

Bowen Basin Coal Growth Project - Caval Ridge Mine:

Coordinator-General's change report no. 8 — Accommodation Village Condition Changes

September 2013

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Synopsis

The Bowen Basin Coal Growth Project was declared by the Coordinator-General on 18 July 2008 as a 'significant project' for which an EIS was required under the *State Development and Public Works Organisation Act 1971* (SDPWO Act). The project comprises four stages, the second of which—Caval Ridge Mine (CRM)—is a new coal mine and coal handling and processing facility located approximately 16 kilometres south of Moranbah. BHP Mitsubishi Alliance Coal Operations Pty Ltd (BMA) is the proponent for the project.

The proponent continues to review CRM's operational requirements and has to date, submitted seven applications for project change to the Coordinator-General pursuant to Part 4, Division 3A of the SDPWO Act and one permissible change request pursuant to section 369 of the *Sustainable Planning Act 2009* (SPA).

Project change application 8 concerns a proposed change to certain conditions of approval in the Coordinator-General's change report 1, published in February 2011.

The condition in question – Appendix 1, Part 2 – states: 'Development Permit for an MCU for accommodation building (1400 rooms), hotel and shop (for the temporary construction accommodation village associated with the Caval Ridge Mine, in stages) – general condition: Any approval of the temporary construction village must be limited to a maximum period of four (4) years from commencement of the use.'

BMA is seeking to have the condition changed so that rooms can be used permanently. The rooms are intended for workers and contractors involved with mine construction, operations and maintenance at CRM and surrounding BMA mines.

A number of revisions to the accommodation village have been made by BMA to date. Each change request has been considered and decided in accordance with various statutory processes under SPA.

The most recent revision of the accommodation village occurred as part of a permissible change under SPA, which was approved in October 2012. The effect of the approved change resulted in a reduction in the temporary construction rooms (reduced from 1400 to 900), as well as internal reconfigurations of the village and reconfigurations of the staging of the village components.

I have assessed the proponent's application for project change, and approve amending the stated condition. The revised condition is shown in Appendix 1.



Barry Broe
Coordinator-General
2 September 2013

1. Introduction

1.1. The proponent

The proponent for the Bowen Basin Coal Growth Project – Caval Ridge Mine (CRM) is BHP Mitsubishi Alliance Coal Operations Pty Ltd (BMA) (the proponent).

1.2. The project

The CRM is part of the proposed Bowen Basin Coal Growth (BBCG) Project, involving two new coal mines—Daunia and Caval Ridge; an expansion of the Goonyella Riverside Mine; and the relocation of the Moranbah Airport. The Coordinator-General's report for the CRM was released on 9 August 2010.

The CRM is located approximately 16 kilometres south of Moranbah in Central Queensland and includes the following key elements:

- open-cut production of approximately 5.5 million tonnes per annum (Mtpa) of coal products using dragline and truck and shovel
- development of associated infrastructure including a new 8 Mtpa coal handling and preparation plant with the capability of processing an additional 2.5 Mtpa sourced from the existing and adjacent Peak Downs Mine
- construction of an overland conveyor from the Peak Downs Mine to the CRM coal handling and processing plant
- elevation of the Peak Downs Highway over a new mine haul road and infrastructure corridor
- construction of a new rail spur and loop from the main Blair Athol line to the train load-out facility
- a construction workforce of approximately 1200 people with an estimated operating workforce of 495 people
- a capital expenditure of approximately \$4 billion over 25 months and operational expenditure of approximately \$475 million per year over a mine life of approximately 30 years.

1.3. Prior applications for project change

The proponent has previously requested two changes to conditions attached to the CRM workforce and accommodation village components of the project, as follows:

- **Change Request 1—Accommodation Village Location and Capacity**
Request sought approval for the proposed Buffel Park Accommodation Village facilities for the CRM operational and construction workforce. The request was for 2500 permanent accommodation rooms. The Coordinator-General considered that this request could not be approved in its entirety due to the lack of sufficient

evidence to support the permanent worker numbers. The change report was released on 18 February 2011.

