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SDA DEVELOPMENT APPLICATION SUPPORTING INFORMATION

QUEENSLAND ENERGY RESOURCES
PTY LTD

RECONFIGURING LOTS –

Lot 1 on RP614039 and Lot 11 on SP108408

SEPTEMBER 2025

Document Control Sheet

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1. Introduction

This report has been prepared by Ardent Group Pty Ltd (Ardent Group) on behalf of Queensland Energy Resources Pty Ltd (QER) (the Applicant) to support the State Development Area (SDA) Development Application for Reconfiguring a Lot (Lot 1 on RP614039 and Lot 11 on SP108408) located within the Gladstone State Development Area (GSDA). The proposed lot reconfiguration changes the boundary alignments to facilitate a “land swap” with another party (Cement Australia) following the lot reconfiguration. This proposal is not subject to an environmental impact statement (EIS) or impact assessment report (IAR).

The GSDA Development Scheme (May 2022) is the principal planning instrument for all proposed development within the GSDA. This Planning Report supports an SDA Development Application which has been made to the Office of the Coordinator General (OCG), who is the Assessment Manager for assessable development within the GSDA.

Pursuant to the *State Development and Public Works Organisation Act 1971* (SDPWO Act), specified forms of development under the Development Scheme are “regulated”. Within the “Industry Investigation Precinct” of the GSDA Development Scheme, “Reconfiguring a Lot” is identified as SDA Assessable Development. Section 2.4.4 of the GSDA Development Scheme provides specific planning provisions for development within the Industry Investigation Precinct.

This report provides an overview of the proposed reconfiguration; a description of the subject land and surroundings, including environmental values; specifies statutory considerations; details potential impacts of the reconfiguration; and an assessment against the Development Scheme.

2. Site Description

2.1 Location

The site is located approximately 10km north-west of Gladstone within the GSDA (**Figure 1**). Access to the lots is via Serrant Road to the north, Landing Road to the west or Fishermans Road to the south.

2.2 Size and Real Property Description

The real property description of the two lots subject to this application are described in **Table 1** and shown in **Figure 2**. The current title searches for the two subject lots (**Appendix 1**) did not identify any easements on the property.

Table 1 Property Description

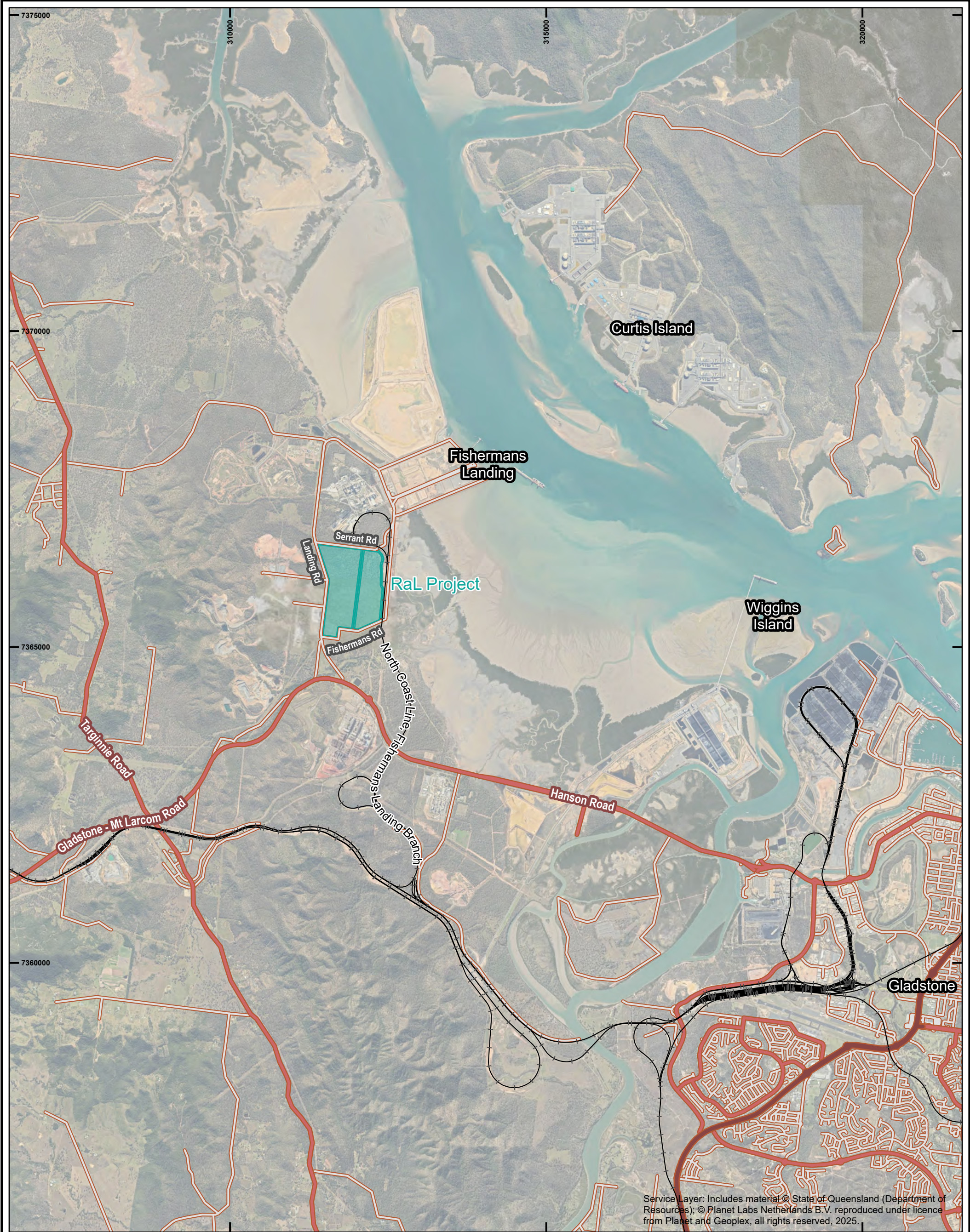
Real Property Description	Lot 1 on RP614039	Lot 11 on SP108408
Lot on Plan area (Ha):	74.550	46.135
Site Address	132 Landing Road Yarwun, QLD	97 Fishermans Road Yarwun, QLD

2.3 Property Ownership

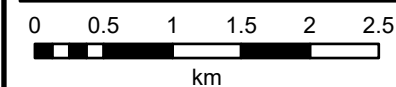
Queensland Energy Resources Pty Ltd is the freehold owner of both lots. The company registration and contact details are shown in **Table 2** below. Current title searches confirming registered owner details are included in **Appendix 1**. The Owner's Consent authorising this Development Application is included in **Appendix 2**.

Table 2 Property Owner Details

Property Owner	Queensland Energy Resources Pty Ltd
Business Registration	ACN 107 882 057
Address	Level 8, 193 North Quay, GPO Box 5214, Brisbane QLD 4001
Contact Name	John Linden
Contact Details	jlinden@qer.com.au



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QUEENSLAND ENERGY RESOURCES PTY LTD

