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plus

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SDBA  
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Office of the Coordinator-General  
Department of State Development,  
Infrastructure, Local Government and Planning  
PO Box 15517  
City East QLD 4002

Attention: Savvas Hatzipapas – A/Principal Project Officer  
Via email: [SDAinfo@coordinatorgeneral.qld.gov.au](mailto:SDAinfo@coordinatorgeneral.qld.gov.au)

Dear Sir/Madam

## **RESPONSE TO INFORMATION REQUEST LETTER**

**DEVELOPMENT APPLICATION FOR A MATRIAL CHANGE OF USE – DEVELOPMENT PERMIT FOR EXTRACTIVE INDUSTRY AT THE EXISTING BROMELTON NORTH QUARRY ON LAND SITUATED OFF SANDY CREEK ROAD, BROMELTON, QLD 4285, PROPERLY DESCRIBED AS LOT 1 ON RP98576**

### **OFFICE OF COORDINATOR GENERAL REFERENCE: AP2022/022**

On behalf of The Neilsen Group Pty Ltd ('Neilsens'), the applicant for the abovementioned application, Groundwork Plus provides the following response to the Information Request letter issued by the Office of the Coordinator-General ('Office of CG') on 23 January 2023.

In accordance with Section 2, Part 2, Section 2.1(6) of the *Bromelton SDA Development Scheme 2017* ('Development Scheme'), this letter comprises a response to all the items requiring additional information. Each item has been re-stated with a corresponding response provided, in sequence below.

This response is supported by the following documents:

- Appendix A – Planning Assessment Report and supporting attachments
- Appendix B – Approved and Proposed Development
- Appendix C – Site Layout Plan
- Appendix D – Indicative Floor Plans
- Appendix E – Site Context Plan
- Appendix F – Exclusion and Isolation Zone

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**Scope****Item 1: Application Scope**

The Bromelton North Quarry is currently operating pursuant to Consent Order for Material Change of Use – Development Permit for Extractive Industry (reference 3448 of 2003) granted on 23 June 2004. Section 1.1 of the Planning Report states, 'this development application is intended to replace the conditions of the Consent Order and become the relevant land use approval regulating the site in conjunction with the Environmental Authority'.

The Coordinator-General did not assess the original application and did not issue the Consent Order. The Coordinator-General does not have the jurisdiction under the State Development and Public Works Organisation Act 1971 to change the conditions of a Consent Order.

**Item 1 (1) The proponent is requested to provide the following information:**

- a) Confirm the scope of the SDA application i.e., whether the SDA application is for the assessment of the entire operation or only the changes to the existing operations?
- b) Describe how the SDA application, and an SDA approval if one is issued, interacts with:
  - i) the existing Consent Order
  - ii) existing infrastructure agreements and contributions already made to infrastructure
  - iii) the existing environmental authority which is based on the existing Consent Order
  - iv) a referral under the Environmental Protection and Biodiversity Conservation Act 1999
  - v) existing infrastructure, operations and management plans

The planning report states the purpose of the application is to alter the quarry footprint and to increase the annual extraction volumes from 400,000 to 800,000 tonnes per annum. The planning report refers to the application as an extension throughout the document.

**Item 1 (2) The proponent is requested to:**

- a) Update and resubmit the planning report and any relevant associated material to ensure the information above is reflected throughout all application material to minimise confusion and allow an assessment of the SDA application to be undertaken.

**Response to Item 1:**

The Neilsens Bromelton North Quarry (the Quarry) is an existing extractive industry operation, operated pursuant to a Development Approval (DA) regulated by Scenic Rim Regional Council (Council) and an Environmental Authority (EA) regulated by the Department of Environment and Science (DES).

Since the DA and EA were gained, the planning framework relevant to the Bromelton area has changed requiring new development to be assessed under the *State Development and Public Works Organisation Act 1971*. Due to the complexities associated with this planning framework, the existing DA cannot be modified.

A material change of use (MCU), of premises, is defined in the *State Development and Public Works Organisation Act 1971*, as:

- (a) the start of a new use of the premises; or
- (b) the re-establishment on the premises of a use that has been abandoned; or

**(c) a material increase in the intensity or scale of the use of the premises.**

The proposed development seeks to increase the scale and intensity of the Quarry by:

1. Increasing the annual production limit from 400,000 tonnes to 800,000 tonnes; and
2. Increasing the quarry footprint (primarily in the east pit) to provide greater access to resource whilst avoiding remnant vegetation.

The proposed development will occur across the whole the site. Extractive industry activities at Bromelton North Quarry are unable to occur in isolation (i.e. material sourced from both pits is processed and distributed from a single processing area, via a single weighbridge).

The Planning Assessment Report has been amended to refer to the "proposed development" rather than the "proposed extension" (refer **Appendix A – Planning Assessment Report and Supporting Attachments**). The Planning Assessment Report has been amended to also include reference to the Traffic Assessment.

It is understood that, in undertaking the assessment, the Department and relevant authorities, will assess the proposed development a fresh. To assist in this process, technical reporting provided in support of this application for amenity impacts (i.e., noise and air quality impacts across the entire site), site management practices and rehabilitation outcomes considered ongoing activities across the site. Given the SDA preference to assess the application afresh, it is expected that new contemporary conditions will be imposed.

In response to Item 1 (1)(b) above, it is confirmed that:

- i) The SDA approval is intended to replace the existing Consent Order as the primary land use approval over the site.
- ii) As noted in response to Item 3 below, the contributions and actions identified in the infrastructure agreement (Condition xv) have not been upheld closely by either party. It is anticipated that the SDA approval conditions will apply afresh, and will apply to the development following commencement under the SDA approval. It is understood that no intersection works are outstanding to satisfy the TMR conditions (Condition xlviii). The preferred approach to the payment of pavement contributions to Council for Sandy Creek Road or TMR for the broader network, would be through a new condition included on any approval issued by the Department. However, further discussion with Council and TMR are expected.
- iii) The existing Environmental Authority ('EA') regulates extraction and screening activities of up to 1,000,000 tonnes per annum. It is acknowledged that this EA contains references to plans which will be inconsistent in the event this application is approved. A separate EA amendment application will be made to the DES to amend relevant conditions on the EA.
- iv) A referral under the *Environmental Protection and Biodiversity Conservation Act 1999* for significant impacts to matters of national environmental significance for the existing, or proposed, development is not warranted.
- v) The proposed development will operate in accordance with the Environmental Management Plan ('EMP'), included as **Attachment 7** of the Planning Assessment Report. The EMP lists the type of infrastructure and operations for the proposed development. The EMP also includes various management plans for the proposed development.

**Consent Order (Reference 3448 of 2003)****Item 2: Existing use**

The Bromelton North Quarry is currently operating pursuant to Consent Order for Material Change of Use – Development Permit for Extractive Industry (reference 3448 of 2003) granted on 23 June 2004. The SDA application material requests that any approval (if granted) forms the relevant land use approval regulating the site in conjunction with the Environmental Authority.

**Item 2 (1) The proponent is requested to:**

- a) provide details of what will occur to the Consent Order if an SDA approval is granted and forms the relevant land use approval regulating the site;
- b) confirm if steps will be taken to cancel the existing Consent Order / Development Approval under section 84 of the Planning Act 2016.

**Response to Item 2:**

Given the SDA preference to assess the application afresh, it is expected that new contemporary conditions will be imposed. There will be no need to cancel the current Consent Order. It is recommended that a condition be imposed which requires the Applicant to notify relevant agencies of the intention to commence under the new SDA conditions. We note the Departments suggestion that further advice be sought in relation to how the current and future site approvals will interact. This is noted and will be considered by the application moving forward.

**Item 3: Current operations**

The Bromelton North Quarry is currently operating pursuant to Consent Order for Material Change of Use – Development Permit for Extractive Industry (reference 3448 of 2003) granted on 23 June 2004. The Consent Order allows for the extraction of 400,000 tonnes per annum of material in stages and states other conditions to be complied with. A thorough understanding of the current status of site operations and compliance with the Consent Order is required in order to assess the SDA application.