- **Change Request 4—100 per cent Fly-in/Fly-out Operations Workforce**
Request to amend conditions to allow an increase in the proportion of CRM's non-resident operational workforce from 70 per cent to up to 100 per cent. The Coordinator-General did not approve the request in its entirety. A condition requiring BMA to facilitate the provision of permanent residential-style accommodation within the Isaac region at the minimum rate of eight dwellings for every ten new operational workers in the CRM was imposed. Based on the figures provided by BMA, the minimum requirement was 400 dwellings. BMA is also required to provide appropriate accommodation for the remaining non-residential workforce. The change report was released on 2 September 2011.

1.4. Legislative provision for change report

On 31 May 2013, the proponent applied to the Coordinator-General to assess a proposed change to the CRM project, under Division 3A, section 35B, of the *State Development and Public Works Organisation Act 1971* (SDPWO Act). In accordance with section 35C of the SDPWO Act, I have evaluated the environmental effects of the proposed change, its effects on the project and other related matters and prepared this Coordinator-General's change report.

In evaluating the proponent's application for project change (APC), I sought comment from the public and advisory agencies and additional information from the proponent in response to submissions made. For more information on the public consultation process, refer to Section 2 of this report.

At Appendix 1 of Change Report 1 (February 2011), the then Coordinator-General provided a number of stated conditions to attach to development permits for various Material Change of Use (MCU) applications relevant to the CRM accommodation village to be made under SPA. It is Part 2 of these stated conditions that BMA is seeking to amend through change request 8.

Part 2 states: 'Development Permit for an MCU for accommodation building (1400 rooms), hotel and shop (for the temporary construction accommodation village associated with the Caval Ridge Mine, in stages) – general condition: Any approval of the temporary construction village must be limited to a maximum period of four (4) years from commencement of the use.'

Assessment and approval of a number of revisions to the accommodation village made by BMA to date have been considered and decided in accordance with various statutory processes under SPA.

The most recent revision of the accommodation village occurred as part of a permissible change under SPA, which was approved in October 2012. The effect of the approved change resulted in a reduction in the temporary construction rooms (reduced from 1400 to 900), as well as internal reconfigurations of the village and reconfigurations of the staging of the village components.

BMA has advised that the changes being sought through change request 8 have been assessed in accordance with the same SPA processes but on this occasion do not meet the requirements of a *permissible change* as set out in section 367 of that Act.

As a result, the current proposed changes cannot be considered as an amendment to the existing development approval. It is because of these limitations in the change process under SPA that BMA has approached the Coordinator-General to consider the change request.

Pursuant to SPA requirements, upon Coordinator-General approval, BMA will be required to submit a new development application to the Isaac Regional Council (as the entity with jurisdiction over planning decisions) requesting that the use rights of rooms identified as temporary under existing approval arrangements be reconsidered as permanent under a new application.

The change request public notification process, undertaken as a key consultation activity in the assessment of the request, has replaced the information and referral stage (Chapter 6, Part 3) and the notification stage (Chapter 6, Part 4) of the development application process under SPA.

2. Public notification

In accordance with section 35G of the SDPWO Act, the Coordinator-General must decide whether or not the proponent is required to publicly notify the proposed change application and any effects on the project.

On 14 June 2013, I determined that the project should be publicly notified. Advertisements were placed in *The Courier-Mail* and Mackay's *Daily Mercury* and the proponent's APC was publicly available from 21 June 2013 to 1 August 2013. Six submissions were received on the APC—one from an individual, two from private organisations and three from advisory agencies including the Department of Environment and Heritage Protection, the Department of Natural Resources and Mines and Isaac Regional Council.

3. The proposed change

BMA is seeking changes to the accommodation village requirements arising from the stated conditions at Appendix 1 of the Coordinator-General's Change Report 1 (February 2011).

Part 2 of these conditions relate to the application for a development permit for a Material Change of Use (MCU) for an accommodation building (1400 rooms), hotel and shop (for the temporary construction accommodation village associated with the CRM, in stages)—general conditions which state that 'any approval of the temporary accommodation village must be limited to a maximum period of four (4) years from commencement of the use'.

In other words, the temporary construction rooms in the Buffel Park Accommodation Village must be decommissioned after four years of use.

BMA is seeking to have these conditions changed so that the currently approved temporary construction rooms (numbering 900) can be used permanently, not just temporarily.

The rooms are intended for workers and contractors involved with mine construction, operations and maintenance primarily at CRM. However workers from surrounding BMA mines may also need to be accommodated from time to time.

