuant to delegation for Minister for Main Roads, Road Safety and Ports and Minister for Energy, Biofuels and Water Supply under section 36B of the *Acquisition of Land Act 1967*.
2. Published in the Gazette on 12 August 2016.
3. Not required to be laid before the Legislative Assembly.
4. The administering agency is the Department of Transport and Main Roads.

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BRISBANE
12 August 2016

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Glenroy S Dillon

From: Glenroy S Dillon
Sent: Friday, 28 July 2017 10:38 AM
To: [redacted]@htw.com.au'
Subject: Hydraulic Report

Hi [redacted]

I have sent you a link to down load the Hydraulic Report. Please note that I have not yet read it.

The password is [redacted]

The department will attend to providing reports to the relevant stakeholders.

I have spoken to [redacted] from the MRR project team about the report. He has told me that the report has not taken into account extra culverts that will be installed that are relevant to the Bradford and Robke properties. Tony considers that these culverts may slightly reduce the impact.

If you have any problems with the report please contact me. If I can't answer your enquiry I will pass it on to Tony.

Kind regards,

Glen Dillon
Principal Property Officer | Strategic Property Management / Property Acquisitions & Disposals
Portfolio Investment & Programming | Department of Transport and Main Roads

Floor 2 | Carseldine - GOP Building D | 532 Beams Road | Carseldine Qld 4034
GPO Box 1412 | Brisbane Qld 4001
P: (07) 30666958 | F: (07) 30668228

E: glenroy.s.dillon@tmr.qld.gov.au
W: www.tmr.qld.gov.au

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Glenroy S Dillon

From: [redacted]@htw.com.au>
Sent: Thursday, 10 August 2017 11:33 AM
To: Glenroy S Dillon
Subject: Assessment of Compensation - 93897 Bruce Highway, Bakers Creek - Ajana Park Pty Ltd
Attachments: MKY065795_Report.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: DMS

[redacted]

Please find our report in relation to the above matter attached below.

Thanks for your instructions in this matter.

Yours faithfully,

[redacted] | FAPI - Certified Practising Valuer
Director

T 07 4957 7348 | M [redacted]
E [redacted]@htw.com.au

25 River Street, Mackay, QLD, 4740
PO Box 865, Mackay, QLD, 4740

HERRON TODD WHITE | www.htw.com.au

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Assessment of Compensation

Cane Farming Aggregation

HERRON TODD WHITE

93897 Bruce Highway, Bakers Creek Qld 4740

As at 12 August 2016
Prepared for Department of Transport and Main Roads
Our Ref MKY065795

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Mackay

Herron Todd White (Central QLD) Pty Ltd
ABN 57 608 235 507

25 River Street
PO Box 865
Mackay Qld 4740

Telephone (07) 4957 7348
Wfa.centralqld@htw.com.au
htw.com.au

EXECUTIVE SUMMARY

Property Details

Address	93897Bruce Highway, Bakers Creek Qld 4740.
Instructing Party	Mr Glen Dillon of Department of Transport and Main Roads.
Prepared For	Department of Transport and Main Roads.
Basis of Assessment	The interest being valued is the unencumbered estate in fee simple in vacant possession and in aggregation.
Purpose of Valuation	Our assessment of compensation has been prepared for the resumption of land by Department of Transport and Main Roads for the purpose of the Mackay Ring Road.
Dates of Inspection	2 March 2017, 9 May 2017 and 11 May 2017.
Date of Assessment	12 August 2016.
Dispossessed Owner	Ajana Park Pty Ltd.
Real Property Description	Lot 7 on Registered Plan 894737 and Lot 392 on Survey Plan 257985
Encumbrances	Various access easements as detailed at Section 2.2 having no affect on our valuation.
Town Planning	The aggregation is zoned 'Rural' under the Mackay City Planning Scheme. Under the Proposed Mackay Region Planning Scheme Version 9 (2014) the lots had the following zonings:- • Lot 7 - Includes most of the land in the Investigation Area Zone Precinct (RU1) of the Rural Zone. A drainage line which runs through the southern end of this lot is included in the 'Open Space' Zone. • Lot 392 - Includes most of the land in the Investigation Area Zone Precinct (RU1) of the Rural Zone. An area in the south east is situated in the Investigation Area Zone Precinct (EC5) of the Emerging Community Zone. The aggregation holds several approvals in relation to Stages 3 – 8 of the Waters of Ooralea residential development.
Property Summary	Situated approximately 9.0 kilometres south of the Mackay Post Office. This is a 102.62 ha, near level, irregular shaped aggregation of 2 adjoining lots bounded by Stockroute Road in the north, the Bruce Highway in the east and Stages 1 – 3A of 'The Waters at Ooralea' residential estate in the south. Approximately 29.70 ha has 'Reconfiguration of Lot' approvals for further residential development. This area comprises most of Lot 392 and a small part of Lot 7. Of this area approximately 21.69 ha comprises irrigated caneland. This area includes a machinery shed inside the Bruce Highway frontage. The unapproved area comprises 65.78 ha of irrigated caneland. This area comprises most of Lot 7 and a small part of Lot 392. Structural improvements include a house and 3 sheds.

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EXECUTIVE SUMMARY

Valuation Consideration	The resumption comprises a 4.564 ha strip of land which runs through the northern end of Lot 7. It mostly has a width of approximately 40 metres but narrows to a sharp angle at its eastern end adjacent to a major roundabout at the intersection of the Bruce Highway and Stockroute Road. This area is located approximately 425 metres north of the approved area. Valuation considerations include loss of irrigated caneland and injurious affection related to rural residential amenity.
Compensation (Excl. GST)	**$135,000 (One Hundred and Thirty Five Thousand Dollars)**

Gregory Williams
FAPI / Certified Practising Valuer/Director
API No: 66044, QVRB No: 2004

Important:	All data provided in this summary is wholly reliant on and must be read in conjunction with the information provided in the attached report. It is a synopsis only designed to provide a brief overview and must not be acted on in isolation.

Assumptions, Conditions and Limitations

Critical Assumptions	• This compensation assessment is provided subject to the assumptions, disclaimers, limitations and qualifications detailed within this report. Reliance on this report and extension of our liability is conditional upon the reader's acknowledgement and understanding of these statements.

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1 INTRODUCTION

1.1 Instructions

We have been instructed by Mr Glen Dillon on behalf of Department of Transport and Main Roads, to assess the compensation payable for the resumption of land from the property located at Lot 7 Bruce Highway, Bakers Creek. The resumed land is required for the construction of the Mackay Ring Road (Stage 1) which is described below.

"The Mackay Ring Road will be delivered in 2 stages. Stage 1 of this project will be constructed from Stockroute Road to Bald Hill. Stage 2 will further improve connectivity by providing direct access from the Bruce Highway north of Mackay, via a corridor south of the rail line to Harbour Road and the Mackay Port.

Key features of Stage 1—Highway Bypass of Mackay

- Construction of a 2-lane rural highway with a length of approximately 11.3km.
- 80km/h and 100km/h speed limit with no traffic signals (avoiding 10 existing signalised intersections).
- Connections at Stockroute Road, the Peak Downs Highway and the Bruce Highway north.
- New river crossing over the Pioneer River and the Fursden Creek floodplain with 100 years flood immunity.
- Heavy vehicle and through traffic bypass of Mackay.
- Dual lane roundabouts (approximately 100m diameter) at each end."

Queensland Government – Department of Transport and Main Roads

1.2 Basis of Assessment

Acquisition of Land Act 1967 (Amended 2009)

The compensation for the land that has been resumed has been assessed in accordance with Section 20 of the Acquisition of Land Act.

(1) Section 20 provides that compensation is to be assessed as follows:

(a) In assessing the compensation to be paid, regard shall in every case be had not only to the value of land taken but also to the damage, if any, caused by any of the following:

(i) the severing of the land taken from other land of the claimant

(ii) the exercise of any statutory powers by the constructing authority otherwise injuriously affecting the claimant's other land mentioned in subparagraph (i); and

(b) to the claimant's costs attributable to disturbance.

(2) Compensation shall be assessed according to the value of the estate or interest of the claimant in the land taken on the date when it was taken.

(2A) However, in assessing the compensation, a contract, licence, agreement or other arrangement (a relevant instrument) entered into in relation to the land after the notice of intention to resume was served on the claimant must not be taken into consideration if the relevant instrument was entered into for the sole or dominant purpose of enabling the claimant or another person to obtain compensation for an interest in the land created under the instrument.

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1.2 Basis of Assessment Cont'd

(3) In assessing the compensation to be paid, there shall be taken into consideration by way of set-off or abatement, any enhancement of the value of the interest of the claimant in any land adjoining the land taken or severed therefrom by the carrying out of the works or purpose for which the land is taken.

(4) But in no case shall subsection (3) operate so as to require any payment to be made by the claimant in consideration of which enhancement of value.

(5) In this section, costs attributable to disturbance, in relation to the taking of land, means all or any of the following:

(a) Legal costs and valuation or other professional fees reasonably incurred by the claimant in relation to the preparation and filing of the claimant's claim for compensation

(b) The following costs relating to the purchase of land by a claimant to replace the land taken:

(i) stamp duty reasonably incurred or that might reasonably be incurred by the claimant, but not more than the amount of stamp duty that would be incurred for the purchase of land of equivalent value to the land taken;

(ii) financial costs reasonably incurred or that might reasonably be incurred by the claimant of that might reasonably be incurred by the claimant in relation to the discharge of a mortgage and the execution of a new mortgage, but not more than the amount that would be incurred if the new mortgage secured the repayment of the balance owing in relation to the discharged mortgage;

(iii) legal costs reasonably incurred by the claimant;

(c) Removal and storage costs reasonably incurred by the claimant in relocating from the land taken

(d) Costs reasonably incurred by the claimant to connect to any services or utilities on relocating from the land taken

(e) other financial costs that are reasonably incurred or that might reasonably be incurred by the claimant, relating to the use of the land taken, as a direct and natural consequence of the taking of the land

(f) an amount reasonably attributed to the loss of profits resulting from interruption to the claimant's business that is a direct and natural consequence of the taking of the land

(g) Other economic losses and costs reasonably incurred by the claimant that are a direct and natural consequence of the taking of the land.

1.3 Definitions

This valuation has been undertaken in accordance with the following definitions:

Market Value

"the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion".

Highest and Best Use

"the use of an asset that maximises its potential and that is physically possible, legally permissible and financially feasible".

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1.4 Dates of Inspection

2 March 2017, 9 May 2017 and 11 May 2017

1.5 Date of Assessment

12 August 2016.

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2 TITLE AND STATUTORY DETAILS

2.1 Title Details

Search Date	12 August 2016
Title Reference	50125576
Real Property Description	Lot 7 on Registered Plan 894737
Registered Proprietor	Ajana Park Pty Ltd
Encumbrances	The following easements/encumbrances/restrictions are noted on the title search: 1. Rights and interests reserved to the Crown by Deed of Grant No. 10255223 (POR 332) & (POR 333) & (POR 334) 2. Easement No. 701241940 burdening the land to Lot 8 on RP894737 over Easement B on RP894737 Lodged at 15:41 on 02/04/1996 Recorded at 14:39 on 22/05/1996 3. Mortgage No. 714081745 Westpac Banking Corporation A.B.N. 33 007 457 141 Lodged at 13:00 on 27/09/2011 Recorded at 14:49 on 27/09/2011
Unregistered Dealings	Nil

Administrative Advices

Dealing	Type	Lodgement Date	Status	Location
716751743	NOTC INT RES ACQUISITION OF LAND ACT 1967	15/09/2015 08:54	CUR	EC-GEN-00

Search Date	3 May 2017
Title Reference	50996447
Real Property Description	Lot 392 on Survey Plan 257985
Registered Proprietor	Ajana Park Pty Ltd
Encumbrances	The following easements/encumbrances/restrictions are noted on the title search: 1. Rights and interests reserved to the Crown by Deed of Grant No. 20952240 (POR 465 on CI3073) Deed of Grant No. 20983100 (POR 467 on CI3120) 2. Easement No. 601444430 (N845214) 28/04/1977 burdening the land to Lot 13 on RP728274 over Easement A on RP728274 Lodged at 00:00 on 28/04/1977 Recorded at 00:00 on 13/05/1977 3. Easement No. 601287915 (T206426) 19/07/1985 burdening the land to Lot 3 on RP742084 over Easement B on RP742084 Lodged at 00:00 on 19/07/1985 Recorded at 00:00 on 04/11/1985 4. Mortgage No. 714081745 Westpac Banking Corporation A.B.N. 33 007 457 141 Lodged at 13:00 on 27/09/2011 Recorded at 14:49 on 27/09/2011
Unregistered Dealings	Nil
Administrative Advices	Nil

Copies of our recently searched Title are annexed to this report.

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2.2 Encumbrances

We have not undertaken easements searches.

Based on our review of cadastral mapping, we believe that the easement over Lot 7 relates to a an access easement inside the northern end of the eastern boundary. It burdens the land over an area of 2,036 square metres and has a width of 10 metres.

Based on our review of cadastral mapping, we believe that the easements over Lot 392 are for the following purposes :-

- Easement A – an access easement over 100 square metres at the southern end of the southern Bruce Highway frontage
- Easement B – an access easement over a 6 metre wide, 367 square metre area adjoining easement A to the west.

This valuation is subject to there being no other encumbrances, which may have an adverse effect on our valuation. Should any such easement, encumbrance or restriction become apparent, we reserve the right to review our valuation.

2.3 Statutory Land Value

$305,000 effective from 30 June 2016 for local authority rating and land tax purposes.

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3 TOWN PLANNING AND APPROVALS

3.1 Town Planning Summary

Local Authority	Mackay Regional Council
Planning Scheme	The planning scheme in effect at the date of assessment was the Mackay City Planning Scheme – Version 1 adopted 13 May 2009
Zoning	Rural
Overlays	Bushfire Management; Image Corridors; Good Quality Agricultural Land; Airport Obstacle Limitation Surface; Airport Development Distances
Development Codes	High Impact Areas
Overall Outcomes	We have been provided with a Planning Report – Preliminary Town Planning Advice prepared by John Gaskell Planning Consultants for Lot 7 on RP894737. This report states the following:- 19. *The Planning Scheme includes the subject land in the Pioneer River and Southern Streams precinct of the Hinterland locality.* 20. *An overall outcome of the Mackay Hinterland Locality Code states 'Urban development occurs on land included within an urban zone...in preference to land included in non urban zones...* 21. *An overall outcome of the Mackay Hinterland Locality Code also states 'rural areas, particularly areas of good quality agricultural land identified in the... Pioneer River & Southern Streams precinct, are protected from the constraining effect of encroaching urban development (including but not limited to residential, industrial and commercial, rural residential development) or sensitive land uses'.* 22. *An overall outcome of the Mackay Hinterland Locality Code states 'non rural activities in rural areas are limited to activities which specifically require the particular rural location and do not adversely affect the operation of rural uses or the rural landscape and character of the area'.* 23. *It is therefore understood the subject land is not intended by the Planning Scheme to be developed for urban development.* These details also apply to Lot 392.
Permitted Uses	In relation to the planning scheme a 'Dwelling House' is self assessable. 'Residential Storage Shed' and 'Rural Industry' are code assessable. The minimum lot size is 100 hectares.

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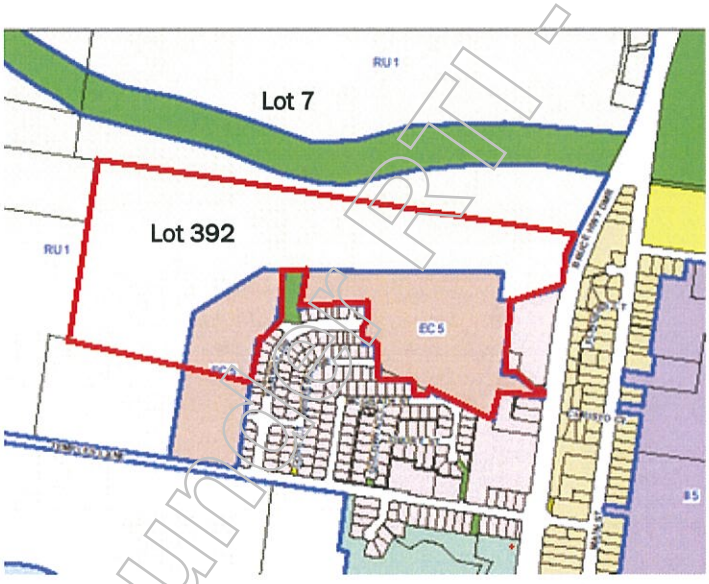
3.2 Proposed Mackay Region Planning Schemes

The Proposed Mackay Region Planning Scheme, Version 8 ('Proposed Planning Scheme 2013') was publicly advertised in May 2013 and included a majority of the subject land in the Emerging Community Zone. Drainage lines were included in the Open Space Zone. This version did not become effective.

The Proposed Mackay Region Planning Scheme, Version 9 ('Proposed Planning Scheme 2014') was publicly advertised in December 2014. This proposed version was the most recent at the date of assessment. Under this version the aggregation was to be zoned as follows:-

Lot 7 – The Proposed Planning Scheme 2014 includes most of the subject land in the Investigation Area Zone Precinct (RU1) of the Rural Zone. A drainage line which runs through the southern end of this lot is included in the 'Open Space' Zone.

Lot 392 – The Proposed Planning Scheme 2014 includes most of the subject land in the Investigation Area Zone Precinct (RU1) of the Rural Zone. An area in the south east is situated in the Investigation Area Zone Precinct (EC5) of the Emerging Community Zone.



In relation to the Proposed Planning Scheme 2014, the Planning Report – Preliminary Town Planning Advice prepared by John Gaskell Planning Consultants for Lot 7 on RP894737 states the following :-

70. *The purpose of the Rural Zone Code is not too dissimilar to the current zoning intent for the subject land (that is, the intent under the Planning Scheme in effect). The local government purpose of the Rural Zone Code states: 'provide for a range of rural activities, residential uses that support rural activities and intensive rural activities and other uses that cannot be located in urban areas. The zone also contains undeveloped land providing ecological and habitat value. The zone does not accommodate development for urban purposes'.*

71. *The local government purpose of the Rural Zone Code also identifies that development that would compromise potential future development for urban purposes is discouraged from the Investigation Area Zone Precinct of the Rural Zone.*

72. *An overall outcome of the Rural Zone Code states: 'development for urban purposes and other uses more appropriately located in urban areas are not located in the Rural zone, including within the investigation area precinct (precinct no. RU1), and: (A) the Ooralea investigation area is not sequenced for development before 2026'.*

73. *It is understood the Proposed Planning Scheme 2014 intends for the subject to primarily be for rural activities, and the subject land is not sequenced for development before 2026.*

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3.2 Proposed Mackay Region Planning Schemes Cont'd

The Proposed Planning Scheme 2014 contains the following details in Relation to the Emerging Community Zone Code:-

"The purpose of the Emerging Community Zone Code is to:

(a) identify land that is suitable for urban purposes and conserve land that may be suitable for urban development in the future; and

(b) manage the timely conversion of non-urban land to urban purposes; and

(c) prevent or discourage development that is likely to compromise appropriate longer term land use."

"The local government purpose of the zone code is to:

(a) provide for low-intensity and low impacting uses until land is required for the planned, co-ordinated, efficient and sequenced delivery of highly accessible, diverse and liveable urban communities located within the key urban areas of the region; and

(b) manage the timely and planned conversion of land within the zone to urban purposes in accordance with a development framework plan; and

(c) coordinate, integrate and efficiently provide trunk infrastructure in accordance with the priority infrastructure plan."

An overall outcome of the Emerging Community Zone Code is :-

Development for urban purposes:

(i) development for urban purposes is provided in a planned, co-ordinated, integrated and efficiently sequenced manner in accordance with:

(A) the relevant local plan if applicable; and

(B) an approved development framework plan; and

(ii) development is efficiently serviced by the full range of urban infrastructure networks and provides for infrastructure services, in accordance with an approved infrastructure delivery strategy relevant to the ultimate development in the development framework plan area; and

(iii) development located outside of the priority infrastructure area must demonstrate that trunk water, sewer, stormwater and road infrastructure required to service the ultimate development in the area and is provided at full cost, including lifecycle cost, to the developer; and

(iv) development for urban purposes creates new neighbourhoods that provide:

(A) residential communities supported by a diverse mix of non-conflicting land uses promoting, as practical, a degree of self-containment; and

(B) diverse mix of residential densities including appropriately located higher density residential development; and

(C) accessible, multi-purpose, usable and adequately sized open space areas and corridors that form neighbourhood focal points; and

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3.2 Proposed Mackay Region Planning Schemes Cont'd

(D) access networks for private vehicles, public transport and bicycles / pedestrians with high levels of internal and external connectivity and strong linkages between key neighbourhood hubs and open spaces; and

(E) measures that maintain and respond to high value ecological features and physical constraints of the land; and

(F) high quality visual outcomes and a strong sense of place; and

(d) Precinct-specific outcomes:

Ooralea precinct (precinct no. EC5):

(B) development south of Stockroute Road within "The Waters at Ooralea" residential estate provides:

- *low density residential development in approved stages 3 to 5 of the estate; and*
- *a co-ordinated access network of collector streets and access streets across stages and connections with existing adjoining streets;"*

3.3 Approvals

The owner has provided the following approvals :-

Reference	Date	Details	Real Property Description (At Date of Assessment)
DA-2008-123	20/10/2010	Preliminary Approval Overriding The Planning Scheme for Stages 2 - 6 for use Rights in Accordance with Urban Residential Zone	Lot 391 and Part Lot 392 on SP257985 and Part of Lot 7 on RP894737
DA-2008-123	7/01/2016	Extension of Relevant Period (until 16/7/2020)	Lot 391 and Part Lot 392 on SP257985 and Part of Lot 7 on RP894737
DA-2010-206	19/09/2011	Reconfiguration of a Lot - 2 Rural Lots Into 262 Urban Residential Lots, 1 Open Space Lot and 2 Balance Lots	Lot 391 and Part Lot 392 on SP257985 and Part of Lot 7 on RP894737
DA-2014-90	20/07/2016	Decision Notice Judgment - Reconfiguration of a Lot (Stages 6 - 8)	Part Lot 392 on SP257985 and Part of Lot 7 on RP894737
OW-2011-144	3/05/2013	Operational Works - Civil - The Waters Development Stage 3	Part Lot 391 and Part Lot 392 on SP257985
OW-2013-68	14/07/2014	Operational Works - Civil - The Waters Development Stage 5	Part Lot 392 on SP257985
OW-2013-53	4/09/2014	Operational Works - Civil - The Waters Development Stage 4	Part Lot 392 on SP257985

Note: Lot 391 is held by Bakers Creek Developments Pty and is not subject to assessment.

It is difficult to establish if the Operational Works permits were still current at the date of assessment due to the fact that part of Stage 3 was completed and there are certain 'rolling over' provisions within the Act. Our valuation assumes that these Operational Works Permits were current at the date od assessment. Should this not be the case we reserve the right to review our assessment and amend if necessary.