**Item 3 (1) The proponent is requested to provide additional details regarding the current status of the Consent Order and the associated conditions, including:**

- a) details of activity of each stage and current status
- b) details and evidence of the conditions under the Consent Order that have been complied with
- c) details and evidence of the conditions under the Consent Order that are yet to be complied with (i.e., not finalised)
- d) details and evidence of any rehabilitation undertaken on the site in accordance with the conditions under the Consent Order
- e) in regard to road upgrades, details and evidence of:
  - i) any upgrades of Sandy Creek Road as a result of the Consent Order
  - ii) any upgrades to the intersection of Sandy Creek Road with Beaudesert-Boonah Road, including any approval issued by the Department of Transport and Main Roads.



**Response to Item 3:**

It is understood that the intention of Item 3 is for the Department to understand the current status of the activity, particularly in relation to any items of non-compliance with the Consent Order.

Consent Order

A review of the Consent Order conditions against current site operations and known administrative actions has been undertaken. This review identified non-compliance with the ongoing and operational conditions as listed below:

- Condition ii – Some aspects of the site differ from the approved plans
- Condition viii – Landscaping and rehabilitation plan
- Condition x – Screening open storage
- Condition xiv – Performance bonds
- Condition xviii – Vehicle Access
- Condition xlvi to l – TMR contributions

In the event Council or TMR are aware of any other areas of non-compliance, these can be discussed and resolved were required.

The areas of non-compliance and the influence on the current Development Application has been summarised below.

- Approved Plans (Condition ii): A plan has been prepared to visually represent the extent of approved and current operations (refer **Appendix B – Approved and Proposed Development**).

In relation to compliance with the approved plans it is noted that that:

- The West Pit and East Pit have developed generally in accordance with the approved quarry footprint;
- The stockpile and plant area extends beyond the approved area;
- The office/workshop/staff parking area extends beyond the approved area;

*Influence on current Development Application:* The extent of operations and extraction areas is generally consistent with the approved plans. Given the Departments preference to assess the entire activity afresh, it is expected that any SDA approval will reference the proposed site layout plans.

- Progressive Rehabilitation (Condition ii and Condition viii): In relation to progressive rehabilitation, a rehabilitation plan has not been approved by Council to date. Progressive rehabilitation has not commenced on the site for several reasons including status of terminal benching, management of site stability and ongoing extraction within each pit.

*Influence on current Development Application:* A rehabilitation plan has been included as part of the development application material (refer section 4.7 of **Attachment 7** of the Planning Assessment Report). Given the Departments preference to assess the entire activity afresh, it is expected that any SDA approval will reference the EMP and associated rehabilitation plan. It is also noted that the EA includes conditions in relation to land management. Prior to the surrender of the EA, DES must be satisfied that the site is safe, stable and self-sustaining. Notwithstanding this, in the event the Department requires greater details on rehabilitation activities, a condition could be imposed on the SDA approval which requires detailed rehabilitation plans to be submitted to the Department for review prior to commencement under the SDA Approval.

- Bunding, screening and landscaping (Condition viii and Condition x): The approved plans and original application material nominate bunding and screening along the northern boundary of the site. Vegetation bunds have not been constructed to the intent outlined in the original application and approved plans (refer **Plate 1** and **Plate 2**), and the site remains visible at a number of locations external to the site.



*Plate 1: Landscaping provided between northern boundary and weighbridge*



*Plate 2: Landform between northern boundary and processing plant*

In relation to the visibility of the weighbridge and workshop areas (refer **Plate 3** to **Plate 5**), additional planting has been incorporated into the site layout plans (refer **Appendix C – Site Layout Plan**).



*Plate 3: Weighbridge*



*Plate 4: Office and Staff Amenities*



*Plate 5: Workshop/Igloo*

Vegetation planting has not been attempted between the northern boundary and the processing plant due to the topography and presence of a sediment basin (refer **Plate 2**). The contours of the current approved plan do not identify bunding in this location. While a 1.5m high bund is provided to the north of the processing area (refer **Plate 6**), this does not provide an effective visual screen for the current processing plant and material storage area.

A bund of a suitable grade to support vegetation is unable to be achieved to the north of the processing plant (i.e., due to site configuration, available land, presence of stormwater devices). Any vegetation planted along the northern boundary at this location would also restrict access to the sediment basin by maintenance equipment (refer **Plate 2**).



Due to the topography of the site and the surrounding area, the activity is unfortunately unable to be screened from view in its entirety.



*Plate 6: Processing Plant and Operations Area*

*Influence on current Development Application:* Given the Departments preference to assess the entire activity afresh, it is expected that any SDA approval will reference the requirement to provide landscape buffers as identified on the site layout plan (refer **Appendix C – Site Layout Plan**). It is considered that the extent of landscape buffers proposed is sufficient in the context of the site, number of surrounding sensitive receptors and the transitional nature of the use.

- Internal Haulage Roads (Condition xviii): The current surface of the internal access road, between Sandy Creek Road to the weighbridge, has degraded over time and is not currently to a standard specified in the conditions (bitumen seal flexible (granular) pavement).

*Influence on current Development Application:* The Air Quality Assessment provided an assessment of the proposed development (refer **Attachment 9** of the Planning Assessment Report). This assessment assessed onsite vehicle movements on unpaved roads (pg 34). The recommended mitigation measures for control of dust include dampening down of internal haul roads, enforced speed limits and maintaining road surfaces in good condition. Establishing the internal road as a bitumen seal pavement was not included as a recommendation of the Air Quality Assessment. Given the Departments preference to assess the entire activity afresh, it is expected that any SDA approval will reference the mitigation measures identified in the Air Quality Assessment as included in the EMP.

- Rehabilitation Bonds (Condition xiv): It is understood that bonds are held by Council for Stages 1 -3. However, a bond has not been provided to Council for approved Stage 4. Neilsen's have provided the following details in relation to the payment of bonds:

Bond Stage 1 - paid 13 May 2014 (\$99,500)  
 Bond Stage 2 - paid 8 July 2014 (\$108,000)  
 Bond Stage 3 - paid 10 October 2014 (\$123,000)

It is expected that the rehabilitation bonds will be released at commencement under any new SDA approval. However, confirmation of this will be required from Council.

*Influence on current Development Application:* Rehabilitation bonds are not generally required for new extractive industry approvals by Council through the DA or DES through the EA. Under the

*Environmental Protection Act 1994* the EA is unable to be surrendered until the site is confirmed to be safe, stable and self-sustaining. This is regulated by DES, not Council. It is suggested that a condition in relation to rehabilitation bonds is not required as part of the proposed development. It is noted that a rehabilitation bond was not applied to the adjacent quarry approval.

Road Pavement Contributions (Condition xv and Conditions xviii – xlix): It is acknowledged that payment of road pavement contributions to Council (infrastructure agreement) and the Department of Transport and Main Roads is outstanding. This matter will continue to be discussed with the relevant agencies, with the view to resolve prior to any approval of the current development application.

The actions identified in the infrastructure agreement (Condition xv) have not been upheld closely by either party. As stated in the Traffic and Pavement Impact Assessment, based on Nearmap aerial imagery some upgrade works have been implemented on Sandy Creek Road at the end of 2016 / early 2017 and new linemarking also being implemented around June/July 2017.

It is understood that the current configuration of the Sandy Creek Road and Beudesert-Boonah Road intersection meets Condition xlvii. Nearmap aerial imagery identifies that the current linemarking has been repainted multiple times since 2004, with the left turn arrow appearing in early 2015. The party undertaking such works is unknown.

*Influence on current Development Application:* It is expected that any SDA approval will include conditions requiring ongoing pavement contributions to both Council and the Department of Transport and Main Roads. No road upgrade works were identified in the Traffic and Pavement Impact Assessment (refer **Attachment 13** of the Planning Assessment Report).

#### Other Matters

Separately to compliance with the conditions of the Court Order, it is noted that other actions are currently occurring at the site, which are being overseen under processes which have not to date involved the Department. These matters will continue, and are not expected to require the involvement, or oversight by the Department.

If desired by the Department, Neilsens can provide a copy of future updates on the below matters.

- Landslip: Neilsens' has been working closely with the Department of Environment and Science ('DES') in relation to a landslip on the southern wall of the West Pit. To date this matter has involved liaison with landowners on either side of the property boundary, Council, DES, Department of Resource and Department of Agriculture and Fisheries.



