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Between: **HOMEGROUND GLADSTONE PTY LTD**  
**ACN 126 860 508**

Appellant

And **GLADSTONE REGIONAL COUNCIL**

Respondent

**JUDGMENT**

Before His Honour Judge Jones

Date of Hearing: 2 October 2015

Date of Judgment: 2 October 2015

**THIS MATTER HAVING** come on for hearing by way of an appeal against the Respondent's negotiated decision notice dated 7 July 2014 (Council reference DA/755/2012) in which the Respondent approved a development application for a development permit for a material change of use for Workers Accommodation (1,408 rooms) and ERA No. 63 (sewerage treatment) on Lots 4, 5, and 6 on CTN 1898, West Stowe, located at 101 Calliope River Road, West Stowe in the State of Queensland (**Development Approval**)

**UPON READING** the Affidavit of Andrew Young filed on 4 August 2014

**AND UPON THE COURT BEING SATISFIED** that there has been compliance with the requirements of the *Sustainable Planning Act 2009* with respect to service of the Notice of Appeal,

**IT IS ADJUDGED BY CONSENT THAT:**

1. The Appeal is allowed.
2. The Development Approval is amended and replaced with:
  - (a) the consolidated conditions package attached to this Judgment and marked "Annexure A", at pages 1-12; and
  - (b) the referral agency responses marked "Annexure B" at pages 13-33; and
  - (c) the consolidated plans of development attached to this Judgment and marked "Annexure C" at pages 34-36.
3. Each party bear their own costs.

Filed on 2 October 2015

Filed by: Gadens Lawyers  
Service Address: Level 11, 111 Eagle Street, Brisbane  
Phone: 07 3231 1666  
Fax: 07 3229 5850  
Email: andrew.young@gadens.com  
Our Reference: 201410981



Registrar

Handwritten signature and date: 2/10/15



JUDGMENT/ORDER  
Filed on behalf of the Appellant  
Form PEC-7

**FINAL ORDER**

**DEPUTY REGISTRAR** GADENS LAWYERS

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**GLADSTONE**  
REGIONAL COUNCIL

**NEGOTIATED DECISION NOTICE - DA/755/2012**  
**SUSTAINABLE PLANNING ACT 2009 S267 & 268**

Application:	Material Change of Use - Code - Workers Accommodation (1408 Rooms) & ERA # 63 (Sewage Treatment)
Applicant Name & Address:	Homeground Gladstone Pty Ltd C/- Mr Stephen Enders RPS Australia East Pty Ltd PO Box 5497 GLADSTONE QLD 4680
Owner:	MGA Gladstone Pty Ltd & Mr & Mrs Sawyer
Subject Land:	101 Calliope River Road, WEST STOWE, 7 & 45 Calliope River Road, RIVER RANCH QLD 4680
Location:	Lots 4, 5 & 6 CTN 1898, West Stowe
Zoning:	Rural
Site Area:	33.07 Ha (101 Calliope River Road) 34.95 Ha (45 Calliope River Road) 25.19 Ha (7 Calliope River Road)
Submissions Received:	N/A
Application Received:	22 November 2012
Application Changed:	10 December 2013

## 2. DETAILS OF THE APPROVAL

	Development Permit	Preliminary Approval
• <b>Material Change of Use</b> made assessable by the planning scheme	✓	x
• Material change of use for an <b>environmentally relevant activity</b>	✓	x

## 3. RELEVANT PERIOD FOR THE APPROVAL

The relevant periods stated in section 341 of the *Sustainable Planning Act 1997* (SPA) apply to each aspect of development in this approval, as outlined below:-

- ✓ material change of use - 4 years
- ✓ reconfiguring a lot not requiring operational works - 2 years
- ✓ reconfiguring a lot requiring operational works - 4 years
- ✓ any other development not listed above - 2 years



**OR**

- ✓ the following relevant periods apply to the following aspects of development in this approval:-

If there is 1 or more subsequent related approvals for a development approval for a material change of use or a reconfiguration, the relevant period for the approval will be taken to have started on the day the latest related approval takes effect.

#### **4. APPROVED PLANS**

The approved plans and/or documents for this development approval are listed in the following table:

<b>Plan/Document Number</b>	<b>Plan/Document Name</b>	<b>Date</b>
DA-100-02 C	Overall Master Site Plan	19/3/2013
DA-100-03 D	Precinct Plan	19/3/2013
DA-100-04 C	Staging Plan	19/3/2013

#### **5. OTHER NECESSARY DEVELOPMENT PERMITS**

Listed below are other development permits that are necessary to allow the development to be carried out:-

- Operational Works
- Building and Plumbing Works

#### **6. IDAS REFERRAL AGENCIES**

The IDAS referral agencies applicable to this application are:-

- Department of Transport and Main Roads
- Department of Environment and Heritage Protection

#### **7. WHEN THE DEVELOPMENT APPROVAL TAKES EFFECT**

This development approval takes effect:-

- From the time the decision notice is given, if there is no submitter and the applicant does not appeal the decision to the court.

**OR**

- If there is a submitter and the applicant does not appeal the decision, the earlier date of either:
  - When the submitter's appeal ends; or
  - The day the last submitter gives the assessment manager written notice that the submitter will not be appealing the decision.

**OR**

- Subject to the decision of the court, when the appeal is finally decided, if an appeal is made to the court.

This approval will lapse if:-

- for a material change of use, the first change of use under the approval does not start within the relevant period stated in section 2 of this decision notice;
- for a reconfiguration, a plan for the reconfiguration is not given to the local government within the relevant period stated in section 2 of this decision notice;
- for a development approval other than a material change of use or reconfiguration, the development does not substantially start within the relevant period stated in section 2 of this decision notice.

Note that in the case of a development approval for a material change of use or for reconfiguring a lot, if there is 1 or more subsequent related approvals the relevant period for the material change of use or reconfiguration will restart from the date of the related approval taking effect. Please refer to section 341 of SPA for further information.

**Attached:     Conditions**

**Approved Plans  
Referral Agency Response**





**ASSESSMENT MANAGER CONDITIONS - DA/755/2012**  
**SUSTAINABLE PLANNING ACT 2009 S267 & 268**

1. Development is to be carried out generally in accordance with the submitted application including the following plans and supporting documentation:

Plan Name	Plan Number	Plan Date	Drawn By
Overall Master Site Plan	DA-100-02 C	19/3/2013	Vision 1 Architects
Precinct Plan	DA-100-03 D	19/3/2013	Vision 1 Architects
Staging Plan	DA-100-04 C	19/3/2013	Vision 1 Architects

except where amendments are required to satisfy the conditions of this approval.

2. Development is to comply with Department of Environment and Heritage Protection (Concurrence Agency) Conditions dated 5 February 2013 (Attached).
3. Development is to comply with Department of Transport and Main Roads (Concurrence Agency) Conditions dated 19 December 2013 (Attached).
4. A 2m wide concrete pathway is to be provided as part of the first stage of development connecting the northern and southern portions. A single pedestrian crossing point on Calliope River Road is to be provided in accordance with Austroads guidelines in a safe location with sufficient sight distances and including appropriate signage, lighting, pedestrian control and refuge measures.

### Operational Works

5. **A Development Permit for Operational Works must be obtained from Council prior to the commencement of construction of the works for the material change of use. The Development Application for Operational Works is to include the following:**
  - **Transportation (including the external roadworks for intersection from Calliope River Road and pedestrian pathway and crossing);**
  - **Stormwater Management;**
  - **Water Supply; and**
  - **Landscaping.**

***Advisory Note: Given the interdependence of the above Operational Works items Council is not prepared to approve these items separately (other than landscaping and those particulars as agreed under a master planned staging arrangement). Council acknowledges that various infrastructure items are constructed under different contractual and financing arrangements however this is not a valid reason for separate Operational Works applications.***

6. The design and supporting calculations / documentation associated with these works must be certified by a Registered Professional Engineer of Queensland (RPEQ).
7. Operational works shall be designed and constructed in accordance with Council's relevant standards at the time of lodgement of an application for an Operational Works Permit and in accordance with the relevant Australian Standards and good engineering practice. Council's current standards include:
  - Roads and Transport Standard 2005 (Joint CSC and GCC);
  - Water Supply Standard 2006 (Joint CSC and GCC); and
  - QUDM 2007.
8. The operational works drawings shall contain adequate information to position each component of infrastructure by coordinates to GDA94 and levels to Australian Height Datum (AHD). The drawings shall also indicate the identification number, position and recorded level of the Permanent Survey Mark (PSM) from which the project's horizontal and vertical position was derived.
9. The Operational Works are to be executed under the supervision of a RPEQ. The applicant / developer must give to the Council, construction certificates from such supervising engineer, that the work has been constructed in accordance with the Operational Works Permit and good engineering practice, together with relevant quality assurance, operation and maintenance, and "as constructed" documentation. This includes provision of a CCTV report on all sewer mains installed as part of the development.
10. The "as constructed" drawings and associated electronic documentation are to be certified by the supervising engineer and by a registered surveyor stating that the as constructed information shown on the "as constructed" drawings represent a complete and accurate record of the works as executed. Council reserves the right to utilise for its own purposes and the sale of information provided within the "as constructed" drawings provided by the applicant / developer.
11. Any alterations to, extension of, or upgrading of Council assets / infrastructure or other service authorities' infrastructure necessitated by this MCU proposal (including earthworks, retaining structures, roadworks, pedestrian / bicycle pathways, stormwater drainage, water supply, sewerage, electrical and telecommunication services, reticulated gas etc.) is the responsibility of the applicant / developer.
12. The Operational Works drawings shall contain adequate offset dimensions (in addition to coordinates) for all works associated with the development to be assessed for compliance with Council standards, clearances and location of assets.
13. The Operational Works Permit may necessitate minor amendments to the proposed Material Change of Use (MCU) layout to achieve a safer, more efficient, effective, sustainable or best practice engineering solution and to accommodate the findings of a more detailed analyses of public health infrastructure (water supply and sewerage), transportation infrastructure (intersection layouts / traffic calming devices / pedestrian linkages / bicycle routes etc.), and stormwater management strategies (incorporation of flood mitigation measures, overland flow paths, stormwater quality improvement devices etc). Proposed minor amendments are to be discussed with Council staff (and agreed in



writing) prior to any commitment to a change being made. Agreed minor amendments are to be detailed on the Operational Works Drawings.

