Attachment 1

Development Approval
NEGOTIATED DECISION NOTICE TO APPLICANT
REQUEST FOR NEGOTIATED DECISION NOTICE FOR A MATERIAL CHANGE OF
USE (CODE ASSESSMENT) FOR EXTRACTIVE INDUSTRY
PROPERTY DESCRIPTION: LOT 2 ON RP15903, LOT 2 ON RP167150, LOT 1 ON
RP54359, LOT 67 ON WD1009, LOT 1 ON CP893559, LOT 117 ON CP893560, LOT
80 ON CP893560, LOT 7 ON CP893561, LOT 5 ON CP893561, LOT 101 ON CP893561
& LOT 1 ON CP893562
PROPERTY SITUATED AT: 145 HARTS ROAD, LUSCOMBE

I wish to advise that on 18 February 2011 a decision was made to issue a Negotiated
Decision Notice. This Negotiated Decision Notice replaces the Decision Notice previously
issued and dated 28 May 2010. The conditions indicate whether the Assessment Manager
or a Concurrence Agency imposed them.

The name and address of each referral agency is enclosed.

The natures of the changes are outlined in the attached document.

The applicant has the right of Appeal to the Planning and Environment Court regarding this
decision in accordance with section 4.1.27 of the Integrated Planning Act 1997. An extract
from the Integrated Planning Act 1997 Sustainable Planning Act 2009, which details your
appeal rights, is attached for your information.

If the applicant notifies Council in writing that the decision is accepted without dispute and
they will not exercise any right of appeal to the Court in respect of this decision, this
Decision Notice may be taken to be the Development Approval.

Should you wish to clarify any issues contained in this letter, please do not hesitate to
contact Planning Assessment area on telephone (07) 5582 8868.

Yours faithfully

Alisha Swain
ACTING SUPERVISING PLANNER MCU NORTH
For the Chief Executive Officer

MM:KB
Real Property Description  
Lot 2 on RP167150, Lot 1 on RP54359, Lot 67 on WD1009, Lot 1 on CP893559, Lot 1 on CP893562

Address of Property  
75 Harts Road, Luscombe

Area of Property  
411.165Ha

Proposed Use  
Extractive Industry

Further Development Permits  
Operational Works (Landscaping), Operational Works (Vegetation Clearing)

NATURE OF DECISION

A Under Delegated Authority the Manager of the Implementation & Assessment Branch decides as follows in respect of the applicant’s representations:

Condition 1 which currently reads:

1 Amended plans/drawings to be submitted
   a Amended plans/drawings must be submitted generally in accordance with:

<table>
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<tr>
<th>Plan No.</th>
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<tbody>
<tr>
<td>1001.160</td>
<td></td>
<td>Site Layout</td>
<td>22/10/09</td>
<td>Mhansen (Groundwork)</td>
</tr>
<tr>
<td>1001.160</td>
<td></td>
<td>Facilities Layout</td>
<td>22/10/09</td>
<td>Mhansen (Groundwork)</td>
</tr>
</tbody>
</table>

   showing the following amendments:

   b The applicant must amend Figure 7 - Site Layout: AGD84 AHD, date drawn 25 May 2005, prepared by Groundwork, to show the following:

   i Dedication of all of Lot 1 on RP 54359 as Public Open Space;

   ii All areas identified as ‘buffer’ on Figure 7 – Site Layout: AGD84 AHD, date drawn 25 May 2005, prepared by Groundwork, are to be protected under covenant;

   iii The buffer shown on the western boundary of Lot 1 CP 893559 is to be increased to a minimum width of 40 metres and is to be protected under covenant; and

   iv The buffer shown on the western boundary of Lot 67 WD 1009 is to be increased to a minimum width of 40 metres and is to be protected under covenant.

   c The amended plans/drawings are to be submitted to Council for approval by the Chief Executive Officer prior to:

   i Commencement of the use of the premises.

   d The amended plans/drawings, when approved by the Chief Executive Officer, will be the approved plans/drawings forming part of this approval and a stamped copy will be returned to the applicant. The development must be carried out in general accordance with the approved plans/drawings.

   e All works must be carried out in accordance with the amended and approved plan/s.
is changed to read as follows:

1 Amended plans/drawings to be submitted
   a Amended plans/drawings must be submitted generally in accordance with:

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<tr>
<td>1001.160</td>
<td>1</td>
<td>Wolfdene Quarry, Site Layout</td>
<td>22.10.10</td>
<td>Groundwork Plus</td>
</tr>
</tbody>
</table>

showing the following amendments:

i Provide detail of a 100 metre wide covenant area from the Northern Boundary of Lot 1RP54359;

ii Provide detail of a 100 metre wide area for rehabilitation at cessation of works adjacent the entire boundary of the site;

iii All areas identified as 'buffer' on Plan 1001.160, revision 1, Wolfdene quarry site layout, prepared by Groundwork Plus and dated 22.10.10, are to be protected under covenant;

b The amended plans/drawings are to be submitted to Council for approval by the Chief Executive Officer prior to:
   i Commencement of the use of the premises.

c The amended plans/drawings, when approved by the Chief Executive Officer, will be the approved plans/drawings forming part of this approval and a stamped copy will be returned to the applicant. The development must be carried out in general accordance with the approved plans/drawings.

d All works must be carried out in accordance with the amended and approved plan/s.

Condition 3 which currently reads:

3 Dedication of Lot 1 RP 54539

   The applicant must dedicate Lot 1 RP 54359 to council for the purpose of Conservation Park.

is deleted.

Condition 4 which currently reads:

4 Park fencing

   The entire boundary of the conservation park is to be fenced to ensure no unauthorised public access.

is deleted.
Condition 5 which currently reads:

5  **OSMP to be submitted for approval**

a  The applicant must submit to Council for assessment an open space management plan ('OSMP') for all areas of land to be transferred to Council or that must be publicly accessible. The OSMP must be approved to the satisfaction of the Chief Executive Officer prior to the submission of any future Operational Works applications (inclusive of change to ground level, works for infrastructure, vegetation clearing or landscape work), or prior to any works on site, whichever occurs first.

b  The OSMP must be prepared by a suitably qualified professional and must be:

i  In accordance with Council's Open Space Management Guideline: Guideline for the preparation of Reports and Plans associated with the dedication of Public Open Space (November 2007, Version 1); and

ii  Generally in accordance with:
   A  The amended and approved site layout (including any amendments required by these conditions).
   B  Relevant conditions of approval.

c  The submitted OSMP must demonstrate compliance with the Open Space requirements in Section 6 of *Planning Scheme Policy 11 — Land Development Guidelines, Standard Specifications and Drawings*.

d  All works specified in the OSMP must be carried out in accordance with the approved plan at no cost to Council and to the satisfaction of the Chief Executive Officer, prior to Council accepting the open space 'On Maintenance' in accordance with *Planning Scheme Policy 11 — Land Development Guidelines, Standard Specifications and Drawings*.

is deleted.

