



Our ref: OUT23/130

23 January 2023

Office of the
Coordinator-General

The Neilsen Group
c/- Ms Megan Benham
Project Director
Groundwork Plus Pty Ltd
mbenham@groundwork.com.au

Dear Ms Benham

AP2022/022 – SDA application for a material change of use (MCU) for extractive industry (quarry expansion) in the Bromelton State Development Area (SDA)

Receipt of your SDA application for a MCU for extractive industry in the Bromelton SDA is acknowledged. The application was deemed properly made on 21 December 2022 in accordance with section 84D of the *State Development and Public Works Organisation Act 1971*.

Please find enclosed a request detailing the additional information required in order to properly assess your application. In accordance with Schedule 2, Part 2, Section 2.1(4) of the Bromelton SDA Development Scheme (December 2017), you have until 30 June 2023 to provide a response to the information request (noting that the response may be provided sooner) to the Office of the Coordinator-General. The application will lapse if you do not provide, to the satisfaction of the Coordinator-General, the requested information by the required date.

Once the Coordinator-General has received a response to the request for additional information, the application will be referred to the following referral entities for their assessment and to identify if any further information is required.

- Department of Environment and Science
- Department of Resources
- Department of Transport and Main Roads
- Scenic Rim Regional Council
- Seqwater.

If the Coordinator-General receives any requests for additional information from the referral entities, the Coordinator-General will coordinate the request and forward it to you for your response.

1 William Street
Brisbane Queensland 4000
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City East Queensland 4002
Telephone 13 QGOV (13 74 68)
Website www.statedevelopment.qld.gov.au
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If you require any further information, please contact Mr Savvas Hatzipapas, A/Principal Project Officer, Office of the Coordinator-General, on (07) 3452 7573 or email SDAinfo@coordinatorgeneral.qld.gov.au who will be pleased to assist.

Yours sincerely

A handwritten signature in black ink, appearing to read 'D. Stolz', with a stylized flourish at the end.

David Stolz
Assistant Coordinator-General
Planning and Services
(as delegate of the Coordinator-General)

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<p>The proponent is required to provide the Coordinator-General with a response to the information requested below.</p> <p>The requested additional information seeks to clarify inadequacies in the application material provided, including the impacts of the proposed development. Responding comprehensively to this request may assist in streamlining the assessment process.</p>		
No.	Issue	Information requested
Scope		
1	Application scope	<p>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’.</p> <p>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 <i>State Development and Public Works Organisation Act 1971</i> to change the conditions of a Consent Order.</p> <p>1) The proponent is requested to provide the following information:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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

		<p>iv) a referral under the <i>Environmental Protection and Biodiversity Conservation Act 1999</i></p> <p>v) existing infrastructure, operations and management plans</p> <p>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.</p> <p>2) The proponent is requested to:</p> <p>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.</p>
Consent Order (Reference 3448 of 2003)		
2	Existing use	<p>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.</p> <p>1) The proponent is requested to</p> <p>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</p> <p>b) confirm if steps will be taken to cancel the existing Consent Order / Development Approval under section 84 of the <i>Planning Act 2016</i>.</p>
3	Current operations	<p>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.</p>

		<p>1) The proponent is requested to provide additional details regarding the current status of the Consent Order and the associated conditions, including:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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.
<p>Planning Assessment Report (Reference 740.DA5.310.001)</p>		
4	Internal access	<p>1) The proponent is requested to:</p> <ul style="list-style-type: none"> a) confirm whether the existing internal light vehicle access roads and haul roads are to be retained and/or realigned with the operational changes.
5	Plans	<p>Attachments 4 and 5 of the submitted SDA application provide the site layout plan and the approved and proposed footprint.</p> <p>1) The proponent is requested to submit updated plans to include the following to provide greater clarity and more details including:</p> <ul style="list-style-type: none"> a) clearly identify facilities and infrastructure that will be retained and/or any new proposed infrastructure including <ul style="list-style-type: none"> 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

		<ul style="list-style-type: none"> 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.
6	Explosives / chemical storage	<p>As identified in the SDA application material, the quarry operations involve blasting activities.</p> <p>1) The proponent is requested to</p> <ul style="list-style-type: none"> 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.
7	SDA wide assessment criteria – 2.5.11 Environment, cultural heritage and community	<p>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 <i>Aboriginal Cultural Heritage Act 2003</i>.</p> <p>Section 2.5.11(1) of the SDA wide assessment criteria requires that the:</p> <p><i>'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.'</i></p> <p>Note: Schedule 1 of the Bromelton SDA development scheme includes definitions of environmental, cultural heritage and community values specific to the Bromelton SDA.</p> <p>1) The proponent is requested to:</p> <ul style="list-style-type: none"> a) identify any relevant environmental values, cultural heritage values and community values both on the subject site and in the immediate surrounds

		<p>b) identify any mitigation or management strategies that will be implemented to protect these identified values from adverse impacts.</p>
8	Clearing of vegetation	<p>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.</p> <p>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:</p> <p><i>‘Development is designed to avoid the clearing of regulated vegetation. Where avoidance is not possible, minimise clearing to:</i></p> <ul style="list-style-type: none"> <i>a) avoid land degradation</i> <i>b) avoid the loss of biodiversity and</i> <i>c) maintain ecological processes.’</i> <p>1) The proponent is requested to submit a vegetation clearing table which clearly identifies:</p> <ul style="list-style-type: none"> a) category of vegetation to be cleared b) amount of vegetation to be cleared by category c) level of assessment required. <p>2) The proponent is also requested to identify any mitigation and management measures to minimise adverse impacts from clearing vegetation.</p>
9	Koala habitat	<p>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,</p>

		<p>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.</p> <p>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; and https://environment.des.qld.gov.au/__data/assets/pdf_file/0022/255460/is-koala-conservation-plan-clearing-requirements.pdf</p> <ol style="list-style-type: none"> 1) The proponent is requested to review the information sheets and provide updated information that: <ol style="list-style-type: none"> a) identifies the applicability of the Nature Conservation (Koala) Conservation Plan 2017 to the proposed development b) identifies how the proposed development will comply with the relevant clearing requirements prescribed in Part 3 of the Nature Conservation (Koala) Conservation Plan 2017. 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.
10	Overall Objectives	<p>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.</p> <ol style="list-style-type: none"> 1) The proponent is requested to provide a complete response to item (j) of the Overall Objectives for development in the Bromelton SDA.