

Our reference: 1708-852 SRA
Your reference: D/90-2017

1 March 2018

The Chief Executive Officer
Rockhampton Regional Council
PO Box 1860
Rockhampton Qld 4700
enquiries@rrc.qld.gov.au

Attention: Bevan Koelmeyer

Dear Sir/Madam

Changed referral agency response—with conditions

(Given under section 28 of the Development Assessment Rules)

On 13 February 2018 the department received notice of a change to the development application described below. The department has assessed the changes and now provides this changed referral agency response which replaces the response dated 19 September 2017.

Applicant details

| | |
|----------------------------|---|
| Applicant name: | G & L Thompson |
| Applicant contact details: | PO Box 2088 Milton QLD 4064 rachel@reelplanning.com |

Location details

| | |
|----------------------------|--|
| Street address: | Nine Mile Road, Pink Lily; Nine Mile Road, Pink Lily |
| Real property description: | 93PL4022; 96PL4022 |
| Local government area: | Rockhampton Regional Council |

Application details

| | |
|--------------------|--|
| Development permit | Material change of use for Extractive Industry (<5,000 tonnes per annum) and Transport Depot |
|--------------------|--|

Referral triggers

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

- 10.20.4.3.1 Wetland protection area

Conditions

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

Reasons for decision to impose conditions

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

Approved plans and specifications

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

| Drawing/report title | Prepared by | Date | Reference no. | Version/issue |
|--|-------------|---------|---------------|---------------|
| Aspect of development: Material change of use | | | | |
| Site Concept Plan | Dileigh | 02/2018 | D16.150-SK01 | Rev D |

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

For further information please contact Carl Porter, Principal Planning Officer, on 07 4924 2918 or via email RockhamptonSARA@dilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Anthony Walsh
Manager Planning

cc G & L Thompson, rachel@reelplanning.com

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

Attachment 1—Conditions to be imposed

| No. | Conditions | Condition timing |
|---|---|--|
| Material change of use | | |
| Wetland protection area—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Environment and Heritage to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s): | | |
| 1. | The works related to developing a sand quarry within a wetland protection area must be undertaken generally in accordance with the following plan: <ul style="list-style-type: none"> • Site Concept Plan prepared by Dileigh dated 02/2018, reference D16.150-SK01 and revision D. | Prior to the commencement of use and to be maintained at all times. |
| 2. | In the event that the works cause disturbance or oxidisation of acid sulfate soil, the affected soil must be treated and thereafter managed (until the affected soil has been neutralised or contained) in accordance with the current <i>Queensland Acid Sulfate Soil Technical Manual: Soil management guidelines</i> , prepared by the Department of Science, Information Technology, Innovation and the Arts, 2014. | Upon disturbance or oxidisation until the affected soil has been neutralised or contained. |

Attachment 2—Reasons for decision to impose conditions

The reasons for this decision are:

- To ensure the development is carried out generally in accordance with the plan of development submitted with the application.
- To ensure any disturbance to acid sulfate soils is managed to prevent impacts to coastal.

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

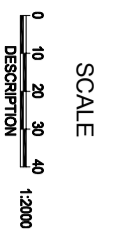
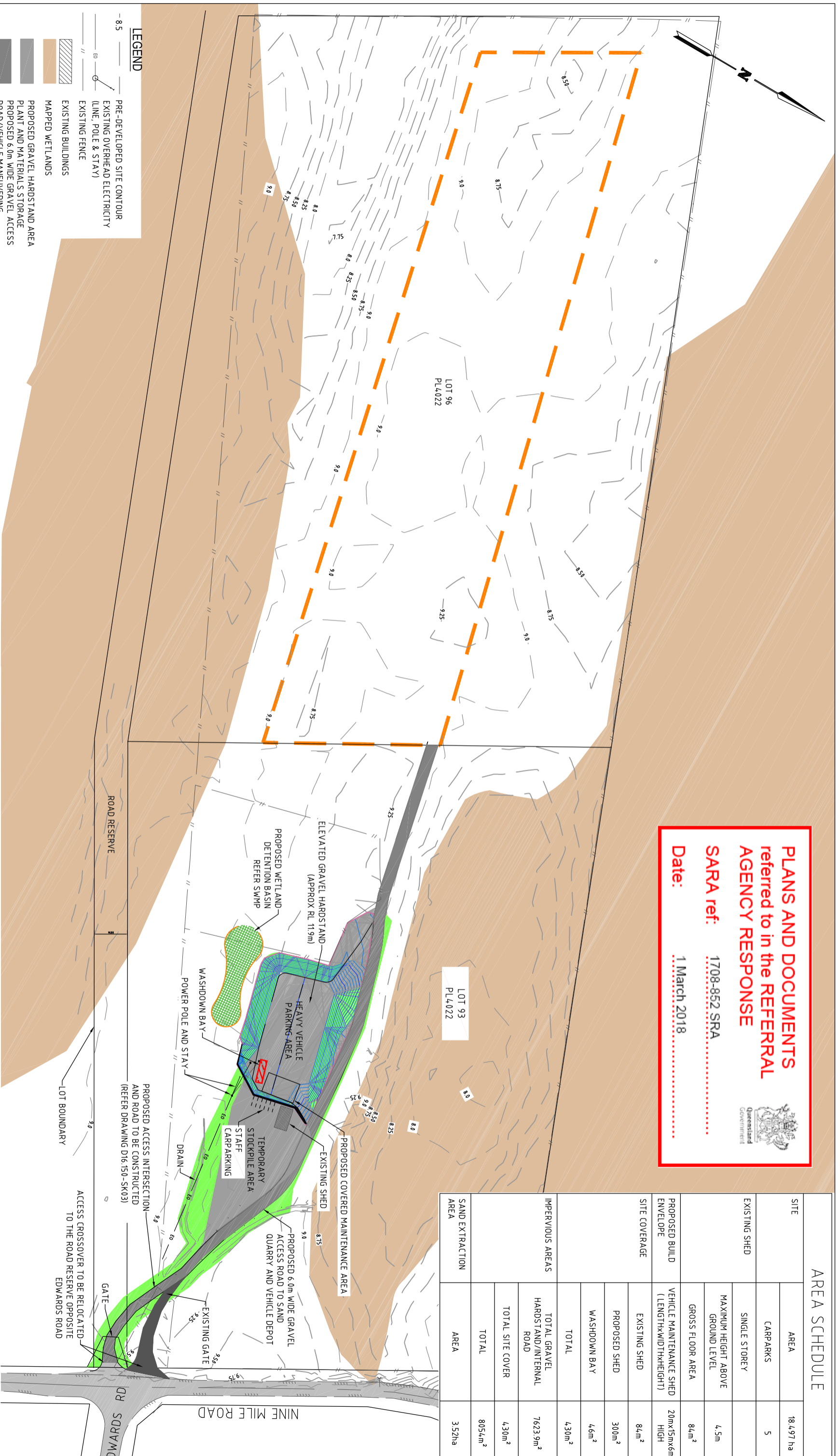