Condition 6 which currently reads:

6  **Rehabilitation of Open Space**

A rehabilitation management plan for all areas of open space, in accordance with the amended and approved site layout, must be submitted in concurrence with the OSMP. This plan is to be submitted prior to the submission of any future Operational Works applications over the site or prior to any works on site, whichever occurs first. The rehabilitation management plan must be prepared in accordance with the current applicable *Open Space Management Guideline of Gold Coast City Council*.

is deleted.

Condition 7 which currently reads:

7  **Uncompleted works bond associated with open space**

a  An uncompleted works bond to the value of $12.00 per square metre, to be reviewed and increased every five (5) years, if required to be in accordance with the current rehabilitation pricing as determined by Gold Coast City Council, is required to ensure the completion and establishment of all works as detailed within the approved Open Space Management Plan as required by Condition 5.
b The bond agreement must be entered into and the bond given in concurrence with the submission of the Open Space Management Plan.

is deleted.

Condition 8 which currently reads:

8 Open space rehabilitation certification

The applicant must provide certification from a suitably qualified rehabilitation professional that all works in the approved Open Space Management Plan have been implemented on site and are suitably established (minimum establishment period of one (1) year). This certification must be provided to Council, and is to be approved to the satisfaction of the Chief Executive Officer, prior to the releasing the uncompleted works bond/s associated with open space.

is deleted.

Condition 9 which currently reads:

9 Covenant Area – management plan to be submitted for approval

a The applicant must submit a detailed management plan (‘Covenant Management Plan’) to Council to be assessed and approved prior to the making of any development application for operational work (inclusive of change to ground level, works for infrastructure, vegetation clearing or landscape work) or prior to any works onsite, whichever occurs first. The Covenant Management Plan must detail all management measures and monitoring to be undertaken in the Covenant Area for the life of the development and the use of the premises so as to ensure the preservation of the environmental integrity of the Covenant Area. The Covenant Management Plan must include and be consistent with:

i The approved management and rehabilitation plans for the site and the Covenant Area, including any amendments to those plans required by the conditions of this approval;

ii Any stormwater quality management components within the Covenant Area; and

iii Full details of any approved landscape plans for the Covenant Area.

b The management measures and monitoring required by the approved Covenant Management Plan must be complied with for the life of the development and the use of the premises.

c The Covenant Management Plan may be amended with the written agreement of Council but only if the amendment:

i Is consistent with the purpose of the covenant (being the statutory covenant required to be registered pursuant to the conditions of this approval);

ii Does not alter the covenant area; and

iii Does not add or remove a party to the covenant.

remains unchanged.
Condition 13 which currently reads:

13 Future Rehabilitation Statement of Intent

a A Future Rehabilitation Statement of Intent for all balance and covenant areas must be submitted to Council for assessment and is to be approved to the satisfaction of the Chief Executive Officer prior to the submission of any future Operational Works applications over the site or prior to any works on site, whichever occurs first.

b The Future Rehabilitation Statement of Intent must:
   i Provide details of all areas for Future Rehabilitation;
   ii Identify stages of all Future Rehabilitation Works including covenant and balance areas, generally in accordance with the proposed completion of quarrying works;
   iii Identify the future use of all balance areas;

c All works must be carried out in accordance with the approved Rehabilitation Statement of Intent.

d The Rehabilitation Statement of Intent, when approved to the satisfaction of the Chief Executive Officer, will be the approved document forming part of this approval and a stamped copy will be returned to the applicant.

remains unchanged.

Condition 15 which currently reads:

15 Uncompleted works bond associated with future rehabilitation works

a An uncompleted works bond to the value of $30.00 per square metre, to be reviewed and increased with GDP every five (5) years, is required to ensure the completion and establishment of all works as detailed within the approved Future Rehabilitation Management Plan/s as required by Condition 14, for the rehabilitation of all balance areas within the excavation footprint, excluding dedicated open space.

b The bond agreement must be entered into and the bond given in concurrence with the submission of each Future Rehabilitation Management Plan/s.

is changed to read as follows:

15 Uncompleted works bond associated with future rehabilitation works

a An uncompleted works bond to the value of $15.00 per square metre, to be reviewed and increased with GDP every five (5) years, is required to ensure the completion and establishment of all works as detailed within the approved Future Rehabilitation Management Plan/s as required by Condition 14, for the rehabilitation of all balance areas within the excavation footprint, excluding dedicated open space.

b The bond agreement must be entered into and the bond given in concurrence with the submission of each Future Rehabilitation Management Plan/s.
Condition 16 which currently reads:

16 Covenant and balance area rehabilitation certification

The applicant must provide certification from a suitably qualified rehabilitation professional that all works in the approved Future Rehabilitation Management plans have been implemented on site and are suitably established (minimum establishment period of one (1) year). This certification must be provided to Council, and is to be approved to the satisfaction of the Chief Executive Officer, prior to the releasing the uncompleted works bond/s associated with Rehabilitation.

remains unchanged.

Condition 28 which currently reads:

28 Proposed access road

The external proposed access road (including associated stormwater drainage) must be designed and constructed, to the satisfaction of the Chief Executive Officer and at no cost to Council, prior to the earlier of Council's endorsement of survey plans or the commencement of the use, in accordance with Planning Scheme Policy 11 - Land Development Guidelines, Standard Specifications and Drawings:

a Design and construct the access road to an 'Industrial Collector' classification. This road must have a 14 metre wide pavement and 4.5 metre verges on 23 metre (minimum) reserve.

is changed to read as follows:

28 Proposed access road

The external proposed access road (including associated stormwater drainage) must be designed and constructed, to the satisfaction of the Chief Executive Officer and at no cost to Council, prior to the earlier of Council's endorsement of survey plans or the commencement of the use, in accordance with Planning Scheme Policy 11 - Land Development Guidelines, Standard Specifications and Drawings:

a Dedication is required of approximately 20m of the access road from Stanmore Road. The road shall be designed and constructed to an 'Industrial Collector' standard within a 23m wide road reserve as shown on 'Groundwork' drawing number 1001.165 dated 17 September 2010.

