



Hon Jeff Seeney MP

Deputy Premier

Minister for State Development, Infrastructure and Planning

Our ref: MBN14/529

**13 NOV 2014**

Austcorp Project No. 4 Pty Ltd  
c/- Mr Randall Barrington  
Insite SJC  
PO Box 1688  
BUNDABERG QLD 4670

Dear Mr Barrington

### NOTICE OF DECISION

I refer to my decision on 26 March 2014 to exercise my ministerial powers under the *Sustainable Planning Act 2009* (SPA) and call in the development application for the Austcorp development at Coral Cove.

Please be advised that on 13 November 2014, I decided to approve the development application, subject to conditions.

#### Applicant details

Name of Applicant	Austcorp Project No. 4 Pty Ltd
Address of Applicant	c/- Randall Barrington Insite SJC PO Box 1688 BUNDABERG QLD 4670

#### Application details

Original assessment manager	(Former) Burnett Shire Council, now Bundaberg Regional Council (council)
Date application properly made	17 March 2006
Approvals sought	Preliminary approval for a material change of use for a master planned residential community (comprising low and medium density residential development and community uses), including a component overriding the planning scheme under s3.1.6 of the <i>Integrated Planning Act 1997</i> (IPA).
Description of development	Master planned residential community with residential and community uses and a component overriding the planning scheme
Category of development	Impact Assessment

Level 12 Executive Building  
100 George Street Brisbane  
PO Box 15009 City East  
Queensland 4002 Australia  
**Telephone +61 7 3719 7100**  
**Facsimile +61 7 3210 2185**  
**Email deputypremier@ministerial.qld.gov.au**

### Property details

Real property description	Lot 2 on SP140274, Lot 1 of RP175010, Lot 1 on RP165450 and part of Lot 529 on SP166848 (the site)
Address of property	Back Windermere Road and Coral Cove Drive, Coral Cove

### Ministerial call in details

Date call in notice given	27 March 2014
Decision provisions	Section 6.1.30 of IPA- Preliminary approval for a material change of use for a master planned community. Section 3.5.14A of IPA- Preliminary approval to override the planning scheme under Section 3.1.6.
Date of decision	13 November 2014
Details of decision	Approved subject to conditions
Type of approval	A preliminary approval for a material change of use for a master planned residential community (comprising low and medium density residential development and community uses).  A preliminary approval for a material change of use under Section 3.1.6 of IPA, varying the effect of the Burnett Shire Planning Scheme, 2006 ("planning scheme").

### Referral Agencies

The following agencies were referral agencies for the development application. As a result of my decision to call in the development application under section 425(1) of SPA, any concurrence agencies for the development application are taken to be an advice agency until I give the decision notice (section 427(4) of SPA).

Referral agency (name at the time of lodgement)	Agency name as a result of Government (MoG) 2012	Address	Advice or concurrence
Environmental Protection Agency	Department of Environment and Heritage Protection	GPO Box 2454 BRISBANE QLD 4001	Concurrence
Department of Transport	Department of Transport and Main Roads	GPO Box 1549 BRISBANE QLD 4001	Concurrence
Department of Main Roads	Department of Transport and Main Roads	GPO Box 1549 BRISBANE QLD 4001	Concurrence
Department of Natural Resources and Water	Department of Natural Resources and Mines	PO Box 15216 CITY EAST QLD 4002	Advice

Further to this, advice was also sought from the following state agencies/council:

Referral agency	Address	Role
Department of Science, Information Technology, Innovation and the Arts	GPO Box 5078 BRISBANE QLD 4001	Third party advice
Queensland Health	GPO Box 48 BRISBANE QLD 4001	Third party advice
Department of Agriculture, Fisheries and Forestry	GPO Box 1425 BRISBANE QLD 4001	Third party advice
Department of State Development, Infrastructure and Planning	PO Box 15009 CITY EAST QLD 4002	Third party advice
Public Safety Business Agency	GPO Box 1425 BRISBANE QLD 4001	Third party advice
Department of Communities, Child Safety and Disability Services	GPO Box 806 BRISBANE QLD 4001	Third party advice
Department of Education, Training and Employment	PO Box 15033 CITY EAST QLD 4002	Third party advice
Bundaberg Regional Council	PO Box 3130 BUNDABERG QLD 4670	Assessment Manager prior to application call in

#### **Approval despite conflict with the planning scheme**

Despite there being what I consider to be a conflict with the Burnett Shire Council Land Use Strategic Plan 1997 and a Desired Environmental Outcome (DEO 2.7(2)) of the Burnett Shire Planning Scheme 2006, I consider there are sufficient grounds to approve the development application for the Austcorp residential development. These grounds include that the Burnett Shire Council Land Use Strategic Plan 1997 is outdated and does not reflect council's current intention for development on the land, the existing site conditions or the surrounding land uses. I consider that there are sufficient grounds to approve the development despite any conflict with DEO 2.7(2) to further the state interests of Development and Construction and Housing Supply and Diversity as stated in the State Planning Policy December 2013.

#### **Approval subject to conditions**

The conditions of this approval are set out in **Schedule 1, 2, 3 and 4**.

In approving the proposed Austcorp development, I have decided it is appropriate to adopt and impose the conditions and advice provided by the various departments as referral agencies.

I have also adopted:

- the Department of Transport and Main Roads conditions in **Schedule 2**
- the Department of Transport and Main Roads (Translink) conditions and plans **Schedule 3**
- the Department of Environment and Heritage Protection condition in **Schedule 4**
- the Public Safety Business Agency advice in **Schedule 5**
- assessment manager advice in **Schedule 6**

I have imposed conditions which I consider are:

- a) relevant to, but not an unreasonable imposition on, the proposed use of the site; or
- b) reasonably required by the proposed use of the site.

### **Preliminary approval affecting the planning scheme**

#### **Variation of planning scheme**

The preliminary approval varies the effect of the Burnett Shire Planning Scheme 2006 in the following ways:

- a) the conditions of the preliminary approval prevail over any applicable planning scheme code for the development to the extent of any inconsistency.
- b) by way of applying the assessment levels, assessment criteria and related provisions of the Coastal Towns Planning Area and the Urban Residential Zone and the Community Zone, as shown on the approved plan of development, over the site and replacing the existing Rural Planning Area, Rural Zone and related provisions.
- c) by way of removing all planning scheme overlays applicable to the subject land.
- d) varying 'Schedule 5 - Minimum Lot Areas, Frontage and Average Width' of the Burnett Shire Planning Scheme 2006, by replacing all rows under the heading Urban Residential Zone in the Coastal Towns Planning Area with the following:

<b>Zone/precinct</b>	<b>Minimum area (m<sup>2</sup>)</b>	<b>Minimum Frontage (m)</b>	<b>Minimum Average Width (m)</b>
<b>Coastal Towns Planning Area</b>			
<b>Urban Residential Zone</b>			
Small Lot Residential (Located generally in accordance with the approved plans)	360	15	12
Other	600	20	18

#### **Other development permits and compliance permits:**

The other development permits necessary to allow the development to be carried out are:

- material change of use
- reconfiguration of a lot
- operational works
- building works and
- plumbing and drainage works

Compliance permits may be necessary to allow the development to be carried out.

**Properly made submissions**

Nine properly made submissions were received in respect of this development application during the public notification period between 14 May 2008 and 30 June 2008. The name and address of each principal submitter is set out in **Schedule 7**.

**Deemed approval of applications**

As a result of my decision to call in and re-assess and re-decide the development application, chapter 6, part 5, division 3, subdivision 4 of SPA does not apply to the development application (section 427(7) of SPA).

**Any code the applicant may need to comply with for self-assessable development related to development approved**

Nil.

**Details of any compliance assessment required under chapter 6, part 10 of SPA for documents or work in relation to the development**

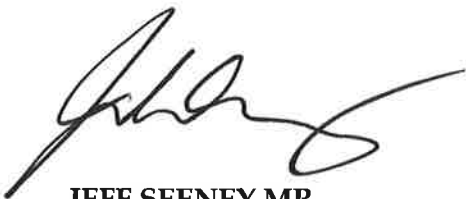
Nil.

**Referenced plans**

The referenced plan referred to in **Condition 12 of Schedule 1** is attached at **Schedule 9**.

**Appeal rights**

A person may not appeal against the Minister's decision (section 427(5) of SPA).



**JEFF SEENEY MP**  
**DEPUTY PREMIER**  
**Minister for State Development, Infrastructure and Planning**

**SCHEDULE 1- CONDITIONS OF APPROVAL**

		<b>TIMING</b>															
<b>GENERAL/PLANNING REQUIREMENTS</b>																	
1	<p><b>Approved plans</b> Undertake the development generally in accordance with the approved plans referred to in <b>Table 1</b>, except as varied by any of the conditions of approval or conditions in Schedules 2, 3 and 4. The conditions shall prevail over the approved plans to the extent of any inconsistency.</p> <p><b>Table 1 - Approved Plans</b></p> <table border="1"> <thead> <tr> <th align="center">Plan/Document No.</th> <th align="center">Title/(Author)</th> <th align="center">Date</th> </tr> </thead> <tbody> <tr> <td align="center">41-19568-C001 Rev E</td> <td align="center">Master Plan Sheet 1 of 2 (prepared by GHD)</td> <td align="center">09.09.13</td> </tr> <tr> <td align="center">41-19568-C002 Rev E</td> <td align="center">Master Plan Sheet 2 of 2 (prepared by GHD)</td> <td align="center">09.09.13</td> </tr> <tr> <td align="center">41-19568-C001 Rev E</td> <td align="center">Master Plan Sheet 1 of 2 (prepared by GHD) As amended by Translink, Department of Transport and Main Roads</td> <td align="center">09.09.13</td> </tr> <tr> <td align="center">41-19568-C002 Rev E</td> <td align="center">Master Plan Sheet 2 of 2 (prepared by GHD) As amended by Translink, Department of Transport and Main Roads</td> <td align="center">09.09.13</td> </tr> </tbody> </table>	Plan/Document No.	Title/(Author)	Date	41-19568-C001 Rev E	Master Plan Sheet 1 of 2 (prepared by GHD)	09.09.13	41-19568-C002 Rev E	Master Plan Sheet 2 of 2 (prepared by GHD)	09.09.13	41-19568-C001 Rev E	Master Plan Sheet 1 of 2 (prepared by GHD) As amended by Translink, Department of Transport and Main Roads	09.09.13	41-19568-C002 Rev E	Master Plan Sheet 2 of 2 (prepared by GHD) As amended by Translink, Department of Transport and Main Roads	09.09.13	Ongoing.
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2	<p><b>Compliance with conditions</b> All conditions must be complied with, at no cost to council or the Department of State Development, Infrastructure and Planning (DSDIP) in accordance with the timing specified in these conditions. Where the timing for a condition is specified as ongoing, that condition must be complied with at all times.</p>	Ongoing.															
3	<p><b>Currency period</b> In accordance with the section 3.5.21 of the <i>Integrated Planning Act 1997</i>, this preliminary approval for a material change of use, to the extent that it relates to development not completed, will lapse fifteen (15) years from the day the approval takes effect.</p>	As stated.															

4	<p><b>Future development applications</b></p> <p>As part of any future development application for a material change of use or for any other aspect of development for which an approval is required, the development shall be generally in accordance with the approved plans and conditions, subject to the following development parameters for the zones and precincts:</p> <table border="1" data-bbox="331 501 1145 1442"> <thead> <tr> <th data-bbox="331 501 587 591">Applied Zones and Precincts</th> <th data-bbox="592 501 1145 591">Development Parameters</th> </tr> </thead> <tbody> <tr> <td data-bbox="331 598 587 1010">Urban Residential Zone</td> <td data-bbox="592 598 1145 1010"> <p>Comprising predominantly low density residential land uses, at an average development density of between 12 and 20 dwellings per hectare.</p> <p>This zone may also provide limited opportunities for small lot residential development (lots between 360m<sup>2</sup> and 600m<sup>2</sup>) in areas depicted on the approved plans (41-19568-C001 Rev E and 41-19568-C002 Rev E).</p> </td> </tr> <tr> <td data-bbox="331 1016 587 1205">Urban Residential Zone Medium Density Residential Precinct</td> <td data-bbox="592 1016 1145 1205">Comprising predominantly medium density residential land uses at an average development density of between 20 and 50 dwellings per hectare.</td> </tr> <tr> <td data-bbox="331 1211 587 1442">Community Zone</td> <td data-bbox="592 1211 1145 1442">Comprising land areas for a variety of public or community purposes, including public open space, sport and recreation areas, stormwater/drainage and community infrastructure.</td> </tr> </tbody> </table>	Applied Zones and Precincts	Development Parameters	Urban Residential Zone	<p>Comprising predominantly low density residential land uses, at an average development density of between 12 and 20 dwellings per hectare.</p> <p>This zone may also provide limited opportunities for small lot residential development (lots between 360m<sup>2</sup> and 600m<sup>2</sup>) in areas depicted on the approved plans (41-19568-C001 Rev E and 41-19568-C002 Rev E).</p>	Urban Residential Zone Medium Density Residential Precinct	Comprising predominantly medium density residential land uses at an average development density of between 20 and 50 dwellings per hectare.	Community Zone	Comprising land areas for a variety of public or community purposes, including public open space, sport and recreation areas, stormwater/drainage and community infrastructure.	As stated.
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Community Zone	Comprising land areas for a variety of public or community purposes, including public open space, sport and recreation areas, stormwater/drainage and community infrastructure.									
5	<p><b>Master plans to be submitted</b></p> <p>Prior to any future development applications being lodged, the master plans required by conditions 6, 7, 9, 25, 29, 30, 31, 32 and 41 are to be submitted to council and, once approved, will constitute approved plans for this preliminary approval.</p>	As stated.								
6	<p><b>Development master plan</b></p> <p>As part of the first development application seeking a development permit for a material change of use and/or reconfiguration of a lot, a master plan for the entire master planned residential community development must be submitted to the satisfaction of council. The master plan must incorporate the following:</p> <p>(a) amendments directed by the conditions of this preliminary</p>	As stated.								

