

## Pre-lodgement Meeting Notes

Pre-lodgement meeting details			
Meeting date	27/04/2016		
Reference No.	PLM16/0084		
Meeting attendees	Name	Title	Organisation
	Charles Cook	Engineering	SCC
	John Borthwick	Planner	SCC
	John Taylor	Project Director	Groundwork Plus
	Tegan Smith	Principal	Groundwork Plus
	Ian Ridoutt	General Manager	Barro Group Pty Ltd
		Principal Engineer	MRCagney Traffic Engineers
	Adrian Canaris		Bam
	Rus Bulmer (Telephone link)	Area Manager Hervey Bay	Barro Group Pty Ltd

### Important information

This document is a record of pre-lodgement discussions and will not be made available for public viewing. Pre-lodgement discussions are conducted to explore development options and requirements, identify issues and provide guidance to prospective applicants about council's policies for development.

The recorded discussion items and outcomes in no way imply or commit to an approval of the proposal on the part of council or council officers, nor guarantee that all potential issues associated with a development proposal have been raised / identified. When a formal development application is lodged, the proposal will be assessed on its planning merits in accordance with council's policy framework existing at the time of the assessment.

### Planning scheme information

Planning scheme	Sunshine Coast Planning Scheme (1 April 2016)
Development type	Material Change of Use of Premises to Establish an Extractive Industry and Environmentally relevant Activity #16 Extraction and screening Activities & Material Change of Use to Establish a Caretakers Accommodation.
Level of assessment	Impact Assessable
Local Plan area	Tile 47
Zone	Rural Zone
Overlay Codes	<p>Overlay codes have only been taken for that area of the site that directly overlay the extractive industry area and haulage route.</p> <ul style="list-style-type: none"> <li>Biodiversity, Waterways and Wetlands – Riparian Protection Area, Wetlands, Native vegetation area, Stream order 1 – 2, Stream Order 3 - 4</li> </ul>

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**Caloundra office** 1 Omrah Avenue Caloundra Qld 4551

**Maroochydore office** 10 First Avenue Maroochydore Qld 4558

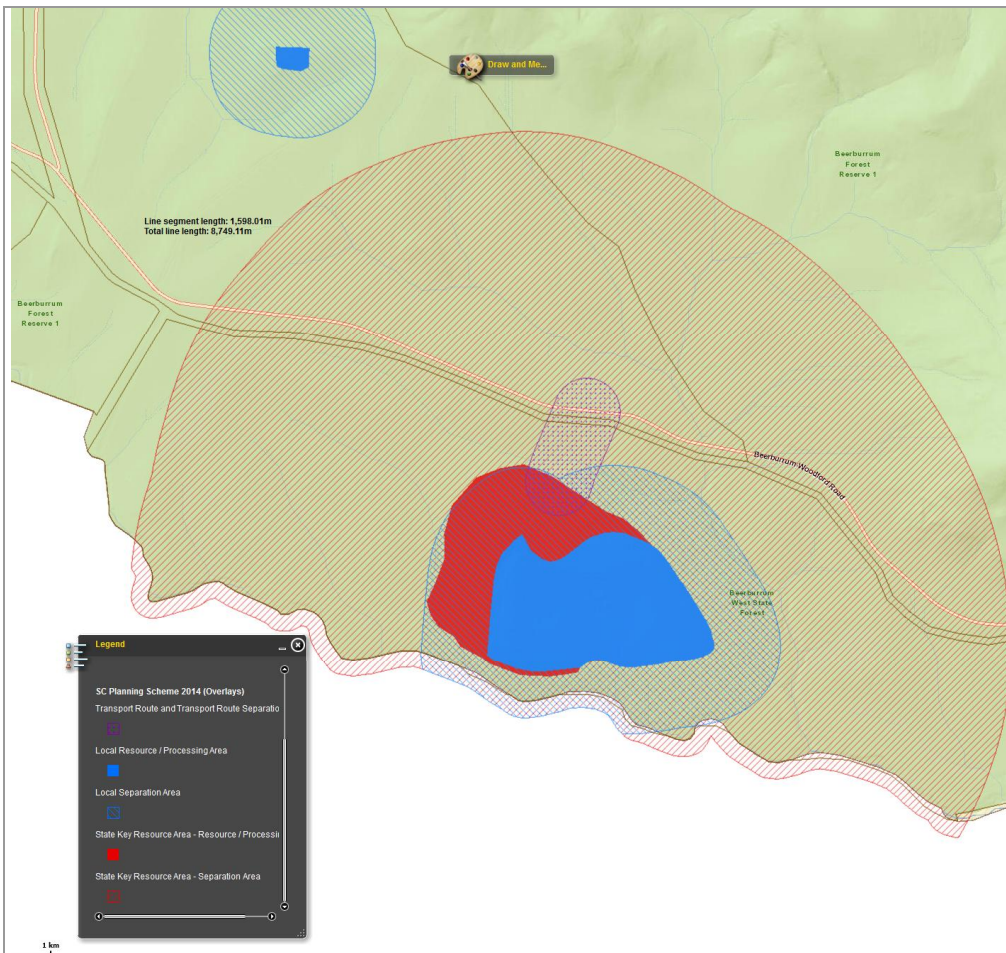
**Nambour office** Corner Currie and Bury Streets Nambour Qld 4560

	<ul style="list-style-type: none"> <li>• Bushfire Hazard (Medium Bushfire Hazard Area &amp; Medium Bushfire Hazard Buffer Area)</li> <li>• Land Subject to extractive resource overlay (Local resource/processing area, Local separation area, State Key Resource Area – Resource /Processing Area, State Key Resource Area – Separation Area, Transport Route – Separation Area.</li> <li>• Flood Hazard – Flooding and Inundation Area</li> <li>• Height of Buildings (8.5m)</li> <li>• Landslide Hazard and steep Land Overlay (high Hazard Area, Moderate Hazard Area, slope 15-20%)</li> <li>• Scenic Amenity ( Beerburrum Woodford Road is a Scenic Route)</li> </ul>
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<b>Proposed development</b>	
Street address	Fpq Nursery Beerburrum-Woodford Rd BEERBURRUM QLD 4517
Real property description	Lot 589 FTY 1827
Proposal details	Extractive Industry and Caretakers Accommodation