Condition 31 which currently reads:

31 Road Easement

a An application for road easement through the dedicated park area (Lot1 RP54359) must be lodged to Council. This easement must be applied for and constructed at no cost to Council. At the completion of quarrying works this road must be removed and the area rehabilitated to the naturally occurring regional ecosystem, to the satisfaction of the Chief Executive Officer.

b The road easement must be no more than 200 metres from the western boundary of Lot 1 RP54359.
c The road within the easement must be constructed and maintained to the satisfaction of the Chief Executive Officer at no cost to Council.

d Once quarry operations cease the easement for road access will cease.

e Only Quarry vehicles are permitted to utilise the access road.

is deleted.

Condition 36 which currently reads:

36 Hours of operation

Subject to the requirements of condition 43 the following hours of operation are approved, subject to demonstrated compliance with the "Noise Impact Assessment Extension of Cartage and Maintenance Hours Wolfdene Quarry Wolfdene" prepared by MWA Environmental dated 14 December 2009 (job No 09-100) following a 3 month monitoring period:

i Extractive industry operations between 6:00am to 6:00pm Monday to Friday, and between 8:00am and 3:00pm on Saturdays.

ii No quarry operations are permitted on Sundays.

iii Plant Maintenance, 24 hours, 7 days a week.

iv Haulage of quarry material by vehicles utilising Harts Road between 6:30am to 5:30pm Monday to Friday and 8:00am to 3:00pm on Saturday. No Haulage permitted on Sundays.

v Haulage by vehicles accessing directly onto Stanmore Road between 6:00am to 10:00pm Monday to Friday and 8:00am to 3:00pm on Saturdays. No haulage permitted on Sundays.

vi Blasting between 9:00am and 5:00pm Monday to Saturday.

Note: These hours do not relate to activities associated with "medium industry". The hours of operation for medium industry are stipulated in other approvals.

remains unchanged.

Condition 38 which currently reads:

38 Monitoring Period

Monitoring must be undertaken to investigate any noise nuisance from the proposed haulage of material associated with the Extractive Industry throughout the first 3 months of operation. Monitoring shall be consistent with the criteria outlined in Section 3 of "Noise Impact Assessment Extension of Cartage and Maintenance Hours Wolfdene Quarry Wolfdene" prepared by MWA Environmental dated 14 December 2009 (job No 09-100).

remains unchanged.
Condition 39 which currently reads:

39  Commencement date

The 3 month monitoring period shall commence at the commencement of use that is subject to this approval.

remains unchanged.

Condition 40 which currently reads:

40  Monitoring stations

Noise levels shall be measured at the nearest noise sensitive residence at following community locations:

i  The Corner of Enklemann and Stanmore Roads, and

ii  The road frontage of 42 Harts Road.

remains unchanged.

Condition 41 which currently reads:

41  Completion of Monitoring Period

At the completion of the monitoring period, the applicant shall submit to Council for assessment an acoustic compliance report prepared by a suitably qualified acoustic consultant. The acoustic compliance report shall assess the impact of the varied hours for haulage and maintenance against the criteria outlined in Section 3 of "Noise Impact Assessment Extension of Cartage and Maintenance Hours Wolfdene Quarry Wolfdene" prepared by MWA Environmental dated 14 December 2009 (job No 09-100).

remains unchanged.

Condition 42 which currently reads:

42  Complaints register

Throughout the 3 month monitoring period, the Applicant shall keep a complaints register. The validity of the complaints must be verified within the acoustic compliance report.

remains unchanged.

Condition 43 which currently reads:

43  Non compliance

On completion of the 3 month monitoring period, the submitted acoustic compliance report and complaints register shall be submitted to Council's City Planning Committee, who shall make a determination on whether to accept of the hours of operation. In the event that the recorded noise levels are inconsistent with those predicted in the "Noise Impact Assessment Extension of Cartage and Maintenance Hours Wolfdene Quarry Wolfdene" prepared by MWA Environmental dated 14 December 2009 (job No 09-100); or where substantiated complaints are not to the satisfaction of Council upon completion of the 3 month monitoring period, the extended hours for haulage shall be rescinded.
is changed to read as follows

43 Non compliance

On completion of the 3 month monitoring period, the submitted acoustic compliance report and complaints register shall be submitted to Council's City Planning Committee, who shall make a determination on whether to accept of the hours of operation. In the event that the recorded noise levels are inconsistent with those predicted in the "Noise Impact Assessment Extension of Cartage and Maintenance Hours Wolffdene Quarry Wolffdene" prepared by MWA Environmental dated 14 December 2009 (job No 09-100); and where substantiated complaints are not to the satisfaction of Council upon completion of the 3 month monitoring period, the extended hours for haulage shall be rescinded.

NATURE OF DECISION

B Under Delegated Authority the Manager of the Implementation & Assessment Branch gives a new decision notice approving the issue of development approval for material change of use to amend an existing Extractive Industry involving:

- The amalgamation of the existing Pioneer Quarry site and the Excel Quarry site;
- Extension of hours of operation;
- Amending buffer areas no longer required due to the amalgamation of the existing Pioneer Quarry site and Excel Quarry site;
- Amending sequencing of quarry operations.

subject to the following conditions:

APPROVED PLANS/DRAWINGS

1 Amended plans/drawings to be submitted

a Amended plans/drawings must be submitted generally in accordance with:

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</tbody>
</table>

showing the following amendments:

i Provide detail of a 100 metre wide covenant area from the Northern Boundary of Lot 1RP54359;

ii Provide detail of a 100 metre wide area for rehabilitation at cessation of works adjacent the entire boundary of the site;

iii All areas identified as 'buffer' on Plan 1001.160, revision 1, Wolffdene quarry site layout, prepared by Groundwork Plus and dated 22.10.10 are to be protected under covenant;

b The amended plans/drawings are to be submitted to Council for approval by the Chief Executive Officer prior to:

i Commencement of the use of the premises.
c The amended plans/drawings, when approved by the Chief Executive Officer, will be the approved plans/drawings forming part of this approval and a stamped copy will be returned to the applicant. The development must be carried out in accordance with the approved plans/drawings.

d All works must be carried out in accordance with the amended and approved plan/s.

