

Officer: John Borthwick  
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Our Reference: JB005:JND:2010/610004  
Your Reference: 117

15 June 2011

Integra Resources  
C/- Groundwork Plus  
Level 2, 15 Lang Parade  
MILTON QLD 4064

Dear Sir/Madam

### **Decision Notice** ***Sustainable Planning Act 2009***

I refer to your application and advise that on its 8 June 2011 Ordinary Meeting, Council determined your application.

Details of the decision are as follows:

#### **APPLICATION DETAILS**

Application No: 2010/610004  
Street Address: 2316 Maleny-Kenilworth Rd CONONDALE  
Maleny-Kenilworth Rd CONONDALE  
545 Eastern Mary River Rd CONONDALE  
Real Property Description: Lot 1 RP 55330, Lot 2 RP 55330, Lot 1 RP 55331  
Planning Scheme: Caloundra City Plan 2004 (5 November 2009)

#### **DECISION DETAILS**

Council at its Ordinary Meeting decided to:

*Grant preliminary approval with conditions for Application No. 2010/610004 for a Material Change of Use to Establish an Extractive Industry (Sand Extraction) and Environmentally Relevant Activity #16 (Extractive and Screening Activities) situated at 545 Eastern Mary River Road, 2084 and 2316 Maleny – Kenilworth Road, Conondale, described as Lots 1 and 2 RP 55330 and Lot 1 RP55331, in accordance with the conditions attached*

#### **RELEVANT PERIOD OF APPROVAL**

The relevant period of this development approval is 4 years from the date that this development approval takes effect.

## ASSESSMENT MANAGER CONDITIONS

Preliminary Approval for a Material Change of Use to Establish an Extractive Industry (Sand Extraction) and Environmentally Relevant Activity #16 (Extractive and Screening Activities)

This preliminary development approval is subject to compliance with the following assessment manager conditions:-

1. Provide revised proposal plans detailing the following:
  - (a) The width of the buffer from the high bank of the Mary River shall be increased to a minimum of 60m.
  - (b) Adjacent to Cell 5, 7, 9 and 11 the width of the buffer from the high bank of the Mary River shall be increased to a minimum of 80m.
  - (c) Cell 10 removed from the proposal and this area shown as buffer.
2. Provide a Detailed Geomorphology Report prepared by a suitably qualified geomorphologist of the section of the Mary River adjacent to the extraction site. The Detailed Geomorphology Report shall address the following issues:
  - (a) Regional setting, flow regime, erosion and sediment management, history of channel and floodplain changes, future channel and floodplain changes
  - (b) Impacts of proposed sand extraction operation, implications of pit capture, implications for downstream properties should pit capture occur.
  - (c) Risk Assessment, mitigation measures to address risks
  - (d) Recommendations

All recommendations of the Detailed Geomorphology Report requiring further studies to be completed shall be completed and provided with the Detailed Geomorphology Study.
3. Provide a Flood Assessment Report prepared by a Registered Professional Engineer Queensland in accordance with Council's DDPSP.
  - (a) The Flood Assessment Report must consider the pre-development scenario, operational phase scenario and post extraction scenario with the development site rehabilitated in accordance with Rehabilitation Management Plan.
  - (b) The Flood Assessment Report must contain recommendations for the management of floodwaters over the site during operation and post extraction including but not limited to provision of scour protection where floodwaters enter and exit the extraction site at velocities above 1.5m/s.
  - (c) As a minimum the Flood Assessment Report must consider the peak 2, 20 and 100 year ARI flood events.
  - (d) The Flood Assessment Report must be undertaken using 2D flood modelling software.

All recommendations of the Flood Assessment Report requiring further studies to be completed shall be completed and provided with the Flood Assessment Report.
4. Provide revised proposal plans and revised Rehabilitation Management Plan based on the recommendations of the Detailed Geomorphology Report and Flood Assessment Report.

5. The Rehabilitation Management Plan as prepared by Groundworks Plus for Integra Resources dated December 2010, file reference documents 11117\_031\_V2 is to be amended to incorporate the following:
- (a) A three metre wide maintenance access track is to be provided throughout the entire length of the buffer with the balance of the buffer being completely revegetated.
  - (b) The buffer planting length and width are to be revegetated utilizing the following species:-

Trees	Spacings
Melaleuca viminalis	3 metres
Melaleuca bracteata	3 metres
Casuarina cunninghamiana	5 metres
Euclyptus Tereticornis	10 metres
Grevillea robusta	10 metres
Acacia melanoxylon	5 metres
Ficus corinata	3 metres
Glochidion ferdinandii	5 metres

Shrubs	Spacings
Lomandra longifolia	1 metre
Dianella caerulea	5 metre

- The average planting density throughout the buffer is to be one plant for every 1.5 square metres.
- (c) The buffer revegetation works are to be fenced with a minimum 1.5 metre high four strand plain wire fence immediately following revegetation works. This fence is to incorporate a gate at each end of the maintenance access track.
  - (d) The "undisturbed drainage and wetland area" located between the two sand extraction areas is to be rehabilitated to match as close as possible the representative species and densities which occur within Regional Ecosystem 12.3.7.  
eg: Eucalyptus tereticornis  
Melaleuca viminalis  
Melaleuca bracteata  
Casuarina cunninghamiana  
Acacia maidenii  
Acacia melanoxylon  
Lomandra Lonifolia  
Lomandra Hystrix (lower gully lines)  
Dianella coerulea  
Associated sedges spp

The average planting density throughout this drainage and wetland area is to be one plant for every square metre. These revegetation works are to be completed prior to the commencement of works associated with the first sand extraction cell, and are subject to a three year maintenance period

commencing from the completion of site plantings. Pre-state and completion site meetings are to be held with Council's Delegate in respect to these works.