14. The design and supporting calculations/documentation associated with these works must be certified by a Registered Professional Engineer of Queensland (RPEQ). Certification by a RPEQ is achieved by completing and submitting (with the above design and documentation) the latest version of Council's "Engineering Certification Report", which can be found at the following link <http://www.gladstone.qld.gov.au/operational-works>.
15. The Operational Works are to be executed under the supervision of a RPEQ (Supervising Engineer). The applicant must provide Council with Construction Certificates and Certifications from such supervising RPEQ, as outlined hereafter.

### **Building and Plumbing Works**

16. The applicant / developer is required to obtain a Development Permit for Building Works in accordance with the *Sustainable Planning Act 2009*. Construction is to comply with *the Building Act 1975*, the Building Code of Australia and the requirements of other relevant authorities.
17. The applicant / developer is required to obtain a Development Permit for Plumbing Works in accordance with the *Sustainable Planning Act 2009*. Construction is to comply with the *Plumbing and Drainage Act 2002* and the requirements of other relevant authorities.
18. All plant and equipment (including air conditioners, exhaust fans and the like) are to be housed, screened and located so that these do not cause environmental nuisance or harm to residential uses in the surrounding area.
19. Open storage areas shall be adequately screened so as not to detract from the visual amenity of the area. One way of achieving compliance with this condition is as follows:
  - Outdoor storage areas are situated in locations not visible from the street;
  - A 1.8m solid screen fence is located around storage areas.

### **Landscaping**

20. An Operational Works application for landscaping must include but shall not be limited to drawings, specifications and reports containing the following information:
  - Outline of the buildings;
  - Existing trees (height location);
  - Trees to be removed;
  - Proposed planting (quantity, species and expected mature height);
  - Paths and paving (location and materials); and
  - The method of planting and the proposed maintenance program.
21. The landscaping of the site shall incorporate:
  - Landscaping strip a minimum of 5 metres is to be provided to the Calliope River Road road reserve to screen all proposed structures;

- Landscaping strip a minimum of 3 metres is to be provided to the western and southern side boundaries;
  - The landscaping provided shall be in accordance with Council's preferred landscape plant list.
22. All landscaping referred to within the above conditions above is to be maintained to an appropriate standard at all times
23. Nominated communal open space areas are permanently accessible to all residents of the development and may not be allocated to any particular units or units for exclusive use and/or access.

### **Transportation**

24. The applicant is to construct the intersection from Calliope River Road as part of the initial stage of development. The intersection design is to be generally in accordance with Drawing, Job no. 12766C, Drawing No. C3-00 Rev P4 Robert Bird Group, the details of which are to be submitted as part of the relevant Operational Works application.
25. Provision of 494 additional car parking spaces on site for the southern portion including designated disabled car parking spaces, bus parking and oversize parking bays. These spaces and all vehicle movement areas are to be constructed, drained, linemarked and maintained in accordance with the Planning Scheme for the Calliope Shire and AS 2890.1.
26. All visitor spaces are to be open and easily accessible at all times to visitors to the premises. Visitor spaces are to be clearly designated and marked.
27. The applicant is to submit a Traffic Engineer's Certification (RPEQ) that all vehicle movements (service vehicles and passenger vehicles) through the site comply with AS2890.1.
28. Any grassed footpath areas disturbed by the development are to be top dressed and turfed following completion of construction activity and prior to the issue of a certificate of classification for Building Works.
29. All roads, including pavement, surfacing, kerb and channel and pathways are to be constructed in accordance with the Council's Roads and Transport Standard 2005.
30. Traffic signs and line marking are to be shown on the appropriate drawings and installed in accordance with the MUTCD and Council standards.

### **Earthworks**

31. Appropriate erosion and sediment control measures are to be implemented during any operational works or building works carried out in association with the development.
32. The earthworks drawings are to nominate the Level of Earthworks Inspection and Testing to be undertaken in accordance with AS 3798.
33. No clearing of the site in preparation for Operational Works is permitted until such time as an Operational Works Decision Notice has been issued by Council. It is the owner's



responsibility to adhere to the Department of Natural Resources requirements under the *Vegetation Management Act 1999*.

34. The development must be undertaken such that soil erosion is properly controlled to prevent any worsening or acceleration of soil erosion on the site, any adjoining land, or land upstream or downstream of the site during the construction and maintenance phases.
35. A preliminary site specific Erosion and Sediment Control Plan (ESCP) must be provided as part of an Operational Works application which involve vegetation clearing, soil disturbance or changes to the magnitude, direction or velocity of stormwater runoff through, within or from a proposed development site to demonstrate that there are practical, site specific scour protection and erosion and sediment control measures available to adequately manage the impacts of the development

### Lighting

36. All lighting at ground level and associated with illuminating ground level areas must be focussed downwards and be provided with hoods, shades or other permanent devices to direct illumination downwards and not allow upward lighting to adversely affect the residential uses on the site and surrounding sites.
37. Any security lighting shall be so designed to ensure that nuisance is not caused to adjoining areas by the spillage of light.

### Water Infrastructure

38. **The development is to be serviced by a separate water meter from the eastern side of the development. This meter is to be located on the western side of Calliope River Road, and requires a water main to cross the Calliope River Road which is to be designed and constructed by the developer. The developer is to provide the design of the new main as part of the application for Operational Works. All water mains upstream of each meter are to be located within road reserve (i.e. outside private property), as illustrated in drawing Job no. 12766C, Drawing No. SK-C-015 Rev P1, Robert Bird Group.**

***Advisory Note: The provision of water supply via trucking to the site is not permitted, except during instances of failure in the piped water supply where approved by Council.***

39. The applicant is responsible for ensuring Queensland Fire Services requirements are met with respect to this development which may include but not be limited to the installation of storage reservoirs, internal hydrants/hose reels/balance tanks/pumps as necessary to meet flow and pressure requirements. The fire protection water supply system is to comply with AS 2419.1-2005 Fire Hydrant Installations and approval from the Queensland Fire Services is required for the final design of the firefighting system.
40. Water meters are to be purchased from Council. Connections to Councils live water reticulation network and the installation of water meters to service the development must be carried out by Councils Water and Sewerage Department. The cost of this work is to be borne by the applicant/developer. This must be appropriately noted on the drawings.

## Easements

41. The developer is to provide registered easement documents in favour of Council and at no cost to Council over infrastructure (access, water supply, sewerage, stormwater etc) within the development and over other parts of the development property as may be deemed necessary by Council having considered the engineering drawings submitted with the operational works application for a particular stage of the development.

## Stormwater Management

42. The design of the operational works must comply with the following stormwater management (quantity) criteria:
- a) Stormwater infrastructure must adequately drain the site and must cater for stormwater flows through the site (if applicable) and discharge any runoff from the site to a "lawful point of discharge" as defined in Section 3.02 of the Queensland Urban drainage Manual – Volume 1, 2nd edition 2007. The stormwater drainage system is to be designed to cater for a 1 in 10 year ARI minor storm event and a 1 in 100 year ARI major storm event.

The report must be certified by the responsible RPEQ in accordance with the following:

*"I am aware that the Gladstone Regional Council may rely upon the content and findings of this report including the recommendations, conclusions, results, calculations, plans, graphs, tables, attachments etc., for the purposes of development assessment. In my opinion, the Council can rely upon the information contained within the report and there are no reservations or qualifications in respect to the information other than set out in the report itself."*

43. The design of the operational works is to comply with the following stormwater management (quality) criteria:

Water Sensitive Urban Design (WSUD) measures must be implemented to achieve the pollutant load reductions listed below. The proposed treatment train shall be modelled using "MUSIC" (Model for Urban Stormwater Improvement Conceptualisation) developed by the eWater cooperative research centre (eWater CRC). The water quality objectives in terms of the minimum percentage reduction in mean annual pollutant loads from the unmitigated development are as follows:

– Total Suspended Solids (TSS)	85% reduction
– Total Phosphorus (TP)	70% reduction
– Total Nitrogen (TN)	45% reduction
– Gross Pollutants (> 5mm)	90% reduction

## Refuse Management

44. A Refuse Management Report to be submitted and approved by Council prior to Building works. The report is to provide details including:

- a) bin storage areas including any applicable screening;
- b) types of bins to be used;
- c) areas for refuse collection;
- d) waste removal vehicle movements to, from, and throughout the site ;and
- e) how waste is to be collected and removed from the site.

## Site Decommissioning

45. The operation of the use must cease in accordance with the following:

- a) If paragraph (b) does not apply – 20 years from the commencement of the approved use.
- b) If the applicant provides written notice to the Council prior to the expiry of 20 years from the commencement of the approved use advising that the use remains a viable commercial operation – 25 years from the commencement of the approved use.

The following details may be relevant to the applicant in considering whether the use remains a viable commercial operation:

- 1. occupancy rates during the preceding 12 months;
  - 2. predicted occupancy rates for the following 12 months;
  - 3. major projects which have been approved or which are likely to be approved in the region.
- c) This condition does not affect any right the applicant has to request a change to this condition under applicable legislation.

46. The applicant must lodge with Council a plan which outlines the measures proposed to regenerate the site to an environmentally sustainable state after the removal of all buildings before the earlier of the following:

- d) three months prior to the cessation of the use under condition 45; and
- e) three months after the abandonment of the use.

47. All buildings within the site are to be removed and the site stabilised and vegetated within 12 months of the cessation of the use under condition 45 or the abandonment of the use.

The applicant may apply to amend conditions 46 and 47 under relevant legislation, including, for example, if any of the infrastructure or buildings are required for a subsequent use.

48. The site is to be left clean and tidy and in an environmentally responsible state.

49. Any proposed advertising signage is to comply with the Advertising Signs (Operational Works) Code.

50. Prior to the commencement of the use a compliance inspection is to be carried out by the relevant Council Officer. The use cannot commence on site until such time as Council has issued a compliance approval letter.



