

**Your Reference:** G3260P  
**Our Reference:** CW: jw: 19-05 (FID85635, RAL002-18/19, 14301-10000-000, ID1464662, ID1467611)  
**Contact:** Chris Welch

20 May 2019

Winter John Munro Hamon  
Allison Drabsch  
C/- JFP Urban Consultants Pty  
PO Box 172 QLD 4680

Dear Sir/Madam

**Decision Notice – Approval**  
(Given under section 63 of the Planning Act 2016)

**Application Number:** RAL002-18/19  
**Description:** Reconfiguring a Lot (Subdivision 1 in 2 lots)  
**Level of Assessment:** Code Assessable  
**Site Address:** 2400 INVERNESS ROAD, DUMGREE  
**Lot & Plan Details:** Lot 4 on SP293696

On 20 May 2019, under delegated authority, the above development application was approved in full subject to conditions. The conditions of this approval are set out in Attachment 1. These conditions are clearly identified to indicate whether the assessment manager or a concurrence agency imposed them.

### 1. Details of Approval

The following approval is given:

	Planning Regulation 2017 reference	Development Permit	Preliminary Approval
Reconfiguring a Lot	s20	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

### 2. Approved Plans

The approved plans for this development approval are listed in the following table:

Plan/Document number	Plan/Document name	Date
G3260P Plan 03 Issue A Sheet 1 of 2 prepared by JFP Consultants	Reconfiguration Plan	7 March 2019
G3260P Plan 03 Issue A Sheet 2 of 2 prepared by JFP Consultants	Reconfiguration Plan	7 March 2019

### 3. Further Development Permits

Please be advised that there are no further development permits required.

### 4. Details of Refusal

The assessment manager was not directed to refuse the application by a referral agency.

### 5. Conflict with relevant instrument and reasons for the decision despite the conflict.

The assessment manager does not consider that the assessment manager's decision conflicts with a relevant instrument.

### 6. Submissions

Not applicable (Public Notification not required)

### 7. Referral Agencies

The referral agencies for this application were:

Name of referral agency	Advice agency or concurrence agency	Referral Basis	Address
Chief Executive - Department of State Development, Infrastructure and Planning (DSDIP) - State Assessment Referral Agency (SARA)	Concurrence	Schedule 10, Part 9, Division 4, Subdivision 2, Table 1	RockhamptonSAR A@dsmip.qld.gov. au  Fitzroy & Central Region PO Box 113 ROCKHAMPTON QLD 4701

The Chief Executive Officer of the entity	Advice	Schedule 10, Part 9, Division 3, Table 1	Jemena Queensland Gas Pipeline (1) Pty Ltd PO Box 1655 GLADSTONE QLD 4680 Santos GLNG Pty Ltd PO Box 341 GLADSTONE QLD 4680 Australia Pacific LNG Gladstone Pipeline Pty Ltd GPO Box 148 BRISBANE QLD 4001
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## 8. Currency Period for the Approval

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

## 9. Statement of Reasons

<b>Description of the development</b>	Reconfiguring a Lot (Subdivision 1 into 2) Code Assessment
<b>Assessment Benchmarks</b>	Rural Zone Code; Reconfiguring a Lot Code; Development Standards Code; House Code; Economic Resources Overlay Code; Major Utilities Overlay Code; Natural Disaster Overlay Code
<b>Reasons for Decision</b>	<u>Rural Zone Code</u> The development complies or has been conditioned to comply with all applicable Acceptable Outcomes <u>Development Standards Code</u> The development complies or has been conditioned to comply with all applicable Acceptable Outcomes <u>House Code</u> The development complies with all applicable Acceptable Outcomes <u>Economic Resources Overlay Code</u> The development complies with all applicable Acceptable Outcomes <u>Major Utilities Overlay Code</u> The development complies with all applicable Acceptable Outcomes

## 10. Appeal rights

The rights of an applicant to appeal to a tribunal or the Planning and Environment Court against a decision about a development application are set out in chapter 6, part 1 of the Planning Act 2016. For particular applications, there may also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the Planning Act 2016).

### *Appeal by an applicant*

An applicant for a development application may appeal to the Planning and Environment Court against the following:

- the refusal of all or part of the development application
- a provision of the development approval
- the decision to give a preliminary approval when a development permit was applied for
- a deemed refusal of the development application.

An applicant may also have a right to appeal to the Development tribunal. For more information, see schedule 1 of the Planning Act 2016.

### *Appeal by a submitter*

A submitter for a development application may appeal to the Planning and Environment Court against:

- any part of the development application for the development approval that required impact assessment
- a variation request.

The timeframes for starting an appeal in the Planning and Environment Court are set out in section 229 of the Planning Act 2016.

Attachment 2 is an extract from the Planning Act 2016 that sets down the applicant's appeal rights and the appeal rights of a submitter.

The Planning and Environment Court appeals database lists all the appeals lodged in the Planning and Environment Court since 15 March 2008, which the department has been notified of. It contains information about the appeal, including the appeal number, site address, local government area, and a copy of the appeal notice, including grounds for the appeal. The appeal database is an easy way for anyone to obtain information about an appeal or check if an appeal has been lodged for a specific development application or approval.

The appeal database is available at

<https://planning.dsdmip.qld.gov.au/planning/our-planning-system/dispute-resolution>.

Should you require further assistance in relation to this matter, please do not hesitate to contact Council's Development Services section on (07) 4992 9500, quoting you application number of RAL002-18/19.