Supporting information	Plan / document number	Title, prepared by	Date
	1935.DRG.004	<i>Site Layout Plan</i> , prepared by Groundwork Plus	-

Advice and information	By whom
<p>Planning</p> <ul style="list-style-type: none"> <li>• Proposed Extractive Industry.</li> <li>• The site is identified as KRA 147 – Burrum Key Resource Area. This KRA provides an extractive resource of Quarry Rock. Blasting Activities will therefore be required.</li> </ul>	John Borthwick



- The property is owned by The State of Queensland Reserve for State Forest.
- Owners consent will be required from the State to make the application and for the haulage route.
- Application for Material Change of Use of Premises to Establish an Extractive Industry and Environmentally Relevant Activity #16 Extraction and screening Activities.
- A Caretakers accommodation is also proposed, however, the provided plans at this stage do not show where this is located.
- An Extractive industry in the Rural zone is Impact assessable and will required public notification.
- A Caretakers accommodation in the Rural zone is Impact assessable and will required public notification.
- The application is assessed against the provisions of the entire planning scheme. However, the predominant code is the Extractive industry code.

- It will need to be demonstrated that the proposal will not cause adverse impacts on environmental and landscape values, public safety and amenity of surrounding premises and sensitive land uses.
- The report must provide information on the amount of rock to be extracted, number of truck movements per day, haulage route, blasting times and hours of operation amongst others.
- A proposed site plan will be required showing where the site office and parking will be located, where the amenities will be located, where the wash down facility/weigh bridge/shake down for trucks will be located, and where processing/screening of material will be located.
- A description of the extraction process and an extraction staging plan will need to accompany any application.
- The entire extractive site will have to be fenced and signed. The boundaries will need to be clearly shown on a proposal plan.
- Any application will need to be accompanied by a Bushfire Management Plan. This will need to particularly address escape routes for staff on the site.
- Other reports, but not limited to the following, will be required such as an environmental management plan, acoustic report, traffic report, water quality report etc. will most probably be required by the State as part of the ERA 16 requirements, but will also inform Council's Extractive Industry Code.
- A key element for Council's consideration will be how the proposed haulage route and volumes of truck movements will impact on Beerburrum Town considering there is a school and other commercial activities at this location.
- It is noted that under the *Sustainable Planning Act 2009 Regulations* Schedule 4, Table 4 – **Operational Work** is exempt development.

For removing quarry material	
10	Operational work for removing quarry material from a State forest, timber reserve, forest entitlement area or Crown land as defined under the <i>Forestry Act 1959</i>

- An analysis of the Extractive Industry code, the Extractive Resources Overlay Code and the Caretakers Residence Code seem to suggest that a Caretakers Residence within a KRA would be difficult to support.
- Hard rock quarrying will occur with possible blasting required, and

<p>dust, noise generation during extractive resource operations. An acceptable level of safety and residential amenity for residents of the caretakers accommodation would need to be demonstrated.</p> <ul style="list-style-type: none"> <li>· The Extractive resources overlay code requires that there is no increase in the number of people living in the extractive separation area and does not result in an increase in the scale or density of the residential uses within the separation area. In this instance to support an incompatible sensitive residential use within the operation area of the KRA would be difficult to support.</li> <li>· Any application would need to be demonstrate where the Caretakers residence is located, the size of the dwelling, how effluent disposal and a potable water supply is provided, that it is not subject to bushfire, and that there is a reasonable level of safety and residential amenity. For example a donga for a security person rather than a 200m<sup>2</sup> residential building with 3 bedrooms would be more supportable.</li> <li>· The fees and charges for the application will be in accordance with the schedule of fees and charges at the time of making the application. A request could be submitted for Council to consider a reduction in the application fees.</li> </ul>	
<p>Civil Engineering</p>	<p>Charles Cook</p>
<p><u>Vehicle Access and Haulage Route</u></p> <p>Haulage through Beerburum will be of concern as noted in the KRA 147 summary. The MCU application will need to be accompanied by description (haulage route) of how material will be delivered to end user. The suggestion in the KRA summary is to use Eaton Rd which is within the MBRC region.</p> <p>Haulage on state forestry roads will require owner's consent.</p> <p>Council's Code for extractive industry proposes the following acceptable outcomes for vehicle access:</p> <ul style="list-style-type: none"> <li>· The proposed transport route to the site is along sealed roads and does not require heavy vehicles to traverse residential or rural residential streets classified as collector streets or local streets.</li> <li>· All driveways and manoeuvring areas between the site entrance and site office and all wash down areas and works depot areas are sealed.</li> <li>· Driveways have a minimum width of 9 metres measured at the property alignment/road frontage and are located not less than 9 metres from any other driveway.</li> <li>· A wheel wash down area is provided near the driveway entrance of the site to any transport route.</li> </ul> <p>Also of consideration is the impact to school bus routes.</p>	

<p>Access through the township will need to be carefully planned with signage and assessment of traffic including safety and capacity of the route and intersections. The impacts on the residents along Beerburrum Woodford Rd and Beerburrum Rd will need to be managed by limiting the hours of operation and speed control. A noise assessment may be required and amelioration potentially required.</p> <p>The traffic impact assessment will also need to consider pavement damage. Maintenance contributions will be applied based on tonnage of material hauled. TMR have a methodology for calculating damage caused by additional traffic loading which shall be used for the assessment.</p> <p><u>Site Facilities</u></p> <p>Site Facilities including the following will be required to be permanently located on site:</p> <ul style="list-style-type: none"> <li>· Site office</li> <li>· Access and carparking for staff and visitors</li> <li>· Ablutions</li> <li>· Potable and construction water</li> <li>· Power and lighting</li> <li>· Any staging requiring relocation of facilities will need to be assessed.</li> <li>· Fencing (fully fenced site)</li> <li>· Signage</li> </ul>	
<p>Hydraulics and Water Quality</p>	<p>Robert Booker</p>
<p>A Stormwater management plan will be required.</p> <p>Flood and water quality report will be required to demonstrate discharge from the site will not have detrimental environmental impacts.</p> <p>Water quality leaving the site will need to be demonstrated.</p> <p>Groundwater assessment will be required including protection of quality and quantity.</p> <p>Flooding and stormwater will need to be considered for the operational phase demonstrating that throughout the operation the above is met at all times, as well as safe operation of the facility. Access to the site during flood events will need to be maintained during major events. An emergency procedure for all events up to and including PMF will be required.</p> <p>The reuse of stormwater for construction activities is encouraged by the Code for extractive industry. A detention facility will need to be included in the stormwater management plan.</p>	