	<p>approval;</p> <p>(b) the land use designations generally in accordance with the approved plans (41-19568-C001 Rev E and 41-19568-C002 Rev E);</p> <p>(c) an indicative staging plan of the subdivision nominating the stages of the development, within the zones and precincts and noting the limitations of the watercourse buffer and Boral quarry buffer required by the conditions of this approval;</p> <p>(d) the other plans required by conditions 7, 9, 25, 29, 30, 31, 32 and 41.</p>	
7	<p><b>Public open space master plan</b></p> <p>As part of the first development application seeking a development permit for a material change of use and/or reconfiguration of a lot, a Conceptual Master Plan for Public Open Space must be submitted to the satisfaction of council. The Conceptual Master Plan for Public Open Space is to be generally in accordance with the approved plans (41-19568-C001 Rev E and 41-19568-C002 Rev E) except where varied by the requirements of these conditions. At a minimum, the Conceptual Master Plan for Public Open Space is to include the following:</p> <p>(a) the identification of open space areas, drainage areas, agricultural and watercourse buffer areas that are not to be used for residential or commercial purposes;</p> <p>(b) details and location of the proposed multi-modal (pedestrian/cycle) pathways (minimum 2 metres width);</p> <p>(c) the watercourse buffer of not less than 50 metres measured from the top bank of Palmer Creek and its northern tributary as required by condition 14;</p> <p>(d) indicative landscaping treatments and embellishments for dedicated open space or community use areas;</p> <p>(e) details of the proposed staging of approved open space provisions and embellishment works.</p>	As stated.
8	<p><b>Dedication of open space</b></p> <p>The public open space areas shown on the approved Conceptual Master Plan for Public Open Space required by condition 7 are to be dedicated to council upon the sealing of the plan of subdivision for the relevant stage of development. The landscaping and embellishment work is to be completed in accordance with the approved Conceptual Landscaping Master Plan required by condition 9 and the approved Conceptual Master Plan for Public Open Space upon the sealing of the plan of subdivision for the relevant stage of</p>	As stated.



	development.	
9	<p><b>Conceptual Landscaping Master Plan</b></p> <p>As part of the first development application seeking a development permit for a material change of use and/or reconfiguration of a lot, a Conceptual Landscaping Master Plan for the site must be submitted to the satisfaction of council. The Conceptual Landscaping Master Plan must include details of:</p> <ul style="list-style-type: none"> <li>(a) any proposed lakes/water bodies;</li> <li>(b) proposed treatment of drainage areas and treatment of interface with lakes/water bodies;</li> <li>(c) proposed parkland areas;</li> <li>(d) proposed treatment of the watercourse buffer as required by condition 14;</li> <li>(e) proposed treatment of agricultural buffers as required by condition 41;</li> <li>(f) the retention of any established vegetation, noting no vegetation is to be removed or disturbed on site unless in association with relevant permits/permissions</li> <li>(g) indicative landscaping treatments and embellishments for dedicated open space or community use areas.</li> </ul>	As stated.
10	<p><b>Detailed landscaping plan</b></p> <p>As part of all subsequent development applications seeking a development permit for a material change of use and/or reconfiguration of a lot, a detailed landscaping plan generally in accordance with the Conceptual Landscaping Master Plan as required by condition 9 must be submitted to the satisfaction of council demonstrating how the proposed landscaping works comply with the Conceptual Landscaping Master Plan.</p>	As stated.
<b>BORAL QUARRY BUFFER</b>		
11	<p>No sensitive receptor can be developed within 500m of Boral's site boundaries (being Lot 1 and Lot 2 RP159671) until all extractive industry has ceased on that site and rehabilitation of the land as required by condition 6.0 of the Smiths Pre-Mix Quarry Town Planning Consent Permit dated 22 March 1999 is completed.</p> <p><i>Note: 'Sensitive receptor' has the meaning given to that term as stated in the Environmental Protection (Noise) Policy 2008 (Qld).</i></p>	As stated.
<b>GEOTECHNICAL</b>		
12	As part of any future development application seeking a development permit for operational work on Lot 1 RP175010 or	As stated.

	<p>Lot 1 RP165450, a report prepared by a suitably qualified geotechnical engineer, must be submitted to council detailing:</p> <ul style="list-style-type: none"> <li>(a) geotechnical investigations and an analysis of the western slope shown on sections L, M and N in Figure 2 of the <i>Quarry Remediation Strategy Logan's Land Remediation Strategy</i> prepared by GHD (April 2008) in Schedule 9, undertaken to determine the extent of potential slope failure;</li> <li>(b) any associated works required to be undertaken to stabilise the area together with a safety plan for road maintenance and future design needs for Back Windermere Road;</li> <li>(c) a summary of stabilisation and rehabilitation works undertaken and proposed to the extent determined to be necessary by a suitably qualified and experienced Registered Professional Engineer of Queensland (RPEQ) following completion of the investigations and assessment.</li> </ul> <p><i>Note: Council may commission an independent assessment of the report prepared in accordance with this condition. In accordance with council's fee schedule the developer will be responsible for the cost of the independent technical review.</i></p>	
13	<p>As part of any future application for a development permit for operational works on Lot 1 RP175010 or Lot 1 RP165450, a report prepared by a suitably qualified person must be submitted to and approved by council. The report is to include:</p> <ul style="list-style-type: none"> <li>(a) a copy of the report required to comply with condition 12;</li> <li>(b) bulk earthworks drawings, certified by a RPEQ, which clearly delineate the margins of the former quarry pit(s), together with compaction ratios equal to or better than those specified in the <i>Quarry Remediation Strategy Logan's Land Remediation Strategy</i> prepared by GHD (April 2008);</li> <li>(c) detailed geotechnical investigations and an analysis of the extent of the former quarry workings. This should include, but not be limited to: stereoscopic examination of aerial photographs to determine the extent of quarry workings, and a program of test trenches to validate and confirm the extent of the former quarry workings to ensure future residences are built on stable ground;</li> <li>(d) engineering drawings certified by a RPEQ which detail the design of the central lake; and</li> <li>(e) bulk earthworks drawings, certified by a RPEQ, which clearly delineate the slopes around the central lake and margins of the quarry pit(s), and which show slopes certified appropriate for their future intended use.</li> </ul>	As stated.

**ECOLOGY**

14	<p><b>Watercourse Buffer</b></p> <p>Establish a watercourse buffer of not less than 50 metres measured from the top bank of Palmer Creek and its northern tributary on Lot 2 SP140274 and Lot 1 RP175010. The watercourse buffer:</p> <ul style="list-style-type: none"><li>(a) must be fully rehabilitated to the satisfaction of council and in accordance with the South East Queensland Ecological Restoration Framework (2012);</li><li>(b) must be dedicated to council and exclude any residential uses or infrastructure;</li><li>(c) may include public park and/or landscape embellishments as notified to and approved by council;</li><li>(d) must not be used for irrigated effluent disposal;</li><li>(e) must be shown on all relevant master plans required by the conditions of this approval.</li></ul>	<p>Prior to the first of either of the following events occurring, being the commencement of any approved use or upon the sealing of a plan of subdivision for the relevant stage of development.</p>
15	<p>Undertake a pre-clearing survey of fauna habitat features of impacted vegetation, including the number of tree hollows, nests and possum dens. Identified features are to be recorded using a GPS and mapped on a Fauna Habitat Features Plan to be submitted to council in accordance with condition 20.</p>	<p>Prior to the commencement of any vegetation clearing works.</p>
16	<p>Offset the number of tree hollows, nests and possum dens identified on the Fauna Habitat Features Plan as likely to be damaged or destroyed by any clearing works associated with each stage of the development, through the provision of an equal number of appropriate wildlife nesting boxes. The nesting boxes are to be installed using qualified and experienced contractors, and in areas of retained vegetation within the site or the immediate locality. A record of the number and location of nesting boxes is to be submitted to council in accordance with condition 20.</p>	<p>Prior to the commencement of any vegetation clearing works.</p>
17	<p>Any installed nesting boxes are to be inspected every four months by qualified and experienced contractors for a period of 12 months following installation, to ensure they are still adequately secured and functioning as intended, with any maintenance and/or remedial works to be carried out at the time of monitoring. Any exotic pests are to be removed or euthanased in accordance with the provisions of the <i>Animal Care and Protection Act 2007</i>. A record of the nesting box inspections is to be provided to council in accordance with condition 20.</p>	<p>As stated.</p>

18	Appoint a licensed wildlife spotter/catcher to be on site to direct personnel at all times during all clearing activities.	Prior to the commencement of any vegetation clearing works.
19	A licensed wildlife spotter/catcher is to maintain a record of all wildlife captures and disposals, including species, number captured, location of capture, method of capture, time in captivity, location of release site, adverse incidents, mortality and/or euthanasia details (as applicable). Any euthanasia of animals is to be done in accordance with the provisions of the <i>Animal Care and Protection Act 2007</i> . The record of all wildlife captures and disposals is to be provided to council in accordance with condition 20 of this approval.	Ongoing.
20	Prior to either the commencement of any approved use or the sealing of a plan of subdivision for the relevant stage of development, submit to council's satisfaction a Fauna Management Report prepared by a suitably qualified person. The report must include documentary confirmation of compliance with conditions 15 to 19 and specifically: (a) the Fauna Habitat Features Plan as required by condition 15, and provide detail as to the location and number of nesting boxes installed to offset those identified in the Fauna Habitat Features Plan, as required by condition 16; (b) provide detail of the inspections undertaken of the installed nesting boxes as required by condition 17; and (c) a record of all wildlife captures and disposals as required by condition 19.	As stated.
21	Vegetation clearing is to be directional from an open area to a less open area to allow fauna to move to neighbouring retained vegetation.	Ongoing.
22	Vegetation containing koala(s) is to be demarcated with high visibility flagging tape and no further clearing is to take place within 20 metres of such vegetation until such time as the koala(s) has completely vacated the tree (usually overnight). Any clearing or related activity is to occur within this 20 metre area only as directed by the licensed wildlife spotter/catcher.	Ongoing.

23	All animals removed from the site by the licensed wildlife spotter/catcher must be captured, restrained and held in accordance with Code of Practice: Care of Sick, Injured or Orphaned Protected Animals in Queensland 2013.	Ongoing.
24	As part of the first application seeking a development permit for a material change of use and/or reconfiguration of a lot, submit a revised mosquito and midge assessment to the satisfaction of council. The mosquito and midge assessment must be conducted in accordance with the following: (a) Mosquito Management Code of Practice for Queensland (2012); and (b) Guidelines to Prevent Mosquito and Biting Midges Problems in New Development Areas (2002)	As stated.
<b>ROADWORKS, ACCESS AND PATHWAYS</b>		
25	As part of the first development application seeking a development permit for a material change of use and/or reconfiguration of a lot, a Road Master Plan for the development is to be submitted to and approved by council. The Road Master Plan must document the road network and works to be undertaken, their concordant stages, and must utilise, but not necessarily be limited to, the following terms of reference: (a) provision of indicative intersection layouts; (b) roads designed and constructed to the standards included in the Burnett Shire Planning Scheme 2006 - Development Works Planning Scheme Policy; (c) provision of a road connection to Lot 207 SP264823 in a location approved by council and suitable to provide connectivity for any development contemplated by the master plan required by condition 6; (d) provision of a road reserve over the northern portion of Lot 529 SP166848 as required by condition 27; (e) provision of a road reserve over Lot 17 RP894770 as required by condition 28.	As stated.
26	Prior to the sealing of the plan of subdivision for the relevant stage of development, all uses must be serviced by access infrastructure in accordance with the approved Road Master Plan required by condition 25 to the satisfaction of council.	As stated.
27	Any future application seeking a development permit for a material change of use and/or the reconfiguration of a lot	As stated.

	including the northern part of Lot 529 SP166848 shall allow, as part of the application, for the provision of a road reserve over the northern part of Lot 529 SP166848 to the satisfaction of council to provide road access to Lot 2 SP140274.	
28	Any future application seeking a development permit for a material change of use and/or the reconfiguration of a lot, that includes Lot 1 RP175010, Lot 1 RP165450 or the southern portion of Lot 529 SP166848 shall allow, as part of the application, for the provision of a road reserve over Lot 17 RP894770 to the satisfaction of council.	As stated.
<b>SALINITY MANAGEMENT PLAN</b>		
29	As part of the first development application seeking a development permit for a material change of use and/or reconfiguration of a lot, a Salinity Management Plan for the development must be submitted to the satisfaction of council, detailing the extent of salinity on site and any proposed building treatments to minimise the risk of salinity impacts on structures or infrastructure. For any proposed lots in that part of the site identified as being affected by salinity impacts in the Salinity Management Plan, a property note must be given to a prospective landowner prior to the execution of a contract of sale for any part of land the subject of this approval alerting them to the existence of ground salinity and the proposed methods of treatment.	As stated.
<b>WATER INFRASTRUCTURE</b>		
30	<p>As part of the first development application seeking a development permit for a material change of use and/or reconfiguration of a lot, a Water Supply Master Plan for the development must be submitted to council for approval. The Water Supply Master Plan must provide details for the provision of:-</p> <p>(a) infrastructure external to the land the subject of this approval to enable the full development of the master planned community in accordance with the Master Plan approved pursuant to condition 6. Details to be submitted shall include a network analysis to confirm trunk water main pipe diameter, specifications and alignment;</p> <p>(b) infrastructure internal to the land, the subject of this approval, to adequately service all proposed lots with potable water.</p> <p>The provision of external trunk infrastructure works and internal non-trunk infrastructure works shall be at no cost to</p>	As stated.

	council.	
<b>SEWERAGE INFRASTRUCTURE</b>		
31	<p>As part of the first development application seeking a development permit for a material change of use and/or reconfiguration of a lot, a Sewerage Supply Master Plan must be submitted to council for approval and provide details for the provision of:-</p> <p>(a) infrastructure external to the land (the subject of this approval) to enable the full development of the master planned community in accordance with the Master Plan approved pursuant to condition 6. Details to be submitted shall include a network analysis to confirm trunk sewer main pipe diameter, specifications and alignment;</p> <p>(b) infrastructure internal to the land the subject of this approval to adequately service all proposed lots with sewer services.</p> <p>The provision of external trunk infrastructure works and internal non-trunk infrastructure works shall be at no cost to council.</p>	As stated.
<b>STORMWATER</b>		
32	<p>As part of the first development application seeking a development permit for a material change of use and/or reconfiguration of a lot, an updated site specific Stormwater Management Master Plan must be submitted to and approved by council. The Stormwater Management Master Plan must be prepared by a suitably qualified and practicing RPEQ and must include the following:</p> <p>(a) the establishment of lawful points of discharge both internal and external to the development area;</p> <p>(b) stormwater quality improvement measures, which could include stormwater quality improvement devices (SQID) and measures to remove pollutants, including sediment, nutrients, metals and trash, in accordance with State Planning Policy (2013) and the Burnett Shire Planning Scheme 2006 Policy 5;</p> <p>(c) a process for preparing site based stormwater management plans for each stage of the reconfiguration, which will require MUSIC modelling of the proposed SQIDs; and</p> <p>(d) demonstrate that the existing surface water hydrological regime of the Palmer Creek estuary is enhanced or maintained. The hydrological regime of surface waters includes:</p> <p>(i) peak flows</p>	As stated.