Yours Sincerely



Chris Welch

**MANAGER ENVIRONMENT & PLANNING**

CC All Referral Agencies (both advice and concurrence)

State Assessment and Referral Agency (SARA)

[rockhamptonSARA@dilgp.qld.gov.au](mailto:rockhamptonSARA@dilgp.qld.gov.au)

Jemena Queensland Gas Pipeline (1) Pty Ltd

PO Box 1655

GLADSTONE QLD 4680

Santos GLNG Pty Ltd

PO Box 341

GLADSTONE QLD 4680

Australia Pacific LNG Gladstone Pipeline Pty Ltd

GPO Box 148

BRISBANE QLD 4001

Enc Attachment 1 – Part A Conditions imposed by the Assessment Manager

Attachment 1 – Part B Assessment Manager Notes

Attachment 1 – Part C Conditions imposed by

[RockhamptonSARA@dismip.qld.gov.au](mailto:RockhamptonSARA@dismip.qld.gov.au)

Jemena Queensland Gas Pipeline (1) Pty Ltd

Santos GLNG Pty Ltd

Australian Pacific LNG Gladstone Pipeline Pty Ltd GPO

Attachment 2 – Appeal Rights

Attachment 3 – Approved Drawings

# **RAL002-18/19 Attachment 1**

## *Part A - Conditions imposed by the Assessment Manager*

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### **General**

1. The reconfiguration is to be completed generally in accordance with the following approved plans, as attached to this Decision Notice, except where modified by the conditions below–

<b>Plan/Document number</b>	<b>Plan/Document name</b>	<b>Date</b>
G3260P Plan 03 Issue A Sheet 1 of 2 prepared by JFP Consultants	Reconfiguration Plan	7 March 2019
G3260P Plan 03 Issue A Sheet 2 of 2 prepared by JFP Consultants	Reconfiguration Plan	7 March 2019

2. Comply with all of the conditions of this Development Approval prior to the submission of the Subdivision Plan for compliance assessment, unless otherwise stated.
3. All works required by the conditions of this Development Approval are to be completed prior to the submission of the Subdivision Plan for compliance assessment, unless otherwise stated.
4. Complete all associated works, including any relocation or installation of services, at no cost to Council.
5. At the time of submitting the Subdivision Plan for endorsement, provide a report demonstrating compliance with all conditions of this Development Approval.

### **Access**

6. Prior to the granting of any building approval for Proposed Lot 3, obtain an approval by a Minor Works in Road application for a rural access as per the following:
  - CMDG Design Specifications – Drive Ways – D15.11. Rural and Rural Residential Property Access; and
  - CMDG Standard Drawing CMDG-R-040 – Rural Road Access and Property Access over Table Drains.

## **Water Supply & Wastewater**

7. Proposed Lot 3 is to be provided with a separate water supply either in the form of an approved water extraction licence or water tanks with a minimum capacity of 52,000 litres, including a dedicated 5,000 litres storage for fire-fighting purposes, prior to making a building application for a residence. A property note will be placed on the Council rate system to this effect.
8. Proposed Lot 3 is to be provided with an approved on-site wastewater treatment system that complies with the *Queensland Plumbing and Wastewater Code 2013*, or any subsequent update, prior to the issuance of a Certificate of Classification for a residence. A property note will be placed on the Council rate system to this effect.

## **Electricity**

9. Prior to making a building application for a residence over proposed Lot 3, the owner must provide the Assessment Manager with a Subdividers Power Supply Agreement from the relevant service provider to ensure that electricity is available to the lot. A property note will be placed on the Council rate system to this effect.

## **Future residences**

10. The location of any future residence on Proposed Lot 3 must be in an area of the site clear of any area identified as medium, high or very high bushfire risk or hazard or associated buffer areas. A property note will be placed on the Council rate system to this effect.

# **RAL002-18/19 Attachment 1**

## ***Part B – Assessment Manager Notes***

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### **Assessment Manager Notes**

- A. The approved development must comply with Council's current Local Laws under the *Local Government Act 2009*.
- B. In carrying out the activity or works associated with the development, all reasonable and practical measures are to be taken to minimise releases and the likelihood of releases of contaminants to the environment, except as otherwise provided by the conditions of this development approval.
- C. In carrying out the activity or works associated with the development, the developer has an obligation to ensure ongoing compliance with the requirements of the *Environmental Protection (Water) Regulation 2008*.
- D. All waste must be appropriately contained on site prior to removal. It is an offence under the *Waste Reduction and Recycling Act 2011* to leave litter behind or allow litter to blow from site.
- E. This property is not on a garbage route and is not eligible for a wheelie bin service. Any builder's rubble or commercial waste, to be disposed of offsite, is to go to the Trap Gully Landfill and the disposer must have an account with Council prior to disposal.
- F. Any recyclables can go to the local waste transfer station along with domestic waste once the additional lot is occupied.

### **Engineering**

- G. All works required pursuant to these conditions shall be undertaken and completed in accordance with Council's Standards (Capricorn Municipal Development Guidelines) at the Applicant's expense.

### **Cultural Heritage**

- H. This development approval does not authorise any activity that may harm Aboriginal cultural heritage. Under the *Aboriginal Cultural Heritage Act 2003* you have a duty of care in relation to such heritage. Section 23(1) provides that, "A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage".



- I. Council does not warrant that the approved development avoids affecting Aboriginal cultural heritage. It may therefore be prudent for you to carry out searches, consultation, or a cultural heritage assessment to ascertain the presence or otherwise of Aboriginal cultural heritage. The Act and the associated duty of care guidelines explain your obligations in more detail and should be consulted before proceeding.

**Declared Pests/Plants**

- J. The applicant/developer is responsible for ensuring that all declared plants are treated as required by the provisions of the *Biosecurity Act 2014*.

## **RAL002-18/19 Attachment 1**

*Part C - Conditions imposed by the Department of State Development,  
Manufacturing, Infrastructure and Planning, Jemena Queensland Gas  
Pipeline (1) Pty Ltd, Santos GLNG Pty Ltd, Australia Pacific LNG  
Gladstone Pipeline Pty Ltd*

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Department of  
**State Development,  
 Manufacturing,  
 Infrastructure and Planning**

Our reference: 1903-10476 SRA  
 Your reference: RAL002-18/19

16 May 2019

The Chief Executive Officer  
 Banana Shire Council  
 PO Box 412  
 Biloela Qld 4715  
 enquiries@banana.qld.gov.au

Attention: Chris Welch

Dear Sir/Madam

**Changed referral agency response—with conditions**  
 (Given under section 28 of the Development Assessment Rules)

On 9 May 2019 the department received representations from the applicant requesting the department change its referral agency response. The department has considered the representations and now provides this changed referral agency response which replaces the response dated 3 May 2019.