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3.3 Approvals Cont'd

The Approved Plan for DA-2010-206 is shown below:-

The Approved Plan for DA-2014-90 sits immediately to the north of the above approved plan and is shown below:-

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3.4 Conclusions

We have been provided with a Planning Report – Preliminary Town Planning Advice for Lot 7 which has been prepared by John Gaskell Planning Consultants which concludes as follows:-

106. This preliminary town planning advice has established:

- *The Planning Scheme includes the subject land in the Rural Zone. This zone is not intended to accommodate urban development, but rather accommodate rural activities or non rural activities which specifically suit the particular rural location and do not adversely affect the operation of the Rural Zone. In addition, development on land identified as 'High Impact Activity' will need to be designed and sited to appropriately manage any potential adverse effects from the meat processing facility on users of the site.*
- *Some limited weight may be given to the Proposed Planning Scheme 2013 (v8) which includes the subject land in the Emerging Community Zone, and Open Space Zone. In this draft planning scheme the land is intended to be developed consistent with an approved development framework plan which will include identifying land uses, residential densities, trunk infrastructure and sequencing.*
- *The Proposed Planning Scheme 2014 (v9) on which some weight may be given includes the subject land in the Rural Zone and Open Space Zone. These zones are not intended to accommodate urban development.*
- *Council has approved development on the subject land and incorporating adjoining land for reconfiguring a lot.*
- *Council has approved development in proximity to the subject land for urban development, being residential (and comprising a range of lot sizes).*
- *Development of the subject land for urban development (including the timing for such development) is dependent on the availability and costs of a full range of urban infrastructure networks.*
- *It is my view that as at the relevant date the subject land (in the short to medium term) is expected of being used for low intensity, low impacting rural related uses. . It is acknowledged that the decision of the Planning and Environment Court in July 2016 granted approval for residential lots on the southern edge of the subject land.*
- *Despite Council's current attitude that resists expanding residential development at this location, it is likely that in the longer term the subject land may be capable of being developed for urban development such as residential subdivision. The timing and cost associated with this development is dependent upon availability of a full range of urban infrastructure networks.*
- *In addition, as Council has identified other land more suited to urban development, the likelihood of urban development on the subject land will also be based on Council's assessment of need for further urban development at this location.*

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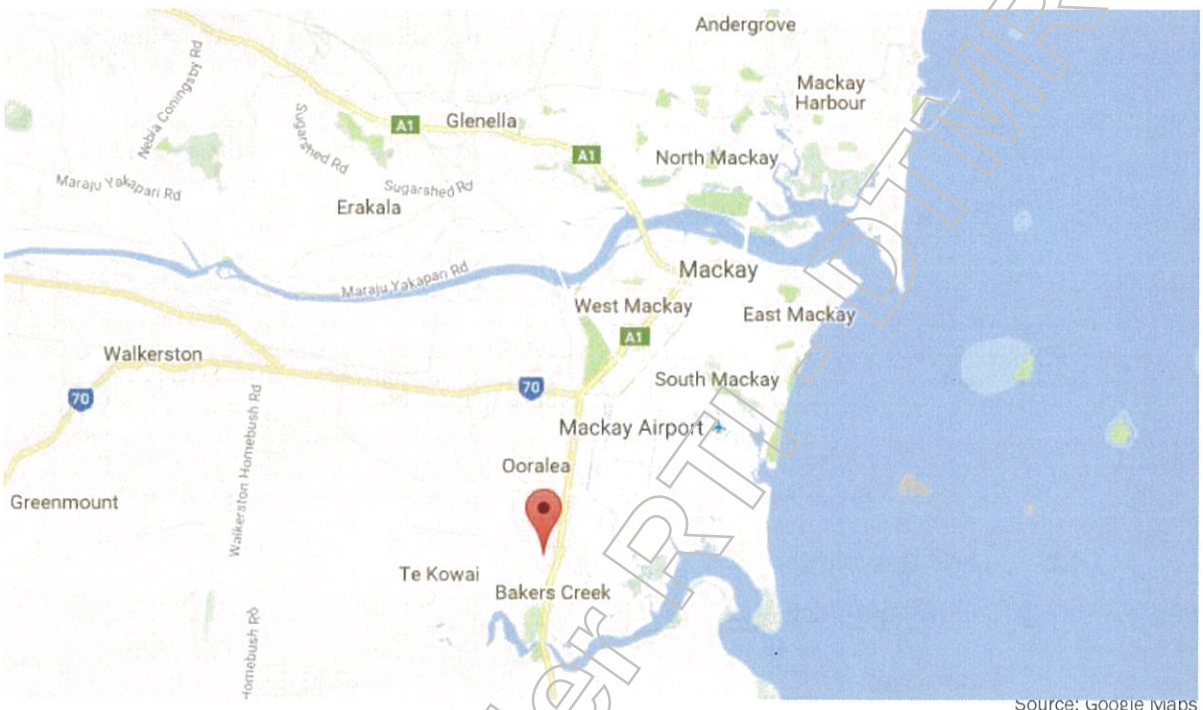
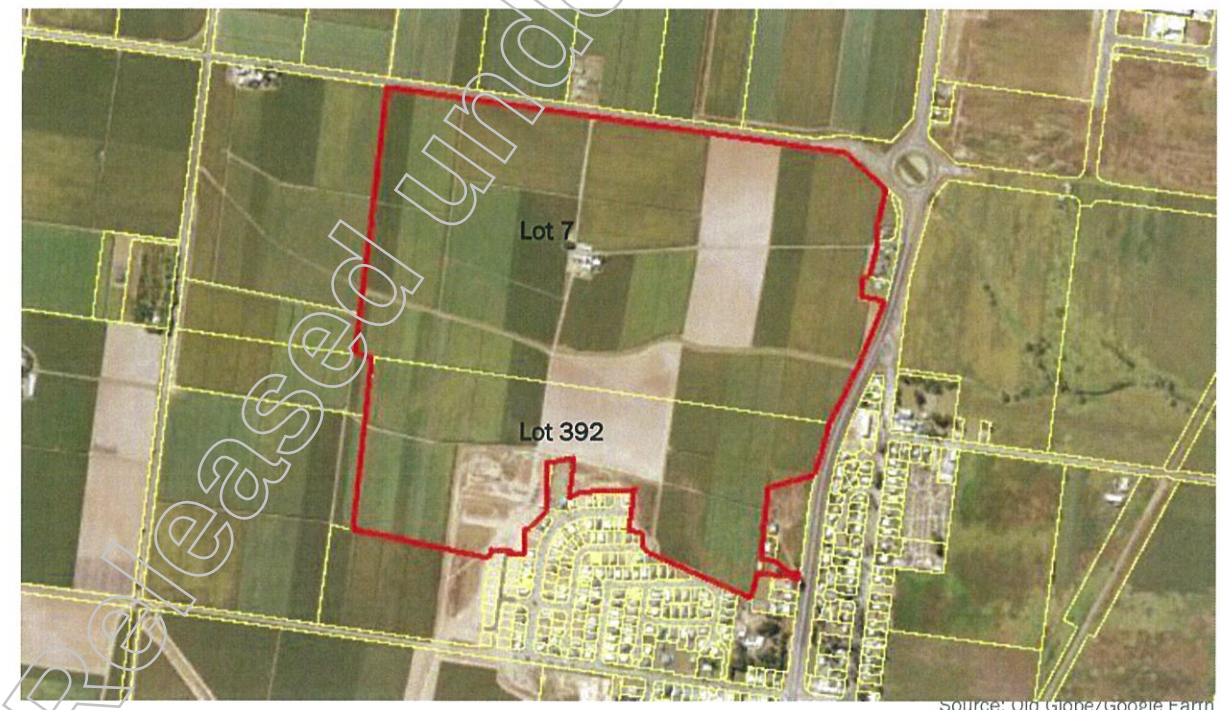
4 THE LAND

4.1 Location Details

The general location of the subject property is indicated on the maps below.



Source: Google Maps



Source: Qld Globe/Google Earth

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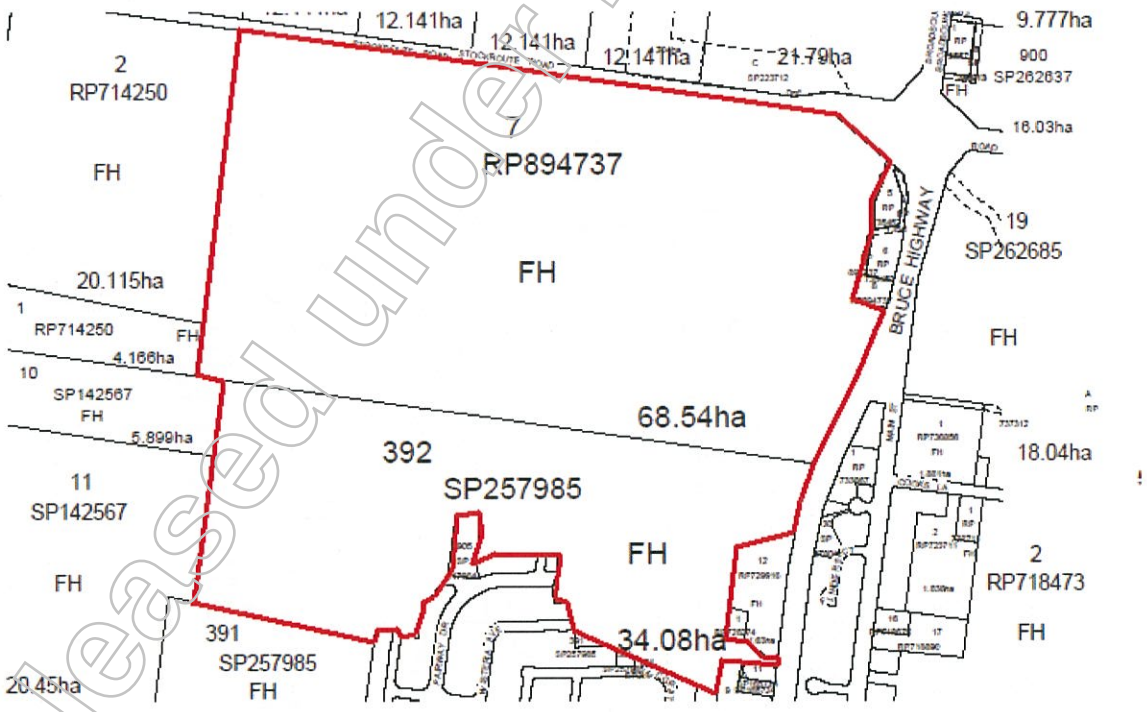
4.1 Location Details Cont'd

Locality	Bakers Creek is a small residential community located approximately 10 kilometres to the south of the Mackay Central Business District. The area is supported by the local abattoir with surrounding development comprising a range of housing from the 1950's onwards comprising modest and average quality accommodation. A large developing residential estate known as "The Waters at Ooralea" is located on the western outskirts of Bakers Creek, in close proximity to Black Springs golf course. The established areas have modest appeal because of the proximity of the local abattoir. A primary school is located within the suburb..
Situation	The property is situated on the southern side of Stockroute Road, the western side of the Bruce Highway and adjoins Stages 1 – 3A of 'The Waters at Ooralea' residential estate to the north. The property is situated approximately 9.0 kilometres by road to the south-west of the Mackay Post Office.
Surrounding Development	Surrounding development comprises cane farms and vacant and improved residential land in 'The Waters of Ooralea' estate . The existing use as a cane farm is consistent with the surrounding development. The proposed use for long term progressive residential subdivision is also consistent with the changing profile of the Bakers Creek locality.

4.2 Land Description



Source: Qld Smart Map

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4.2 Land Description Cont'd

Area

Before Resumption	
Lot 7	68.5400 hectares
Lot 392	34.0800 hectares
Total	102.6200 hectares
Area Resumed (Lot 7 only)	4.564 hectares
After Resumption	98.056 hectares

Frontage & Depth

Its frontage to Stockroute Road is approximately 1,050 metres (excluding truncation).

It has 2 frontages to the Bruce Highway. The northern frontage has a length of approximately 420 metres. The southern frontage has a length of approximately 21 metres.

The depth of the site along the western boundary is 985 metres in 2 chords.

Property Description

This is a near level, irregular shaped aggregation of 2 adjoining freehold lots which is presently used for cane farming. A drainage line runs through the southern end of Lot 7 in an easterly direction. Soil is broadly classified as alluvial duplex with grey cracking clay along the drainage line.

The farm had been larger prior to residential expansion in the south east.

An area adjacent to completed stages of 'The Waters of Ooralea' has Reconfiguration of Lot Approvals.

An approximate classification is as follows:-

Classification	Area (ha)
Approved Future Development Land (Stage 3B – Stage 8)	20.700
Irrigated Cane Land	65.780
Balance - Headlands, Drains & Curtilage	7.140
Total	102.620

Note: 'Approved Future Development Land' includes 21.69 hectares of irrigated caneland with the balance headlands, soil stockpile areas and heavy machinery set down areas.

Irrigation

Irrigation water for cane farming is supplied from the following sources :-

- Bore 1 - Equipped with a turbine pump driven by a 6 cylinder Ford diesel engine. Capacity 40,000 gallons per hour.
- Bore 2 – Equipped with a turbine pump driven by a 3 phase electric motor. Capacity 25,000 gallons per hour.
- Bore 3 – Equipped with a turbine pump driven by a 4 cylinder diesel motor. Capacity unknown.

The property is serviced by underground mains and hydrants for travelling hard hose spray irrigation.

In addition to the above, a bore equipped with an electric submersible pump is used to irrigate landscaping within the developed stages of the Waters of Ooralea Estate and will be available for the same purpose in future stages.

Flooding/ Hydraulic Impacts

The land is not located within a known flood area and is not identified within the Local Authority's flood maps. A formal flood search has not, however, been undertaken and should this be an issue, then this report should be referred back to the valuer for comments.

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4.2 Land Description Cont'd

Services

Electricity and telephone are connected to the property.

The following major services are available for connection in the completed stages of 'The Waters of Ooralea' residential estate: reticulated water, sewerage, telephone, electricity.

We have physically identified the boundaries upon inspection and there do not appear to be any encroachments. However, we are not surveyors and no warranty can be given without the benefit of an identification survey.

To the best of the valuer's knowledge, the subject property is not affected by landslip, pest infestation or resumption matters, however, no searches have been undertaken in this regard.

4.3 Road System/Access

Stockroute Road Looking West

Fairway Drive (Access to Future Stage 4)

Road System

Before Resumption

The property has dual road frontages to Bruce Highway and Stockroute Road.

Stockroute Road is a bitumen sealed, two lane local road. It has gravel verges and grassed table drain.

The Bruce Highway is a bitumen sealed, four lane highway with a grassed median strip. It has gravel verges and grassed table drains.

There are 6 residential streets which abut the subject property through 'The Waters of Ooralea' estate.

After Resumption

After completion of construction, the Mackay Ring Road will run parallel and immediately to the south of the existing Stockroute Road formation. According to plans provided to us, the Mackay Ring Road will be a 2 lane bitumen sealed roadway with a designated speed limit of 80km per hour. An earth embankment will be constructed immediately west of resumed land to allow the road to 'ramp up' to an overpass of Cowleys Road and the Mackay Sugar Limited Railway.

Stockroute Road will remain open but will be terminated at a point approximately 400 metres east of the Bruce Highway.

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4.3 Road System/Access Cont'd

Access

Before Resumption

A house and 3 sheds are centrally located within Lot 7 and access is provided directly from Stock Route Road. This access road is roughly formed.

Access to Lot 392 is available from the southern frontage of the Bruce Highway via a short concrete driveway. A machinery shed is situated near this access.

Access to future Stages of The Waters of Ooralea Estate are available through the aforementioned residential streets.

After Resumption

Access will not be available from the Mackay Ring Road. Access will be available from the remaining formation of Stockroute Road under the proposed overpass approximately 404 metres west of the north western corner of Lot 7 and will comprise a bitumen sealed access road.

Stockroute Road will not directly connect with the Bruce Highway. It will however connect to the Bruce Highway to the north via Cowleys Road and Schmidtke Road. This will add approximately 1.73 kilometres travelling distance from the existing Stockroute Road entry to the Mackay Post Office.

Typical Caneland

Drainage Line Looking From West to East

Approved Stage 4Future Development Land

4.4 Site Contamination

The property has been used for cane farming including the storage of fuel and chemical. Our valuation assumes that there is no contamination or environmental issues impacting on the marketability or value of the property. It should be noted that environmental matters are beyond the scope of our expertise and that this valuation has been prepared without the benefit of soil tests or environmental studies. We recommend that any party relying on this valuation satisfy themselves in relation to any environmental risks or contamination issues. Should any such issues become apparent, we reserve the right to review our valuation.

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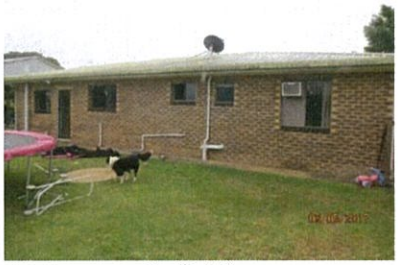
4.5 Improvements

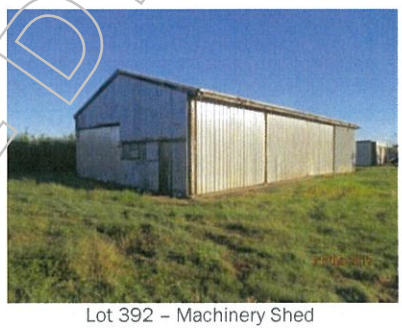
Dwelling Front


Dwelling Rear

Lot 7 - Shed 1

Lot 7 – Shed 2

Lot 7 – Shed 3


Lot 392 – Machinery Shed

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Lot 7 - Structural improvements on Lot 7 are detailed as follows:

Dwelling - Built about 1980. Total living area of 124 square metres with additional patio 7 square metres. Construction is lowset, brick veneer on concrete slab on ground foundations. Internal linings and ceilings are plasterboard. Colorbond roof. Floor layout comprises 3 bedrooms and 2 bathrooms. The third bedroom has been established in a former single lock up garage. General condition is fair. The main bathroom has been renovated and the kitchen has new floor coverings, new tiled splashbacks and fresh paint work.

Ancillary improvements include :- 1.5 metre timber paling yard fencing, rotary clothes hoist, concrete path around house slab, short concrete driveway, septic system, and 21 square metre pergola with mostly earth floor.

Shed 1 - Total area of 379 square metres comprising the following sections:-

Machinery Shed – 91 square metres over 3 bays. Gravel floor. Steel UB portal frame with 2.8 metre column height, hardwood timber purlins and girts. Corrugated galvanised iron roof and walls. Open along one side. Old and in fair condition.

Harvester Bay – 91 square metres. Gravel floor. Steel UB portal frame with entry height of 5.6 metres. Corrugated galvanised iron and corrugated zincalume external walls. Open front. Corrugated galvanised iron roof. Fair condition.

Workshop – 67 square metres over 3 bays. Concrete floor. Hardwood timber frame with entry height of 2.6 metres. Corrugated galvanised iron roof and walls. Open to 2 bays on 1 side. Fluorescent lighting. Old and in fair condition.

Storage Shed – 49 square metres over 2 bays. Same construction as Machinery Shed above. Old and in fair / poor condition. Guttering requires replacement.

Lockable Storage – 69 square metres over 3 bays. Same construction and condition as Storage Shed above. Includes weldmesh front doors.

Attached Skillion – 12 square metres. Gravel floor. Low clearance. Includes triple concrete wash tub.

4.5 Improvements Cont'd

Ancillary improvements include 10 square metre chemical storage shed and a 1,500 gallon corrugated galvanised iron rain water tank.

Shed 2 - Total area 264 square metres over 4 bays including a 15 square metre office. Mostly concrete floor (i.e. appears to be built over the slab of a former building). Steel UB portal frame with column height of 3.4 metres. Zincalume trimdek roof and walls. General condition is good.

Ancillary improvements include a bitumen wash bay and a bore equipped with electric submersible pump supplying a 2,000 gallon poly water tank on high stand.

Shed 3 – Total area 267 square metres comprising the following sections:-

Machinery Shed 1 – Total area 144 square metres over 4 bays. Gravel floor. Steel web skillion frame with entry height of 3.1 metres. Hardwood timber purlins and girts. Old and in fair condition. Guttering requires replacement.

Machinery Shed 2 – Total area 123 square metres. Same construction as above but with higher entry height of 3.8 metres. Same age and condition as Machinery Shed 1.

Lot 392 – Structural improvements on Lot 392 are detailed as follows:-

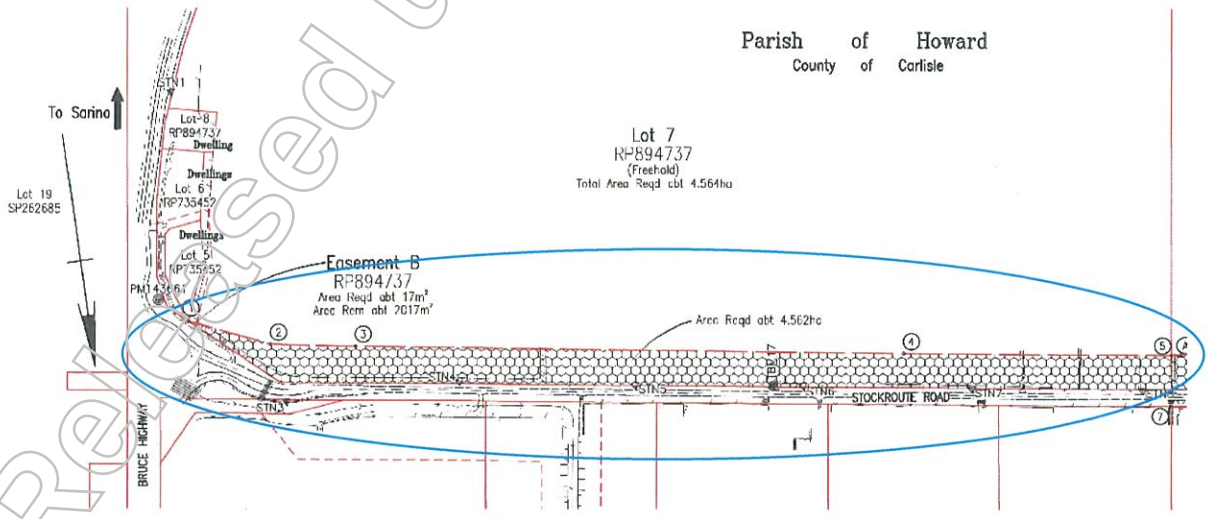
Machinery Shed – Total area 171 square metres. Concrete floor. Steel UB columns to a height of 3.4 metres. Corrugated galvanised iron gable roof and walls. Fully enclosed. Zincaneal sliding doors. Power connected. Old but in fair condition.

4.6 Resumed Area

On 12 August 2016, the Department of Transport and Main Roads resumed land from the property, totalling approximately 4.564 hectares.

The land comprises irrigated cane land and headlands. It is located approximately 780 metre north of the nearest developed residential lot in The Waters of Ooralea Estate.

The resumed area is shown within Lot 7 on RP894737 on the plans below:



Resumption Pan R8-554 (28/07/2015)

Note: The above plan has North pointing to the right which has a variance on orientation to the maps shown earlier in this report of approximately 90 degrees.

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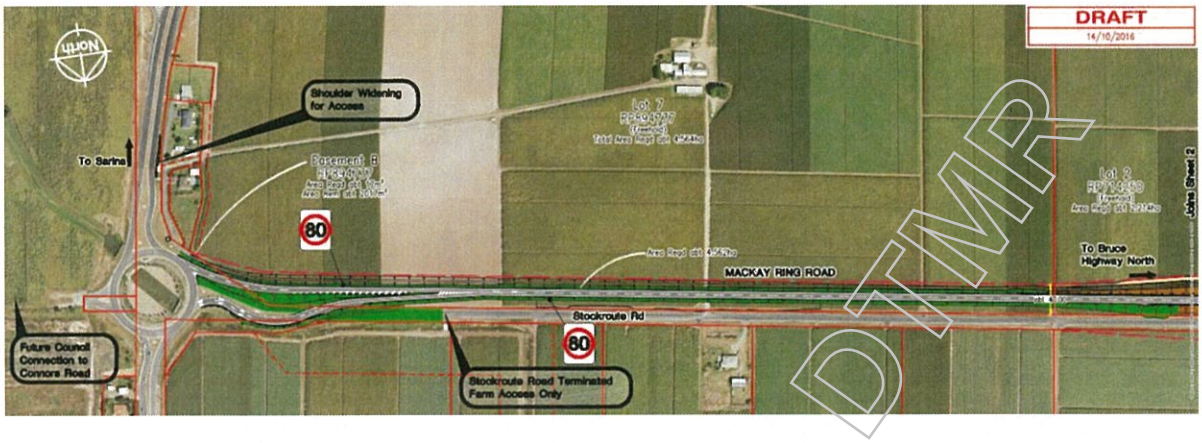
4.6 Resumed Area Cont'd



General Arrangement Sheet (14/10/2016)

Note: The above plan has North pointing to the bottom which has a variance on orientation to the maps shown earlier in this report of approximately 180 degrees.

A full copy of the Resumption Plan has been annexed to this report.

No structural improvements are resumed.

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5 EFFECT OF RESUMPTION

5.1 Introduction

In assessing the compensation payable we have considered the effects of the resumption under the following headings:

- Loss of land and improvements
- Severance
- Injurious affection
- Enhancement
- Disturbance.

5.2 Loss of Land and Improvements

A 4.564 hectare parcel of land has been resumed from inside the northern boundary. It mostly has a width of approximately 40 metres but narrows to a sharp angle at its eastern end adjacent to a major roundabout at the intersection of the Bruce Highway and Stockroute Road.

The pertinent details, before and after resumption, have been summarised below:

Description	Before Resumption	After Resumption	Diminution
Land Area	102.6200 ha	98.056 ha	4.564 ha

The land comprises spray irrigated cane land and headlands.

5.3 Severance

Severance can be defined as the depreciation in value of the retained portion of land, caused by the loss of the portion of the property which was resumed.

We are of the opinion that a claim for severance does not arise in this case.

5.4 Injurious Affection

Injurious affection can be defined as the depreciation in value of the retained land, caused by the actual or intended use of the proposed scheme.

The dwelling is situated approximately 270 metres from the Ring Road and will be impacted by noise.

We have made an allowance for a 6 metre wide driveway from the north western corner to the northern end of the existing driveway in the after scenario. This further decreases the area of measured caneland.

5.5 Enhancement

Enhancement is described as any betterment flowing from the scheme that may be offset against the claims of the dispossessed owner.

We are of the opinion that a claim for enhancement does not arise in this case.

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5.6 Disturbance

Disturbance can be defined to include all consequential losses suffered by the dispossessed owner as a natural reasonable consequence of the resumption.

In this process, an owner is entitled to be reimbursed for personal loss over and beyond the loss in respect of the land taken. In addition, reasonable consultant fees (legal, town planning and valuation etc) associated with the preparation of a claim should be paid by the resuming authority.

Reasonable disturbance items would be admissible as part of the compensation claim and would be in addition to our compensation assessment.

In this case disturbance particularly includes the establishment of an access driveway from the north western corner to the northern end of the existing driveway. We assume that this will be undertaken at the cost and expense of the Department of Transport and Main Roads.

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6 ASSESSMENT OF COMPENSATION

6.1 Highest and Best Use

The subject property consists of a cane farming aggregation, the south eastern end of which is approved for future residential development.

We consider the highest and best use of the aggregation is for cane farming.

We consider that the highest and best use is not for residential development for the following reasons :-

- A majority of the land is zoned 'Rural' under the current planning scheme.
- Stockroute Road was gazetted as a Future State Controlled Road 21 May 2010. It is unlikely that access to a residential estate would be allowed from it.
- The residential land market is weak and features high supply, low demand and easing values for completed residential allotments.
- There is presently no demand for residential englobo sites. Local developers are experiencing cashflow difficulties and are not likely to be buyers. It is unlikely that a residential development finance application to independently acquire and develop the site in the current market would be successful.

We acknowledge that the area which is approved for residential development may achieve a modest 'land banking' premium in recognition of its future potential if offered for sale. The market has no guidance as to the holding period until development becomes viable.

We recognise that the remaining unapproved area may have some long term potential for residential development but this would be dependant on the completion of residential development on adjoining land to the south east to provide infrastructure. The completion date of residential development on adjoining land is unknown.

6.2 Compensation Methodology

The most appropriate method in assessing the compensation payable for a resumption matter is the 'before and after' method of valuation. This method involves assessing the value of the property both before and after the resumption.

The difference in value is equal to the compensation payable which includes the value of land lost and any severance or injurious affection resulting to the balance land. Enhancement is also taken into consideration if applicable.