Plate 7: March 2023 Landslip Aerial Image



Plate 8: West Pit landslip with Adjacent Quarry in background

An exclusion and isolation zone has been established to assist in managing the landslip. This area is re-assessed as stabilisation works are undertaken and risks are re-evaluated. The current exclusion and isolation zone has been attached for the Departments information purposes (refer **Appendix F – Exclusion and Isolation Zone**).

*Influence on current Development Application:* A final geotechnical solution is yet to be agreed between all parties. However, intermediate steps have been taken to stabilise the slip, including filling within the West Pit void. The final geotechnical solution will define the land use approval process required (i.e., Operational Works through Council or MCU through the Department). It is premature to include or exclude this area from the extraction footprint.

- Overburden Stockpile: Neilsens' has been working closely with Council in relation to ground movement at the site. The rectification works on site involve removing a historic overburden stockpile between the West Pit and the workshop area. The overburden is currently being placed within the West Pit void.





Plate 9: March 2023 Overburden area Aerial Image

*Influence on current Development Application:* The movement of overburden does not fall under the definition of a Material Change of Use – Development Permit for Extractive Industry. In addition, Council has not required an Operational Works – Development Permit for this work.

**Planning Assessment Report (Reference 740.DA5.310.001)**

**Item 4: Internal access**

**Item 4 (1) The proponent is requested to:**

- a) confirm whether the existing internal light vehicle access roads and haul roads are to be retained and/or realigned with the operational changes.

**Response to Item 4:**

Light and heavy vehicles will access the site from Sandy Creek Road. Heavy vehicles, associated with the sale of material are loaded within the central processing area. Onsite machinery and equipment are parked adjacent to the office area, or within the processing area, and used across the site. Light vehicles, including staff parking, occurs adjacent to the office.

The site layout plan has been amended to clarify the extent of long-term internal access routes and maintenance tracks (refer **Appendix C – Site Layout Plan**).

Light and heavy vehicle movements within the east and west pit will be subject to change as the extraction activities progress. As such, these are not shown on the site layout plan.

**Item 5: Plans**

Attachments 4 and 5 of the submitted SDA application provide the site layout plan and the approved and proposed footprint.

**Item 5(1) The proponent is requested to** submit updated plans to include the following to provide greater clarity and more details including:

- a) clearly identify facilities and infrastructure that will be retained and/or any new proposed infrastructure including
  - i) site offices and amenities block, truck parking areas
  - ii) car parking for staff and visitors



- iii) *weighbridge, workshop and truck wash down facility*
- iv) *security fencing*
- v) *existing and new onsite plant and equipment (if proposed).*
- b) *provide general sequence of extraction for the current operations (including previous extraction) and future extension*
- c) *identify any changes to internal haul routes (if any and as requested above)*
- d) *provide a plan showing current operations (as approved under Consent Order - reference 3448 of 2003) over the whole subject site compared to the proposed operations subject of this SDA application.*

**Response to Item 5:**

An amended site layout plan has been prepared (refer **Appendix C – Site Layout Plan**). As discussed in response to Item 3, there are aspects of the site development which differ from that currently approved. The current extent of operations areas, buildings and infrastructure on site is not intended to change.

The Site Layout Plan identifies:

- location of car parking for staff and visitors;
- location of weighbridge and workshop (in the form of an igloo);
- a 1.5m high barb-wire fence is provided along all boundaries of the site. This has been sufficient to manage unwanted access to the site since commencement of the operation;
- The fixed plant will remain within the central operations area. As detailed in section 3.1 of the Planning Assessment Report, the increased output will be achieved through the efficient use of onsite plant and equipment within the existing hours of operation. The Noise and Air Quality Assessments undertook an assessment of the proposed development, including maximum extraction rate and activities occurring across the site (refer **Attachment 8** and **Attachment 9** of the Planning Assessment Report).
- arrows have been included to demonstrate the sequence of extraction; and
- permanent internal access roads have been clarified. As mentioned above in response to Item 4, vehicle routes within the pit are subject to change during the course of extraction activities and are therefore not shown on the site layout plan.

Indicative floor plans of the office and amenity buildings have been provided (refer **Appendix D – Indicative Floor Plan**).

As requested by Item 3(1)(a) and 5(1)(d), a plan showing the current approved operation compared to the proposed development has been prepared (refer **Appendix B – Approved and Proposed Development**).

**Item 6: Explosives / chemical storage**

*As identified in the SDA application material, the quarry operations involve blasting activities.*

**Item 6 (1) The proponent is requested to:**

- a) *Confirm whether any explosives or chemicals will be stored on site. If so, please identify the volumes to be stored and where the explosives and/or chemicals storage will be located.*

**Response to Item 6:**

Neilsen's engage sub-contractors to undertaken blasting activities. It is confirmed that any explosives required during the blasting process are delivered to the site, placed, and detonated by the sub-contractor. As detailed in the blasting management plan, included in section 4.5 of the EMP (refer **Attachment 7** of the Planning Assessment Report) explosives will be stored in accordance with the relevant Australian Standard *2187.2-2006 Explosives - Storage and use - Use of explosives* (or most recent version). Blasting activities are regulated by the conditions imposed on the current EA, including the peak particle velocity and air blast overpressure. These requirements are not proposed to be altered as a result of the proposed development.

As detailed in the hydrocarbon and chemical management plan, included in section 4.3 of the EMP (refer **Attachment 7** of the Planning Assessment Report) any chemical handling and storage will be designed and installed in accordance with the most recent edition of *Australian Standard 1940 - The storage and handling of flammable and combustible liquids (Standards Australia 2017a)*, as a minimum. The fuel storage area has been identified on the Site Layout Plan (refer **Appendix C – Site Layout Plan**). This comprises a 20,000l self-bunded transtank.

**Item 7: SDA wide assessment criteria – 2.5.11 Environment, cultural heritage and community**

*The SDA application material identifies the type of vegetation to be cleared as part of expanding the quarry footprint and identifies a review of duty of care requirements under Aboriginal Cultural Heritage Act 2003. Section 2.5.11(1) of the SDA wide assessment criteria requires that the: 'Environmental values, cultural heritage values and community values of the site on which the development is undertaken and immediate surrounds are identified and protected, consistent with current best practice.'*

Note: Schedule 1 of the Bromelton SDA development scheme includes definitions of environmental, cultural heritage and community values specific to the Bromelton SDA.

**Item 7 (1) The proponent is requested to:**

- a) *identify any relevant environmental values, cultural heritage values and community values both on the subject site and in the immediate surrounds;*
- b) *identify any mitigation or management strategies that will be implemented to protect these identified values from adverse impacts.*

**Response to Item 7:**

A new plan has been prepared which comprises relevant environmental, cultural heritage and community values located in both the Bromelton North Quarry and the immediate surrounding area (refer **Appendix E – Site Context Plan**).

The applicable values include: Remnant Vegetation (remnant and regrowth), Core Koala Habitat, Key Resource Area, sensitive receptors, the adjacent quarry site boundary, other adjacent uses, surrounding creeks/rivers and registered cultural heritage sites.

The EMP describes the site operations, the potential environmental impacts of these activities, and how any potential impacts may be mitigated or management to achieve acceptable environmental outcomes for the activity. The EMP incorporates the recommendations of the noise and air quality assessment (prepared by others). It is also proposed to provide landscaping along the northern boundary, to reduce the visual appearance of the activity from road users on Sandy Creek Road. No landscaping buffers have been proposed along other boundaries of the site.

**Item 8: Clearing of vegetation**

The SDA application material identifies a portion of the East Pit extension contains Category C – regrowth vegetation which is proposed to be cleared. Further land to the west of the extension area is mapped as comprising Category B – remnant vegetation containing endangered. It is noted the remainder of the subject site is predominately mapped as comprising of Category X – non-remnant vegetation. Although the Bromelton SDA development scheme does not regulate the clearing of native vegetation, section 2.5.11(2) of the SDA wide assessment criteria requires that: ‘Development is designed to avoid the clearing of regulated vegetation. Where avoidance is not possible, minimise clearing to:

- a) avoid land degradation
- b) avoid the loss of biodiversity and
- c) maintain ecological processes.’

**Item 8 (1) The proponent is requested to** submit a vegetation clearing table which identifies:

- a) category of vegetation to be cleared
- b) amount of vegetation to be cleared by category
- c) level of assessment required.