**Applicant details**

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Applicant name: Winter John Munro Hamon  
 Applicant contact details: PO Box 6  
 MAROOCHYDORE QLD 4558  
 adrabsch@jfp.com.au

**Location details**

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Street address: 2400 Inverness Road, DUMGREE  
 Real property description: 4SP293696  
 Local government area: Banana Shire Council

**Application details**

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Development permit Reconfiguring a lot (Subdivision 1 Lot into 2 Lots)

**Referral triggers**

The development application was referred to the department under the following provisions of the Planning Regulation 2017:

- 10.9.4.2.1.1 State transport corridors and future State transport corridors

**Conditions**

Under section 56(1)(b)(i) of Planning Act 2016, the conditions set out in Attachment 1 must be attached to any development approval.

**Reasons for decision to impose conditions**

The department must provide reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

**Advice to the applicant**

The department offers advice about the application—see Attachment 3.

**Approved plans and specifications**

The department requires that the plans and specifications set out below and enclosed must be attached to any development approval.

Drawing/report title	Prepared by	Date	Reference no.	Version/issue
<b>Aspect of development: Reconfiguring a lot</b>				
Reconfiguration Plan, sheet 1 of 2	JFP Consultants	7 March 2019	G3260P	revision A
Reconfiguration Plan, sheet 2 of 2	JFP Consultants	7 March 2019	G3260P	revision A

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

For further information please contact Carl Porter, Principal Planning Officer, on 07 4924 2918 or via email [RockhamptonSARA@dsgmip.qld.gov.au](mailto:RockhamptonSARA@dsgmip.qld.gov.au) who will be pleased to assist.

Yours sincerely



Anthony Walsh  
Manager Planning

cc Winter John Munro Hamon, [adrabsch@jfp.com.au](mailto:adrabsch@jfp.com.au)

enc Attachment 1—Changed conditions to be imposed  
Attachment 2—Changed reasons for decision to impose conditions  
Attachment 3—Changed advice to the applicant  
Approved plans and specifications

**Attachment 1—Changed conditions to be imposed**

*(Under section 56(1)(b)(i) of the Planning Act 2016 the following conditions must be attached to any development approval relating to this application)*

No.	Conditions	Condition timing
<b>Reconfiguring a lot</b>		
State transport corridors— The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	<p>The development must be carried out generally in accordance with the following plans demonstrating no <b>new</b> access to the State-controlled road (Dawson Highway):</p> <ul style="list-style-type: none"> <li>• Reconfiguration Plan, JFP Consultants, dated 7 March 2019, reference G3260P, revision A, sheet 1 of 2 (<b>as amended in red</b>); and</li> <li>• Reconfiguration Plan, JFP Consultants, dated 7 March 2019, reference G3260P, revision A, sheet 2 of 2.</li> </ul> <p><b>Condition amended 16 May 2019</b></p>	At all times.

**Attachment 2—Changed reasons for decision to impose conditions**

(Given under section 56(7) of the *Planning Act 2016*)

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**The reasons for the department's decision are the proposed development:**

- is for reconfiguring 1 lot into 2 lots
- has existing state-controlled road accesses
- has access to local roads and involves no new state-controlled road accesses
- there is no additional traffic pressure on the state-controlled road network
- does not compromise the safety and efficiency of the state-controlled road
- does not affect the safety of any railway crossings or create a safety hazard
- complies with the relevant *State Development Assessment Provisions* (version 2.4) codes:
  - o State code 1: Development in a state-controlled road environment (with a condition of approval applied).
  - o State code 2: Development in a railway environment

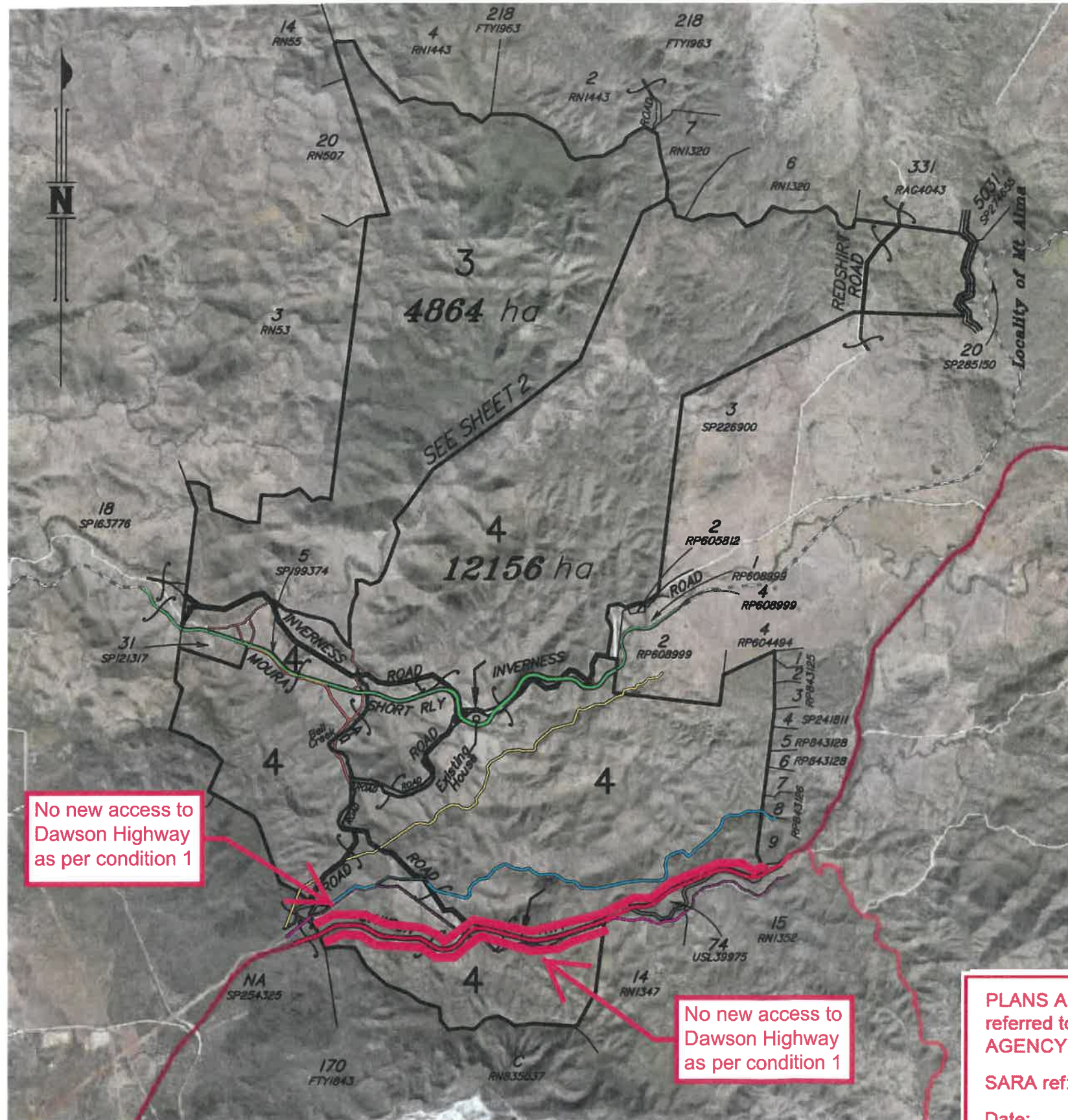
**Material used in the assessment of the application:**

