

MISS KATE SWEPSON

Our Ref: MCU236

28 August 2025

Sunwater Ltd  
C/- Allan Van  
PO Box 284  
TOOWONG QLD 4066

By email: [allan@allanvanplanning.com.au](mailto:allan@allanvanplanning.com.au)

Dear Allan,

## Decision notice approval

(Given under section 63(2) of the *Planning Act 2016*)

The development application described below was properly made to the Balonne Shire Council on 9 July 2025.

### Applicant details

---

**Applicant name:** Sunwater Ltd  
**Applicant contact details:** C/- Allan Van  
PO Box 284, Toowong QLD 4066  
Phone: 0418 312 724  
Email: [allan@allanvanplanning.com.au](mailto:allan@allanvanplanning.com.au)

### Location details

---

**Street address:** Thungaby Road, St George  
**Real property description:** Lot 2 on BLM849  
**Local government area:** Balonne Shire Council

### Application details

---

**Application number:** MCU236  
**Approval sought:** Development Permit  
**Description of the development proposed:** Material Change of Use – “Utility Installation” (Expansion of existing use - new Workshop and Office and Six (6) Dam Worker Emergency Accommodation Units)  
**Category of assessment:** Code Assessment  
**Planning scheme:** *Balonne Shire Planning Scheme 2024*

## Decision

I wish to advise that, on 21 August 2025, the above development application was **approved in full** subject to conditions by Council. (Refer to the conditions contained in **Attachment 1**)

## Details of the approval

This application is not taken to have been approved (a deemed approval) under section 64(5) of the *Planning Act 2016*.

The following approval is given:

	<b>Planning Regulation 2017 reference</b>	<b>Development Permit</b>	<b>Preliminary Approval</b>
Development assessable under the planning scheme, superseded planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval - Material change of use	N/A	<input checked="" type="checkbox"/>	N/A

## Further development permits

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

- Development Permit – Building Works
- Compliance Permit – Plumbing Works

## Referral agencies for the application

There were no referral agencies for this application.

## Approved plans, specifications and drawings

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

<b>Drawing Number:</b>	<b>Title</b>	<b>Date:</b>
265612, Revision B	Overall Site Layout	14/03/25
265613, Revision B	Flood Extents	14/03/25
265614, Revision B	Civil and Site Services	14/03/25
265615, Revision B	Proposed Office Building	14/03/25
265616, Revision B	Proposed Accommodation Buildings	14/03/25
265617, Revision B	Proposed Workshop Building	14/03/25

## Currency period for the approval (s.85 of the Planning Act)

This approval lapses if the first change of use does not happen within 6 years after the approval starts to have effect.

## 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 certain 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*.

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* detailing appeal rights.

To stay informed about any appeal proceedings which may relate to this decision visit:

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

For further information, please contact the Council office on 07 4620 8888 or via email to

[council@balonne.qld.gov.au](mailto:council@balonne.qld.gov.au).

Yours sincerely



Kate Swepson

**Consulting Town Planner**

- enc.    Attachment 1—Assessment Manager Conditions of Approval (Balonne Shire Council)  
          Attachment 2—Appeal Provisions  
          Attachment 3—Statement of Reasons  
          Attachment 4—Approved Plans and Specifications

## ATTACHMENT 1 – ASSESSMENT MANAGER CONDITIONS OF APPROVAL (BALONNE SHIRE COUNCIL)

### CONDITIONS OF APPROVAL

#### Use

1. The approved development is for a Material Change of Use for a “Utility Installation” (Expansion of existing use - new Workshop and Office and Six (6) Dam Worker Emergency Accommodation Units) as defined in the Planning Scheme and as shown on the approved plans and documents.

#### Approved plans and documents

2. The approved development is to be carried out in accordance with the following approved plans/documents and subject to the approval conditions. Where there is any conflict between the approval conditions and the details shown on the approved plans, the approval conditions prevail.

Drawing Number:	Title	Date:
265612, Revision B	Overall Site Layout	14/03/25
265613, Revision B	Flood Extents	14/03/25
265614, Revision B	Civil and Site Services	14/03/25
265615, Revision B	Proposed Office Building	14/03/25
265616, Revision B	Proposed Accommodation Buildings	14/03/25
265617, Revision B	Proposed Workshop Building	14/03/25

#### Detailed plans

3. Elevation of the proposed buildings as shown on Approved Site Plan must be submitted to Council for approval prior to commencement of construction. The approved plans will form part of the approved documents for the development.

