



# DEVELOPMENT SIGNS

**Notice of intention to commence public notification**  
*Section 17.2 of the Development Assessment Rules*

**DA/47/2024**

**Lee Point Rd Pty Ltd Trustee River Ranch Commercial Unit Trust**

**C/- Development Signs Australia Pty Ltd**  
**admin@developmentsigns.com.au**

**07 33 555 030**

**16 February 2025**

**Gladstone Regional Council**

**PO Box 29, Gladstone Qld 4680**

**RE: Development application for:**

- **VARIATION REQUEST PRELIMINARY APPROVAL  
MATERIAL CHANGE OF USE RIVER RANCH INDUSTRIAL  
ESTATE**
- **RECONFIGURING A LOT (1 INTO 63 LOTS)**

**Where: 7 CALLIOPE RIVER ROAD, RIVER RANCH QLD 4680**

**On: LOT 6 CTN1898**

**Dear Sir/Madam**

In accordance with section 17.2 of the Development Assessment Rules, I intend to start the public notification required under section 17.1 on:

**17 February 2025**

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# DEVELOPMENT SIGNS

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At this time, I can advise that I intend to:

Publish a notice in:

Gladstone Today
on
13 February 2025

**and**

Place notice on the premises in the way prescribed under the Development Assessment Rules

14 February 2025
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**and**

Notify the owners of all lots adjoining the premises the subject of the application

13 February 2025
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If you wish to discuss this matter further, please contact me on the above telephone number.

Yours sincerely

<p>Ben Dale</p>  <p>16 February 2025</p>	
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# INDUSTRIAL ESTATE CONCEPT PLAN

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

## NOTES

This plan was prepared as a conceptual layout only. The information on this plan is not suitable for any other purpose.

Property dimensions, areas, numbers of lots and contours and other physical features shown have been compiled from existing information and may not have been verified by field survey. These may need verification if the development application is approved and development proceeds, and may change when a full survey is undertaken or in order to comply with development approval conditions.

No reliance should be placed on the information on this plan for detailed subdivision design or for any financial dealings involving the land.

Pavements and centrelines shown are indicative only and are subject to Engineering Design.

Saunders Havill Group therefore disclaims any liability for any loss or damage whatsoever or howsoever incurred, arising from any party using or relying upon this plan for any purpose other than as a document prepared for the sole purpose of accompanying a development application and which may be subject to alteration beyond the control of the Saunders Havill Group. Unless a development approval states otherwise, this is not an approved plan.

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\* This note is an integral part of this plan/data. Reproduction of this plan or any part of it without this note being included in full will render the information shown on such reproduction invalid and not suitable for use.

PROJECTION - GDA2020 MGA56  
SUBJECT BOUNDARIES PLOTTED FROM ENGINEERS CIVIL BASE  
(240718-24066-CIVIL BASE)