- The development application material and submitted plans
- Representations made by Alison Drabsch of JFP on 9 May 2019
- *Planning Act 2016*
- Planning Regulation 2017
- The *State Development Assessment Provisions* (version 2.4), as published by the department
- The Development Assessment Rules
- SARA DA Mapping system

**Attachment 3—Changed advice to the applicant**

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<b>General advice</b>	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> its regulation or the State Development Assessment Provisions (SDAP) v2.4. If a word remains undefined it has its ordinary meaning.



No new access to Dawson Highway as per condition 1

No new access to Dawson Highway as per condition 1

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 1903-10476 SRA  
Date: 16 May 2019

Amended in red by SARA on 16 May 2019

- NOTES**
- (1) This plan was prepared for the purpose and exclusive use of JACK HAMON to accompany an application to BANANA SHIRE COUNCIL for a Development Permit for approval to Reconfigure the land described in the plan and is not to be used for any other purpose or by any other person or corporation. JFP URBAN CONSULTANTS PTY LTD accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this plan in contravention to the terms of this clause or clauses 2 or 3 hereof.
  - (2) The dimensions, areas, size and location of improvements, flood information (if shown) and number of lots shown on this plan are approximate only and may vary.
  - (3) This plan may not be reproduced unless these notes are included.

- LEGEND**
- STATE-CONTROLLED ROAD
  - RAILWAY
  - EXISTING EASEMENT JEMENA
  - EXISTING EASEMENT SANTOS GLNG
  - EXISTING EASEMENT ORIGIN ENERGY
  - EXISTING EASEMENTS FOR ACCESS
  - ↔ EXISTING ACCESS POINTS

**PROPERTY DESCRIPTION**  
 PROPOSED LOTS 3 & 4  
 CANCELLING LOT 4 ON SP293696  
 LOCALITY OF DUMGREE  
 BANANA SHIRE COUNCIL  
 TOTAL AREA 17020 ha

**JFP URBAN CONSULTANTS**  
 BRISBANE - SUNSHINE COAST - CENTRAL QLD  
 CENTRAL QUEENSLAND  
 59 Goodwood Street,  
 Gladstone Qld 4680  
 P 07 4839 4100 W www.jfp.com.au  
 JFP URBAN CONSULTANTS PTY LTD A.C.N. 050414 045

PLANNERS  
 URBAN DESIGNERS  
 SURVEYORS  
 ENGINEERS  
 LANDSCAPE ARCHITECTS

**SCALE: @ A3 1:100000**  
 0 1000 2000 3000 4000 5000 6000 7000  
 THIS SCALE SHOWN IS ORIGINAL DRAWING SCALE - (A3 SIZE)  
 DO NOT SCALE FROM THIS DRAWING - USE ONLY DIMENSIONS PROVIDED - IF IN DOUBT PLEASE ENQUIRE