Environmental Health	Michael Fitzgerald
<p><b>Environmental Performance</b></p> <p>In accordance with the State Development &amp; Assessment Provisions the application will be assessed by the State, against environmental performance and acceptable outcomes subject to Module 4: Environmentally Relevant Activities. Other modules may be included e.g. Module 8 Native Vegetation clearing and Module 18 State Transport Infrastructure Protection. These modules include assessment in regard to amenity (air &amp; noise, caretaker as a sensitive land use), management of regulated waste (hazardous contaminants &amp; materials) and the protection of biodiversity values e.g. matters of state environmental significance, water quality &amp; quantity impacts, vegetation protection and/or enhancement etc.</p> <p>The State administered ERAs (under No. 16 Extractive Activities) are within the definition of High Impact Industry and will be subject to conditioning and on-going regulation by the State for environmental performance under the <i>Environmental Protection Act 1994 (EP Act)</i>. The act includes specific provisions for the maintenance and management of environmental performance and for the enforcement of the performance where it is not appropriate. Similar or overlapping environmental performance assessment as undertaken by the State for the ERAs is sought by the SC 2014 Planning Scheme. Council as assessment manager will reconcile the environmental performance of Scheme and subsequent decision notice conditions with the assessment and the conditions provided by the State. This will ensure decision notice conditions are not duplicated or conflict i.e. conditions determined by the State are expected, in many cases, to achieve compliance with the environmental performance sought by the Scheme.</p> <p>For the purpose of addressing environmental performance it is suggested the report/s submitted highlight and reconcile both the environmental performance sought by the State and by the Planning Scheme. For example:</p> <ul style="list-style-type: none"> <li>i) In the case where the State &amp; Scheme performance is the same then confirm in the report that both will be addressed by the outcome proposed.</li> <li>ii) In the case where the State &amp; Scheme performance differ then clarify the significance of any discrepancy. Note: Council generally accepts the direction of a concurrence or advice agency under SPA. However, where a matter is of particular concern to the community then clarification within the report can greatly assist in any explanation sought by Councillors or members of the community. For example a separation distance may differ to a sensitive premises but it can be demonstrated that either will suffice to achieve the performance outcome sought.</li> <li>iii) In the case where the State is silent on Scheme performance (e.g. hours of operation, haulage routes over non-State roads) then highlight the item as specific to the scheme i.e. this will flag those issues to be considered against the use (Extractive Industry) by Council as assessment manager.</li> </ul> <p>Note: Under ERA 16-Extractive Activities there are a number of sub-categories for this ERA (i.e. dependent upon a threshold of rock extraction or rock screening) some of which fall into a concurrence process and others</p>	

<p>which are within a non-concurrence process i.e. an advice agency role. Council as assessment manager will liaise with the State to determine those environmental performance matters best regulated by Local Government or the State to avoid conflict with respective conditions.</p>	
<p>Ecology</p>	<p>John Birbeck</p>
<p>The following Environment and amenity issues will need to be addressed in any proposal within the Burrum Key Resource Area – EKA 147 :</p> <ul style="list-style-type: none"> <li>· The subject site may contain plant species scheduled in the Queensland Nature Conservation Act Nature Conservation (Wildlife) Regulation 1994 and the Environment Protection and Biodiversity Conservation Act 1999, a comprehensive flora survey will be required.</li> <li>· Preparation of a comprehensive staged Rehabilitation Plan</li> <li>· Vegetation Off-sets</li> <li>· Provision of a vegetation buffer to Beerburum Creek</li> <li>· Bushfire Plan</li> <li>· Visual analysis/impact of the quarry when viewed from nearby scenic lookouts</li> <li>· A Cultural Heritage Study</li> </ul>	

<p><b>Infrastructure charges</b></p>
<p>A request for written advice for an Infrastructure Contributions Estimate relevant to your proposal may be obtained for a fee of \$223. You can request further details by emailing: <a href="mailto:icinfo@sunshinecoast.qld.gov.au">icinfo@sunshinecoast.qld.gov.au</a>.</p>

<p><b>Further advice to be sought</b></p>
<p>You are advised to contact Unitywater and any relevant Queensland Government Agencies for their specific requirements in respect of your proposal.</p> <p><b>Note:</b> The State Government has recently introduced legislation changing the way Distributor Retailers such as Unitywater will be involved with development related matters from 1 July 2014. Some of the anticipated changes, for development applications lodged after the 1 July 2014, include:</p> <ol style="list-style-type: none"> <li>(a) Sunshine Coast Council will issue an (Adopted) Infrastructure Charges Notice for the Council proportion of the charge as contained in the Adopted Infrastructure Charges Resolution.</li> <li>(b) Unitywater will issue an (Adopted) Infrastructure Charges Notice for their proportion of the charge.</li> <li>(c) Infrastructure charges, fees, bonds, easement documents in favour of Unitywater and the like will need to be paid / lodged at a Unitywater office and not at a Sunshine Coast Council office.</li> <li>(d) Applicants will make separate applications to Unitywater for a Water Approval for any aspect of their development relating to water and sewerage matters.</li> <li>(e) Importantly, applicants will be responsible for the coordination of the various aspects of their project, including any differences between a Council development approval and a Unitywater water approval.</li> <li>(f) Where there are any issues associated with water or sewerage matters, it is recommended applicants consult with Unitywater and, if necessary, seek a 'Services Advice Notice' from Unitywater. This is equivalent to the Council's Pre-lodgement meeting service</li> </ol>



<b>Follow up meeting</b>
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Not required.
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<b>Pre-lodgement notes acknowledgement</b>	
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Council project director:	
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A handwritten signature in black ink, appearing to be a stylized 'R' or 'B' with a vertical line through it.