**Item 8 (2) The proponent is also requested to** identify any mitigation and management measures to minimise adverse impacts from clearing vegetation.

**Response to Item 8:**

Reference is made to the plan prepared in response to Item 7 (refer **Appendix D – Site Context Plan**). This plan shows the extent of mapped remnant (Category B) and regrowth (Category C) vegetation on the site.

No additional clearing is proposed in areas of remnant vegetation (Category B). As such, this does not require further assessment.

The proposed development intersects with 3.01 hectares of regrowth vegetation (Category C), all of which is proposed to be cleared.

As detailed in section 4.3.3 of the Planning Assessment Report, clearing of regrowth (Category C) vegetation for extractive industry in a Key Resource Area is *Exempt clearing work* under Schedule 21 of the *Planning Regulation 2017*. Therefore, no further assessment of this matter is required. Extractive resources are fixed in location and finite. The proposed development has been designed to avoid higher value mapped vegetation which is mapped between the processing plant and East Pit.

Land clearing management and mitigation measures are detailed in the EMP, of relevance is the water quality management plan which details the following:

- No land clearing shall be undertaken unless preceded by the installation of adequate drainage and sediment control measures, unless such clearing is required for the purpose of installing such measures, in which case, only the minimum clearing required to install such measures shall occur.
- Land clearing to be undertaken in conjunction with development of each stage of the quarry.
- Prior to land clearing, areas of protected vegetation, and significant areas of retained vegetation must be clearly identified for the purposes of minimising the risk of unnecessary land clearing.

- All reasonable and practicable measures must be taken to minimise the removal of, or disturbance to, those trees, shrubs and ground covers (organic or inorganic) that are intended to be retained.
- All land clearing must be undertaken in accordance with the Development Approval and applicable legislation.
- Land clearing is limited to the minimum practicable extent during those periods when soil erosion due to wind, rain or surface water is possible.

**Item 9: Koala habitat**

*The subject site and proposed extension area contains vegetation mapped as core koala habitat area, however is not mapped as a koala priority area. It is noted that the core koala habitat area is proposed to be cleared. As outlined in the SDA application material, Schedule 24 of the Planning Regulation defines development in a State development area as 'exempted development' in accordance with Schedule 10, Part 10 – Koala Habitat in SEQ Region. The SDA application material further states that, due to this exemption, further assessment of the Nature Conservation (Koala) Conservation Plan 2017 is not required.*

*However, there are still clearing requirements prescribed in the Nature Conservation (Koala) Conservation Plan 2017 that apply to clearing that is considered exempt. Further information is available in the following information sheets:*

*[https://environment.des.qld.gov.au/\\_data/assets/pdf\\_file/0029/255449/is-development-koala-habitat-areas-outside-koala-priority-areas.pdf](https://environment.des.qld.gov.au/_data/assets/pdf_file/0029/255449/is-development-koala-habitat-areas-outside-koala-priority-areas.pdf); and*

*[https://environment.des.qld.gov.au/\\_data/assets/pdf\\_file/0022/255460/is-koala-conservation-plan-clearing-requirements.pdf](https://environment.des.qld.gov.au/_data/assets/pdf_file/0022/255460/is-koala-conservation-plan-clearing-requirements.pdf)*

**Item 9 (1) The proponent is requested to** *review the information sheets and provide updated information that:*

- identifies the applicability of the Nature Conservation (Koala) Conservation Plan 2017 to the proposed development*
- identifies how the proposed development will comply with the relevant clearing requirements prescribed in Part 3 of the Nature Conservation (Koala) Conservation Plan 2017.*

**Item 9 (2) The proponent is also requested to** *confirm if any referral under the EPBC Act is required for the clearing of core koala habitat area.*

**Response to Item 9:**

Reference is made to the plan prepared in response to Item 7 (refer **Appendix D – Site Context Plan**). This plan shows the extent of mapped Core Koala Habitat on the site. The proposed development intersects with 3.01 hectares of Core Koala Habitat, all of which is proposed to be cleared.

Prior to clearing occurring, consideration will be given to the requirements prescribed in the *Nature Conservation (Koala) Conservation Plan 2017* ('Koala Conservation Plan'). Part 3, Section 10(3) of the Koala Conservation Plan requires:

- clearing of the koala habitat trees is to be carried out in a way that ensures:
  - staged clearing; and
  - that not more than the following is cleared in any 1 stage—
    - for a clearing site with an area of 6ha or less—50% of the site's area;

- (B) for a clearing site with an area of more than 6ha—3ha or 3% of the site’s area, whichever is the greater; and
- (iii) that between each stage and the next there is at least 1 period of 12 hours starting at 6pm on a day and ending at 6am on the following day during which no trees are cleared on the site;
- (b) clearing of the koala habitat trees is carried out in a way that ensures, while the clearing is carried out, appropriate habitat links are maintained within the clearing site and between the site and its adjacent area, to allow koalas living on the site to move out of the site;
- (c) no koala habitat tree in which a koala is present, and no koala habitat tree with a crown overlapping a tree in which a koala is present, is cleared.

Under Part 3, Section 11 of the Koala Conservation Plan, any clearing of koala habitat trees with a trunk diameter of more than 10 centimetres at 1.3 meters above the ground, is to be carried out in the presence of a certified koala spotter.

No objection is held to the department including a note on any approval decision which reminds the operator of the requirements under the Koala Conservation Plan.

As detailed in respond to Item 1(1)(b), a referral under the *Environmental Protection and Biodiversity Conservation Act 1999* for significant impacts to matters of national environmental significance for the existing, or proposed, development is not warranted.

**Item 10: Overall Objectives**

*The SDA application material includes a response to the Overall Objectives for development in the Bromelton SDA development scheme. However, it appears a response to item (j) is incomplete.*

- 1) *The proponent is requested to provide a complete response to item (j) of the Overall Objectives for development in the Bromelton SDA.*

**Response to Item 10:**

Overall Outcome Item (j) has been amended in the revised version of the Planning Assessment Report.

The Quarry has been operational since the early 2000s. The proposed development seeks to change the scale and intensity of the current operation by increasing the annual extraction rate across the site. Fixed plant and equipment, located centrally on site in the processing area, will remain unchanged.

Known environmental, cultural heritage and community values on the site and nearby land have been identified and consolidated onto a single drawing (refer **Appendix D – Site Context Plan**). The Quarry has been designed to avoid the remaining mapped remnant vegetation, located between the processing plant and East Pit. Clearing of mapped regrowth vegetation and Core Koala Habitat is proposed as a result of the development of the East Pit. Clearing of this vegetation is exempt from assessment. This clearing is unavoidable, given the fixed and finite nature of extractive resources.

Potential noise and air quality impacts were considered in relation to the ongoing operation across the site, at an extraction rate of 800,000 tonnes per annum. The noise assessment recommended that night-time hours (i.e. between 6am and 7am) be modified by either (a) no operation of the trio crusher or (b) modifications to the processing plant (i.e. installation of shields). These mitigation

measures will ensure noise limits meet accepted criteria. Again, management plans have been prepared and included in the EMP.

A vegetation buffer is proposed along the northern boundary, as shown on the site layout plan (refer **Appendix C – Site Layout Plan**). The purpose of this vegetation buffer is to minimise and soften the visual appearance of the proposed development from surrounding properties and vehicles travelling on Sandy Creek Road.

We confirm that pursuant to the Development Scheme, this letter and the attachments provided comprise a full response to the items as outlined in the Information Request letter issued by the Office of CG. It is therefore requested that the Office of CG continue with Referral stage of the SDA application process.

Should you have any queries regarding any of the information provided, please contact me by telephone: 1800 497 587, or via email: [mbenham@groundwork.com.au](mailto:mbenham@groundwork.com.au).