## Security

51. Prior to construction commencing for each stage of the development, the applicant must lodge a Construction Security bond (in the form of cash or a an acceptably worded bank guarantee) in the amount of 2.5% of the agreed estimate of the construction cost of all the works associated with that stage, both internal and external, (i.e. Earthworks, roadworks, water etc) with a minimum bond value of \$5000. The Construction Security bond is intended to cover action by Council where:

- Works are required, internal or external to the site, as a direct or indirect result of the construction of the development and
- Either the works need to be carried out by Council as a matter of urgency to provide for people safety, traffic safety or for the protection of property or the environment, or
- The works need to be carried out by Council because the applicant has failed to comply with a notice to:
- Remedy a breach of this approval or an associated operational works approval, or
- Provide for people safety, traffic safety, or to provide for the protection of property or the environment

The cost incurred by Council in actioning the above, will be recovered from the Construction Security bond. The construction security bond, less any costs as noted above, shall be released when the operational works commence the maintenance / performance verification period.

52. Prior to the works being accepted "on maintenance" for each stage of the development, the applicant must lodge a Maintenance / Performance Verification Security bond (in the form of cash or an acceptably worded bank guarantee) in the amount of 5% of the estimated cost of the construction of all the works associated with that stage, both internal and external, (i.e. Earthworks, roadworks water etc) with a minimum bond value of \$10,000. The Maintenance / Performance Verification Security bond is intended to cover action by Council where:

- Works are required, internal or external to the site, as a direct or indirect result of the construction of the development and
- either the works need to be carried out as a matter of urgency to provide for people safety, traffic safety or for the protection of property or the environment, or
- the works need to be carried out by Council because the applicant has failed to comply with a notice to:
- remedy a breach of this approval, or
- rectify defective work or to construct new work resulting from design deficiencies, or
- rectify defective work or to construct new work resulting from construction deficiencies, or
- carry out maintenance of the works, or
- provide for people safety, traffic safety, or to provide for the protection of property or the environment

The cost incurred by Council in actioning the above, will be recovered from the Maintenance / Performance Verification Security bond. The Maintenance / Performance Verification Security bond, less any costs to be recovered as noted above, shall be released when the works are accepted "off maintenance".



53. The Maintenance / Performance Verification Security bond shall be held by Council for a minimum period of 12 months. Should actual or potential defects or omissions be identified with-in this period, the period will be extended by Council as required to verify and ensure the integrity and performance of the works or of any remedial works carried out.
54. The maintenance period will also be extended by Council in the event of the Plan of Reconfiguration and associated documents not being registered with the titles office within three months of the commencement of the maintenance period.

***END OF CONDITIONS***

**Advice to Applicant**

An adopted infrastructure charge notice in relation to the infrastructure charges applicable to this development has been provided separately.



Queensland Government

Our ref TMR13-008644  
Your ref DA755/2012  
Enquiries Byron Jones

Department of Transport and Main Roads

19 December 2013

The Chief Executive Officer  
Gladstone Regional Council  
PO Box 29  
Gladstone QLD 4680

Attention: Sarah Camilleri

Dear Madam

GLADSTONE REGIONAL COUNCIL	
RECORDS DEPT	
Resp Officer/s	Statutory
23 DEC 2013	
Ret	Doc No
File Ref	DB1.10

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CA/75/2012

**CONCURRENCE AGENCY RESPONSE – CONDITIONS**

**Proposed Development:** Development Permit for Material Change of Use for Workers Accommodation (1408 rooms)

**Real Property Description:** Lot 4, 5 and 6 on CTN1898

**Street Address:** 101 Calliope River Road, West Stowe QLD 4680 and 45 Calliope River Road, Ranch Road QLD 4680

**Assessment Manager ref.:** DA/75/2012

**Local Government Area:** Gladstone Regional Council

Reference is made to the referral agency material for the development application described above which was received by the Department of Transport and Main Roads (the department) under section 272 of the *Sustainable Planning Act 2009* (SPA) on 11 January 2013.

Reference is made to the amended referral agency response issued by the Department of Transport and Main Roads (the department) under section 290 of SPA on 19 September 2013.

Reference is made to the correspondence from Gladstone Regional Council advising of a formal change to the application under section 355(1) of the *Sustainable Planning Act 2009* (SPA) which was received by the Department of Transport and Main Roads (the department) under section 352 of SPA on 11 December 2013.

Program Delivery and Operations  
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Website www.tmr.qld.gov.au  
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ABN: 39 407 690 291

Reference is made to the referral agency material for the development application described above which was received by the Department of Transport and Main Roads (the department) under section 272 and 365 of the *Sustainable Planning Act 2009* (SPA) on 18 December 2013.

An assessment of the proposed development has been undertaken against the purposes of the *Transport Infrastructure Act 1994* for state-controlled roads and land use and transport coordination under the *Transport Planning and Coordination Act 1994*. Based on this jurisdiction, the department provides this concurrence agency response under section 285 of the SPA.

The department advises the assessment manager that it requires conditions to attach to any development approval for the application. The department would also like to provide advice about the application to the assessment manager under section 287(6) of the SPA.

Under section 325(1) of the SPA, the assessment manager must therefore attach this response, including the enclosed Department of Transport and Main Roads Concurrence Agency Conditions and Statement of Reasons, to any approval for the application.

The department may change its concurrence agency response in accordance with section 290(1)(b) of the SPA.

The department must be provided with a copy of the assessment manager's decision notice regarding the application within five (5) business days after the day the decision is made in accordance with section 334 of the SPA.

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

If you have any questions or wish to seek clarification about any of the details in this response, please contact Byron Jones, Principal Development Assessment Officer, Corridor Management and Operations on 07 4931 1706.

Yours sincerely



Byron Jones  
Principal Development Assessment Officer, Corridor Management and Operations

Enc. (Department of Transport and Main Roads Agency Conditions and Statement of Reasons, Master Site Plan, Sheet DA-100-02, Issue C, dated 19/03/2013, and prepared by Vision 1 Architects and Precinct Plan, Sheet DA-100-03, Issue D, dated 19/03/2013, and prepared by Vision 1 Architects)

C/c Homeground Gladstone Pty Ltd as trustee for Homeground Gladstone Unit  
Trust  
C/- RPS Australia East Pty Ltd  
PO Box 5497  
Gladstone QLD 4680





Queensland  
Government

Department of  
Transport and Main Roads

Our ref TMR13-008644  
Your ref PR112839-2

C/c Homeground Gladstone Pty Ltd as trustee for Homeground Gladstone Unit  
Trust  
C/- RPS Australia East Pty Ltd  
PO Box 5497  
Gladstone QLD 4680

Attention: Stephen Enders

Please find attached correspondence for your information and action as required. Should you wish to discuss this correspondence, please contact Byron Jones, Principal Development Assessment Officer, Corridor Management and Operations on 07 4931 1706.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Byron Jones'.

Byron Jones  
Principal Development Assessment Officer, Corridor Management and Operations

19 December 2013

Enc. (Department of Transport and Main Roads Agency Conditions and Statement of Reasons, Master Site Plan, Sheet DA-100-02, Issue C, dated 19/03/2013, and prepared by Vision 1 Architects and Precinct Plan, Sheet DA-100-03, Issue D, dated 19/03/2013, and prepared by Vision 1 Architects)

# Transport and Main Roads

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

Proposed Development: Development Permit for Material Change of Use for Workers Accommodation (1408 rooms)  
 Real Property Description: Lot 4, 5 and 6 on CTN1898  
 Street Address: 101 Calliope River Road, West Stowe QLD 4680 and 45 Calliope River Road, Ranch Road QLD 4680  
 Our ref.: TMR13-008644  
 Assessment Manager ref.: DA/755/2012  
 Local Government Area: Gladstone Regional Council

No.	Conditions of Development	Condition Timing	Jurisdiction and Reasons
<b>Development Permit for Material Change of Use for Workers Accommodation (1408 rooms)</b>			
1	Development must be carried out generally in accordance with the following plans except as modified by these concurrence agency conditions:  Master Site Plan, Sheet DA-100-02, Issue C, dated 19/03/2013, and prepared by Vision 1 Architects  Precinct Plan, Sheet DA-100-03, Issue D, dated 19/03/2013, and prepared by Vision 1 Architects	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.
2	The applicant must provide a monetary contribution towards mitigating the impact of the proposed development on the safety and efficiency of the state-controlled road network. In particular,	Prior to obtaining a final inspection certificate or certificate of classification,	The purposes of the Transport Infrastructure Act 1994 (TIA).