We have primarily relied upon the direct comparison method to establish the market value of the subject property.

A potential subdivision site can also be valued utilising the hypothetical development method; however, such an approach relies upon Council approvals, detailed plans and construction cost estimates. Such details are not available in this instance. Notwithstanding this comment, any purchaser of the subject aggregation as at the date of resumption would unlikely view the majority of Lot 7 as englobo development land.

Market data has been obtained from a range of sources, or as reported by real estate agents. As well as using such documented and generally reliable evidence or market transactions, it was also necessary to rely on hearsay evidence. Except as noted herein, a reasonable attempt has been made to verify all such information.

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6.3 Sales Evidence

Address	Sale Date	Sale Price	Area (ha)	Improvements Value	Land Value/ha Improved	Land Value/ha Ex-Structures
1.) 160 Maraju-Yakapari Road Erakala QLD 4740	07/03/16	$1,150,000	60.80	$140,000	$16,283	$13,980

Land Description: PRELIMINARY ANALYSIS - SUBJECT TO OWNER PROVIDING ACCESS TO PROPERTY. Situated approximately 7.7 km west of the Mackay Post Office. This is an aggregation of 2 adjacent freehold lots which is severed by the Maraju Yakapari Road. Lot 4 has an area of 39.2 ha and is situated on the western side of the road and Lot 15 has an area of 21.5 ha and is situated on the eastern side the road. Lot 4 has a road frontage of 858 metres and Lot 15 has a road frontage of 289 metres. The land falls gently to the northern east toward its northern frontage to Fursden Creek which forms the northern boundary. Country comprises dark brown alluvial soil which has been developed to 56 hectares of irrigated cane land. Irrigation water is supplied from an equipped bore on Lot 4. Estimated production under active management is 5,000 T (89T/ha).

Improvements: Structural improvements include an old fibro house in poor condition, a large machinery shed in good condition and small storage shed.

Comments: This is an adjoining owner sale which included crop (4,000T x $20/T = $80,000) and plant and equipment of $80,000. A Notice of Intention to Resume was registered on the title of Lot 15 at the date of sale and relates a 1.729 ha strip inside the road frontage which was required for the Mackay Ring Road. **Analysis shows $15,007 / ha excluding structures and balance land.**

2.) Lots 2 & 4 Pleystowe School Rd Pleystowe QLD 4741	10/05/16	$1,500,000	106.87	$50,000	$12,913	$12,445

Land Description: Situated approximately 20km west of the Mackay Post Office with western frontage of 770 metres to the Pleystowe School Road and northern frontage of 1,340 metres to the Finch Hatton Branch Railway. Bakers Creek runs though the northern end in a south easterly direction. This is an aggregation of 2 adjoining freehold lots with a combined area of 104.23 ha and an additional Road Licence area of 2.64 ha. Comprises mostly near level to gently sloping alluvial black earths. An approximate classification is : irrigated freehold cane land - 98.0 ha; irrigated Road Licence cane land - 2.0 ha, freehold headlands and drainage lines 6.23 ha and Road Licence headlands and drainage lines etc 0.64 ha. Due to the shape of the aggregation and the creek, the caneland is broken and established in opposing directions.

Irrigation water is supplied from a 270 megalitre allocation which is drawn from the Pioneer River. Approximately 56.0 hectares of freehold irrigation land is under centre pivot.

Improvements: Structural improvements include a 216 square metre steel frame machinery shed with concrete floor.

Comments: Sale included 6,000T crop. **Further analysis shows $13,324 / ha for freehold irrigated caneland excluding structures, balance land and Road Licence area.**

3.) 335 Sugarshed Road Erakala QLD 4740	08/07/16	$2,200,000	145.70	$330,000	$12,268	$10,003

Land Description: Situated approximately 9.7 km west of the Mackay Post Office. This is an irregular shaped aggregation of 3 adjoining freehold lots situated at the south eastern corner of Sugarshed Road and Harvisons Road. The aggregation has a northern frontage of 249 metres to Sugarshed Road which is a bitumen sealed dual roadway. Harvisons Road is a gravel formed country which runs to a dead end inside the aggregation boundaries from the north. The aggregation has a 2.3 km southern frontage to Fursden Creek. A Mackay Sugar Limited cane railway runs through the property in a north easterly direction. A siding is situated inside the aggregation boundaries. The country comprises broad flats with red / brown alluvial duplex soils south of the railway with self mulching black earth to the north. An area of 120 hectares is developed to caneland of which approximately half is irrigated. The cane land comprises moderately irregular shaped bays and is broken by drainage lines in the east. Irrigation water is supplied from a 120 ML allocation which is drawn from a lagoon in Fursden Creek. The remaining area comprises headlands, curtilage, drainage lines and creek frontages.

Improvements: Structural improvements comprise :- Lot 3 - 2 lowset, fibro and corrugated galvanised iron 1970's style dwellings, old machinery shed (poor condition) machinery shed workshop with enclosed skillion and detached machinery shed (fair / poor); Lot 1 - low set, fibro and corrugated galvanised iron dwelling and shed. The houses appear well maintained.

Comments: Purchased by an adjoining owner with anticipated crop of 8,500 T and $200,000 plant and equipment. **Analysis shows $11,825 / ha cane land excluding structures and balance land.**

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6.3 Sales Evidence Cont'd

Address	Sale Date	Sale Price	Area (ha)	Improvements Value	Land Value/ha	
					Improved	Ex-Structures
4.) Lot 83 Rocky Waterholes Wollingford Road Pleystowe QLD 4741	01/08/16	$1,388,200	95.99	$50,000	$12,326	$11,805

Land Description: Situated approximately 23 km west of the Mackay Post Office. The is an irregular shaped lot with gentle fall to the north east. It has a 1.7 km western frontage to Rocky Waterholes Wollingford Road which is a bitumen sealed roadway and an 815 metre northern frontage to Bakers Creek. A drainage runs through the centre in a north easterly direction. Soils comprise black, self mulching cracking clays in the north and volcanic grey / yellow duplex soils in the south. An approximate classification is :- irrigated caneland - 87.0 ha; balance headlands and drainage lines - 8.99 ha. Irrigation water is supplied from a 180ML allocation drawn from the Pioneer River and 3 bores. Approximately half of the irrigated caneland (43.5 ha) is irrigated by overhead lateral irrigator with the balance irrigated by soft hose spray irrigation.

Improvements: Structural improvements include a near new 216 square metre / 4 bay steel frame shed. 3 bays have earth floor and open front and 1 bay has concrete floor and is fully enclosed.

Comments: Sold with 6,200T crop and $50,000 plant and equipment. **Further analysis shows $12,767 / ha irrigated caneland excluding structures and balance land.**

5.) 585 Walkerston Homebush Road Palmyra QLD 4751	03/11/16	$1,800,000	117.71	$360,000	$14,697	$11,639

Land Description: Situated approximately 18.2 km south west of the Mackay Post Office and 8.5 km south east of the Walkerston Post Office. This is a near level aggregation of 2 adjacent freeholds lots which are separated by a creek. It is broken by a second creek and associated gullies in the north. It has frontage of approximately 325 metres to the Walkerston Homebush Road which is a bitumen sealed dual roadway. Comprises alluvial duplex yellow sandy soils and alluvial cracking brown/black clay soils. An approximate classification is as follows: irrigated caneland 96.37 ha; balance headlands and drainage lines 21.34 ha.

Irrigation water is supplied under an agreement with Racecourse Mill to utilise recycled water held in three nearby ponds (2 x 600ML ponds and 1 x 900ML pond). There is no charge. An adjoining farm is the only other user. Water is pumped from the ponds over a distance of approximately 1.6 km via an easement and gazetted road to a booster pump supplying 6 inch underground mains. The farm is irrigated by travelling spray irrigator. Approximately 50% of the property is laser levelled.

Improvements: Structural improvements comprise:- Main Dwelling - living area 237 sqm, garage 37 sqm, built 1970's, lowset, brick and colorbond, 7 bedrooms, 2 bathrooms, fair condition; Second Dwelling - living area 191 sqm, patio 20 sqm, attached carport 21 sqm, built 1970's, concrete slab on ground, brick and tile, 3 bedrooms, 1 bathroom, neglected condition; Workshop - 289 sqm with additional enclosed skillion 95 sqm, concrete floor, steel frame, metal roof and walls, fully enclosed, fair condition; Machinery Shed: 195 sqm, earth floor, steel and timber frame, metal roof and walls, open front.

Comments: This property was sold after the date of valuation at 12/8/2016. Land values have remained stable in the period from the date of valuation to the date of this sale. This property was not advertised for sale. Sale included $70,000 plant and equipment. No crop. **Analysis shows $13,773 / ha for irrigated caneland excluding structures and balance land.**

Released under RTI - DTMR

6.3 Sales Evidence Cont'd

Address	Sale Date	Sale Price	Area (ha)	Improvements Value	Land Value/ha	
					Improved	Ex-Structures
6.) 110 Mackay-Eungella Rd Alexandra QLD 4740	01/12/16	$2,040,000	86.13	$290,000	$22,524	$19,157

Land Description: Situated approximately 13.4 km west of the Mackay Post Office. This is an aggregation of 2 adjoining freehold lots having an area of 85.48 ha with an additional road licence of 0.65 ha. It is an irregular shaped aggregation situated north east of the corner of Mackay Eungella Road and Palms Road. It has frontages of :- 744 metres to the Mackay Eungella Road (in 2 chords) to the south, 855 metres to Palms Road to the west and 849 metres to the Pioneer River (salt water) in the north below the Dumbleton Weir. The Mackay - Eungella Road is a 2 lane bitumen sealed road and Palms Road is a narrow gravel formed road. The land falls gently to the north and is broken by a partly timbered gully which runs through the aggregation in an easterly direction. It comprises brown and red / brown alluvial duplex soils. An approximate classification is as follows:- Freehold - irrigated caneland 70.52 ha; headlands and drainage lines 14.96 ha. Road Licence - irrigated caneland 0.30 ha; headlands and drainage lines 0.35 ha. Irrigation water is supplied from an equipped bore with capacity of 56,000 gallons per hour and an allocation of 85 megalitres. The property is irrigated by travelling spray irrigator. Approximately 2 thirds of the property has been laser levelled to allow flood irrigation.

Improvements: Structural improvements include :- Dwelling - approx. 210 sq. m. under roof, 1960, low set, brick, 3 bedroom / 2 bathroom, general condition is fair; Detached Garage - approx. 150 sq. m. comprising 90 sq. m. / 3 bay car accommodation and 60 sq. m. granny flat section, concrete slab on ground and masonry block construction, general condition is fair; Shed - approx. 410 sq. m. comprising 240 sq. m. machinery shed / workshop and attached 170 sq. m. high bay harvester shed, concrete slab on ground, fully enclosed with corrugated galvanised iron, general condition is fair.

Comments: This property was sold after the date of valuation at 12/8/2016. Land values have remained stable in the period from the date of valuation to the date of this sale. Average production 6,000T (85T/ha). Sale included $100,000 plant and equipment. No crop included in sale. The property was not listed for sale and sold after an unsolicited enquiry. The property was sold under 2 separate contracts to one common purchaser with son and daughter in law as 'tenants in common' over L1 RP709234 at an apportioned price of $1,240,000 including road licence and water allocation and with wife as trustees over L2 RP711122 at an apportioned price of $800,000. **Analysis shows $22,731 / ha for freehold irrigated caneland excluding structures and balance freehold and road licence areas.** This is considered to be a high and unsupported sale.

6.4 Valuation Considerations

This is a 'dress circle' cane farming aggregation with very long term potential for progressive residential development. It is overcapitalised in terms of structural improvements.

The most similar sale in terms of location and land area is that of 585 Walkerston Homebush Road, Palmyra at $13,773 / ha caneland excluding structures. It has more broken farming areas and has no residential development potential. It is well supported by the other scheduled sales.

The Erakala sale at $11,825 / ha caneland is a larger property, with inferior irrigation infrastructure and more broken farming areas. It demonstrates that a higher rate per hectare is applicable to the subject property.

The sale at Alexandra at $22,731 / ha caneland is considered to be high and unsupported and has been disregarded as a primary basis.

Due to depressed market conditions there are no recent sales of approved englobo sites that have been purchased for residential development in the Mackay area.

Released under RTI Act DNR

6.5 Compensation Calculations

After due consideration, we have assessed the compensation as follows:

Valuation Before Resumption

Classification	Hectares	$/ha	$
Approved Future Development Land (Stage 3B - Stage 8)	29.700	$30,000	$891,000
Irrigated Caneland	65.780	$18,000	$1,184,040
Headlands, Drainage Lines, and Curtilage etc.	7.140	$2,750	$19,635
Total Area	102.620	*$20,412*	$2,094,675
Added Value of Structural Improvements			$300,000
Combined Value of Land & Buildings			$2,394,675
For Practical Real Estate Purposes Adopt	102.620	*$23,339*	**$2,395,000**

Valuation After Resumption

Classification	Hectares	$/ha	$
Approved Future Development Land (Stage 3B - Stage 8)	29.700	$30,000	$891,000
Irrigated Caneland	61.500	$17,500	$1,073,450
Headlands, Drainage Lines, and Curtilage etc.	6.856	$2,500	$17,540
Total Area	98.056	*$20,213*	$1,981,990
Added Value of Structural Improvements			$280,000
Combined Value of Land & Buildings			$2,261,990
For Practical Real Estate Purposes Adopt	98.056	*$23,405*	**$2,260,000**
Loss of Land and Injurious Affection			**$135,000**

6.6 Conclusion

Total compensation is assessed as follows:

Loss of Land and Injurious Affection	$135,000
Disturbance (Refer Section 5.6)	$Nil
Total	**$135,000**

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7 COMPENSATION

Subject to the assumptions and qualifications contained within the body of this report, we have assessed the compensation payable for the resumption of land from the subject property (exclusive of GST) at:-

$135,000

(One Hundred and Thirty Five Thousand Dollars)

FAPI / Certified Practising Valuer/Director
API No: 66044, QVRB No: 2004

This valuation is for the use only of Department of Transport and Main Roads for compensation purposes only. No responsibility is extended to any third party who may use or rely on the whole or any part of the content of this valuation. No responsibility will be accepted for photocopied signatures.

This report has not been prepared for mortgage security lending purposes. We will not accept any responsibility or liability for reliance upon this valuation for such purposes.

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8 QUALIFICATIONS AND DISCLAIMERS

Please note that all specific disclaimers are indicated in italics within the relevant sections of the report.

Accuracy of Information	We advise that any objective information, data or calculations set out in the Valuation will be accurate so far as is reasonably expected from a qualified and experienced valuer, reflecting due skill, care and diligence. However, we have not independently verified third party information, adopted it as our own, or accepted its reliability. If any of the information provided by others and referred to in the valuation report is incorrect, it may have an impact on the valuation. The valuation is provided on the proviso that the reliant party accepts this risk.
Conflict of Interest	Neither the valuer, nor to the best of their knowledge, any member of this firm, has any conflict of interest, or direct, indirect or financial interest in relation to this property that is not disclosed herein.
Disturbance Items	Any fencing, driveways or services will be reinstated by the Resuming Authority as required. Reasonable disturbance items in accordance with the Acquisition of Land Act will be paid by the Resuming Authority as part of the compensation.
Excludes Fixtures and Fittings	The valuation assessment does not include lessee fixtures and fittings.
Excluded Searches	To the best of the valuer's knowledge, the subject property is not affected by Heritage, flooding, landslip, pest infestation, however, no searches have been undertaken in this regard. Should any person relying on the contents of this report be aware or become aware of an issue that may affect value and/or liquidity then the searches should be referred to the valuer for comment. To the best of the valuer's knowledge, the land is not affected by unstable, hazardous, or toxic soil material, however, no searches have been undertaken in this regard. This assessment assumes that there are no problems, however, should any such issues arise, then this matter should be referred to the valuer for further comment.
Goods and Services Tax (GST)	This valuation assessment is exclusive of GST and has been completed on the basis that should GST be payable on the sale of this property, it would be recovered from the purchaser resulting in the vendor not being financially disadvantaged. All sale prices quoted in this report are net of GST unless otherwise stated.
Limited Liability	Liability limited by a scheme approved under professional standards legislation. This scheme does not apply in Tasmania.
Market Movement	This valuation is current as at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, we do not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of 90 days from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation. However, it should be recognised that the 90 day reliance period does not guarantee the value for that period; it always remains a valuation at the date of valuation only.
No Compliance Certificate.	No Compliance Certificate/Certificate of Classification has been obtained, and this valuation is subject to the building(s) complying in all material respects with any restrictive covenants affecting the site and have been built, occupied and are being operated, in all material respects, in full compliance with all requirements of law, including all zoning, land-use classifications, building, planning, fire and health by-laws (including asbestos and legionnaires disease), rules, regulations, orders and codes of all authorities, and that there are no outstanding requisitions.
No Pecuniary Interest	The valuer has no pecuniary interest in the subject property either past, present or prospective at the date of preparing this report and the opinion expressed is free of any bias in this regard.
Not to be reproduced without permission	Neither the whole nor any part of this valuation or any reference thereto may be included in any published documents, circular or statement, nor published in part or full in any way, without written approval of the form and context in which it may appear.
Other Taxation Implications	Herron Todd White are not taxation experts and we provide our valuation assessment and any associated sales, rental or feasibility analysis, independent of any consideration of income tax, capital gains tax or any other property related tax implications that may be associated directly or indirectly with the subject property.
Structural Survey	This valuation report does not purport to be a site or structural survey of the land or improvements thereon, and any advice provided is not given in the capacity as an expert.

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QUEENSLAND GOVERNMENT

Department of Transport and Main Roads

Our ref 495/07241; 07837 - 7863
Your ref
Enquiries Glen Dillon

6 September 2016

Herron Todd White (Mackay)
PO Box 529
Townsville Qld 4810

Sent by email: [redacted]@htw.com.au

Attention: [redacted]

Dear Sir

Mackay Region
Mackay Ring Road

This department has requirements for projected works from the properties as shown shaded on departmental plans R8-552, R8-554(B), R8-555 – R8-557, R8-559 – R8-563 and R8-565. It is understood that these plans have been forwarded to you previously.

Also attached is a copy of the schedule setting out details of the resumptions, as well as copies of relevant title searches and survey plans for these properties. The subject land was taken by Taking of Land Notice (No. 3003) 2016 which gazetted on 12 August 2016. (A copy of this Taking of Land Notice is attached).

To assist this department with negotiations please provide reports and detailed assessments on the land described in the schedule. Please identify major inclusions such as bores, generators and pumps (make, capacity, serial number).

Please note our office requires that you forward your reports and invoice via email to the address noted in the footer of this letter. Please DO NOT send any documentation via post.

These assessments should reach this office at your earliest convenience.

If your assessment is that compensation is nominal, do not quote a figure, and advise the department that compensation is nominal.

Department of Transport and Main Roads
Property Acquisitions and Disposals
GPO Box 1412,
Brisbane Qld 4001
ABN 39 407 690 291

Telephone 07 3066 6358
Facsimile 07 3066 8228
Website www.tmr.qld.gov.au
Email glenvoy.a.dillon@tmr.qld.gov.au

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Please contact the Property Officer in charge of this case prior to arranging inspections of the properties. A list of property owners and relevant contact details is also attached for your information.

This engagement is based on the terms and conditions of the Pre-qualified Professional Panel Arrangement PB012.

The following documents constitute the entire contract between the customer and supplier. Any verbal agreements or other negotiations are specifically excluded unless reflected in the documentation:

- Short Form Conditions of Contract For the Provision of Goods and/or Services, which can be located at:- http://www.hpw.qld.gov.au/SiteCollectionDocuments/ShortFormConditionsContract004.pdf
- Your quote dated 1 September 2016
- This letter of engagement

If you wish to clarify any valuation or property issues please contact Glen Dillon on 07 3066 6958.

Yours sincerely

Donna Brunello
Director (Property Acquisitions and Disposals)

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12/08/2016 View File

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              INTERNAL CURRENT TITLE SEARCH
               DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Search Date: 12/08/2016 09:34                    Title Reference: 50125576
                                                    Date Created: 22/05/1996

Previous Title: 21176085

REGISTERED OWNER

Dealing No: 709046969  12/10/2005

AJANA PARK PTY LTD A.C.N. 010 973 547
                                TRUSTEE
        UNDER INSTRUMENT 709046969

ESTATE AND LAND

 Estate in Fee Simple

 LOT 7      REGISTERED PLAN 894737
            Local Government: MACKAY

EASEMENTS, ENCUMBRANCES AND INTERESTS

     1. Rights and interests reserved to the Crown by
        Deed of Grant No. 10255223 (POR 332)
              (POR 333)
              (POR 334)

     2. EASEMENT No 701241940  02/04/1996 at 15:41
        burdening the land to
        LOT 8 ON RP 894737 OVER
        EASEMENT B ON RP 894737
        Lodged at 15:41 on 02/04/1996 Recorded at 14:39 on 22/05/1996

     3. MORTGAGE No 714081745  27/09/2011 at 13:00
        WESTPAC BANKING CORPORATION A.B.N. 33 007 457 141
        Lodged at 13:00 on 27/09/2011 Recorded at 14:49 on 27/09/2011

ADMINISTRATIVE ADVICES
Dealing    Type                          Lodgement Date   Status   Location
/16/51/43  NOTC INT RES                  15/09/2015 08:54 CUR      EC-GEN  -00
           ACQUISITION OF LAND ACT 1967
UNREGISTERED DEALINGS  - NIL


CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

                    ** End of Current Title Search **


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                                                                    Page 1/1
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https://titles.business.qld.gov.au/alsweb/WEBFUNC/ATS_MSC/KEEPCACHE?MSC_WINDOW_ID=CURRENT_REPORT&TITLE_REF_NO=50125576 1/1

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View File Return To Top

INTERNAL CURRENT TITLE SEARCH
DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Search Date: 03/05/2017 16:27 Title Reference: 50996447
Date Created: 08/07/2015

Previous Title: 50937861

REGISTERED OWNER

Dealing No: 716547765 10/06/2015

AJANA PARK PTY LTD A.C.N. 010 973 547
TRUSTEE
UNDER INSTRUMENT 709046969

ESTATE AND LAND

Estate in Fee Simple

LOT 392 SURVEY PLAN 257985
Local Government: MACKAY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
   Deed of Grant No. 20952240 (POR 465 ON C13073)
   Deed of Grant No. 20983100 (POR 467 ON C13120)

2. EASEMENT No 601444430 (N845214) 28/04/1977
   BURDENING THE LAND
   TO LOT 13 ON RP728274
   OVER EASEMENT A ON RP728274
   Lodged at 00:00 on 28/04/1977 Recorded at 00:00 on 13/05/1977

3. EASEMENT No 601287915 (T206426) 19/07/1985
   BURDENING THE LAND
   TO LOT 3 ON RP742084
   OVER EASEMENT B ON RP742084
   Lodged at 00:00 on 19/07/1985 Recorded at 00:00 on 04/11/1985

4. MORTGAGE No 714081745 27/09/2011 at 13:00
   WESTPAC BANKING CORPORATION A.B.N. 33 007 457 141
   Lodged at 13:00 on 27/09/2011 Recorded at 14:49 on 27/09/2011