	<ul style="list-style-type: none"> <li>(ii) volume of flows</li> <li>(iii) duration of flows</li> <li>(iv) frequency of flows</li> <li>(v) seasonality of flows</li> <li>(vi) water depth (seasonal average)</li> <li>(vii) wetting and drying cycle.</li> </ul>	
33	Design and construct stormwater drainage internal to the site, to convey the existing upstream flows and in accordance with the requirements of the Queensland Urban Drainage Manual and council, i.e. a piped system with a minimum capacity to cater for residential Q2 ARI flows for residential and Q10 ARI flows for high density, with overland flow paths to be provided for a capacity of Q100 ARI less piped flow.	Prior to the sealing of the plan of subdivision for the relevant stage of development.
34	No drainage path through or into the site, shall be blocked without providing stormwater drainage infrastructure and concordant easements. The easements must be a minimum 3.0 metres wide, or such greater width as is required to contain the Q100 ARI overland stormwater flow, in favour of council where the stormwater infrastructure and overland flows traverse the subject land from upstream lots. Such easements must extend from property boundary to property boundary. Easement documentation is to be acceptable to council and be prepared at no cost to council.	Prior to the sealing of the plan of subdivision for the relevant stage of development.
35	Provide for detention storage to cater for increased stormwater runoff as a result of development that may occur in accordance with the Master Plan approved in condition 6. Stormwater discharge from the subject land is to be limited to pre-development generated peak levels up to and including Q100 ARI flows via the provision of onsite detention storage. The detention storage must be visually integrated into the surrounding landscape and designed with a high level of visual amenity to the satisfaction of council.	Prior to the sealing of the plan of subdivision for the relevant stage of development.
<b>CENTRAL LAKE</b>		
36	As part of the first development application seeking a development permit for a material change of use and/or a reconfiguration of a lot for the part of the site in which the lake is located, a revised central lake design report prepared by a suitably qualified person, must be submitted to and approved	As stated.



	<p>by council. The revised central lake design report must:</p> <p>(a) consider the groundwater interactions with the central lake and vice versa;</p> <p>(b) consider the legislative implications (under the <i>Water Act 2000</i>) of interfering with subartesian groundwater; and</p> <p>(c) demonstrate that the water quality guidelines of the receiving waters (groundwater and Palmer Creek) in the Burnett Shire Planning Scheme 2006 Policy 5 can be achieved.</p>	
<b>ELECTRICAL AND TELECOMMUNICATIONS</b>		
37	Provide for the supply of underground electricity within the site to service each new allotment, and street lighting to new roads, multi-modal pathways and intersections. The electrical infrastructure is to be provided by way of underground conduits and cables, and connections required from the underground infrastructure to the above-ground infrastructure, poles and streetlights.	Prior to the sealing of the plan of subdivision for the relevant stage of development.
38	All street lighting, park lighting and outdoor lighting in a public place must be low pressure sodium vapour lighting fitted with hoods or fully screened and directed away from the foreshore such that no source of light is visible from the coastal zone. This is to control the obtrusive effects of outdoor lighting on nesting sea turtles in this coastal location.	Ongoing.
39	Provide telecommunications to each new allotment by liaison for the installation of the required works and entering into an agreement with the Telecommunications Authority or Cable Service Provider (whichever is applicable).	Prior to the sealing of the plan of subdivision for the relevant stage of development.
40	Provide telecommunication conduits (ducts) and pits, including trenching and design, to service the development in accordance with 'Fibre-Ready' standards or the NBN Co Installing Pit and Conduit Infrastructure - Guidelines for Developers provided to the satisfaction of council's Senior Development Engineer.	Prior to the sealing of the plan of subdivision for the relevant stage of development.
<b>AGRICULTURAL BUFFERS</b>		
41	As part of each subsequent development application seeking a development permit for a material change of use and/or the	As stated.

	<p>reconfiguration of a lot, where the adjoining land to the parent parcel is used or zoned for agricultural purposes, provide a plan to the satisfaction of council demonstrating the provision of an agricultural buffer that complies with:</p> <ul style="list-style-type: none"><li>(a) for material change of use applications, Specific Outcome SO.134 of the Rural Planning Area Code of the Burnett Shire Planning Scheme 2006; and</li><li>(b) for reconfiguring a lot applications, Specific Outcome, SO.394 of the Reconfiguring a Lot Code of the Burnett Shire Planning Scheme 2006.</li></ul>	
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## Schedule 2

## Department of Transport and Main Roads Concurrence Agency Conditions and Statement of Reasons – Amended

**Proposed Development:** Preliminary Approval for Material Change of Use to override the planning scheme  
**Real Property Description:** Lot 2 on SP140274, Lot 1 on RP175010, Lot 1 on RP165450 and part of Lot 529 on SP166848  
**Street Address:** Coral Cove Drive, Coral Cove  
**Assessment Manager ref.:**  
**Local Government Area:** Bundaberg Regional Council  
**Applicant:** Austcorp Project No. 4  
**State-controlled road:** Elliott Heads Road  
**Access location:** 172 at 11.976

No.	Conditions of Development	Condition Timing	Jurisdiction and Reasons
1	Preliminary Approval The development must be carried out generally in accordance with the following plan and reports, except as modified by these concurrence agency conditions: <ul style="list-style-type: none"> <li>• Master Plan Sheet 1 of 2, Drawing No. 41-19568-C001 Revision E, prepared by GHD, and</li> <li>• Master Plan Sheet 2 of 2, Drawing No. 41-19568-C002 Revision E, prepared by GHD.</li> </ul>	Prior to the commencement of use and to be maintained at all times.	The purposes of the Transport Infrastructure Act 1994.  The Department of Transport and Main Roads' assessment of the development application was undertaken on the basis of the cited plan/s and/or report/s which depict how the proposed development will be carried out.

# Transport and Main Roads

No.	Conditions of Development	Condition Timing	Jurisdiction and Reasons
2	<p>(i) The intersection of Innes Park Road and Back Windermere Road must be upgraded generally as shown on the GHID Plan No. 41-19568-SK003 Revision 0, dated April 2008, except that the design shall be modified to include a channelised right turn (short) entry lane (CHR(S)) on the southern approach to the intersection, in accordance with the Department of Transport and Main Roads' <i>Road Planning and Design Manual</i> 2<sup>nd</sup> Edition July 2013, and all geometric design elements must comply with the <i>Austrroads Guide to Road Design</i> Part 4A, with a design speed of 80 km/hour on Back Windermere Road, or</p> <p>(ii) If the Back Windermere Road/Innes Park Road intersection is upgraded by another entity, the applicant shall pay to that entity a contribution calculated on a 'share of use' basis.</p> <p>(b) The intersection of Barolin Homestead Road and Elliott Heads Road must be upgraded to incorporate a channelised right turn (short) entry lane (CHR(S)) on the southern approach to the intersection, and all geometric design elements should comply with the requirements of <i>Austrroads Guide to Road Design</i> Part 4A, with a posted speed of 80 km/hour on Elliott Heads Road.</p> <p>(c) The works described in parts (a) and (b) of this condition must be provided at no cost to the Department of Transport and Main Roads.</p>	<p>(a) Prior to the sealing of the plan of subdivision which will create the 200<sup>th</sup> lot, or 200<sup>th</sup> dwelling (if Multiple Unit Dwellings are proposed), or a combination thereof</p> <p>(b) Prior to the sealing of the plan of subdivision which will create the 400<sup>th</sup> lot, or 400<sup>th</sup> dwelling (if Multiple Unit Dwellings are proposed), or combination thereof</p> <p>(c) and (d) For the duration of the construction works, including a maintenance period of 12 months.</p>	<p>The purposes of the <i>Transport Infrastructure Act 1994</i> (TIA).</p> <p>These intersection upgrades are required as a result of the development and its associated traffic impacts to ensure the safety and efficiency of the state-controlled road network.</p> <p>GHID Plan No. 41-19568-SK003 Revision 0 dated April 2008 generally shows the standard of intersection to be constructed for Back Windermere Road/Innes Park Road however the final design and construction of these works must be in accordance with the Department of Transport and Main Roads policies and standards and incorporate changes required by these conditions.</p> <p>Barolin Homestead Road and Elliott Heads Road intersection design and construction of these works must be in accordance with the Department of Transport and Main Roads Policies and standards.</p>

# Transport and Main Roads

No.	Conditions of Development	Condition Timing	Jurisdiction and Reasons
	<p>(d) All adjustments and/or relocations to existing services within the Elliott Heads Road/Barolin Homestead Road intersection and Innes Park Road/Back Windermere Road intersection as a result of the development must be at no cost to the Department of Transport and Main Roads.</p>		<p>In accordance with Section 33 of the TIA, you must have written approval to carry out road works, including road access works on a state-controlled road. These development conditions do not constitute such approval. You will need to contact the Department of Transport and Main Roads' Bundaberg Office on (07) 4154 0200 to make an application for approval under section 33 of the TIA to carry out road works.</p>
			<p>The Department of Transport and Main Roads' technical standards and publications can be accessed at <a href="http://www.tmr.qld.gov.au/Business-industry/Technical-standards-publications.aspx">http://www.tmr.qld.gov.au/Business-industry/Technical-standards-publications.aspx</a>.</p>
			<p>Where services within the state-controlled road reserve will be impacted by the development, the applicant will need to contact the relevant service provider prior to commencing works.</p>
3	<p>Submit to the Department of Transport and Main Roads for approval, detailed engineering plans and specifications for the works detailed in Condition Number 2. The detailed designs for the works shall be in accordance with the following:</p> <p>(a) The Department of Transport and Main Roads' <i>Road Planning and Design Manual 2<sup>nd</sup> Edition</i> dated July 2013;</p>	<p>Prior to commencing any construction works in the state-controlled road</p>	<p>The purposes of the <i>Transport Infrastructure Act 1994</i> (TIA).</p>

# Transport and Main Roads

No.	Conditions of Development	Condition Timing	Jurisdiction and Reasons
	(b) <i>The Road Drainage Manual</i> ;		
	(c) <i>The Manual of Uniform Traffic Control Devices</i> ;		
	(d) The attached Department of Transport and Main Roads' Form CMCNFM12 dated 31 August 2013 ( <i>Standard Conditions – Design of Private Road Works within State-controlled Road Boundaries</i> );		In accordance with Section 33 of the TIA, a person must have written approval to carry out roadworks on a state-controlled road. These development conditions do not constitute an approval to carry out works on a state-controlled road under Section 33 of the TIA.  Please contact the Department of Transport and Main Roads' Bundaberg Office on (07) 4154 0200 to make an application for approval under Section 33 of the TIA to carry out road works on a state-controlled road.
	(e) Where the detailed design does not meet the department's requirements, submit a design exemption report prepared generally in accordance with Chapter 2 of the RPDM and Part 4A of <i>Austroads Guide to Road Design</i> ;		
	(f) All final detailed drawings (i.e. civil and electrical design drawings, design exemption reports) shall be certified by a Registered Professional Engineer of Queensland (RPEQ);		
	(g) Any other relevant Department of Transport and Main Roads standards and specifications and Australian Standards; and  If requested by Department of Transport and Main Roads, a road safety audit for the detailed design shall be provided by a Registered Safety Auditor in accordance with the <i>Austroads publication Road Safety Audit (2nd Edition)</i> .		

# Transport and Main Roads

No.	Conditions of Development	Condition Timing	Jurisdiction and Reasons
4	<p>The works described in Condition Number 2 must be constructed in accordance with the attached Department of Transport and Main Roads' Form GCMCFM10 dated 7 May 2013 (<i>Standard Conditions of Approval Major Private Works State-Controlled Roads</i>).</p> <p><i>Note: Prior to undertaking any construction works within the state-controlled road, the Client is to make written application to the department for construction approval.</i></p> <p><i>No works shall commence in the state-controlled road until the Department of Transport and Main Roads has issued an Approval to Commence Work notice.</i></p> <p><i>The Department of Transport and Main Roads will require a bond (e.g. cheque or bank guarantee in favour of Transport and Main Roads) to the value of one third of the estimated final cost of the works, prior to issuing an Approval to Commence Work notice.</i></p>	<p>Prior to commencing any construction works in the state-controlled road and for the duration of the works, including a maintenance period of 12 months.</p>	<p>The purposes of the <i>Transport Infrastructure Act 1994</i> (TIA).</p> <p>In accordance with Section 33 of the TIA, a person must have written approval to carry out roadworks on a state-controlled road.</p> <p>These development conditions do not constitute an approval to carry out works on a state-controlled road under Section 33 of the TIA.</p> <p>Please contact the Department of Transport and Main Roads' Bundaberg Office on (07) 4154 0200 to make an application for approval under Section 33 of the TIA to carry out road works on a state-controlled road.</p>



