



Department of  
 State Development, Manufacturing,  
 Infrastructure and Planning

Our reference: SDA-1216-035995  
 Your reference: MCU16/0275  
 Applicant reference: 1935.DA1

3 July 2018

The Chief Executive Officer  
 Sunshine Coast Regional Council  
 Locked Bag 72  
 SUNSHINE COAST MAIL CENTRE QLD 4560  
 Attention: Barry Volp

Dear Mr Volp

**Amended concurrence agency response – with conditions**

Lot 589 FTY1876 (Beerburrum-Woodford Road, Beerburrum)  
 (Given under section 290(1)(b) of the *Sustainable Planning Act 2009*)

The Department of Infrastructure, Local Government and Planning issued a concurrence agency response under section 285 of the *Sustainable Planning Act 2009* on 20 April 2018. On 6 June 2018 the department received representations from the applicant under section 320(1) of the Act requesting that the department amend its concurrence agency response under section 290(1)(b)(i) of the Act.

The department has considered the written representations and agrees to issue the following amended concurrence agency response.

**Applicant details**

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Applicant name: Barro Group Pty Ltd c/- Groundwork Plus  
 Applicant contact details: PO Box 1779  
 MILTON BC QLD 4064  
[info@groundwork.com.au](mailto:info@groundwork.com.au)  
 Attention: John Taylor

**Site details**

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Street address: Beerburrum-Woodford Road, Beerburrum

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SEQ North Region  
 Level 8, Mike Ahern Building  
 12 First Avenue  
 PO Box 1129 Maroochydore QLD 4558

Item 8.1 Development Application for Material Change of Use (Extractive Industry) at  
Beerburrum-Woodford Road Beerburrum  
Attachment 3 Concurrence Agency Response

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SDA-1216-035995

Lot on plan: 589 FTY1876  
Local government area: Sunshine Coast Regional Council

#### Application details

Proposed development: Development Permit for Material Change of Use (Extension to Extractive industry and Caretaker's accommodation)  
Development Permit for Material Change of Use (Environmentally Relevant Activities)

#### Aspects of development and type of approval being sought

Nature of Development	Approval Type	Brief Proposal of Description	Level of Assessment
Material Change of Use	Development permit	Extension to extractive industry and caretaker's accommodation	Impact Assessment
Material Change of Use	Development permit	Concurrence Environmentally Relevant Activities	Code Assessment

#### Referral triggers

The development application was referred to the department under the following provisions of the *Sustainable Planning Regulation 2009*:

Referral trigger Schedule 7, Table 2, Item 1 – Environmentally relevant activities  
Schedule 7, Table 3, Item 1 – State-controlled road  
Schedule 7, Table 3, Item 2 – Development impacting on State transport infrastructure

#### Conditions

Under section 287(1)(a) of the *Sustainable Planning Act 2009*, the conditions set out in Attachment 1 must be attached to any development approval.

#### Reasons for imposing conditions

Under section 289(1) of the *Sustainable Planning Act 2009*, the department must set out the reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

#### Advice

The department offers advice about the application—see Attachment 3.

#### 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
Overall Site Plan	Groundworks Plus	21 September 2016	1935.DRG.022	-

The applicant has provided written agreement to this amended concurrence agency response, as attached.

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For further information, please contact Caroline Plank, Principal Planning Officer, Planning and Development Services (SEQ North) on 5352 9709, or email [caroline.plank@dsmip.qld.gov.au](mailto:caroline.plank@dsmip.qld.gov.au) who will be pleased to assist.

Yours sincerely



Garth Nolan  
Manager (Planning)

cc: Barro Group Pty Ltd c/- Groundwork Plus, [info@groundwork.com.au](mailto:info@groundwork.com.au)

enc: Attachment 1 - Conditions to be imposed  
Attachment 2 - Reasons for decision to impose conditions  
Attachment 3 - Advice to the applicant  
Approved plans and specifications

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**Attachment 1—Amended conditions to be imposed**