3.1. Proponent's reasons for change

BMA is seeking the removal of Part 2 of the Stated Conditions in the Coordinator-General's Change Report 1 (February 2011) on the basis that decommissioning of the accommodation, given the findings of the 2012 BBCG Project Housing Study, could contribute to accommodation shortages across the Isaac region over time.

BMA is seeking the ability to use the accommodation village to accommodate workers from CRM and contractors associated with operations, construction and maintenance activities at surrounding BMA mines. The proponent contends that removing the requirement to decommission 900 rooms will provide for greater flexibility over time to accommodate any personnel and contractors visiting the area without causing adverse impacts on the regional accommodation demand–supply balance.

BMA's change request states:

Certain conditions stated to apply to the Buffel Park Accommodation Village during 2011 require that approximately 900 rooms of the approved capacity of the site cannot be used after four years. The requirement for the relevant rooms to be temporary was established during 2011 because a required Housing Study was not available at that time. The Housing Study has now been completed and, on the basis of the findings of the study, BMA is seeking to remove the conditions that require rooms to only be used on a temporary basis. These conditions result in increased costs, reduced flexibility and reduced potential for operational innovation over the life of the project. BMA is seeking changes to these conditions so as to alleviate these impacts and to provide greater flexibility for BMA to manage accommodation activities in the most effective and efficient way.

4. Evaluation of the change request

In evaluating this APC, I have considered the following:

- the proponent's application for project change, dated 31 May 2013
- public submissions
- advisory agency submissions
- additional information in response to issues raised in submissions, supplied by the proponent on 15 August 2013.

In evaluating the proponent's APC, the public and advisory agency submissions and BMA's supplementary information, the following key issues were raised:

- oversupply of accommodation across the Isaac region
- fly-in/fly-out work practices

- regional economic impacts
- cumulative social impacts
- supplementary considerations.

4.1. Stated conditions for SPA approvals – Appendix 1, Part 2, Change Report 1

At the time the *Coordinator-General's evaluation report: Bowen Basin Coal Growth Project – Caval Ridge Mine* was released in August 2010, BMA was yet to decide on a site for its construction and operations accommodation village. At that time, BMA was also yet to provide the Office of the Coordinator-General with sufficient information about the organisation's future strategy for worker accommodation across the Isaac region.

For these reasons, in the Coordinator-General's change report on the accommodation village location and capacity (February 2011), the then Coordinator-General indicated that any future proposals relating to worker accommodation arrangements for the CRM would be subject to a regional housing study, independently chaired, represented by all relevant stakeholders, resourced with the Office of Economic and Statistical Research (OESR) statistics and forecasts and with terms of reference approved by the Coordinator-General. The BBCG Project Housing Study was completed in October 2012. Findings of the study were used to inform the BBCG Project Housing Impacts Plan, which was submitted for my consideration and which I approved in May 2013.

The impact management plan presents a set of consolidated plans, detailing existing and proposed BMA strategies that will be employed to mitigate and manage project impacts on the regional accommodation market.

I am satisfied that the housing study and the resultant impacts management plan has accurately detailed the context in which BMA's accommodation proposal is being made. I consider that it provides the thorough analysis of the nature of the local housing market that was missing from previous requests for a larger permanent accommodation solution.

I acknowledge that BMA's Housing Impacts Plan depicts the housing and accommodation circumstances experienced within Moranbah at a particular point in time and proposes management strategies based on the existing situation. However, what has been clearly established through completing the study is that the Moranbah housing market is highly influenced by the expansion and contraction in the resource industry employment cycle as mining activity and commodity markets fluctuate widely.

4.1.1. Oversupply of accommodation

Historically, the provision of worker accommodation by mining companies across the Isaac region has often struggled to keep pace with the expansion of the mining workforce at peak times. During the most recent period of significant mining activity, the Moranbah housing market was characterised by deficiencies between accommodation supply and demand that saw severe housing shortages and corresponding increases in

housing and rental prices. These factors led to workers, particularly in the public sector and non-resource industries, having a limited choice about where they could live and caused associated housing affordability issues. Current market indicators suggest that the mining industry is now moving into a period of contraction that has seen a corresponding decrease in mine workers and demand for accommodation across the region. On the basis of this industry downturn, a number of submitters raised the issue of an oversupply of accommodation, especially in Moranbah.