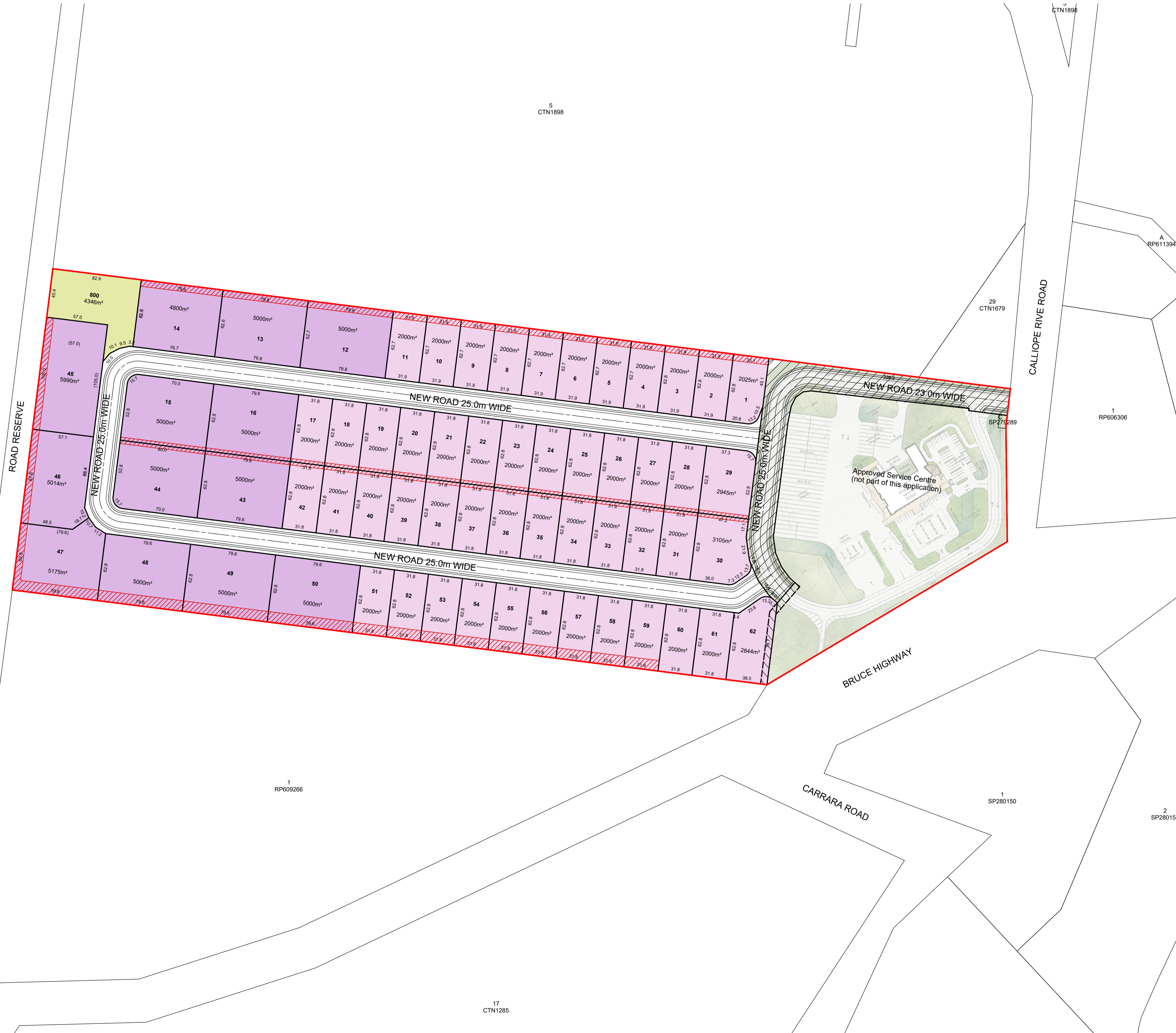
## LEGEND

- Site Boundary
- Proposed Easement for Drainage/Services purposes
- Proposed Access Easement (public)
- Proposed Access Easement - M (private)

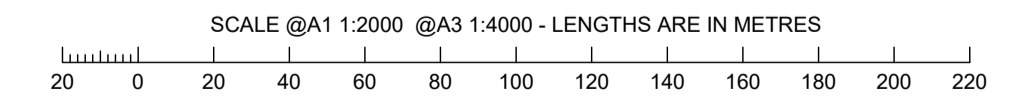
DEVELOPMENT STATISTICS			
INDUSTRIAL ALLOTMENTS	No. Lots	%	Net Area
< 4000m <sup>2</sup>	49	79.0%	10.092 ha
> 4000m <sup>2</sup>	13	21.0%	6.598 ha
<b>Total Industrial Allotments</b>	<b>62</b>	<b>100.0%</b>	<b>16.690 ha</b>

Land Budget		
	Area (Ha)	%
Area of Subject Site / Stage	25.706 ha	—
Net Industrial Area (no roads)	16.690 ha	64.9%
Detention / Drainage	0.435 ha	1.7%
Road Areas	3.429 ha	13.3%
Lot 2 (Approved Service Centre)	5.152 ha	20.0%
<b>Total</b>	<b>25.706 ha</b>	<b>100.0%</b>