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Page 1/1

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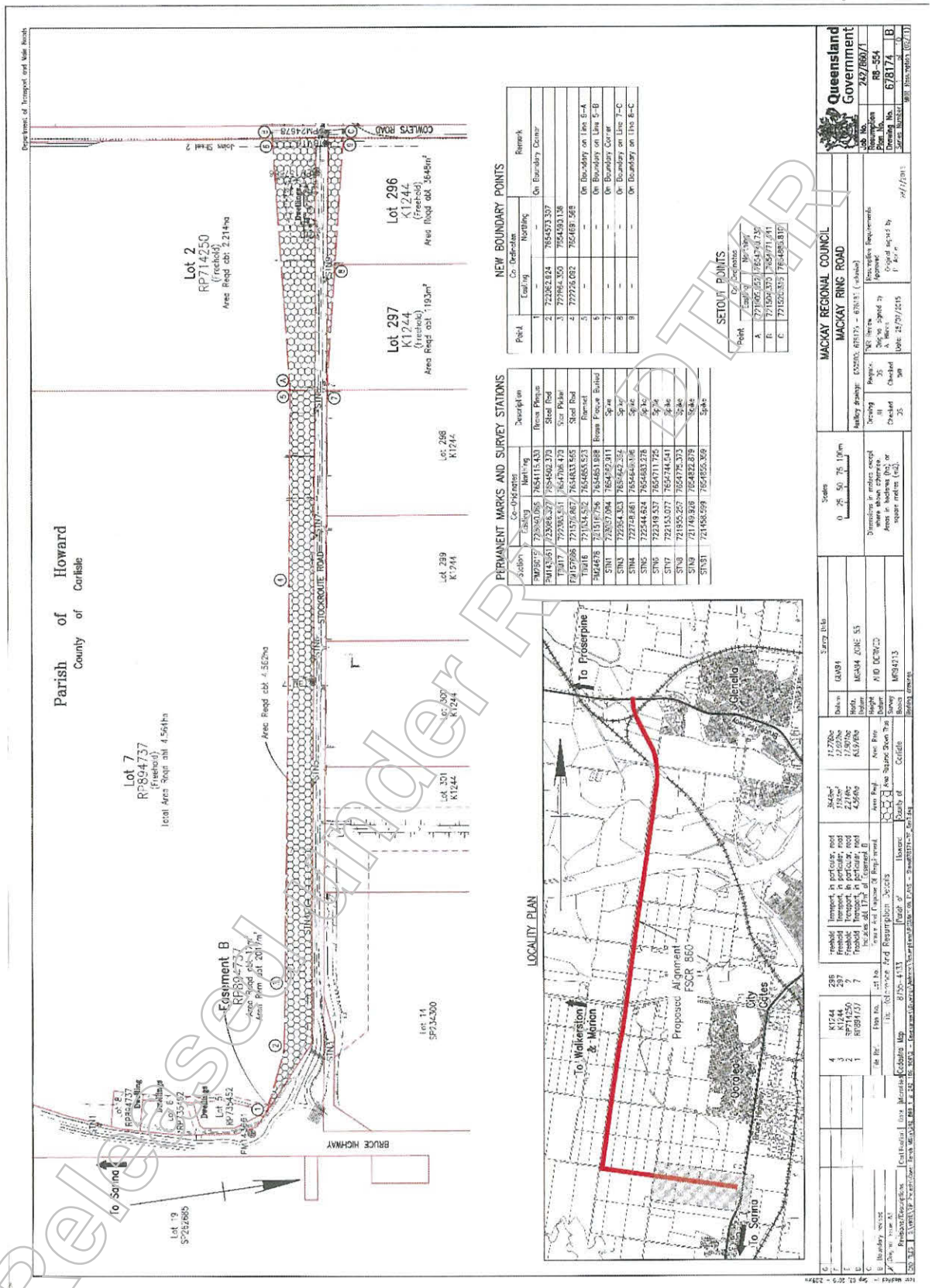
Parish of Howard
County of Carlisle
Lot 7
RP894737
(Freehold)
Total Area Reqd abt 4.56Ha
Area Reqd abt 4.56Ha
Easement B
RP894737
Area Reqd abt 4.56Ha
Lot 2
RP714250
(Freehold)
Area Reqd abt 2.214Ha
Lot 296
K1244
(Freehold)
Area Reqd abt 3645m²
Lot 297
K1244
(Freehold)
Area Reqd abt 1193m²
COMLEYS ROAD
STOCKROUTE ROAD
BRUCE HIGHWAY
To Sarina
Lot 19
SP262885
Lot 14
SP134300
Lot 301
K1244
Lot 300
K1244
Lot 299
K1244
Lot 298
K1244
NEW BOUNDARY POINTS
Co-Ordinates
Point
Easting
Northing
Remark
1 - - On Boundary Corner
2 722262.824 7654573.307
3 722166.350 7654593.138
4 722226.092 7654659.568
5 - - On Boundary on Line 6-A
6 - - On Boundary on Line 5-B
7 - - On Boundary Corner
8 - - On Boundary on Line 7-C
9 - - On Boundary on Line 8-C
PERMANENT MARKS AND SURVEY STATIONS
Station
Easting
Northing
Description
PM736159 723960.065 7654115.430 Revise Plaque
PM143561 723066.227 7654562.370 Steel Rod
TBM17 722365.551 7654706.470 Size Pipe
PM157906 721576.867 7654833.565 Steel Rod
TBM16 721534.592 7654855.923 Reset
PM24676 721516.756 7654851.988 Brass Plaque Bolted
STN1 722857.094 7654492.411 Spike
STN3 722264.353 7654642.354 Spike
STN4 722248.861 7654646.196 Spike
STN5 722544.624 7654683.278 Spike
STN6 722319.537 7654711.725 Spike
STN7 722153.077 7654744.541 Spike
STN8 721955.257 7654775.373 Spike
STN9 721749.928 7654822.879 Spike
STN31 721458.599 7654855.359 Spike
SETOUT POINTS
Co-Ordinates
Point
Easting
Northing
A 721905.652 7654543.735
B 721505.370 7654771.641
C 721505.335 7654885.817
LOCALITY PLAN
To Proserpine
To Walkerston & Marion
Proposed Alignment FSCR 860
Octopus Creek
Glenella
City Gates
To Sarina
Queensland Government
MACKAY REGIONAL COUNCIL
MACKAY RING ROAD
Resumption Plan No. R8-554
Drawing No. 678174 B
Survey Station
Scales
0 25 50 75 100m
Dimensions in metres except where otherwise shown.
Areas in hectares (ha) or square metres (m2).
Checked JM
Checked JS
Datum GDA94
Horiz. Datum MGA94 ZONE 55
Height Datum AHD DCDM2D
Survey Beam MP84213
Quality of Cadastre
Area Reqd 4.56Ha
Area Reqd 3645m²
Area Reqd 1193m²
Area Reqd 2017m²
Area Reqd 2.214Ha
Area Reqd 4.56Ha
Area Reqd 4.56Ha
Area Reqd 4.56

[611]

Queensland Government Gazette

TRANSPORT AND MAIN ROADS

PUBLISHED BY AUTHORITY

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VOL. 372] **FRIDAY 12 AUGUST 2016** **[NO. 82**

Acquisition of Land Act 1967
Transport Infrastructure Act 1994
Transport Planning and Coordination Act 1994

TAKING OF LAND NOTICE (No. 3003) 2016

Short title

1. This notice may be cited as the *Taking of Land Notice (No. 3003) 2016*.

Land to be taken [s.9(6) of the *Acquisition of Land Act 1967*]

2. The land described in the Schedule is taken for the purpose of transport, in particular, road purposes, and vests in the Chief Executive, Department of Transport and Main Roads, as constructing authority for the State of Queensland, for an estate in fee simple.

SCHEDULE

Land Taken

An area of 3.796 hectares (including 1321 square metres being the whole of Easement B on SP190925 and 59 square metres being the whole of Easement C on RP722533) being the whole of Lot 100 on SP190925 contained in Title Reference: 50676650.

An area of about 2.214 hectares being part of Lot 2 on RP714250 contained in Title Reference: 20486045.

An area of about 4.564 hectares (including about 17 square metres being part of Easement B on RP894737) being part of Lot 7 on RP894737 contained in Title Reference: 50125576.

An area of about 3648 square metres being part of Lot 296 on Crown Plan K1244 contained in Title Reference: 20316037.

An area of about 1193 square metres being part of Lot 297 on Crown Plan K1244 contained in Title Reference: 20316037.

An area of about 2412 square metres being part of Lot 286 on Crown Plan K1244 contained in Title Reference: 21050025.

An area of about 3618 square metres being part of Lot 287 on Crown Plan K1244 contained in Title Reference: 21050025.

An area of about 2410 square metres (including about 640 square metres being part of Easement F on SP213246) being part of Lot 284 on Crown Plan K1244 contained in Title Reference: 20142101.

An area of about 2410 square metres (including about 652 square metres being part of Easement E on SP213246) being part of Lot 285 on Crown Plan K1244 contained in Title Reference: 20142101.

An area of about 2914 square metres (including about 609 square metres being part of Easement H on SP213246) being part of Lot 87 on Crown Plan K103255 contained in Title Reference: 20285085.

An area of about 3.825 hectares being part of Lot 278 on Crown Plan K1244 contained in Title Reference: 20142101.

An area of about 4.497 hectares (including about 695 square metres being the whole of Easement G on SP213246) being part of Lot 283 on Crown Plan K1244 contained in Title Reference: 20142101.

An area of about 2.412 hectares being part of Lot 22 on SP271091 contained in Title Reference: 50971544.

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An area of about 3.154 hectares (including about 251 square metres being part of Easement A on SP101552) being part of Lot 23 on SP271091 contained in Title Reference: 50971545.

An area of about 1503 square metres being part of Lot 555 on Crown Plan K124168 contained in Title Reference: 21145063.

An area of about 1.977 hectares being part of Lot 91 on Crown Plan K1247 contained in Title Reference: 20878224.

An area of about 3.946 hectares being part of Lot 249 on Crown Plan K1244 contained in Title Reference: 21077207.

An area of about 3.851 hectares being part of Lot 2 on RP713237 contained in Title Reference: 20494087.

An area of 1171 square metres being the whole of Lot 1 on RP713237 contained in Title Reference: 20494086.

An area of about 1.665 hectares being part of Lot 11 on SP239854 contained in Title Reference: 50840211.

An area of about 3.109 hectares being part of Lot 2 on RP732066 contained in Title Reference: 21087189.

An area of about 3.468 hectares being part of Lot 7 on RP903160 contained in Title Reference: 50134874.

An area of about 1.47 hectares (including 82 square metres being the whole of Easement A on RP20723) being part of Lot 1 on RP704740 contained in Title Reference: 21215119.

An area of about 4.615 hectares (including about 3383 square metres being part of Easement B on SP210129 and about 2372 square metres being part of Easement A on RP726924) being part of Lot 1 on RP736042 contained in Title Reference: 21299112.

An area of about 1442 square metres being part of Lot 1 on RP732066 contained in Title Reference: 21565208.

An area of 1134 square metres being the whole of Lot 4 on SP197309 contained in Title Reference: 50667311.

An area of about 2.425 hectares being part of Lot 183 on SP266889 contained in Title Reference: 50996624.

An area of about 2.307 hectares being part of Lot 188 on Crown Plan K1241 contained in Title Reference: 20544083.

An area of about 2.487 hectares being part of Lot 2 on RP720394 contained in Title Reference: 20739032.

An area of about 2.729 hectares being part of Lot 16 on RP855618 contained in Title Reference: 21571216.

An area of about 1.729 hectares being part of Lot 15 on RP855619 contained in Title Reference: 50008707.

An area of about 3072 square metres (including about 300 square metres being part of Easement F on SP241171) being part of Lot 1 on RP702672 contained in Title Reference: 20195120.

An area of about 4.624 hectares being part of Lot 3 on RP702672 contained in Title Reference: 20195121.

An area of about 1.479 hectares (including about 600 square metres being part of Easement G on SP241172, about 1030 square metres being part of Easement B on SP210128 and about 457 square metres being part of Easement A on RP726915) being part of Lot 2 on RP713682 contained in Title Reference: 21313192.

An area of about 6.351 hectares being part of Lot 13 on SP254859 contained in Title Reference: 50891375.

An area of about 4.358 hectares being part of Lot 12 on SP254859 contained in Title Reference: 50891374.

An area of about 3.264 hectares (including about 2879 square metres being part of Easement C on RP722533) being part of Lot 11 on SP254859 contained in Title Reference: 50891373.

An area of about 635 square metres being part of Lot 103 on SP190925 contained in Title Reference: 50676653.

An area of 3641 square metres being the whole of Lot 102 on SP190925 contained in Title Reference: 50676652.

An area of about 1.849 hectares (including about 242 square metres being part of Easement B on RP722534) being part of Lot 1 on RP736046 contained in Title Reference: 21429136.

An area of about 861 square metres being part of Lot 5 on RP728844 contained in Title Reference: 21449001.

As shown approximately on Plans R8-552, R8-554(B), R8-555, R8-556, R8-557, R8-559, R8-560, R8-561, R8-562 and R8-563 held in the office of the Chief Executive, Department of Transport and Main Roads, Brisbane.

Mackay Region
Mackay Ring Road
495/6828; 7241 and 7837 to 7862

ENDNOTES

1. Made by the Governor in Council on 11 August 2016.
2. Published in the Gazette on 12 August 2016.
3. Not required to be laid before the Legislative Assembly.
4. The administering agency is the Department of Transport and Main Roads.

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Acquisition of Land Act 1967
Transport Infrastructure Act 1994
Transport Planning and Coordination Act 1994

AMENDING TAKING OF LAND NOTICE (No. 3011) 2016

Short title

1. This notice may be cited as the *Amending Taking of Land Notice (No. 3011) 2016.*

Amendment of Land to be taken [s. 11(1) and s. 11(3) of the *Acquisition of Land Act 1967*]

2. Schedule to the Taking of Land Notice (No. 2832) 2015 dated 7 May 2015 and published in the Gazette of 15 May 2015, at page 61, relating to the taking of land by the Chief Executive, Department of Transport and Main Roads, as constructing authority for the State of Queensland, is amended as described in the Schedule.

SCHEDULE

Amend Schedule to the Taking of Land Notice (No. 2832) 2015 dated 7 May 2015 and published in the Gazette of 15 May 2015, at page 61, relating to the taking of land by the Chief Executive, Department of Transport and Main Roads, as constructing authority for the State of Queensland as follows -

Omit - "*County of Carlisle, Parish of St Helens* - an area of about 8518 square metres being part of Lot 3 on RP746251 contained in Title Reference: 21394102.

County of Carlisle, Parish of St Helens - an area of about 5310 square metres being part of Lot 3 on RP722884 contained in Title Reference: 20775250.

As shown approximately on Plan R8-549 held in the office of the Chief Executive, Department of Transport and Main Roads, Brisbane.

Mackay Region
Bruce Highway (Mackay – Proserpine)
Overtaking lane south of Careys Creek
495/7442; 7443 and 7444"

Insert - "An area of 8559 square metres being Lot 1 on SP279394 (being a plan to be registered in Queensland Land Registry, Department of Natural Resources and Mines), being part of the land contained in Title Reference: 21394102.

An area of 5344 square metres being Lot 6 on SP279394 (being a plan to be registered in Queensland Land Registry, Department of Natural Resources and Mines), being part of the land contained in Title Reference: 20775250.

Mackay Region
Bruce Highway (Mackay – Proserpine)
Overtaking lane south of Careys Creek
495/7442; 7443 and 7444"

ENDNOTES

1. Made by Acting Director (Property Acquisitions and Disposals) on 2 August 2016, pursuant to delegation for Minister for Main Roads, Road Safety and Ports and Minister for Energy, Biofuels and Water Supply under section 36B of the *Acquisition of Land Act 1967.*
2. Published in the Gazette on 12 August 2016.
3. Not required to be laid before the Legislative Assembly.
4. The administering agency is the Department of Transport and Main Roads.

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Gazette Advertising, GPO Box 2457, Brisbane QLD 4001.

BRISBANE
12 August 2016

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Glenroy S Dillon

From: Glenroy S Dillon
Sent: Friday, 11 August 2017 10:06 AM
To: [redacted]
Subject: Claim for compensation - Ajana Park Pty Ltd
Attachments: Claim for Compensation - Ajana Park.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: DMS

Hi [redacted]

I have attached the claim for compensation from Ajana Park exclusive of attachments.

Kind regards,

Glen Dillon
Principal Property Officer | Strategic Property Management / Property Acquisitions & Disposals
Portfolio Investment & Programming | Department of Transport and Main Roads

Floor 2 | Carseldine - GOP Building D | 532 Beams Road | Carseldine Qld 4034
GPO Box 1412 | Brisbane Qld 4001
P: (07) 30666958 | F: (07) 30668228

E: glenroy.s.dillon@tmr.qld.gov.au
W: www.tmr.qld.gov.au

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PARTICULARS OF CLAIM FOR COMPENSATION

Acquisition of Land Act 1967 ("ALA")

To: Chief Executive, Department of Transport and Main Roads, Queensland (the Acquiring Authority)

Claimant: **Ajana Park Pty Ltd ACN 010 973 547 as trustee**

Address of Claimant: **c/- Kelly Legal**
Level 2, 65 Sydney Street (PO Box 1035)
Mackay Qld 4740
Ph: 07 4911 0500
Email: [redacted]r@kellylegal.com.au

Matters Required by s19 of ALA

Description of the Land Taken [s19(1)(a)]:

An area of approximately 4.564 hectares being part of Lot 7 on RP894727 ("the Resumed Land"). A copy of a title search of the property is contained at page 9.

Nature and particulars of estate or interest of the claimant [s19(1)(b)]:

Former registered proprietors of the Resumed Land whose interest in the Resumed Land has been converted to a right to claim compensation.

Whether the Claimant's interest is subject to any matter referred to in s19(1)(c):

- Easement number 701241940 burdening the land to Lot 8 on RP894737 over Easement B on RP894737.
- Mortgage number 714081745 to Westpac Banking Corporation ABN 33 007 457 141.

See ***attached*** Statutory Declaration.

Itemised Statement of the Claim [s19(1)(d)]:

It is appropriate to set out the particular circumstances giving rise to the components of the claim.

Before and After Comparison

1. The following table sets out a summary of the above.

Before Resumption	After Resumption
a) Loss of Land	
No issues.	In addition to the area of approximately 4.564 hectares taken there will be a buffer area required that would not have been

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	required in the before case (see below).
b) Access and Egress	
No problems accessing the site for farm operations or for development purposes. There was an access off Stockroute Road.	As will be seen by the correspondence between the Claimant and DTMR, this is a significant issue. A major access has been removed. The land will now effectively be landlocked with no access, which would be viewed as an extremely significant, if not crucial, detriment by a hypothetical buyer.
c) Farming Operations	
No issues. This is a highly productive, large and efficient farm. It has efficient and effective access and egress arrangements. The farm is laser levelled.	Farming operations are going to be significantly impacted as a consequence of the resumption. Not only will there be a substantial reworking of the farm layout required, but harvesting and delivery arrangements will be disrupted and there is significant uncertainty about future access and egress arrangements. At the very least there will be significant impacts as the access arrangements will be torturous and much less efficient than the present arrangements.
d) Noise Impacts and Relevant Attenuation	
No issues.	Advice received by the Claimant is that a noise attenuation fence will be required to be built. Insufficient information is currently available from DTMR to enable any design to be conducted. However, based on construction being at the same level of the current road pavement, the minimum cost will be $1.5 million, higher if construction is elevated above current road pavement. The final cost could be much higher. Additionally, there will be a 6 metre land buffer which will result in the loss of 12 parcels of development land approximately $1.2 million in net profit.
e) Impacts on Claimant's Development Potential	
The land is a key development site within the urban footprint and of significant value. Access and egress arrangements are good and the land is prime land for development purposes.	The fact that the land is effectively landlocked provides significant detriment. Additionally, the noise impacts and consequent loss of land provide another significant detriment. A hypothetical buyer would regard these as significant impacts on the property.
f) Impacts on Services to the Property	
No issues.	Having regard to correspondence between the Claimant and DTMR, there is significant uncertainty concerning this issue. A hypothetical buyer would see

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	this as a significant detriment.
g) Impacts on Transport Systems servicing the Property	
No issues.	This will be dependent upon access issues referred to above, which are extremely uncertain. Additionally, even if the matter is able to be resolved (which is far from certain), there will be significant additional costs due to the removal of the convenience of the Stockroute Road access. Again a hypothetical buyer would regard this as a significant detriment.
h) Amenity Impacts	
No issues.	See correspondence between DTMR and the Claimant. Obviously the amenity of the land is going to be significantly and detrimentally impacted by the new highway being built immediately adjacent to it, meaning that there is a significant impact on how a hypothetical buyer would view the property.
i) Stormwater and Drainage Impacts	
No issues.	See correspondence between DTMR and the Claimant, in particular letter of 19 January 2017 in this regard. The approach adopted by DTMR has been unfortunate. In any event, there is significant uncertainty regarding the stormwater and drainage impacts resulting in a significant detriment in the after case.

Provision of Information by DTMR

2. As can be seen by the attachments, the Claimant has found it impossible to get adequate information from DTMR concerning the issues referred to above. Any buyer would also have found it impossible and obviously this in itself would create significant uncertainty in a buyer's mind.

Valuation Methodology

3. The property which is the subject of the resumption under Queensland Government Gazette No. 82 Friday 12 August 2016 is identified Lot 7 RP 894737 (Lot 7).

4. Lot 7 is part of a Master Planned Residential Estate development project which comprises the following: (Refer to Drawing 13015-00-PRO-1702 ***attached*** at page 11)

The Waters - Master Plan	Area (Ha)	Stage	Yield Lots/ha (Rounded)	Lots
Constructed/Sold - SP 238574	6.4	1	10.3	66
Constructed - SP 247664	7.246	2	11.2	81
Constructed - SP 257985	1.55	3A	12.3	19

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Approved - Part 392/SP257985	3.462	3B	12.4	43
Approved - Part 392/SP257985 ([1] See note)	6.093	4	14.9	91
Approved - Part 392/SP257986 ([1] See note)	3.148	5	32.1	101
Approved - Pt 7/RP894737 & 292/SP247664	4.81	6	11.4	55
Approved - Pt 7/RP894737 & 292/SP247665	3.86	7	13.5	52
Approved - Pt 7/RP894737 & 292/SP247666	3.9	8	12.6	49
Total Constructed & Approved to date				557
Subject to MCU - Commercial Lot	3.22			1
Balance Land Area				
Lot 392/SP257985	34.08		12.5	426
Lot 391/SP257985	7.85		12.5	98
Impacted Lot				
Lot 7/RP894737	68.54		12.5	857
Total Project Land Area	154.159			
Total Master Planned Residential Lots*				1,938

Lot Numbers in this table are based on Approvals to date and Future Stage based on average lot yield of 12.4 per hectare. With allowance for Medium Density Lots[1] similar to stage 4 & 5. Overall lot yield to be in the order of **2,500.*

Numbers are approximate and rounded

Master Plan may be subject to change – information in this table for Indicative purposes only

5. Infrastructure has been constructed as part of the Approvals for Stages 1 – 8, which will benefit planned development on Lot 7 and Lots 391 & 392 SP 257985. This includes a sub-regional sewer pump station, storm water drainage channel, trunk sewer mains and trunk water mains to accommodate planned development including that north of Stage 5 and on the land that is the subject of the resumption.

6. Land to be resumed comprises approximately 4.564 hectares of existing Lot 7 on RP894737.

Current Use

7. Lot 7 is part of a balance holding of a Master Planned Residential development project and is currently used for Sugar Cane production to generate holding income.

8. The property is currently improved with a dwelling and sheds. Other improvements include a storm water drainage channel.

Zoning and Planning Considerations

Ooralea Local Area Plan

9. In October 2011, Mackay Regional Council adopted and released the Ooralea Local Area Plan ("LAP"). The Subject property is designated for urban development within the LAP.

Mackay Isaac and Whitsunday Regional Plan

10. In February 2012 the Queensland State Government released the Mackay Isaac and Whitsunday Regional Plan ("the Regional Plan"). The subject is included within the urban footprint development area of the regional plan.

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Major Project Status

11. On or about 4 June 2010 The Waters was referred to the State Industry Support Unit for major project status by Mr Michael Jewell, a Planning Consultant engaged by Cougar Developments on behalf of the Claimant.

12. On 9 August 2012 The Waters at Ooralea received endorsement from the Industry Support Unit of the Queensland Government to be facilitated by that unit and Mr Adam Yem was appointed as the dedicated project manager for The Waters at Ooralea.

Mackay 2017 Planning Scheme

13. The property was included in the Emerging Community Zone under the 2013 Proposed Mackay Region Planning Scheme (prior to the date of Resumption) and is included in the Emerging Community Zone under the 2016 Proposed Mackay Region Planning Scheme which was issued for public consultation in October 2016 (after the date of Resumption).

14. On 20 July 2016, an Appeal was upheld by the Planning & Environment Court in relation to an application for Reconfiguration of a Lot over Lot 7 RP 894737 and Lot 292 on SP247664 and Lot 292 Bruce Highway Bakers Creek Queensland 4740, under S. 285 of the Sustainable Planning Act 2009.

15. DTMR has recognized in its October 2013 Business Case Report for the Ring Road that the areas adjacent Stock Route Road are for future residential development.

16. As at the date of Resumption, a prospective purchaser would have recognised the potential for the property to be developed as per the current approvals and the Master Plan.

<u>Highest and Best Use</u>

17. Master Planned Residential Estate with Sugar Cane production as a holding income.

<u>Valuation Methodology</u>

18. The value of the land has been assessed on a Direct Comparison basis. Sales of en globo development lands have been analysed with appropriate adjustments made to reflect property attributes to derive a value for the subject land. Physical, locational, statutory and market attributes of the subject and the comparable sales have been considered in deriving an appropriate land value.

19. It is appropriate to consider the state of development, the existing infrastructure and sales performance of the overall Master Planned estate in assessing the value of the subject lands.

20. The land that is the subject of the Resumption (Lot 7 RP894737) is part of a balance holding of an aggregated Master Planned Residential Estate development. Infrastructure requirements of the overall development have been designed and constructed in consideration of the overall development, before the resumption was enacted. This includes, among others, a sub-regional sewer pumping station, storm water drainage channel, trunk sewer mains and trunk water mains. The cost of this infrastructure was to have been apportioned over the entire Master Planned estate based on full development of land available prior to the resumption.

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21. Compensation is appropriately assessed on a Before and After basis. As the resumption affects a Lot which is part of an aggregated holding, the Before and After value is based on that of the Balance Land of the en globo holding.

22. The value of the en globo holding is assessed at $235,000 per hectare in the before case.

23. The value of the existing improvements on the land have been ignored for the purpose of this valuation as the value is assessed as being the same in the before and after.

Compensation

24. Compensation has been assessed under the relevant provisions of the Acquisition of Land Act 1967.

Before and After Value

25. The compensation assessed using the Before and After method reflects that provided for in s.20 (1) (a)

Before Value	68.54	hectares	$235,000	per hectare	$16,106,900
After Value	63.976	hectares	$222,000	per hectare	$14,202,672
Compensation (Exc. Disturbance)					$1,904,228

Disturbance

26. The compensation for Disturbance as provided for in s.20 (1) (b) further defined in s.20 (5) (a – g) are calculated as follows:

Disturbance					**Amount**
Cost of Noise Attenuation Fence along Resumption Boundary					$1,500,000
Loss of Land for Noise Attenuation Wall installation, embankment & maintenance access					
	10	m wide			
Length of impacted area	1,141	m length			
Area	1.14	hectares	$235,000		
Diminution	100.0%	of value			$268,135
Professional Fees to be incurred to Redesign (Masterplanning, Engineering, Sewer, Water, Traffic, Accoustic, Valuation etc.)					$200,000
Losses Associated with Infrastructure Constructed taken as loss of lots over which to apportion costs incurred to date	*Total Cost incurred to date*	*Cost per Lot Before*	*Cost per Lot After*	*Loss per lot*	
Sub-Regional Sewer Pump	$1,300,000	$670.79	$693.33	$22.54	$42,260
Stormwater Drainage Channel	$975,000	$503.10	$520.00	$16.90	$31,695
Lots serviced before resumption	1,938				
Lots serviced after resumption	1,875				
Trunk Sewer Main for area north	$450,000	$292.78	$305.29	$12.51	$18,445

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Stage 5					
Trunk Water Main for area north Stage 5	$455,000	$296.03	$308.68	$12.65	$18,650
Lots serviced before resumption	1537				
Lots serviced after resumption	1,474				
Increased Cost of Cane production for Holding Income					
Cost of Cane Haul Access to Siding					
Land Clearing & Track	465	metres x	6	metres	$20,000
Land Lost to Access	0.279	hectares	$235,000	/ha	$65,565
Management & Consulting time to plan & approve	20	hours	$350	/hr	$7,000
Management Time to deal with Resumption	80	hours	$350	per hour	$28,000
Legal fees					$27,500
Valuation fees					$27,500
Total Disturbance					$2,254,750

Total Claim for Compensation

27. The Claimant claims compensation, calculated as follows:

Total Claim	**Amount**
ALA s.20 (1) (a)	$1,904,228
ALA s.20 (1) (b) and (5) (a - g)	$2,254,750
	$4,158,978
Adopt	**$4,160,000**

Additional Claims

28. There are a number of Disturbance costs that cannot be quantified at the date of this assessment given the incompleteness of information available as to the design of the road project and its impacts. These costs includes costs relating to the impact of the road and associated infrastructure on engineering, design, drainage and connection to services, and the impact of access arrangements if such arrangements can be finalised.