## Transport and Main Roads

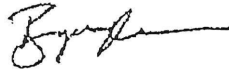
No.	Conditions of Development	Condition Timing	Jurisdiction and Reasons
	<p>the contribution is required to upgrade the Gladstone – Mt Laroom Road/Calliope River Road Intersection.</p> <p>This contribution must be \$230,452.67 and must be paid to the Department of Transport and Main Roads Central Queensland region. This contribution has been calculated as follows:</p> <p>\$430.75 per room x 535 rooms = \$230,452.67</p> <p>The contribution shall be indexed based on the Road and Bridge Construction Index, Queensland – Class 3101, published quarterly by the Australian Bureau of Statistics (ABS Cat No. 8427, Series ID A2333727L).</p> <p>The indexation adjustment shall be calculated using the formula:  <math display="block">\\$230,452.67 \times (\text{Index B} / \text{index A})</math>                     where “index A” is the published index for September 2013 and “index B” is the published index for the quarter immediately preceding the date that the payment is provided to the department.</p>	<p>whichever is applicable, or prior to the commencement of use, whichever occurs first for the 874<sup>th</sup> room</p>	<p>The intersection upgrade contribution is required as a result of the development and its associated traffic impacts in order to ensure the safety and efficiency of the state-controlled road network.</p>
3	<p>(a) The development must be in accordance with the Robert Bird Group Pty Ltd's "Site Based Stormwater Management Plan", Revision A, dated 21/11/2012. Stormwater management for the development must ensure no worsening or actionable nuisance to the state-controlled road network caused by peak discharges, flood levels, frequency/duration of flooding, flow velocities, water quality, sedimentation and scour effects.</p>	<p>(a) &amp; (b)                      Prior to the commencement of use and to be maintained at all times</p>	<p>The purposes of the Transport Infrastructure Act 1994.</p> <p>The safety and efficiency of state-controlled roads can be adversely affected by changes to stormwater runoff as a result of development.</p>



## Transport and Main Roads

No	Conditions of Development	Condition Timing	Jurisdiction and Reasons
	<p>AND</p> <p>(b) Any excavation, filling, paving, landscaping, construction or any other works to the land must not:</p> <ul style="list-style-type: none"> <li>i. create any new discharge points for stormwater runoff onto the state-controlled road;</li> <li>ii. interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road;</li> <li>iii. surcharge any existing culvert or drain on the state-controlled road;</li> <li>iv. reduce the quality of stormwater discharge onto the state-controlled road.</li> </ul> <p>AND</p> <p>(c) The applicant must provide RPEQ certification to the Department of Transport and Main Roads that the development has been designed and constructed in accordance with parts (a) and (b) of this condition.</p>	<p>(c) Prior to obtaining a final inspection certificate or certificate of classification, whichever is applicable, or prior to the commencement of use, whichever occurs first</p>	<p>Additional comments or information: Please refer to the Department of Transport and Main Roads' Road Drainage Manual which 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>Further guidance regarding stormwater management is also provided in the Queensland Urban Drainage Manual available at <a href="http://www.derm.qld.gov.au">www.derm.qld.gov.au</a> and in the Environmental Protection Act 1994 and Environmental Protection (Water) Policy 2009 which are available at <a href="http://www.legislation.qld.gov.au">www.legislation.qld.gov.au</a></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 on (07) 4931 1500 to make an application for approval under section 33 of the TIA to carry out road works.</p>





Byron Jones  
Principal Development Assessment Officer, Corridor Management and Operations

19 December 2013



### Advice for state-controlled roads

Under section 43 of the *Transport Infrastructure Act 1994*, a local government must obtain the Department of Transport and Main Roads' approval if it intends to approve the erection, alteration or operation of an advertising sign or other advertising device that would be visible from a motorway; and beyond the boundaries of the motorway; and reasonably likely to create a traffic hazard for the motorway.

Mandatory Part (MP) 4.4 of the *Queensland Development Code (QDC)* commenced on 1 September 2010 and applies to building work for the construction or renovation of a residential building in a designated *transport noise corridor*. MP4.4 seeks to ensure that the habitable rooms of Class 1, 2, 3 and 4 buildings located in a *transport noise corridor* are designed and constructed to reduce transport noise. *Transport noise corridor* means land designated under Chapter 8B of the *Building Act 1975* as a *transport noise corridor*. Information about *transport noise corridors* is available at state and local government offices. A free online search tool can be used to find out whether a property is located in a designated *transport noise corridor*. This tool is available at the Department of Local Government and Planning website (<http://www.dlgp.qld.gov.au/building/transport-noise-corridor-search-tool.html>) and allows searches on a registered lot number and/or property address to determine whether and how the QDC applies to the land.

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.

## **INFORMATION ATTACHMENT TO CONCURRENCE AGENCY RESPONSE**

### **Representations on Referral Agency Response**

If the applicant intends to make a representation to the Department of Transport and Main Roads (the department) regarding the attached concurrence agency response, the applicant needs to do this before the assessment manager decides the application.

The applicant will need to give the assessment manager written notice under section 320(1) of the *Sustainable Planning Act 2009* (SPA) to stop the decision-making period to make a representation to the department and subsequently contact the department to make the representation. The decision making period cannot be stopped for more than 3 months.

### **Planning and Environment Court Appeals**

If an appeal is lodged in the Planning and Environment Court in relation to this application, the appellant must give written notice of the appeal to the department under section 482(1) of the SPA. This notice should be given to:

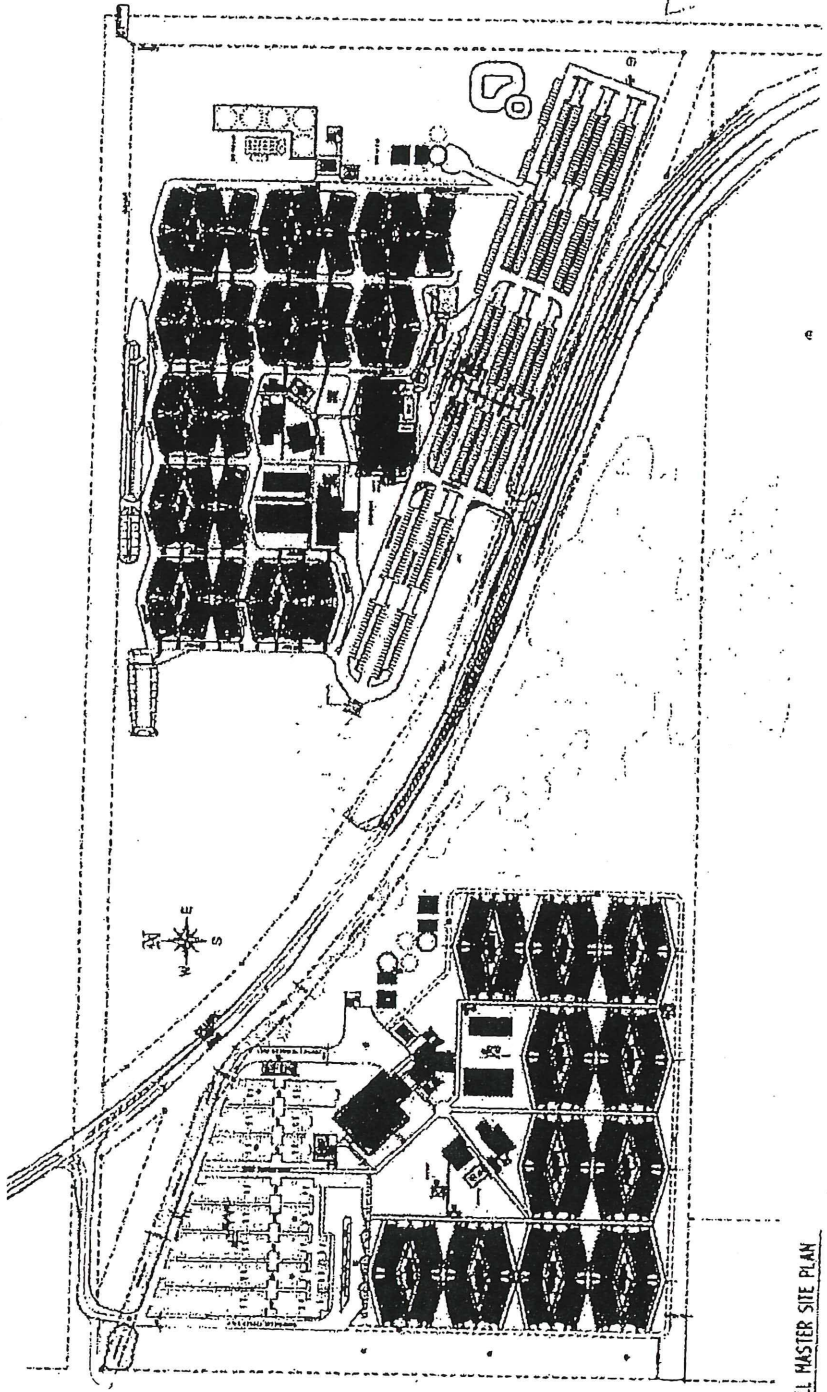
Chief Executive Officer  
Department of Transport and Main Roads  
C/- Planning Law Team  
Planning Management Branch  
GPO Box 213  
Brisbane QLD 4001

This notice should be given within 2 business days if the appeal is started by a submitter, or otherwise within 10 business days after the appeal is started.



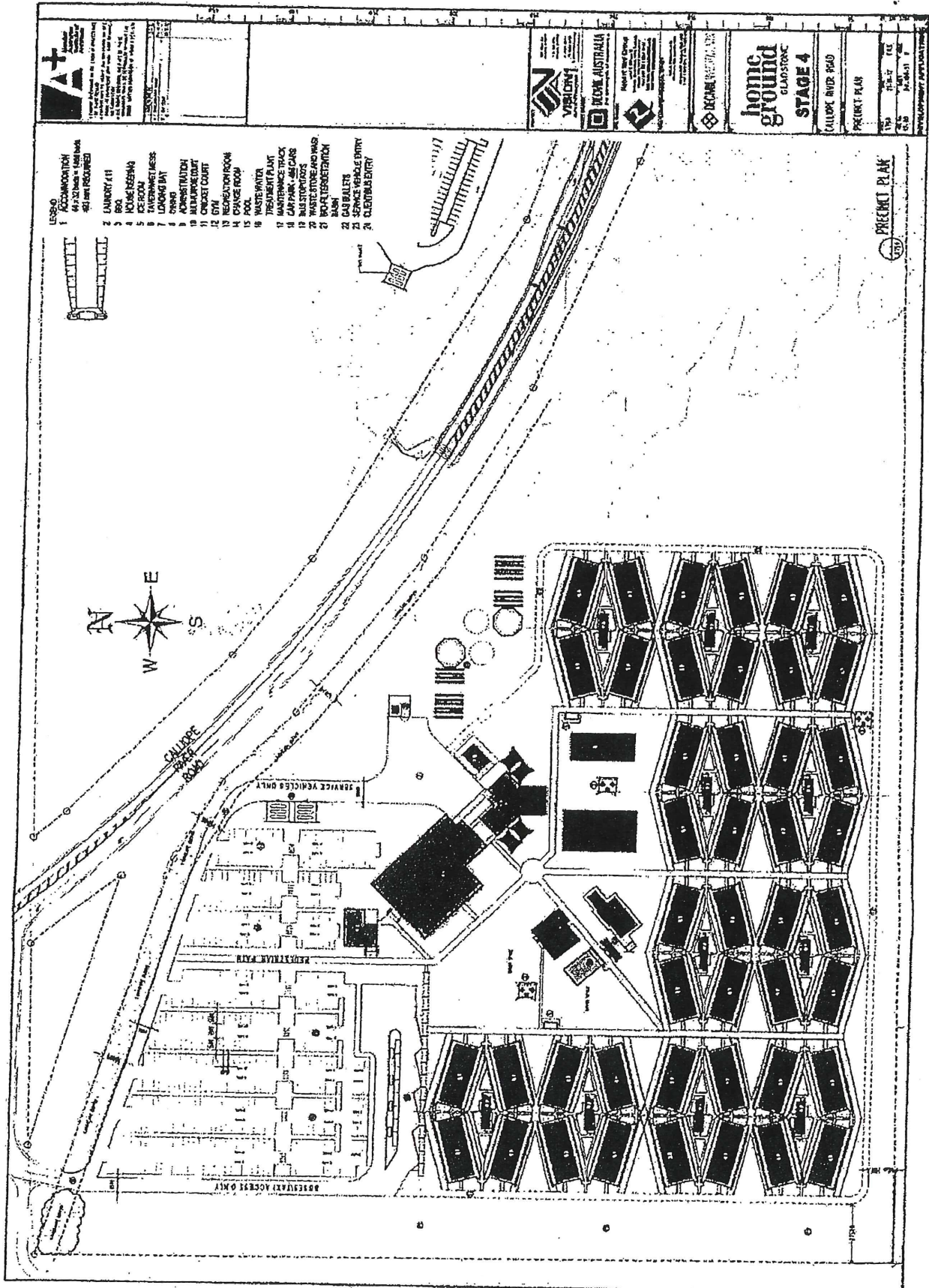
<b>A+</b> <small>Architectural          Practitioners          No. 100          11/01/11          11/01/11          11/01/11</small>			<b>STAGE 4</b>
			CALLOPE RIVER ROAD
			<b>MASTER SITE PLAN</b>