STAGING PLAN

2 Staging Plan for Quarrying Works
   a The applicant must prepare a detailed staging plan that includes, but is not limited to, the following information:
      i Clearly identifies the stages in which quarrying works will occur; and
      ii Identifies approximate time frames in which quarrying works will occur.
   b The applicant must submit the detailed staging plan to Council for assessment and is to be approved to the satisfaction of the Chief Executive Officer prior to the lodgement of any future Operational Works application over the site, or prior to any works on site, whichever occurs first.

OPEN SPACE

3 Deleted.

4 Deleted.

5 Deleted.

6 Deleted.

7 Deleted.

8 Deleted.

COVENANT AREA – PROHIBITED ACTIVITIES, MANAGEMENT AND COVENANT

9 Covenant Area – management plan to be submitted for approval
   a The applicant must submit a detailed management plan (‘Covenant Management Plan’) to Council to be assessed and approved prior to the making of any development application for operational work (inclusive of change to ground level, works for infrastructure, vegetation clearing or landscape work) or prior to any works onsite, whichever occurs first. The Covenant Management Plan must detail all management measures and monitoring to be undertaken in the Covenant Area for the life of the development and the use of the premises so as to ensure the preservation of the environmental integrity of the Covenant Area. The Covenant Management Plan must include and be consistent with:
      i The approved management and rehabilitation plans for the site and the Covenant Area, including any amendments to those plans required by the conditions of this approval;
      ii Any stormwater quality management components within the Covenant Area; and
iii Full details of any approved landscape plans for the Covenant Area.

b The management measures and monitoring required by the approved Covenant Management Plan must be complied with for the life of the development and the use of the premises.

c The Covenant Management Plan may be amended with the written agreement of Council but only if the amendment:

i Is consistent with the purpose of the covenant (being the statutory covenant required to be registered pursuant to the conditions of this approval);

ii Does not alter the covenant area; and

iii Does not add or remove a party to the covenant.

10 Covenant Area – prohibited activities

The area detailed as required covenant protection within condition 9 ('Covenant Area') is for the purpose of preserving native plants and animals. Within the Covenant Area, the following activities must not be undertaken:

a Clearing, lopping or removal of any native plants, whether existing at the date of this approval or planted pursuant to conditions of this approval;

b Erection of any fixtures or improvements, including buildings or structures;

c Construction of any trails or paths;

d Depositing of any fill, soil, rock, rubbish, ashes, garbage, waste or other material foreign to the protected area;

e Keeping or permitting the entry of domestic animals or any other animals that are not indigenous to the Covenant Area; and

f Performance of any other acts which may have detrimental impact on the values of the Covenant Area.

11 Covenant Area – statutory covenant to be registered

At the same time as the lodgement of the subdivision plans, or if no subdivision plans are required, prior to the commencement of the use, an instrument of covenant must be registered on the title/s of the lot/s which contain/s the Covenant Area. The following requirements must be complied with in the preparation and lodgement of the instrument of covenant:

a The applicant is responsible for the preparation of the instrument of covenant and any necessary subdivision plan to enable registration of the covenant and for lodgement of the covenant for registration.

b The instrument must be in a form capable of registration pursuant to section 97A(3)(b) of the Land Title Act 1994.

c The Covenant Area must be shown and identified as a 'Covenant Area' on the face of the subdivision plan in addition to any covenant descriptor (e.g. Covenant 'A').

d Council's standard covenant (Dealing number 711772071) must be used and the applicant must provide a draft of the covenant to Council for written approval.

e The parties to the covenant are to be the registered owner of the lot (as covenantee) and the Council (as covenantor).

f The instrument must include a purpose statement that articulates:
i That the covenantor acknowledges that the Covenant Area contains native plants and habitat for native animals that should be preserved;

ii That the covenant is aimed at directly preserving those features;

iii That to ensure the Covenant Area and its values are preserved, it is critical that activities within the Covenant Area are limited and managed to ensure native plants, native animals, their habitat, & associated values are preserved.

g The instrument must expressly set out, in full, as obligations of the covenantor each of the individual requirements set out in Condition 10 and Condition 11.

h If the instrument is requisitioned or refused registration by the Registrar of Titles, the applicant shall amend the document to include a covenant/s which, as nearly as practicable, addresses the objective sought to be achieved by this condition. A draft of the amended document is to be provided to Council for written approval.

i The applicant must provide Council with evidence of the registration of the covenant within 30 days of the registration of the subdivision plan that shows the Covenant Area.

LANDSCAPE WORKS ON PRIVATE LAND

12 Detailed landscape plan to be submitted for approval

a The applicant must submit to Council for approval a detailed landscape plan for any proposed entry statements, by making a development application for operational work (landscape work) within 3 months of the development permit taking effect.

b Without limiting the requirements of the planning scheme’s Landscape Work Specific Development Code, the detailed landscape plan must:

i Show all landscaping associated with any proposed entry statement;

ii Be prepared by a qualified landscape architect or similar landscape design professional;

iii Reflect the approved layout (including any amendments to that layout required by these conditions) and the conditions of this approval; and


REHABILITATION / REVEGETATION

13 Future Rehabilitation Statement of Intent

a A Future Rehabilitation Statement of Intent for all balance and covenant areas must be submitted to Council for assessment and is to be approved to the satisfaction of the Chief Executive Officer prior to the submission of any future Operational Works applications over the site or prior to any works on site, whichever occurs first.

b The Future Rehabilitation Statement of Intent must:

i Provide details of all areas for Future Rehabilitation;

ii Identify stages of all Future Rehabilitation Works including covenant and balance areas, generally in accordance with the proposed completion of quarrying works;

iii Identify the future use of all balance areas;
c All works must be carried out in accordance with the approved Rehabilitation Statement of Intent.

d The Rehabilitation Statement of Intent, when approved to the satisfaction of the Chief Executive Officer, will be the approved document forming part of this approval and a stamped copy will be returned to the applicant.