#### Bushfire Hazard

4. Prior to lodgement of a Building Application, prepare and submit a Bushfire Hazard Assessment for endorsement by Council, and adopt and maintain compliance with the recommendations of the approved Bushfire Hazard Assessment.

#### Emergency Events

5. A flood management plan shall be prepared prior to the commencement of the use having regard to the site characteristics and management procedures in the event of flood. All staff and visitors to the premises shall be made aware of the flood management plan, its content, and the procedures that need to be followed in the case of a flood event.
6. Signage must be provided on site indicating the position and path of all safe evacuation routes off the site and hazard warning signage and depth indicators are also provided at key hazard points, such as at floodway crossings or entrances to low-lying reserves.

#### Building design

7. Ensure that the minimum habitable finished floor levels are 550mm above the Defined Flood Level.



8. All buildings must be designed, constructed, connected and anchored so that, in the event of a flood up to the Defined Flood Event (DFE) (as a minimum) it
  - a) Resists flotation, collapse or significant permanent movements, resulting from –
    - hydrostatic action;
    - hydrodynamic action;
    - erosion and scouring;
    - wind; and
    - any other action; and
  - b) safeguards occupants and other people against illness and injury caused by flood water affecting the building.
9. Building materials and surface treatments used under the DFE level must be resistant to water damage and must not include wall cavities that would collect water and sediment during a flood event.

### **Compliance inspection**

10. All conditions relating to the establishment of the approved development must be fulfilled prior to the commencement of use, unless noted in these conditions or otherwise permitted by Council.

### **Development works**

11. During construction of the development, the developer shall ensure that all works are carried out by appropriately qualified persons and the developer and the persons carrying out and supervising the work shall be responsible for all aspects of the works, including public and worker safety, and shall ensure adequate barricades, signage and other warning devices are always in place.
12. The developer is responsible for locating and protecting any Council and public utility services, infrastructure and assets that may be impacted on during construction of the development. Any damage to existing infrastructure (kerb, road pavement, existing underground assets, etc.) that is attributable to the progress of works on the site or vehicles associated with the development of the site shall be immediately rectified in accordance with the asset owners' requirements and specifications and to the satisfaction of the asset owners' representative(s).
13. All civil and related work shall be designed and supervised by Registered Professional Engineers of Queensland (RPEQ-Civil) who are competent in the construction of the works. RPEQ certification is to be provided to Council for all works involving Council infrastructure that are authorised by this development approval and any related approval.

### **Applicable Standards**

14. All works must comply with:
  - a. the development approval conditions;
  - b. any relevant provisions in the Planning Scheme;

- c. any relevant standards, drawings or specifications by the Institute of Public Works Engineering Australasia Queensland Division;
- d. any relevant Australian Standard that applies to that type of work; and
- e. any alternative specifications that Council has agreed to in writing and which the developer must ensure do not conflict with any requirements imposed by any applicable laws and standards.

### **Access and manoeuvring**

- 15. Upgrade the existing crossover from the edge of bitumen seal on Thungaby Road to the property boundary. The crossover is to be constructed generally in accordance with IPWEA Drawing – RSD-102 and must be designed to cater for the maximum vehicle size exiting the site, ensuring no damage to the roadway or kerb.
- 16. The developer shall be responsible for construction and maintenance of vehicle crossovers from the road carriageway to the property boundary and for obtaining any approvals that may be required, and for complying with the applicable designs and standards. Should any damage be caused at the approved access location, it is the landowner's responsibility to ensure this is reinstated. Any repair works are to be undertaken in consultation with Council and at the landowner's expense.
- 17. Vehicle crossovers must be located a minimum distance of one metre from any power poles, street signage, streetlights, manholes, stormwater gully pits or other Council assets, unless otherwise specified in the applicable development standards and specifications.
- 18. Vehicle driveways, access, car parking and manoeuvring areas are to be constructed of a sealed or compacted gravel surface to prevent dust nuisance.
- 19. Vehicle movements within the site are to be clear of proposed parking areas, buildings. Vehicle access, parking and manoeuvring areas are to be clearly delineated from pedestrian access ways within the site through the use of linemarking, signage, bollards or similar.
- 20. Vehicles entering and exiting the development site must be able to enter and leave in forward direction. Reversing out of the development site is not permitted. Vehicle manoeuvres in this regard are to be totally contained within the development site boundaries.