RP DESCRIPTION: Lot 6 on CTN1898



LEE POINT RD PTY LTD ATF RIVER RANCH COMMERCIAL UNIT TRUST

7 CALLIOPE RIVER ROAD, RIVER RANCH 06/02/2025 6521 P 02 Rev D - CON 01

# PLAN OF DEVELOPMENT AREA

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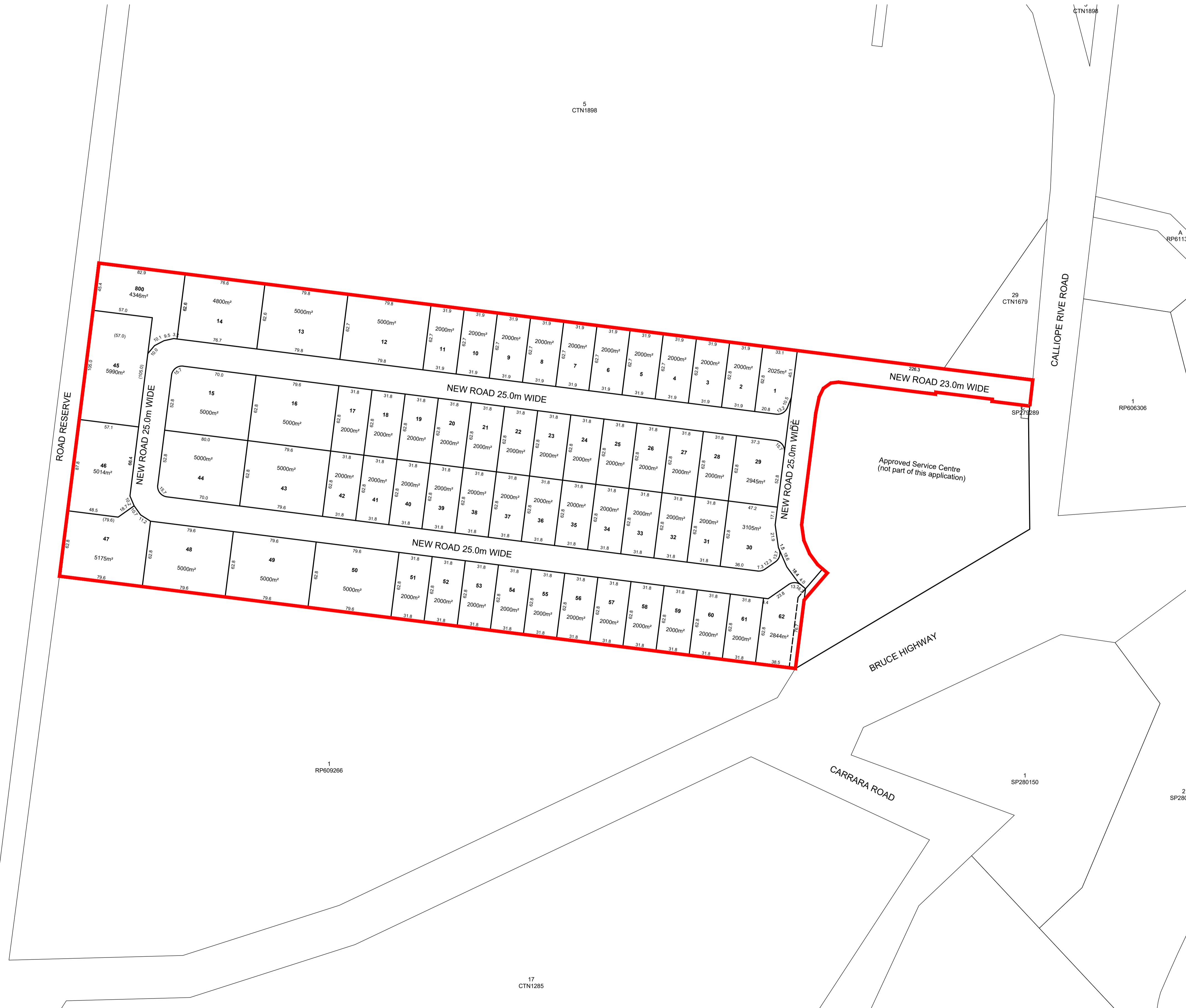
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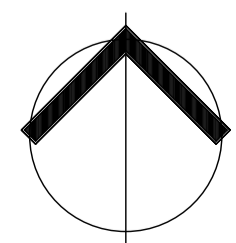
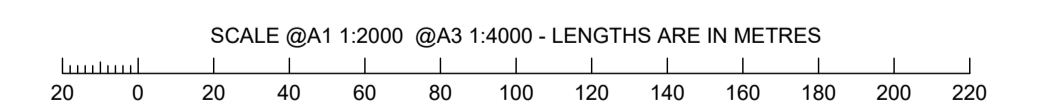
PROJECTION - GDA2020 MGA56  
SUBJECT BOUNDARIES PLOTTED FROM ENGINEERS CIVIL BASE (240718-24066-CIVIL BASE)

## LEGEND

— River Ranch Industrial Estate Plan of Development Area



RP DESCRIPTION: Lot 6 on CTN1898



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