RaL Project



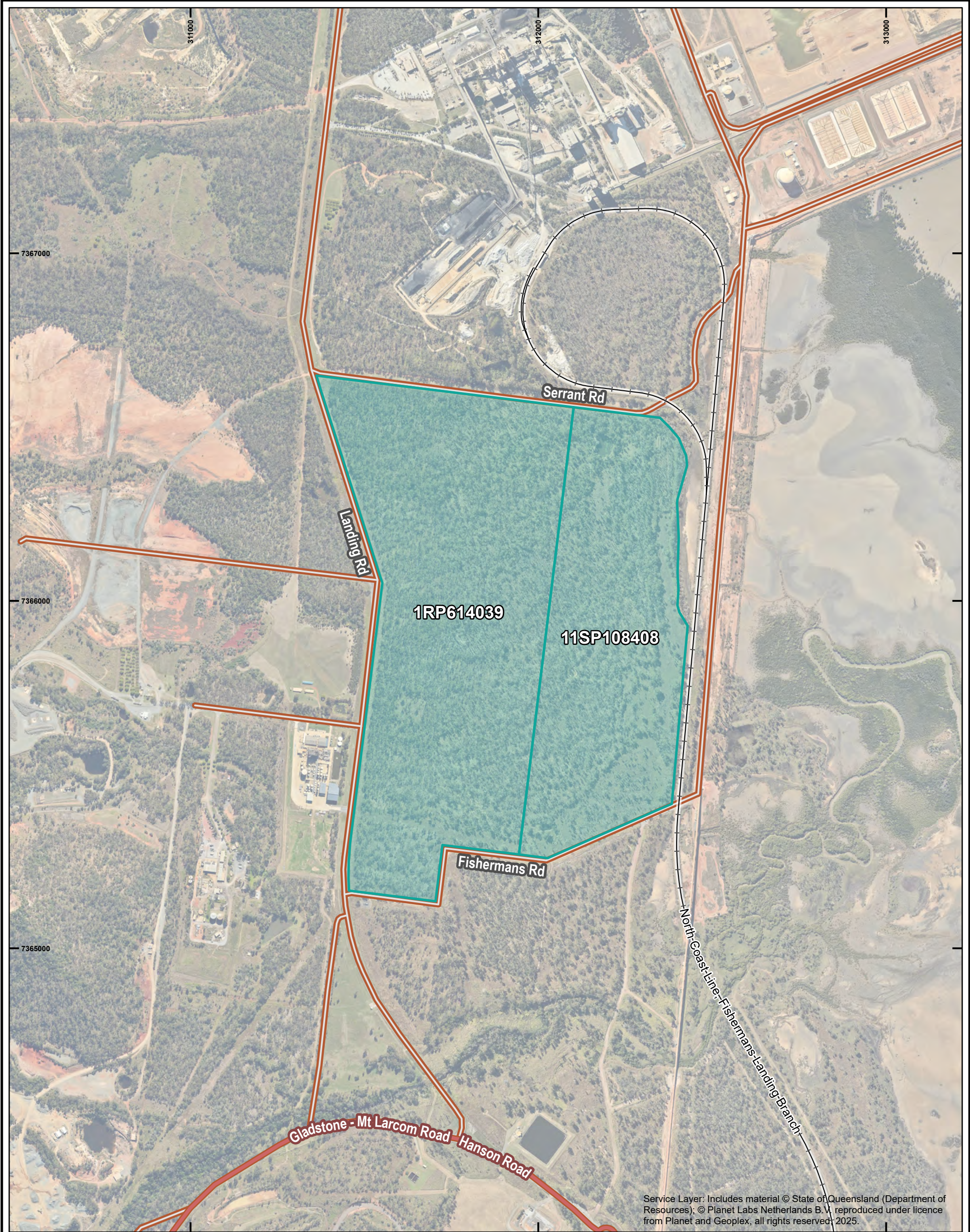
Figure 1
Site Location

- RaL Project Lots
- Highway
- Major Road
- Local Road
- Railway Network

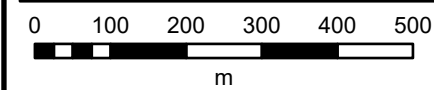
Sheet No. RTPL_ARD_QER001_RALMAP_2001_A	Drawn By: Chris Schlebusch
	Requested by: Lana Shoesmith
	Date: 17/09/2025

Data sources:
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QUEENSLAND ENERGY RESOURCES PTY LTD

RaL Project



Figure 2
Site Layout

- RaL Project Lots
- Major Road
- Local Road
- Railway Network

Sheet No. RTPL_ARD_QER001_RALMAP_2002_A	Drawn By: Chris Schlebusch
	Requested by: Lana Shoesmith
	Date: 17/09/2025

Data sources:
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2.4 Land Use

2.4.1 Existing

The site is vacant and is not currently used for any purpose. Any future development related actions are likely to require a further application with the relevant authority.

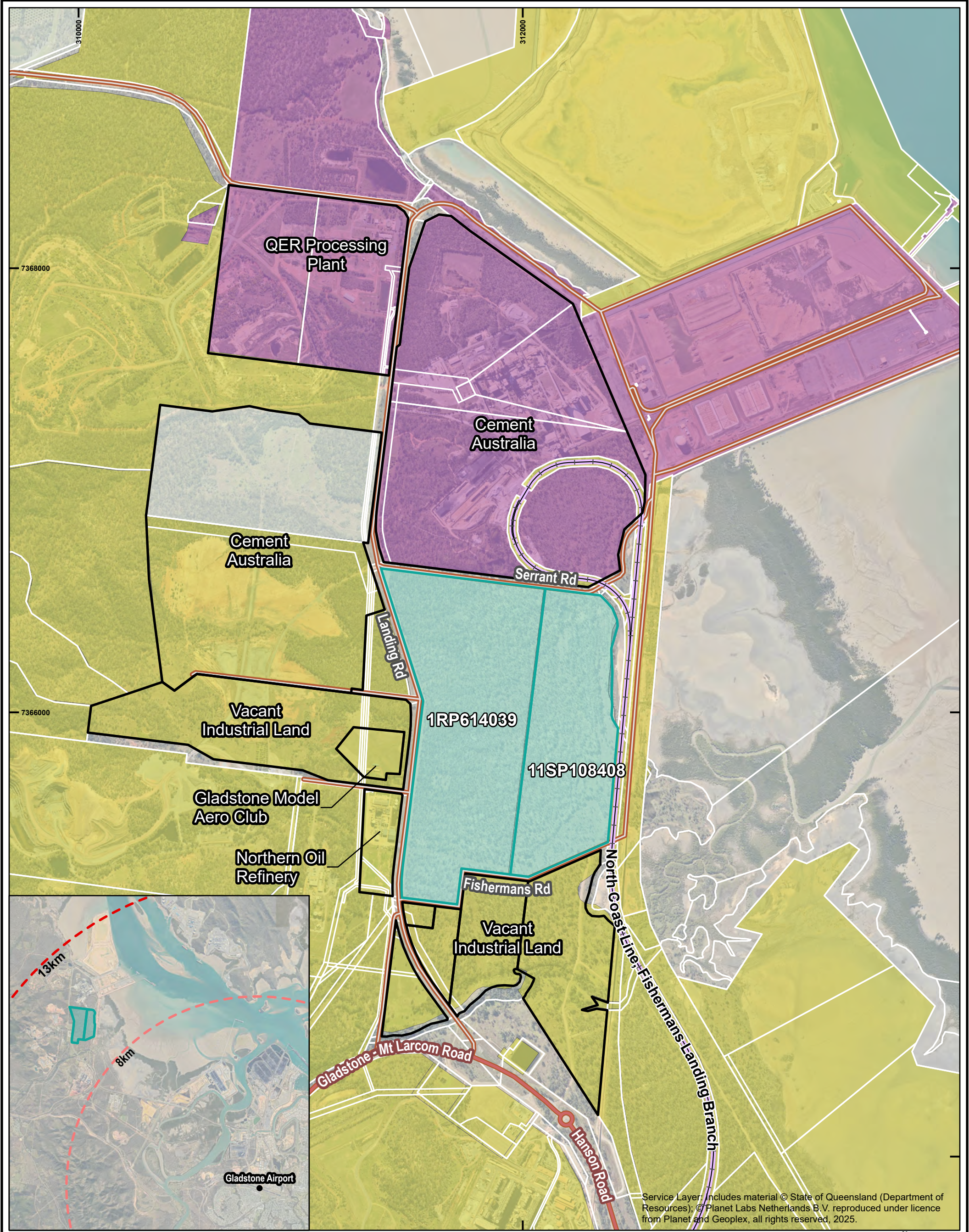
There is a mining lease (ML) application (ML 80081) and mineral development licence (MDL) 177 overlying both Lot 1 on RP614039 and Lot 11 on SP108408, which are held by QER. It is important to note that QER is the registered landowner of both lots, the DA applicant, and is also the holder of the overlying resource authorities.

2.4.2 Surrounding Land Use

With reference to **Figure 3**, the land surrounding the site includes:

- Cement Australia plant to the north;
- QER processing plant to the north-west;
- Northern Oil Refinery and the Gladstone Model Aero Club to the west, with vacant industrial land further to the west;
- Rail line and Gladstone Harbour to the east; and
- Vacant industrial land to the south.

The site is within the Airport Buffer (13km), as shown on the Gladstone Regional Council Planning Scheme (refer insert in **Figure 3**).





Sheet No.
RTPL_ARD_QER001_RALMAP_2003_A

Drawn By: Chris Schlebusch
Requested by: Lana Shoesmith
Date: 17/09/2025

 Cadastral Boundary

 RaL Project Lots

 Major Road

 Local Road

 Railway Network

 Adjacent Projects and Locations

 Rural

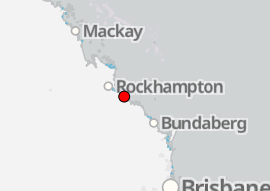
 Special Industry

 Special Purpose

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GDA2020, MGA Zone 56



Mackay
Rockhampton
Bundaberg
Brisbane

Path: S:\Plans\Project_Specific\Ardent\QER001\Stuart RaL Project\RTPL_ARD_QER001_RALMAP_2003_A A3P RaL Project Surrounding Land Use.aprx

2.5 Topography and Drainage

The site is located within the Calliope River catchment. The site is relatively flat with an elevation of 5-10m AHD sloping down to the east. Stormwater flows from west of Landing Road to the east via an existing culvert, into a drainage line in the north-west of the site, discharging off site into Gladstone Harbour.

2.6 Soils and Geology

The site is mapped on Queensland Globe (2025) as predominantly tenosol soils in the northern end and duplex soil profile of tenosol and chromosol soils. As shown from the Gladstone Regional Council Planning Scheme, the site is subject to Acid Sulphate Soils (**Figure 4**).