14 Future Rehabilitation Management Plan/s

a Once the Future Rehabilitation Statement of Intent has been approved, a separate detailed Future Rehabilitation Management Plan/s is to be prepared for each stage of rehabilitation (excluding dedicated Open Space), identified in the approved Future Rehabilitation Statement of Intent;

b The Future Rehabilitation Management Plan/s must be prepared in accordance with Appendix 1 of Council's Open Space Management Guideline: Guideline for the preparation of Reports and Plans associated with the dedication of Public Open Space (November 2007, Version 1).

c The Future Rehabilitation Management Plan/s must be submitted to Council for assessment and is to be approved to the satisfaction of the Chief Executive Officer in concurrence with the relevant future Operational Works (Vegetation Clearing) application.

Note: If quarrying works are undertaken on two (2) stages simultaneously, then two (2) relevant Rehabilitation Management Plans are to be lodged etc.

15 Uncompleted works bond associated with future rehabilitation works

a An uncompleted works bond to the value of $15.00 per square metre, to be reviewed and increased with GDP every five (5) years, is required to ensure the completion and establishment of all works as detailed within the approved Future Rehabilitation Management Plan/s as required by Condition 14, for the rehabilitation of all balance areas within the excavation footprint, excluding dedicated open space.

b The bond agreement must be entered into and the bond given in concurrence with the submission of each Future Rehabilitation Management Plan/s.

16 Covenant and balance area rehabilitation certification

The applicant must provide certification from a suitably qualified rehabilitation professional that all works in the approved Future Rehabilitation Management plans have been implemented on site and are suitably established (minimum establishment period of one (1) year). This certification must be provided to Council, and is to be approved to the satisfaction of the Chief Executive Officer, prior to the releasing the uncompleted works bond/s associated with Rehabilitation.

FAUNA MANAGEMENT

17 Engagement of and assessment by spotter-catcher

a Prior to lodging a development application for operational work (vegetation clearing) the applicant must engage an DERM-approved spotter-catcher to assess the site for:

i The presence of native fauna and/or supporting habitat on-site;

ii Available adjacent habitat;
iii The presence of any fauna that is ‘protected wildlife’ as defined under the Nature Conservation Act 1992 (‘protected wildlife’); and

iv The presence of any species that is a ‘listed threatened species’ under the Environment Protection and Biodiversity Conservation Act 1999 (Cth) (‘listed species’).

For this condition, an ‘DERM-approved spotter-catcher’ is a person who holds a rehabilitation permit with an extended authority issued by the Department of Environment and Resource Management specifying that the holder may take, keep or use an animal whose habitat is about to be destroyed by human activity.

b Based on the outcome of the assessment, whichever one of the following is applicable must be complied with:

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<tr>
<th>Assessment outcome</th>
<th>Requirements</th>
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| Spotter-catcher not required | If the spotter-catcher’s assessment determines that no suitable habitat or protected wildlife or listed species have been identified, a letter from the spotter-catcher must be submitted to Council with any development application for operational work (vegetation clearing), stating:  
1 The spotter-catcher’s credentials;  
2 That no suitable habitat or species were identified in the assessment of the site; and  
3 The spotter-catcher is of the opinion that it is not necessary for a spotter-catcher to be present during any clearing or damage to vegetation. |
| Spotter-catcher required – suitable habitat present adjacent to site | If the spotter-catcher’s assessment determines that no protected wildlife or listed species are present but that native fauna may be present with suitable habitat existing adjacent to the site, the following must be submitted to Council with a development application for operational work (vegetation clearing):  
1 A letter from the spotter-catcher stating the spotter-catcher’s credentials and setting out a list of anticipated species; and  
2 A fauna management plan (‘FMP’) for Council’s approval. |
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| Spotter-catcher required | If the spotter-catcher’s assessment determines that any protected wildlife or listed species are present, and/or native fauna are to be relocated, a fauna translocation management plan (‘FTMP’) must be prepared. The FTMP must be submitted to the Department of Environment and Resource Management (Queensland Parks & Wildlife Service (QPWS)) for endorsement. The following must then be submitted to Council with a development application for operational work (vegetation clearing):
|                     | 1 A letter from the spotter-catcher stating the spotter-catcher’s credentials; |
|                     | 2 A letter from the QPWS stating its endorsement of the proposed FTMP; and |
|                     | 3 A copy of the QPWS-endorsed FTMP for Council’s approval. |

The currency period of any approval of an FMP or FTMP submitted pursuant to this condition is six months from the date of approval of the plan. A fresh plan must be submitted to Council for approval if works are not substantially started within the six-month period.

**OPERATIONAL WORKS - VEGETATION CLEARING**

**18 Vegetation clearing application required**

a This approval does not approve vegetation clearing. A separate Operational Works (vegetation clearing) application must be submitted for each stage of the development. Each Operational Works (vegetation clearing) application must be made to and approved by Council for works proposing clearing of any Protected Vegetation. The application must be accompanied by a copy of each of the following plans (and, where a plan has already been approved, that plan must be accompanied by the corresponding approval documentation (ie. decision notice or letter of approval)):

i The amended and approved plan/s as required by Condition 1.

ii Plans clearly identifying which vegetation is proposed to be removed and which vegetation is proposed to be retained, relocated or damaged.

iii Plans clearly identifying the location (to be accurately mapped) of any vegetation on and adjacent to the site that is:

A 'protected wildlife' under the *Nature Conservation Act 1992* (Qld);

B a ‘listed threatened species’ under the Environment Protection and Biodiversity Conservation Act 1999 (Cth); or

C ‘remnant vegetation’ mapped under the *Vegetation Management Act 1999* (Qld).

iv A letter from an DERM-approved spotter-catcher together with any necessary fauna management plan or a QPWS-endorsed fauna translocation management plan, as required by Condition 17.

v Plans detailing the fencing that will be constructed around retained vegetation.
vi A sediment and erosion control and construction management plan.

vii Future Rehabilitation Management Plan/s relevant to the stage/area of clearing being sought.

b A surveyor is to clearly peg/mark the area of open space adjacent to tree clearing works prior to the submission of any Operational Works applications for vegetation clearing.

c For this condition 'Protected Vegetation' is defined as vegetation that is:

i equal to, or in excess of, 40 centimetres in girth (circumference) measured at 1.3 metres above average ground level irrespective of the domain or LAP; or

ii equal to, or in excess of, four metres in height in the Rural, Park Living or Emerging Communities Domains, Burleigh Ridge LAP, Coomera LAP (Precincts 7, 9 and 10), Coomera Town Centre (Precincts 8, 10 and 11), Currumbin Hill LAP, Eagleby LAP (Precinct 6), East Coomera/Yawalpah Conservation LAP, Guragunbah LAP, Hope Island LAP (Precinct 3), Mudgeeraba Village LAP, Nerang LAP (Precincts 9 and 10), South Stradbroke LAP, Uplands Dr and Woodlands Way LAP, West Burleigh Township LAP or Yatala Enterprise Area LAP.