Yours faithfully

**Groundwork Plus Pty Ltd**



**Megan Benham**  
**Project Director**

*Attachments:*

- *Appendix A – Planning Assessment Report and supporting attachments*
- *Appendix B – Approved and Proposed Development*
- *Appendix C – Site Layout Plan*
- *Appendix D – Indicative Floor Plans*
- *Appendix E – Site Context Plan*
- *Appendix F – Exclusion and Isolation Zone*

# **Appendix A**

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Planning Assessment Report and Supporting Attachments

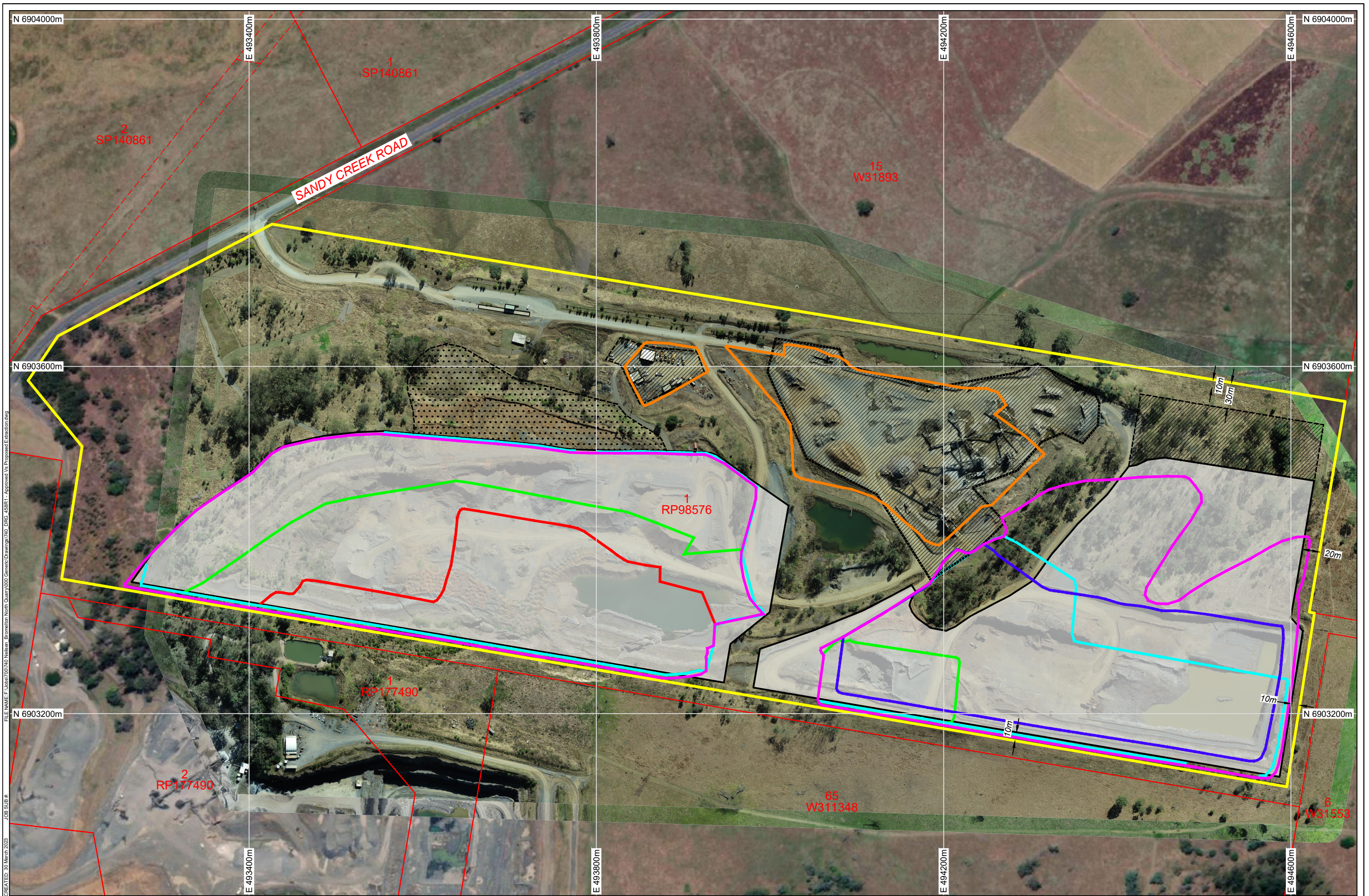


# **Appendix B**

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Approved and Proposed Development





REV	DESCRIPTION	DATE	BY
1	Fill avoids remnant vegetation	04/10/22	MR
1	Add Stages, Remove Haul roads, Operations/Extraction Boundaries	28/03/23	KJB

Data Sources:  
 Photography: Groundwork Plus RPA Survey, Captured 2022-07-26  
 Topography: © The State of Queensland (DNRME) 2022  
 Cadastral: © The State of Queensland (DNRME) 2019  
 Ecosystem: © The State of Queensland (DNRME) 2019  
 Other: Background Photography: © The State of Queensland (DNRME) 2019  
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**Legend:**

- Site Boundary
- Cadastral Boundary
- - - Easement Boundary
- Approved Operations Area
- Approved Stage 1 Footprint
- Approved Stage 2 Footprint
- Approved Stage 3 Footprint
- Approved Stage 4 Footprint
- Approved Long-term Footprint
- Proposed Quarry Footprint
- Proposed Operations Area
- Overburden stockpiles not included in application

PROJECT: Bromelton North  
 CLIENT: Neilsens Quality Gravels Pty Ltd

TITLE: Approved vs Proposed Extraction Boundary  
 SCALE: 1:4,000  
 DRAWING NUMBER: 740.DRG.458  
 REVISION: 1  
 DATE: 30 March 2023  
 PRINTED: 31 March 2023  
 CHECKED: MB  
 DATUM: HORIZONTAL / VERTICAL / ZONE  
 MGA / AHD / 56