Amounts Subject to Variation

29. The amounts claimed may vary as further facts become known to the Claimant and the Claimant reserves the right to make variations.

Attachments

30. Copies of the following documents are attached:-

    a) Title search;

    b) Statutory Declaration;

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From: MackayCommunications
To: maxine butler
Subject: FW: Mackay Ring Road and your client Ajana Park Pty Ltd
Date: Monday, 30 October 2017 5:03:42 PM
Attachments: 240517_outgoing Kelly Legal_Ajana Park Noise Impacts.pdf

---

Maxine,

This is the email sent to Kelly Legal advising of the noise assessment response.

Kind regards

Erin Mulherin
Senior Program Support Officer (Communication & Community Engagement) | Mackay / Whitsunday District
Program Delivery And Operations | Department of Transport and Main Roads

Floor 2 | Mackay Government Office Building | 44 Nelson Street | Mackay Qld 4740
PO Box 62 | Mackay Qld 4740
P: (07) 49518581 | F: (07) 49518500
E: erin.v.mulherin@tmr.qld.gov.au
W: www.tmr.qld.gov.au

From: MackayCommunications
Sent: Wednesday, 24 May 2017 12:27 PM
To: [redacted]@kellylegal.com.au
Cc: MackayCommunications <MackayCommunications@tmr.qld.gov.au>
Subject: Mackay Ring Road and your client Ajana Park Pty Ltd

Dear [redacted]

Please find attached correspondence to you regarding your client Ajana Park Pty Ltd.

Kind regards

Erin Mulherin
Senior Program Support Officer (Communication & Community Engagement) | Mackay / Whitsunday District
Program Delivery And Operations | Department of Transport and Main Roads

Floor 2 | Mackay Government Office Building | 44 Nelson Street | Mackay Qld 4740
PO Box 62 | Mackay Qld 4740
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E: mackay.office@tmr.qld.gov.au
W: www.tmr.qld.gov.au

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Queensland Government

Our ref 450/00604, 145/05964
Your ref MSK:SAM:NFU:73816
Enquiries 4951 8555

Department of
Transport and Main Roads

22 May 2017

Kelly Legal
PO Box 1035
Mackay QLD 4740

Dear Mr

Ajana Park Pty Ltd - Resumption by DTMR – Mackay Ring Road Project

Thank you for your letter dated 16 February 2017 regarding your client Ajana Park Pty Ltd and the Department of Transport and Main Roads' (TMR) *Transport Noise Management Code of Practice Volume 1* (Code).

In response to your request for specific provisions of the Code, I advise that TMR assesses and manages the impact of road traffic noise on the built environment using the Code in its entirety. However, I direct your attention to Chapters 3 and 4 of the Code.

Under Chapter 3 of the Code, the noise assessment conducted for the Mackay Ring Road (the Project) considered the land's existing use. The assessment results confirmed that the noise impact from the Project is well below the criterion levels required to initiate a treatment to the existing dwelling on your client's property.

Further, I direct your attention to Part 3.2 of the Code, which states as follows:

"Determination of criteria for New Road (including New Busway/Light Rail) take account of existing pre-construction levels. They apply to new access controlled roads in:

- *Proposed or existing unused corridors near existing residences*
- *proposed corridors where formal approval for nearby land development by a local government or other statutory authority is current at the date of compulsory land acquisition by the Department. This applies even if the development does not yet exist."*

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Program Delivery & Operations
Mackay / Whitsunday District
Floor 2 / 44 Nelson Street
Mackay Queensland 4740
PO Box 62 Mackay Queensland 4740

Telephone +61 7 4951 8555
Facsimile +61 7
Website www.tmr.qld.gov.au
Email mackay.office@tmr.qld.gov.a
ABN 39 407 690 291

TMR is aware of the Development Approval granted to Ooralea Development Pty Ltd. As the boundary of this Development Approval (Subject Area) is a further distance from the Project than the existing dwelling on your client's property, TMR is not required to undertake any further assessments in relation to the Subject Area.

I trust this information is of assistance.

Yours sincerely

Patrick Aprile
District Director

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From: Erin V Mulherin
To: maxine butler
Cc: MackayCommunications
Subject: RTI and Ajana Park
Date: Monday, 30 October 2017 4:42:36 PM

Hi Maxine,

As discussed the hydraulics and acoustic reports were provided to Kelly Legal as per the below list:

Hydraulics Assessment:

Ajana Park – sent via email on 7/8/17 at 4.11 pm via an owncloud link
sent via email on 7/8/17 at 4.16 pm via owncloud link
sent via email on 7/7/17 at 4.20 pm via owncloud link

Acoustic Report:

sent via hard copy mail to on 12/6/17 and electronically to Kelly Legal on 12/6/17 at 4.19 pm
sent via hard copy mail to on 12/6/17 and electronically to Kelly Legal on 12/6/17 at 4.17 pm
Ajana Park – did not qualify for ECT treatment and was advised of this via email correspondence 24/5/17 at 11.43 am

I will forward the copies of the Acoustic Report and Hydraulic Assessements in separate emails.

Kind regards

Erin Mulherin
Senior Program Support Officer (Communication & Community Engagement) | Mackay / Whitsunday District
Program Delivery And Operations | Department of Transport and Main Roads

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E: erin.v.mulherin@tmr.qld.gov.au
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AECOM

Department of Transport and Main Roads
21-Jul-2017

Mackay Ring Road Hydraulics

South of Pioneer River Assessment

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Mackay Ring Road Hydraulics

South of Pioneer River Assessment

Client: Department of Transport and Main Roads

ABN: 39 407 690 291

Prepared by

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ABN 20 093 846 925

21-Jul-2017

Job No.: 60342905

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Quality Information

Document Mackay Ring Road Hydraulics

Ref 60342905

Date 21-Jul-2017

Prepared by [redacted]

Reviewed by [redacted]

Revision History

Rev	Revision Date	Details	Authorised	
			Name/Position	Signature
1	4-Mar-2016	Draft for Client Review		-
A	31-Aug-2016	Amended Issue	[redacted] Technical Director	-
B	11-Jul-2017	Client Issue	[redacted] Technical Director	-
C	21-Jul-2017	Amended Issue	[redacted] Technical Director	

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1.0 Introduction

1.1 Project Description

The Mackay Ring Road Project (MRRP) is a limited access rural highway that bypasses the Mackay urban and central business areas. It is approximately 11.4 kilometres in length, commencing on the southern side of Mackay at the intersection of Stockroute Road and the Bruce Highway at Ch.0 (MC100) and terminating north of Mackay where it reconnects with the Bruce Highway, approximately 450 metres west of Bald Hill Road at Ch.11440 (MC100).

The MRRP will provide access to the Peak Downs Highway and Stockroute Road with a northbound on-ramp and southbound off-ramp at the Peak Downs Highway and a roundabout at the Stockroute Road intersection. There is an adjoining project, the Walkerston Bypass, which is currently awaiting funding approval which will connect onto the Stockroute Road roundabout and head west to the Peak Downs Highway.

The Mackay Ring Road will comprise new bridges over the Pioneer River, Lagoon Creek and two bridges over the Fursden Creek floodplain. Nine overpasses are proposed over existing local roads, highway and rail networks and a cutting is located at the northern end of the alignment, where the MRRP connects with the Bruce Highway (refer Figure 1).

The Department of Transport and Main Roads has completed a planning study and Business Case for the Mackay Ring Road. The aim of the Ring Road is to:

- Improve freight efficiency in the Mackay area.
- Improve road safety.
- Protect and maintain the integrity of the National road network.
- Improve road access between industrial areas and the Mackay Port; and
- Improve road access between homes and jobs.

AECOM Australia Pty Ltd (AECOM) was engaged by the Department of Transport and Main Roads (TMR) to carry out the detailed design of the MRRP.

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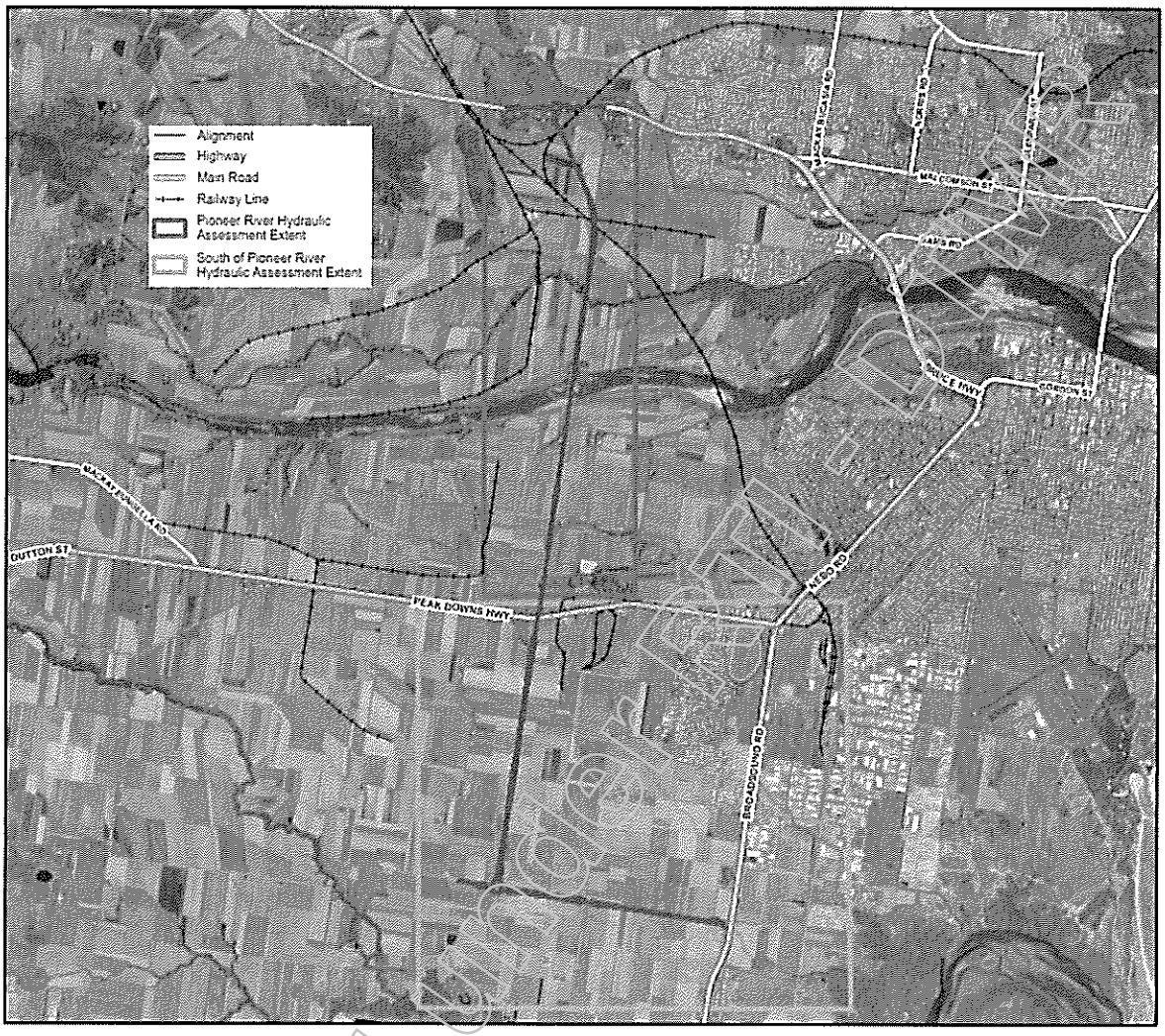

Figure 1 Mackay Ring Road Overview Map

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1.2 Report Overview

The Mackay Ring Road project traverses three major catchments as follows:

- The Bakers One catchment over which the proposed alignment traverses from the Bruce Highway at Bakers Creek to the Peak Downs Highway.
- The Pioneer River catchment over which the proposed alignment traverses from the Peak Downs Road to Sugarshed Road. This section of the ring road also includes lagoon creek and Fursden Creek.
- The Janes creek catchment over which the proposed alignment traverses from Sugarshed Road to the Bruce Highway (north connection).

The MRRP has now moved to the next design phase and this hydraulic assessment has been undertaken to inform the detailed design of Stage 1, including assessment of potential flood level impacts.

This report discusses the portion of the proposed ring road alignment that traverses the Bakers One catchment.

Also shown in this report are the outcomes of the hydraulic assessment and is structured as follows:

- Section 2 provides background.
- Sections 3 discuss the catchment characteristics.
- Section 4 discusses the previous studies.
- Section 7 discusses the surface water strategy.
- Section 8 lists the discussion of results.

The proposed Ring Road alignment is shown in Figure 1 including the extent of the assessment detailed in this report titled *Mackay Ring Road Hydraulics - South of Pioneer River.*

The hydraulic assessment for the remaining section of Stage 1 of the Ring Road is is detailed in a separate report titled *Mackay Ring Road - Pioneer River Hydraulic Assessment*.

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2.0 Background

The Bakers One catchment covers an area of approximately 1,513ha, as shown in Figure 2. The catchment is drained by a series of open farm drains through cane paddocks and along roadways. The topography of the study area is flat with average slopes of approximately 1 on 600 to the southeast. The main discharge location is Ferris Gully which discharges east across the Bruce Highway and Connors Road to an outfall into Bakers Creek.

Existing agricultural development including railways operated by Mackay Sugar and Queensland Rail (QR) as well as road infrastructure owned by Council and the Queensland Department of Transport and Main Roads (TMR) has significantly modified flow paths and flood behaviour across the floodplain. As a result, flood inundation represents a significant potential constraint to development of the catchment.

Mackay Regional Council (Council) has prepared a draft structure plan for the Ooralea Development Area (ODA). This area, which is outside the Priority Infrastructure Area (PIA) has been used to inform ultimate development within the Bakers one catchment. Development of the ODA involves significant infrastructure investment and is not planned for more than 10 years.

As part of the MRRP, the following scenarios have been modelled:

- Existing conditions based on development at 2015 (Existing Scenario); and
- Potential ultimate development conditions for the ODA (Ultimate Development Scenario), including the proposed MRRP.

This report presents the results of the hydrologic and hydraulic modelling studies undertaken to assess flood behaviour in the Bakers One study area for the above scenarios. A suite of flood management infrastructure has been proposed to enable urban development of the ODA within the Bakers One catchment and ensure no worsening of flooding on areas outside of the ODA. In addition, this report provides an assessment of stormwater management infrastructure required to meet appropriate water quality objectives for stormwater discharges from proposed development on the ODA site

This section outlines the indicative details of the cross drainage structures proposed along the Mackay Ring Road. The configurations of the cross drainage structures were determined using the flood models, described in Section 2.2, to minimise the impact on neighbouring properties and to provide 1% AEP immunity along the Ring Road and Port Access Link to the west of Valley Street.

The location of the cross drainage structures along the Ring Road are shown in Figure 3.1. The existing 100 year ARI flood depths for the Pioneer River, Fursden Creek, Gooseponds/Vines Creek, McCreadys Creek and the Bakers One catchment (fully developed Ooralea) derived using the flood models are also shown.

Following the completion of the flood modelling, the consultation process has identified minor modifications to the drainage infrastructure that will be taken forward into the design development phase. The proposed modifications have not been investigated but have been annotated to the tables below. A preliminary assessment would suggest that the proposed modifications will not significantly impact on the flood model results.

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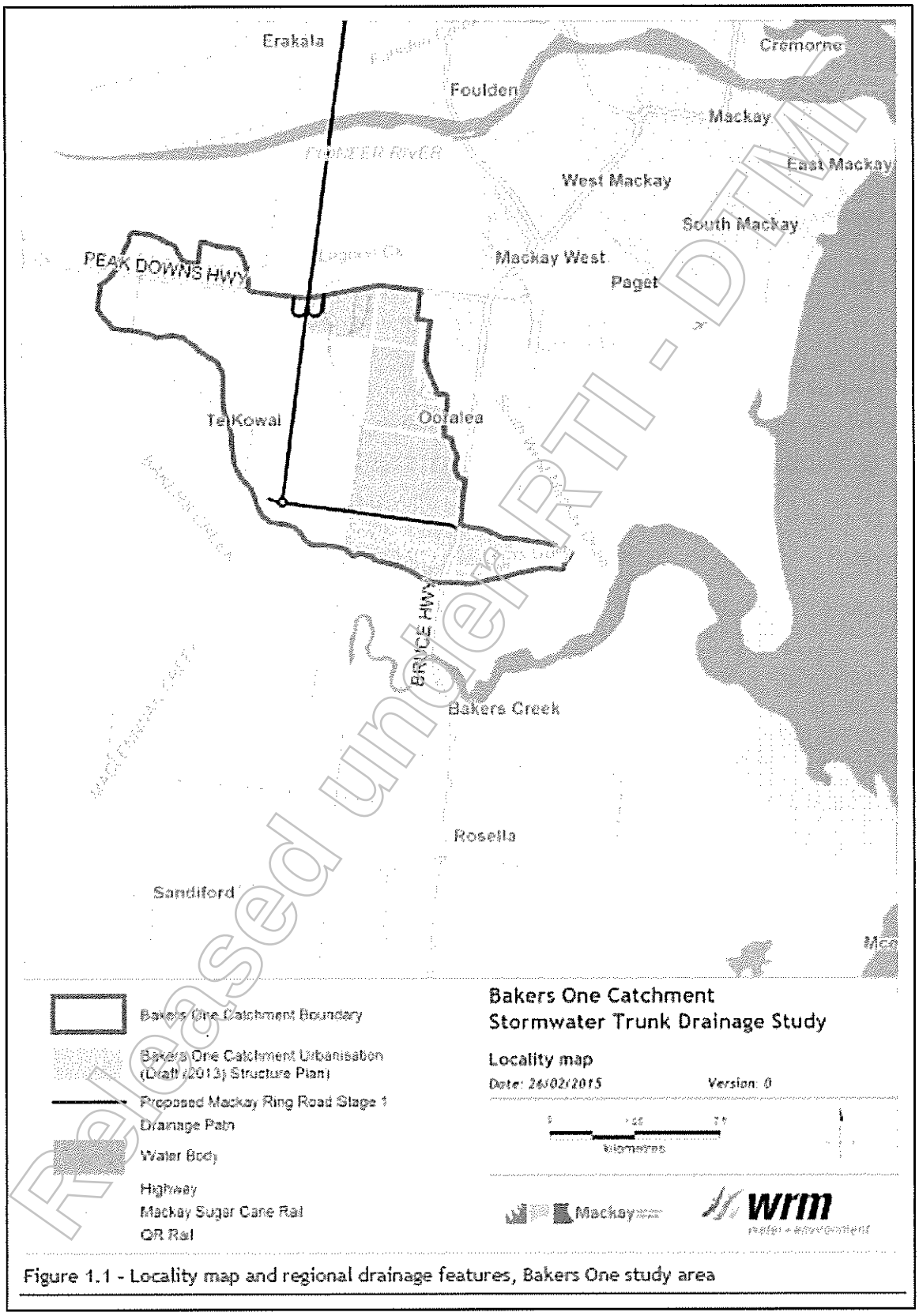

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Figure 2 Study Area

Source - BAKERS ONE CATCHMENT STORMWATER TRUNK DRAINAGE STUDY (WRM 2015)

3.0 Catchment Characteristics

Currently approximately 6% of the study area is made up of residential and industrial land use zones. The area is generally very flat with an average grade of about 1 in 600 to the south east. The external boundary of the study area is not clearly defined and there may well be cross boundary flows during periods of high rainfall events. A grid system of access roads and cane rail lines intersects the catchment. Shallow open drains run in a south-easterly direction through the catchment, crossing the road and light rail networks through small culverts or by floodways on roads.

General nuisance flooding from low order events can occur throughout the catchment. At times of heavy rain, parts of the study area are subject to flooding for long periods. This flooding has been caused partly by the changes to the natural drainage pattern resulting from the construction of roads and cane railways and partly by the alterations made by farmers to the locations and levels of the drains through their properties.

The existing major outlets for the catchment are across the Bruce Highway by way of two drainage paths, viz:

- The drainage path across the Bruce Highway to the immediate north of the Stockroute Road intersection. This is known locally as Ferris's Gully.
- The drainage path across the Bruce Highway north of the Dundula Primary School. This is known locally as School Gully.

These drainage paths merge upstream of the crossing of the Queensland Rail line approximately 400 metres east of the Bruce Highway. The catchment then drains across Connors Road by means of 13/2700x1500 SLB culverts to enter the lower reaches of Bakers Creek.

A secondary high level outlet exists along Cowleys Road south from Stockroute Road.

The existing drainage infrastructure within the study area at Connors Road, Bruce Highway, Schmidtkes Road and other local road and cane railway transport systems imposes hydraulic constraints on the operation of the existing drainage system.

The majority of the study area to the west of Cowleys Road and south of Schmidtkes Road is currently zoned rural in the Mackay City Planning Scheme (May 2006). Mackay Sugar's cane rail marshalling area is located in the north of the study area adjacent to the Peak Downs Highway and is zoned high impact industry.

North of Schmidtkes Road the area includes zonings of residential, urban expansion, special purposes and some rural expansion. The Mackay campus of Central Queensland University is zoned special purposes.

The original land use within the study area was cane farming. Currently some 6% of the catchment is zoned residential; special purposes or urban expansion. However the land is strategically located for development for both residential and industrial purposes. The increased stormwater runoff resulting from this urbanisation needs to be conveyed through the existing or alternative new trunk drainage systems to its final point of discharge at Bakers Creek.

3.1 Known Problem Areas

General nuisance flooding for low order events can occur throughout the catchment. However the major problem areas are listed below:

1. Cowleys Road – from Boundary Road to south of Stockroute Road
2. Schmidtkes Road - from Cowleys Road extending approximately 900m east
3. Stockroute Road and Bruce Highway intersection
4. Connors Road – Ferris Gully crossing north of Cooks Lane
5. Main Street Bakers Creek – adjacent to Dundula School
6. Bradco Avenue and Monash Way areas of Ooralea.

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3.2 Existing Infrastructure

3.2.1 Road Infrastructure

A number of important road infrastructure links exist within the study area. These are listed in Table 1.

Table 1 Existing Road Infrastructure

Street	Section	Road Classification Φ	Existing Cross Drainage Immunity (1 in AEP)	Required Cross Drainage Immunity (1 in AEP)
Connors Road	Cooks Lane to 500m north	Sub-Arterial	20-50	β
Bruce Highway	Farrellys Lane to Temples Lane	National Highway	20-50	50 - 100
Cowleys Road	Full length	Sub-Arterial/Access	1-2	β
Peri Road	Full length	Access	1	β
Hansens Road	Peak Downs Hwy to 1000m south	Sub-Arterial	1	β
Calrossie Road	Full length	Major Collector	1	β
Peak Downs Highway	Alexandra Rd to Calrossie Road	Highway – Traffic Distributor		50
Stotts Road	Full length	Access		β
Boundary Road	Cowleys Road to Bath Ave	Sub-Arterial	2	β
Schmidtkes Road	Cowleys Road to Canecutters Dr	Sub-Arterial	1	β
Stockroute Road	Bruce Highway to Peri Road	Sub-Arterial	1	β
Temples Lane	Cowleys Road west	Access	2	β

Φ Road classification taken from Mackay City Council's Infrastructure Map A (24 March 2006)
β Mackay Regional Council adopt a case by case risk based approach for determining immunity levels for culverts in rural areas.

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3.3 Cane Rail Infrastructure

Mackay Sugar has major cane rail infrastructure within the study area. Racecourse Mill's rail marshalling yard and cane tipper operations are located in the northern sectors of the study area adjacent to Peak Downs Highway. The mill's main line extends south from the marshalling yards along Cowleys Road to cross Bakers Creek approximately 3 kilometres upstream on the highway bridge.

A major connection to Mackay Sugar's other factories is on the northern side of Stockroute Road between Cowleys Road and Peri Road. The rail alignment is then generally westerly through cane farms.

The cross drainage immunity level of the cane railways is similar to that of the adjacent Stockroute and Cowleys Roads. In general the rail levels are equal to or higher than the adjacent road crown level. The cane railway network crosses the study area in both north-south and east-west directions and places additional limits on possible trunk drainage alignment options.