Tom Orr  
**Acting Director**  
**Corridor Management and Protection**

29 October 2014

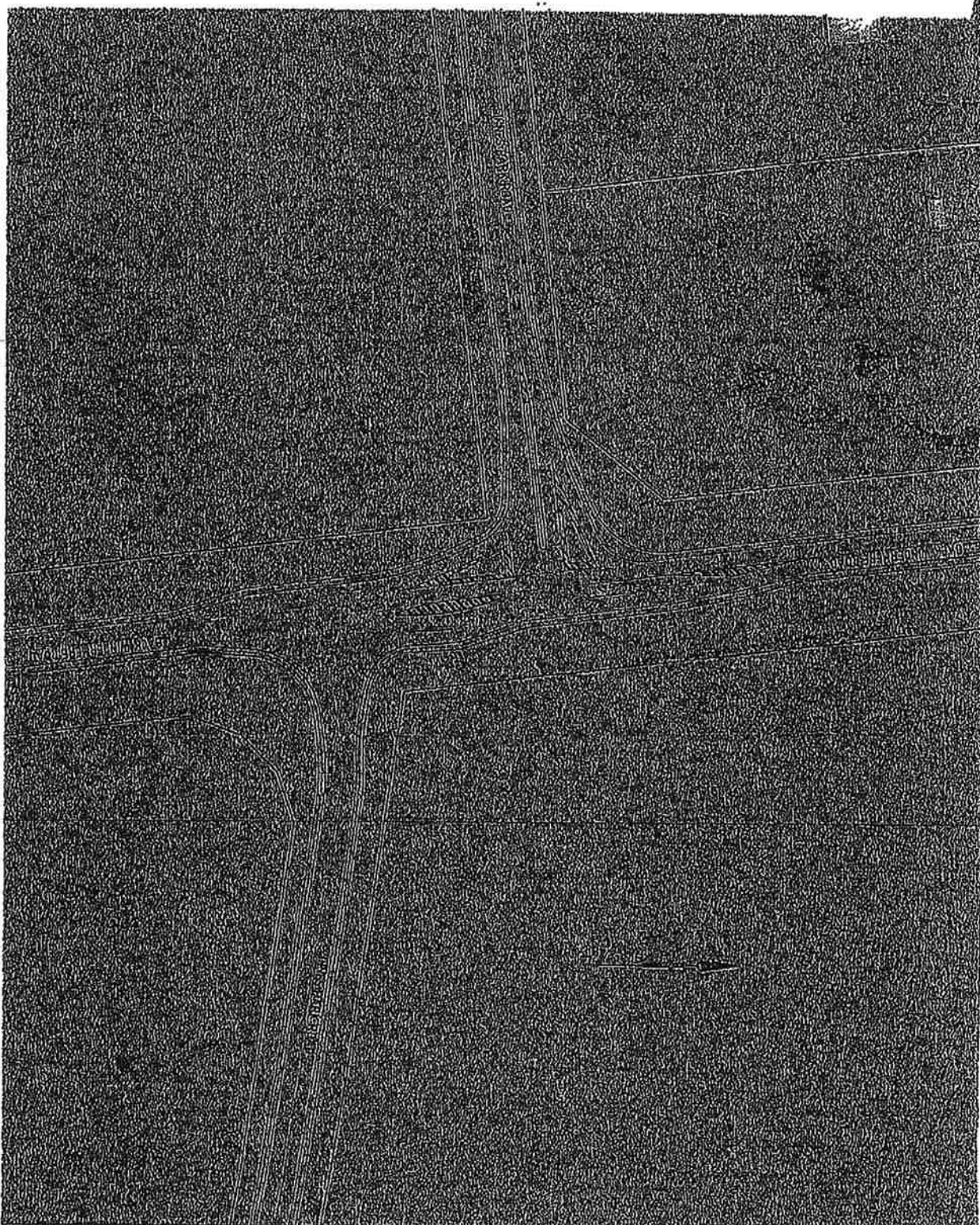


### Advice for state controlled roads

Under section 33 of the *Transport Infrastructure Act 1994*, written approval is required from the Department of Transport and Main Roads to carry out road works, including road access works, on a state-controlled road. Please contact the Department of Transport and Main Roads on 07 4154 0200 to make an application for road works approval. This approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ).

Pursuant to Section 580 of the *Sustainable Planning Act 2009* it is a development offence to contravene a development approval, including any condition in the approval.

Pursuant to Section 80 of the *Transport Infrastructure Act 1994*, the construction, augmentation, alteration or maintenance of a public utility plant on a state-controlled road reserve, must be in accordance with the Department of Transport and Main Roads' requirements.



Makin Roads (Windsor) District  
 Received  
 16 APR 2008

D	INITIALS	
REV	DATE	

AUSTROADS PROJECT NO 4 PTV LTD  
 DIM - ROAD IMPACT ASSESSMENT  
 RINES PARK-BACK WINDERMERE  
 ROAD INTERSECTION UPGRADE

**MID**  
 CLIENTS | PEOPLE | PERFORMANCE

100% Satisfaction  
 100% Compliance  
 100% Safety

scale 1:500 for A1 Job no. 14-10553  
 date 14 APR 2008  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 JOB NO: WSK003

### Schedule 3

<b>DEPARTMENT OF TRANSPORT AND MAIN ROADS (TRANSLINK)</b>		
<b>1</b>	<p>(a) Locate, design and construct the pedestrian and bicycle network generally in accordance with the network approved by DTMR and to the satisfaction of council as indicated in blue on the approved plans (41-19568-C001 Rev E and 41-19568-C002 Rev E) included at <b>Schedule 3</b>.</p> <p>(b) A safe and direct public pedestrian connection across the site to be provided for public access at all times.</p>	<p>(a) Prior to the commencement of any use in each stage of development</p> <p>(b) As stated.</p>
<b>2</b>	<p>The internal road network must be designed and constructed to the satisfaction of council to allow a 12.5 metre non-rear steer bus to service a route generally in accordance with the route approved by the DTMR and indicated in blue on the approved plans (41-19568-C001 Rev E and 41-19568-C002 Rev E) included at <b>Schedule 3</b>. Internal roads on the designated bus route must be designed to comply with the Transport Planning and Coordination Regulation 2005, Code for IDAS.</p>	<p>Prior to the sealing of the plan of subdivision for the relevant stage of development.</p>



<b>E</b> NOT ADDED	SP	BLK	TY	SCALE
<b>D</b> REVERT LOT LAYOUT AND ROAD ALIGNMENT	SP	BLK	TY	SCALE
<b>C</b> ADJUSTED LOT LAYOUT AND ROAD ALIGNMENT	SP	BLK	TY	SCALE
<b>B</b> UNDESIGNATED PARK AREA	SP	BLK	TY	SCALE
<b>A</b> INITIAL DESIGN	TRK	ASC	CAF	QUS

DATE	DESCRIPTION
15/06/14	REVISED BY DEPARTMENT OF TRANSPORT & MAIN ROADS

DO NOT SCALE	Scale: 1:2000
DATE	15/06/14
PROJECT	AUSTCORP PROJECT NO. 4 PTY LTD INTEGRATED RESIDENTIAL DEVELOPMENT
DRAWING NO.	AT
DATE	15/06/14
PROJECT	MASTER PLAN - SHEET 1 OF 2
DATE	15/06/14
PROJECT	MASTER PLAN - SHEET 1 OF 2
DATE	15/06/14
PROJECT	MASTER PLAN - SHEET 1 OF 2

**LEGEND**

- Urban Residential
- Medium Density Residential Precinct
- Dual Occupancy Lots
- Small Lot Residential
- Community

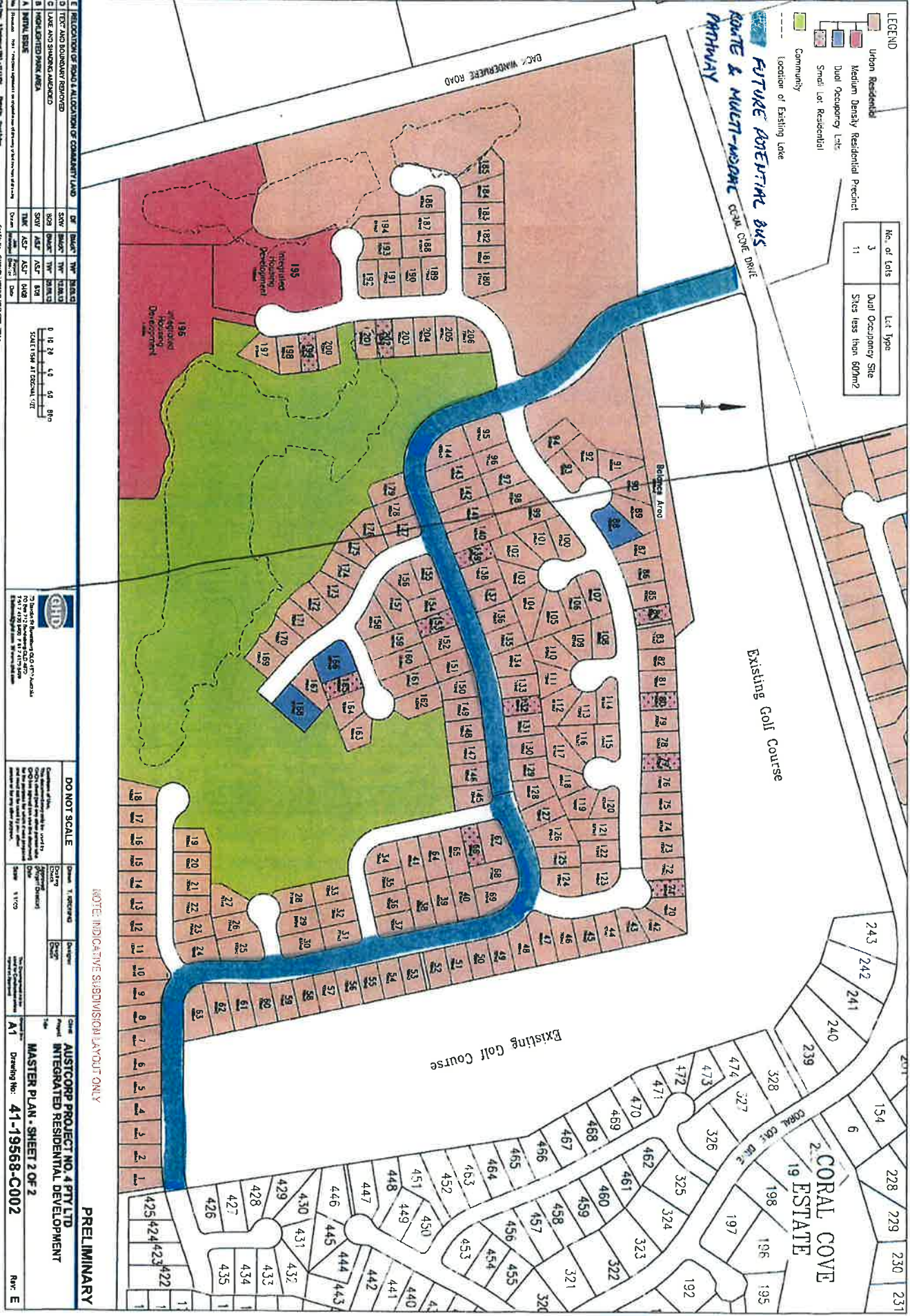
**NOTE: INDICATIVE SUBDIVISION LAYOUT ONLY**

No. of Lots	Lot Type
38	Dual Occupancy Site
33	Sites less than 600m <sup>2</sup>

**FUTURE ORIENTAL BUS ROUTE & MULTI-MODAL PATHWAY**

**PRELIMINARY**

APPROVED BY DEPARTMENT OF TRANSPORT & MAIN ROADS 15/06/14



No. of Lots	Lot Type
3	Dual Occupancy Site
11	Sites less than 600m <sup>2</sup>

DESCRIPTION OF ROAD ALLOCATION OR GOVERNMENT LAND	OF	PROJECT	TYPE	STATUS
D. TIEP AND TOLLWAY RESERVED	SSW	BOUNDARY	TYPE	RESERVED
C. LAKE AND SHORELINE ADJACENT	SSW	BOUNDARY	TYPE	RESERVED
B. REDEVELOPED PARK AREA	SSW	ASCT	ASCT	SSW
A. PAVEMENT ISSUE	SSW	ASCT	ASCT	SSW



DO NOT SCALE

Author	Checked	Drawn	Designed

Project: AUSTCORP PROJECT NO. 4 PTY LTD  
 Integrated Residential Development  
 Master Plan - Sheet 2 of 2  
 Drawing No: 41-19568-C-002

Rev: E

AMENDED BY DEPARTMENT OF TRANSPORT & MAIN ROADS 15/08/14

NOTE: INDICATIVE SUBDIVISION LAYOUT ONLY

PRELIMINARY

## Schedule 4

Southern Regional Office (Brisbane)  
 GPO Box 2771 BRISBANE QLD 4001  
 Phone: (07) 3225 1827 Fax: (07) 3247 3278  
 www.epa.qld.gov.au ABN: 67221158716



**Notice of concurrence agency response**  
**Sections 3.3.16 and 3.3.18 Integrated Planning Act 1997**

This notice is issued by the administering authority pursuant to sections 3.3.16 and 3.3.18 of the *Integrated Planning Act 1997*, to advise you of a decision or action.

Enquiries to: Miguel Zavala  
 Telephone: (07) 3225 1000  
 Your reference: 20060315  
 Our reference: Appl'n: 3522 Part 8 File No.: 6NE28288

CC: Auscorp Project No.4 P/L  
 PO Box 6054  
 Bargara Ckld 4670

Burnett Shire Council  
 Locked Bag 1  
 BARGARA QLD 4670

Attention: Wayne Phillips

Re: Application (No. 20060315) for development approval for assessable development to be carried out at 80 Coral Cove Drive and Beck Windermere Rd, Innas Park (Lot 2 on SP140274, Lot 1 on RP175010, Lot 1 on RP165450, part Lot 629 on SP166848).

Pursuant to the following items of Table 2 Schedule 2 of the *Integrated Planning Regulation 1998*, the Environmental Protection Agency (EPA) – Contaminated Land Unit (CLU) is a concurrence agency for the development application:

- Item 21, Table 2 of Schedule 2 of the *Integrated Planning Regulation 1998*  
 Item 22, Table 2 of Schedule 2 of the *Integrated Planning Regulation 1998*

The EPA-CLU, acting as a concurrence agency under the *Integrated Planning Act 1997*, provides its response to the application detailed above as attached.

It would be appreciated if Council could provide a signed hard copy of the final development approval issued by Council (which includes the Agency's concurrence conditions).

The EPA-CLU has not provided a notification to native title parties for this application. The State's Native Title Work Procedures indicate that responsibility for assessment of native title issues for an IDAS application rest with the Assessment Manager. It is recommended that you undertake an assessment using your own guidelines to determine if a native title notification is required for this application.

Should you require any further information please do not hesitate to contact the above officer on the telephone number provided.