### **Car parking**

- 21. A minimum of ten (10) car parking spaces are to be provided on the subject site. Parking spaces for persons with disabilities (PWD) are to be provided in accordance with the Building Code of Australia.
- 22. Car parking areas are to be designed in accordance with:
  - (a) AS2890.1 – Parking Facilities
  - (b) Austroads AP-34/95 - Design Vehicles and Turning Path Templates
  - (c) The Access to Premises Standard' (Vol 1 of the National Construction Code).
  - (d) Vehicle access, car parking and manoeuvring areas are to be sealed or compacted gravel surface to prevent dust nuisance.

## Services

23. Provide a potable water supply for the development independent of Council's water reticulation system. Monitor water quality continuously to ensure compliance with Australian Drinking Water Guidelines - current edition 2011 and enHealth Guidance of Use of Standards for Potable Water.
24. Connect the development to an on-site effluent disposal system, in accordance with Schedule 1, Division 4: Standards for Sewerage Supply, Section 4.2; Standards for On-site Sewerage, AS1547 and the Queensland Plumbing and Waste Water Code.
25. Obtain an Environmental Authority for Environmentally Relevant Activity No. 63 - Sewerage Treatment for any on-site effluent disposal system/s servicing more than 20 Equivalent Persons on the premises, as required under the Environmental Protection Regulation 2019.
26. The development must be connected to an electricity reticulation service in accordance with the relevant service provider's requirements and specifications along with relevant building standards, requirements and specifications (as relevant). Alternatively, demonstrate that the site is serviced by an appropriate renewable energy system.

## Waste management

27. All waste generated from construction of the premises must be effectively controlled on-site before disposal. All waste generated on-site must be managed in accordance with the waste management hierarchy as detailed in the *Waste Reduction & Recycling Act 2011*.
28. Adequate refuse storage areas and facilities must be provided on the site to service the approved development.
29. The refuse storage area must be screened from view and be enclosed on a minimum of three sides with a screen wall extending 0.2 metres above the height of all refuse containers.
30. Convenient access to the bulk refuse storage areas must be provided at all times for service vehicles.

## Stormwater drainage

31. Stormwater drainage is to be provided in accordance with:
  - a. Queensland urban drainage manual.
  - b. Pilgrim, DH, (ed)., Australian Rainfall & Runoff – A Guide to Flood Estimation, Institution of Engineers, Australia, Barton, ACT, 1987.
32. There must be no increases in any silt loads or contaminants in any overland flow from the property being developed during the development process and after the development has been completed.
33. The stormwater disposal system must be designed to include appropriate pollution control devices or methods to ensure no contamination or silting of creeks or other waterways.

## Earthworks and construction

34. During construction, erosion controls and silt collection measures are to be put in place to protect environmental values and mitigate potential impacts to adjoining properties and roadway/s.
35. All earthworks for the development shall be undertaken in accordance with the Institute of Public Works Engineering Australasia Queensland Division.

**Note:** An operational works approval will be required for excavation and/or filling works that would result in a change of 1m or more in the level of any part of the land or where any drainage path is affected.

## Avoiding nuisance

36. No unreasonable nuisance is to be caused to adjoining properties and occupiers by the way of noise smoke, dust, rubbish, contaminant, stormwater discharge or siltation at any time during or after the establishment of the approved development.
37. Dust emanating as result of activities carried out onsite (both during construction and post construction) must be continually monitored and suppressed in order to prevent any dust drifting onto road networks and nearby properties and sensitive land uses.
38. All lighting shall be directed or shielded so as to ensure that no glare directly affects nearby properties.
39. The area and its surrounds shall be kept in an orderly fashion, free of rubbish and clear of weeds and long grasses. The approved development and the premises are to be maintained in a clean and tidy condition and not to pose any health and safety risks to the community.

## No cost to Council

40. The developer is responsible for meeting all costs associated with the approved development unless there is specific agreement by other parties, including the Council, to meeting those costs. This includes the costs of any services and infrastructure required in connection with the establishment of the development, survey, registration, document lodgement, easement documentation preparation and plan sealing.

## Latest versions

41. Where another condition refers to a specific published standard, manual or guideline, including specifications, drawings, provisions, and criteria within those documents, that condition shall be deemed as referring to the latest versions of those publications that are publicly available at the commencement of the development works, unless a regulation or law requires otherwise.

## Application documentation

42. It is the developer's responsibility to ensure that all entities associated with this Development Approval have a legible copy of the Decision Notice, Approved Plans and Approved Documents bearing 'Council Approval'.