No.	Conditions	Condition timing
<b>Material Change of Use – State controlled road</b>		
Sustainable Planning Regulation 2009, Schedule 7, Table 3, Item 1 – State-controlled road and Schedule 7, Table 3, Item 2 – Development impacting on State transport infrastructure—Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i> , the chief executive administering the Act nominates the Director-General of the Department of Transport and Main Roads to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
1.	(a) Pay a monetary contribution of \$0.0548 per tonne of material hauled to the North Coast District Development Assessment Team (by email North.Coast.IDAS@tmr.qld.gov.au) of the Department of Transport and Main Roads towards protecting and maintaining the safety and efficiency of Beerburrum Road and Glasshouse Mountains Road. The monetary payment: <ul style="list-style-type: none"> <li>i. Must be calculated at twelve monthly intervals commencing on the first day that material hauled under this approval is transported from the site by road; and</li> <li>ii. Is to be indexed based on the Road and Bridge Construction Index, Queensland – Class 3101, published quarterly by the Australian Bureau of Statistics (ABS Cat No. 6427, Series ID A2333727L) to the date of payment.</li> </ul> (b) Maintain records which document the quantity of material hauled on the State-controlled road network and submit these records to the Department of Transport and Main Roads' North Coast District Development Assessment Team (by email North.Coast.IDAS@tmr.qld.gov.au) at the time of payment referenced in part (a) of this condition.	(a) Within 30 days of the end of June each year until the transportation of material hauled from the site by road under this approval ceases.  (b) As indicated.
2.	(a) Road works comprising a Channelised Right Turn (Short) (CHR(s)), with storage capacity for a B-Double vehicle must be provided on the northern leg (on Beerburrum Road) of Beerburrum Road/Beerburrum-Woodford Road intersection. (b) The road works must be designed and constructed in accordance with the Department of Transport and Main Roads' <i>Road Planning and Design Manual, 2<sup>nd</sup> edition, Queensland Practice, July 2013</i> . (c) Submit certification from a Registered Professional Engineer of Queensland that the road works have been designed and constructed in accordance with part (a) and (b) of this condition.	(a) and (b) Prior to commencement of haulage of quarry material from the site.  (c) Within 2 weeks of completion of the works.

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<b>Material Change of Use – Environmentally Relevant Activity</b>		
Sustainable Planning Regulation 2009, Schedule 7, Table 2, Item 1 – Environmentally relevant activities—Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i> , the chief executive administering the Act nominates the Director-General of Department of Environment and Science to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
3.	The development must be carried out generally in accordance with the following plan: <ul style="list-style-type: none"> <li>• Overall Site Plan, prepared by Groundwork Plus, dated 21 September 2017, reference 1935.DRG.022</li> </ul>	For the duration of works.
4.	Enter into an agreed delivery arrangement to deliver an environmental offset in accordance with the <i>Environmental Offsets Act 2014</i> to counterbalance the significant residual impacts on the matters of state environmental significance being: <ol style="list-style-type: none"> <li>(a) 15 hectares of regulated vegetation that is 'endangered' regional ecosystem 12.5.3; and</li> <li>(b) 0.30 hectares of regulated vegetation that is 'of concern' regional ecosystem 12.8.20; and</li> <li>(c) 15 hectares of regulated vegetation that is essential habitat for vulnerable wildlife – Koala (<i>Phascolarctos cinereus</i>).</li> </ol>	Prior to commencing any works that impact on matters of state environmental significance.

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**Attachment 2—Amended reasons for decision to impose conditions**

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The reasons for this decision are:

- To offset the impacts of development on the safety and efficiency of the State-controlled road.
- To ensure the road works on, or associated with, the State-controlled road network are undertaken in accordance with applicable standards.
- To ensure a conservation outcome is achieved where a significant residual impact is occurring on a prescribed environmental matter.