DATE: 11/01/11  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]



OVERALL MASTER SITE PLAN

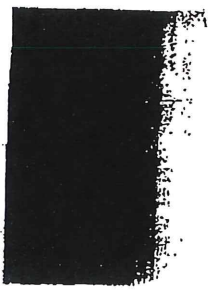




- LES 810  
 ACCOMMODATION  
 41.32 Ha - 1021 Units  
 40 UNIT REQUIRED
- 1 LAUNDRY (11)
  - 2 BBQ
  - 3 HOUSE/DECK
  - 4 ICE ROOM
  - 5 TAVERN/WINE/LESS
  - 6 LANDING BAY
  - 7 DRINK
  - 8 ADMINISTRATION
  - 9 ADMINISTRATION
  - 10 CRICKET COURT
  - 11 RESOLUTION ROOM
  - 12 CHANGE ROOM
  - 13 POOL
  - 14 WASTE WATER
  - 15 TREATMENT PLANT
  - 16 MAINTENANCE TRACK
  - 17 CAR PARK - 40 CARS
  - 18 BUS STOP/STOPS
  - 19 WASTE OIL AND WASH
  - 20 POOL/TENNIS/STADIUM
  - 21 CAR WASH
  - 22 SERVICE VEHICLE ENTRY
  - 23 CLIENT/RESIDENT

**home ground**  
 GLASGOW  
**STAGE 4**  
 CALLIPE RIVER ROAD  
 PRELIMINARY PLAN

PRELIMINARY PLAN  
 27/1



# Notice

## Concurrence Agency Response

This notice is issued by the chief executive pursuant to section 287 (concurrence agency response), of the Sustainable Planning Act 2009.

Gladstone Regional Council  
PO Box 29  
GLADSTONE Qld 4680

cc. Homeground Gladstone Pty Ltd as Trustee  
for the Homeground Gladstone Unit Trust  
C/- RPS Australia East Pty Ltd  
PO Box 5497  
GLADSTONE Qld 4680

Attn: Tegan Schuler

GLADSTONE REGIONAL COUNCIL RECORDS DEPT	
Resp Officer/s	Statutory
12 FEB 2014	
Ret.....Doc No.....	
File Ref	DB1.7
DA/755/2012	

P56450  
P56540  
P56541  
P68102

Our reference: 545430

### Re: Concurrence Agency Response

#### 1. Application details

Applicant: Homeground Gladstone Pty Ltd as trustee for the Homeground Gladstone Unit Trust

Assessment Manager Reference: DA/755/2012

Date application referred to the concurrence agency: 1 February 2013

Development approval applied for: Development permit

Aspect(s) of development:

Assessable development		Referral agency reference
Material change of use – Environmentally relevant activities	Sustainable Planning Regulation 2009 – Schedule 7, table 2, item 1 Material change of use – Environmentally relevant activities.	EHP Permit No. SPCE06166913

Development description(s): ERA 63-2(b)(i) Operating sewage treatment works, other than no-release works, with total daily peak design capacity of 100 - 1500 EP treated effluent discharged to infiltration trench or through irrigation scheme (now referenced as ERA 63-1(b)(i)).

Property/Location description(s): Lots 4, 5 and 6 Plan CTN1898

**Notice**  
**Concurrence Agency Response**

**Concurrence jurisdiction**

The concurrence agency response for the concurrence agency referral jurisdiction for the aspect of development involved with the application the subject of this Notice is to tell the assessment manager as follows:

a. Conditions must attach to any development approval, and those conditions are attached to this notice as:

i) Permit – SPCE06166913

**2. General advice to assessment manager**

Pursuant to section 334 and section 363 of the *Sustainable Planning Act 2009*, a copy of a decision notice or negotiated decision notice issued by the assessment manager must be forwarded to the referral agency for the relevant application. Please send a copy of the relevant notice to Environmental Services and Regulation, PO Box 5065 Gladstone Qld 4680 and an electronic copy to palm@ehp.qld.gov.au.

The state's Native Title Work Procedures provide that responsibility for assessment of native title issues for an IDAS application rests with the assessment manager.

**3. Additional information for applicants**

***Contaminated land***

It is a requirement of the *Environmental Protection Act 1994* that if an owner or occupier of land becomes aware a Notifiable Activity (as defined in Schedule 3 and Schedule 4 of the *Environmental Protection Act 1994*) is being carried out on the land, or that the land has been, or is being, contaminated by a hazardous contaminant, the owner or occupier must, within 22 business days after becoming so aware, give written notice to the chief executive.



**Delegate**  
Don Arnold  
Delegate, Chief Executive administering the *Sustainable Planning Act 2009*  
Department of Environment and Heritage Protection  
5 February 2014

**Enquiries**  
Dept of Environment and Heritage Protection  
Level 2 Gladstone Government Building  
Corner Roseberry St & Oaka Lane  
Gladstone Qld 4680  
Phone: 07 4971 6500

**Attachment(s)**

Permit SPCE06166913  
Attachment 1 – Treated effluent disposal areas (Drawing no. PR112839-1)



**Sustainable Planning Act 2009**

**EHP Permit <sup>1</sup> number: SPCE06166913**

<b>Assessment manager reference:</b>	DA755/2012
<b>Date application received:</b>	1 February 2013
<b>Permit type:</b>	Development permit
<b>Date of decision:</b>	5 February 2014
<b>Decision:</b>	For a concurrence agency response conditions that must attach to any development approval
<b>Relevant laws and policies:</b>	Environmental Protection Act 1994 and any related statutory instruments and subordinate legislation
<b>Jurisdiction(s):</b>	Sustainable Planning Regulation 2009 - Schedule 7, table 2, item 1

**Development Description(s)**

Property/Location		Development
45 & 101 Calliope River Road, West Stowe	Lots 4, 5 & 6 Plan CTN1898	ERA 63-2(b)(i) Operating sewage treatment works, other than no-release works, with total daily peak design capacity of 100 - 1500 EP treated effluent discharged to infiltration trench or through irrigation scheme. (Now referenced as ERA 63-1(b)(i))

**Reason(s) for inclusion of conditions**

In accordance with section 289 of the *Sustainable Planning Act 2009*, the reason(s) for inclusion of conditions stated in this permit required by the concurrence agency response for the application are as follows.

*The conditions are included pursuant to section 73B of the Environmental Protection Act 1994.*



**Delegate**  
Don Arnold  
Delegate, Chief Executive administering the *Sustainable Planning Act 2009*  
Department of Environment and Heritage Protection  
5 February 2014

<sup>1</sup> Permit includes licences, approvals, permits, authorisations, certificates, sanctions or equivalent/similar as required by legislation administered by the Department of Environment and Heritage Protection.