## GENERAL ADVICE

- a. Refer to <https://www.balonne.qld.gov.au/council/publications/policies-plansstrategies> for Council Policies.
- b. The relevant planning scheme for this development is Balonne Shire Planning Scheme 2024. All references to the 'Planning Scheme' and 'Planning Scheme Schedules' within these conditions refer to the above Planning Scheme.
- c. The Institute of Public Works Engineering Australasia Queensland Division is the applicable engineering design guideline for Balonne Shire Council.
- d. The land use rating category may change upon commencement of any new approved use on the site. Council's current Revenue Statement, which includes the minimum general rate levy for the approved use/s, can be viewed on the Council Website: [www.balonne.qld.gov.au](http://www.balonne.qld.gov.au).
- e. The Environmental Protection Act 1994 states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard, persons and entities involved in the operation of the approved development are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm to adjoining premises.
- f. All Aboriginal Cultural Heritage in Queensland is protected under the Aboriginal Cultural Heritage Act 2003 and penalty provisions apply for any unauthorised harm. Under the legislation a person carrying out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage. This applies whether or not such places are recorded in an official register and whether or not they are located in, on or under private land. The developer is responsible for implementing reasonable and practical measures to ensure the Cultural Heritage Duty of Care Guidelines are met and for obtaining any clearances required from the responsible entity.
- g. It is the responsibility of the developer to obtain all necessary permits and submit all necessary plans and policies to the relevant authorities for the approved use.
- h. All persons involved in the development, operation or use of the site have an obligation to take all reasonable and practical measures to prevent or minimise any biosecurity risk under the Biosecurity Act 2014.
- i. In completing an assessment of the proposed development, Council has relied on the information submitted in support of the development application as true and correct. Any change to the approved plans and documents may require a new or changed development approval. It is recommended to contact Council for advice in the event of any potential change in circumstances.
- j. No clearing of remnant vegetation or regulated regrowth vegetation is to occur under this approval. A Development Permit for Operational Works must be obtained from the Department of State Development, Infrastructure and Planning for the clearing of any remnant vegetation, unless exempt under Schedule 21 of the *Planning Regulation 2017*.



## ATTACHMENT 2 – PLANNING ACT EXTRACT APPEAL RIGHTS

### Chapter 6 Dispute resolution Part 1 Appeal rights

#### 228 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.

## 229 Notice of appeal

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

## 230 Other appeals

- (1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The Judicial Review Act 1991, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.

(3) A person who, but for subsection (1) could have made an application under the Judicial Review Act 1991 in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.

(4) In this section—

**decision** includes—

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

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

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

## **231 Rules of the P&E Court**

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

### ATTACHMENT 3 — STATEMENT OF REASONS

The following information is provided in accordance with section 63 of the *Planning Act 2016*.

<b>Description of development</b>	Material Change of Use for a “Utility Installation” (Expansion of existing use - new Workshop and Office and Six (6) Dam Worker Emergency Accommodation Units)
<b>Assessment benchmarks</b>	<p>The assessment manager has assessed the application against the following—</p> <ul style="list-style-type: none"><li>• Balonne Shire Planning Scheme 2019<ul style="list-style-type: none"><li>○ Part 6.2.5 Rural Zone Code</li><li>○ Part 7.3.1 General Development Code</li><li>○ Part 7.4.3 Flood Hazard Overlay Code</li></ul></li></ul>
<b>Relevant matters</b>	There are no relevant matters for a Code Assessable development application.
<b>Matters raised in submissions</b>	The application was not subject to Impact Assessment.
<b>Reasons for the decision</b>	<p>At the Ordinary Meeting on 21 August 2025, Council resolved to approve the development subject to conditions and for reasons including:</p> <ul style="list-style-type: none"><li>• The proposal is for the expansion of an existing Utility Installation use, required to be located in the Rural Zone based on the associated Beardmore Dam infrastructure;</li><li>• The proposal will not impact the safe operation of the stock route network;</li><li>• The use is contained within a developed area of the site and will not increase clearing of ecologically significant areas.</li><li>• The proposed accommodation buildings will be designed to respond to the flood hazard risk,</li></ul>