.....  
 Signed

13/05/08  
 Date

Delegate of Administering Authority  
*Environmental Protection Act 1994*



Council Application Number:	20060315
EPA Application Number:	35227 Part 9

**Concurrence agency response**  
**Sections 3.3.16 and 3.3.18 Integrated Planning Act 1997**

<b>Applicant:</b>	Austcorp Project No.4 P/L
<b>Council Application Number:</b>	20060315
<b>EPA Application Number:</b>	35227 Part 9
<b>Date application received by EPA:</b>	6/08/2006
<b>Relevant Laws and Policies:</b>	<i>Environmental Protection Act 1994</i>
<b>Jurisdiction:</b>	Chapter 7, Part 8 <i>Environmental Protection Act 1994</i>

**Development Description:****Material Change of Use - Master Planned Residential Community****where:**

- the existing use of the land is, or if the land is vacant land with no existing use the most recent use of the land was, for a notifiable activity under the *Environmental Protection Act 1994*.
- the proposed use of the land is for child care, educational, recreational, residential or similar purposes and the existing use of the land is, or if the land is vacant land with no existing use the most recent use of the land was, for an industrial activity.
- the land is on the Environmental Management Register or Contaminated Land Register under the *Environmental Protection Act 1994*.
- the land is wholly or partly within an area for which an Area Management Advice for industrial activity or natural mineralisation has been issued and the proposed use of the land is for child care, educational, recreational, residential or similar purposes.
- the land is wholly or partly in an area for which an Area Management Advice for unexploded ordnance has been issued.

**at the following place(s):**

80 Coral Cove Drive and Back Windermere Rd, Innes Park  
 (Lot 2 on SP140274, Lot 1 on RP175010, Lot 1 on RP165450, part Lot 529 on SP168848)

**Response to Development Application**

The Environmental Protection Agency, acting as a concurrence agency under the *Integrated Planning Act 1997*, provides its response to the application detailed above.

**The concurrence agency response is that**

- conditions must attach to any development approval
- any approval must be for part only of the development
- any approval must be a preliminary approval only
- there are no concurrence agency requirements
- the application must be refused

Page 1 of 3

Council Application Number:	20060314
EPA Application Number:	35227 Part 9

**Conditions of the development approval**

A Suitability Statement issued in accordance with Chapter 7, Part 8 of the *Environmental Protection Act 1994* (stating that Lot 2 on SP140274, Lot 1 on RP175010, and Lot 1 on RP166460 are suitable for the intended use), is required to be obtained prior to any Development Permit being issued for the site.

**Additional comments or advice about the application**

The Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland may be obtained from the Environmental Protection Agency's internet site at [www.epa.qld.gov.au](http://www.epa.qld.gov.au), or by contacting the EPA's Contaminated Land Unit. Please ensure that the appropriate statutory fee [as of the 1 July 2007 \$1000.00 per lot listed on the Environmental Management Register] is included with this application for the assessment of the site investigation/validation report.

**Reasons for inclusion of development conditions or refusal**

In accordance with section 3.3.18 of the *Integrated Planning Act 1997* and section 27B of the *Acts Interpretation Act 1954*, a concurrence response must include reasons for a refusal or for the inclusion of development conditions.

The Environmental Protection Agency is recognised as a concurrence agency under the *Integrated Planning Regulation 1998* for the protection of the environment by the management of contaminated land. The Environmental Protection Agency concurrence agency conditions for this proposed development that are contained within this response are required to prevent or mitigate any potential risk to human health or the environment from possible hazardous contaminants present on the site.

**Additional information for applicants**

This concurrence response pursuant to Chapter 7, Part 8 of the *Environmental Protection Act 1994* applies only to contaminated land issues and does not remove the need to obtain any further approval for this development which may be required by this or other legislation, State and/or Commonwealth. Applicants are advised to check with all relevant statutory authorities for such approvals as may be required.

~ End of Concurrence Agency Response ~

## Schedule 5



Queensland  
Government

Office of the  
Chief Executive Officer

Public Safety  
Business Agency

File No: CSD/01642  
Ref No: 02740-2014  
Your Ref: MBN14/87

~~1-0 APR 2014~~

The Honourable Jeff Seeney MP  
Deputy Premier  
Minister for State Development,  
Infrastructure and Planning  
PO Box 15009  
CITY EAST QLD 4002

Dear Deputy Premier

Thank you for your correspondence received on 3 April 2014 regarding the Austcorp master planned residential development at Coral Cove in Bundaberg.

The proposal makes reference to the potential use of recycled water for fire fighting purposes. This is a viable option provided water is treated to Class A+ standard and appropriate controls are implemented. Queensland Fire and Emergency Services (QFES) guidance is attached.

The road network plans do not have sufficient detail to determine dimensions for manoeuvring fire appliances and fire hydrant spacing. QFES guidance for fire hydrant and vehicle access for residential, commercial and industrial lots is attached to ensure correct provisions are included in the detailed design.

The Public Safety Business Agency (PSBA) notes the existence of mapped medium bushfire hazard buffer areas encroaching on the eastern site boundary shown in the State Planning Policy (SPP) interactive mapping system. This SPP mapping trigger should be taken into account by the assessment manager. A mapping excerpt is attached.

The remaining advice from the former Department of Emergency Services in 2006 remains current.

Your letter has also been forwarded to the Queensland Ambulance Service for consideration as it now forms part of Queensland Health.

.../2

Creating a safer Queensland  
Level 24 State Law Building  
50 Ann Street Brisbane  
GPO Box 9879 Brisbane  
Queensland 4001 Australia  
Telephone +61 7 3239 0500  
Facsimile +61 7 3239 6529  
Website [www.communitysafety.qld.gov.au](http://www.communitysafety.qld.gov.au)  
ABN 19 823 962 345

Should you require further assistance, please contact Mr Peter Mason, Planning Officer,  
(PSBA) on telephone (07) 3364 8170.

Yours sincerely

A handwritten signature in blue ink, appearing to be 'KA', with a long horizontal flourish extending to the right.

**Kelvin Anderson PSM**  
**Chief Executive Officer**  
**Public Safety Business Agency**

Enc

# Recycled Water for Firefighting



Report summary from the Queensland Steering Committee considering the health risks to firefighters from using Class A+ recycled water for firefighting operations.

## The Water Crisis

In some parts of Queensland, particularly the South East, water supplies are critically low due to the stresses of drought and population increase. One key solution is to use highly treated recycled water (Class A+, the highest class described in the Queensland Water Recycling Guidelines) to supply non-drinking water needs via a second system of pipework, also known as dual reticulation. In the most efficient dual reticulation system designs, fire flows are transferred from the drinking water pipe system to the recycled system. Recycled water would therefore be the only water available for firefighting.

## Addressing Firefighter Concerns

The Queensland Fire and Rescue Service (QFRS) and the United Firefighters Union (UFU) expressed concerns about the possibility of health risks to firefighters if recycled water is used for firefighting. These concerns have focused on the risk of exposure to contaminants in recycled water through inhalation of aerosols, contact with skin, eyes or mucus membranes, and through wounds and burns. Treatment of burns victims was of particular concern to firefighters.

In response, the Queensland Department of Emergency Services convened a Steering Committee comprising representatives of the UFU, QFRS, Queensland Health, the Environmental Protection Agency and the Department of Natural Resources, Mines and Water to oversee a health risk assessment process to investigate the concerns of the Department and the UFU.

## Conducting The Risk Assessment

The Steering Committee commissioned an independent health risk assessment by consulting firm GHD. This risk assessment looked at the risks that could arise from the use of Class A+ recycled water for firefighting. To accurately focus the risk assessment, the Steering Committee asked the Consultants to assess the water quality and management system at a particular recycled water treatment plant at Springfield, near Ipswich. GHD concluded that, with appropriate controls in place, Class A+ recycled water from a similar plant could be safely used for firefighting in Queensland. GHD also made recommendations regarding the management of treatment plants producing Class A+ recycled water and operational protocols for use of recycled water by firefighters.

## Key Recommendations:

### Recycled Water Management Plan (RWMP)

To ensure the consistent production and safe management of Class A+ recycled water for firefighting use, DES expects that all recycled water treatment plant operators will prepare and use a Recycled Water Management Plan (RWMP). The RWMP should incorporate hazard analysis and critical control point (HACCP) principles to ensure the treatment plant is designed, operated and maintained to consistently produce Class A+ quality recycled water to minimise health risks to firefighters.

### Developing Operational Protocols

In dual reticulation areas, firefighters will be provided with, and only drink, bottled potable water during firefighting operations. When available, only potable water should be supplied to decontamination showers. First aid drenching for burns and cleaning other wounds will be undertaken with potable water wherever reasonably possible. However, as the principal requirement is to cool the burn, if no potable water is available, Class A+ recycled water should be used. If recycled water is used, the burn should be washed later with drinking water and medical authorities advised that recycled water had been used in first aid. Drinking water for first aid burns treatment will be available from Flushing Points running parallel to recycled water supplies. Flushing Points will also provide potable water where decontamination showers are required. Firefighters will shower with potable water upon return to the station following firefighting with recycled water. Finally, training and education procedures will be developed to brief operational firefighters using Class A+ recycled water.

### Additional Recommendations

Where new treatment plants are to commence supplying Class A+ recycled water for firefighting purposes these would be expected to be in compliance with the above recommendations and include mandatory validation, verification, water quality monitoring and audit procedures to ensure all controls are in place and working effectively. To ensure the recycled water provider is meeting their obligations as outlined in the RWMP, compliance with the RWMP should be independently verified through a third party audit. Also, the Queensland Government will maintain a watching brief over new research and technology developments including improved methods for detection and removal of possible contaminants in Class A+ recycled water.

### In Conclusion

The Steering Committee has concluded that, provided the appropriate controls are implemented, Class A+ recycled water is safe for firefighting.

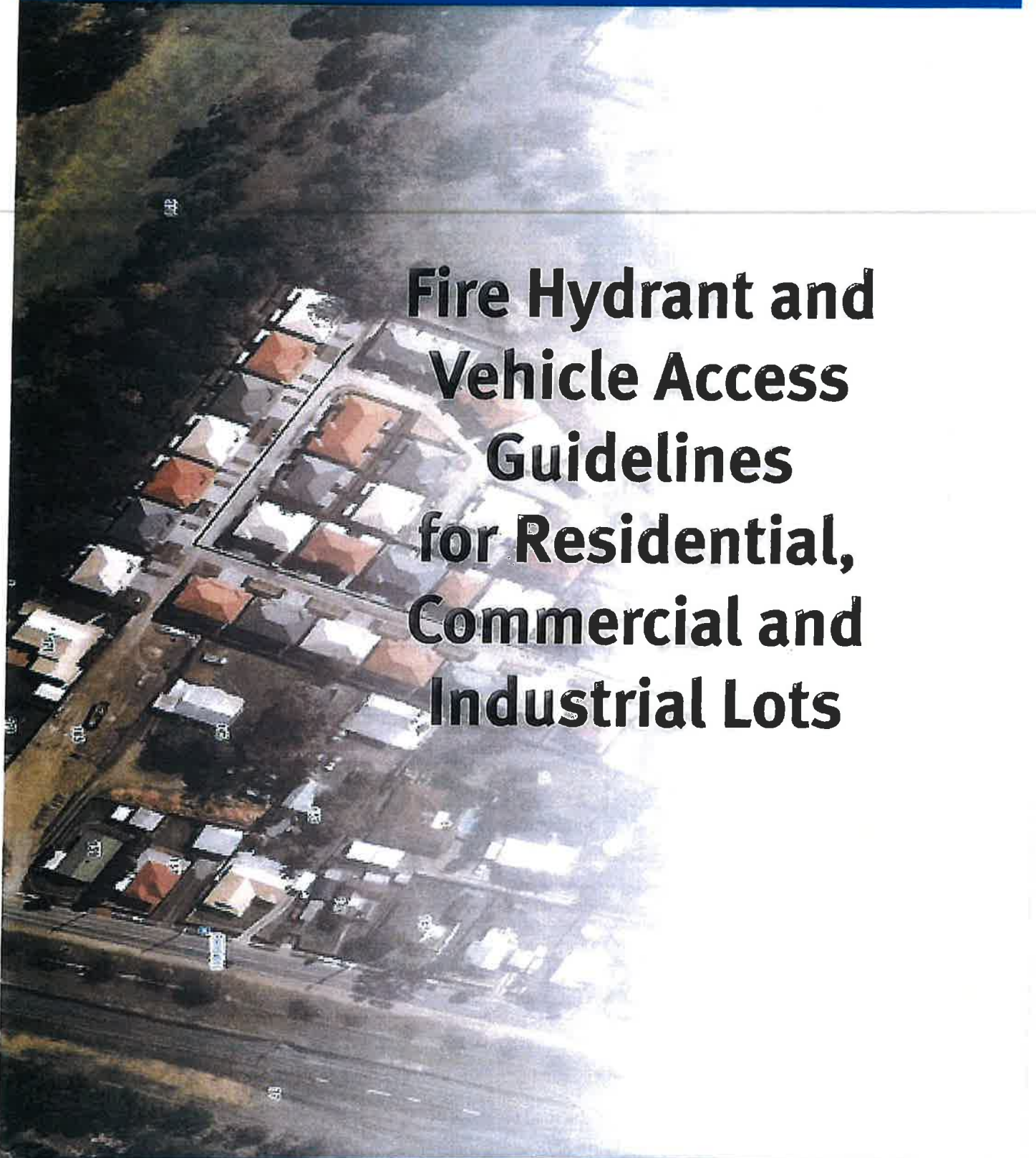
More information, including the full consultancy report is available on DESPORTAL.

Ian Mitchell  
Assistant Commissioner  
QFRS Brisbane Region  
Chair



Queensland  
Government  
Department of  
Emergency Services





# Fire Hydrant and Vehicle Access Guidelines for Residential, Commercial and Industrial Lots



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## Glossary of Terms

In this document, the terms are limited to the meanings described below.