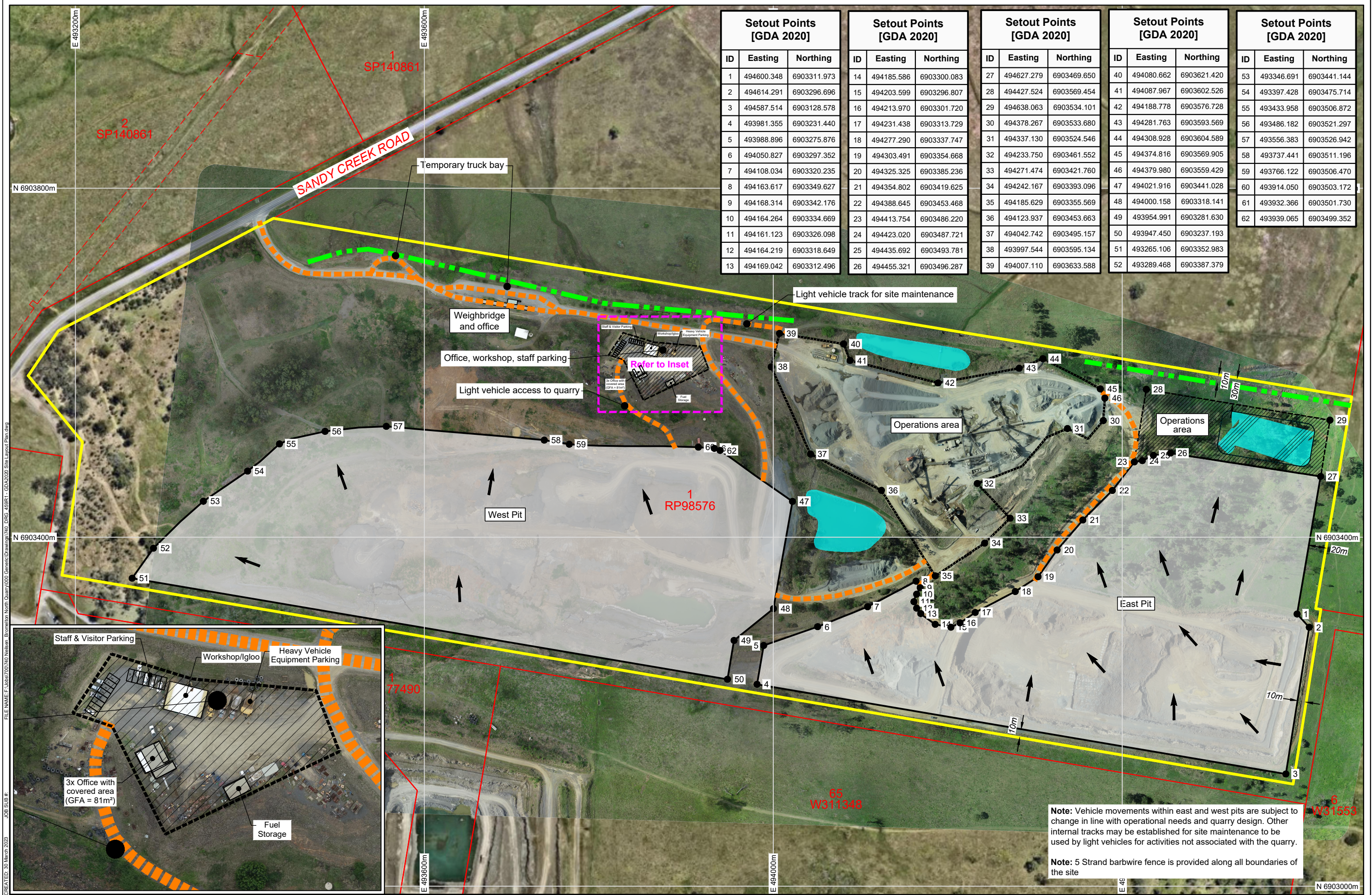


# Appendix C

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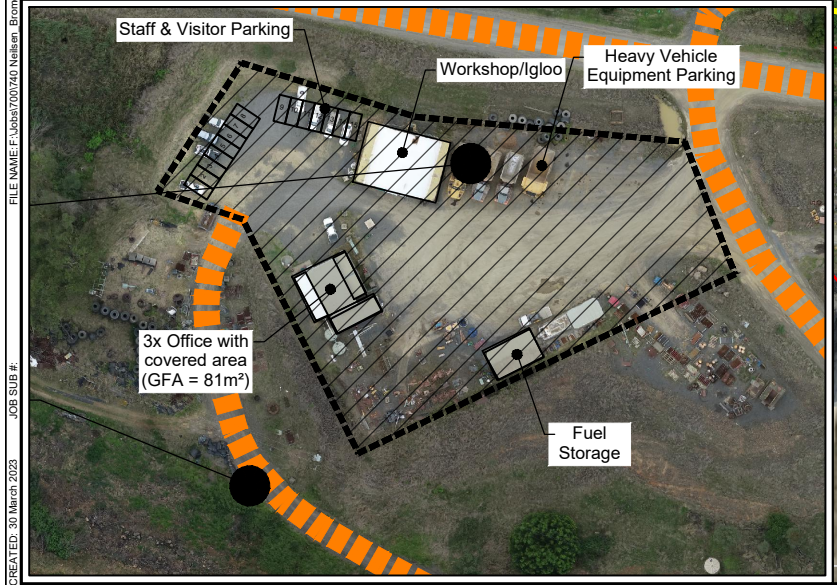
Site Layout Plan





Setout Points [GDA 2020]			Setout Points [GDA 2020]			Setout Points [GDA 2020]			Setout Points [GDA 2020]			Setout Points [GDA 2020]		
ID	Easting	Northing	ID	Easting	Northing	ID	Easting	Northing	ID	Easting	Northing	ID	Easting	Northing
1	494600.348	6903311.973	14	494185.586	6903300.083	27	494627.279	6903469.650	40	494080.662	6903621.420	53	493346.691	6903441.144
2	494614.291	6903296.696	15	494203.599	6903296.807	28	494427.524	6903569.454	41	494087.967	6903602.526	54	493397.428	6903475.714
3	494587.514	6903128.578	16	494213.970	6903301.720	29	494638.063	6903534.101	42	494188.778	6903576.728	55	493433.958	6903506.872
4	493981.355	6903231.440	17	494231.438	6903313.729	30	494378.267	6903533.680	43	494281.763	6903593.569	56	493486.182	6903521.297
5	493988.896	6903275.876	18	494277.290	6903337.747	31	494337.130	6903524.546	44	494308.928	6903604.589	57	493556.383	6903526.942
6	494050.827	6903297.352	19	494303.491	6903354.668	32	494233.750	6903461.552	45	494374.816	6903569.905	58	493737.441	6903511.196
7	494108.034	6903320.235	20	494325.325	6903385.236	33	494271.474	6903421.760	46	494379.980	6903559.429	59	493766.122	6903506.470
8	494163.617	6903349.627	21	494354.802	6903419.625	34	494242.167	6903393.096	47	494021.916	6903441.028	60	493914.050	6903503.172
9	494168.314	6903342.176	22	494388.645	6903453.468	35	494185.629	6903355.569	48	494000.158	6903318.141	61	493932.366	6903501.730
10	494164.264	6903334.669	23	494413.754	6903486.220	36	494123.937	6903453.663	49	493954.991	6903281.630	62	493939.065	6903499.352
11	494161.123	6903326.098	24	494423.020	6903487.721	37	494042.742	6903495.157	50	493947.450	6903237.193			
12	494164.219	6903318.649	25	494435.692	6903493.781	38	493997.544	6903595.134	51	493265.106	6903352.983			
13	494169.042	6903312.496	26	494455.321	6903496.287	39	494007.110	6903633.588	52	493289.468	6903387.379			

FILE NAME: F:\Jobs\700740 Nelsens Bromelton North Quarry\020 Generic Drawings\440 DRG 459R1 - GDA2020 Site Layout Plan.dwg  
 JOB SUB #  
 CREATED: 30 March 2023



**Note:** Vehicle movements within east and west pits are subject to change in line with operational needs and quarry design. Other internal tracks may be established for site maintenance to be used by light vehicles for activities not associated with the quarry.

**Note:** 5 Strand barbwire fence is provided along all boundaries of the site

REV	DESCRIPTION	DATE	BY
1	Added Barbwire Fence and Tree plantations. Revised Changes	23-03-28	KJB

**Data Sources:**  
 Photography: Groundwork Plus RPA Survey, Captured 2022-07-26  
 Topography: Cadastral: © The State of Queensland (DNRME) 2022  
 Ecosystem: Other: Background Photography: © The State of Queensland (DNRME) 2019  
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**Legend:**

- Site Boundary
- Cadastral Boundary
- - - Easement Boundary
- Extraction Footprint
- Water Storage / Sediment Basin
- Operations Area
- Internal Haul Road
- Vegetation Buffer
- Direction of Extraction



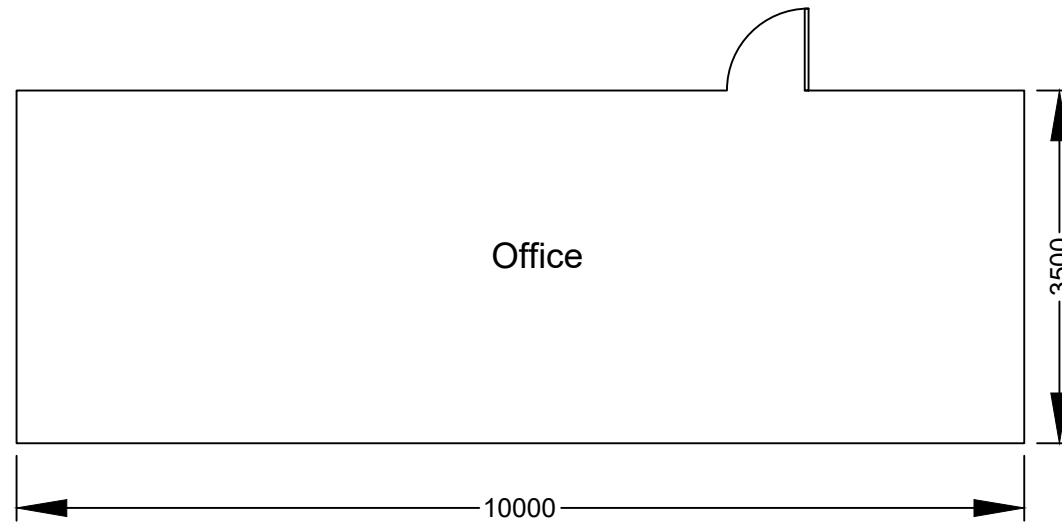
PROJECT: Bromelton North CLIENT: Neilsens Quality Gravels Pty Ltd	TITLE: Site Layout Plan	SCALE: 1:4,000 0 80m DATE: 30 March 2023 PRINTED: 31 March 2023	DRAWING NUMBER: 740.DRG.459 REVISION: 1 DATUM: HORIZONTAL / VERTICAL / ZONE MGA / AHD / 56
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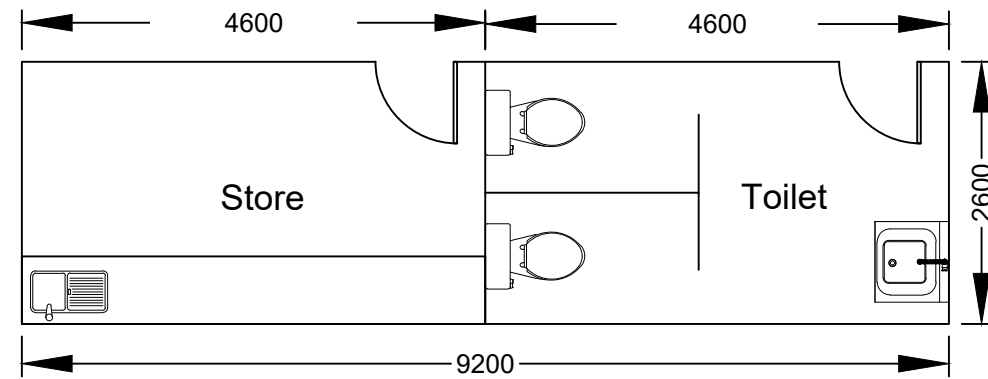
# Appendix D