**CONDITIONS**

General																														
G1	Any breach of a condition of this development approval must be reported to the <b>administering authority</b> as soon as practicably possible, or at most, within 24 hours of becoming aware of the breach. Records must be kept including full details of the breach and any subsequent actions taken.																													
G2	All reasonable and practicable <b>measures</b> must be taken to <b>minimise</b> the likelihood of environmental harm being caused.																													
G3	The <b>activity</b> must be undertaken in accordance with written procedures that: <ul style="list-style-type: none"> <li>(a) identify potential risks to the environment from the <b>activity</b> during routine operations and emergencies;</li> <li>(b) establish and maintain control measures that <b>minimise</b> the potential for environmental harm;</li> <li>(c) ensure plant, equipment and measures are maintained in a proper and effective condition;</li> <li>(d) ensure plant, equipment and measures are operated in a proper and effective manner;</li> <li>(e) ensure that staff are trained and aware of their obligations under the <i>Environmental Protection Act 1994</i>; and</li> <li>(f) ensure that reviews of environmental performance are undertaken at least annually.</li> </ul>																													
G4	All information and records that are required by the conditions of this development approval must be kept for a period of at least five (5) years and provided to the <b>administering authority</b> upon request.																													
G5	<p>An <b>appropriately qualified person(s)</b> must monitor, interpret and record all quality indicators in the manner provided, under <i>Table 1 - Contaminant Release Limits to Land</i> and the associated monitoring requirements.</p> <p><b>Table 1 – Contaminant Release Limits to Land</b></p> <table border="1"> <thead> <tr> <th>Quality characteristics</th> <th>Release limit</th> <th>Limit type</th> <th>Frequency</th> </tr> </thead> <tbody> <tr> <td>Total nitrogen</td> <td>5mg/L</td> <td>Maximum</td> <td rowspan="8">Monthly</td> </tr> <tr> <td>Total phosphorous</td> <td>1mg/L</td> <td>Maximum</td> </tr> <tr> <td>Electrical conductivity</td> <td>1600µs/cm</td> <td>Maximum</td> </tr> <tr> <td>pH</td> <td>6.5–8.5</td> <td>Range</td> </tr> <tr> <td>Total residual chlorine</td> <td>0.7mg/L</td> <td>Maximum</td> </tr> <tr> <td><i>E. coli</i></td> <td>&lt;10cfu/100ml</td> <td>Maximum</td> </tr> <tr> <td>Enterococcus organisms</td> <td></td> <td></td> </tr> <tr> <td>Total dissolved solids</td> <td>1000mg/L</td> <td>Maximum</td> </tr> </tbody> </table> <p><b>Associated monitoring requirements</b></p> <ul style="list-style-type: none"> <li>(a) Treated effluent irrigation areas must be in accordance with <i>Plan drawing number PR112839-1</i> dated 26 November 2013 attached as Attachment 1.</li> <li>(b) Monitoring must be in accordance with the administering authority's Water Quality Sampling Manual.</li> </ul>	Quality characteristics	Release limit	Limit type	Frequency	Total nitrogen	5mg/L	Maximum	Monthly	Total phosphorous	1mg/L	Maximum	Electrical conductivity	1600µs/cm	Maximum	pH	6.5–8.5	Range	Total residual chlorine	0.7mg/L	Maximum	<i>E. coli</i>	<10cfu/100ml	Maximum	Enterococcus organisms			Total dissolved solids	1000mg/L	Maximum
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**EHP Permit number: SPCE06166913**

	<p>(c) Monitoring must be undertaken any time sewage is being treated and irrigation occurring.</p> <p>(d) Monitoring must be undertaken from the treated effluent recycled water wet weather storage tank prior to irrigation.</p> <p>(e) All monitoring devices must be effectively calibrated and maintained in accordance with the manufacturer's instructions.</p>
G6	The <b>activity</b> must not cause <b>environmental nuisance</b> at a <b>nuisance sensitive place</b> .
G7	Storage of <b>chemicals</b> and fuels in bulk or in containers of greater than 15 litres must be within a secondary containment system and releases controlled in a manner that prevents environmental harm.
G8	<p>All analysis and tests required under this environmental authority must be carried out by a laboratory that has NATA or equivalent certification for such analysis and tests. The only exception to this condition is for the-situ monitoring of:</p> <p>(a) physicochemical parameters in surface waters for pH, conductivity and volumetric flow.</p>
<b>Land</b>	
L1	<b>Contaminants</b> from the <b>activity</b> must not be released to land except as authorised under conditions of this development approval.
L2	The <b>daily</b> irrigation of treated effluent must not exceed 140KL.
L3	<p>Treated effluent must only be released to land in accordance with a written procedure that ensures:</p> <p>(a) infiltration to groundwater and subsurface flows of <b>contaminants</b> to <b>waters</b> are prevented;</p> <p>(b) surface pondage and run-off of effluent is prevented;</p> <p>(c) degradation of soil structure is <b>minimised</b>;</p> <p>(d) soil <b>sodicity</b> and the build-up of nutrients and heavy metals in the soil and subsoil are <b>minimised</b>;</p> <p>(e) spray drift or overspray do not carry beyond effluent disposal areas;</p> <p>(f) effluent disposal areas are maintained with an appropriate crop in a viable state for transpiration and nutrient uptake; and</p> <p>(g) the crop on the disposal area is harvested and removed from the disposal area.</p>
L4	When weather conditions or soil conditions preclude the release of treated effluent to land, treated effluent must be directed to wet weather storage or be lawfully removed from the site.
L5	A minimum wet weather storage capacity of 1ML must be maintained at all times.
L6	A minimum area of 8 hectares of land must be available and utilised at all times during irrigation of treated effluent.
L7	Treated effluent released to land must comply with the limits in <i>Table 1 – Contaminant Release Limits to Land</i> and the associated monitoring requirements.

Water																						
WT1	Contaminants must not be released to waters.																					
WT2	<p><b>Groundwater Monitoring</b></p> <p>A groundwater monitoring system must be installed and monitoring undertaken to detect potential contamination of groundwater resources for the parameters specified in <i>Table 2 – Southern Precinct Groundwater Monitoring</i> and the associated requirements.</p> <p><b>Table 2 – Southern Precinct Groundwater Monitoring</b></p> <table border="1"> <thead> <tr> <th>Quality Characteristic</th> <th>Units</th> <th>Frequency</th> </tr> </thead> <tbody> <tr> <td>Dissolved oxygen</td> <td rowspan="6">Mg/L</td> <td rowspan="10">Six-monthly</td> </tr> <tr> <td>Total Nitrogen</td> </tr> <tr> <td>Nitrate</td> </tr> <tr> <td>Ammonia</td> </tr> <tr> <td>Total Phosphorous</td> </tr> <tr> <td>Chloride</td> </tr> <tr> <td>Conductivity</td> <td>µS/cm</td> </tr> <tr> <td>BOD</td> <td>Mg/L</td> </tr> <tr> <td>pH</td> <td></td> </tr> <tr> <td>Faecal Coliforms</td> <td>Colony forming units/100mL</td> </tr> <tr> <td>Enterococcus organisms</td> <td>Colony forming units/100mL</td> </tr> </tbody> </table> <p><b>Associated monitoring requirements</b></p> <ul style="list-style-type: none"> <li>(a) Monitoring must be in accordance with the AS/NZS 5667.11.1998 <i>Water Sampling Guidelines—Part 11 Guidance on sampling groundwaters</i>.</li> <li>(b) Monitoring must measure and record standing groundwater levels in metres.</li> <li>(c) Groundwater must be monitored from the uppermost aquifer at locations hydraulically up-gradient and down-gradient of the irrigation area.</li> <li>(d) All monitoring devices must be effectively calibrated and maintained in accordance with the manufacturer's instructions.</li> </ul>	Quality Characteristic	Units	Frequency	Dissolved oxygen	Mg/L	Six-monthly	Total Nitrogen	Nitrate	Ammonia	Total Phosphorous	Chloride	Conductivity	µS/cm	BOD	Mg/L	pH		Faecal Coliforms	Colony forming units/100mL	Enterococcus organisms	Colony forming units/100mL
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Enterococcus organisms	Colony forming units/100mL																					
WT3	<p><b>Groundwater Reporting</b></p> <p>An annual groundwater monitoring report must be submitted to the administering authority with each year's annual return and must:</p> <ul style="list-style-type: none"> <li>(a) be presented in graphic form clearly showing variation of quality characteristic concentration for each bore over time and median background concentrations; and</li> <li>(b) include an interpretation of results and conclusions formed by an appropriately qualified person(s) in the field of groundwater monitoring.</li> </ul>																					
Waste																						
WS1	Waste must only be removed from the site by a transporter lawfully able to transport it to a place lawfully able to receive it.																					

END OF CONDITIONS

5/2/14



Appendix 1: Terms and definitions

<b>Term</b>	<b>Definition</b>
<b>Activity</b>	the environmentally relevant activity to which this environmental authority relates. An activity may be undertaken on the whole or a part of a site.
<b>Administering Authority</b>	the Department of Environment and Heritage Protection or its successor or predecessors.
<b>Appropriately qualified person(s)</b>	a person or persons who has professional qualifications, training, skills or experience relevant to the nominated subject matter and can give authoritative assessment, advice and analysis to performance relative to the subject matter using the relevant protocols, standards, methods or literature.
<b>Chemical</b>	as defined in Schedule 12, Part 2 of the Environmental Protection Regulation 2008.
<b>Contaminant(s)</b>	as defined in Section 1 of the Environmental Protection Act 1994.
<b>Daily</b>	means the twenty four hour period between midnight to midnight
<b>Environmental harm</b>	as defined in Section 14 of the Environmental Protection Act 1994.
<b>Environmental nuisance</b>	as defined in Section 15 of the Environmental Protection Act 1994.
<b>Groundwater monitoring system</b>	Groundwater monitoring system means a system of groundwater monitoring devices, such as monitoring bores, used to provide data in respect to the level and quality of groundwater in the uppermost aquifer where the location of the groundwater monitoring devices is such that comparisons of groundwater quality and groundwater level can be made between groundwater flowing from beneath the site (down-gradient flow) of the activity and groundwater flowing towards the site of the activity (up-gradient flow).
<b>Measures</b>	Measures has the broadest interpretation and includes plant, equipment, physical objects, monitoring, procedures, actions, directions and competency.
<b>Minimise</b>	minimise by taking all reasonable and practical measures to minimise the adverse effect having regard to the following matters: (a) the nature of the harm or potential harm (b) the sensitivity of the receiving environment (c) the current state of technical knowledge for the activity (d) the likelihood of successful application of different measures that might be taken to minimise the adverse effects (e) the financial implications of the different measures as they would relate to the type of activity (f) if the adverse effect is caused by the location of the activity being carried out, whether it is feasible to carry out the activity at another location.
<b>Nuisance sensitive place</b>	nuisance sensitive place includes: <ul style="list-style-type: none"> <li>• within or outside of a dwelling, residential allotment, mobile home or caravan park, residential marina or other residential premises</li> <li>• within or outside of a motel, hotel or hostel</li> <li>• within or outside of a kindergarten, school, university or other educational</li> </ul>

**EHP Permit number: SPCE06166913**

	<p>institution:</p> <ul style="list-style-type: none"><li>• within or outside of a medical centre or hospital</li><li>• within a protected area under the <i>Nature Conservation Act 1992</i>, within a marine park under the <i>Marine Parks Act 1992</i> or a world heritage area</li><li>• within a public thoroughfare, park or gardens</li><li>• within or outside of a place used as a workplace, an office or for business or commercial purposes and includes a place within the curtilage of such a place reasonably used by persons at that place.</li></ul>
Waters	all or any part of a creek, river, stream, lake, lagoon, swamp, wetland, spring, unconfined surface water, unconfined water in natural or artificial watercourses, bed and bank of any waters, non-tidal or tidal waters (including the sea), stormwater channel, stormwater drain, roadside gutter, stormwater run-off, and underground water.
Watercourse	as defined in Section 8, Schedule 12 of the Environmental Protection Regulation 2008.