<b>Building:</b>	A building is a fixed structure that is wholly or partly enclosed by walls or is roofed.
<b>Structure:</b>	For this document refer to definition of a Building.
<b>Fire Appliance:</b>	A vehicle used to combat a fire. A typical fire appliance (a pumper) is approximately 2.5m wide, 7.7m long and it is typically used in urban residential areas. Further specifications of fire appliances and larger appliances are available from the QFES if design solutions are required for specific situations.
<b>Hydrant:</b>	An assembly installed on a branch from a water pipeline, which provides a valved outlet to permit a supply of water to be taken from the pipeline for fire fighting. These include above and below ground hydrants.
<b>QFES:</b>	Queensland Fire and Emergency Services.
<b>Material Change of Use:</b>	As per the <i>Sustainable Planning Act 2009</i>
<b>Reconfiguration of a Lot:</b>	As per the <i>Sustainable Planning Act 2009</i>
<b>Reticulated Water Supply:</b>	Is a permanent infrastructure provided to deliver treated water to lots from an Urban Utility Authority through a system of pipes, mains, control valves etc. for household or industrial use. It will supply uninterrupted water at a positive pressure for fire fighting purposes.
<b>Road or Carriageway:</b>	Construction which is specifically designed for all vehicle travel (may or may not include a sealed top surface layer).
<b>A Constructed Road:</b>	For the purpose of defining widths, includes the part of the road reserve set aside for traffic and also includes roll-over kerbs but does not include the remaining part of the road reserve.
<b>Trafficable Width:</b>	Refers to that width of the constructed road that is unimpeded by encroachments such as street furniture or landscaping, and is available for free movement of fire appliances.

## 1. Scope

For applications seeking development approval for material change of use or reconfiguring a lot for the purpose of building, where streets and common access ways are proposed regardless of building classification.

Where reticulated hydrant systems and vehicle access are not currently required under the *Sustainable Planning Act 2009* (SPA), the *Building Act 1975* or Building Code of Australia (BCA) the measures in this document should be adopted.

Australian Standard (AS) 2419.1 2005 Appendix B is a minimum standard of design and performance for the State of Queensland. In a Local Government Authority where a local Water Authority specifies a design and performance criteria above the requirements of AS 2419.1 2005 Appendix B, the Local Water Authority requirements will be adopted.

For the installed reticulated hydrant systems the minimum water flow rate and pressure is to be 10 L/S @ 200 Kpa as per AS 2419.1 2005 Table 2.2. In a Local Government Authority where a local Water Authority specifies a flow rate and pressure above the requirements of AS 2419.1 2005 Table 2.2, the Local Water Authority requirements will be adopted.

For fire appliance access, a minimum width and height clearance for roadways is required. Constructed roads must comply with Government legislation such as the "Road Planning and Design Manual" ([www.tmr.qld.gov.au](http://www.tmr.qld.gov.au)).

## 2. Introduction

The Queensland Fire and Emergency Services (QFES) is the primary provider of fire and rescue services throughout Queensland. The QFES is responsible for community safety, the protection of people, property and the environment from fire and chemical incidents and, in conjunction with other agencies, the rescue of people trapped in vehicles, buildings and other emergency situations.

The loss of life and property damage by fire in residential, commercial and industrial premises is a major concern to the QFES, and for this reason, these lot reconfigurations need to be designed to provide ready access for fire appliances, whilst providing a fire fighting water supply from a Hydrant System.

Water supply and access requirements for material change of use or reconfiguring a lot within this document are a planning tool and advice for building and developer applicants, it is not the intent of this document for land development applications to be referred to the QFES. They outline fire safety requirements to enable the QFES to efficiently manage fire incidents.

This document reflects Queensland Government policy of promoting sustainable development that achieves economic, social and environmental objectives, including safety. The provisions are flexible allowing planners and designers to economically achieve safety objectives without compromising aesthetics or amenity.

## 3. Where Do These Guidelines Apply?

These guidelines apply to all material change of use or reconfiguration of a lot that will include streets and common access ways within a common private title in areas serviced by reticulated water within Queensland, for residential buildings, both attached and detached commercial or industrial buildings that are not covered in other legislation or planning provisions.

For example, this would apply to planned townships or reconfigurations regardless of current fire service intervention.

## 4. Water Supply Specification

Installed reticulated hydrant systems are to be located on roadways or access ways for all material change of use and reconfigured lots for fire fighting purposes as per AS 2419.1 2005 Appendix B that provides a minimum standard for hydrant intervals. In a Local Government Authority where a Local Water Authority specifies a design and performance criteria above the requirements of AS 2419.1 2005 Appendix B, the Local Water Authority requirements will be adopted.

For the installed reticulated hydrant systems the minimum water flow rate and pressure is to be 10 L/S @ 200 Kpa as per AS 2419.1 2005 Table 2.2. In a Local Government Authority where a local Water Authority specifies a flow rate and pressure above the requirements of AS 2419.1 2005 Table 2.2, the Local Water Authority requirements will be adopted.

### 4.1 Hydrant Provision:

Hydrant Provision	
Expectation	Acceptable Outcomes
Where reticulated water is available, operable hydrants are to be provided.	Hydrants above or below ground should be provided and maintained to the minimum required performance standard as per AS 2419.1 2005.

*Rationale:*

Firefighters use water as a prime extinguishing medium for structure fires. Reticulated water mains have hydrants placed at regular intervals to enable firefighters to connect into the reticulated system. The water is pressurised by pumps in the fire appliance and delivered via hoses to the fire.

Figure 1 illustrates hydrant locations on reticulated water mains.

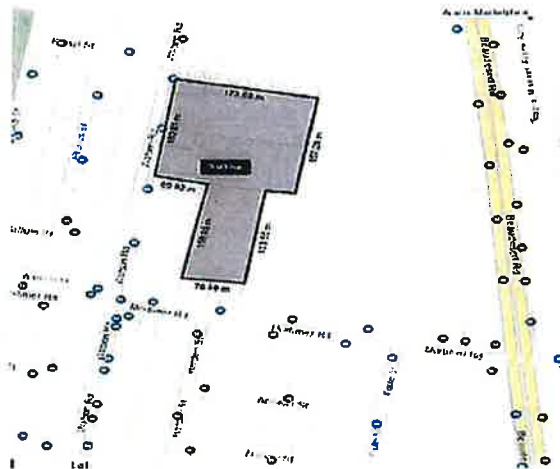


Figure 1 – Reticulated Hydrant System



Figure 2 – Use of Hydrant System

### 4.2 Hydrant Markers

Hydrant Markers	
Expectation	Acceptable Outcomes
Hydrants are suitably identified so that firefighters can locate them at all hours.	Hydrants must be identified as specified in 'Identification of Street Hydrants for Fire fighting Purposes' (see fig. 1) available under Publications on the Department of Transport and Main Roads website ( <a href="http://www.tmr.qld.gov.au">www.tmr.qld.gov.au</a> )

Rationale:

Firefighters need to quickly locate water supplies in emergencies. Hydrant indicators need to be visually identifiable from both directions by the approaching fire appliance crews and must identify the location of the hydrant.

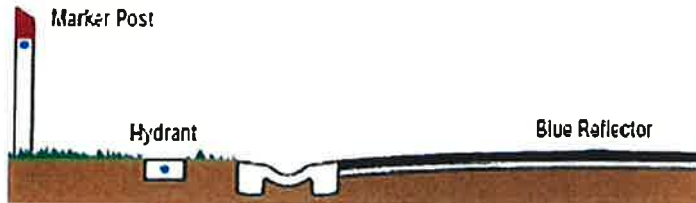


Figure 3 – Hydrant Markers

### 4.3 Hydrant Location

Hydrant Location	
Expectation	Acceptable Outcomes
Hydrants are located in positions that will enable firefighters to access water safely, effectively and efficiently.	<b>Residential Streets and Accessways</b> Above or below ground fire hydrants should be provided at not more than 120m intervals along residential streets and at each street intersection. Above ground fire hydrants may be single outlet.  <b>Commercial and Industrial Streets and Accessways</b> Within streets serving commercial properties such as factories, warehouses and offices, above or below ground fire hydrants should be provided at not more than 90 m intervals and at each street intersection. Above ground fire hydrants should have dual valved outlets.

Rationale:

Upon arriving at a structure fire, firefighters site the fire appliance with considerations to safety, access to the fire, other responding appliances and accessible water supply for fire fighting purposes. Firefighters have an expectation that fire hydrants will be located on reticulated water systems no more than 120 metres apart as per AS 2419.1 2005, Appendix B. QFES equipment, procedures and the training of personnel is based on this preferred standard of fire hydrant placement and associated access requirements.



Figure 4 – Hydrant System design to minimum standards

Note: Hydrants should be located at each intersection. With this in mind hydrant interval distances should not exceed 120 metres.

## 5. Vehicle Access Requirements

Fire service vehicular access is to enable the service to intervene to fight the fire, assist with evacuation and stop the spread of fire to another building.

A minimum roadway clearance of 3.5m wide by 4.8m high is required for a fire appliance. Constructed roads must comply with Government legislation as specified in the "Road Planning and Design Manual" ([www.tmr.qld.gov.au](http://www.tmr.qld.gov.au)).

### 5.1 Road Width and Height

Road Width and Height	
Performance Outcomes	QFES Acceptable Outcomes
Roads are wide enough for fire appliances to gain access to a safe working area close to dwellings and water supplies whether or not on-street parking spaces are occupied.	Constructed roads must be as specified in the "Road Planning and Design Manual" ( <a href="http://www.tmr.qld.gov.au">www.tmr.qld.gov.au</a> ).

*Rationale:*

Fire appliances often used in residential areas are typically 2.5 m wide and 7.7m long. The road width must allow room for safe passage of a fire appliance with additional margins for human error and safe clearances.

### 5.2 Road Construction

Road Construction	
Performance Outcomes	QFES Acceptable Outcomes
Roads must be constructed to facilitate the safe passage of a laden fire appliance in all weather conditions.	Roads must be constructed to a standard so that they are accessible in all weather conditions and capable of accommodating a vehicle of 15 tonnes for the trafficable road width as specified in the "Road Planning and Design Manual" ( <a href="http://www.tmr.qld.gov.au">www.tmr.qld.gov.au</a> ).

*Rationale:*

Roads must be trafficable in all weather conditions. Most appliances in residential areas currently weigh less than 13 tonnes.

### 5.3 Road Grades

Road Grades	
Performance Outcomes	QFES Acceptable Outcomes
Grades of roads must facilitate the safe passage of fire appliances.	The average grades, dips, and exit angles must be addressed as specified in the "Road Planning and Design Manual" ( <a href="http://www.tmr.qld.gov.au">www.tmr.qld.gov.au</a> ).

*Rationale:*

Step slopes affect the free movement of appliances and hinder safe fire fighting. Severe short dips may limit access due to the overhang of the body from the wheels.

## 5.4 Turning Bays

Turning Bays	
Performance Outcomes	QFES Acceptable Outcomes
Provision is made for fire appliances to turn at the end of dead end roads.	Constructed roads more than 60m in length from the nearest intersection must have a turning circle with a minimum radius of 8m (including roll-over kerbs if they are provided). Other solutions using T or Y heads of specified dimensions are also appropriate. See figure 2 in the "Road Planning and Design Manual" ( <a href="http://www.tmr.qld.gov.au">www.tmr.qld.gov.au</a> ).

### Rationale:

It is dangerous for emergency vehicles to be required to reverse along roads for excessive distances in urban areas. Turning is normally carried out after the incident is under control when emergency movement is not required. Even then, large appliances reversing in residential areas create safety concerns. Fire appliances occasionally need to seek an alternative route necessitating a 180 degree turn in emergency conditions. Using a three point turn, fire appliances require a turning circle radius of 8m to turn safely. Alternative designs using specified T or Y heads are also appropriate. This area needs to be clear of obstructions.

### Turning Examples

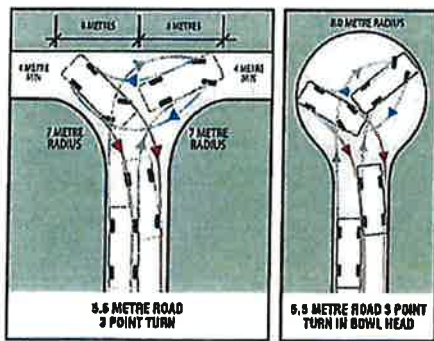


Figure 5 - Vehicle Turning Provisions

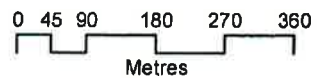
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## State Planning Policy

Local government development assessment



Date: 07/04/2014

**Disclaimer:**

This map has been prepared with due care based on the best available information at the time of publication. The department holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties. Please note whilst Bushfire Hazard Areas have not been triggered they may still apply.



Department of  
State Development  
Infrastructure and Planning

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## Legend

### Cadastral (10k)

 Cadastral (10k)


### Bushfire hazard area (Bushfire prone area)

 Very high (potential intensity)

 High (potential intensity)

 Medium (potential intensity)

### Coastal hazard - erosion prone area

 Coastal hazard - erosion prone area

### Coastal hazard - high storm tide inundation area

 Coastal hazard - high storm tide inundation area

### Coastal hazard - medium storm tide inundation area

 Coastal hazard - medium storm tide inundation area

### Potential bushfire impact buffer

 Potential bushfire impact buffer

### Management area

 Management area

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

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

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

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

## State Planning Policy

Local government development assessment

Date: 07/04/2014



Department of  
State Development  
Infrastructure and Planning

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Please note whilst Bushfire Hazard Areas have not been triggered they may still apply.

**MATTERS OF INTEREST TO DEPARTMENT OF EMERGENCY SERVICES**

The Department of Emergency Services as a third party for the application provides the following advice and requests the following additional information:

**INFORMATION REQUESTED**

1. Provide information which addresses how the development proposes to ensure individual properties can be easily identified by emergency services.
2. Provide an amended traffic assessment which takes into account the potential for increased traffic accidents as a result of interactions between increased residential road use and existing or residual extractive industry and agricultural road use.

**ADVICE**

It is recommended that you as the proponent contact local fire and ambulance stations to identify distances to existing essential services eg: fire and ambulance and impacts on response times.

The proposal makes reference to the potential use of recycled water for fire fighting purposes. This matter has not been resolved at State government level and must not be assumed prior to resolution of the applicability of this use by the Department of Natural Resources, Mines and Water in conjunction with the EPA, Qld Health and the Department of Emergency Services.

For further information in relation to this request please contact Gavin McCullagh on telephone 3247 8782.

**A copy of the response to the information request can be forwarded to:**

**Gavin McCullagh  
Policy Officer  
Strategic Policy Unit  
Department of Emergency Services  
GPO Box 1425  
BRISBANE QLD 4001**

## Schedule 6

## **Schedule 6: ASSESSMENT MANAGER ADVICE**

### **PRELIMINARY APPROVAL ONLY**

This preliminary approval is granted pursuant to Section 3.1.6 of the *Integrated Planning Act 1997* and varies the effect of the Burnett Shire Planning Scheme 2006 to the extent provided for in the Decision Notice and in accordance with approved plans of development. This approval does not authorise assessable development to occur in the absence of an effective development permit.