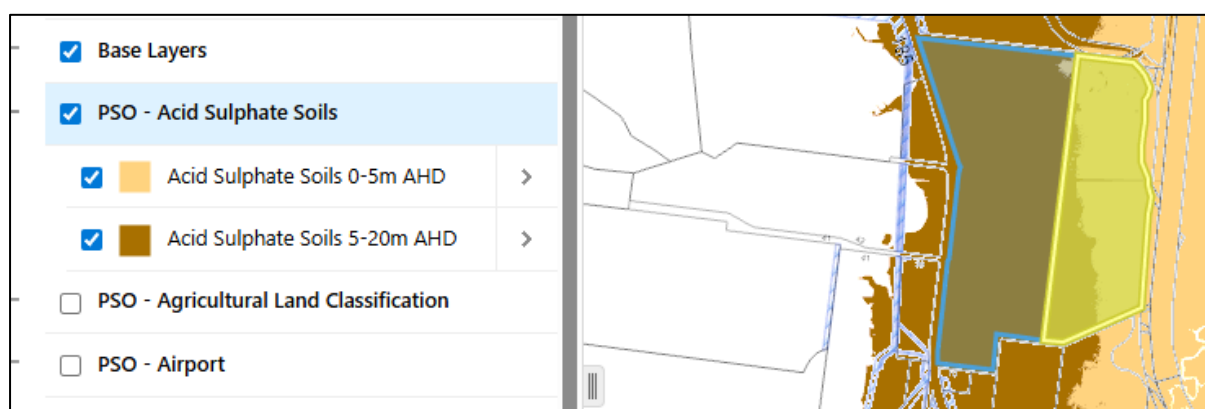


Figure 4 Site Acid Sulphate Soils

2.7 Biodiversity

The north-western corner of the site shows Matters of State Environmental Significance (MSES)-regulated vegetation (interacting a watercourse), as displayed in the Gladstone Regional Council Planning Scheme (**Figure 5**).

A protected matters search for Matters of National Environmental Significance (MNES) protected by the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) indicated that 8 listed threatened ecological communities may occur within the area; 44 listed threatened species and 27 migratory species.



Figure 5 Site Biodiversity

2.8 Bushfire Hazard

As shown by the Gladstone Regional Council Planning Scheme, the site is in a bushfire prone area (**Figure 6**).



Figure 6 Site Bushfire Hazard

2.9 Flooding Characteristics

As shown by the Gladstone Regional Council Planning Scheme, the site is not in the flood hazard zone (**Figure 7**).

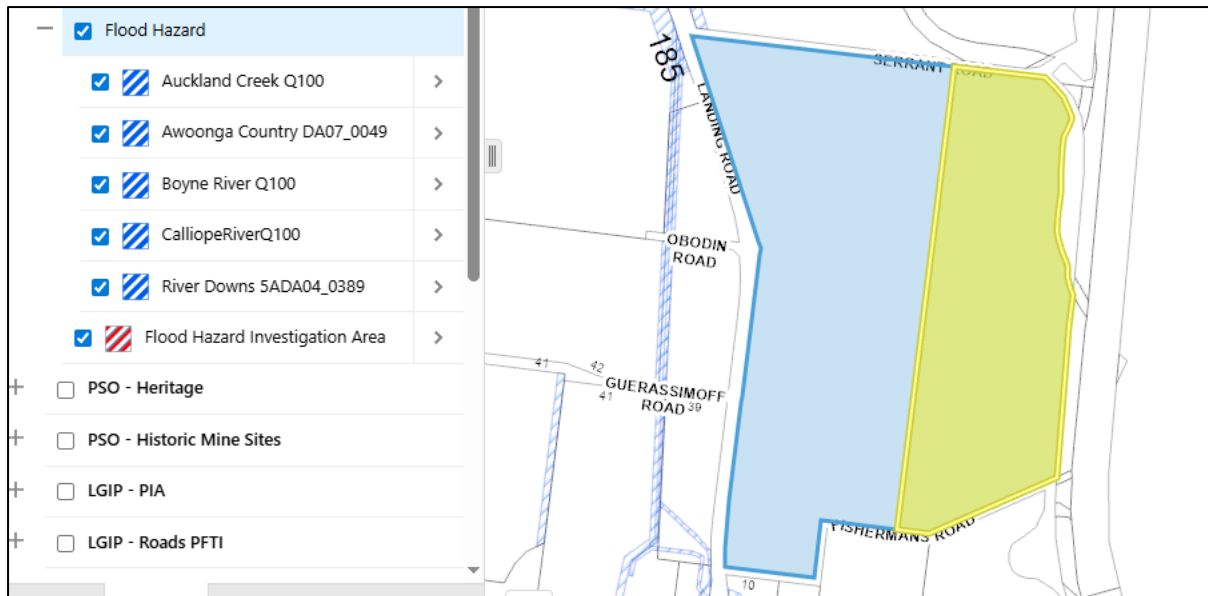


Figure 7 Site Flood Hazard

2.10 Coastal Hazard

As shown from the Gladstone Regional Council Planning Scheme, the eastern fringe of the site is erosion prone, and in a medium storm tide inundation zone (**Figure 8**).

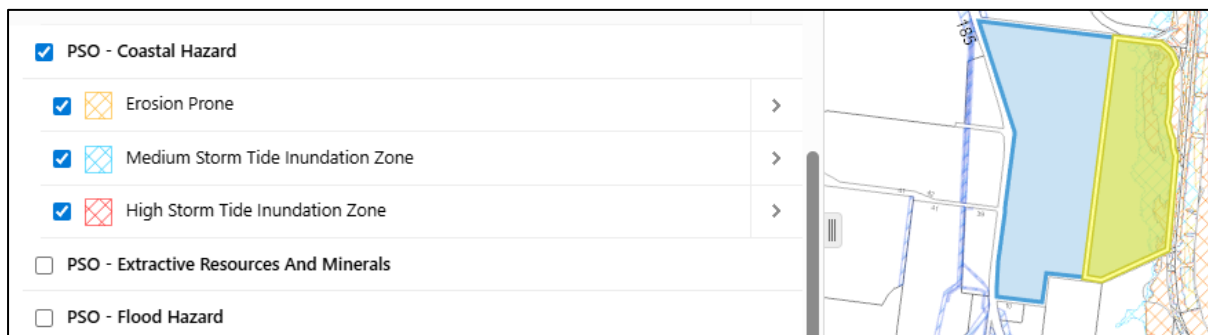


Figure 8 Site Coastal Hazards

2.11 Heritage and Cultural Values

The Bailai, Gurang, Gooreng Gooreng, Taribelang Bunda People are the Traditional Owners of the area. No Queensland heritage places have been identified for the site.

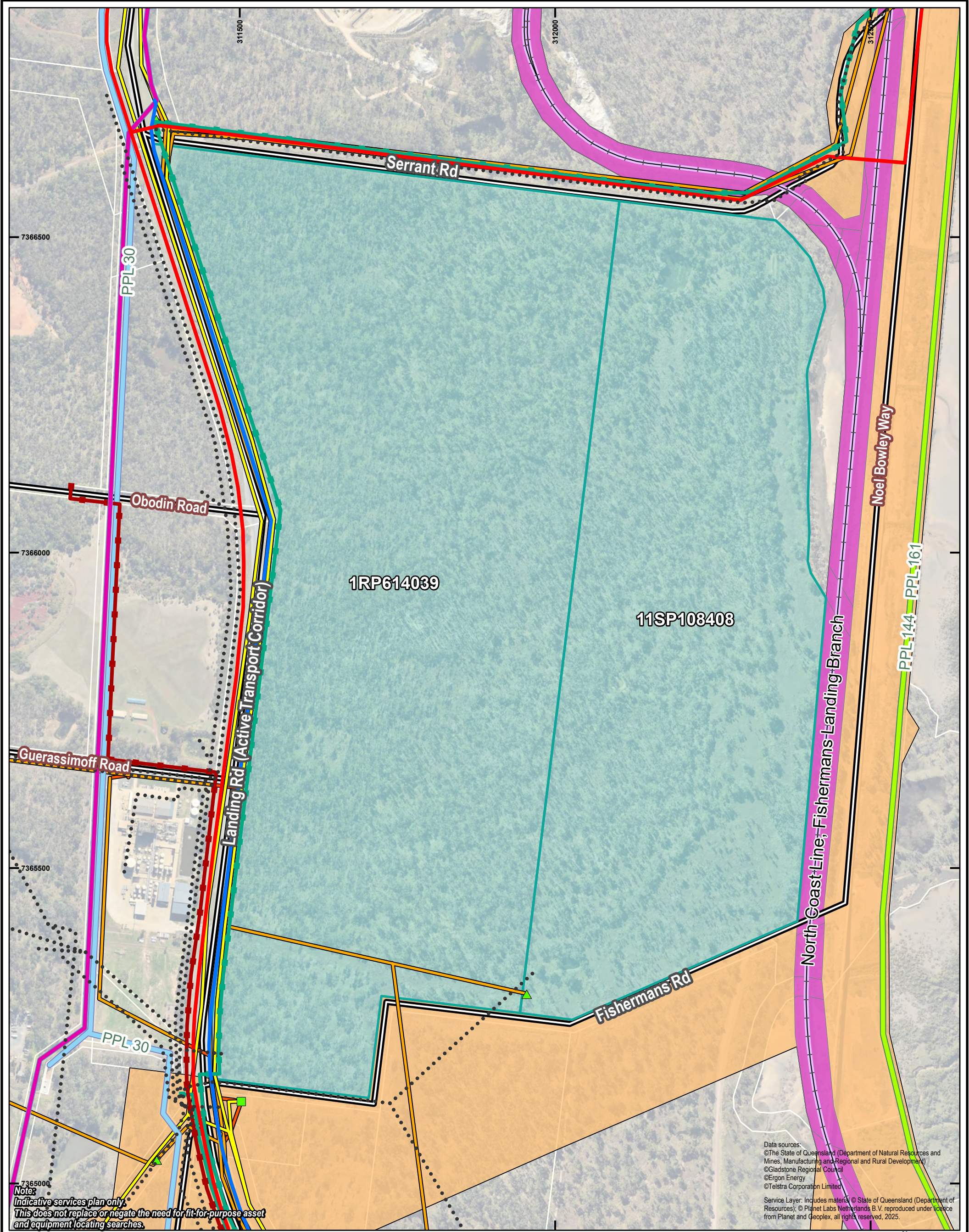
2.12 Utilities and Underground Services

There are gas pipelines to the east of Lot 11 of SP108408 (petroleum pipeline licence (PPL) 161 owned by Gladstone LNG Pty Ltd) and to the west of Lot 1 on RP614039 (PPL 30 owned by Jemena Queensland Gas). To the west is also major electricity infrastructure (Ergon), and an Active Transport corridor. To the east there is a railway line.