6. Submit an agricultural appraisal, prepared by a suitably qualified consultant in accordance with the State Planning Guidelines: The Identification of Good Quality Agricultural Land'. Soil descriptions must include all of the minimum data specified in Table 4 of these guidelines.

## REFERRAL AGENCY CONDITIONS

The referral agencies applicable to this application are:

Reason for Referral	Relevant Regulation	Referral Type	Referral Agency	Agency Address
Material change of use – Environmentally relevant activities	<i>Sustainable Planning Regulation 2009 – Schedule 7, table 2, item 1</i>	Concurrence	DERM	Department of Environment and Resource Management Ecoaccess Customer Service Unit PO Box 15155 CITY EAST QLD 4002
State Controlled Road	<i>Sustainable Planning Regulation 2009 - Schedule 7, table 3, item 1</i>	Concurrence	DTMR	Department of Transport & Main Roads P O Box 1600 Sunshine Plaza Post Shop Maroochydore QLD 4558
Material change of use - Land in or near a wetland	<i>Sustainable Planning Regulation 2009 - Schedule 7, table 3, item 21</i>	Advice	DERM	Department of Environment and Resource Management Ecoaccess Customer Service Unit PO Box 15155 CITY EAST QLD 4002

This development approval is subject to compliance with the following Referral Agency conditions attached and described as follows:

The Department of Environment and Resource Management, Permit No. SPCE00590810, letter dated 4 February 2011, and consisting of eleven (11) pages is attached.

The Department of Transport and Main Roads, Ref. NCR-8752, letter dated 21 September 2010, and consisting of six (6) pages is attached.

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The Department of Environment and Resource Management, Ref. No. IC0610NAM0010\_SC14174\_433854, letter 4 February 2011, and consisting of three (3) pages is attached.

## PLANS/DOCUMENTS

Plan	Rev.	Plan Name	Date
Drawing Number 1117.041	-	Figure 3 – Lake Batter Rehabilitation Profile, prepared by Groundwork Plus	16 December 2010
Drawing Number 1117.031	-	Conceptual Extraction Sequence, prepared by Groundwork Plus	2 November 2010
Drawing Number 1117.038	-	Figure 2 – Rehabilitation Plan, prepared by Groundwork Plus	30 November 2010
Drawing Number 1117.040	-	Figure 6 – Site Layout, prepared by Groundwork Plus	7 December 2010
<b>Amendments</b>		Revise plans to reflect conditions of this preliminary approval.	

Document No.	Rev.	Document Name	Date
File Ref.1117_031)	v2	Revised Rehabilitation Management Plan prepared by Shane Stuart, Groundwork Plus	December 2010
<b>Amendments</b>		Revise document to reflect conditions of this preliminary approval.	

## ADVISORY NOTES

These Advisory Notes do not form part of this approval or the conditions attached thereto. The following Advisory Notes are intended to provide guidance to the applicant where necessary and inform the applicant of actions that council may take with regard to the development site or the approval:

1. If submissions requesting a Negotiated Decision Notice are submitted to Council for a full development permit, council will consider the information provided to determine how the conditions of this preliminary approval have been satisfied. Should Council decide to issue a development permit for the proposed use comprehensive conditions regulating the proposed use will be attached.

## PROPERTY NOTES

Not Applicable

## PRELIMINARY APPROVAL OVERRIDING SCHEME

Not Applicable

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## FURTHER DEVELOPMENT PERMITS REQUIRED

- Material Change of Use to Establish an Extractive Industry (Sand Extraction) and Environmentally Relevant Activity #16 (Extractive and Screening Activities)

## SELF ASSESSABLE CODES

Not Applicable

## SUBMISSIONS

In accordance with the *Sustainable Planning Act 2009*, a list of the Properly Made submissions is provided and attached.

## REASONS / GROUNDS FOR APPROVAL DESPITE CONFLICT WITH SCHEME

Not Applicable

## RIGHTS OF APPEAL

You are *entitled* to appeal against this decision as per the relevant appeal provisions from the *Sustainable Planning Act 2009* is attached.

During the appeal period, you as the applicant may make written representations to Council about the conditions contained within the development approval. If Council agrees or part agrees with the representations, a "negotiated decision notice" will be issued. Only one "negotiated decision notice" may be given. Taking this step will defer your appeal period, which will continue after Council makes its decision.

## OTHER DETAILS

Should you wish to obtain more information about Council's decision, electronic copies of which are available on line at [www.sunshinecoast.qld.gov.au](http://www.sunshinecoast.qld.gov.au), or at Council offices.

Yours faithfully

TERRI MCCULLOUGH  
CO-ORDINATOR, PLANNING APPLICATIONS (SOUTH)

cc  
Department of Transport & Main Roads  
Department of Environment and Resource Management

Attachments  
1 Plans Requiring Amendment  
2 Rehabilitation Management Plan Requiring Amendment  
3 Referral Agency Responses