### **PUBLIC SAFETY BUSINESS AGENCY ADVICE**

It is recommended that you as the proponent contact local fire and ambulance stations to identify distances to existing essential services e.g. fire and ambulance and impacts on response times.

### **STORMWATER**

Please note that the surface of each lot must be shaped to drain directly to either a Road or Drainage Reserve, as no inter-allotment drainage will be permitted, unless it can be demonstrated that Lot filling, shaping and retaining walls or other methods are not reasonably able to be constructed. Should inter-allotment drainage be accepted for use by council, inter-allotment drainage (with inlet pits in each allotment if underground drainage) or sufficient capacity to convey up to Q100ARI, flows or lesser ARI as directed by the Assessment Manager, is to be designed and constructed in accordance with the Queensland Urban Drainage Manual to cater for stormwater from upstream lots. The drainage specifics are to be determined at the Operational Works stage.

Future stormwater management planning needs to reflect the fact that Rain Gardens will not be able to restrict the through pavement to below 6.0 metres. Where bio-retention areas are located within the road reserve the minimum dedicated road reserve width must be increased to provide at least one footpath that conforms to the widths outlined in Bundaberg Regional Council drawing number 13977.

Note minimum grade for all allotments to the street frontage must be 1:200.

### **ENVIRONMENT PROTECTION AND BIODIVERSITY CONSERVATION ACT**

Under the Commonwealth Government's *Environment Protection and Biodiversity Conservation Act 1999* (the EPBC Act), a person must not take an action that is likely to have a significant impact on a matter of national environmental significance without Commonwealth approval. Penalties for taking such an action without approval are significant. If you identify that the development may have a significant impact on a matter of national environmental significance, or if you are unsure, contact the Department of Environment on 1800 803 772.

Further information is available from Environment Australia's website at <http://www.environment.gov.au/topics/about-us/legislation/environment-protection-and-biodiversity-conservation-act-1999>

#### **TAMPERING OR REMOVING ACTIVE HOLLOWES, NESTS OR BREEDING PLACES**

Where identified, active hollows, nests or other breeding places may only tampered with, or removed, in accordance with Section 332 of the *Nature Conservation Act 1992* (Qld), if:

- the removal or tampering is part of an approved species management program under the *Nature Conservation (Wildlife Management) Regulation 2006* for animals of the same species; or
- the person holds a damage mitigation permit for the animal and the permit authorises the removal or tampering.

#### **FAUNA INJURIES AND DEATHS**

All fauna injuries or deaths are to be reported to the wildlife spotter/catcher and/or project/site manager. The removal of any injured wildlife from the site is to be undertaken by, or at the direction of:

- (a) Queensland Parks and Wildlife Service - ph: 1800 130 372; or,
- (b) RSPCA Qld - ph: 1300 264 625.

#### **CULTURAL HERITAGE**

Should any aboriginal, archaeological or historic sites, items or places be identified, located or exposed during the course or construction or operation of the development, the *Aboriginal Cultural Heritage Act 2003* requires all activities to cease. For indigenous cultural heritage, contact the Department of Environment and Heritage Protection.

#### **GEOTECHNICAL**

Please be advised that the technical assessment of the geotechnical aspects of the development identified potential risk associated with the existing slope located at the western end of the development site and shown on sections L, M and N in Figure 2 in the *Golder Associates Pty Ltd Report on Geotechnical Investigation Bundaberg Quarry Closure, Bundaberg December 2004*) **Schedule 9**. Review of available information to date, and site observations, indicate that this slope is showing evidence of fretting which has not yet been addressed by the original 'Remediation Strategy Logan's Land Remediation Strategy' prepared by Golder Associates (dated April 2008). Contact should be made with council in parallel with addressing the requirements of condition 12.

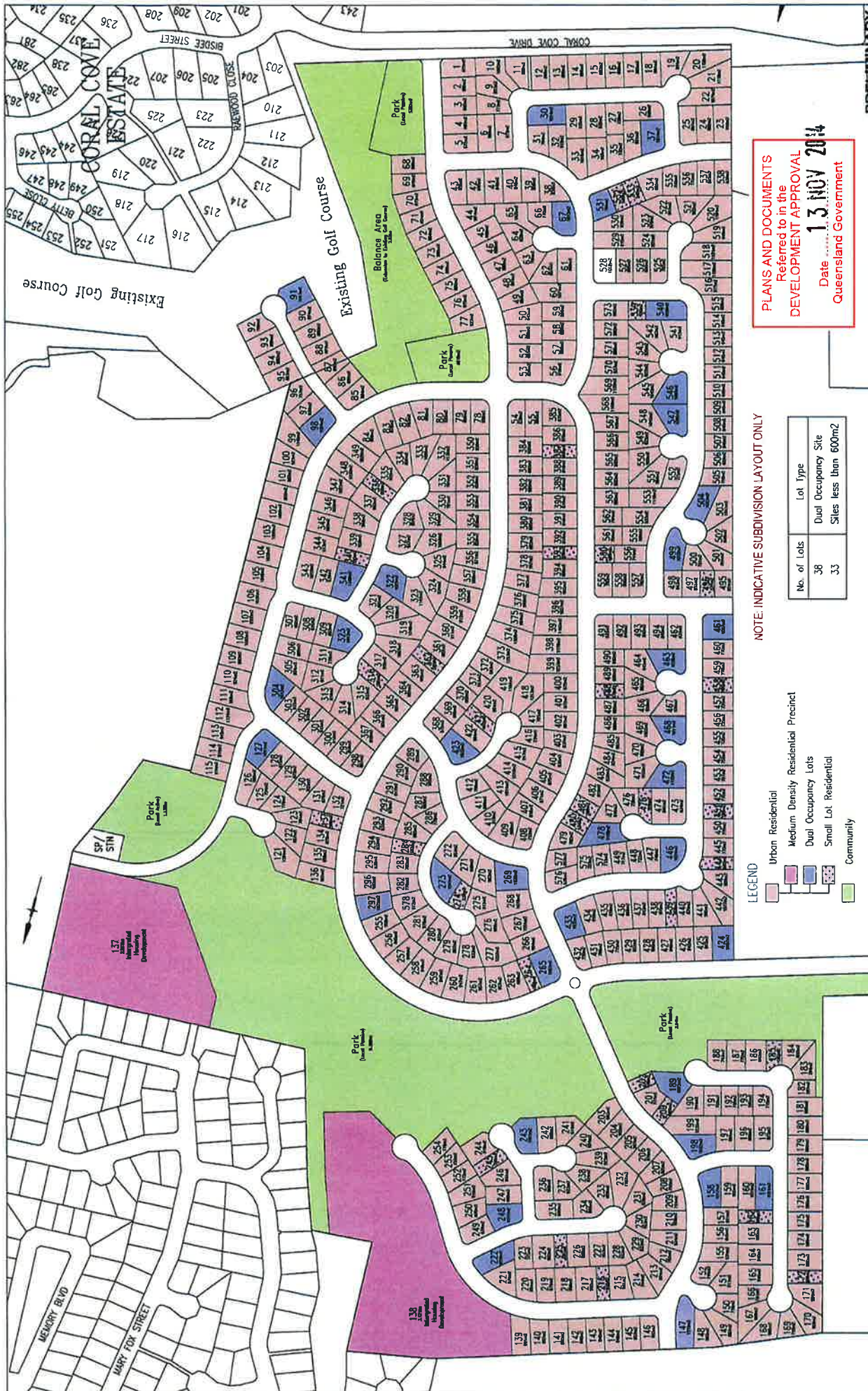
## Schedule 7

**Schedule 7- DETAILS OF SUBMITTERS**

Name of Principal submitter	Address
Department of Infrastructure and Planning (c/- Fiona Bailey - Manager)	PO Box 979, Bundaberg, QLD 4670
Ms Cristina Gobbo	106 Sea Park Road, Burnett Heads, QLD, 4670
Mr Richard Knight	106 Sea Park Road, Burnett Heads, QLD, 4670
Mr Simon de Bomford	30 Grevillea Street, Innes Park, QLD 4670
Mr Blake Tomlins (Sarria Pty Ltd)	PO Box 252, Paddington QLD 4064
Ms Eleanor McGiveron	PO Box 4105, Bundaberg South, QLD 4670
Mr Greg Shipton	PO Box 1415, Paradise Point, QLD, 4212
Mr and Mrs R and J Deering (Jose Holdings Pty Ltd)	8 Deering Place, Innes Park, QLD, 4670
Ms Barbara Nowland	5 Robert John Circuit, Coral Cove, QLD, 4670

**Schedule 8**





**PLANS AND DOCUMENTS**  
 Referred to in the  
**DEVELOPMENT APPROVAL**  
 Date **13 NOV 2014**  
 Queensland Government

NOTE: INDICATIVE SUBDIVISION LAYOUT ONLY

No. of Lots	Lot Type
38	Dual Occupancy Site
33	Sites less than 600m <sup>2</sup>

**LEGEND**

- Urban Residential
- Medium Density Residential Precinct
- Dual Occupancy Lots
- Small Lot Residential
- Community

**PRELIMINARY**

<b>NOTE ADDED</b>	08	BANK	TWP	08/03/13
<b>REVISED LOT LAYOUT AND ROAD ALIGNMENT</b>	09	BANK	TWP	12/02/13
<b>AMENDED LOT LAYOUT AND ROAD ALIGNMENT</b>	10	BANK	TWP	08/01/13
<b>REPLANNED PARK AREA</b>	11	SKW	AS1	AS1
<b>INITIAL ISSUE</b>	12	TMK	AS1	AS1
The Plans and Documents referred to in the Development Approval are subject to the conditions of the Development Approval.				
Date of Issue: 13 November 2014 12:42 PM.				

<b>DO NOT SCALE</b>	Drawn: T. HERRICKS	Checked: J. HERRICKS	Project: 41-19568-C001	Sheet: 1 OF 2
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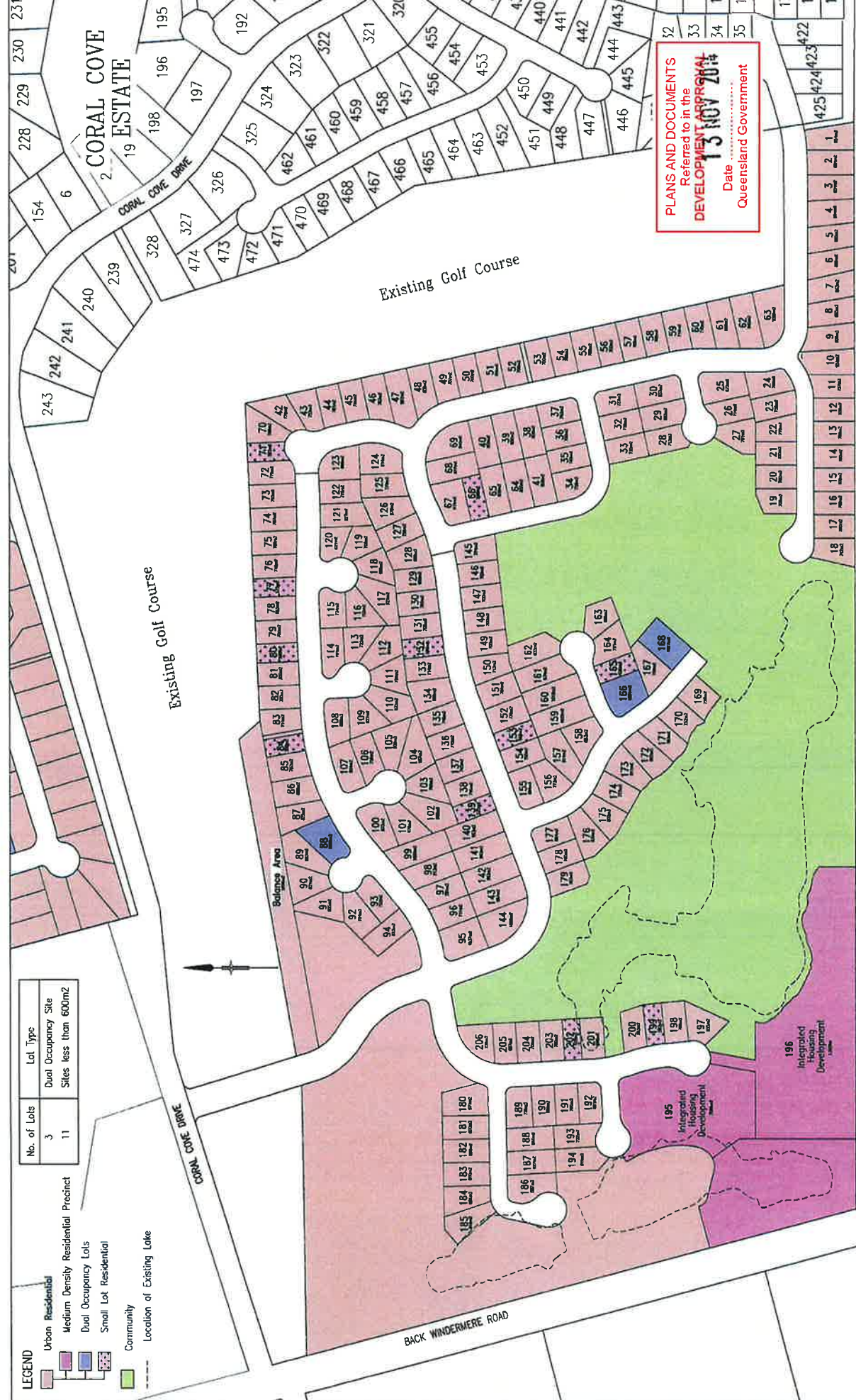
  

<b>AUSTCORP PROJECT NO. 4 PTY LTD</b>	<b>INTEGRATED RESIDENTIAL DEVELOPMENT</b>	<b>MASTER PLAN - SHEET 1 OF 2</b>	<b>Drawing No: 41-19568-C001</b>	<b>Rev: E</b>
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**PLANS AND DOCUMENTS**  
 Referred to in the  
**DEVELOPMENT APPROVAL**  
 Date **13 NOV 2014**  
 Queensland Government

**LEGEND**

Urban Residential	No. of Lots	Lot Type
Medium Density Residential Precinct	3	Dual Occupancy Site
Dual Occupancy Lots	11	Sites less than 600m <sup>2</sup>
Small Lot Residential		
Community		
Location of Existing Lake		