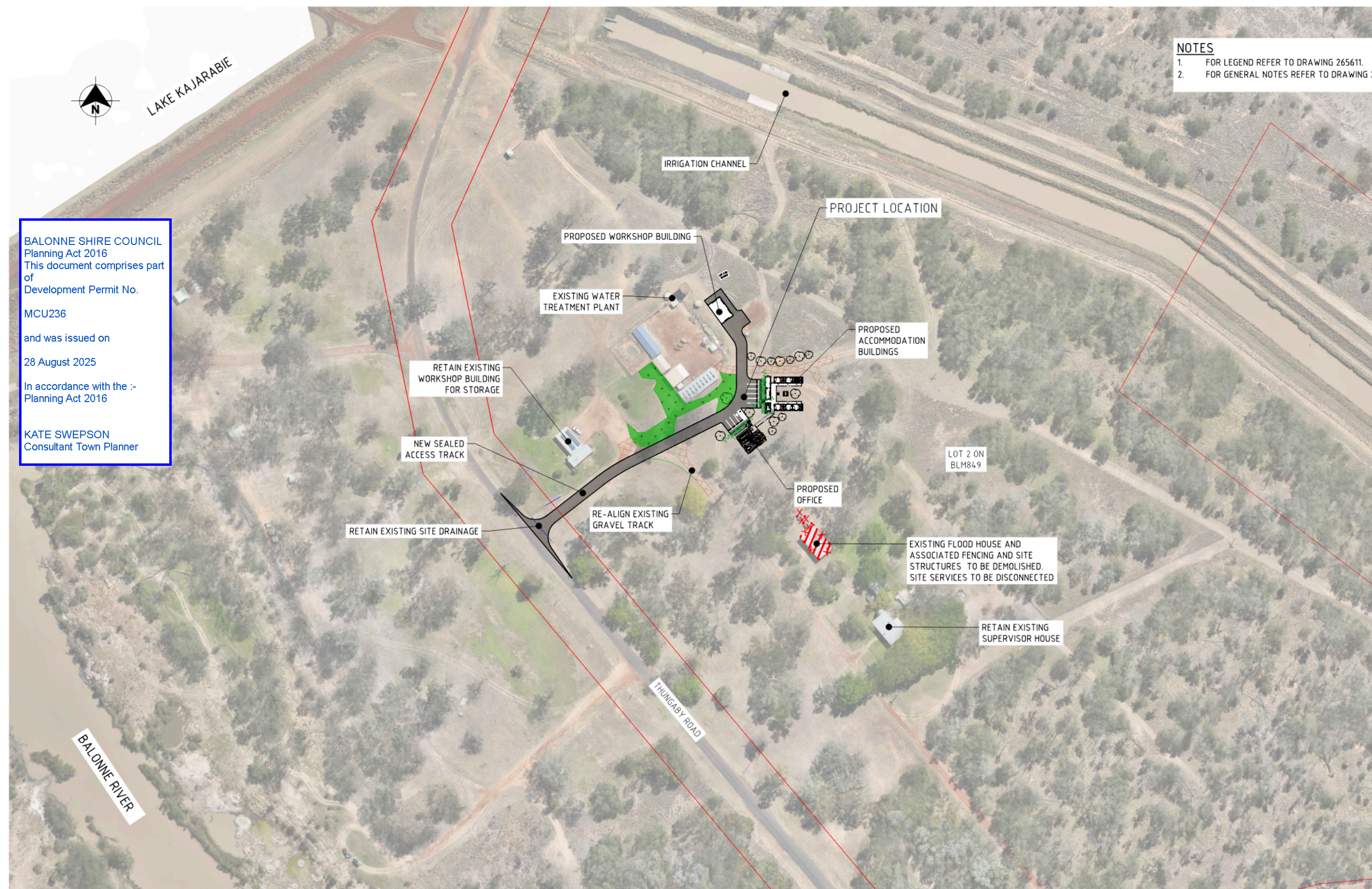
## ATTACHMENT 4 — APPROVED PLANS AND SPECIFICATIONS



Drawing Produced By:  
Sunwater Ltd



KATE SWEPSON  
Consultant Town Planner

1. FOR LEGEND REFER TO DRAWING 265611.  
2. FOR GENERAL NOTES REFER TO DRAWING 265611.

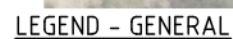


OVERALL LAYOUT PLAN  
SCALE A

NOT FOR CONSTRUCTION  
FOR INFORMATION ONLY



REVISION						REFERENCE DRAWINGS			SCALES (A1 SIZE)  <div>SCALE A </div>	DRAWN LG	DESIGNED EW/SK/JH	  ©SUNWATER LIMITED ACN 131 034 985	BEARDMORE DAM HOUSING PROJECT OVERALL SITE LAYOUT	CONTRACT NUMBER	
											DRAWING NUMBER			REV	
	14/03/25	B	ISSUED FOR TENDER		BH		VC							<b>265612</b>	<b>B</b>
	31/01/25	A	ISSUED FOR TENDER		EW		KP								
	DATE		REMARKS		CKD		PASSED								