A search of Before You Dig Australia (BYDA) and Queensland Globe confirmed that underground and above ground utilities exist in and around the site area including electricity, water, trade waste and fibre optic cabling; as well as gas pipelines. These are shown in **Figure 9**. As such, there is the possibility to connect to services in the surrounding area for any potential future use of the site.

2.13 Environmental Management & Contaminated Land Registers

A search of the Environmental Management Register (EMR) and Contaminated Land Register (CLR) for both Lot 1 on RP614039 and Lot 11 on SP108408 confirmed that neither lots are included on the EMR or CLR. The search response for the EMR and CLR has been attached at **Appendix 3**.





Arden
GROUP PTY LTD

Figure 9
Site Utilities and
Underground Services

Drawn By: Chris Schlebusch

Requested by: Lana Shoesmith

Date: 18/09/2025

Sheet No.
RTPL_ARD_QER001_RALMAP_2004_A

RaL Project Lots

Local Road (Landing Rd = Active Transport Plan, Principal Cycle Network)

Railway Network

Current Gas Pipeline Lease

Historic Gas Pipeline Lease

Gladstone SDA - Materials Transportation and Services Corridor Precinct

Railway Corridor

Transmission Line (66kV)

HV Line (11kV)

HV Cable (11kV)

Zone Substation

Distribution Substation

Raw Water Pipeline

Treated Water Pipeline

Cement Australia Pipeline

Sewer Gravity Main

Sewer - Trade Waste

Telstra Network

3. Planning Instrument Details

The relevant State and Local planning instruments applicable for this development are summarised in Table 3.

Table 3 Relevant State and Local Planning Instruments

State Planning Policy:	<u>Economic Growth</u> • Development and construction ○ State development area <u>Environment and Heritage</u> • Biodiversity ○ MSES - Regulated vegetation (intersecting a watercourse) ○ MSES - Wildlife habitat (endangered or vulnerable) ○ MSES - Wildlife habitat (special least concern animal) ○ MSES - Regulated vegetation (category C) ○ MSES - Regulated vegetation (category R) ○ MSES - Regulated vegetation (essential habitat) <u>Safety and Resilience to Hazards</u> • Natural Hazards Risk and Resilience ○ Flood hazard area – local government flood mapping area ○ Medium storm tide inundation area ○ Bushfire prone area ○ High tide storm inundation area ○ Erosion prone area <u>Infrastructure</u> • Energy and Water Supply ○ Major electricity infrastructure (Ergon) • Strategic Airports and Aviation Facilities ○ Wildlife hazard buffer zone – 13km • Strategic Ports ○ Priority Ports (Gladstone – Port industry and commerce precinct)
Ports:	<i>The Sustainable Ports Development Act 2015 – Priority Ports Master Planned Area</i>
SDA Development Scheme:	<i>Gladstone State Development Area Development Scheme 2022 (Development Scheme)</i>
Planning Scheme:	<i>Gladstone Regional Council Planning Scheme 2015</i>
Zoning	Industry Investigation Precinct (GSDA Development Scheme) Rural (GRC Planning Scheme) Port Industry and Commerce Precinct (Priority Port of Gladstone Master Planned Area)
Level of assessment:	Assessable Development – Development Scheme

Applicable overlays:	Gladstone Regional Council Planning Scheme V2 • Acid Sulphate Soils (Lot 1 on RP614039 & Lot 11 on SP108408) • Airport (Lot 1 on RP614039 & Lot 11 on SP108408) • Biodiversity (Lot 1 on RP614039) • Bushfire hazard (Lot 1 on RP614039 & Lot 11 on SP108408) • Coastal Hazard (Lot 11 on SP108408) • Mining Lease (Lot 1 on RP614039 & Lot 11 on SP108408) State Planning Policy overlays as listed above.
Applicable Assessment Benchmarks/codes:	GSDA Development Scheme: • Strategic vision for the Gladstone SDA • Overall objectives for development in the Gladstone SDA • Preferred development intent for the development precinct (industry investigation precinct) • SDA wide assessment criteria Priority Ports Master Planned Area • Port Overlay - Port Industry and Commerce Precinct (note that reconfiguring a lot is not identified in Table 5 of the Port overlay and is therefore not triggered for assessment against the Port Overlay)

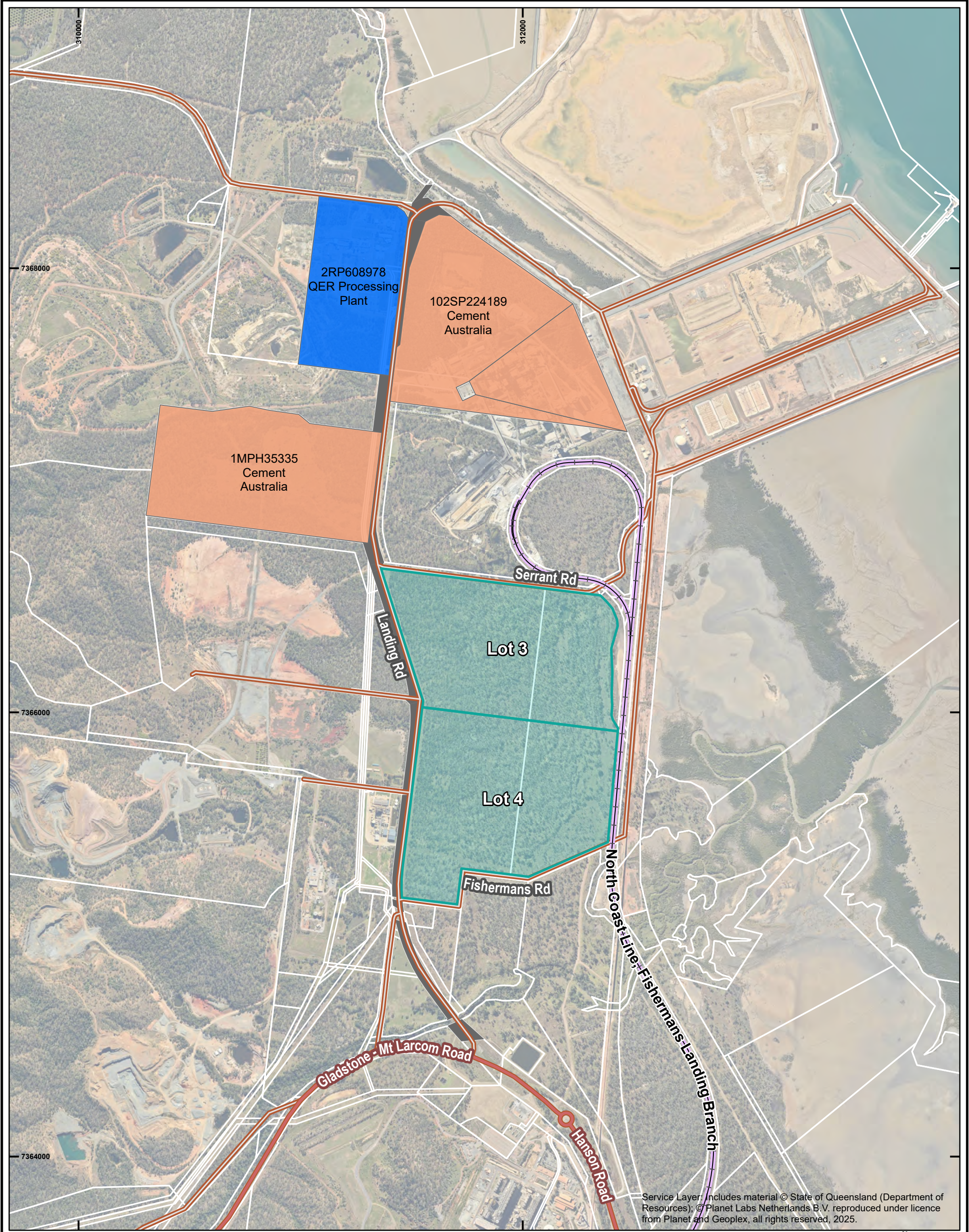
4. Proposed Reconfiguration of Lot

It is proposed that the subject lots be reconfigured as shown in the plan attached at **Appendix 4**.