OPERATIONAL WORKS – CHANGE TO GROUND LEVEL

19 Change to ground level application required

This approval does not approve change to ground level. A separate Operational Works (change to ground level) application must be submitted for each stage of the development. Each Operational Works (change to ground level) application must be made to and approved by Council prior to the commencement of any works.

ACID SULFATE SOILS

20 Acid sulfate soil investigation

If the proposed development will affect soils below five metres AHD and involves either:

a The excavation of 100m³ or more of soil or sediment; or

b The filling of land involving 500m³ or more of material with an average depth of 0.5m or greater;

An acid sulfate soil investigation must be completed and submitted to Council for approval prior to the submission of any future Operational Works applications over the site or prior to any works on-site, which ever comes first. The investigation sampling and analysis must be prepared in accordance with the Guidelines for Sampling & Analysis of Lowland Acid Sulfate Soils in Queensland Version 4 (October 1998, Ahern et al 1998) and Acid Sulfate Soil Laboratory Method Guidelines Version 2.1 (June 2004, Ahern et al 2004). The investigation must establish the following:

i The presence/absence of acid sulfate soils over the entire excavation area (ie through soil investigations);

ii The degree (ie concentration) of acid leachate generating potential of soils;

iii The required soil dosage rates and quantity of lime required to mitigate acid leachate; and

iv The potential impacts on surrounding environment features.
21 Acid sulfate soil management plan

If an acid sulfate soil investigation is considered to be necessary, at the completion of the investigation, an acid sulfate soil management plan ("ASSMP") must be prepared and submitted to Council for assessment and approval prior to the submission of any future Operational Works applications over the site or prior to any works on site, whichever occurs first, to enable works to be undertaken in a safe and effective manner. The ASSMP must be prepared in accordance with the requirements of the Queensland Acid Sulfate Soil Technical Manual Version 3.8 (November 2002, Dear et al).

EXTRACTIVE ACTIVITIES

22 Extraction of material

a No extraction of material shall be permitted in areas within the buffer zone indicated on plans submitted and approved by council.

b No extraction or disturbance is permitted below RL40m AHD.

23 Decision notice and approved plans/drawings to be submitted with subsequent application

A copy of this decision notice and accompanying stamped approved plans/drawings must be submitted with any building works and/or operational works applications relating to or arising from this development approval.

24 Decision notice and approved plans/drawings to be retained on-site

A copy of this decision notice and stamped approved plans/drawings must be retained on site at all times. This decision notice must be read in conjunction with the stamped approved plans to ensure consistency in construction, establishment and maintenance of approved works.

CAR PARKING AND ACCESS

25 On site car parking

On site car parking spaces shall be maintained to the satisfaction of the Chief Executive Officer.

26 Freely accessible car parking

All car parking spaces must be freely accessible to employees for the time the use is open for business and to bona fide visitors for the duration of any visit to the site. Car parking spaces for employees and visitors must have no gateways, doors or similar devices which restrict vehicular access.

Information note: A request for approval to change this requirement to enable the charging for the public use of car parking spaces must be supported by full details of the proposed charging arrangements and an assessment of the impacts on nearby parking spaces, whether in public or private ownership.

27 Loading and unloading

a Loading and unloading operations must be conducted wholly within the site.

b Vehicles waiting to be loaded and unloaded must stand entirely within the site.

c Vehicles must enter and exit the site in a forward gear.
ROAD UPGRADE

28 Proposed access road

The external proposed access road (including associated stormwater drainage) must be designed and constructed, to the satisfaction of the Chief Executive Officer and at no cost to Council, prior to the earlier of Council’s endorsement of survey plans or the commencement of the use, in accordance with Planning Scheme Policy 11 - Land Development Guidelines, Standard Specifications and Drawings:

a. Dedication is required of approximately 20m of the access road from Stanmore Road. The road shall be designed and constructed to an 'Industrial Collector' standard within a 23m wide road reserve as shown on 'Groundwork' drawing number 1001.165 dated 17 September 2010.

29 Road contribution

The applicant must pay to Council a contribution of $513,000 toward the design and construction of the access intersection with Stanmore Road / Industrial Collector access road. The contribution is to be paid within three months of the date of the approval taking affect.

Advice: This contribution may be offset against the land acquisition for Stanmore Road realignment which will reduce the compensation payable by Council.

ALTERATIONS TO SERVICES, INFRASTRUCTURE AND/OR ROAD RESERVE

30 Alterations to services and infrastructure

a. Any alterations to Council services, infrastructure and installations and other public utility infrastructure must be undertaken by the applicant at no cost to Council and to the satisfaction of the Chief Executive Officer or the relevant public utility.

b. Any alterations must be completed prior to the commencement of the use of the premises, the endorsement of survey plans or the issuing of a certificate of classification, whichever occurs first.

EASEMENTS

31 Deleted.

32 Easements

Easements shall be provided in favour of and at no cost to Council over relevant Council infrastructure located in private land. The terms of such easements shall be to the satisfaction of the Chief Executive Officer, and shall be executed prior to the commencement of the use the subject of this approval.

33 Proposed structures

All proposed structures shall be located a minimum distance of 2 metres from Council infrastructure (i.e. sewer, stormwater and water).

AMENITY

34 Screening of storage

The storage of any machinery, materials or vehicles must be screened so as not to be visible from any road to which the site has frontage, to the satisfaction of the Chief Executive Officer.
35 Location of equipment and ventilation/refrigeration units

All service equipment, mechanical ventilation and refrigeration units associated with the use of the premises must be installed and located to the satisfaction of the Chief Executive Officer so as not to cause nuisance or disturbance to persons outside the curtilage of the premises.