In considering the detail of BMA's change request, in conjunction with the supporting housing study and management plan documents, I support the long-term goal of the proponent to generate an opportunity to sustainably and efficiently minimise the volatility experienced in the regional accommodation market. It is my view that, in a location in which the population can quickly grow beyond housing capacity, the ability of BMA to house its required workforce utilising its own accommodation stocks and reducing the impacts on local area residents at these peak times is a desirable outcome. In this regard, I accept BMA's assertion that the removal of the temporary use rights to the 900 rooms is a factor key to providing the company with sufficient flexibility to optimise its short-term accommodation requirements while maintaining longer-term strategic planning goals.

It is true that Moranbah in particular, has recently seen a number of new housing developments come online at the same time as a slump in the coal mining sector. This slowing down of the market has undoubtedly resulted in a corresponding easing of housing demand. However, it is my view that the full complement of available accommodation within the township will inevitably be required as sector activity peaks once again. Based on recent experience of the over-heated local housing and rental markets, I consider it prudent for planning to be undertaken now and for reserve housing stock to be available in readiness for the next peak.

I have been advised by the proponent that in accordance with the existing development approval, Stages 1 to 4 of the Buffel Park Accommodation Village have been built and are currently occupied by mine construction workers. I am further advised that, in the interests of the proponent's short-term optimisation plans, building of rooms identified as part of the operational village accommodation have been delayed pending the outcome of this change request. BMA has advised that, in the event that I accept the APC, it is possible that no new rooms will be built in the short-term but rather, BMA will retrofit existing rooms to meet the particular requirements of its operational workers. Contrary to claims made in a submission suggesting that BMA had misrepresented the construction status of these rooms, I am aware that this next phase of village construction is yet to commence. BMA has made it clear that the outcome of my evaluation of this change request will be a determining factor in how and when its program of building works moves forward to mitigate the direct impacts of its project.

I am satisfied that BMA's long-term planning of accommodation as proposed can be viewed as providing an opportunity for a more considered and coordinated regional approach to sustainable housing market supplies.

4.1.2. Fly-in/fly-out work practices

I note that a number of submissions raise the issue of fly-in/fly-out (FIFO) or drive-in/drive-out (DIDO) work practices. I acknowledge that this matter continues to be a significant issue across remote resource communities. However, the impacts and management of this issue as it particularly relates to the CRM were considered in detail and taken into account in *The Bowen Basin Coal Growth project—Caval Ridge Mine: Coordinator-General's change report on 100 per cent fly-in fly-out operations workforce* (September 2011). I have therefore noted the comments about FIFO made in all properly made submissions but consider that the crux of this matter lies beyond the scope of the current change request.

4.1.3. Regional economic impacts

It is well known that mining towns are highly vulnerable to economic cycles. As a mining service town, Moranbah's housing market supply and demand equation is intrinsically linked with the fortunes of the mining industry. In recent times, this fact has been borne out as peak resource production has correlated directly with rapid population growth and an associated increase in demand for accommodation. In a demand driven market such as Moranbah therefore, accommodation escalations driven by limited supply often occur. This situation is compounded by the limited supply of land available for residential development purposes.

Throughout 2011 in particular, the Moranbah housing market was considered highly inflated. During this time, the township experienced low vacancy rates and high rental levels, significantly impacting a number of key areas including: the ability for non-resource industries unable to secure workers due mainly to the inability to offer remuneration packages equal to the mining companies, workers choosing to live further away from the work place, the ability for local industries to attract trades workers due to the combination of high resource sector wages and high rental/housing prices, the inability for community and emergency services to keep pace with demand, and social issues arising from families and individuals experiencing housing stress.

In the wake of the current resources sector downturn, market indicators are showing that the stress in the Moranbah housing market is now starting to ease with house prices and rental rates dropping, leading to a more balanced housing market. Within this context therefore, I consider that BMA's request to remove the requirement to decommission 900 accommodation village rooms will contribute to addressing housing affordability and supply issues within the region which, based on the cyclic nature of the mining industry, could reappear during the sector's next peak.