3.4 Open Drainage System

Open earth drains define the existing drainage paths within the study area as follows:

Table 2 Existing Open Drain Infrastructure

Location	Description	Easement Width
Hansens Road to Peri Road	Open earth drain through cane farms – no easement	None
Peri Road to Cane Railway	Open earth drain through cane farms – no easement	None
Cane Railway to Cowleys Road	Open earth drain through cane farms	None
Cowleys Road to Schmidtkes Road	Open earth drain through cane farms	None
Schmidtkes Road to Stockroute Road	10m wide temporary drain is being constructed within a 70m corridor.	10m
Monash Way to Schmidtkes Road	Open earth drain	10m
Stockroute Road to Connors Road	Open earth drain	20m and 30m
Connors Road to Bakers Creek	Open earth drain	120m approx
Cane railway to Stockroute Road	Open earth drain adjacent to cane railway and Cowleys Road	Nil – majority length in road reserve.
Stockroute Road to Temples Lane	Open earth drain & concrete lined drain	Nil – in road reserve
Cane Railway to Bakers Creek	Open earth drain	None
Cowleys Road to Bruce Highway	Open earth drain	Nil
Bruce Highway to QR Line	Open earth drain – partially concrete lined	10m

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3.5 Culvert Structures

The existing culvert structures within the study area are listed in Table 3

Table 3 Existing Trunk Drainage Structures

Location	Description
Hansens Road	5/1200x450 RCBC
Peri Road	9/1200x450 RCBC
Cane Railway	7/1200x900 RCBC
Cowleys Road	Concrete causeway
Schmidtkes Road	4/2400x1500 RCBC
Bruce Highway	4/2750x2150 RCC 2/2750x1840 RCBC
North Coast Rail Line	3/9m span bridge
Connors Road	13/2700x1500 SLBC
Cane Railway	5/1200x600 RCBC
Stockroute Road	3/1200x900 RCBC
Cowleys Road Cane railway	2/2050x950 RCC 3/1200x1200 RCBC
Temples Lane Cane Railway	2/2100x2050 RCC 2/3300x1500 RCBC
Bruce Highway	4/2150x1520 RCC
Main Street	2/3000x1500 RCBC

3.6 Trunk Drainage System Constraints

The built infrastructure within the study area imposes hydraulic constraints on the operation of the trunk drainage system as follows.

3.6.1 Connors Road Culverts

The constructed culverts under Connors Road comprise 13/2700x1500 SLBC and have been designed to convey the 50 year ARI rural flow of 115 m3/s (KBR 2003) from a catchment of approximately 735 hectares. This 735 hectare catchment represents approximately 50% of the rural catchment that discharges to Bakers Creek across Connors Road adopted in this study. The designed capacity of the Connors Road culverts at 115 m3/s is approximately 70% of the 100 year ARI rural flow from the 1488 hectare catchment. A maximum of about 10% of the catchment flows are directed south along Cowleys Road towards Bakers Creek.

3.6.2 Bruce Highway Culverts

The existing culverts under the Bruce Highway at the Stockroute Road intersection provide approximately 20 to 50 year ARI immunity. The culverts operate under outlet control conditions. Flows in excess of the culvert capacity will flow south across Stockroute Road and, if the flows are significant, across the Bruce Highway.

The existing culverts under the Bruce Highway near Dundula School provide approximately 50 year ARI immunity. In a 50 year ARI event the culvert headwaters inundate about 20 hectares of upstream cane farm. The existing culverts under Main Street, Bakers Creek have approximately 70% of the waterway of the upstream Bruce Highway culverts. While the 100 year ARI water surface levels for the School Gully culverts may not inundate the highway (assuming that upstream storage is available), Main Street and the adjacent school areas may be inundated to a depth of approximately 0.4 metres.

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3.6.3 Schmidtkes Road Culvert

The Council has recently upgraded the culverts under Schmidtkes Road to provide for 4/2400x1500 RCB Culverts at a new invert level of 6.17 mAHD. To date, only temporary drainage works have been undertaken downstream of these culverts.

The new culverts are an interim measure to provide temporary relief to the residential areas upstream of Schmidtkes Road. It is noted that the designed capacity of these culverts will not be achieved until downstream drainage works have been completed.

3.6.4 Other Local Roads and Cane Railways

The existing open drains and culverts under the intersecting roads and cane railways within the study area provide for a lower order flow capacity of approximately 1 year ARI immunity. Significant ponding along the open drains within cane farms and ponding upstream of roads and cane railways is a feature of low to middle order floods. Higher order flows inundate large lengths of existing roads and cane railways and cane farms. To improve road access and to reduce water surface levels, additional drain and culvert capacity is required throughout the catchment.

3.6.5 Mackay Water Recycling Project Rising Main

The 914mm nominal diameter sewer rising main traverses the study area along Schmidtkes Road, Cowleys Road and Temples Lane to the Bakers Creek sewage treatment plant. The rising main has been lowered at Schmidtkes Road and Cowleys Road – Temples Lane intersection to make allowance for existing culverts. The vertical alignment of the rising main has reduced the range of culvert size/number options for the proposed trunk drainage.

4.0 Previous Studies

There have been a number of studies over the Coralea area which are of relevance to the flood behaviour of the Bakers One catchment:

- Ullman & Nolan (1971) Master Drainage Plan; North of Bakers Creek.
- Ullman & Nolan (1980) Stormwater Drainage Plan; North of Bakers Creek.
- Mackay City Council (undated) master drainage plan; Bakers one.
- KBR (2003) Hydraulic Modelling of Ferris Gully catchment.
- Cardno Ullman & Nolan (2009) *Bakers One catchment; Stormwater Trunk Infrastructure Study.*
- WRM (2013) *Mackay Ring Road Business Case Scenario.*
- WRM (2015) *Bakers One Catchment; Stormwater Trunk Drainage Study.*

The two WRM reports are 2-dimensional analyses that simulate the existing case and ultimate case and propose an ultimate case stormwater trunk infrastructure strategy for the catchment.

4.1 Discussion of Later WRM Reports

The 2013 WRM business case report models the ring road alignment with the existing and ultimate development scenarios for Bakers One catchment. This study proposed a number of longitudinal channels parallel to the ring road alignment and four major cross culverts/bridges that aligned (for both invert levels and location) with the Bakers One proposed channels.

The 2015 WRM study is understood to be "close to adoption by Council" and contains the proposed ring road (possibly business case alignment and bridge location/geometry) in the ultimate scenario.

Deliberations of the MRRP team have concluded that the open channel network proposed in the WRM study may be an optimal source of embankment material. If this scenario is adopted there is an additional benefit in that the MRRP drainage strategy will neatly align with Council ultimate development drainage strategy.

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The WRM business case report included two models:

- Base Case scenario that modelled the existing conditions circa 2015.
- Ultimate development scenario to model the fully developed sections of the study area and the proposed drainage infrastructure (proposed MRRP culverts, proposed local road culverts, proposed cane rail realignment and proposed open drains).

Discussions between TMR and Council have determined that the construction of the MRRP is anticipated to commence in 2017, which will precede the likely construction of the Bakers One trunk infrastructure by a number of years. This mismatch of construction timeframes is discussed further in Section 6.0.

The WRM Business Case Report model extents are shown in Figure 2. The model does not include any catchment to the north of the Peak Downs Highway that report to Te Kowai Foulden Road. A portion of discharge from these catchments flows south across the Peak Downs Highway through 4/450 RCP which are located near the intersection of Calrossie Road and the highway.

4.2 MRRP Models

Mackay Regional Council has approved TMR to use the 2015 version of the WRM Bakers one XP-RAFTS and Tuflow models for the purposes of undertaking hydraulic assessment of the southern portion of the MRRP.

The XP-RAFTS and Tuflow models are both assumed to be correct and "fit for purpose" for the MRRP project. The additions/changes that have been made to the models are discussed in the following sections.

4.3 XP-RAFTS

The following catchments have been added to the Bakers One XP-RAFTS model:

- Catchment to the north of Peak Downs Highway and west of Te Kowai Foulden Road that reports to the intersection of these two roads. A portion of the discharges flows south across the Peak Downs Highway and the remainder surcharges north to an eventual discharge into Lagoon Creek.
- Catchments west along the Peak Downs Highway road reserve that reports to the intersection of Peak Downs Highway and Te Kowai Foulden Road. These catchments direct flows to the south into Bakers One and also surcharge north into Lagoon Creek.
- Catchment to the north of Peak Downs Highway and east of Te Kowai Foulden Road that reports to the intersection of these two roads. This catchment encompasses part of a cane farm and part of Mackay Sugar's Racecourse factory. This catchment discharges across discharges west across Te Kowai Foulden Road and then north to an eventual discharge into Lagoon Creek.
- Catchments east along the Peak Downs Highway road reserve that reports to the intersection of Peak Downs Highway, Te Kowai Foulden Road and Calrossie Road. These catchments direct flows to the south into Bakers One and north into Lagoon Creek.

The additional catchments are shown on Sketches 5015 to 5018 in Appendix A.

The flow footprints generated by the additional catchments in the vicinity of the Peak downs Highway are shown as pink (what was dry now wet) on Sketches 8005, 8011, and 8018.

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5.0 Hydraulic Modelling

The following infrastructure has been added to the Bakers One Tuflow base case model:

- MRRP footprint.
- Business case proposed culverts.
- Proposed culverts and open channels for the additional catchments north of Peak Downs Highway.
- Proposed culverts and open channels to suit Peak Downs Highway off/on ramp alignment.

For the interim hydraulic assessment for the section from the Bruce Highway to Peak Downs Highway, the WRM two dimensional model (ultimate case) prepared for Mackay Regional Council has been adopted to assess flow patterns (depths, flows, velocities) and to assess the hydraulic behaviour of proposed culverts and channels that are generally longitudinal to the proposed MRRP alignment.

As noted in the Bakers One study (WRM, 2013) there are four main cross drainage structures proposed along the MRRP from Stockroute Road to the Peak Downs Highway. These are listed in Table 4 below.

Table 4 1% AEP Culvert structures - WRM 2013 report

Location	Catchment area (ha) (WRM)	WRM 2013 Ultimate scenario structure	Location approx. MRRP chainage	Fill depth over culvert (m)
C1	22	10/1200x450 RCBC	3000	1.5
Cane rail over pass	195	Open channel top width 10.4m; depth 0.75m	3940	N/A
C2	297	2/1800x1500 RCBC 4/1800x1200 RCBC	4450	1.3/1.6
C3	30	2/1200x900 RCBC	5400	8.5

5.1 Design Parameters

The following criteria have been adopted for the design of local catchment (excluding riverine flows) drainage infrastructure relating to the proposed ring road:

- Immunity of stormwater infrastructure crossing the ring road or state controlled roads – 1% AEP.
- Immunity of stormwater infrastructure crossing the local authority roads – 18% AEP.

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6.0 Timing of Construction of Bakers One Trunk System

Advice from Mackay Regional Council is that the construction of the Bakers One trunk drainage system may not occur until the year 2025 or later. Construction of the trunk system from 2025 has two significant impacts on the project:

- Removes the opportunity to source significant volumes of fill for the project from relatively close at hand.
- Impacts on the preferred drainage scenario as detailed in the WRM report.

The loss of opportunity of fill for the project is not the subject of this report.

The drainage scenario listed in Table 4 assumes that the trunk drainage system is operational. In general the proposed trunk drainage systems in the WRM report are approximately 1.0m deep where the proposed channels cross the ring road alignment.

As the proposed channels will not be constructed at the time of the ring road (indicative construction time frame 2017-2019) the business case scenario culverts have been modified to suit the existing available discharge locations and levels cognisant of the MRRP formation and elevation. The proposed amendments are listed in Table 5.

Table 5 1% AEP Culvert structures – Business case report and adopted structures

Location WRM report	Location/MRRP chainage	WRM 2013 Ultimate scenario structure	Adopted drainage structures	Fill depth over culvert (m)
C1	2785	10/1200x450 RCBC	8/1200x900 RCBC	1.5
Cane rail over pass	3940	Open channel top width 10.4m; depth 0.75m	Open channel top width 10.4m; depth 0.75m (not in AECOM MRRP scope)	N/A
C2	4450	2/1800x1500 RCBC 4/1800x1200 RCBC	6/2400x2400 RCBC 2/1200x900 RCBC (ch 4554) 2/1200x900 RCBC (ch 4730)	0.6 0.6 1.2
C3	5400	2/1200x900 RCBC	4/900 RCP	8.0

6.1 Discussion of Adopted Structures

The culvert at chainage 2785 has been optimised to better suit the MRRP geometry near the Stockroute Road roundabout, the catchment reporting to the ring road from the west and the ability to construct a discharge channel to the east along the old cane rail formation to Cowleys Road. A channel parallel to the ring road will need to be constructed to ensure natural sag at approximately 3120 can be drained.

The channel parallel to the realigned cane rail line is not part of this scope of works for this project.

The adopted culverts to replace the business case scenario at chainage 4450 are as follows:

- 6/2400x2400 RCBC at chainage 4450. The culverts will be constructed to final (Bakers One trunk drainage) elevation and backfilled to the existing natural surface with sand. The depth of the infill is approximately 1.0m. The remaining conveyance area above the sand fill plus the provision of two sets of 2/1200x900 RCBC will suit the 1% AEP event in the current circumstances (circa 2016).
- 2/1200x900 RCBC at chainage 4554. This culvert is complementary to the adopted culvert at chainage 4450 and is alignment to suit existing low flow paths.
- 2/1200x900 RCBC at chainage 4730. This culvert is complementary to the adopted culvert at chainage 4450 and is alignment to suit existing low flow paths.

The adopted 4/900 RCP culverts at chainage 5400 are better suited to a high fill location than the proposed box culverts.

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7.0 Surface Water Strategy

The estimated catchment area to the west of the proposed ring road is 544 hectares. The current flow path (circa 2015) for the 544 hectare catchment is generally to the east across the proposed alignment of the ring road.

The commission for the Mackay Ring Road requires that the existing stormwater case (circa 2015) be addressed. This is achieved by strategically placed culverts and longitudinal table drains to direct and/or discharge the required design event across or parallel to the ring road.

7.1 Stockroute Road Section

The strategy for this section is for longitudinal drains as follows:

Bruce Highway to Cowleys Road – wide table drain on the southern side to cater for the existing southern catchment to grade east to the existing culverts under Stockroute Road near the Bruce Highway. On the northern side a graded table drain between the proposed road and the existing formation heading east.

Cowleys Road to new roundabout - wide table drain on the southern side to cater for the catchments further to the west and the new roundabout to grade east to the proposed channel under the Cowleys Road overpass.

This section is part of the Bakers One Tuflow model.

7.2 Stockroute Road Roundabout north to Peak Downs Highway

There are a number of existing watercourses crossing the ring road alignment. As discussed previously the bankfull capacity of these watercourses are low order flows. The adopted strategy for the current scenario is to provide a culvert set at the main watercourse crossings known as locations C1 and C2 and place additional structures (for a total conveyance of 1% AEP) at regular intervals.

The full set of structures will be placed at chainage 4450 as this is a natural bowl. The fourth watercourse is parallel to the proposed cane rail line. It is anticipated that for the existing case the embankment of the cane railway will act as a levee directing flows to the east under the overpass. All structures are placed with one exception at or just below existing natural surface levels at the respective location.

Minimal longitudinal open drains to promote the low flows to the nearest structure are required. The high order events will tend to pond against the embankment and discharge over time to the nearest drainage structure.

This section is part of the Bakers One Tuflow model.

Provision for internal drainage at the roundabout at Stockroute Road and adjacent median drainage has been made which will discharge into adjacent channels.

7.3 Peak Downs Highway

The Bakers One Tuflow model was extended to cater for the catchments north of the Peak Downs Highway and to the east and west of Te Kowai Foulden Road (Refer Sketch 5015 Appendix B). Modelling of the existing condition shows the Peak Downs Highway within the study area is not impacted by a 1% AEP event. The adopted strategy for this area is as follows:

- Catchments on the southern side of the highway to the east of the ring road will drain via open channel and kerb and channel west to the on ramp and then discharge south into the Bakers One upper catchment. The catchment area is approximately half the road reserve and extends east to near Cowleys Road. The capacity of the existing drainage structures is approximately an 18% AEP event. Excess flows will discharge south over the kerb.
- Catchments on the southern side of the highway to the west of the ring road will drain via open channel east to the off ramp and then discharge south into the Bakers One upper catchment. The catchment area is approximately half the road reserve and extends west for approximately 300m. Excess flows will discharge south through adjacent properties without impacting on the highway.

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- Catchments on the northern side of the highway and to the east of the ring road (primarily within Racecourse Mill) will be drained via open channel west towards Te Kowai Foulden Road. A portion of the flow will discharge south across the highway and into the Bakers One catchment and the remainder will flow west and then north along Te Kowai Foulden Road to discharge into the Lagoons. Drainage structures will be placed at accesses (Racecourse Mill) that cross the channel on the northern side of the highway.
- Catchments on the northern side of the highway and to the west of the ring road (primarily cane lands) will be drained via open channel east to and across Te Kowai Foulden Road and then directed north along Te Kowai Foulden Road to discharge into the Lagoons.

Median drainage along the Peak Downs Highway will discharge south into the Bakers One catchment.

7.4 Peak Downs Highway to Pioneer River

There are two small catchments to the north of the lagoons bridge. The ring road strategy is to place culverts opposite the existing road culverts to cater for the 1% AEP event. Outside of these local catchments especially to the north over Gibsons Road the landform falls to the north and northeast. There are no culverts under the existing local road from Gibsons Road to Lansdowne Road. The strategy is to ensure that there is longitudinal drainage (table drains) to provide positive drainage in the direction of the landform. Culverts may be required under local access roads that are to be constructed as part of the ring road project.

7.5 Pioneer River to Fursden Creek

This section is part of the Pioneer River 2D model.

7.6 Fursden Creek to Sugarshed Road

The strategy is to not have any cross culverts in this section and direct flows to the north (Sugarshed Road) and to the south (Fursden Creek) as the landform dictates. The potential for scour in the table drains/ embankment toe at the existing and new Fursden Creek bridges is to be checked. It is intended not to alter the existing drainage patterns at the intersection of Yakapari Road and Sugarshed Road. A new culvert is proposed under Sugarshed Road to the north of the new intersection with Bald Hill Road to cater for any low order flows that may be redirected by the overpass/fill embankments. Culverts may be required under local access roads that are to be constructed as part of the ring road project

7.7 Sugarshed Road to Rail overpass

This section is part of a separate 2D model.

7.8 Rail Overpass to Bruce Highway

This section is in cut. The adopted strategy is to direct the catchments reporting to the highway to the west of the roundabout across the highway through existing or replaced and upgrades structures. The excess will drain east then south towards the rail overpass. Two drainage structures will discharge the western flows across the ring road and via a new channel, to direct the flows to the northeast parallel to the port rail line to cross the highway to the west of the existing rail overpass. The proposed channel will require a berm to prevent flows from discharging down the rail cutting.

Provision for internal drainage at the roundabout at the Bruce Highway and adjacent median drainage has been made which will discharge into existing adjacent watercourses.

7.9 Additional Road Runoff

The construction of the MRRP will result in an impervious road surface where there were previously cane fields. This impervious surface has the potential to increase runoff locally from the road surface. To handle this localised increase in runoff, table drains will be constructed at relevant locations adjacent to the road alignment to collect this runoff from the road surface, with sufficient capacity to direct this flow to the nearest drainage path.

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8.0 Discussion of Results

8.1 Impacts on farm infrastructure and houses

TMR have undertaken an engineering survey of existing houses and sheds and their floor levels in the areas of interest that pertain to the MRRP hydraulic model influence area. The location and relevant elevations in relation to the 18% AEP and 1% AEP base case scenario and the 18% AEP and 1% AEP event for the MRRP are shown in Appendix C.

Table 8 lists locations at houses and shed and other farm infrastructure that are predicted to have an increase in flood levels of greater than 0.01m. Table 9 discusses the proposed mitigation options for each case where the difference in modelled Peak Water Surface Elevation (PWSE) is greater than 0.01m. There are no houses that have an increase in over floor flooding levels. However there are three sheds at 34 Calrossie Road where the over floor flooding is predicted to increase by 0.02m.

It is to be noted that the over floor flooding in the developed case model is approximately 0.45m below that recorded in the 2008 flood event. The sheds are located to the immediate south of the on ramp from the Peak Downs Highway. No mitigation options are proposed for the three sheds.

An existing irrigation pump is recommended to be raised above the 1% AEP PWSE for the developed case.

8.2 Developed Case Impacts

Figure 8005 shows the difference in PWSE between the base case and the developed case for the 1% AEP event. The base case is from the original Council model base case and excludes the additional catchments added as discussed in in Section 4.3 above. The differences are discussed in the sections below

8.2.1 North of Peak Downs Highway

The area in red reflects the additional catchment flows not included in the base case.

8.2.2 Within the on/off ramps

The catchments for the areas within the on and off ramps have been subdivided from the base case catchments to assess the internal flows.

8.2.3 Peak Downs Highway

The flows south form the Peak Downs Highway to the east of the service station represent the overflow from the existing kerb and channel conveyance for the 1% AEP flows. The proposed MRRP project is not predicted to change this flow regime.

8.2.4 South of Stotts Road

Figure 8005 shows an increase in storage approximately greater than 0.3m approximately 900m south of Stotts Road against the proposed MRRP embankment. It is understood that when the ultimate development of the Bakers One trunk drainage system occurs the increase in PWSE upstream of the MRRP embankment will decrease. The storage area is within existing cane fields.

8.2.5 North of Stockroute Road

Figure 8005 shows an increase of storage approximately greater than 0.3m approximately 200m north of Stockroute Road against the proposed MRRP embankment. . The location of the culverts proposed in the business case have been moved south at the request of the landowner. The business case culverts were previously located in the natural sag along the MRRP alignment. The MRRP design includes a table drain from the natural sag south to the proposed culvert location. The storage area is within existing cane fields.

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8.2.6 Bruce Highway

Figure 8005 shows that in the developed case the Bruce Highway is inundated to the north of the Stockroute Road roundabout. The inundation commences approximates 50 metres north of the existing roundabout and extents for approximately 150m with and indicative depth of 25-50mm. Investigation of this potential flooding to the Bruce Highway suggests that there may be two key causes as follows:

1. The proposed ring road embankment prevents high order flows that in the current case (before construction) would normally discharge across the existing Stockroute Road and enter the School Gully drain. With the overland flow path being blocked by the proposed ring road formation, the post construction flows are directed east to the existing culverts under the Bruce Highway – Stockroute Road roundabout thus slightly increasing the peak flows to this area.
2. The existing culverts (6/2700x2400 RCBC) across the Bruce Highway at the Stockroute Road roundabout in the existing condition are hydraulically tailwater controlled, as the downstream conveyance is restricted relative to the potential conveyance of the existing culverts. The relative waterway areas are as follows:
   - Waterway area of existing culverts – 39m2.
   - Bankfull area of existing channel downstream of the Bruce Highway – 21m2.
   - Bankfull area of the ultimate channel downstream of the Bruce Highway – 51m2.

It is to be noted that the flooding of the Bruce Highway does not occur in the Ultimate case model as demonstrated in the WRM 2015 report. Mackay Regional Council are currently (August 2016) undertaking the detailed design of Ferris and School gullies from the Bruce Highway east to the rail line. When constructed the new drain profiles will increase the waterway area downstream of the Bruce Highway by approximately 50%.

There are two options to alleviate the flooding of the Bruce Highway:

1. Provide additional cross drainage structures under Stockroute Road to direct flows to the south of the ring road. This option may not be practicable or appropriate as it is understood the developer is in the process of securing a development application agreement with Mackay Regional Council over this property that is based on there being no flows across Stockroute Road directed to the south.
2. Coordinate the construction of the new Ferris and School gully channel profiles downstream of the Bruce Highway with Mackay Regional Council so that the channels are fully operational at the time of commencement of the earthworks for Stockroute Road section of the ring road project.

8.3 Indicative time of Inundation of Cane Areas

The average annual time of submergence was estimated for 8 locations along the MRRP alignment from Stockroute Road to the Peak Downs Highway. The locations are shown in Figure 3.The impact of the time of inundation for the cane farms in the Bakers One catchment has been assessed. Table 7 shows the increase in inundation times at four locations as shown in Figure 3. The time of submergence for the 20% and 1% AEP events have been tabulated with submergence assumed when the depth exceeds 0.15m. The results indicate a minor increase in inundation times with times of inundation increased by up to 2 hours in the 20% AEP event and up to 6 hours in the 1% AEP event.

The average annual times of submergence (AATOS) for the selected locations are listed in Table 6.

The estimate of annual average time of submergence is based on a synthetic design storm hydrograph at a particular location, combining with other flows and discharging across the study area in a direction and velocity dictated by the topography. The AATOS does not include the duration a cane field may be waterlogged due to localised depressions and/or blocked pipes and channels.

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Table 6 Average Annual Time of Submergence (AATOS)

Location	Short name	Existing conditions AATOS (hrs)	Developed conditions AATOS (hrs)

The full AATOS assessment is listed in Appendix D.

Table 7 Cane Inundation Times

	Time of Submergence > 0.15m (hours			
	20% AEP		1% AEP	
	Existing	Developed	Existing	Developed

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Figure 3 AATOS locations

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Table 8 Impacts greater than 0.01m

Location	Floor Level (mAHD)	18% AEP Base case PWSE (mAHD)	1% AEP Base case PWSE (mAHD	Base case – surveyed (m)	18% AEP develop PWSE (mAHD)	1% AEP develop PWSE (mAHD)	Develop Surveyed (m)	Is Developed Case Worse	Difference Base – Developed (m)	Lidar Ground Elevation (mAHD)

Table 9 Proposed Mitigation options for areas where the PWSE is greater than 0.01m

Location	Floor Level (mAHD)	Difference Base Developed (m)	Lidar Ground Elevation (mAHD)	Comments	Proposed Mitigation

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8.4 Flood Mapping

Flood mapping for a range of events is shown in Appendix E, including:

- Sketches 8003 and 8004 show the base case and developed case (Mackay Ring Road) peak water surface elevations for the 1% AEP event.
- Sketches 8001 and 8002 show the base case and developed case (Mackay Ring Road) peak water surface depths for the 1% AEP event.
- Sketch 8005 shows the differences between the base case and the developed case for the 1% AEP event.
- Sketches 8014 and 8015 show the base case and developed case (Mackay Ring Road) peak water surface elevations for the 0.2% AEP event.
- Sketches 8012 and 8013 show the base case and developed case (Mackay Ring Road) peak water surface depths for the 0.2% AEP event.
- Sketch 8015 shows the differences between the base case and the developed case for the 0.2% AEP event.
- Sketches 8016 and 8017 show the base case and developed case (Mackay Ring Road) peak water surface depths for the 1EY AEP event.
- Sketch 8018 shows the differences between the base case and the developed case for the 1EY AEP event.
- Sketches 8019 and 8020 show the base case and developed case (Mackay Ring Road) peak water surface depths for the 40% AEP event.
- Sketch 8021 shows the differences between the base case and the developed case for the 40% AEP event.