DESIGNED	JFP	CHECKED	APM	DATUM	MGA Zone 56
DRAWN	CPD	APPROVED	APM	L.A.	BANANA SHIRE COUNCIL

**ISSUES:**

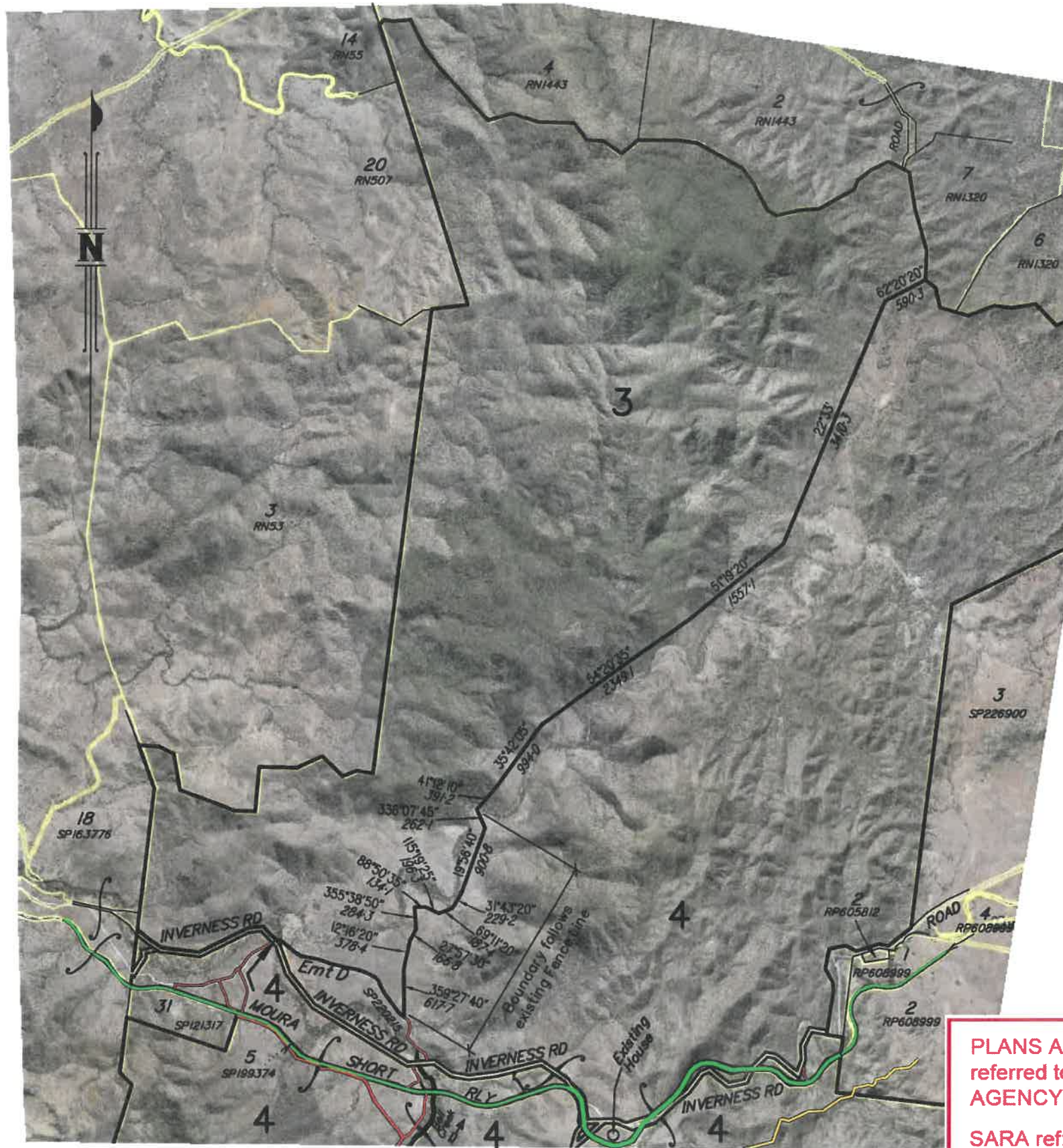
A	ORIGINAL	07-03-19	CPD
ISSUE:	DETAILS:	DATE:	INIT:

**TITLE:**  
 RECONFIGURATION PLAN  
 SUBDIVISION 1 INTO 2  
 JACK HAMON  
 2400 INVERNESS ROAD, DUMGREE

**DETAILS:**

PROJECT:	G3260P	STAGE:	03	PLAN:	A
SHEET:	1 OF 2	FILE:	G3260P-03A.ROL.DWG	DATE:	7 MARCH 2019





**NOTES**

- (1) This plan was prepared for the purpose and exclusive use of JACK HAMON to accompany an application to BANANA SHIRE COUNCIL for a Development Permit for approval to Reconfigure the land described in the plan and is not to be used for any other purpose or by any other person or corporation. JFP URBAN CONSULTANTS PTY LTD accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this plan in contravention to the terms of this clause or clauses 2 or 3 hereof.
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- (3) This plan may not be reproduced unless these notes are included.

**LEGEND**

- STATE-CONTROLLED ROAD
- RAILWAY
- EXISTING EASEMENT JEMENA
- EXISTING EASEMENTS FOR ACCESS
- ← PROPOSED ACCESS POINTS

**PROPERTY DESCRIPTION**  
PROPOSED LOTS 3 & 4

CANCELLING LOT 4 ON SP293696


LOCALITY OF DUMGREE  
BANANA SHIRE COUNCIL


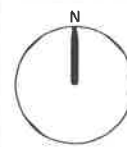
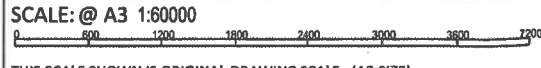
TOTAL AREA 17020 ha

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

**SARA ref:** 1903-10476 SRA .....

**Date:** 3 May 2019 .....



	BRISBANE - SUNSHINE COAST - CENTRAL QLD CENTRAL QUEENSLAND 59 Goondoon Street, Gladstone Qld 4680 P 07 4839 4100 W www.jfp.com.au JFP URBAN CONSULTANTS PTY LTD A.C.N. 050414 045	PLANNERS: URBAN DESIGNERS SURVEYORS ENGINEERS LANDSCAPE ARCHITECTS	NORTH: 	SCALE: SCALE: @ A3 1:60000  THIS SCALE SHOWN IS ORIGINAL DRAWING SCALE - (A3 SIZE) DO NOT SCALE FROM THIS DRAWING - USE ONLY DIMENSIONS PROVIDED - IF IN DOUBT PLEASE ENQUIRE	ISSUES: A ORIGINAL 07-03-19 CPD ISSUE: DETAILS: DATE: INIT:	TITLE: <b>RECONFIGURATION PLAN</b> <b>SUBDIVISION 1 INTO 2</b> <b>JACK HAMON</b> <b>2400 INVERNESS ROAD, DUMGREE</b>	DETAILS: PROJECT: G3260P STAGE: 03 PLAN: A SHEET: 2 OF 2 FILE: G3260P-03A ROL.DWG DATE: 7 MARCH 2019
	DESIGNED: JFP CHECKED: APM DATUM: MGA Zone 56 DRAWN: CPD APPROVED: APM L.A.: BANANA SHIRE COUNCIL						