Department of Infrastructure,  
Local Government and Planning

Our reference: SPL-0316-029202  
Your reference: 1935.DA1

14 June 2016

Barro Group Pty Ltd  
C/- Groundwork Plus  
PO Box 1779  
MILTON QLD 4064

Dear Sir / Madam

### **Pre-lodgement meeting record—proposed development**

This pre-lodgement record provides a summary of the matters discussed at the pre-lodgement meeting in addition to providing further advice prepared subsequent to the meeting. This record provides initial advice regarding the likely major issues relevant to the development proposal to assist in the timely processing of a development application. While this pre-lodgement advice is provided in good faith, if the proposal is changed to that which was discussed with the department during the pre-lodgement meeting, this advice is not binding.

### **Reference information**

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Departmental role:	Assessment manger Concurrence agency Advice agency Third party advice
Jurisdiction:	Schedule 7, Table 2, Item 1 (Environmentally Relevant Activities) Schedule 7, Table 3, Item 2 (Development impacting on State transport infrastructure) <b>Note:</b> DNRM has confirmed exemption from vegetation clearing referral
Pre-lodgement meeting date:	26 April 2016

## Meeting attendees:

<b>Name</b>	<b>Position</b>	<b>Organisation</b>
John Taylor	Project Director	Groundwork plus
Teagan Smith	Partner and Principal	Groundwork plus
Ian Ridoutt	General Manager	Barro Group Pty Ltd
Russ Bulmer	Area Manager	Barro Ground Pty Ltd
Bryce Trevilyan	Principal Engineer, Traffic engineering	MRCagney
Hamish McIntosh	Principal Planning Officer	DILGP
Stuart Duncan	Principal Advisor	DTMR
Luke Navie	Principal Project Officer	DAF (Forestry)
David Taylor	Manager Quarry Production South	DAF (Forestry)
Jessica Johnson (by phone)	Team Leader - Assessment	DEHP

**Site details**

Street address:	Beerburrum-Woodford Road, Beerburrum QLD 4517
Real property description:	Part of Lot 589 on FTY1876 (Beerburrum West State Forest)
Local government area:	Sunshine Coast Regional

**Proposed development details**

Development type:	Material change of use
Development description:	Extractive industry and caretaker's accommodation Environmental Authority for ERAs 16(2)(c) and 16(3)(c)

**Supporting information**

<b>Plan / Report title</b>	<b>Author</b>	<b>Reference no.</b>	<b>Version and date</b>
Site Location Plan	Groundwork Plus	1935.DRG.006	3 March 2016
Site Layout Plan	Groundwork Plus	1935.DRG.004	3 March 2016

## Pre-lodgement Meeting Notes

Item	Meeting Notes / Background
	<p><u>Background</u></p> <ul style="list-style-type: none"> <li>• Background and introduction provided by Groundwork Plus.</li> <li>• Barro Group Pty Ltd seeks to develop an extractive industry and caretaker's accommodation in Beerburrum State Forest. Barro Group has requested information to submit an application to carry out the following: <ul style="list-style-type: none"> <li>o Environmental Relevant Activity (ERA) 16-(2c) – extracting, other than dreading, in a year, the following quantity of material – more than 1,000,000t; and</li> <li>o ERA 16-(3c) – screening, in a year, the following quantity of material – more than 1,000,000t.</li> </ul> </li> <li>• The site is a Key Resource Area under the State Planning Policy. The wider parcel of land is a State plantation forest managed by HQPlantations.</li> <li>• The site has been historically (30+ years) used by the State for quarry operations for maintenance of haul roads.</li> <li>• This project was offered by the State for tender, and recently Barro Group Pty Ltd won the project.</li> <li>• The client wants to increase the threshold from the past operation, extracting and screening fluctuating volumes of material with time.</li> <li>• Barro Group Pty Ltd is a registered operator.</li> <li>• The lease area is 24ha in size, and is within a Key Resource Area (KRA). Forestry Plantations Queensland Pty Ltd had previously held an Environmental Authority (EA) for a lower threshold of extractive and screening activities at the site. This was surrendered in 2014.</li> <li>• Site shown in plans provided by Groundwork Plus (attached).</li> </ul> <p><u>Department of Environment and Heritage Protection (DEHP)</u></p> <ul style="list-style-type: none"> <li>• DEHP carried out a basic desktop assessment prior to meeting.</li> <li>• DEHP queried whether there would be fluctuations in the volumes of material extracted. <ul style="list-style-type: none"> <li>o Groundwork Plus indicated that the project was likely to exceed 1 million tonnes during peak operations.</li> </ul> </li> <li>• DEHP advised that the applicant would need to address MSES as part of any future development application as the site contained regulated vegetation and wildlife habitat. Permits for any threatened and protected species would need to be obtained.</li> <li>• DEHP advised that further advice on offsets would be provided once DEHP had considered in detail.</li> <li>• DEHP provided general advice on applying for the environmental authority (EA) and supporting information required for development application. <ul style="list-style-type: none"> <li>o The EA could be applied for concurrently with the DA.</li> <li>o The applicant will need to address SDAP Module 4 of the SDAP.</li> <li>o MSES will need to be addressed.</li> <li>o DEHP confirmed that the proposal was a concurrence ERA.</li> </ul> </li> <li>• Groundwork Plus raised concern with Module 4 of the SDAP.</li> <li>• Groundwork Plus raised a number of concerns with Module 4 of the SDAP provisions, in particular the offset requirements having regard to the site history and the clear intent to use all of this area as a quarry, as well as the fact that the lease area (approx. 24 hectares) is the only area of land being made available by the State.</li> <li>• Groundwork Plus and DEHP discussed model conditions vs non model conditions having regard to the site and location. DEHP offered a further dialogue on non-model conditions.</li> </ul> <p><u>Department of Agriculture and Fisheries (DAF)</u></p> <ul style="list-style-type: none"> <li>• DAF advised that there is an existing sales permit over the land with that area</li> </ul>

- currently defined. The development application will reflect the sales permit area.
- DAF advised that DAF would provide land owners consent.