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**Attachment 3—Advice**

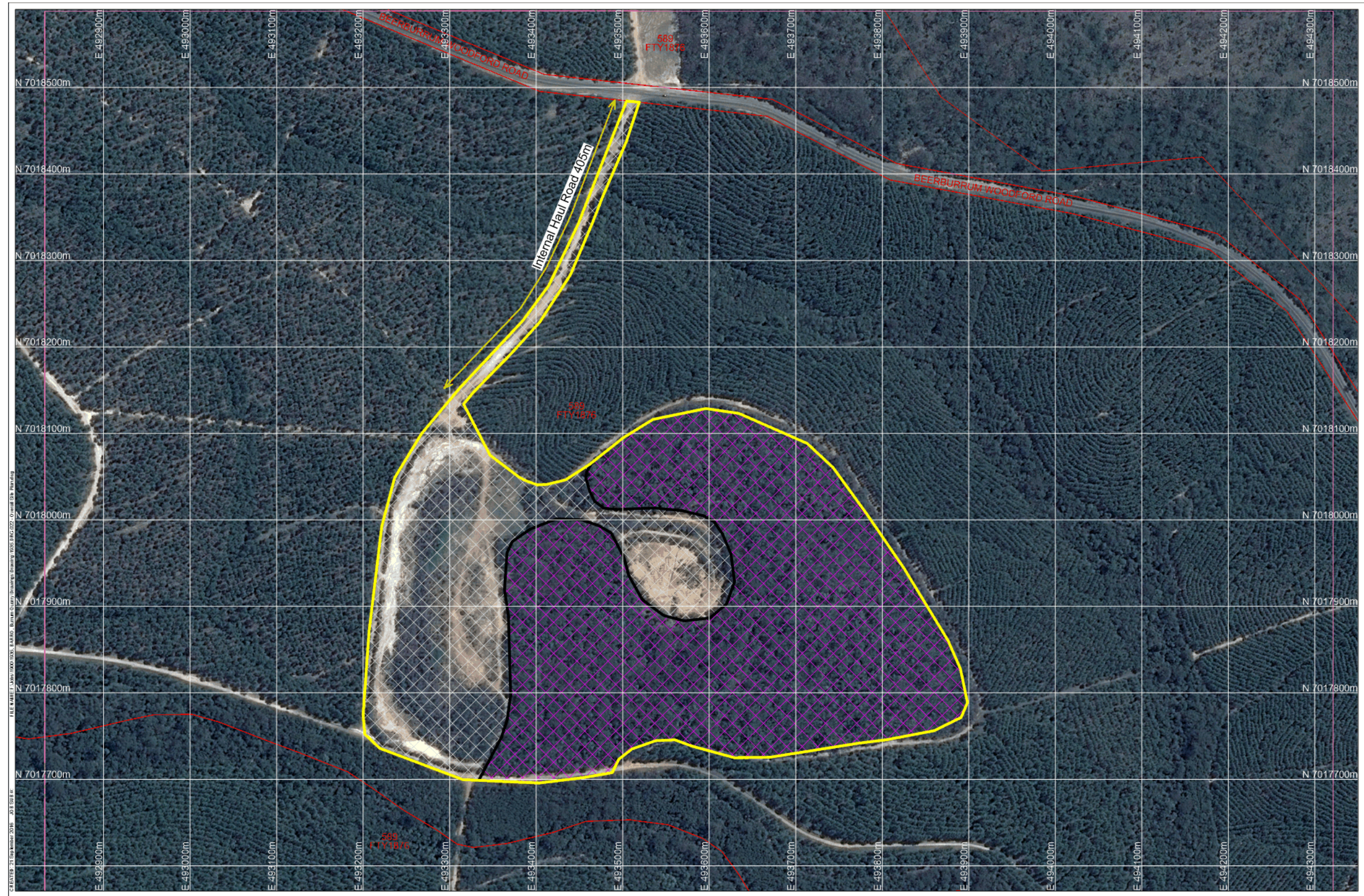
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**General advice – State transport corridor**

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| 1. | <p>The development will involve carrying out works within the State-controlled road. Under section 33 of the <i>Transport Infrastructure Act 1994</i>, written approval is required from the Department of Transport and Main Roads (DTMR) to carry out works within a State-controlled road.</p> <p>Please contact DTMR North Coast District Development Assessment Team by email <a href="mailto:North.Coast.IDAS@tmr.qld.gov.au">North.Coast.IDAS@tmr.qld.gov.au</a> or by phone 5451 7055 to make an application for road works approval (quoting reference number TMR17-020371). This approval must be obtained prior to commencing any works on the state-controlled road reserve.</p> |
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REV	DESCRIPTION	DATE	BY

Data Sources:  
 Photography: Nearmap; Image date: 2010  
 Topographic: Cadastre  
 Elevation: Contour

THESE DESIGNATIONS ARE COPYRIGHT AND ARE NOT TO BE USED OR REPRODUCED  
 WHOLLY OR IN PART OR TO BE USED ON ANY PROJECT WITHOUT THE WRITTEN PERMISSION OF  
 GROUNDWORK PLUS PTY LTD. ABN: 69 029 449 003

- Legend:**
- Site Boundary
  - Cadastral Boundary
  - Existing Operations Area
  - Proposed Operations Area



PROJECT: **Burrum Quarry**  
 CLIENT: **Barro Group Pty Ltd**

**Overall Site Plan**

**GROUNDWORK plus** SCALE: 1:4,000 0 80  
 When Printed on A3 DRAWING NUMBER: 1935.DRG.022 REVISION:   
 DATE: 21 September 2016 | DRAWN: LT DATUM: HORIZONTAL / VERTICAL / ZONE  
 PRINTED: 21 September 2016 | CHECKED: JT MGA / / 56