Discussion of the overtopping of the Bruce Highway to the north of the Stockroute roundabout is discussed in Section 8.2.6

Sketches 5011 to 5013 in Appendix B show the as surveyed floor elevations and adjacent 1% AEP base case and developed case peak water surface elevations. Where the 1% AEP PWSE is shown as "Q100 – 0.00, this indicates that the location is not impacted in the 1% AEP event.

9.0 Other Matters

9.1 Pipe Class

An assessment of pipe class has been made and is listed in **Appendix A**.

9.2 Outlet Protection

An assessment of culvert discharge velocities and required outlet protection (if any) is listed in **Appendix A**.

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Appendix A

Catchments

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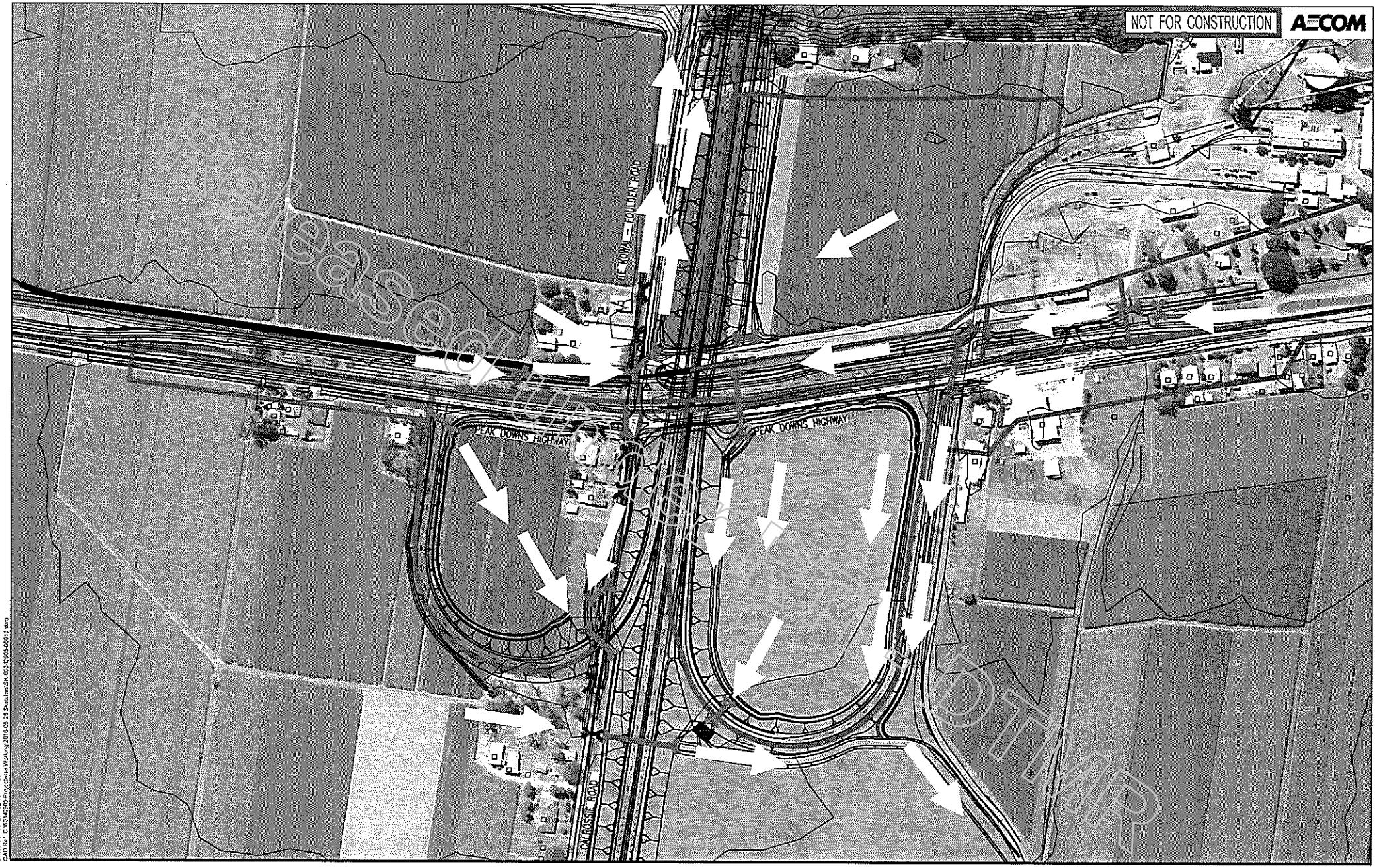
60342905
ISSUE 1

LEGEND
- PROPOSED CULVERTS
- EXISTING CULVERTS
- PROPOSED FLOW
- CATCHMENT

NOT TO BE USED FOR CONSTRUCTION	
DRAWING IN PROGRESS	DATE: 10/05/2016 REVISION: 1

NTS

QUEENSLAND DEPARTMENT OF TRANSPORT AND MAIN ROADS
MACKAY RING ROAD PROJECT
PROPOSED DRAINAGE
SK-60342905-05015



Preliminary Draft

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60342905
ISSUE 1

LEGEND
- PROPOSED CULVERTS
- EXISTING CULVERTS
- PROPOSED FLOW
- CATCHMENT

NOT TO BE USED FOR CONSTRUCTION	
DRAWING IN PROGRESS	DATE: 10/05/2016 REVISION: 1

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QUEENSLAND DEPARTMENT OF TRANSPORT AND MAIN ROADS
MACKAY RING ROAD PROJECT
PROPOSED DRAINAGE
SK-60342905-05016

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60342905
ISSUE 1

LEGEND
- EXISING FLOW
- CATCHMENT
- EXISTING CULVERTS

NOT TO BE USED FOR CONSTRUCTION	
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QUEENSLAND DEPARTMENT OF TRANSPORT AND MAIN ROADS
MACKAY RING ROAD PROJECT
EXISTING DRAINAGE
SK-60342905-05017

60342905
ISSUE 1

LEGEND
- EXISING FLOW
- CATCHMENT
- EXISTING CULVERTS

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MACKAY RING ROAD PROJECT
EXISTING DRAINAGE
SK-60342905-05018

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Appendix B

Proposed Drainage Structures

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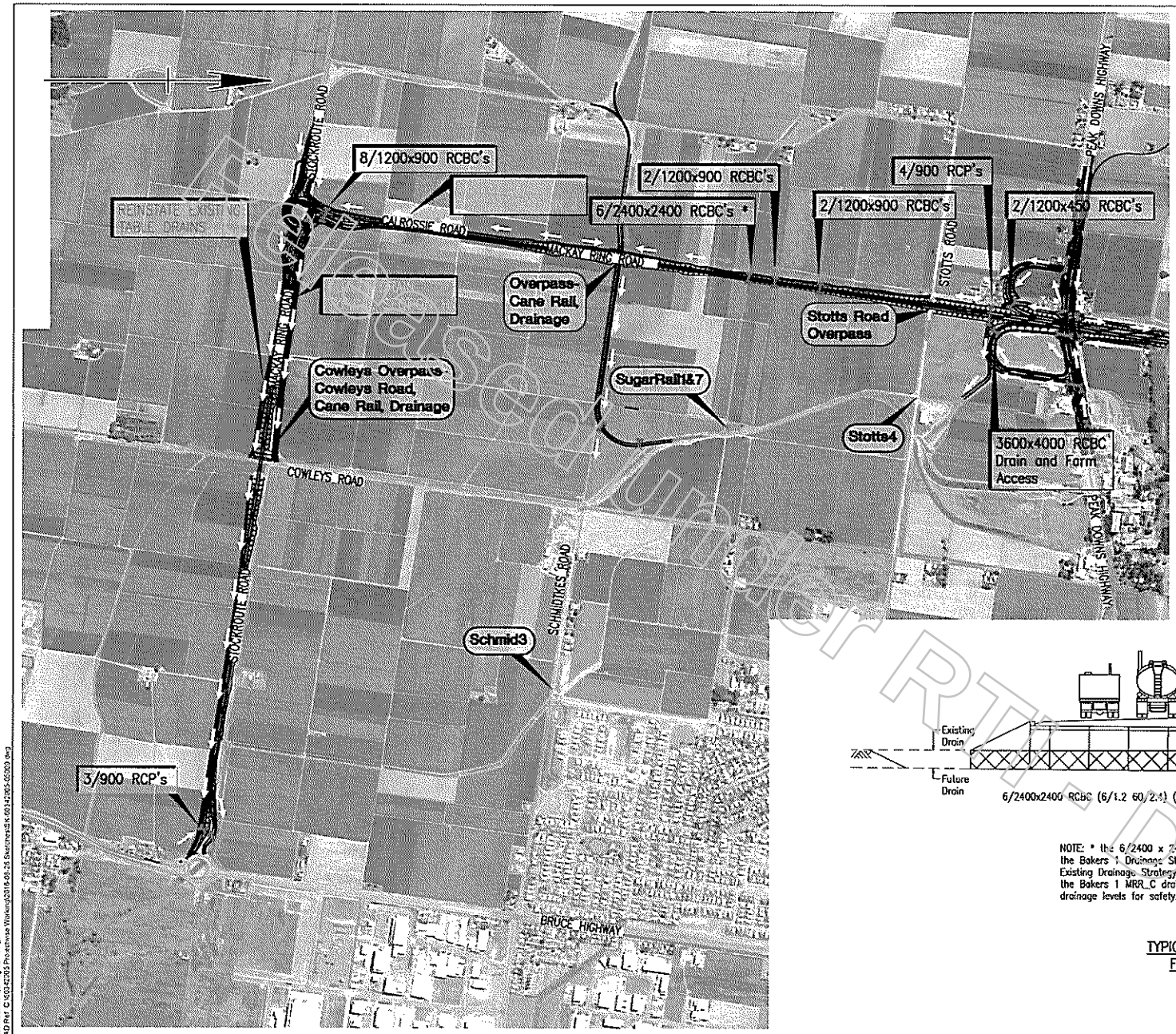
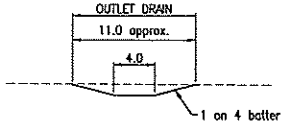
AECOM



LOCATION	EXIST CULVERT
Schmid3	4x2.4(W)x1.5(H)
SugarRail1&7	7x1.2(W)x0.9(H)
Stotts4	0.9(W)x0.3(H)



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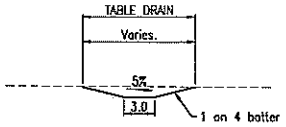
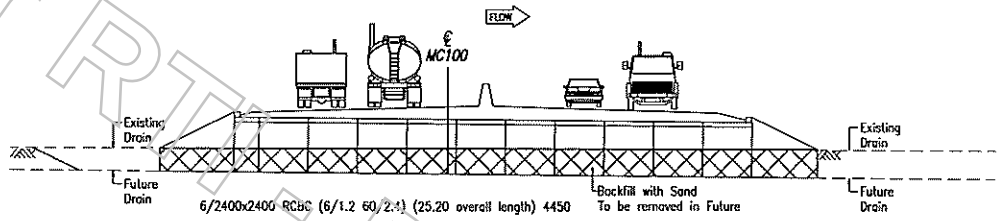
OUTLET DRAIN



TYPICAL SECTION J
TABLE DRAIN



NOTE: * the 6/2400 x 2400 RCBC culvert in the Robke Farm is sized to suit the Bakers 1 Drainage Strategy and also to provide similar conveyance for the Existing Drainage Strategy. The culvert will be constructed to inverts that suit the Bakers 1 MRR_C drain and infilled with sand to the existing surface drainage levels for safety.

TYPICAL DRAINAGE SECTION
FUTURE ALLOWANCE

DRAINAGE TO SUIT THE EXISTING DRAINS

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Last modified: 28 Aug 16 - 14:27
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60342905
ISSUE 4

LEGEND
NEW CULVERTS
EXISTING DRAINS TO REMAIN
PROPOSED DRAINS

NOT TO BE USED FOR CONSTRUCTION

DRAWING IN PROGRESS	DATE: 10/05/2016 REVISION: 4

0 1 2 3 4m

0 80 160 240 320m

QUEENSLAND DEPARTMENT OF TRANSPORT AND MAIN ROADS
MACKAY RING ROAD PROJECT
ADOPTED DRAINAGE STRATEGY - RING ROAD DRAINAGE
SK-60342905-05009

NOT FOR CONSTRUCTION

AECOM

PRELIMINARY

60342905
ISSUE 1

LEGEND

- NEW CULVERTS
- EXISTING DRAINS TO REMAIN
- PROPOSED DRAINS
- BAKERS ONE RAFTS

NOT TO BE USED FOR CONSTRUCTION

DRAWING IN PROGRESS	DATE: 10/05/2016 REVISION: 1

NTS

QUEENSLAND DEPARTMENT OF TRANSPORT AND MAIN ROADS
MACKAY RING ROAD PROJECT
ADOPTED DRAINAGE STRATEGY - RING ROAD DRAINAGE
SK-60342905-05010

Last modified: 29 Aug 16 - 14:29
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60342905
ISSUE 1

LEGEND

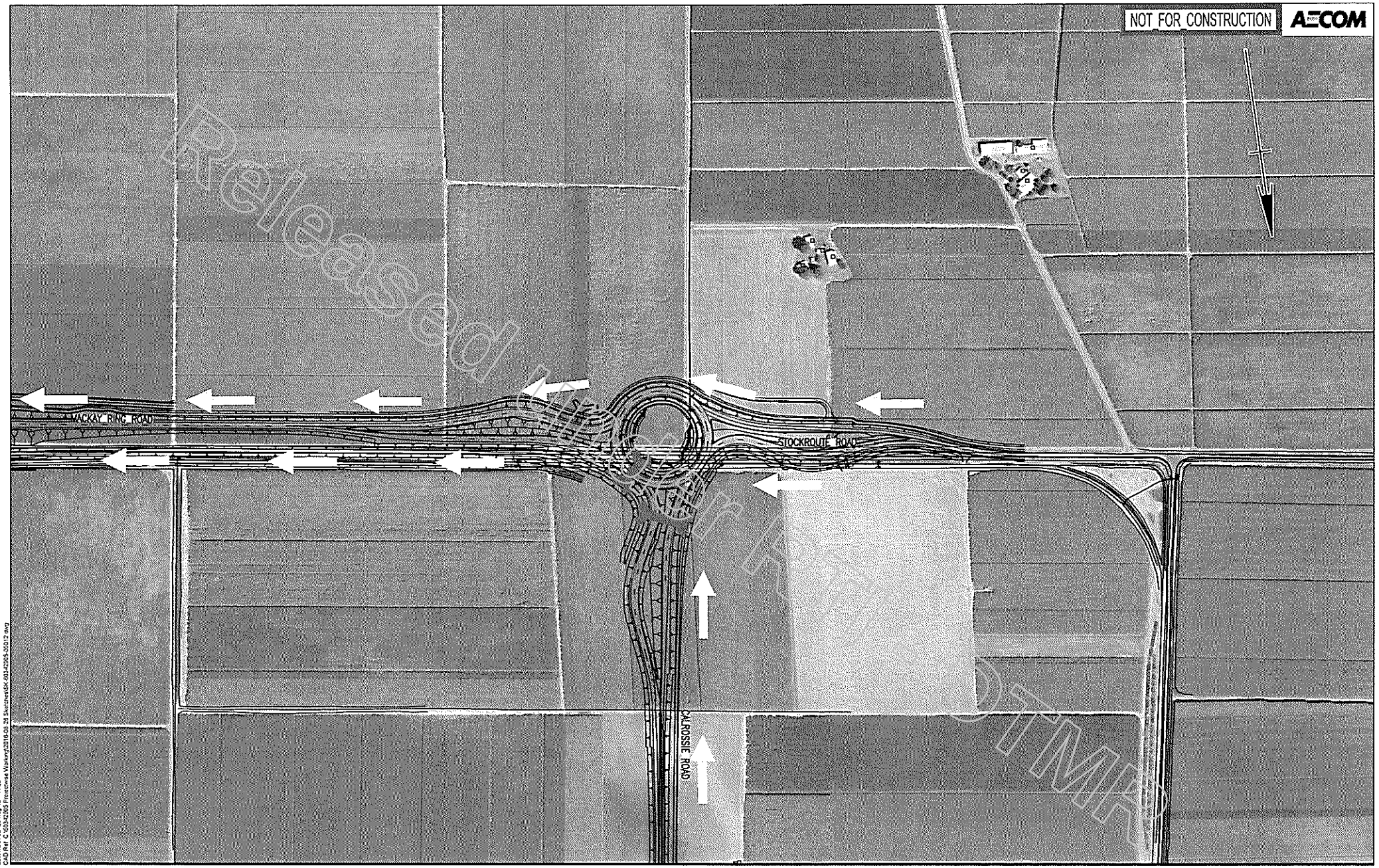
NEW CULVERTS
EXISTING DRAINS TO REMAIN
PROPOSED DRAINS

FL – FLOOR LEVEL
Q100 – 1' AEP PWSE

NOT TO BE USED FOR CONSTRUCTION	
DRAWING IN PROGRESS	DATE: 10/05/2016 REVISION: 1

NTS

QUEENSLAND DEPARTMENT OF TRANSPORT AND MAIN ROADS
MACKAY RING ROAD PROJECT
ADOPTED DRAINAGE STRATEGY - RING ROAD DRAINAGE
SK-60342905-05011



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60342905
ISSUE 1

LEGEND

NEW CULVERTS
EXISTING DRAINS TO REMAIN
PROPOSED DRAINS

FL – FLOOR LEVEL
Q100 – 1° AEP PWSE

NOT TO BE USED FOR CONSTRUCTION	
DRAWING IN PROGRESS	DATE: 10/05/2016 REVISION: 1

NTS

QUEENSLAND DEPARTMENT OF TRANSPORT AND MAIN ROADS
MACKAY RING ROAD PROJECT
ADOPTED DRAINAGE STRATEGY - RING ROAD DRAINAGE
SK-60342905-05012

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60342905
ISSUE 1

LEGEND

NEW CULVERTS
EXISTING DRAINS TO REMAIN
PROPOSED DRAINS

FL – FLOOR LEVEL
Q100 – 1' AEP PWSE

NOT TO BE USED FOR CONSTRUCTION	
DRAWING IN PROGRESS	DATE: 10/05/2016 REVISION: 1

NTS

QUEENSLAND DEPARTMENT OF TRANSPORT AND MAIN ROADS
MACKAY RING ROAD PROJECT
ADOPTED DRAINAGE STRATEGY - RING ROAD DRAINAGE
SK-60342905-05013

60342905
ISSUE 1

LEGEND
NEW CULVERTS
EXISTING DRAINS TO REMAIN
PROPOSED DRAINS

FL – FLOOR LEVEL
Q100 – 1° AEP PWSE

NOT TO BE USED FOR CONSTRUCTION	
DRAWING IN PROGRESS	DATE: 10/05/2016 REVISION: 1

NTS

QUEENSLAND DEPARTMENT OF TRANSPORT AND MAIN ROADS
MACKAY RING ROAD PROJECT
ADOPTED DRAINAGE STRATEGY - RING ROAD DRAINAGE
SK-60342905-05014

Appendix C

Floor Level Assessment

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Floor Level Assessment

Easting	Northing	Location	Floor Level (mAHD)	18% AEP basecase PWSE (mAHD)	1% AEP basecase PWSE (mAHD)	Basecase – surveyed (m)	18% AEP develop PWSE (mAHD)	1% AEP develop PWSE (mAHD)	Develop – surveyed (m)	Is Developed Case Worse	Difference Base – Developed (m)	Lidar Ground Elevation (mAHD)

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Floor Level Assessment

Easting	Northing	Location	Floor Level (mAHD)	18% AEP basecase PWSE (mAHD)	1% AEP basecase PWSE (mAHD)	Basecase – surveyed (m)	18% AEP develop PWSE (mAHD)	1% AEP develop PWSE (mAHD)	Develop – surveyed (m)	Is Developed Case Worse	Difference Base – Developed (m)	Lidar Ground Elevation (mAHD)

Legend

BRICK VENEER HOUSE	Location where the developed case PWSE has increased by more than 0.010 metres
34 CALROSSIE RD, SHED	Location where the developed cae over floor PWSE has increased by more than 0.010 metres

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Appendix D

AATOS - Cane

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Developed (post MRRP)	Existing (prior to MRRP)

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Released under RTI - DTMR

Appendix E

Flood Mapping

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N

GDA 1994 MGA Zone 55

0 150 300 600
metres

1:15,000 (when printed at A3)

LEGEND

Peak Water Depth (m)
- < 0.2
- 0.2 - 0.3
- 0.3 - 0.4
- 0.4 - 0.5
- 0.5 - 0.6
- 0.6 - 0.7
- 0.7 - 0.8
- 0.8 - 0.9
- 0.9 - 1.0
- 1.0 - 1.25
- > 1.25

Peak Velocity (m/s)
- 0.00 - 0.50
- 0.50 - 1.00
- 1 - 2
- 2 - 3
- 3 - 4
- > 4

- Highways
- Cadastre

Data sources
Base Data: Imagery (c) 2015 TMR
Transport Network: BCDB QLD Gov 2015

MACKAY RING ROAD STAGE 1
DETAILED DESIGN
Peak Depth and Velocity
Bakers One, Existing Case
1% AEP Event, 24 Hour Storm

SK-60342905-08001

CREATED BY bnggh | LAST MODIFIED 30/10/2015 | VERSION 1

A3 size

AECOM
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N

GDA 1994 MGA Zone 55

0 150 300 600
metres

1:15,000 (when printed at A3)

LEGEND

Peak Water Depth (m)			
< 0.2	0.6 - 0.7		
0.2 - 0.3	0.7 - 0.8		
0.3 - 0.4	0.8 - 0.9		
0.4 - 0.5	0.9 - 1.0		
0.5 - 0.6	1.0 - 1.25		
	> 1.25		

Peak Velocity (m/s)	
0.00 - 0.50	
0.50 - 1.00	
1 - 2	
2 - 3	
3 - 4	
> 4	

Proposed Alignment
Highways
Cadastre

Data sources
Base Data: Imagery (c) 2015 TUR
Transport Network: DCDB - QLD Gov 2015

MACKAY RING ROAD STAGE 1
DETAILED DESIGN
Peak Depth and Velocity
Bakers One, Developed Case
1% AEP Event, 24 Hour Storm

SK-60342905-08002

CREATED BY	LAST MODIFIED	VERSION
bggh	16/02/2016	2

A3 size

AECOM
www.aecom.com

N

GDA 1994 MGA Zone 55

0 150 300 600
metres

1:15,000 (when printed at A3)

LEGEND

PWSE (mAHD)
- < 5.0
- 5.0 - 5.5
- 5.5 - 6.0
- 6.0 - 6.5
- 6.5 - 7.0
- 7.0 - 7.5
- 7.5 - 8.0
- 8.0 - 8.5
- 8.5 - 9.0
- 9.0 - 9.5
- 9.5 - 10.0
- 10.0 - 10.5
- 10.5 - 11.0
- 11.0 - 11.5
- 11.5 - 12.0
- 12.0 - 12.5
- 12.5 - 13.0
- 13.0 - 13.5
- 13.5 - 14.0
- 14.0 - 14.5
- > 14.5
- Highways
- Cadastre

Data sources

Base Data: Imagery (c) 2015 TMR
Transport Network: DCDB © QLD Gov 2015

MACKAY RING ROAD STAGE 1
DETAILED DESIGN
Peak Water Surface Elevation
Bakers One, Existing Case
1% AEP Event, 24 Hour Storm

SK-60342905-08003

CREATED BY	LAST MODIFIED	VERSION
bnggh	30/10/2015	1

A3 size

AECOM
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N

GDA 1994 MGA Zone 55

0 150 300 600
metres

1:15,000 (when printed at A3)

LEGEND

PWSE (mAHD)
- < 5.0
- 5.0 - 5.5
- 5.5 - 6.0
- 6.0 - 6.5
- 6.5 - 7.0
- 7.0 - 7.5
- 7.5 - 8.0
- 8.0 - 8.5
- 8.5 - 9.0
- 9.0 - 9.5
- 9.5 - 10.0
- 10.0 - 10.5
- 10.5 - 11.0
- 11.0 - 11.5
- 11.5 - 12.0
- 12.0 - 12.5
- 12.5 - 13.0
- 13.0 - 13.5
- 13.5 - 14.0
- 14.0 - 14.5
- > 14.5
- Proposed Alignment
- Highways
- Cadastre

Data sources
Base Data: Imagery (c) 2015 TMR
Transport Network: DCDB QLD Gov 2015

MACKAY RING ROAD STAGE 1
DETAILED DESIGN
Peak Water Surface Elevation
Bakers One, Developed Case
1% AEP Event, 24 Hour Storm

SK-60342905-08004

CREATED BY: bggh | LAST MODIFIED: 16/02/2016 | VERSION: 2

A3 size

AECOM
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N

GDA 1994 MGA Zone 55

0 150 300 600
metres

1:15,000 (when printed at A3)