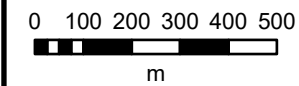
The northern lot is 56.89ha, while the southern lot is 63.795ha. A 50m wide easement along the northern boundary is proposed to better manage the stormwater on the proposed northern lot. The easement formalises an existing drainage path where the western end of the easement connects with an existing culvert under Landing Road. The existing drainage feature can be diverted to this easement to enable more productive use of the northern lot near the northern boundary and enable QER drainage rights to provide for accepting increased flows from potential future drainage line / gully diversions around future QER mining operations on the western side of Landing Road (Lot 1 on MPH35335). Water flows east across the north of the property towards large culverts under the railway line on the east of the site.

As illustrated in **Figure 10**, the lot reconfiguration will enable a land swap between QER and Cement Australia, who have formally entered into a Heads of Agreement, which will be undertaken via a separate process following the approval of the current application. This land swap will facilitate more effective use of the land in accordance with the overall objectives of the Gladstone SDA and preferred development intent for the industry investigation precinct. Specifically, QER would obtain Lot 1 on MPH35335 from Cement Australia, land which is within QER's existing mining lease ML 80003. In return, Cement Australia would acquire the northern lot of the reconfigured site which will enable future industrial expansion, with the land on the same side of Landing Road as the existing operation. QER would retain the southern portion of the reconfigured lot.

The application improves road access to the site by giving both proposed lots access to Landing Road as currently Lot 11 on SP108408 does not have direct access to Landing Road.



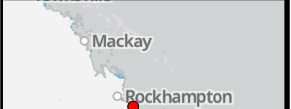
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RaL Project



	Figure 10 Surrounding Lots	 Cadastral Boundary  Proposed Reconfigured RaL Project Lots  Major Road  Local Road  Railway Network	 QER Processing Plant  Cement Australia  Landing Road - Road Parcel	
Sheet No. RTPL_ARD_QER001_RALMAP_2005_A	Drawn By: Chris Schlebusch Requested by: Lana Shoesmith Date: 17/09/2025		Data sources: ©The State of Queensland (Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development)	

5. Regulatory Requirements

5.1 Overview

Pursuant to the *State Development and Public Works Organisation Act 1971* (SDPWO Act), specified forms of development under the Development Scheme are “regulated”. Development schemes override local and state government planning instruments for development regulated by the development scheme for the relevant SDA.

5.2 Pre-lodgement Meeting

A pre-lodgement meeting was held with the Office of Coordinator-General on 9 September 2025 to discuss the planning requirements and key issues applicable to this planning application.

Following the pre-lodgement meeting a copy of the survey plan and brief summary of the proposal was provided to the Department of Transport and Main Roads (DTMR), Gladstone Regional Council (GRC), Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development (DNRMMRD) and Gladstone Ports Corporation (GPC) by the OCG.

GRC indicated that they do not have any issues/concerns with the proposed reconfiguration of lot layout, noting that both lots will have road and service access. GRC did not specify any specific information requirements but noted that in principle the proposed lot reconfiguration layout would meet their requirements. OCG advised that GRC would still be a referral agency for the SDA application.

The following advice was received from DTMR:

For the purposes of the boundary realignment, the department has no immediate concerns with the proposal as it will have no impacts on any state transport infrastructure.

The realignment includes a new drainage easement on the northern lot. Whilst this easement appears to be formalising an existing drainage path which directs water under large culverts on an adjacent Aurizon railway line, any future material change of use applications should demonstrate that any stormwater being discharged through this route does not result in any impacts to the railway line.

On this basis, DTMR confirmed that they do not need to be a referral agency for this SDA application.

5.3 GSDA Development Scheme

Within the Industry Investigation Precinct of the GSDA Development Scheme, “Reconfiguring a Lot” is identified as SDA Assessable Development. Section 2.4.4 of the GSDA Development Scheme provides specific planning provisions for development within the Industry Investigation Precinct.

Regulated development may only be carried out in the GSDA in accordance with the SDPWO Act and the GSDA Development Scheme. SDA assessable development requires an SDA application to be made to the Coordinator-General.

The Gladstone Regional Council Planning Scheme is subordinate to the requirements and assessment provisions of the GSDA Development Scheme within the GSDA.

Assessable development requires an SDA application to be made to the Coordinator-General in accordance with Schedule 2 of the GSDA Development Scheme. Specifically, the application must:

- (a) *be made to the Coordinator-General in the approved form*
- (b) *include:*
 - (i) *a clear and accurate description of the land subject to the application and*
 - (ii) *the proponent's name, address and contact details*
- (c) *identify the development for which approval is being sought*
- (d) *subject to subsection (3), include the written consent of the owner of the land*
- (e) *state the referral triggers under the Planning Act (and referral entities if known) for the application*
- (f) *if the application is part of a larger development, include a description of the larger development and details of how the application relates to the larger development*
- (g) *include a statement on whether the development has been, is or will be subject to an EIS or IAR*
- (h) *be accompanied by:*
 - (i) *a detailed and comprehensive planning report and*
 - (ii) *if one has been prepared, an EIS or IAR relevant to the application including a Coordinator-General's report and*
 - (iii) *payment of the relevant fee, if prescribed by regulation.*

5.4 State Planning Policy

The State Planning Policy 2017 (SPP) identifies 17 State and regional planning interests for land-use planning and development across Queensland. The GSDA Development Scheme section 2.5.13 specifies a requirement to demonstrate the consistency of a development with the SPP. The project is compliant with the SPP, as noted below:

- Liveable Communities and Housing
 - **Housing Supply and Diversity** – the Project is non-residential and located on land identified for Industry Investigation purposes.
 - **Liveable Communities** – the Project is non-residential and located on land identified for Industry Investigation precinct for the GSDA Development Scheme.
- Economic Growth
 - 3. **Agriculture** – the Project is not located on Agricultural Land and will not limit rural zoned land within the region.
 - 4. **Development and Construction** – the Project is part of a large-scale precinct within an SDA. The lot reconfiguration is consistent with the intent and purpose of the GSDA and precincts.
 - 5. **Mining and Extractive Resources** – the Project is not within a key resource area and will not affect any key resource areas within the surrounding region.
 - 6. **Tourism** – the Project is not within a tourism area.
- Environment and Heritage
 - 7. **Biodiversity** – the Project is not within a listed strategic area. MSES are noted, however reconfiguration of the lots will not impact these in any way.
 - 8. **Coastal Environment** – the Project is not within a Coastal management district. The coastal management district abuts the eastern boundary of Lot 11 on SP108408.
 - 9. **Cultural Heritage** – no state or national heritage places are within the Project area.

10. **Water Quality** – the Project is not within a designated water supply buffer area or resource catchment. There will be no impact to water quality.
- **Safety and Resilience to Hazards**
 11. **Emissions and Hazardous Activities** - there are gas pipelines running outside of the Project area to the east and west that will not be impacted by the Project.
 12. **Natural Hazards, Risk and Resilience** – the Project is within a flood hazard area and medium/high storm tide inundation area. The site is also medium potential bushfire intensity area. There is an erosion prone area along portions of the existing eastern boundary. The Project will not alter any of these risks.
- **Infrastructure**
 13. **Energy and Water Supply** – an Ergon major electricity infrastructure crosses the west of the site, which will not be affected by the lot reconfiguration.
 14. **Infrastructure Integration** – the Project seeks to facilitate a land swap resulting in a more effective use of the land in accordance with the overall objectives of the Gladstone SDA and preferred development intent for the industry investigation precinct.
 15. **Transport Infrastructure** – a railway corridor borders a portion of the existing eastern boundary. The Project will not affect any transport infrastructure.
 16. **Strategic Airport and Aviation Facilities** – the Project will not affect the ongoing operation of the Gladstone Airport. The site is within the 13km airport buffer zone.
 17. **Strategic Ports** – the Project is within the Gladstone Priority Precinct. The lot reconfiguration will not affect the ongoing operation of the Gladstone Port.

5.5 Gladstone Regional Council Plan

The Gladstone Regional Planning Scheme 2017 zones the Project site as Rural. No material change of use, operational work or building approvals are being sought as part of this application.

5.6 Priority Port of Gladstone Master Planned Area

The GSDA Development Scheme is consistent with, and adequately integrates the Port overlay for the priority Port of Gladstone August 2020 (Port overlay). In addition, reconfiguring a lot is not identified in Table 5 of the Port Overlay and is therefore not triggered for assessment against the Port overlay.

5.7 State Development and Assessment Provisions

The State Development Assessment Provisions (SDAP) set out the matters of interest to the State and provide all the State's criteria for assessment. While DTMR may be triggered as a referral agency under Schedule 10, Part 9, Division 4 of the *Planning Regulation 2017*, DTMR confirmed that they do not need to be a referral agency for this SDA application (refer section 5.2), the relevant State transport corridor SDAP have not been addressed as part of this application. In addition, 'State Code 8: Coastal development and tidal works' does not apply as the subject lots are not within a coastal management district. The coastal management district abuts the eastern boundary of Lot 11 on SP108408.