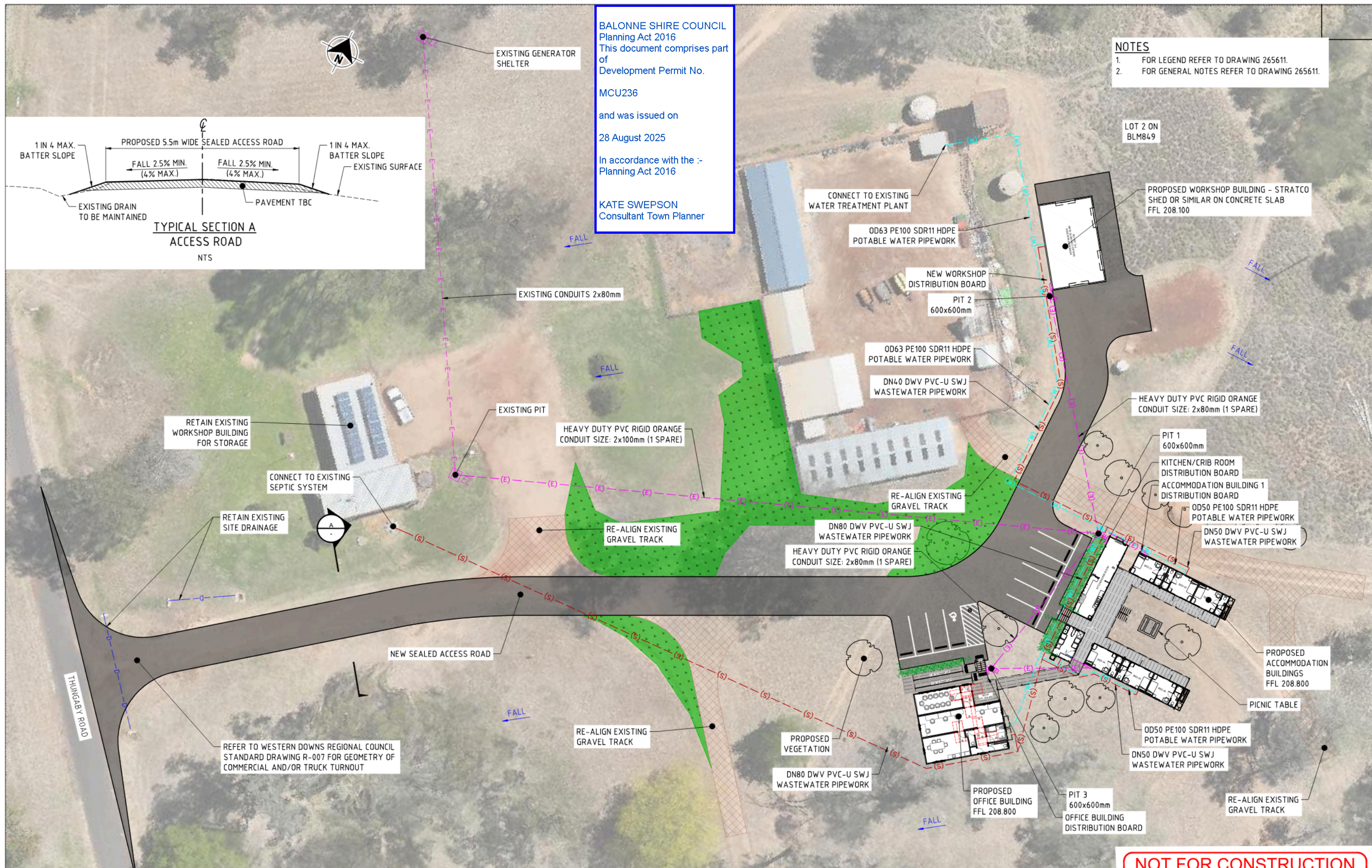
OVERALL LAYOUT PLAN  
SCALE A

NOT FOR CONSTRUCTION  
FOR INFORMATION ONLY

REVISION					REFERENCE DRAWINGS			SCALES (A1 SIZE)  <div>SCALE A </div>	<div><div>DRAWN LG</div><div>CHECKED EW</div><div>APPROVED</div></div> <div>RPEQ</div>	<div>  ©SUNWATER LIMITED ACN 131 034 985</div>	BEARDMORE DAM HOUSING PROJECT FLOOD EXTENTS	CONTRACT NUMBER	
			DRAWING NUMBER	REV.									
			265613	B									
	14/03/25	B	ISSUED FOR TENDER	BH		VC							
	31/01/25	A	ISSUED FOR TENDER	EW		KP							
DATE	REMARKS		CKD	PASSED								SHEET 1 OF 1	DATE JAN-25



CAD File: C:\Users\lgannon\OneDrive - AECOM\Documents - ID00034 - 50-0114 - Beardmore Dam Housing Project - Concept Design\900\_CAD\20\_Sheets\60721244-SHT-DRSO-0151-1000-C-0005.dwg  
Drawing Produced By: Sunwater Ltd  
DATE PLOTTED: 14 March 2025 12:51 PM BY: GANNON, LUKE  
Tel: (07) 3120 0000

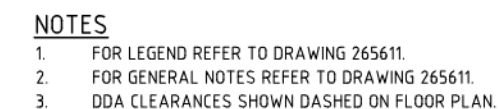


LAYOUT PLAN  
SCALE C

**NOT FOR CONSTRUCTION**  
**FOR INFORMATION ONLY**

REVISION						REFERENCE DRAWINGS			SCALES (A1 SIZE)		DRAWN	DESIGNED	sunwater	BEARDMORE DAM HOUSING PROJECT CIVIL AND SITE SERVICES	CONTRACT NUMBER	
								LG		EW/SK/JH		DRAWING NUMBER			REV.	
								CHECKED		CHECKED		265614			B	
								EW		KP						
								APPROVED								