NOTE: INDICATIVE SUBDIVISION LAYOUT ONLY

**PRELIMINARY**

**AUSTCORP PROJECT NO. 4 PTY LTD  
INTEGRATED RESIDENTIAL DEVELOPMENT**

**MASTER PLAN - SHEET 2 OF 2**

Drawing No: **41-19568-C002** Rev: **E**

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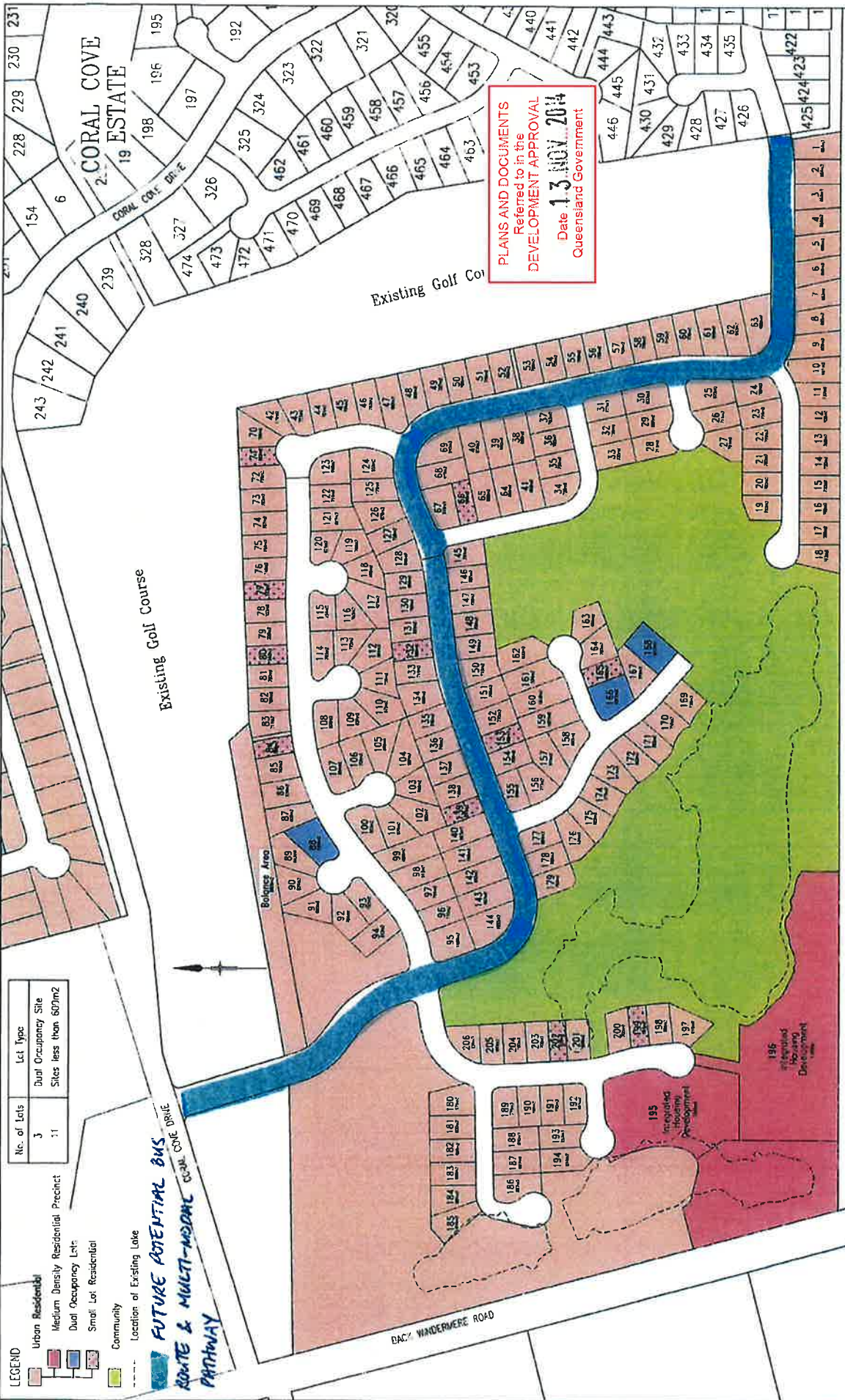
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**Client:** T. WONG  
**Designer:** T. WONG  
**Checker:** T. WONG  
**Scale:** 1:1500

**Scale:** 0 10 20 40 60 80m  
 SCALE 1:500 AT ORIGINAL SIZE

REV	DATE	BY	CHKD	DESCRIPTION
1	13/11/14	TW	TW	ISSUE FOR PERMIT
2	13/11/14	TW	TW	ISSUE FOR PERMIT
3	13/11/14	TW	TW	ISSUE FOR PERMIT
4	13/11/14	TW	TW	ISSUE FOR PERMIT
5	13/11/14	TW	TW	ISSUE FOR PERMIT
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21	13/11/14	TW	TW	ISSUE FOR PERMIT
22	13/11/14	TW	TW	ISSUE FOR PERMIT
23	13/11/14	TW	TW	ISSUE FOR PERMIT
24	13/11/14	TW	TW	ISSUE FOR PERMIT
25	13/11/14	TW	TW	ISSUE FOR PERMIT
26	13/11/14	TW	TW	ISSUE FOR PERMIT
27	13/11/14	TW	TW	ISSUE FOR PERMIT
28	13/11/14	TW	TW	ISSUE FOR PERMIT
29	13/11/14	TW	TW	ISSUE FOR PERMIT
30	13/11/14	TW	TW	ISSUE FOR PERMIT
31	13/11/14	TW	TW	ISSUE FOR PERMIT
32	13/11/14	TW	TW	ISSUE FOR PERMIT
33	13/11/14	TW	TW	ISSUE FOR PERMIT
34	13/11/14	TW	TW	ISSUE FOR PERMIT
35	13/11/14	TW	TW	ISSUE FOR PERMIT



PLANS AND DOCUMENTS  
 Referred to in the  
 DEVELOPMENT APPROVAL  
 Date **13 NOV 2014**  
 Queensland Government

No. of Lots		Lot Type	
3	Dual Occupancy Site	1	Sites less than 600m <sup>2</sup>

- LEGEND**
- Urban Residential
  - Medium Density Residential Precinct
  - Dual Occupancy Lots
  - Small Lot Residential
  - Community
  - Location of Existing Lake
  - FUTURE POTENTIAL BUS ROUTE & MULTI-MODAL CORAL COVE DRIVE PATHWAY**

NOTE: INDICATIVE SUBDIVISION LAYOUT ONLY

DO NOT SCALE		Scale		Date		Project		Drawing No.		Rev.	
0	10	20	40	60	80m	1	1	1	1	1	1
<p>Scale 1:1500 at A3 (1156mm x 841mm)</p> <p>Scale 1:1500 at A4 (210mm x 297mm)</p>											
<p><b>PRELIMINARY</b></p> <p>Client: <b>AUSTCORP PROJECT NO. 4 PTY LTD</b></p> <p>Project: <b>INTEGRATED RESIDENTIAL DEVELOPMENT</b></p> <p>Title: <b>MASTER PLAN - SHEET 2 OF 2</b></p> <p>Drawing No.: <b>41-19568-C002</b></p> <p>Rev: <b>E</b></p>											

AMENDED BY DEPARTMENT OF TRANSPORT & MAIN ROADS 15/08/14



**PLANS AND DOCUMENTS**  
 Referred to in the  
**DEVELOPMENT APPROVAL**  
 Date 13 NOV 2014  
 Queensland Government

NOTE: INDICATIVE SUBDIVISION LAYOUT ONLY

Nr. of Lots	39
Lot Type	Dual Occupancy Site
	Sites less than 600m <sup>2</sup>

- LEGEND**
- Urban Residential
  - Medium Density Residential Precinct
  - Dual Occupancy Lots
  - Small Lot Residential
  - Community

**FUTURE POTENTIAL BUS ROUTE & MULTI-MODAL PATHWAY**

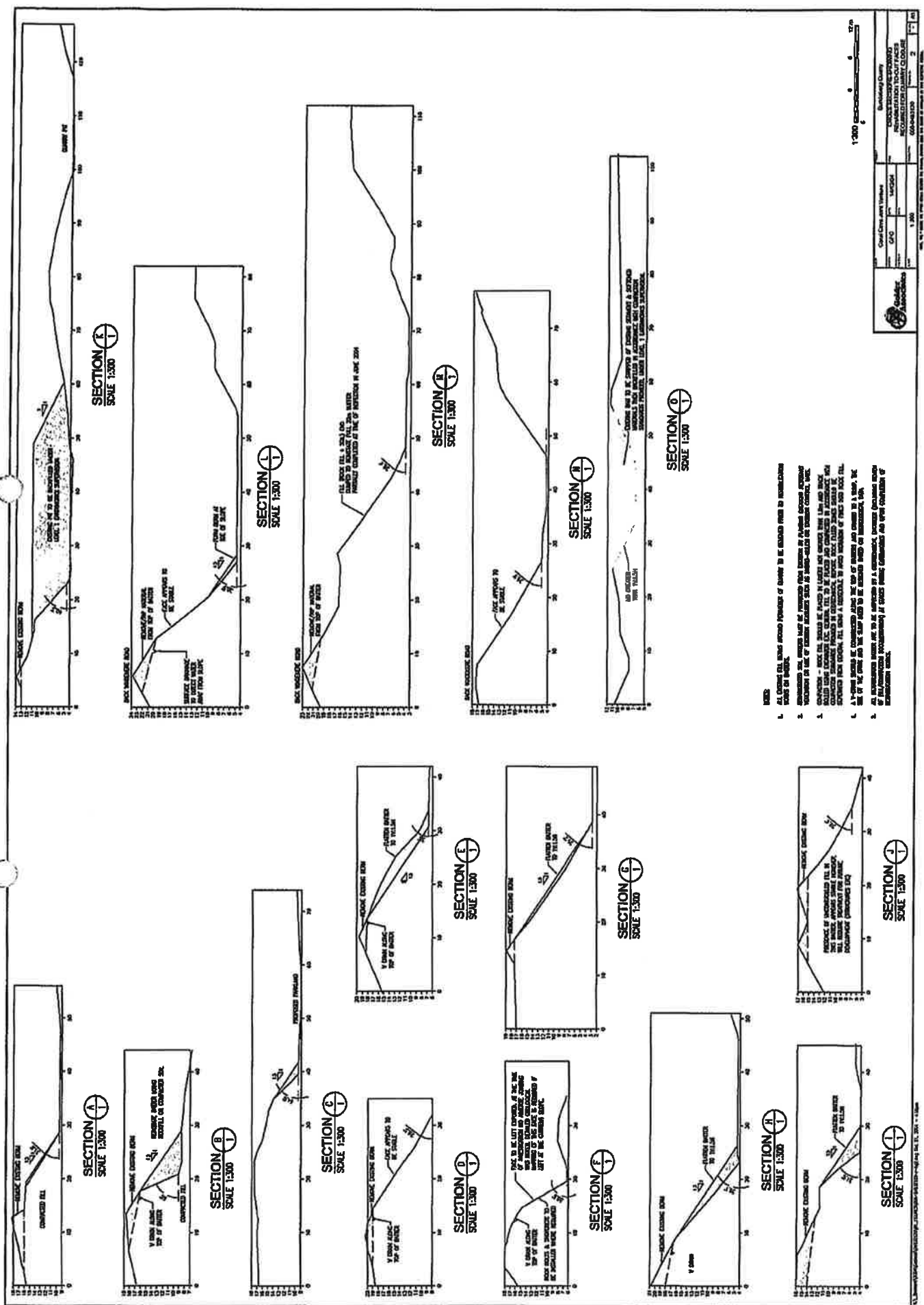
**PRELIMINARY**

<b>DO NOT SCALE</b> Scale: 1:600 Date: 13 NOV 2014		Client: <b>AUSTCORP PROJECT NO. 4 PTY LTD</b> Project: <b>INTEGRATED RESIDENTIAL DEVELOPMENT</b> Title: <b>MASTER PLAN - SHEET 1 OF 2</b>
Drawing No: <b>41-19568-C001</b> Drawing Title: <b>MASTER PLAN - SHEET 1 OF 2</b> Drawing Date: <b>13 NOV 2014</b>	Scale: <b>1:600</b> Date: <b>13 NOV 2014</b>	Drawing No: <b>41-19568-C001</b> Drawing Title: <b>MASTER PLAN - SHEET 1 OF 2</b> Drawing Date: <b>13 NOV 2014</b>
Prepared by: <b>Urban Residential</b> Checked by: <b>Urban Residential</b> Drawn by: <b>Urban Residential</b> Date: <b>13 NOV 2014</b>		

AMENDED BY DEPARTMENT OF TRANSPORT & MAIN ROADS 15/06/14

**Schedule 9**

SECTION A  
SECTION B  
SECTION C  
SECTION D  
SECTION E  
SECTION F  
SECTION G  
SECTION H  
SECTION I  
SECTION J



- NOTES:**
1. ALL ELEVATIONS ARE TO BE SHOWN FROM THE DATUM TO BE INDICATED ON THE DRAWINGS.
  2. ALL DISTANCES ARE TO BE SHOWN FROM THE POINT OF BEGINNING OF THE ROAD TO THE POINT OF BEGINNING OF THE SECTION.
  3. THE ROAD SHALL BE CONSTRUCTED TO THE STANDARD CROSS SECTION FOR A ROAD OF THIS CLASS AND SHALL BE CONSTRUCTED TO THE STANDARD CROSS SECTION FOR A ROAD OF THIS CLASS.
  4. ALL ELEVATIONS ARE TO BE SHOWN FROM THE DATUM TO BE INDICATED ON THE DRAWINGS.
  5. ALL DISTANCES ARE TO BE SHOWN FROM THE POINT OF BEGINNING OF THE ROAD TO THE POINT OF BEGINNING OF THE SECTION.

		State of California Department of Public Works Bureau of Highways Highway No. 100 Project No. 100-100
Date: 10/1/50 Scale: 1"=20' Sheet: 2 of 2	Engineer: J. W. [Name] Designer: [Name] Checker: [Name]	Surveyor: [Name] Recorder: [Name]

1"=20'  
0 20 40 60 80 100