Attachment 1



**RPS**  
 18000 Wilshire Blvd, Suite 100  
 Culver City, CA 90230  
 Tel: 310-206-1000  
 Fax: 310-206-1001  
 www.rps.com

PROJECT NO: PR112839-1  
 SHEET NO: 1 OF 1

**HomeGround Gladstone**  
 Site Layout  
 Irrigation Eminent Disposal Area  
 Lot 4-E on CTN188  
 Calhoun Street Road  
 River Ranch

PROJECT NUMBER	PR112839-1
NO. SHEETS	1
NO. SHEETS COMPLETED	1
DATE	11/12/14
SHEET NO.	A3

**Legend**

- Proposed Monitoring Bore
- Soil Testing
- Surface Water Testing
- Spray Field - Proposed (-Bbs)
- Spray Field - Existing (-7.7ha)

SCALE - 1:5000 IS APPLICABLE ONLY TO THE ORIGINAL SHEET SIZE. (A3)

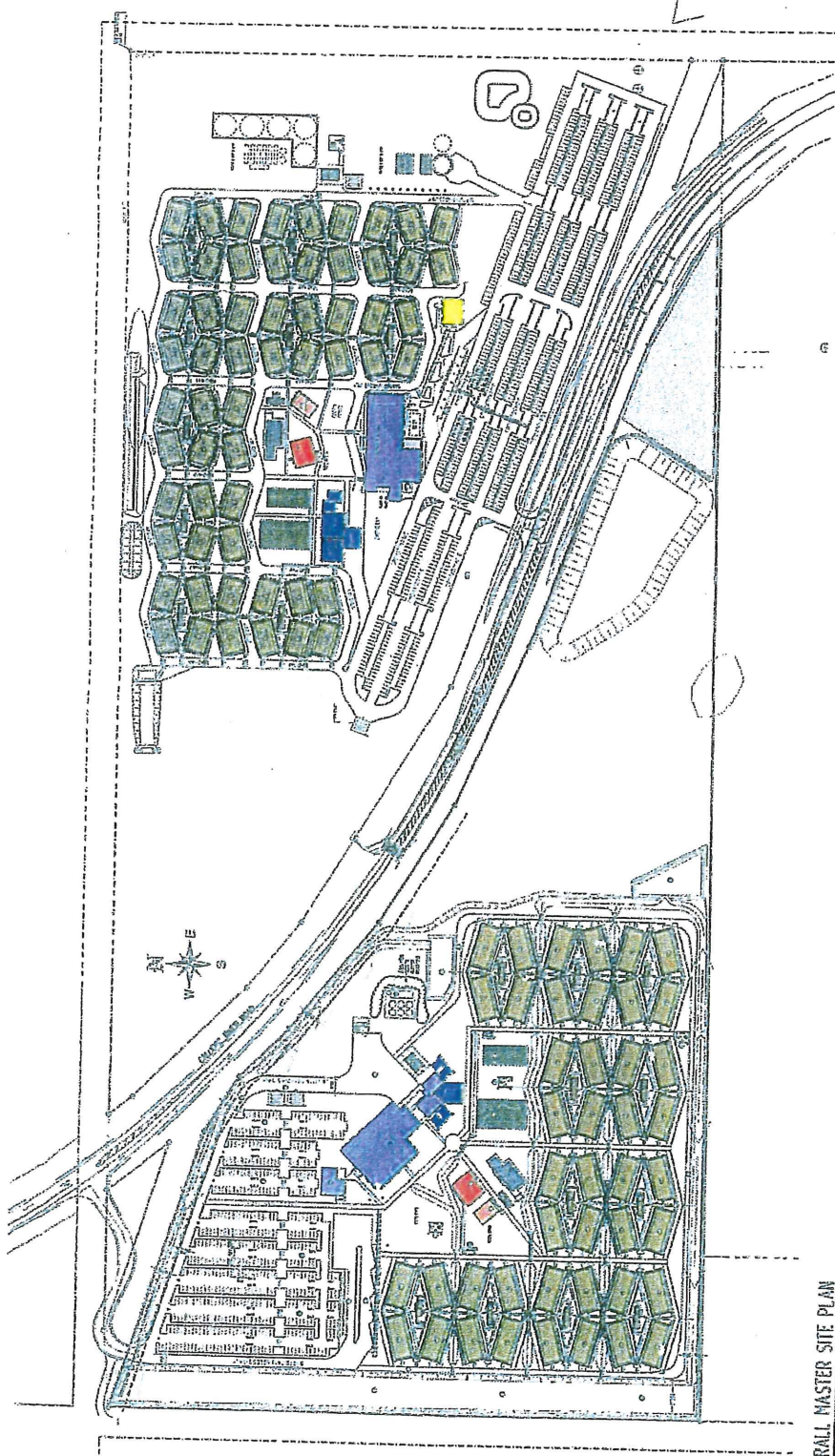
0 50 100 150 200 250  
 meters

CR-2014-05/12/14



'Annexe C'

<p>                 A+ ARCHITECTS                  10/1100 CALLOUPE RIVER ROAD                  CALLOUPE RIVER QLD 4215                  PH: 07 5522 1100                  FAX: 07 5522 1101                  WWW.A+ARCHITECTS.COM.AU             </p>	DATE: 12/05/2014 DRAWN BY: J. BROWN CHECKED BY: J. BROWN SCALE: AS SHOWN	<p>                 VISION                  CONSULTANTS                  10/1100 CALLOUPE RIVER ROAD                  CALLOUPE RIVER QLD 4215                  PH: 07 5522 1100                  FAX: 07 5522 1101                  WWW.VISIONCONSULTANTS.COM.AU             </p>	<p>                 DECIMAL AUSTRALIA                  10/1100 CALLOUPE RIVER ROAD                  CALLOUPE RIVER QLD 4215                  PH: 07 5522 1100                  FAX: 07 5522 1101                  WWW.DECIMALAUSTRALIA.COM.AU             </p>	<p>                 home ground                  GLADSTONE                  SOUTHERN PRECINCT                  CALLOUPE RIVER ROAD                  MASTER SITE PLAN             </p>	DATE: 12/05/2014 DRAWN BY: J. BROWN CHECKED BY: J. BROWN SCALE: AS SHOWN	DR. SUBMISSION
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GLADSTONE REGIONAL COUNCIL  
 GLADSTONE OFFICE  
 This Plan is approved subject to the attached  
 Decision Notice No. 24755/2012  
 Per *J. Brown* Date 12/05/2014  
 ASSESSMENT MANAGER

OVERALL MASTER SITE PLAN





DATE	DESCRIPTION
10/10/13	PRELIMINARY DESIGN
11/10/13	FINAL DESIGN
12/10/13	CONSTRUCTION
01/11/14	CONSTRUCTION
02/11/14	CONSTRUCTION
03/11/14	CONSTRUCTION
04/11/14	CONSTRUCTION
05/11/14	CONSTRUCTION
06/11/14	CONSTRUCTION
07/11/14	CONSTRUCTION
08/11/14	CONSTRUCTION
09/11/14	CONSTRUCTION
10/11/14	CONSTRUCTION
11/11/14	CONSTRUCTION
12/11/14	CONSTRUCTION
01/12/14	CONSTRUCTION
02/12/14	CONSTRUCTION
03/12/14	CONSTRUCTION
04/12/14	CONSTRUCTION
05/12/14	CONSTRUCTION
06/12/14	CONSTRUCTION
07/12/14	CONSTRUCTION
08/12/14	CONSTRUCTION
09/12/14	CONSTRUCTION
10/12/14	CONSTRUCTION
11/12/14	CONSTRUCTION
12/12/14	CONSTRUCTION

**VISION**  
 VISUAL COMMUNICATIONS  
 VISUAL DESIGN & INTERIOR DESIGN

**DECMIL AUSTRALIA**  
 Robert Reid Group  
 100/1000 WILSON ROAD  
 WILSON PROMENADE  
 WILSON PROMENADE  
 WILSON PROMENADE

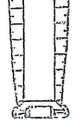
**home ground**  
 GLADSTONE  
 SOUTHERN PRECINCT  
 CALLOPE RIVER ROAD  
 PRECINCT PLAN