SARA ref: 1708-852 SRA

Date: 1 March 2018

AREA SCHEDULE

| SITE | AREA | 18.497 ha |
|-------------------------|--|----------------------|
| EXISTING SHED | CARPARKS | 5 |
| | SINGLE STOREY | |
| | MAXIMUM HEIGHT ABOVE GROUND LEVEL | 4.5m |
| | GROSS FLOOR AREA | 84m ² |
| PROPOSED BUILD ENVELOPE | VEHICLE MAINTENANCE SHED (LENGTHxWIDTHxHEIGHT) | 20m x 15m x 6m HIGH |
| SITE COVERAGE | EXISTING SHED | 84m ² |
| | PROPOSED SHED | 300m ² |
| | WASHDOWN BAY | 46m ² |
| | TOTAL | 430m ² |
| IMPERVIOUS AREAS | TOTAL GRAVEL HARDSTAND/INTERNAL ROAD | 7623.9m ² |
| | TOTAL SITE COVER | 430m ² |
| SAND EXTRACTION AREA | TOTAL | 805.4m ² |
| | AREA | 3.52ha |



| REV | REVISION | DATE |
|-----|-------------------------------------|------------|
| A | DEIP PRE-LODGE/MENT | 18/03/2017 |
| B | MCU APPLICATION | 08/2017 |
| C | MCU RFI RESPONSE | 11/2017 |
| D | MCU RFI RESPONSE - ACCESS AMENDMENT | 02/2018 |

DILEIGH
CIVIL / STRUCTURAL DESIGN & PROJECT MANAGEMENT

ACN 121 309 171
47 Normandy Street
Yeppoon, Queensland 4703
Phone: 07 49112553
Fax: 07 49838660
Email: admin@dileigh.com.au

| Drawn by | CR |
|------------|---------------|
| Checked by | RAU |
| Approved | G B A SIMMERS |
| RFCD | Sign |
| | 7682 |

G K AND L R THOMPSON
MCU FOR TRANSPORT DEPOT AND SAND QUARRY
LOTS 96 & 93 ON PL4022 NINE MILE ROAD, PINK LILY
SITE CONCEPT PLAN

DRAFT ISSUE
NOT FOR CONSTRUCTION

| | | | | |
|---------------|---|---|---|---|
| D16.150-SK01 | A | B | C | D |
| SHEET 01 OF 5 | | | | |

Department of State Development, Manufacturing, Infrastructure and Planning

Statement of reasons for application 1708-852 SRA

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

Departmental role: Referral agency

Applicant details

Applicant name: G & L Thompson
Applicant contact details: PO Box 2088
Milton QLD 4064
rachel@reelplanning.com

Location details

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Development details

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Assessment matters

| Aspect of development requiring code assessment | Applicable codes |
|---|---|
| 1. Material Change of Use | State Development Assessment Provisions, version 2.0 State Code 9: Great Barrier Reef wetland protection areas |

Reasons for the department's decision

The reasons for the decision are:

- The development footprint avoids the mapped wetlands and associated areas of regulated vegetation/habitat.
- There will be no impacts on native vegetation within the mapped wetland and its buffer area.
- Natural surface water flows will mostly be maintained and the small scale of the use will avoid adverse impacts to the groundwater hydrology in the wetland protection area.
- The water quality of the wetland and its associated buffer area will not be adversely impacted.

Response:

| Nature of approval | Response details | Date of response |
|----------------------|-----------------------|------------------|
| Development approval | Subject to conditions | 1 March 2018 |

Relevant material:

- Development application material
- *Planning Act 2016*
- Planning Regulation 2017
- Development Assessment Rules
- State Development Assessment Provisions