Furthermore, as a result of the current downturn in activity across the resources sector, it is not unexpected that BMA is seeking to implement cost reduction measures across all aspects of its business. Operating seven mines in the Bowen Basin, I acknowledge that BMA is a major driver of growth across the region and appreciate that, given the extent of its regional influence, business decisions will lead to broader impacts on the local communities. This context highlights the importance of ensuring that a mine the size and scope of CRM remains a viable project supporting and contributing to the sustainability of the local economy. For these reasons, I acknowledge the necessity for BMA to seek opportunities for optimising operations and reducing project costs.

Various submitters contend however that the region's economic sustainability will be negatively impacted should approval be granted for the decommissioning restriction to be lifted from the assigned rooms. In some cases, submitter claims point to the oversupply of accommodation as a key factor in this regard. Contrary to claims of 'devastating long-term impact on the local and regional economy ...', as detailed in Section 4.1.1, I am satisfied that there is considerable long-term benefit in BMA providing accommodation for its workforce from within its own stock and attempting to mitigate direct project impacts by reducing market volatility.

In a number of other cases, submitter assertions of regional economic instability have been made on the grounds of possible negative impacts that approval will have on other commercial accommodation interests in the region. Whilst I note this view, this is not a matter that is relevant to informing the consideration of this change request.

In considering the management and mitigation commitments detailed in both the Social Impact Management Plan (SIMP) and the Housing Impact Plan (HIP), I am satisfied that despite the current challenging market conditions, BMA continues to make substantial investment across the Bowen Basin communities and this change request is aimed at reducing costs and improving the long-term competitiveness of its total operational portfolio across the region. Moreover, I consider that the change request has resulted from sensible and balanced decision-making with one of the goals being to maintain BMA's commercial sustainability during the current market downturn, which will consequently contribute to the economic sustainability of the region.

4.1.4. Cumulative social impacts

Throughout the Bowen Basin's long history of mining, the recurrent themes of small, regional town challenges, rapid growth in mining interests and the cumulative impact of these issues together with high levels of growth are apparent. In my view, by acknowledging these challenges and the potential impacts development of the CRM would have on the community, BMA has consistently demonstrated commitment to creating and delivering upon a number of major initiatives in consultation with key local stakeholders. I am satisfied that the proponent continues to demonstrate a close working relationship with members of the established BMA Community Network group facilitating joint planning and coordination efforts on a wide range of ongoing initiatives.

In December 2012, formal implementation of the BMA social program of works commenced with my approval of the CRM SIMP. This document recognises the potential impacts that the CRM is likely to have on the local community in which it will be constructed and operated. In particular, the document recognises that mine development will occur in the context of several other project developments (BMA and non-BMA) in the Bowen Basin region. As a result, the SIMP focuses on BMA's ongoing commitment to cooperating with local and regional authorities and other industry proponents to ensure a coordinated approach to managing projects across the region.

The document serves as a plan, detailing strategies which are designed to enhance the liveability and social sustainability of the Bowen Basin towns and is supported by the findings of the HIP. Based on the approved terms of reference, I consider that my approval of these documents signals my acceptance that the data presented within each is relevant and accurate. I make this point on the basis that a number of

submitters called into question information presented in these documents to further their objections.

A number of submitters asserted that BMA had given minimal consideration of broader regional impacts in making this change request and, essentially, the change of room-use arrangements would lead to the abandonment of community links altogether as the village becomes more introspective.

I acknowledge the concerns regarding how facilities such as Buffel Park could impact the amenity and other social conditions of a township; however, it must be recognised by local residents and authorities that non-resident worker accommodation also makes an important contribution to the accommodation needs of resource communities. By maintaining accommodation capacity at Buffel Park and by utilising the flexibility inherent in removal of use rights of the identified rooms, BMA is afforded the opportunity to offset the housing needs of its workforce from within its own operations in periods of high demand, consequently reducing the volatility experienced in the accommodation market in the region.

I am satisfied that BMA's strategic management approach displays the company's best endeavours to keep in check the cost of housing (either rental or mortgage rates) relative to the regional mean household income and/or will ensure adequate stocks of available housing for those sections of the non-resource worker population that have historically experienced limited choice when it comes to accommodation, particularly during peak activity.