5.8 Summary of Assessment against the Development Scheme

An assessment of the proposed development against the GSDA Development Scheme has been prepared and included in **Table 4** to **Table 7** below. This assessment has concentrated on assessment of the development against the relevant strategic visions, overall objectives, preferred development intent and SDA wide assessment criteria.

In summary, the assessment against the GSDA Development Scheme has found that the proposed reconfiguration of lots supports the intent of the Development Scheme as it relates to land use and development within the GSDA.

Table 4 Assessment Against the Strategic Visions for the GSDA

Strategic Vision Gladstone SDA	Statement of Compliance
1. The vision for the GSDA is: (a) be Central Queensland's economic powerhouse, with an efficient concentration of large-scale industry of national, State and regional significance that benefit from the SDA's strategic location near the Port of Gladstone and major road and rail networks (b) support development that aligns with the Queensland Government's strategic priorities for the region, particularly related to the hydrogen industry (c) maintain environmental, cultural heritage and community values where possible to support wider ecological processes and provide community benefits. 2. The strategic vision is supported by the overall objectives for development and preferred development intents of development precincts within the Gladstone SDA.	Complies. The reconfiguration of the lot will support development by making more effective use of available land by enabling a land swap, subject to a separate process, between QER and Cement Australia. Specifically, QER would obtain Lot 1 on MPH35335 from Cement Australia. This is advantageous to QER as Lot 1 is within QER's existing mining lease (ML 80003). In return, Cement Australia would acquire the northern lot of the reconfigured site which will enable future industrial expansion, with the land on the same side of Landing Road as the existing operation. QER would retain the southern portion of the reconfigured lot. See Figure 10. This proposal supports expansion of industry in line with the strategic vision of the Gladstone SDA. There is no impact to environmental, cultural heritage and community values in the reconfiguration of the lots. The application improves road access to the site by giving both proposed lots access to Landing Road.

Table 5 Assessment Against the Overall Objectives of the GSDA

Overall Objectives of Gladstone SDA	Statement of Compliance
1. The vision for the GSDA is: (a) capitalise on Gladstone SDA's strategic location and support the role and function of the Port of Gladstone (b) identify and implement opportunities for synergies and co-location between other uses, services and infrastructure to minimise waste and inefficiencies (c) use land and infrastructure efficiently and be adequately serviced by infrastructure (d) ensure the integrity and functionality of the Gladstone SDA, including infrastructure corridors and future development opportunities, is maintained and protected from incompatible land uses (e) ensure new lots are appropriately sized to accommodate preferred development (f) be designed, constructed, and operated to a high quality consistent with best practice (g) avoid impacts on environmental, cultural heritage, and community values (including sensitive land uses), or minimise or mitigate impacts where they cannot be avoided and offset any residual impacts (h) not adversely impact on the outstanding universal values of the Great Barrier Reef World Heritage Area (i) manage the risks associated with the projected impacts of climate change and natural hazards to protect people and property (j) manage impacts of air quality on the capacity of the Gladstone airshed.	Complies. The reconfiguration of the lot will enable more efficient use of the land as it will support development via facilitating a land swap, subject to a separate process, between QER and Cement Australia. Specifically, QER would obtain Lot 1 on MPH35335 from Cement Australia. This is advantageous to QER as Lot 1 is within QER's existing mining lease (ML 80003). In return, Cement Australia would acquire the northern lot of the reconfigured site which will enable future industrial expansion, with the land on the same side of Landing Road as the existing operation. QER would retain the southern portion of the reconfigured lot. See Figure 10. This proposal provides greater opportunity to use land and infrastructure more efficiently by creating adjacent lots for both QER and Cement Australia to support expansion of industry in line with the strategic vision of the Gladstone SDA. Lot size is appropriate to accommodate preferred future development. No adverse impacts to GSDA objectives identified.

Table 6 Assessment Against the Industry Investigation Precinct - Preferred Development Intent

Strategic Vision Gladstone SDA	Statement of Compliance
1. The preferred development intent for the Industry Investigation is: (a) This precinct recognises and protects land for future industrial development, linear infrastructure and linear infrastructure corridors. (b) In the short term resource activities are likely to occur. (c) Development within this precinct may be appropriate where it: (i) is for the suitable expansion of existing uses and (ii) does not compromise the future use of this precinct for industry. (d) Access to this precinct will be via Landing Road and Targinnie Road.	Complies. The reconfiguration of the lot will facilitate future industrial development via facilitating a land swap, subject to a separate process, between QER and Cement Australia. Specifically, QER would obtain Lot 1 on MPH35335 from Cement Australia. This is advantageous to QER as Lot 1 is within QER's existing mining lease (ML 80003). In return, Cement Australia would acquire the northern lot of the reconfigured site which will enable future industrial expansion, with the land on the same side of Landing Road as the existing operation. QER would retain the southern portion of the reconfigured lot. See Figure 10. This proposal provides opportunity for expansion of existing uses and does not compromise the future use of the precinct. The application improves road access to the site by giving both lots access to Landing Road.

Table 7 Assessment Against the SDA Wide Assessment Criteria

SDA Wide Assessment Criteria	Statement of Compliance
2.5.1 Infrastructure and Services	
1. Development: (a) is designed to maximise efficiency and minimise the cost for infrastructure and services (b) plans for and manages its impacts on existing and planned infrastructure and services (c) is adequately serviced by the infrastructure and services necessary to meet the demand generated by the development (d) integrates with existing and planned infrastructure and services where possible.	Complies. Reconfiguration does not alter access to existing and planned infrastructure and services. The lots are currently serviced by electricity, water, and fibre optic cabling along Landing Road (Figure 9). The reconfiguration will better integrate with the existing infrastructure services, as both lots will have direct access to Landing Road, which is the main corridor where the infrastructure and services are located. The new lot sizes and location adjacent to existing infrastructure and services will enable a wide range of future development, subject to appropriate material change of use application and approval.
2.5.2 Transport	
1. Increased traffic arising from the development is either able to be accommodated within existing road networks, or works are undertaken to	Complies. No change to traffic or use of road network to access the site will result from the lot reconfiguration. The proposal will enable future safe and efficient access to both lots from

SDA Wide Assessment Criteria	Statement of Compliance
minimise adverse impacts on existing and future uses and road networks. 2. Road networks in the Gladstone SDA are designed to accommodate the proposed vehicle type and predicted traffic volumes associated with the development and the precinct/s. 3. Development is designed to facilitate safe and efficient vehicular ingress and egress and does not unduly impact on the safe and efficient operation of transport infrastructure, including corridors. 4. Adequate onsite parking for the number and nature of vehicles expected is provided.	Landing Road, which is the preferred development intent in the Industry Investigation Precinct, which is not available under the current lot arrangement.
2.5.3 Environmental Nuisance	
1. Development is located, designed, and operated to avoid, minimise or manage: (a) adverse impacts from air, noise and other emissions that will affect the environment and/or health and safety, wellbeing, and amenity of communities and individuals (b) conflicts with sensitive uses arising from (but not limited to) spray drift, odour, noise, light spill, dust, smoke, or ash emissions. 2. The location, design and operation of development achieves the relevant acoustic objectives of the Environmental Protection (Noise) Policy 2019 and achieves the relevant air quality objectives of the Environmental Protection (Air) Policy 2019. 3. Development: (a) avoids adverse impacts on the cumulative¹ air quality of the Gladstone airshed or (b) where impacts cannot be avoided, conducts air shed modelling in accordance with current best practice to demonstrate compliance with air quality standards.	Complies. No environmental nuisance will result from the lot reconfiguration.
2.5.4 Contaminated Land	
1. Development on land likely to be contaminated or recorded on the Environmental Management Register or Contaminated Land Register does not adversely impact on human health or the environment by exposure, management, or movement of contaminants.	Complies. Both subject lots are not on the Environmental Management Register or Contaminated Land Register. Lot reconfiguration will not adversely impact human health or the environment.

SDA Wide Assessment Criteria	Statement of Compliance
2. Where required, develop a strategy to manage any existing contamination and the potential for additional contamination, so that human health and the environment are not adversely affected.	
2.5.5 Natural Hazards	
1. Development, in accordance with current best practice: (a) identifies relevant natural hazards that may impact upon the project (b) appropriately manages risk associated with identified hazards (c) avoids increasing the severity of natural hazards (d) avoids adverse impacts from natural hazards to protect people and property and enhances the community's resilience to natural hazards, or where adverse impacts cannot be avoided, impacts are minimised, mitigated, or offset (e) avoids directly or indirectly increasing the severity of coastal erosion either on or off the site. 2. Development, in accordance with current best practice, achieves an appropriate level of flood immunity and: (a) does not adversely affect existing flow rates, flood heights, or cause or contribute to other flooding impacts on upstream, downstream, and adjacent properties, or the state transport network (including potential impacts from changes to stormwater flows and local flooding).	Complies. This application is in relation to a reconfiguration of lot. There will be no change to the existing hazard profile.
2.5.6 Climate Change	
1. Development: (a) avoids or, if avoidance cannot be achieved, minimises net increases in the emission of greenhouse gases (b) can adapt to current and future impacts of a changing climate.	Complies. This application is in relation to a reconfiguration of lot. There will be no change to the existing climate change profile.
2.5.7 Acid sulfate soils	
1. Development, in accordance with current best practice, is to: (a) avoid the disturbance of acid sulfate soils (ASS) or	Compliance. This application is in relation to a reconfiguration of lot. There is no soil disturbance proposed.