36 Hours of operation

Subject to the requirements of condition 43 the following hours of operation are approved, subject to demonstrated compliance with the "Noise Impact Assessment Extension of Cartage and Maintenance Hours Wolfdene Quarry Wolfdene" prepared by MWA Environmental dated 14 December 2009 (job No 09-100) following a 3 month monitoring period:

i Extractive industry operations between 6:00am to 6:00pm Monday to Friday, and between 8:00am and 3:00pm on Saturdays.

ii No quarry operations are permitted on Sundays.

iii Plant Maintenance, 24 hours, 7 days a week.

iv Haulage of quarry material by vehicles utilising Harts Road between 6:30am to 5:30pm Monday to Friday and 8:00am to 3:00pm on Saturday. No haulage permitted on Sundays.

v Haulage by vehicles accessing directly onto Stanmore Road between 6:00am to 10:00pm Monday to Friday and 8:00am to 3:00pm on Saturdays. No haulage permitted on Sundays.

vi Blasting between 9:00am and 5:00pm Monday to Saturday.

Note: These hours do not relate to activities associated with “medium industry”. The hours of operation for medium industry are stipulated in other approvals.

37 Qualified person/s responsible for monitoring

Measurement and reporting of noise levels must be undertaken by a person or body possessing appropriate experience and qualifications to perform the required measurements.

38 Monitoring Period

Monitoring must be undertaken to investigate any noise nuisance from the proposed haulage of material associated with the Extractive Industry throughout the first 3 months of operation. Monitoring shall be consistent with the criteria outlined in Section 3 of "Noise Impact Assessment Extension of Cartage and Maintenance Hours Wolfdene Quarry Wolfdene" prepared by MWA Environmental dated 14 December 2009 (job No 09-100).

39 Commencement date

The 3 month monitoring period shall commence at the commencement of use that is subject to this approval.

40 Monitoring stations

Noise levels shall be measured at the nearest noise sensitive residence at following community locations:

i The Corner of Enklemann and Stanmore Roads, and

ii The road frontage of 42 Harts Road.
41 Completion of Monitoring Period

At the completion of the monitoring period, the applicant shall submit to Council for assessment an acoustic compliance report prepared by a suitably qualified acoustic consultant. The acoustic compliance report shall assess the impact of the varied hours for haulage and maintenance against the criteria outlined in Section 3 of "Noise Impact Assessment Extension of Cartage and Maintenance Hours Wolfdene Quarry Wolfdene" prepared by MWA Environmental dated 14 December 2009 (job No 09-100).

42 Complaints register

Throughout the 3 month monitoring period, the Applicant shall keep a complaints register. The validity of the complaints must be verified within the acoustic compliance report.

43 Non compliance

On completion of the 3 month monitoring period, the submitted acoustic compliance report and complaints register shall be submitted to Council’s City Planning Committee, who shall make a determination on whether to accept of the hours of operation. In the event that the recorded noise levels are inconsistent with those predicted in the "Noise Impact Assessment Extension of Cartage and Maintenance Hours Wolfdene Quarry Wolfdene" prepared by MWA Environmental dated 14 December 2009 (job No 09-100); and where substantiated complaints are not to the satisfaction of Council upon completion of the 3 month monitoring period, the extended hours for haulage shall be rescinded.

44 No nuisance from lighting

All lighting devices must be positioned on the premises and shielded to the satisfaction of the Chief Executive Officer so as not to cause glare or other nuisance to surrounding residents and motorists.

45 Adverse impacts

The use shall not cause any adverse impact on the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise.

ADVERTISING DEVICES

46 Advertising device approval required

No advertising device is to be erected on the premises without the necessary development permit for operational work (advertising device) and/or approval under Council’s Local Law No. 16 (Licensing) and Subordinate Local Law 16.8 (Advertisement). The applicant should contact Council’s Health, Regulatory & Lifeguard Services Branch on (07) 5581 6140 to discuss approval requirements.

CONSTRUCTION MANAGEMENT

47 Transport of soil/fill/excavated material

During the transportation of soil and other fill/excavated material:

a) All trucks hauling soil, or fill/excavated material must have their loads secure and covered;

b) Any spillage that falls from the trucks or their wheels must be collected and removed from the site and streets along which the trucks travel, on a daily basis; and
c Prior to vehicles exiting the site, measures must be taken to remove soil from the wheels of the vehicles to prevent soil and mud being deposited on public roads.

STORMWATER AND WATER QUALITY

48 Stormwater

Surface water, resulting from 1 in 20 year storm event and which is collected or concentrated by a building or site works, must be disposed of in a way which avoids the likelihood of damage or nuisance to any other building or property in the neighbourhood to the satisfaction of the Chief Executive Officer.

49 Stormwater management plan to be submitted

A Stormwater Quantity and Quality Management Plan shall be submitted and approved by the Chief Executive Officer prior to the commencement of this approval. Such plan/s shall be prepared by a suitably qualified consultant at the applicant’s cost, and comply with the Council’s requirements.

50 Earthworks

At all times any earthworks works conducted on site must not cause:

a adverse effects external to the subject site arising from any increase in velocity and/or redirection of flood flow, and

b any increase in the duration of inundation outside the site where such increased inundation could cause loss or damage.

NOTES TO APPLICANT – THESE ARE NOT CONDITIONS

C Referral agencies

This notice is provided pursuant to section 3.5.15(2)(b) of the Integrated Planning Act 1997.

The referral agencies (and their addresses) for the application are listed below.

Any referral agency conditions are identified in the conditions of approval.

<table>
<thead>
<tr>
<th>Referral agency</th>
<th>Address</th>
<th>Jurisdiction</th>
</tr>
</thead>
<tbody>
<tr>
<td>Department of Transport and Main Roads</td>
<td>PO Box 442 NERANG QLD 4211</td>
<td>Concurrence Agency - MCU within 100m of a State Controlled Road</td>
</tr>
</tbody>
</table>

D Rights of appeal

This notice is provided pursuant to section 3.5.15(2)(m) of the Integrated Planning Act 1997.

The applicant has a right of appeal to the Planning and Environment Court regarding this decision, pursuant to section 4.1.27 of the Integrated Planning Act 1997. A copy of that section is attached to the decision notice.
E **Applicant responsibilities**

The applicant is responsible for securing all necessary approvals and tenure, providing statutory notifications and complying with all relevant laws.