	14/03/25	B	ISSUED FOR TENDER		BH	VC					RPEQ	©SUNWATER LIMITED ACN 131 034 985		SHEET 1 OF 1		
	31/01/25	A	ISSUED FOR TENDER		EW	KP								DATE JAN-25		
	DATE		REMARKS		CKD	PASSED										





KATE SWEPSON  
Consultant Town Planner

NOT FOR CONSTRUCTION  
FOR INFORMATION ONLY

[illegible]



REVISION						REFERENCE DRAWINGS			SCALES (A1 SIZE)  <div>SCALE F </div>	DRAWN LG	DESIGNED EW/SK/JH	  ©SUNWATER LIMITED ACN 131 034 985	BEARDMORE DAM HOUSING PROJECT PROPOSED ACCOMMODATION BUILDINGS	CONTRACT NUMBER	
								CHECKED EW		CHECKED KP	DRAWING NUMBER			RE	
							APPROVED			265616				E	
	14/03/25	B	ISSUED FOR TENDER	BH	VC					SHEET 1 OF 1					
	31/01/25	A	ISSUED FOR TENDER	EW	KP					DATE JAN-25					
	DATE		REMARKS	CKD	PASSED										



CAD File: C:\Users\gannon\OneDrive - AECOM\Documents - ID00034 - SO-0114 - Beardmore Dam Housing Project - Concept Design\900\_CAD\_GIS\910\_CAD\20\_Sheets\60721244-SHT-DRSO-0151-1000-C-0008.dwg  
DATE PLOTTED: 14 March 2025 12:53 PM BY: GANNON, LUKE

Drawing Produced By:  
Sunwater Ltd  
Tel: (07) 3120 0000

REVISION					
14/03/25	B	ISSUED FOR TENDER	BH	VC	
31/01/25	A	ISSUED FOR TENDER	EW	KP	
DATE		REMARKS	CKD	PASSED	

REFERENCE DRAWINGS			

SCALES (A1 SIZE)	
<div>SCALE F</div> <div><div>01.000 (A3)</div><div>01.500 (A1)</div></div>	