LEGEND

Peak Velocity (m/s)
- 0.00 - 0.50
- 0.50 - 1.00
- 1 - 2
- 2 - 3
- 3 - 4
- > 4

Difference in PWSE (m)
- < -0.3
- -0.3 to -0.225
- -0.225 to -0.15
- -0.15 to -0.075
- -0.075 to -0.02
- -0.02 to 0.02
- 0.02 to 0.075
- 0.075 to 0.15
- 0.15 to 0.225
- 0.225 to 0.3
- > 0.3
- Was Dry Now Wet
- Was Wet Now Dry

- Proposed Alignment
- Highways
- Cadastre

Data sources
Base Data: Imagery (c) 2015 TMR
Transport Network: DCDB - QLD Gov 2015

MACKAY RING ROAD STAGE 1
DETAILED DESIGN
Difference in PWSE
Bakers One, Developed vs Existing
1% AEP Event, 24 Hour Storm

SK-60342905-08005

CREATED BY	LAST MODIFIED	VERSION
brigh	18/02/2016	2

A3 size

AECOM
www.aecom.com

N

GDA 1994 MGA Zone 55

0 150 300 600
metres

1:15,000 (when printed at A3)

LEGEND

Peak Velocity (m/s)
- 0.00 - 0.50
- 0.50 - 1.00
- 1 - 2
- 2 - 3
- 3 - 4
- > 4

Difference in PWSE (m)
- < -0.3
- -0.3 to -0.225
- -0.225 to -0.15
- -0.15 to -0.075
- -0.075 to -0.02
- -0.02 to 0.02
- 0.02 to 0.075
- 0.075 to 0.15
- 0.15 to 0.225
- 0.225 to 0.3
- > 0.3
- Was Dry Now Wet
- Was Wet Now Dry

- Proposed Alignment
- Highways
- Cadastre

Data sources:
Base Data: Imagery (c) 2015 TMR
Transport Network: DCDB QLD Gov 2015

MACKAY RING ROAD STAGE 1
DETAILED DESIGN
Difference in PWSE
Bakers One, Developed vs Existing
0.2% AEP Event, 24 Hour Storm

SK-60342905-08011

CREATED BY	LAST MODIFIED	VERSION
bregh	2/03/2016	1

A3 size

AECOM
www.aecom.com

N

GDA 1994 MGA Zone 55

0 150 300 600
metres

1:15,000 (when printed at A3)

LEGEND

Peak Water Depth (m)
- < 0.2
- 0.2 - 0.3
- 0.3 - 0.4
- 0.4 - 0.5
- 0.5 - 0.6
- 0.6 - 0.7
- 0.7 - 0.8
- 0.8 - 0.9
- 0.9 - 1.0
- 1.0 - 1.25
- > 1.25

Peak Velocity (m/s)
- 0.00 - 0.50
- 0.50 - 1.00
- 1 - 2
- 2 - 3
- 3 - 4
- > 4

- Highways
- Cadastre

Data sources

Base Data: Imagery (c) 2015 TMR
Transport Network: DCDB QLD Gov 2015

MACKAY RING ROAD STAGE 1
DETAILED DESIGN
Peak Depth and Velocity
Bakers One, Existing Case
0.2% AEP Event, 24 Hour Storm

SK-60342905-08012

CREATED BY	LAST MODIFIED	VERSION
bnggh	2/03/2016	1

A3 size

AECOM
www.aecom.com

N

GDA 1994 MGA Zone 55

0 150 300 600
metres

1:15,000 (when printed at A3)

LEGEND

Peak Water Depth (m)
- < 0.2
- 0.2 - 0.3
- 0.3 - 0.4
- 0.4 - 0.5
- 0.5 - 0.6
- 0.6 - 0.7
- 0.7 - 0.8
- 0.8 - 0.9
- 0.9 - 1.0
- 1.0 - 1.25
- > 1.25

Peak Velocity (m/s)
- 0.00 - 0.50
- 0.50 - 1.00
- 1 - 2
- 2 - 3
- 3 - 4
- > 4

- Proposed Alignment
- Highways
- Cadastre

Data sources:
Base Data: Imagery (c) 2015 TMR
Transport Network: DCDB - QLD Gov 2015

MACKAY RING ROAD STAGE 1
DETAILED DESIGN
Peak Depth and Velocity
Bakers One, Developed Case
0.2% AEP Event, 24 Hour Storm

SK-60342905-08013

CREATED BY	LAST MODIFIED	VERSION
brggh	2/03/2016	1

A3 size

AECOM
www.aecom.com

N

GDA 1994 MGA Zone 55

0 150 300 600
metres

1:15,000 (when printed at A3)

LEGEND

PWSE (mAHD)
- < 5.0
- 5.0 - 5.5
- 5.5 - 6.0
- 6.0 - 6.5
- 6.5 - 7.0
- 7.0 - 7.5
- 7.5 - 8.0
- 8.0 - 8.5
- 8.5 - 9.0
- 9.0 - 9.5
- 9.5 - 10.0
- 10.0 - 10.5
- 10.5 - 11.0
- 11.0 - 11.5
- 11.5 - 12.0
- 12.0 - 12.5
- 12.5 - 13.0
- 13.0 - 13.5
- 13.5 - 14.0
- 14.0 - 14.5
- > 14.5

Highways
Cadastre

Data sources
Base Data: Imagery (c) 2015 TMR
Transport Network: DCDB - QLD Gov 2015

MACKAY RING ROAD STAGE 1
DETAILED DESIGN
Peak Water Surface Elevation
Bakers One, Existing Case
0.2% AEP Event, 24 Hour Storm

SK-60342905-08014

CREATED BY	LAST MODIFIED	VERSION
bxggh	2/03/2016	1

A3 size

AECOM
www.aecom.com

N

GDA 1994 MGA Zone 56

0 150 300 600
metres

1:15,000 (when printed at A3)

LEGEND

PWSE (mAHD)
- < 5.0
- 5.0 - 5.5
- 5.5 - 6.0
- 6.0 - 6.5
- 6.5 - 7.0
- 7.0 - 7.5
- 7.5 - 8.0
- 8.0 - 8.5
- 8.5 - 9.0
- 9.0 - 9.5
- 9.5 - 10.0
- 10.0 - 10.5
- 10.5 - 11.0
- 11.0 - 11.5
- 11.5 - 12.0
- 12.0 - 12.5
- 12.5 - 13.0
- 13.0 - 13.5
- 13.5 - 14.0
- 14.0 - 14.5
- > 14.5
- Proposed Alignment
- Highways
- Cadastre

Data sources

Base Data: Imagery (c) 2015 TMR
Transport Network: DCDB QLD Gov 2015

MACKAY RING ROAD STAGE 1
DETAILED DESIGN
Peak Water Surface Elevation
Bakers One, Developed Case
0.2% AEP Event, 24 Hour Storm

SK-60342905-08015

CREATED BY	LAST MODIFIED	VERSION
trggh	2/03/2016	1

A3 size

AECOM
www.aecom.com

N

GDA 1994 MGA Zone 55

0 150 300 600
metres

1:15,000 (when printed at A3)

LEGEND

Peak Water Depth (m)
- < 0.2
- 0.2 - 0.3
- 0.3 - 0.4
- 0.4 - 0.5
- 0.5 - 0.6
- 0.6 - 0.7
- 0.7 - 0.8
- 0.8 - 0.9
- 0.9 - 1.0
- 1.0 - 1.25
- > 1.25

Highways
Cadastre

Data sources
Base Data Imagery (c) 2015 SMR
Transport Network DCDB - QLD Gov 2015

MACKAY RING ROAD STAGE 1
DETAILED DESIGN
Peak Depth and Velocity
Bakers One, Existing Case
1EY AEP Event, 24 Hour Storm

SK-60342905-08016

CREATED BY brggh | LAST MODIFIED 8/04/2016 | VERSION 1

A3 size

AECOM
www.aecom.com

N

GDA 1994 MGA Zone 55

0 150 300 600
metres

1:15,000 (when printed at A3)

LEGEND

Peak Water Depth (m)
- < 0.2
- 0.2 - 0.3
- 0.3 - 0.4
- 0.4 - 0.5
- 0.5 - 0.6
- 0.6 - 0.7
- 0.7 - 0.8
- 0.8 - 0.9
- 0.9 - 1.0
- 1.0 - 1.25
- > 1.25

Highways
Cadastre

Data source:
Base Data: Imagery (c) 2015 TNR
Transport Network: DCDB - QLD Gov 2015

MACKAY RING ROAD STAGE 1
DETAILED DESIGN
Peak Depth and Velocity
Bakers One, Developed Case
1EY AEP Event, 24 Hour Storm

SK-60342905-08017

CREATED BY: bggh | LAST MODIFIED: 6/04/2016 | VERSION: 1

A3 size

AECOM
www.aecom.com

N

GDA 1994 MGA Zone 55

0 150 300 600
metres

1:15,000 (when printed at A3)

LEGEND

Difference in PWSE (m)
- < -0.3
- -0.3 to -0.225
- -0.225 to -0.15
- -0.15 to -0.075
- -0.075 to -0.02
- -0.02 to 0.02
- 0.02 to 0.075
- 0.075 to 0.15
- 0.15 to 0.225
- 0.225 to 0.3
- > 0.3
- Was Dry now Wet
- Was Wet Now Dry

- Proposed Alignment
- Highways
- Cadastre

Data source(s)
Base Data: Imagery (c) 2015 TMR
Transport Network: DCDB QLD Gov 2015

MACKAY RING ROAD STAGE 1
DETAILED DESIGN
Difference in PWSE
Bakers One, Developed vs Existing
1EY AEP Event, 24 Hour Storm

SK-60342905-08018

CREATED BY	LAST MODIFIED	VERSION
bnggh	6/04/2016	1

A3 size

AECOM
www.aecom.com

N

GDA 1994 MGA Zone 56

0 150 300 600
metres

1:15,000 (when printed at A3)

LEGEND

Peak Water Depth (m)
- < 0.2
- 0.2 - 0.3
- 0.3 - 0.4
- 0.4 - 0.5
- 0.5 - 0.6
- 0.6 - 0.7
- 0.7 - 0.8
- 0.8 - 0.9
- 0.9 - 1.0
- 1.0 - 1.25
- > 1.25

Highways
Cadastre

Data sources
Base Data: Imagery (c) 2015 TNR
Transport Network: DCDB - QLD Gov 2015

MACKAY RING ROAD STAGE 1
DETAILED DESIGN
Peak Depth and Velocity
Bakers One, Existing Case
40% AEP Event, 24 Hour Storm

SK-60342905-08019

CREATED BY	LAST MODIFIED	VERSION
bnggh	6/04/2016	1

A3 size

AECOM
www.aecom.com

N

GDA 1994 MGA Zone 55

0 150 300 600
metres

1:15,000 (when printed at A3)

LEGEND

Peak Water Depth (m)
- < 0.2
- 0.2 - 0.3
- 0.3 - 0.4
- 0.4 - 0.5
- 0.5 - 0.6
- 0.6 - 0.7
- 0.7 - 0.8
- 0.8 - 0.9
- 0.9 - 1.0
- 1.0 - 1.25
- > 1.25

Highways
Cadastre

Data sources
Base Data Imagery (c) 2015 TUR
Transport Network DCDB QLD Gov 2015

MACKAY RING ROAD STAGE 1
DETAILED DESIGN
Peak Depth and Velocity
Bakers One, Developed Case
40% AEP Event, 24 Hour Storm

SK-60342905-08020

CREATED BY briggh | LAST MODIFIED 8/04/2016 | VERSION 1

A3 size

AECOM
www.aecom.com

N

GDA 1994 MGA Zone 55

0 150 300 600
metres

1:15,000 (when printed at A3)

LEGEND

Difference in PWSE (m)
- < -0.3
- -0.3 to -0.225
- -0.225 to -0.15
- -0.15 to -0.075
- -0.075 to -0.02
- -0.02 to 0.02
- 0.02 to 0.075
- 0.075 to 0.15
- 0.15 to 0.225
- 0.225 to 0.3
- > 0.3
- Was Dry now Wet
- Was Wet Now Dry

Proposed Alignment
Highways
Cadastre

Data sources
Base Data: Imagery (c) 2015 TMR
Transport Network: DCDB - QLD Gov 2015

MACKAY RING ROAD STAGE 1
DETAILED DESIGN
Difference in PWSE
Bakers One, Developed vs Existing
40% AEP Event, 24 Hour Storm

SK-60342905-08021

CREATED BY	LAST MODIFIED	VERSION
brggh	8/04/2016	1

A3 size

Appendix F

Culvert Summary

Released under RTI - DTMR

MACKAY RING ROAD PROJECT CULVERTS

Culvert No.	Chainage	Culvert	Comment	Natural Surface Elevation (mAHD)	Nominal Invert Elevation (mAHD)	Depth Below Ground (m)	Lowest Profile Elevation (mAHD)	Highest Profile Elevation (mAHD)	Maximum Depth Of Cover Over Culvert (m)	Minimum Depth Of Cover Over Culvert (m)	Class Of Culvert	Outlet Treatment	Dimensions
						MC100							
1A	50	Exist. 250 RCP	To Remain										
1B	120	Exist. 3/900 RCP	To Remain										
1C	137	3/900 RCP	Design	6.75	5.65	1.1	7.51	7.89	1.2385	0.89	3	D_{50} 200	L= 3D
1D	720	Exist. 450 RCP RHS	Take up & Stack										
1E	1010	Exist. 375 RCP RHS	Take up & Stack										
1F	1190	Exist. 375 RCP RHS	Take up & Stack										
2A	1430	Exist. 375 RCP	Take up & Stack										
2B	1430	Exist. 300 RCP	Take up & Stack										
2C	1550	Exist. 450x300 RCBC RHS	To Remain										
2D	1640	Exist. 3/1200x900 RCBC RHS	Take up & Stack										
2E	1710	Exist. 2/1200x450 RCBC RHS	Remain under Private Entrance										
2F	1990	Exist. 2/1200x450 RCBC RHS	Take up & Stack										
2G	2210	Exist.2/1200x450 RCBC RHS	Take up & Stack										
2H	2460	Exist.1200x450 RCBC RHS	Take up & Stack										
2J	2480	2/1200x450 LHS	Design under access										
3A	2785	8/1200x900 RCBC	Design	11	9.65	1.35	12.2	12.9	2.185	1.49		D_{50} 200	L= 3D
4A	4450	6/2400x2400 RCBC	Design	10.8	9.5	1.3	12.7	12.9	0.795	0.59		D_{50} 200	L= 3D
4B	4554	2/1200x900 RCBC	Design	11.06	11.08	-0.02	12.8	13	0.855	0.66		D_{50} 200	L= 3D
4C	4730	2/1200x900 RCBC	Design	11	10.81	0.19	13.14	13.32	1.445	1.27		D_{50} 200	L= 3D
5A	5400	4/900 RCP	Design	11.8	11.31	0.49	20.27	20.63	8.3485	7.99	8	D_{50} 200	L= 3D
6A	6379.3	4/900 RCP	Design	10.28	10.1	0.18	16.72	17.23	6.1585	5.65	6	D_{50} 200	L= 3D
6B	7000	450 RCP	Design (NOT MODELLED)										
6C	7025	Exist. 300 RCP LHS	Take up & Stack										
6D	7245	Exist. 375 RCP LHS	Take up & Stack										
6E	7440	Exist. 225 FRCP LHS	Take up & Stack										
8A	10165	Exist. 375 RCP	Take up & Stack										
9A	10227	12/600 RCP	Design	10.38	10.02	0.36	17.18	17.87	7.2005	6.51	8	D_{50} 200	L= 3D
9B	10383	12/600 RCP	Design	10.3	10.27	0.03	13.18	13.85	2.9305	2.26	4	D_{50} 200	L= 3D
9C	10597	12/600 RCP	Design	10.2	10.1	0.1	11.58	11.75	1.0005	0.83	3	D_{50} 200	L= 3D
9D	10595	10/1500x600 RCBC	Design	10.15	9.45	0.7	11.58	11.76	1.535	1.36		D_{50} 200	L= 3D
9E	11227	1/750 RCP	Design	26.8	22.3	4.5	23.9	24	0.89	0.79	3	D_{50} 200	L= 3D
9F	11377	2/750 RCP	Design	28.8	23	5.8	24.72	25.1	1.29	0.91	3	D_{50} 200	L= 3D
						MC000							
10A	150	600 RCP	Design	23.2	22	1.2	25.7	26.1	3.4505	3.05	3	D_{50} 200	L= 3D
10B	205	Exist. 375 RCP	Take up & Stack										
						MC001							
11A	170	3/600 RCP	Design	10.9	9.7	1.2	11.5	12.2	1.6505	1.55	3	D_{50} 200	L= 3D
						MC010							
12A	5895	Exist. 300 RCP	To Remain										
12B	5905	Exist. 300 RCP	To Remain										
12C	5944	2/900 RCP	Design	23.15	19.35	3.8	22.93	23.19	2.9485	2.61	4	D_{50} 200	L= 3D
12D	5955	Exist. 2/600 RCP	Plug & concrete backfill										
12E	6090	Exist.375 RCP LHS	Take up & Stack										
12F	6090	Exist. 450x230RCBC LHS	Take up & Stack										
12G	6090	Exist. 450 RCP	Take up & Stack										
12H	6310	Exist. 450 RCP	To Remain										
13A	6400	1200x600 RCBC	Design	32	30.1	1.9	31.6	31.9	1.035	0.73		D_{50} 200	L= 3D
13B	6415	Exist. 600 RCP	Plug & concrete backfill										
13C	6415	450 RCP RHS under access	Design										
						MC020							
14A	6043	600 RCP	Design	20.3	19.3	1	23.5	23.85	3.9005	3.55	6	D_{50} 200	L= 3D
15A	6322	600 RCP	Design	26.3	24.1	2.2	28.6	29	4.2505	3.85	6	D_{50} 200	L= 3D
						MC120							
16A	10	Exist. 250 RCP RHS	To Remain										
16B	35	Exist. 250 RCP RHS	To Remove										
16C	84.6	3/900 RCP	Design	5.3	5.44	-0.14	7.76	7.83	1.4185	1.35	2	D_{50} 200	L= 3D
						MC130							
17A	2373.5	600 RCP	Design	10.17	9.45	0.72	11.25	11.57	1.4705	1.15	3	D_{50} 200	L= 3D
18A	2585	600 RCP	Design	10.68	9.8	0.88	11.83	12.28	1.8305	1.38	2	D_{50} 200	L= 3D
						MC140							
19A	11229	1/750 RCP	Design	28	21.6	6.4	23.56	23.8	1.39	1.15	2	D_{50} 200	L= 3D
						MC170							
21A	63085	Exist. 1 & 2/1200x450 RCBC LHS	Take up & Stack										
21B	63245	Exist. 300 Steel Pipe	Take up & Stack										
21C	63267	1200x600 RCBC	Design	11.17	10.63	0.54	12	12.47	1.075	0.61		D_{50} 200	L= 3D
21D	63295	Exist. 1 & 2/1200x450 RCBC LHS	Take up & Stack										
						MC310							
22A-1	22	600x450 RCBC	Design										
22A	22	600x450 RCBC	Design	12.6	12.23	0.37	12.87	13.16	0.765	0.475		D_{50} 200	L= 3D
						MC320							
23A	245	3600x4000 RCBC	Design	11.7	11.25	0.45	16.6	17.18	1.65	1.07		D_{50} 200	L= 3D
23B	657.4	375 RCP	Design	12.58	12.12	0.46	12.8	13.08	0.55	0.27	8	D_{50} 200	L= 3D
						MC410							
24A	84575	Exist. 375 RCP RHS	To Remain										
24B	84830	Exist. 375 RCP RHS	To Remain										

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Release 22

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MACKAY RING ROAD PROJECT CULVERTS

Culvert No.	Chainage	Culvert	Comment	Natural Surface Elevation (mAHD)	Nominal Invert Elevation (mAHD)	Depth Below Ground (m)	Lowest Profile Elevation (mAHD)	Highest Profile Elevation (mAHD)	Maximum Depth Of Cover Over Culvert (m)	Minimum Depth Of Cover Over Culvert (m)	Class Of Culvert	Outlet Treatment	Dimensions
24C	84855	Exist. 375 RCP RHS	To Remain										
24D	84875	Exist. 375 RCP RHS	To Remain										
24E	84965	Exist. 300 RCP	To Remove										
24F	85052	Exist. 375 RCP	Take up & Stack										
25A	85120	Exist. 2/375 RCP RHS	To Remain										
25B	85139	Exist. 4/450 RCP	Take up & Stack										
25C	85150	2/1200x450 RCBC	**Design**	13.25	12.17	1.08	13.35	13.6	0.815	0.57		D_{50} 200	L= 3D
25D	85250	2/1200x450 RCBC	**Design**	13.2	12.24	0.96	13.3	13.7	0.845	0.45		D_{50} 200	L= 3D
25E	85370	Exist. 375 RCP	Take up & Stack										
25F	85444	2/1200x450 RCBC	**Design**	13.3	12.26	1.04	13.3	13.56	0.685	0.43		D_{50} 200	L= 3D
25F-A	85444	1/1200x450 RCBC	**Design**										
25G	85455	Exist. 900x450 RCBC RHS	Take up & Stack										
25H	85465	Exist. 2/300 RCP LHS	Take up & Stack										
25I	85485	Exist. 900x230 RCBC RHS	To Remain										
25J	85555	Exist. 900x230 RCBC RHS	To Remain										
						MC420							
26A	85055	1200x450 RCBC LHS	**Under shared pathway**										
26B	85078	375 RCP LHS	**Under shared pathway**										
27A	85125	375 RCP LHS	**Under shared pathway**										
27B	85165	Exist. 900x450 RCBC RHS	To be Removed										
27C	85462	Exist. 900x450 RCBC LHS	To be Removed										
27D	85470	2/1200x450 RCBC LHS	**Under Mill Entrance**	12.85	12.5	0.35	13.2	13.38	0.265	0.09		D_{50} 200	L= 3D
27E	85480	Exist. 900x300 RCBC LHS	To be Removed										
27F	85491	Exist. 900x450 RCBC LHS	To be Removed										
27G	85550	Exist. 2/1200x600 RCBC LHS	To be Removed										
27H	85600	2/1200x450 RCBC LHS	**Under Mill Exit**	13.2	12.64	0.56						D_{50} 200	L= 3D
27I	85625	1200x450 RCBC LHS	**Under shared pathway**										
						MC4030							
28A	24	1/375 RCP	**Design**	13.2	12.24	0.96	13.1	13.24	0.59	0.45	6	D_{50} 200	L= 3D
28B	40	st. 375 RCP & 1200x300 RCBC R	To Remain										
28C	75	st. 375 RCP & 1200x300 RCBC R	To Remain										
28D	190	1200x450 RCBC	**Design**	12.18	11.73	0.45	12.4	12.67	0.325	0.06		D_{50} 200	L= 3D
28E	209	2/1200x450 RCBC	**Design**	11.9	11.63	0.27	12.4	12.67	0.425	0.16		D_{50} 200	L= 3D
28F	240	Exist. 2/375 RCP & 450 RCP RHS	To Remain										
						MC4051							
28G	45	Exist. 1200x450 RCBC	Take up & Stack										
28H	37	2/1200x450 RCBC	**Design**	13.2	11.88	1.32	12.9	13.19	0.695	0.41		D_{50} 200	L= 3D
28I	45	Exist. 2/525 RCP	Take up & Stack										
28J	58	Exist. 1200x900 RCBC LHS	To Remain										
						MC5040							
29A	11	Exist. 150 PVC	To Remain										
29B	212	4/750 RCP	**Design**	10.2	9.95	0.25	11.8	11.98	1.22	1.04	3	D_{50} 200	L= 3D
29C	352	900x450 RCBC	**Design**	11.2	10.49	0.71	11.5	11.6	0.91	0.81		D_{50} 200	L= 3D
29D	371	4/750 RCP RHS	**Design**										
29E	371	4/750 RCP RHS	To Remain										
						MC5060							
30A	2815	Exist.2/600 RCP	To Remain										
30B	3210	Exist. 3/1200x450 RCBC	To Remain										
30C	3235	Exist. 2/900x450 RCBC	To Remain										
						MC5140							
31A	100	5/1200x450 RCBC	**Design**	10.22	9.92	0.3	10.85	11.04	0.505	0.32		D_{50} 200	L= 3D
31B	145	7/1200x450 RCBC	**Design**	10.16	9.96	0.2	10.9	11.04	0.465	0.33		D_{50} 200	L= 3D
31C	172	Exist. 375 RCP RHS	Take up & Stack										
31D	250	Exist. 375 RCP RHS	Take up & Stack										
31E	258	375 RCP RHS	**Design**	10.22	9.85	0.37						D_{50} 200	L= 3D
31F	260	Exist. 375 RCP	Take up & Stack										
31G	262	7/1200x450 RCBC	**Design**	10.4	9.85	0.55	10.55	10.69	0.225	0.09		D_{50} 200	L= 3D
31H	275	600 RCP LHS	**Design under access**										
31I	285	Exist. 600 RCP	Take up & Stack	10.33	9.64	0.69	10.36	10.41	0.1205	0.07		D_{50} 200	L= 3D
			Bus Stop and Uturn/ Shared Footp										
WS2A		1200 x 450 INVERTED RCBC	Footpath Design										
WS2B		1200 x 450 INVERTED RCBC	Footpath Design										
WS2C		600 x 450 INVERTED RCBC	Footpath Design										
WS2D		600 x 450 INVERTED RCBC	Footpath Design										
WS2E		600 x 450 INVERTED RCBC	Footpath Design										
WS2F		600 x 450 INVERTED RCBC	Footpath Design										
WS2G		600 x 450 INVERTED RCBC	Footpath Design										
WS2H		600 x 450 INVERTED RCBC	Footpath Design										
WS2I		600 x 450 INVERTED RCBC	Footpath Design										
WS2J		600 x 450 INVERTED RCBC	Footpath Design										
WS2K		600 x 450 INVERTED RCBC	Footpath Design										

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