Santos Ltd  
ABN 80 007 550 923  
GLNG Pipelines  
PO Box 1010  
BRISBANE 4000  
OneCall: 1800 761 113  
email: [eq.pipelines@santos.com](mailto:eq.pipelines@santos.com)



Your Ref.:G3260

Our Ref.: GTP\_KP317+0133

Date: 1 April 2019

JFP Urban Consultants PTY LTD  
Attention: Allison Drabsch  
Senior Urban Planner  
By Email – [adrabsch@jfp.com.au](mailto:adrabsch@jfp.com.au)

Dear Allison,

**RE: Development Application for Reconfiguring a Lot (1 Lot into 2 Lots)  
2400 Inverness Road, Dumgree (Lot 4 SP293696)**

We thank you for your correspondence and provision of associated details dated 29 March 2019 for the above activity (the **Activity**), and for the opportunity to assess the associated impacts the Activity has upon Santos's Gas Transmission Pipeline (the **Pipeline**).

**Preliminary Comments**

Santos GLNG operates a Gas Transmission Pipeline between Injune and Gladstone under Petroleum Pipeline Licences 166 and 167. Under the *Petroleum and Gas (Productions & Safety) Act 2004* (Qld), Santos GLNG is legally obliged to protect its transmission pipelines to ensure safe and continued operation.

Further, Santos GLNG is statutorily obligated to operate the Pipeline in accordance with Australian Standard for Pipelines – Gas and Liquid Petroleum (AS2885) (**Standard**). Santos GLNG manages these obligations, which include assessing and managing risks to a transmission pipeline, such as those associated with external activities and/or interference. The Standard effectively recommends that activities impacting a transmission pipeline should be carefully considered to ensure that any associated risk to the transmission pipeline and any possible risk of property damage or injury to the public, local landholders or the environment is minimised.

The risk profile of a transmission pipeline increases significantly when activities occur along or adjacent to the pipeline. Accordingly, Santos GLNG must ensure that the risks are appropriately managed, otherwise Santos GLNG may have its licences revoked and penalties imposed. We ask you to recognise these restraints on Santos GLNG's commercial freedom.

**Comments on Activity**

Following our assessment of the Activity, we underscore the following select requirements and provisions:

- ◆ The proposal depicts the pipeline and easement being contained within the proposed Lot 4.
- ◆ Santos GLNG have 'No Objection' to the subdivision proposal as submitted.

## Approval

Santos GLNG reserves all its rights under its licences, the *Petroleum and Gas (Production and Safety) Act 2004* (Qld), the *Land Title Act 1994* (Qld), the *Land Act 1994* (Qld), its registered easement and under the general law. Subject to those rights and the terms of this letter, Santos GLNG grants limited, conditional but revocable approval to the Activity.

The approval granted by Santos GLNG is:

- (a) limited to the facts, circumstances and to any geographical or physical limits contained or delimited in the proposal, presently under consideration;
- (b) conditional on complete and satisfactory compliance with all of Santos GLNG's conditions and requirements contained in this letter, and additional documentation;
- (c) revocable if:
  - (i) there is any non-compliance by the Principal for the activity and/or the Principal's Agent/s;
  - (ii) the Principal and/or Agent/s makes any material alteration to the proposal;
  - (iii) if there is a legal restraint imposed by any governmental authority or other entity on Santos GLNG's ability to consent to the proposal;
- (d) subject to the prior written approval of any registered owner, mortgagee or lessee of the land burdened by the easement.

## Standard Conditions

In addition, we outline the following standard conditions associated with the approval of the proposed activity:


### *Activity Limitations*

- ◆ The Activity must not hinder Santos GLNG's ability to operate and maintain the Pipeline in compliance with Australian Standard AS2885.
- ◆ All future activities and design which may impact upon the Pipeline, associated facilities and/or registered easement are subject to assessment under a separate application.

### *Costs and Tenure Responsibilities*

- ◆ The Principal for the Activity shall be responsible for obtaining all consents and approvals from Santos GLNG and relevant government departments for the extinguishment and/or amendments to easements and/or registrations as required, and pay any legal costs incurred by Santos GLNG for preparation of the associated legal documents.

We thank you again for your cooperation and trust that you understand Santos GLNG's obligations to protect its transmission pipelines. Should you require any further information please contact this office.