#### Department of Transport and Main Roads (DTMR)

- DTMR queried what the volumes and life of the project were.
- DTMR queried whether the development was likely to expand.
- Barro Group advised that this was not likely in the short term however acknowledged the strategic location of the site and KRA status.
- DTMR advised that Beerburrum Road would be the first point of impact for the state controlled road network.
- DTMR advised that the applicant would need to provide information on the haul route including pavement impact assessments (if significant enough to warrant).
- DTMR advised that they were able to provide traffic data if required.
- DTMR advised that the point of impact i.e. where haul route intersects the SCR network would need to be addressed primarily.
- DTMR suggested that a 5% increase was likely to trigger a transport impact assessment (TIA).
- DTMR welcomed further contact to address DTMR issues.

It is considered that the above summary is an accurate record of the matters discussed at the pre-lodgement meeting.

The following information is provided as further advice prepared subsequent to the meeting.

#### **Further advice**

<b>Item</b>	<b>Further advice</b>
<b>Development Approval and EA</b>	
1.	<p>You have indicated that you will be operating ERA 16-(2c) – extracting, other than dredging, in a year, the following quantity of material – more than 1,000,000t; and ERA 16-(3c) – screening, in a year, the following quantity of material – more than 1,000,000t.</p> <p>ERA 16-(2c) is a concurrence ERA and will trigger development assessment for a Material Change of Use of an ERA under the Sustainable Planning Act 2009.</p> <p>Under section 115 of the Environmental Protection Act 1994, a development application is also taken to be an application for an EA.</p> <p>As part of application lodgement, the following IDAS forms must be submitted:</p> <ul style="list-style-type: none"> <li>• IDAS form 1 – Application details,</li> <li>• IDAS form 8 – Environmentally Relevant Activity, and</li> <li>• IDAS form 8 – attachment for an application for an environmental authority.</li> <li>• All ERAs (including non-concurrence) will need to be listed on the IDAS form 8.</li> </ul>
<b>Complying with your EA</b>	
2.	<p>If your EA is approved, it will comprise a set of conditions you will need to comply with. If you wish to understand what sort of conditions may be placed on the EA you may review the model operating conditions for this activity at the following link:</p> <p><a href="http://www.ehp.qld.gov.au/assets/documents/regulation/pr-co-extraction-and-screening.pdf">http://www.ehp.qld.gov.au/assets/documents/regulation/pr-co-extraction-and-screening.pdf</a></p>

Item	Further advice
<b>Annual fees</b>	
3.	The first annual fee is payable within 20 business days of the effective date of an EA, unless otherwise nominated. The fee for ERA 16 threshold 2(c) is currently \$13,947.90.
<b>Technical information required</b>	
4.	A map of the proposed activity footprint aligning with the Sales Permit for State Quarry Material footprint should be provided with your application.
<b>State Development Assessment Provisions (SDAP) modules</b>	
5.	<p>A development application must include an assessment against the relevant modules of the SDAP of the Sustainable Planning Regulation 2009 that are current at the time of lodgement (currently Version 1.8, effective 8 April 2016).</p> <p>The proposed development will require the following module to be addressed:</p> <ul style="list-style-type: none"> <li>• Module 4: Environmentally relevant activities – Table 4.1.2 at link: <a href="http://www.dilgp.qld.gov.au/resources/policy/sdap/sdap-module-4-v-1-8.pdf">http://www.dilgp.qld.gov.au/resources/policy/sdap/sdap-module-4-v-1-8.pdf</a></li> </ul> <p>A desktop analysis, using the Department of Local Government and Planning (DILGP) SPP interactive mapping system, has identified various Matters of State Environmental Significance (MSES) on the whole subject lot where the activities are proposed. These are:</p> <ul style="list-style-type: none"> <li>• Regulated Vegetation,</li> <li>• Regulated Vegetation intersecting a watercourse,</li> <li>• High Ecological Significance wetlands,</li> <li>• High ecological value waters (wetlands),</li> <li>• High ecological value waters (waterways),</li> <li>• Wildlife Habitat (Koala Bushland Habitat), and</li> <li>• Threatened species and iconic species.</li> </ul> <p>The <i>Vegetation Management Act 2009 (VMA)</i> applies to the management of vegetation other than in forest reserves under the <i>Nature Conservation Act 1992 (NCA)</i> (section 7(1)). Therefore, the above MSES which would normally be triggered under the <i>VMA</i> will not apply to this application.</p> <p>Please note that there are no exemptions in State Forest regarding the <i>NCA</i>. Therefore these values are still relevant for consideration.</p> <p>Here are some other tools that may be helpful in your assessment:</p> <ul style="list-style-type: none"> <li>• Vegetation Management Map (<a href="https://www.dnrm.qld.gov.au/forms/land-property/vegetation-map-request">https://www.dnrm.qld.gov.au/forms/land-property/vegetation-map-request</a>)</li> <li>• WildNet – wildlife mapping tool (<a href="https://environment.ehp.qld.gov.au/report-request/species-list/">https://environment.ehp.qld.gov.au/report-request/species-list/</a>)</li> <li>• Koala Habitat Mapping (SEQ) (<a href="http://www.ehp.qld.gov.au/wildlife/koalas/mapping/maprequestform.php">http://www.ehp.qld.gov.au/wildlife/koalas/mapping/maprequestform.php</a>)</li> <li>• Map of Referable Wetlands (<a href="https://www.ehp.qld.gov.au/ecosystems/wetlands/referable-wetlands-form.php">https://www.ehp.qld.gov.au/ecosystems/wetlands/referable-wetlands-form.php</a>)</li> </ul> <p>Where MSES are identified you must demonstrate how the development</p>