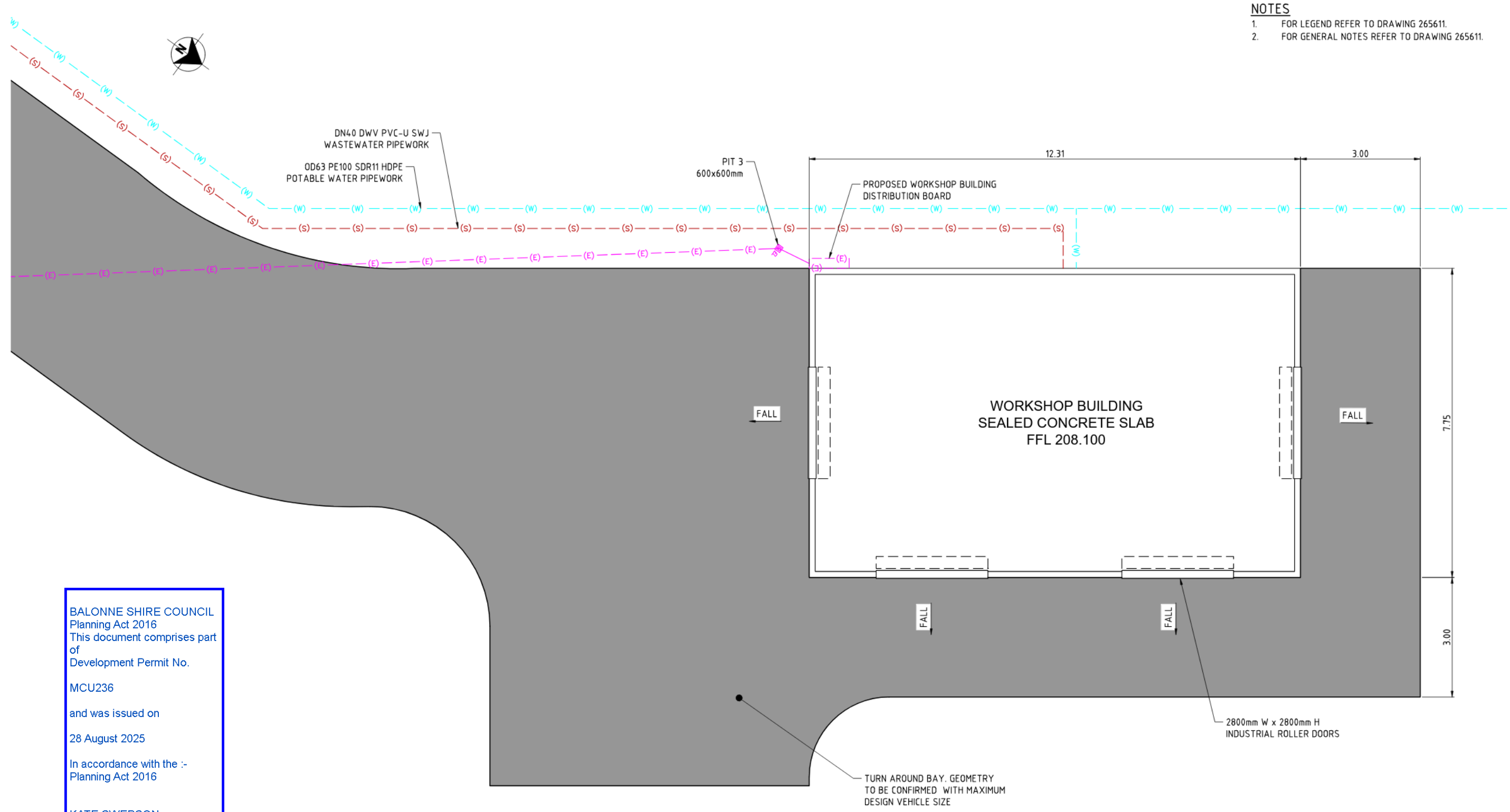
DRAWN	LG	DESIGNED	EW/SK/JH
CHECKED	EW	CHECKED	KP
APPROVED		RPEQ	

  
©SUNWATER LIMITED  
ACN 131 034 985

BEARDMORE DAM HOUSING PROJECT PROPOSED WORKSHOP BUILDING	
SHEET 1 OF 1	DATE JAN-25

CONTRACT NUMBER	
DRAWING NUMBER	REV.
265617	B

NOT FOR CONSTRUCTION  
FOR INFORMATION ONLY



- NOTES
- FOR LEGEND REFER TO DRAWING 265611.
  - FOR GENERAL NOTES REFER TO DRAWING 265611.

BALONNE SHIRE COUNCIL  
Planning Act 2016  
This document comprises part  
of  
Development Permit No.  
  
MCU236  
  
and was issued on  
  
28 August 2025  
  
In accordance with the :-  
Planning Act 2016  
  
KATE SWEPSON  
Consultant Town Planner