Brent Viner  
GLNG Pipelines Field Coordinator

## Attachment 2

# Planning Act 2016 Extract on Appeal Rights

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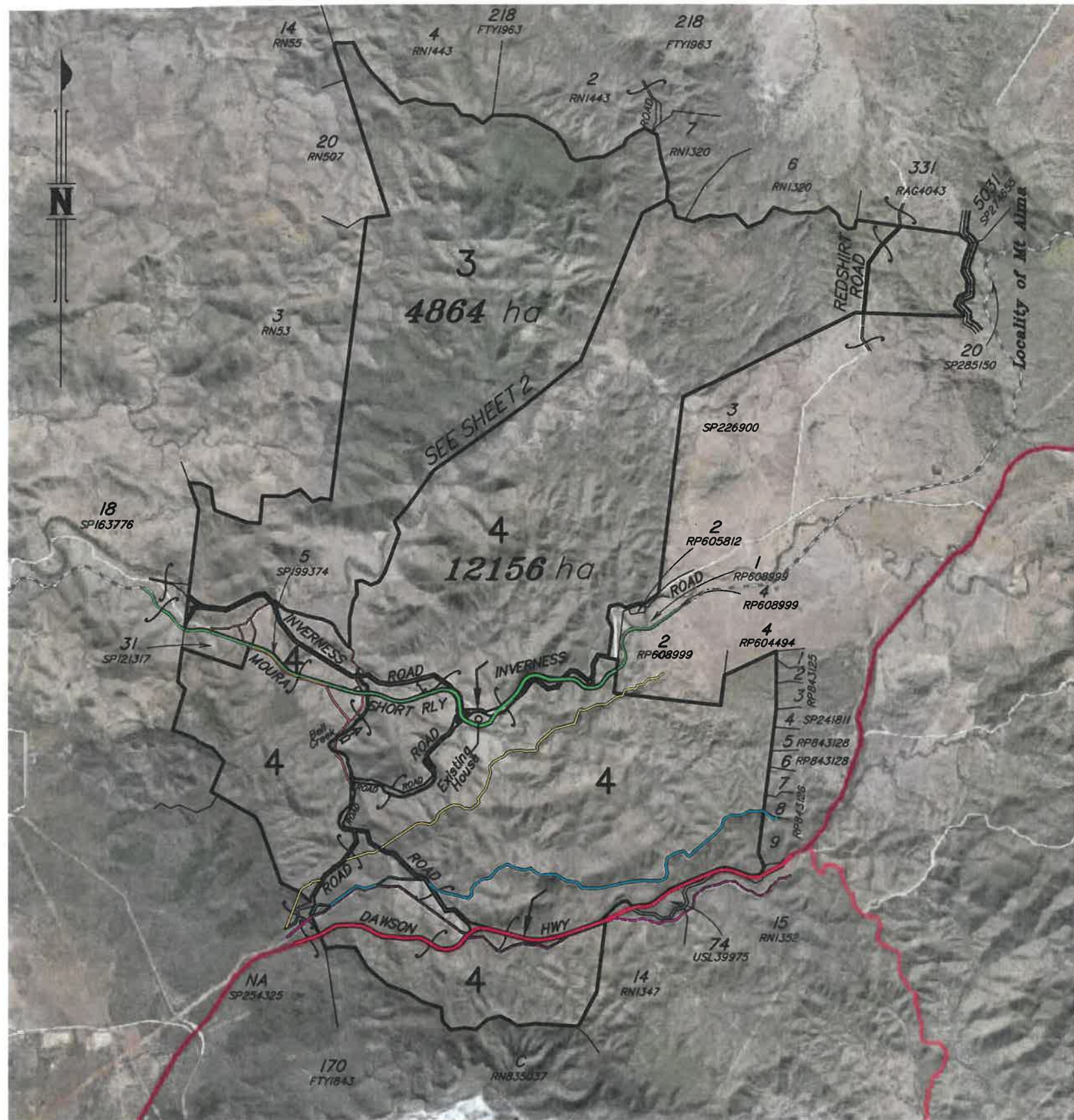
### Part 1 Appeal rights

#### 229 Appeals to tribunal or P&E Court

- (1) Schedule 1 states—
  - (a) matters that may be appealed to—
    - (i) either a tribunal or the P&E Court; or
    - (ii) only a tribunal; or
    - (iii) only the P&E Court; and
  - (b) the person—
    - (i) who may appeal a matter (the appellant); and
    - (ii) who is a respondent in an appeal of the matter; and
    - (iii) who is a co-respondent in an appeal of the matter; and
    - (iv) who may elect to be a co-respondent in an appeal of the matter.
- (2) An appellant may start an appeal within the appeal period.
- (3) The appeal period is—
  - (a) For an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or
  - (b) For an appeal against a deemed refusal—at any time after the deemed refusal happens; or
  - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or
  - (d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
  - (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
  - (f) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person. Note— See the P&E Court Act for the court's power to extend the appeal period.
- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
  - (a) the adopted charge itself; or
  - (b) for a decision about an offset or refund—
    - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
    - (ii) The cost of infrastructure decided using the method included in the local government's charges resolution.

**Attachment 3**  
**Approved Drawings**

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**NOTES**

- (1) This plan was prepared for the purpose and exclusive use of JACK HAMON to accompany an application to BANANA SHIRE COUNCIL for a Development Permit for approval to Reconfigure the land described in the plan and is not to be used for any other purpose or by any other person or corporation. JFP URBAN CONSULTANTS PTY LTD accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this plan in contravention to the terms of this clause or clauses 2 or 3 hereof.
- (2) The dimensions, areas, size and location of improvements, flood information (if shown) and number of lots shown on this plan are approximate only and may vary.
- (3) This plan may not be reproduced unless these notes are included.

**LEGEND**

- STATE-CONTROLLED ROAD
- RAILWAY
- EXISTING EASEMENT JEMENA
- EXISTING EASEMENT SANTOS GLNG
- EXISTING EASEMENT ORIGIN ENERGY
- EXISTING EASEMENTS FOR ACCESS
- ↔ EXISTING ACCESS POINTS

**PROPERTY DESCRIPTION**

PROPOSED LOTS 3 & 4

CANCELLING LOT 4 ON SP293696

LOCALITY OF DUMGREE  
BANANA SHIRE COUNCIL

TOTAL AREA 17020 ha

Banana Shire Council  
PLANNING APPROVAL  
20 MAY 2019

**JFP**  
URBAN CONSULTANTS

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PLANNERS  
URBAN DESIGNERS  
SURVEYORS  
ENGINEERS  
LANDSCAPE ARCHITECTS

NORTH:

SCALE: @ A3 1:100000

THIS SCALE SHOWN IS ORIGINAL DRAWING SCALE - (A3 SIZE)  
DO NOT SCALE FROM THIS DRAWING - USE ONLY DIMENSIONS PROVIDED - IF IN DOUBT PLEASE ENQUIRE

DESIGNED	JFP	CHECKED	APM	DATUM	MGA Zone 56
DRAWN	CPD	APPROVED	APM	L.A.	BANANA SHIRE COUNCIL

ISSUES:

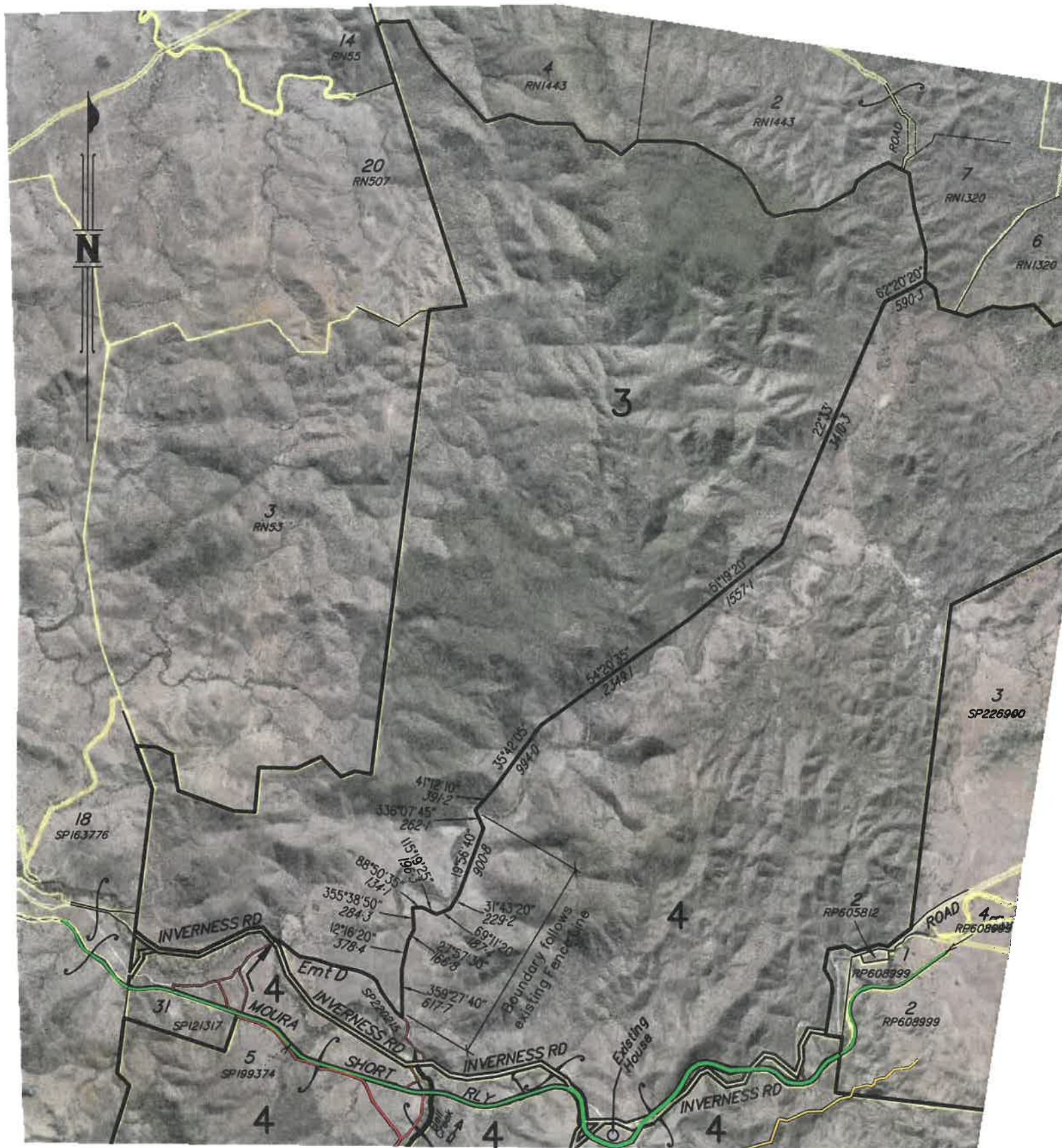
A ORIGINAL	07-03-19	CPD
ISSUE: DETAILS:	DATE:	INIT:

TITLE:

RECONFIGURATION PLAN  
SUBDIVISION 1 INTO 2  
JACK HAMON  
2400 INVERNESS ROAD, DUMGREE

DETAILS:

PROJECT:	G3260P	STAGE:	03	PLAN:	A
SHEET:	1 OF 2	FILE:	G3260P-03A ROL.DWG	DATE:	7 MARCH 2019



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**LEGEND**

- STATE-CONTROLLED ROAD
- RAILWAY
- EXISTING EASEMENT JEMENA
- EXISTING EASEMENTS FOR ACCESS
- PROPOSED ACCESS POINTS

**PROPERTY DESCRIPTION**  
PROPOSED LOTS 3 & 4

CANCELLING LOT 4 ON SP293696

LOCALITY OF DUMGREE  
BANANA SHIRE COUNCIL

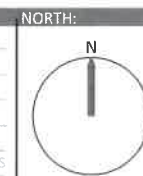
TOTAL AREA 17020 ha

Banana Shire Council  
PLANNING APPROVAL  
20 MAY 2019



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PLANNERS  
URBAN DESIGNERS  
SURVEYORS  
ENGINEERS  
LANDSCAPE ARCHITECTS



**SCALE:**  
SCALE: @ A3 1:60000

0 600 1200 1800 2400 3000 3600 4200 7200

THIS SCALE SHOWN IS ORIGINAL DRAWING SCALE - (A3 SIZE)  
DO NOT SCALE FROM THIS DRAWING - USE ONLY DIMENSIONS PROVIDED - IF IN DOUBT PLEASE ENQUIRE

DESIGNED	JFP	CHECKED	APM	DATUM	MGA Zone 56
DRAWN	CPD	APPROVED	APM	L.A.	BANANA SHIRE COUNCIL

ISSUES:	A ORIGINAL	07-03-19	CPD
ISSUE:	DETAILS:	DATE:	INIT:

**TITLE:**  
RECONFIGURATION PLAN  
SUBDIVISION 1 INTO 2  
JACK HAMON  
2400 INVERNESS ROAD, DUMGREE

<b>DETAILS:</b>	PROJECT:	STAGE:	PLAN:	ISSUE:
G3260P	G3260P		03	A
SHEET:	2 OF 2			
FILE:	G3260P-03A ROL.DWG			
DATE:	7 MARCH 2019			