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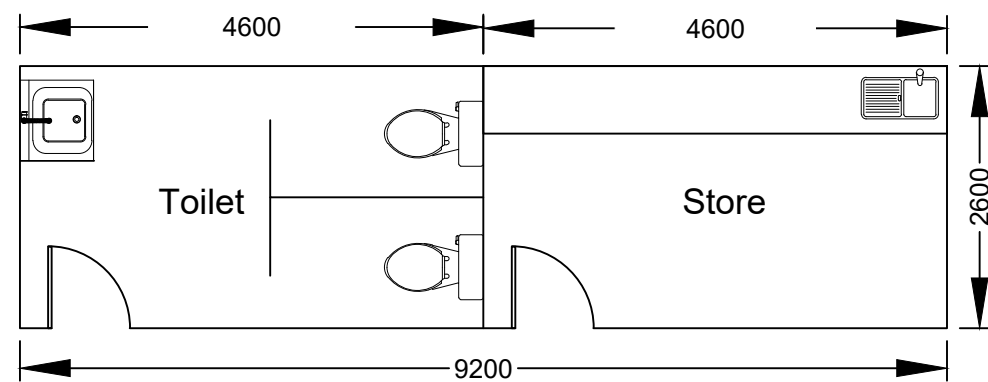
Indicative Floor Plan



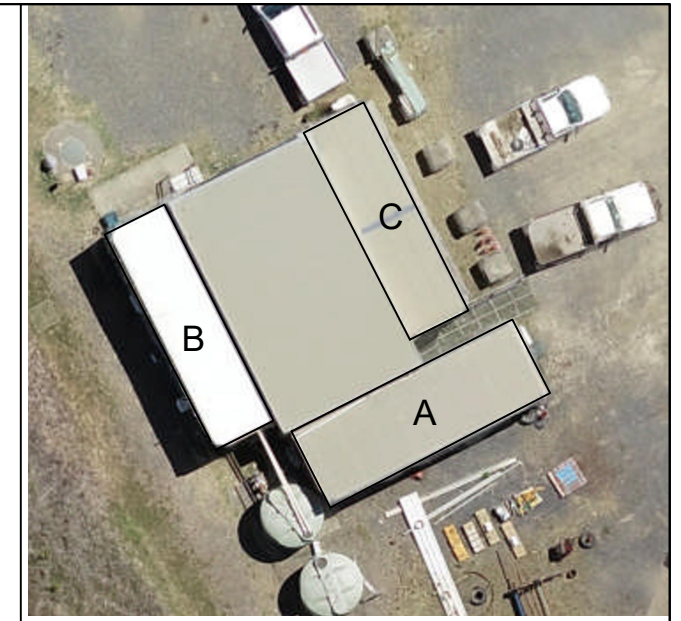
**A - Site Office Floor Plan**



**B - Storage/Toilet 1 Floor Plan**



**C - Storage/Toilet 2 Floor Plan**



FILE NAME: F:\Jobs\700\740\Neilsen - Bromelton North\000\_Geomatic\Drawings\400\_DRG\_468\_Site Buildings Floor Plans.dwg  
 JOB SUB #  
 CREATED: 31 March 2023

REV	DESCRIPTION	DATE	BY

Data Sources:  
 Photography: Groundwork Plus RPA Survey, Captured 2023-02-27  
 Topography:  
 Cadastre:  
 Ecosystem:  
 Other:

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Legend:

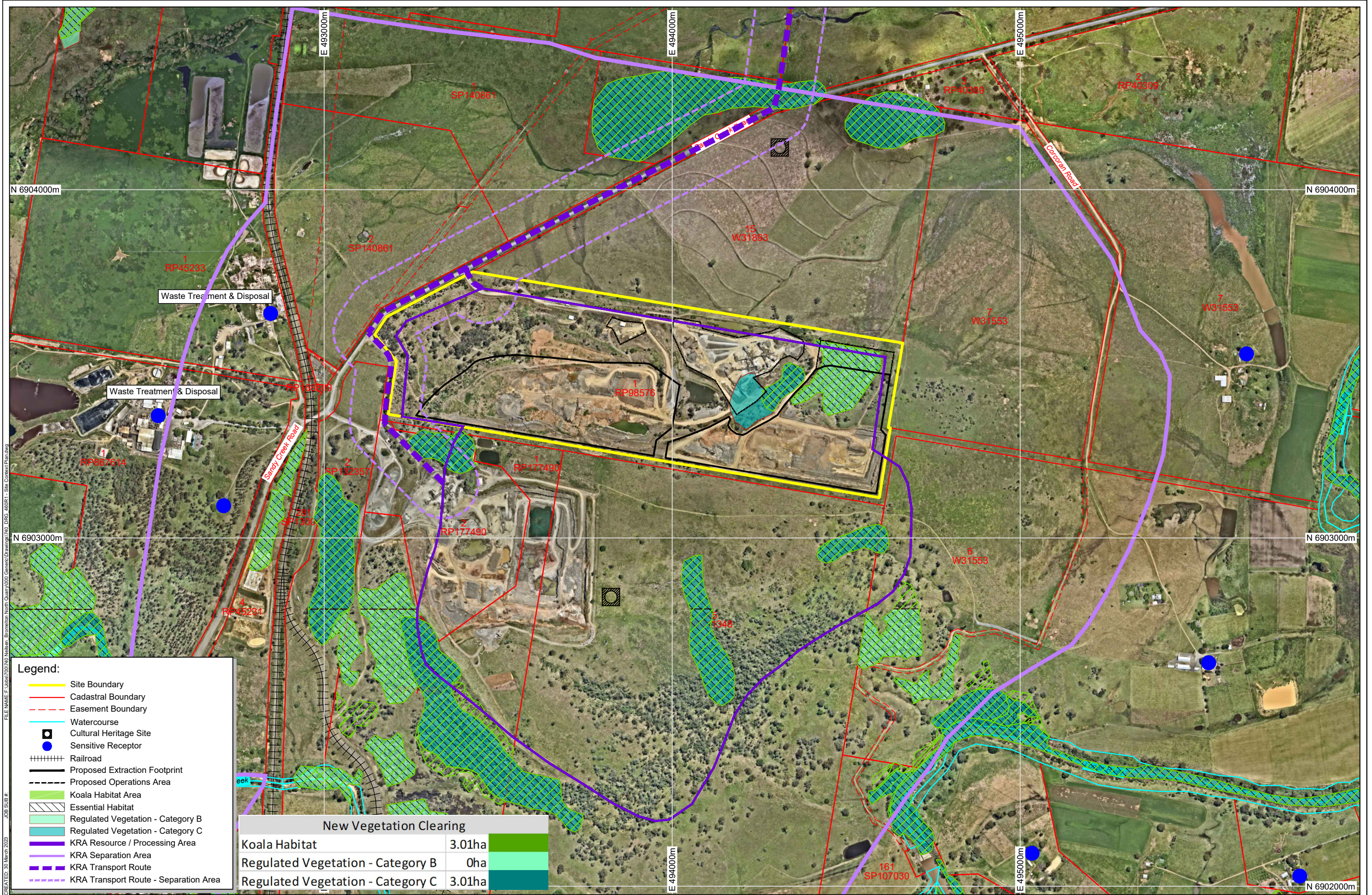
PROJECT: <b>Bromelton North</b>	TITLE: <b>Site Buildings Floor Plans</b>		
CLIENT: <b>Neilsens Quality Gravels Pty Ltd</b>		SCALE: NTS 0 When Printed On A3	DRAWING NUMBER: <b>740.DRG.468</b>
PH: +61 7 3871 0411 WWW.GROUNDWORK.COM.AU	DATE: 31 March 2023 PRINTED: 31 March 2023	DRAWN: KJB CHECKED: MB	REVISION: DATUM: HORIZONTAL / VERTICAL / ZONE GDA94 / MGA / AHD / 56