Item	Further advice
	<p>avoids adverse impacts on MSES. Where this is demonstrated to be not reasonably possible, you must then demonstrate how impacts on MSES have or will be minimised and mitigated.</p> <p>If the proposed activities are likely to result in any significant residual impacts on any of these identified prescribed environmental matters, an environmental offset may be required through a condition of approval. Please refer to the following guideline for further information:  <a href="http://www.dilgp.qld.gov.au/resources/guideline/planning/dsdip-significant-residual-impact-guideline.pdf">http://www.dilgp.qld.gov.au/resources/guideline/planning/dsdip-significant-residual-impact-guideline.pdf</a>.</p>
<b>Offset condition</b>	
6.	<p>If an offset condition is recommended for inclusion on the development approval, the condition should clearly state those MSES which apply due to the activity being within a State Forest.</p> <ul style="list-style-type: none"> <li>• DEHP provided further advice regarding offsets under separate advice (attached).</li> </ul>
<b>Clearing permit under NCA</b>	
7.	<p>The applicant may also be required to apply separately for a clearing permit for any protected plants under the <i>NCA</i> as the site is within a high risk area on the flora survey trigger map. More information on this can be found at:  <a href="http://www.ehp.qld.gov.au/licences-permits/plants-animals/protected-plants/clearing.html">http://www.ehp.qld.gov.au/licences-permits/plants-animals/protected-plants/clearing.html</a>.</p>
<b>Environmental impacts</b>	
8.	<p>The EA application must include supporting information to demonstrate how the activity will protect environmental values and manage environmental impacts. This may include consideration of air, noise, land, water, wetlands and groundwater.</p> <p>While several maps were provided before the pre-lodgement meeting, a map with GPS coordinates clearly showing the locations of the environmental values (watercourses, regulated vegetation, wildlife habitat etc.) and the areas of extraction including all proposed activities and their locations including any processing areas should be provided with the application. The map should include any proposed buffers to the environmental values and show any proposed monitoring locations.</p> <p>There are technical guidelines explaining how to provide the necessary technical information EA application. These can be accessed through the following links:</p> <ul style="list-style-type: none"> <li>• Water - Refer to Application requirements for activities with impacts to water (EM963) found at <a href="https://www.ehp.qld.gov.au/assets/documents/regulation/era-gl-water-impacts.pdf">https://www.ehp.qld.gov.au/assets/documents/regulation/era-gl-water-impacts.pdf</a></li> <li>• Land - Refer to Application requirements for activities with impacts to lands (EM961) found at <a href="https://www.ehp.qld.gov.au/assets/documents/regulation/era-gl-land-impacts.pdf">https://www.ehp.qld.gov.au/assets/documents/regulation/era-gl-land-impacts.pdf</a></li> <li>• Noise - Refer to Application requirements for activities with noise impacts (EM962) found at <a href="https://www.ehp.qld.gov.au/assets/documents/regulation/era-gl-noise-impacts.pdf">https://www.ehp.qld.gov.au/assets/documents/regulation/era-gl-noise-impacts.pdf</a></li> <li>• Air – Refer to the Application requirements for activities with impacts to air</li> </ul>

Item	Further advice
	<p>(EM960) found at <a href="https://www.ehp.qld.gov.au/assets/documents/regulation/era-gl-air-impacts.pdf">https://www.ehp.qld.gov.au/assets/documents/regulation/era-gl-air-impacts.pdf</a></p> <ul style="list-style-type: none"> <li>• Waste – Refer to the Application requirements for activities with waste impacts (EM964) found at <a href="http://www.ehp.qld.gov.au/assets/documents/regulation/era-gl-waste-impacts.pdf">http://www.ehp.qld.gov.au/assets/documents/regulation/era-gl-waste-impacts.pdf</a></li> </ul>
<b>Module 8 – SDAP</b>	
9.	<p>Table B.3:Referral agency role of the State development assessment provisions provides that Module 8: Native vegetation clearing applies to referrals triggered under:</p> <ul style="list-style-type: none"> <li>• Schedule 7, Table 2, Item 4.</li> <li>• Schedule 7, Table 2, Item 5.</li> <li>• Schedule 7, Table 3, Item 10.</li> </ul> <p>The Department of Natural Resources and Mines (DNRM) provided advice via email dated 6/4/16 (attached) regarding Vegetation Matters and DNRM State Land Matters.</p>

If you require any further information, please contact Hamish McIntosh, Principal Planning Officer, on 3882 8409 who will be pleased to assist.

Yours sincerely



Garth Nolan  
Manager (Planning)



## Hamish McIntosh

---

**From:** John Taylor <jtaylor@groundwork.com.au>  
**Sent:** Tuesday, 17 May 2016 11:11 AM  
**To:** DAVIES Clare  
**Cc:** Hamish McIntosh; Sophie Malkin; Tegan Smith  
**Subject:** HPRM: RE: SPL-0316-029202 - Barro Group - Prelodgement - Preliminary MSES information

**HP Records Manager Record Number:**  
E16/120678

Thanks Clare.

We had expected that a new EA would need to be applied for and have no problem with this part.

As discussed with you, it is the biodiversity requirements that remain as our only concern. Particularly in having regard to the unique circumstances of this site.

Thanks, John

**John Taylor**  
Project Director



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**From:** DAVIES Clare [mailto:Clare.Davies@ehp.qld.gov.au]  
**Sent:** Tuesday, 17 May 2016 8:24 AM  
**To:** John Taylor <jtaylor@groundwork.com.au>  
**Subject:** RE: SPL-0316-029202 - Barro Group - Prelodgement - Preliminary MSES information



Hi John,

Regarding the Barro Group Prelodgment application, Forestry Plantations Queensland Pty Ltd had a DA for the site (SPDE00242910), issued on 26/03/2010. This and the associated Registration Certificate was transitioned at Greentape in 2013 to an EA. The EA was surrendered on 21/04/2014. Therefore the option to convert the DA under section 678A of the *Environmental Protection Act 1994 (EPA)* does not apply. The client will need to apply for a new Environmental

Authority (EA) in order to carry out the proposed activities. We have prepared a response accordingly, which you will receive in due course.

Thank you.