9/15/14 9/15/14 05  
 0/0/0 0/0/0 0  
 0/0/0 0/0/0 0  
 0/0/0 0/0/0 0

9/15/14 9/15/14 05  
 0/0/0 0/0/0 0  
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9/15/14 9/15/14 05  
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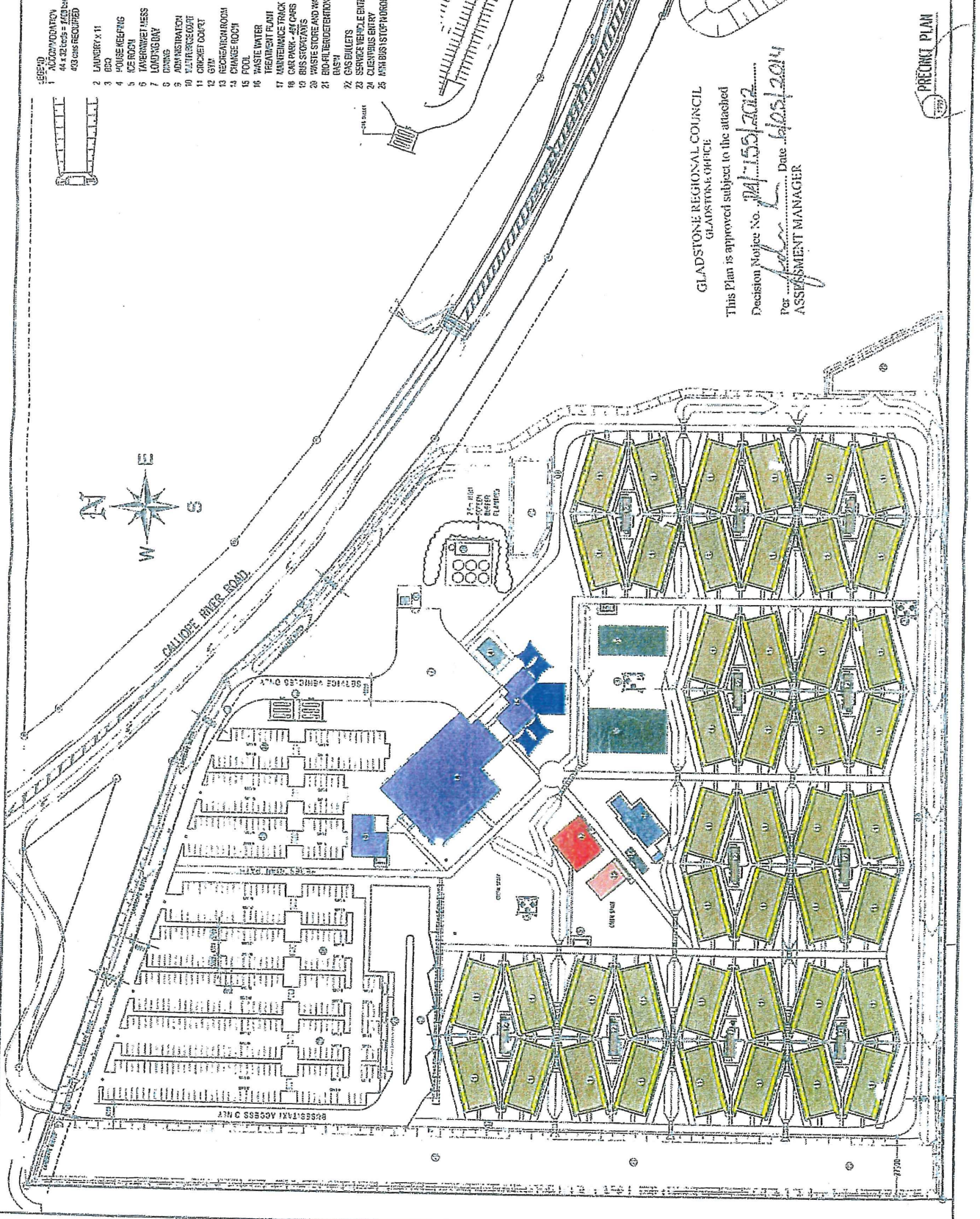
1. ACCOMMODATION  
 44 x 22 x 23 = 21,124 SQ M  
 433 CHRS REQUIRED
2. LAUNDRY x 11  
 3. BBQ  
 4. HOUSE KEEPING  
 5. ICE ROOM  
 6. TAPERWET MESS  
 7. LOADING BAY  
 8. DINING  
 9. ADMINISTRATION  
 10. LAUNDRY COURT  
 11. CRICKET COURT  
 12. GYM  
 13. RECREATION ROOM  
 14. CHANGE ROOM  
 15. POOL  
 16. WASTE WATER TREATMENT PLANT  
 17. MAINTENANCE TRACK  
 18. CAR PARK - 251 CARS  
 19. BUS STOPPAGES  
 20. WASTE STORE AND WASH BAY  
 21. BIO-FILTRATION BAY  
 22. GAS BILGETS  
 23. SERVICE VEHICLE ENTRY  
 24. CLIENTS ENTRY  
 25. 400 BUS STOP/STOP



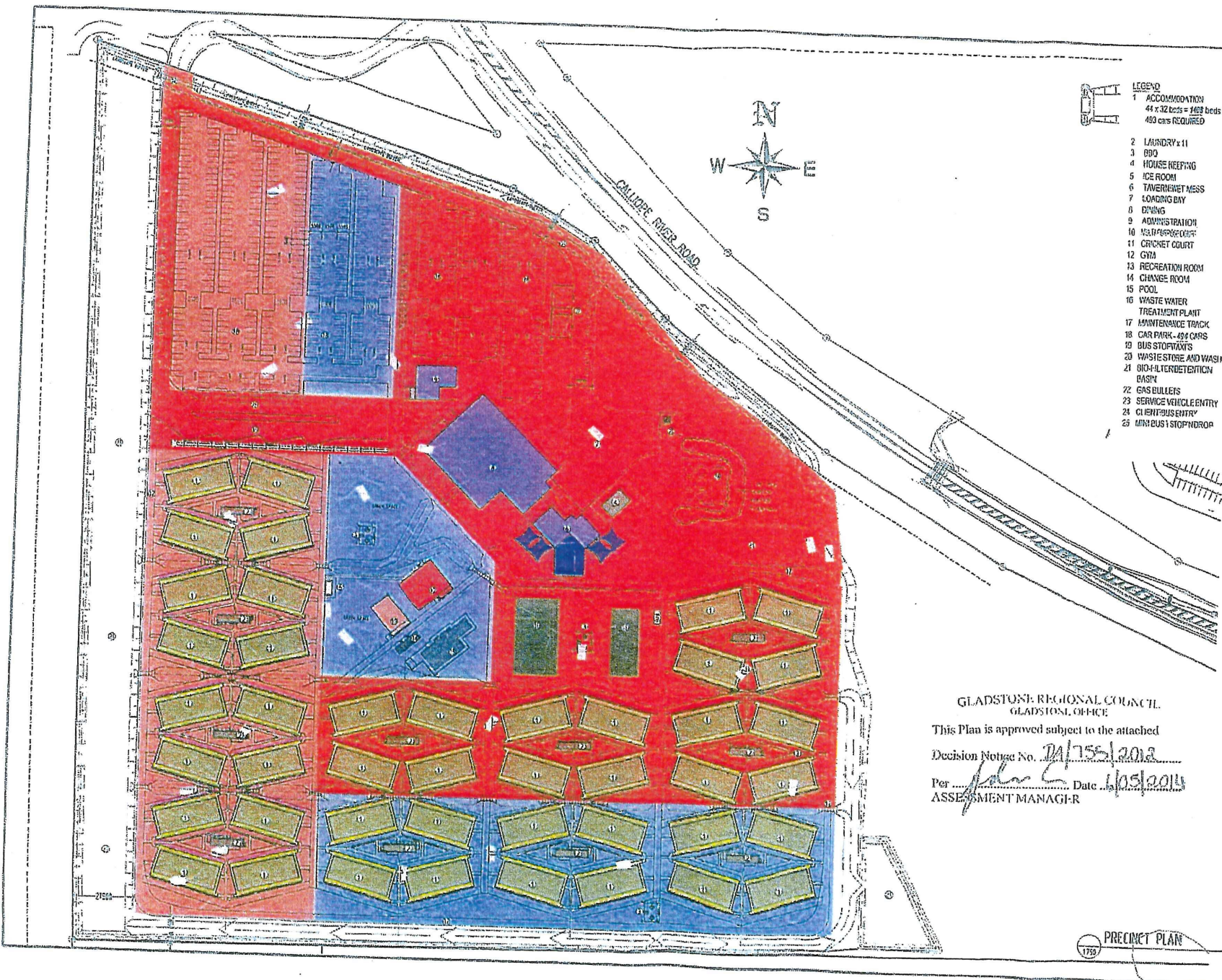
CALLOPE RIVER ROAD

GLADSTONE REGIONAL COUNCIL  
 GLADSTONE OFFICE  
 This Plan is approved subject to the attached  
 Decision Notice No. 74/155/2012  
 Per [Signature] Date 6/05/2014  
 ASSESSMENT MANAGER

PRECINCT PLAN







- LEGEND**
- 1 ACCOMMODATION  
44 x 32 beds = 1408 beds  
493 cars REQUIRED
  - 2 LAUNDRY x 11
  - 3 BBQ
  - 4 HOUSE KEEPING
  - 5 ICE ROOM
  - 6 TAVERN/NET MESS
  - 7 LOADING BAY
  - 8 DINING
  - 9 ADMINISTRATION
  - 10 RESTROOMS/COURT
  - 11 CRICKET COURT
  - 12 GYM
  - 13 RECREATION ROOM
  - 14 CHANGE ROOM
  - 15 POOL
  - 16 WASTE WATER TREATMENT PLANT
  - 17 MAINTENANCE TRACK
  - 18 CAR PARK - 493 CARS
  - 19 BUS STOP/WAYS
  - 20 WASTE STORE AND WASH
  - 21 BIO-FILTER/DETENTION BASIN
  - 22 GAS BULLERS
  - 23 SERVICE VEHICLE ENTRY
  - 24 CLIENT BUS ENTRY
  - 25 MINI BUS 1 STOP/DROP

Member Australia's Affordable Housing

APPROVED PLANS TO BE MADE IN PRESENTATION OF THIS PLAN  
 APPROVED TO BE MADE IN PRESENTATION OF THIS PLAN TO BE MADE IN PRESENTATION OF THIS PLAN  
 ALL THE INFORMATION AND DATA IN THIS PLAN IS TO BE USED IN PRESENTATION OF THIS PLAN

DATE	BY

**STAGE 4 LEGEND**

- STAGE 4A  
512 ROOMS
- STAGE 4B  
194 ROOMS
- STAGE 4C  
512 ROOMS

VISION

DECMIL AUSTRALIA

Robert Bird Group

**home ground**  
GLADSTONE

**SOUTHERN PRECINCT**

CALLIOPE RIVER ROAD

STAGING PLAN

DATE	BY	CHKD BY
17/05/2011	17/05/11	CAS
17/05/2011	17/05/11	CAS
17/05/2011	17/05/11	CAS

DA SUBMISSION

GLADSTONE REGIONAL COUNCIL  
 GLADSTONE OFFICE

This Plan is approved subject to the attached  
 Decision Notice No. 21/155/2011  
 Per [Signature] Date 11/05/2011  
 ASSESSMENT MANAGER

PRECINCT PLAN  
 1750