# **Appendix E**

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Site Context Plan





**Legend:**

- Site Boundary
- Cadastral Boundary
- - - Easement Boundary
- Watercourse
- Cultural Heritage Site
- Sensitive Receptor
- + + + + + Railroad
- Proposed Extraction Footprint
- Proposed Operations Area
- Koala Habitat Area
- Essential Habitat
- Regulated Vegetation - Category B
- Regulated Vegetation - Category C
- KRA Resource / Processing Area
- KRA Separation Area
- KRA Transport Route
- KRA Transport Route - Separation Area

New Vegetation Clearing		
Koala Habitat	3.01ha	<span style="background-color: #008000; width: 15px; height: 10px; display: inline-block;"></span>
Regulated Vegetation - Category B	0ha	<span style="background-color: #90EE90; width: 15px; height: 10px; display: inline-block;"></span>
Regulated Vegetation - Category C	3.01ha	<span style="background-color: #008000; width: 15px; height: 10px; display: inline-block;"></span>

REV	DESCRIPTION	DATE	BY
1	Added Table and revised KRA Layering	29-03-23	KJB

**Data Sources:**  
 Photography: Nearmap Imagery, Captured 2022-10-26  
 Topography: © The State of Queensland (Department of Resources) 2022  
 Ecosystem: Other:

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PROJECT: <b>Bromelton North</b>	TITLE: <b>Site Context Plan</b>
CLIENT: <b>Neilsens Quality Gravels Pty Ltd</b>	SCALE: 1:10,000 0 200m DRAWING NUMBER: 740.DRG.460 REVISION: 1
GROUNDWORK plus PH: +61 7 3871 0411 WWW.GROUNDWORK.COM.AU	DATE: 30 March 2023 PRINTED: 30 March 2023 DRAWN: MR CHECKED: JW DATUM: HORIZONTAL / VERTICAL / ZONE GDA94 / MGA / AHD / 56

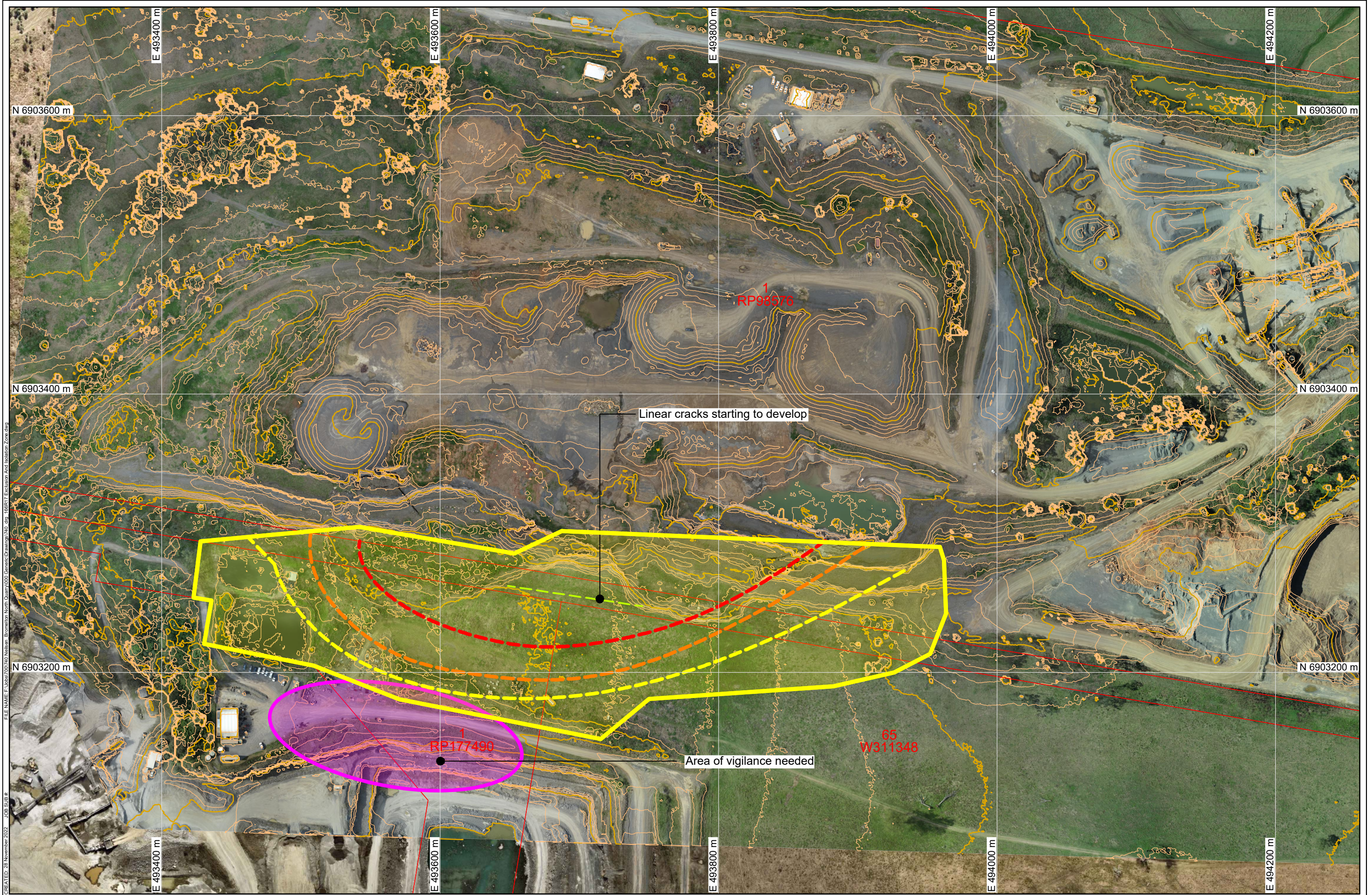


# **Appendix F**

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Exclusion and Isolation Zone





REV	DESCRIPTION	DATE	BY
15	Modified Exclusion Zone Boundary	26-11-20	JHV
16	Modified Exclusion Zone Boundary	09-08-21	JHV
17	Modified Exclusion Zone Boundary	28-11-21	JHV

Data Sources:  
 Photography: Groundwork Plus Pty Ltd RPA Survey, 2022-10-27  
 Topography: Groundwork Plus Pty Ltd RPA Survey, 2022-10-27  
 Cadastre: © The State of Queensland (DNRME) 2019  
 Ecosystem:  
 Other: Background Photography: © The State of Queensland (DNRME) 2019

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 GROUNDWORK PLUS PTY LTD. ABN: 13 609 422 791

**Legend:**

- Cadastral Boundary
- Exclusion and Isolation Zone

PROJECT: **Bromelton North Quarry**  
 CLIENT: **Neilsens**

**Exclusion and Isolation Zone**

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 PH: +61 7 3871 0411  
 WWW.GROUNDWORK.COM.AU

SCALE: 1:2,500  
 When Printed On A3

DRAWING NUMBER: **740.DRG.166**  
 REVISION: **17**

DATE: 28 November 2022  
 PRINTED: 28 November 2022

DRAWN: JHV  
 CHECKED: RH

DATUM: HORIZONTAL / VERTICAL / ZONE  
 GDA84 / MGA / AHD / 56