Clare

Clare Davies

Senior Environmental Officer

**Industry and Development, Environmental Services and Regulation**

Department of Environment and Heritage Protection

P 07 4699 4312, F 07 4699 4388

Level 1 / 173 Hume Street, Toowoomba, Qld, 4350

PO Box 731, Toowoomba, Qld, 4350

Email: [clare.davies@ehp.qld.gov.au](mailto:clare.davies@ehp.qld.gov.au), <https://www.ehp.qld.gov.au/>

---

**From:** John Taylor [<mailto:jtaylor@groundwork.com.au>]

**Sent:** Thursday, 12 May 2016 7:31 AM

**To:** DAVIES Clare; [ian.ridoutt@barro.com.au](mailto:ian.ridoutt@barro.com.au)

**Cc:** [hamish.mcintosh@dilgp.qld.gov.au](mailto:hamish.mcintosh@dilgp.qld.gov.au); JOHNSON Jessica

**Subject:** RE: SPL-0316-029202 - Barro Group - Prelodgement - Preliminary MSES information

Hi Clare

Thanks for your call this morning. I have reviewed our records and discussed the existence of a Development Approval (DA) package over the site with the client.

I can confirm that there is no such package to our collective knowledge, which is due to the extractive industry use on the site being quite old (30+ years). Given the age of the use, it would have relied on existing lawful "non conforming use rights" which typically do not have an approval package (ie. conditions).

The existence of the Environmental Authority (EA) for the site is further evidence that the use was pre-existing and is able to rely upon section 681 of the *Sustainable Planning Act 2009* (see excerpt below). As you are aware an EA can not be issued without first obtaining a land use approval, or some confirmation that the use has existing lawful "non conforming use rights". The surrender of the EA does not change this circumstance.

### **681 Lawful uses of premises on commencement**

- (1) To the extent an existing use of premises was lawful immediately before the commencement of this Act, the use is taken to be a lawful use under this Act on the commencement.
- (2) To remove any doubt, it is declared that subsection (1) does not, and has never, affected or otherwise limited a requirement under another Act to obtain an approval for the existing use.

*Example of an approval—*

an environmental authority under the Environmental Protection Act

I have attached a copy of the EA, which includes a plan of the use area on page 12 - as discussed it covers the entire (24 ha) area of the site.

I hope this helps.

Regards,

**John Taylor**  
Project Director



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**From:** DAVIES Clare [<mailto:Clare.Davies@ehp.qld.gov.au>]  
**Sent:** Thursday, 5 May 2016 9:46 AM  
**To:** [ian.ridoutt@barro.com.au](mailto:ian.ridoutt@barro.com.au); John Taylor <[jtaylor@groundwork.com.au](mailto:jtaylor@groundwork.com.au)>  
**Cc:** [hamish.mcintosh@dilgp.qld.gov.au](mailto:hamish.mcintosh@dilgp.qld.gov.au); JOHNSON Jessica <[Jessica.Johnson@ehp.qld.gov.au](mailto:Jessica.Johnson@ehp.qld.gov.au)>  
**Subject:** SPL-0316-029202 - Barro Group - Prelodgement - Preliminary MSES information

Hi Ian and John,

**SPL-0316-029202 - Barro Group - Prelodgement – Preliminary MSES information**

We have received some preliminary advice from our Biodiversity Integration and Offsets unit, regarding Matters of State Environmental Significance (MSES) in connection with the Barro Group proposed activities in Beerburum State Forest. This advice is provided below. We are still looking into this issue, as we are wanting to confirm some details around these possible exemptions.

Based on the MSES report for the whole of Lot 589 on FTY1876, there are a number of prescribed environmental matters that will need to be considered in the assessment of this application to determine if there will be a significant residual impact and therefore potential offset requirements.

DNRM have rightly stated that as the site is a State Forest it is therefore exempt from the *Vegetation Management Act 1999 (VMA)*. Consequently, the MSES values that are associated with the VMA including



regulated vegetation and essential habitat, are exempt and will therefore not require an offset. However, the MSES report that was produced for the site identified that there is habitat for endangered, vulnerable and special least concern wildlife (EVSLC) under the *Nature Conservation Act 1992 (NCA)* on Lot 589 on FTY1876. There are no exemptions for State Forest in regards to the *NCA* so this prescribed environmental matter still stands as relevant.

When applying for the authorities, the applicant will need to provide information from a flora and fauna survey to identify any EVSLC on site. If EVSLC wildlife are identified the applicant will need to demonstrate how they have avoided and mitigated impacts to any identified prescribed environmental matters. They will also need to demonstrate whether the proposed works will result in a significant residual impact on any identified prescribed environmental matters to determine if they have offset requirements.

We suggest that when determining if the works will have a significant residual impact on prescribed environmental matters and determining any offset requirements that this is undertaken during the EA assessment so that EHP can then be the administering authority for the offsets. The EHP significant residual impact guideline that can be used for assessments under the *Environmental Protection Act 1994* can be found here  
<http://www.ehp.qld.gov.au/assets/documents/pollution/management/offsets/significant-residual-impact-guide.pdf>.

Additionally, in addition to their DA and EA, the applicant will also be required to apply for a clearing permit for protected plants under the *NCA* as it is within a high risk area on the flora survey trigger map. More information on this can be found at; <http://www.ehp.qld.gov.au/licences-permits/plants-animals/protected-plants/clearing.html>.

We will be in touch regarding further information in connection with this.

Thank you.

Clare

Clare Davies  
Senior Environmental Officer  
**Industry and Development, Environmental Services and Regulation**  
Department of Environment and Heritage Protection  
P 07 4699 4312, F 07 4699 4388  
Level 1 / 173 Hume Street, Toowoomba, Qld, 4350  
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## Hamish McIntosh

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**From:** STEWART Kelly <Kelly.Stewart@dnrm.qld.gov.au>  
**Sent:** Wednesday, 6 April 2016 1:43 PM  
**To:** Hamish McIntosh  
**Cc:** TIBBLES Kathryn; GRANT Renee  
**Subject:** HPRM: RE: HPRM: EMAIL OUT - SPL-0316-029202 - New Prelodgement Request - Extractive industry and caretaker's accommodation. Environmental Authority for ERAs 16(2)(c) and 16(3)(c) - Lot 589 on FTY1876

**HP Records Manager Record Number:**

E16/83363

Good Afternoon Hamish,

DNRM requires no further involvement in pre-lodgement SPL-0316-029202 and clarity in relation to DNRM matters mentioned in your request of 1 April 2016 is provided below.