SDA Wide Assessment Criteria	Statement of Compliance
(b) ensure that the disturbance of ASS avoids or minimises the mobilisation and release of contaminants.	
2.1.8 Water Quality	
- Consistent with the <i>Environmental Protection (Water and Wetland Biodiversity) Policy 2019</i>, development avoids or, if avoidance cannot be achieved, minimises, mitigates or offsets adverse impacts on the environmental values and water quality objectives of receiving waters and wetlands arising from: - altered stormwater quality and/or flow - wastewater (other than contaminated stormwater and sewage) - the creation or expansion of regulated structures or non-tidal artificial waterways - the release and mobilisation of nutrients and sediments. - Development encourages a precinct-wide stormwater management approach that achieves an improved water quality outcome. - Development protects the ecological and hydraulic function of waterway corridors in and adjacent to the Gladstone SDA, with particular regard to the Great Barrier Reef World Heritage Area, fish passage and marine plants.	Complies. This application is in relation to a reconfiguration of lot. No alteration of stormwater or wastewater flow proposed as part of this application. Lot reconfiguration promotes a precinct-wide stormwater management approach by unlocking the potential for the existing drainage feature in the north-west corner of the site to be diverted to the proposed easement at the northern end of the lot to enable more productive use of the northern lot.
2.1.9 Risk Management - Activities	
- Development is located, designed, and operated to: - minimise the health and safety risks to communities and individuals - avoid any potential adverse impacts from emissions and hazardous activities, or where adverse impacts cannot be avoided, impacts are minimised or mitigated - protect high pressure gas pipelines from encroachment that would compromise the ability of the pipelines to function safely and effectively. - Activities involving the use, storage, and disposal of hazardous materials and prescribed hazardous chemicals, dangerous goods, and flammable or combustible substances are located and managed to	Compliance. This application is in relation to a reconfiguration of lot. No works planned on the site as part of this application hence no change to hazards and risks.

SDA Wide Assessment Criteria	Statement of Compliance
minimise the health and safety risks to communities and individuals. 3. Development provides adequate protection from the harmful effects of noxious and hazardous materials and chemicals manufactured or stored in bulk during natural hazard events.	
2.5.10 Cultural Heritage and Community	
1. Indigenous and non-Indigenous cultural heritage values, and community values of the premises on which the development is undertaken, and immediate surrounds, are identified and managed, consistent with current best practice. 2. Development is located, designed and operated to avoid adverse impacts on cultural heritage and community values, or where adverse impacts cannot be avoided, impacts are minimised, mitigated, or offset. 3. Development recognises and protects the cultural heritage values associated with: (a) the Euroa Homestead on Lot 200 on SP239672 (b) the Mount Larcombe Station Original Homestead Site on Lot 73 on SP272417 and Lot 20 on SP272417 (c) the Targinnie Cemetery on Lot 95 on DS287. 4. Where development requires a buffer to mitigate the adverse amenity impacts of the development, including, but not limited to, visual and acoustic impacts, that buffer is accommodated within the development site.	Compliance. This application is in relation to a reconfiguration of lot. No disturbance proposed as part of this application.
2.5.11 Environment	
1. Environmental values of the premises on which the development is undertaken, and immediate surrounds are identified and managed, consistent with current best practice. 2. Development is located, designed, and operated to: (a) avoid adverse impacts on environmental values including matters of local, state, and national environmental significance or where adverse impacts cannot be avoided, impacts are minimised, mitigated, or offset	Compliance. This application is in relation to a reconfiguration of lot. No disturbance is proposed as part of this application that could create any adverse impacts to the environmental values.

SDA Wide Assessment Criteria	Statement of Compliance
(b) maintain ecological connectivity and processes (c) maintain the outstanding universal value (OUV) of the Great Barrier Reef World Heritage Area including the local attributes of the OUV identified in the Master plan for the Priority Port of Gladstone and Port overlay (d) retain, to the greatest extent possible, tidal fish habitat and marine plants. 3. Any residual significant adverse impacts are offset in accordance with the relevant Commonwealth or Queensland environmental offset framework. 4. Lighting associated with the construction and operation of development is designed to limit the impacts on aquatic wildlife, including turtles and migratory species. 5. Where development requires a buffer to mitigate the impacts of the development, that buffer must be accommodated within the development site. 6. Development avoids native vegetation clearing, or where avoidance is not reasonably possible, minimises clearing to: (a) conserve vegetation (b) avoid land degradation (c) avoid fragmentation and conserve connectivity.	
2.5.12 Engineering and Design Standards	
1. Development is to be designed and constructed in accordance with the relevant engineering and design standards (and any subsequent revisions to the relevant standards) stated in Table 7 below. Alternative and innovative solutions that demonstrate compliance with the relevant standards are encouraged.	Not applicable. This application is in relation to a reconfiguration of lot. No construction proposed as part of this application.
2.5.13 Other Government Matters	
1. Development is to demonstrate consistency with any other relevant legislative requirements that may be necessary for the development to proceed and to the extent practicable, be consistent with regional plans, the State Planning Policy, the Port Overlay for the priority Port of Gladstone, and the State Development Assessment Provisions, where the State interests	Compliance. Reconfiguration of lot is consistent with regional plans, the State Planning Policy, the Port Overlay for the priority Port of Gladstone, and the State Development Assessment Provisions.

SDA Wide Assessment Criteria	Statement of Compliance
articulated by these instruments are likely to be affected by the development. - Development recognises and protects the long-term availability of the extractive resource and access related to the Targinnie Key Resource Area (Number 119). - Development does not compromise existing or future port facilities and operation on Strategic Port Land.	
2.5.14 Energy and Water Efficiency	
- Building, site design, and layout maximises energy efficiency having regard to: - building orientation and passive solar design - maximising opportunities for cross ventilation - appropriate shade treatments - landscaping treatments to the western side of the building. - Water efficiency is optimised with alternative water supply sources, including: - rainwater harvesting systems - recycled water source. - Where practicable, development should be consistent with the Queensland government's renewable energy policies.	Not applicable. This application is in relation to a reconfiguration of lot. No building work is proposed.
2.5.15 Visual Impacts	
- Visual impacts of buildings, retaining structures, or other development are minimised through building design, landscaping, and use of appropriate materials when viewed from a publicly accessible viewpoint such as major roads and the Mount Larcom landform. - Development maintains and enhances significant vegetation where possible and provides landscaping that: - minimises the visual impacts of the development - incorporates at least 50 per cent local species - is low maintenance.	Not applicable. This application is in relation to a reconfiguration of lot. No building work is proposed.
2.5.16 Reconfiguring a Lot	
- Development provides lawful, safe and practical access. - Lot sizes are adequate to accommodate a development footprint consistent with the preferred development in each precinct. A	Compliance. Reconfiguration of lots will enable future access to both lots from Landing Road, which is the preferred development intent in the Industry Investigation Precinct, which is not available under the current lot arrangement.

SDA Wide Assessment Criteria	Statement of Compliance
range of lot sizes is preferred to accommodate development in each precinct. Minimum lot sizes for development precincts are generally consistent with the following: (a) Port Related Industry Precinct – 2 hectares (ha) (b) High Impact Industry Precinct – 10 ha (c) Medium Impact Industry Precinct - 2 ha (d) Industry Investigation Precinct – 2 ha	Hence, reconfiguration of lots improves safe and practical access, whilst remaining lawful. The proposed lot sizes exceed the minimum specified for Industry Investigation Precinct, thus accommodating a development footprint consistent with the preferred development.

6. Referrals

Under Schedule 2 section 2.2(2)(a) of the GSDA Development Scheme, the OCG must give a copy of the application to any referral entities. These entities are nominated by the Coordinator-General from who the Coordinator-General may, under the development scheme, seek technical advice about any element of an SDA application or other application or request.

Under Schedule 2 section 2.1(2)(e) of the GSDA Development Scheme, the referral triggers under the *Planning Act 2016* must be stated. A review of the *Planning Regulation 2017* Schedule 10 has been conducted to identify any matters which the OCG may consider relevant for referral. The following referral triggers were considered and may be applicable:

- Part 9, Division 4, Subdivision 1, Table 1 – Aspect of development stated in Schedule 20.
- Part 9, Division 4, Subdivision 2, Table 1 – Reconfiguring a lot near a State transport corridor.
- Part 13, Division 4, Subdivision 2, Table 1 – Development in a priority port's master planned area if the port overly for the master planned area states the development is assessable development (reconfiguring a lot is not identified in Table 5 of the Port overlay and is therefore not triggered for assessment against the Port Overlay).
- Part 14, Division 1 Assessable Development s21 - Assessable Development – reconfiguring a lot under Land Title Act.

However, as noted in section 5.2 DTMR confirmed that they do not need to be a referral agency for this SDA application.