Nothing in this decision notice alleviates the need for the applicant to comply with all relevant local, State and Commonwealth laws and to ensure appropriate tenure arrangements have been made where the use of reliance upon land other than that owned by the applicant is involved. Without limiting this obligation, the applicant is responsible for:

a Obtaining all other/further necessary approvals, licences, permits, resource entitlements etc by whatever name called (this may include further development approvals under the *Integrated Planning Act 1997* and the planning scheme) required by law before the development the subject of this approval can be lawfully commenced and to carry out the activity for its duration;

b Providing any notifications required by law (by way of example only, to notify the administering authority pursuant to the *Environmental Protection Act 1994* of environmental harm being caused/threatened by the activity, and upon becoming aware the premises is being used for a ‘notifiable activity’); and

c Securing tenure/permission from the relevant owner to use private or public land not owned by the applicant (including for access required by conditions of approval).

d Ensuring the correct siting of structures on the land. An identification survey demonstrating correct siting and setbacks of structures may be requested of the applicant to ensure compliance with this decision notice and applicable codes.

e Providing Council with proof of payment of the Portable Long Service Leave building construction levy (or proof of appropriate exemption) where the value of the Operational Works exceeds $80,000. Acceptable proof of payment is a Q.Leave – Notification and Payment Form approved by the Authority. Proof of payment must be provided before Council can issue a development permit for the Operational Works. This is a requirement of section 77(1) of the *Building and Construction Industry (Portable Long Service Leave) Act 1991*.

f Making payment of any outstanding Council rates and charges applicable to the development site prior to the lodgement of survey plans.

F **Indigenous cultural heritage legislation and duty of care requirement**

The *Aboriginal Cultural Heritage Act 2003* (‘AHCA’) is administered by the Department of Natural Resources and Water (NRW). The AHCA establishes a duty of care to take all reasonable and practicable measures to ensure any activity does not harm Aboriginal cultural heritage. This duty of care:

a Is not negated by the issuing of this development approval;

b Applies on all land and water, including freehold land;

c Lies with the person or entity conducting an activity; and

d If breached, is subject to criminal offence penalties.

Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care.
Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the AHCA.

The applicant should contact NRW's Cultural Heritage Coordination Unit on (07) 3238 3838 for further information on the responsibilities of developers under the AHCA.

G Greenhouse gas emissions

As part of Council’s commitment to reducing greenhouse gas emissions Council is encouraging the expansion of the natural gas reticulation network. In particular, the use of natural gas hot water systems will result in significantly less greenhouse gas emissions than equivalent electric storage hot water systems.

The applicant should contact the local natural gas reticulator (APA Group) to arrange an assessment of the suitability of the proposed development for connection to the existing gas reticulation network. Please contact Ramon O'Keefe on 0438708798 or email: ramon.o'keefe@apa.com.au.
4.1.27 Appeals by applicants

(1) An applicant for a development application may appeal to the court against any of the following -

(a) the refusal, or the refusal in part, of a development application;

(b) a matter stated in a development approval, including any condition applying to the development, and the identification of a code under section 3.1.6; **

(c) the decision to give a preliminary approval when a development permit was applied for;

(d) the length of a relevant period;

(e) a deemed refusal.

(2) An appeal under subsection (1)(a) to (d) must be started within 20 business days (the "applicant's appeal period") after the day the decision notice or negotiated decision notice is given to the applicant.

(3) An appeal under subsection (1)(e) may be started at any time after the last day a decision on the matter should have been made.
21 November 2007

Chief Executive Officer
Gold Coast City Council
PO Box 5042
Gold Coast Mail Centre Qld 9729

Attention: Alisha Kleidon

Dear Alisha

REFERRAL AGENCY'S RESPONSE

Material Change of Use Application
Development Permit Application for making a Material Change in Use to establish Extractive Industry.
Lot 1 on RP54359, lot 67 on WD1009, lot 1 on CP893559, lot 1 on CP 893562 and Lot 2 on RP167150
421 Stanmore Road and 67, 145 and 155 Harts Road, Luscombe.

I refer to the following correspondence regarding the subject development application.
- Letter from Groundwork Environmental Management Services Pty Ltd dated 4 July 2006 with an acknowledgment notice attached, and
- Main Roads information request of 18 July 2006 (ref kem-kem.002), and
- Letter from Groundwork Environmental Management Services Pty Ltd dated 17 October 2007 responding to information request.

Under the provisions of the Integrated Planning Regulations 1998, the Queensland Department of Main Roads is identified in this instance as a Concurrence Agency. The subject application has been assessed under Sections 3.3.16 & 3.3.18 of the Integrated Planning Act 1997 (IPA). The department has no requirements with respect to this application.

Advice to Council

Please be advised that the department's assessment of the proposed development was undertaken on the basis that the Priority Infrastructure Plan (PIP) charges will be applied, if applicable, in accordance with Council's Priority Infrastructure Plan document. As such, please ensure that the full
PIP charges for 'local function' for State controlled road are applied, if applicable, to any development approval.

Should Council approve this application, the department would appreciate, in due course, a copy of:
- Council's decision notice.
- Council's Infrastructure Charges Notice regarding this application.

**Advice only – Aboriginal Cultural Heritage**

The *Aboriginal Cultural Heritage Act 2003* commenced in Queensland on April 16, 2004. The Act is administered by the Department of Natural Resources, Mines and Water (DNRM&W). Under this Act, the views of the Aboriginal Party/s for an area are key in assessing Aboriginal cultural heritage.

The *Aboriginal Cultural Heritage Act 2003* establishes a "Duty of Care" for Aboriginal cultural heritage. The 'Duty of Care' lies with the person or entity carrying out an activity.

Penalty provisions apply for failing to fulfil the cultural heritage "Duty of Care".

Those proposing to undertake any activity need to be mindful of the 'Duty of Care' requirement. Details of how to fulfil the "Duty of Care" are outlined in the Duty of Care Guidelines gazetted with the Act.

Main Roads strongly advises that you contact DNRM&W's Cultural Heritage Coordination Unit on (07) 3238 3838 or visit the DNRM&W website at [http://www.nrm.qld.gov.au/cultural_heritage/index.html](http://www.nrm.qld.gov.au/cultural_heritage/index.html) to access the Duty of Care Guidelines and further information on the responsibilities of the person or entity carrying out an activity under the terms of the *Aboriginal Cultural Heritage Act 2003*.

It is also recommended that the Aboriginal Party/s for the area are consulted prior to carrying out the activity.

The reason for advising of the above requirement is that the applicant has a duty of care to ensure that the works proposed in this application does not disturb any cultural heritage items.

Yours sincerely,

[Signature]

*for Miles Vass*

*District Director (South Coast-Hinterland)*