**DNRM Vegetation Matters**

The application is not assessable against the *Vegetation Management Act 1999* (VMA) as the lot subject to this pre lodgement request (Lot 589 FTY1876) is tenured as State Forest. According to Section 7 of the VMA the act does not apply to areas of state forest. Therefore the proposal is not exempt for vegetation clearing, but rather the VMA doesn't apply to the subject land.

**DNRM State Land Matters**

As the land is under the control of the State of Queensland (represented by the Department of National Parks, Sports and Racing) there is no requirement for DNRM to give owners consent. Instead, the applicant should be advised to negotiate owners consent with the asset owner, the Department of National Parks, Sports and Racing.

Please let me know if you have any queries relating to the above advice.

Kind regards

*Kelly Stewart*

Planning Officer  
Planning Services (South Region)

Telephone 07 3884 8028 Fax 07 3884 8079

Email [kelly.stewart@dnrm.qld.gov.au](mailto:kelly.stewart@dnrm.qld.gov.au)

**Department of Natural Resources and Mines**

32 Tansey Street, Beenleigh QLD 4207

PO Box 1164, Beenleigh QLD 4207

[www.dnrm.qld.gov.au](http://www.dnrm.qld.gov.au)

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**From:** TIBBLES Kathryn  
**Sent:** Wednesday, 6 April 2016 10:34 AM  
**To:** Planning Services South  
**Cc:** STEWART Kelly  
**Subject:** FW: HPRM: EMAIL OUT - SPL-0316-029202 - New Prelodgement Request - Extractive industry and caretaker's accommodation. Environmental Authority for ERAs 16(2)(c) and 16(3)(c) - Lot 589 on FTY1876

FYI

Meeting request

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**From:** CASS Pamela **On Behalf Of** vegsouthregion  
**Sent:** Wednesday, 6 April 2016 10:09 AM  
**To:** TIBBLES Kathryn  
**Subject:** FW: HPRM: EMAIL OUT - SPL-0316-029202 - New Prelodgement Request - Extractive industry and caretaker's accommodation. Environmental Authority for ERAs 16(2)(c) and 16(3)(c) - Lot 589 on FTY1876

Hi Kathryn

Email from Hamish ...

Cheers Pam

---

**From:** Hamish McIntosh [<mailto:Hamish.McIntosh@dilgp.qld.gov.au>]  
**Sent:** Wednesday, 6 April 2016 9:54 AM  
**To:** [North.Coast.IDAS@tmr.qld.gov.au](mailto:North.Coast.IDAS@tmr.qld.gov.au); Sara-EHP; vegsouthregion; Fisheries Planning & Assessment Unit  
**Cc:** DAVIES Clare  
**Subject:** RE: HPRM: EMAIL OUT - SPL-0316-029202 - New Prelodgement Request - Extractive industry and caretaker's accommodation. Environmental Authority for ERAs 16(2)(c) and 16(3)(c) - Lot 589 on FTY1876

Good morning all

Groundwork has contacted me and advised they have a meeting with Council (Sunshine Coast) on 26 April 2016. They have requested a meeting with SARA and TA's for 1pm 26 April 2016 in Maroochydore.

It would be great to lock in this time and date.

Please let me know if there are any conflicts. If I don't receive any responses I will proceed with booking the meeting.

Regards

Hamish

Hamish McIntosh  
Principal Planning Officer  
Regional Services SEQ North  
Department of Infrastructure, Local Government and Planning  
6 Endeavour Boulevard, North Lakes QLD 4509  
p. 07 3882 8409 | e. [hamish.mcintosh@dilgp.qld.gov.au](mailto:hamish.mcintosh@dilgp.qld.gov.au)

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**From:** Hamish McIntosh  
**Sent:** Friday, 1 April 2016 9:32 AM  
**To:** 'North.Coast.IDAS@tmr.qld.gov.au'; 'Sara-EHP@ehp.qld.gov.au'; 'vegsouthregion'; 'planningassessment@daf.qld.gov.au'  
**Subject:** HPRM: EMAIL OUT - SPL-0316-029202 - New Prelodgement Request - Extractive industry and caretaker's accommodation. Environmental Authority for ERAs 16(2)(c) and 16(3)(c) - Lot 589 on FTY1876

Good morning all,

New pre-lodgement request in MyDAS (apologies DAF I missed selecting you but I will add you when I figure out how to?)

Meeting requested for Tuesday 26 April 2016. Please let me know your availability for this meeting and any comments by 11 April 2016.

I am happy to gather more info if required.

Regards

Hamish

**Subject**

SPL-0316-029202 Request for technical assessment-pre-lodgement advice

**Body:**

Our reference: SPL-0316-029202

Lot on plan	Street address
589FTY1876	

On 29 March 2016, the Department of State Development, Infrastructure and Planning received a request for pre-lodgement advice. We are writing to request your technical assessment of this request for the following matters:

DTMR, DEHP, DAF and DNRM

Item	Matters for technical Assessment
1.	State-controlled road network - DTMR
2.	Environmentally Relevant Activity (biodiversity, water quality)
3.	Forest Plantation Licence - DAF
4.	Confirmation vegetation clearing triggers are exempt (DNRM) / Advice on tenure

Proponents preferred meeting date is Tuesday 26 April 2016.

Please provide us with your technical assessment response by 11 April 2016 by completing the technical agency assessment response template with your agency recommendations.

The technical agency assessment response template will be available in the manage documents section of MyDAS.

If you require any further information or clarification, please contact Hamish McIntosh, Principal Planning Officer, on 3882 8409, or via email [hamish.mcintosh@dilgp.qld.gov.au](mailto:hamish.mcintosh@dilgp.qld.gov.au) who will be able to assist.

Hamish McIntosh  
Principal Planning Officer  
Regional Services SEQ North  
Department of Infrastructure, Local Government and Planning  
6 Endeavour Boulevard, North Lakes QLD 4509  
p. 07 3882 8409 | e. [hamish.mcintosh@dilgp.qld.gov.au](mailto:hamish.mcintosh@dilgp.qld.gov.au)

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