Additionally, in pre-lodgement discussions the OCG have indicated that DNRMMRRD will be included as a referral agency due to the overlying tenements. However, it is important to note that QER are the registered landowner of both lots, the development approval applicant, and the sole holder of the overlying resource authorities (ML 80081 (in application) and MDL 177).

Hence the referral agencies for this application are likely to include:

- Gladstone Regional Council;
- Gladstone Port Corporation; and
- DNRMMRRD.

7. Conclusion

This application proposes a reconfiguration of lots on land within the GSDA. Assessment against the relevant State and Local assessment criteria, including the GSDA Development Scheme and State Planning Policy has been conducted.

The lot reconfiguration proposed is considered consistent with the intent of these planning instruments, with no conflicts identified.

SDA DEVELOPMENT APPLICATION SUPPORTING INFORMATION

Queensland Energy Resources Pty Ltd

Appendix 1 Title Searches

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	50262014	Search Date:	28/08/2025 11:03
Date Title Created:	01/04/1999	Request No:	53154245
Previous Title:	50255674		

ESTATE AND LAND

Estate in Fee Simple

LOT 11 SURVEY PLAN 108408
Local Government: GLADSTONE

REGISTERED OWNER

Dealing No: 713732897 25/02/2011

QUEENSLAND ENERGY RESOURCES LIMITED A.C.N. 107 882 057

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 30401102 (POR 31)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	30467061	Search Date:	28/08/2025 10:33
Date Title Created:	20/02/1980	Request No:	53153459
Previous Title:	30453035		

ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 614039
Local Government: GLADSTONE

REGISTERED OWNER

Dealing No: 714036064 30/08/2011
QUEENSLAND ENERGY RESOURCES LIMITED A.C.N. 107 882 057

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 30453035 (POR 49)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

SDA DEVELOPMENT APPLICATION SUPPORTING INFORMATION

Queensland Energy Resources Pty Ltd

Appendix 2 Landowner Consent Form

Owner's consent for making an SDA application or request under Part 6 of the *State Development and Public Works Organisation Act 1971*

PART 1: Company owner's consent

I, John Matthew Linden
Secretary of the company mentioned below

I, Peter Francis Zambelli
Director of the company mentioned below

Of
Queensland Energy Resources Pty Ltd (ACN 107 882 057)
as owner of the premises identified as follows:

Lot 1 on RP614039 and Lot 11 on SP108408

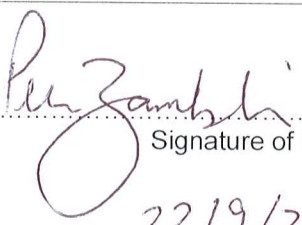
consent to the making of an SDA application or request under Part 6 of the *State Development and Public Works Organisation Act 1971* by:

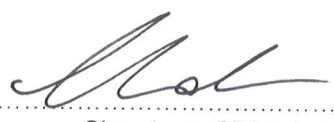
Queensland Energy Resources Pty Ltd

on the premises described above for:

SDA application for reconfiguring a lot (boundary realignment)

Queensland Energy Resources Pty Ltd (ACN 107 882 057)


.....
Signature of Director
22/9/25
.....
Date


.....
Signature of Director/Secretary
22/9/25
.....
Date

The *State Development and Public Works Organisation Act 1971* is administered by the Department of State Development, Infrastructure, Local Government and Planning, Queensland Government.

SDA DEVELOPMENT APPLICATION SUPPORTING INFORMATION

Queensland Energy Resources Pty Ltd

Appendix 3 EMR and CLR Search Responses



Department of the Environment, Tourism, Science and Innovation (DETSI)
ABN 46 640 294 485
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA
www.detsi.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

Edward Hartigan
3 water street
Red Hill QLD 4059

Transaction ID: 51047376 EMR Site Id: 29 August 2025
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 11 Plan: SP108408
97 FISHERMANS RD
YARWUN

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.
The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if DETSI has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DETSI has not been notified

If you have any queries in relation to this search please email emr.clr.registry@detsi.qld.gov.au

Administering Authority



Department of the Environment, Tourism, Science and Innovation (DETSI)
ABN 46 640 294 485
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA
www.detsi.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

Edward Hartigan
3 water street
Red Hill QLD 4059

Transaction ID: 51047375 EMR Site Id: 29 August 2025
Cheque Number:
Client Reference:

This response relates to a search request received for the site:

Lot: 1 Plan: RP614039
132 LANDING RD
YARWUN

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.
The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if DETSI has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DETSI has not been notified

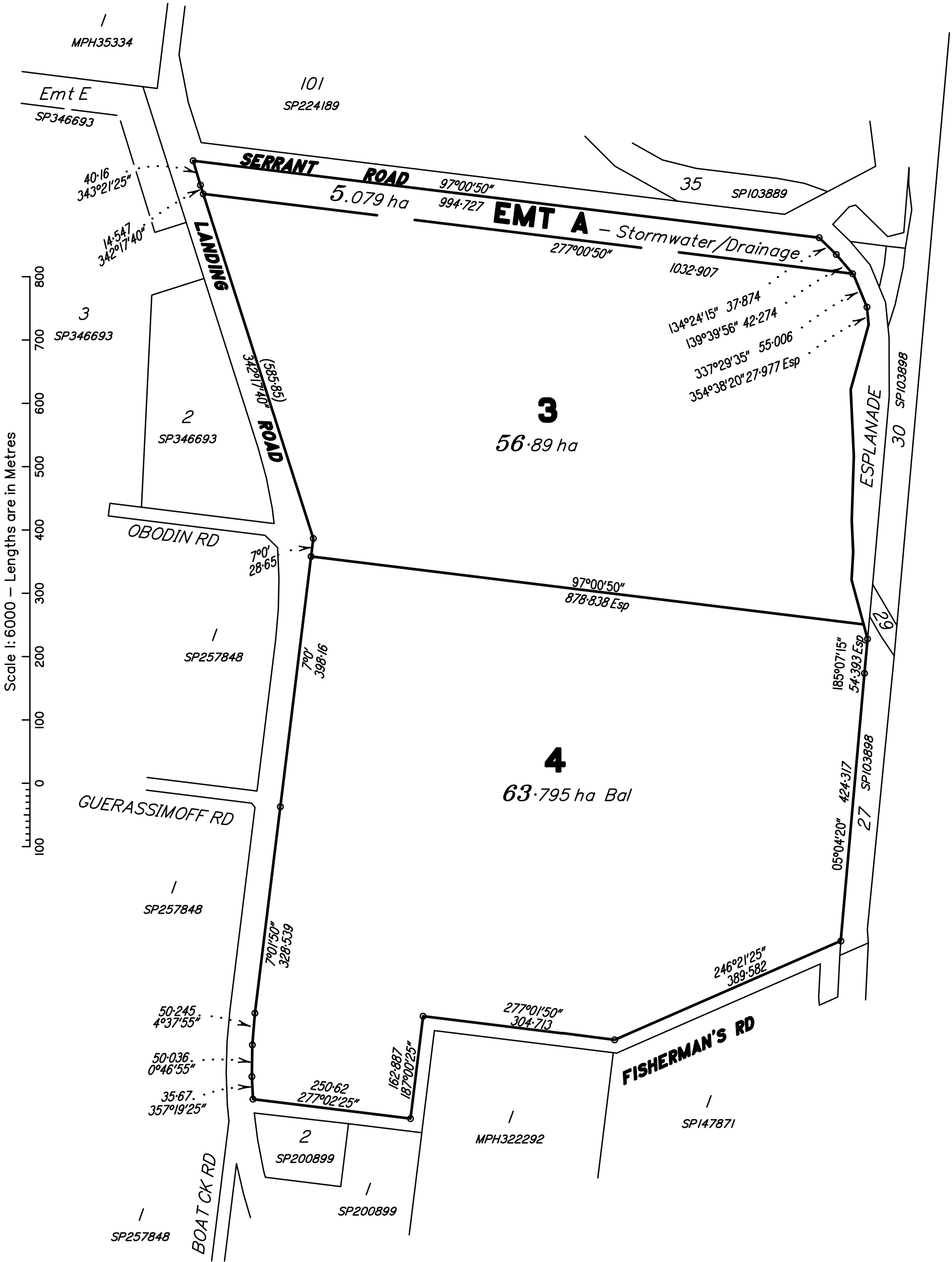
If you have any queries in relation to this search please email emr.clr.registry@detsi.qld.gov.au

Administering Authority

SDA DEVELOPMENT APPLICATION SUPPORTING INFORMATION

Queensland Energy Resources Pty Ltd

Appendix 4 Proposal Plan - Reconfiguration of Lot



Scale 1:6000 – Lengths are in Metres

– AREAS AND DISTANCES SUBJECT TO SURVEY

FREDRIKSEN MACLEAN & ASSOCIATES
CONSULTING SURVEYORS
GLADSTONE, BILOELA & MOURA
(07)49725677
EMAIL: mail@fredmac.com.au



0 50|mm 100|mm 150|mm

**Proposed Boundary Realignment
between Lot 1 on RP614039 and
Lot 11 on SP108408**

LOCAL
GOVERNMENT: **GLADSTONE R.C.** LOCALITY: **YARWUN**

Meridian: *vide* SP108408

Scale: **1:6000 (A3)**

Format: **SKETCH**

**6304-1-1
Rev B**