I understand submitter concerns about the potential for a community such as Buffel Park to become operationally introverted and appear isolated from adjacent communities. I believe that this concern has been consistently recognised and addressed through the company's documented commitment to and delivery of a wide range of social investment projects across the region, as well as its commitment to and implementation of its local buying program. Based on this evidence, I am satisfied that with many decades of experience in mining within the region, BMA continues to display a good understanding of its social licence obligations and has not given any indication that this is likely to change.

I understand also, that in devising and managing delivery of these community-oriented projects, consultation with key local representatives via the BMA Community Network does and has occurred on a regular basis. In combination with bi-monthly meetings including all of the Isaac region's local government councillors and via other public forums as required, I consider that BMA has established community engagement mechanisms that provide ample opportunity for all relevant stakeholders to participate in the consultation process regarding project matters. To ensure the best outcomes for the region, there remains an onus on all affected stakeholders to embrace these opportunities for engagement openly and enter into discussions in a genuine manner.

4.1.5. Supplementary considerations

Traffic management

A submitter raised a number of issues in relation to potential impacts that lifting the requirement to decommission rooms may have on existing traffic movements and road conditions.

As detailed in the change request (section 3.4.9), BMA has entered into infrastructure upgrade agreements and funding arrangements with both the Department of Main Roads and the Isaac Regional Council to enable substantial upgrades to be made to the regional road network. I understand that these arrangements were initiated and implemented based on the original request for a permanent workforce of 2500. Project approvals have therefore already been granted based on this greater number of BMA workforce personnel.

As the expected impacts of the current proposal will be considerably less than those assessed and found to be acceptable when the workforce numbers were stated as being 2500, I am satisfied that agreements and arrangements currently in place between BMA and relevant authorities will generally be suitable for managing impacts associated with the smaller operational workforce. I expect that, in the event that traffic and road management plans require alteration, notification and revision processes between BMA and each relevant road and transport authority would be triggered as a matter of course.

Waste management

As highlighted throughout this report, mine management strategies will fluctuate in accordance with industry activity peaks and troughs. One submitter raised the issue of the unacceptable impacts on existing local landfill facilities as volume of waste increases with rising workforce numbers during peak periods. I am satisfied that (in accordance with section 3.4.8 of the change request) BMA remains aware of its obligations in relation to this matter and is not proposing any changes to existing waste management requirements. I accept BMA's proposal that, in the event that it is unable to enter into a fee-for-service waste disposal arrangement with Isaac Regional Council, the organisation will seek to dispose of any additional waste material via alternative commercial arrangements.

Insufficient and inconsistent information

One of the key outcomes of the February 2011 change report process was the requirement for BMA to undertake a housing impact study to inform development of the HIP. The need for this additional body of work was required because, at that time, there was insufficient information available to support BMA's request to house its desired permanent workforce of 2000. History shows that the further consideration of this number of permanent rooms was contemplated from that time. Furthermore, I have found that throughout the range of available documentation provided by BMA, proposed final permanent room numbers are clearly evident.

Contrary to assertions made by a number of submitters that BMA has not provided me with sufficient information to support its change request, I consider that evidence

relevant to all state policies have been considered and that all requisite work I have previously requested to support this change application has been properly made and submitted to me to assist my consideration of this matter.

5. Conclusion

Pursuant to section 35I of the SDPWO Act, the evaluation of the BMA application for project change, dated 31 May 2013, concludes the following.

5.1. Stated conditions for SPA approvals – Appendix 1, Part 2, Change Report 1

I have considered the request to remove the requirement to decommission 900 rooms at the Buffel Park Accommodation Village after four years. I am of the view that the matters raised via submissions have been adequately addressed and can be managed by BMA in compliance with the SIMP and HIP documents, which I approved in December 2012 and May 2013 respectively. I am satisfied that no further issues remain which would lead to a refusal of the request.

I am of the view that BMA continues to demonstrate a commitment to progressing a variety of housing and accommodation initiatives to manage the CRM housing requirements. Moreover, I consider that adopting the proposed strategies will also go a long way towards ensuring the impacts of its operations are further minimised and do not negatively affect the local housing market during recurrent resource industry activity cycles.

I am satisfied that as part of BMA's short-term strategic planning, it will refurbish existing on-site rooms to suit the requirements of operations workers, thereby avoiding the need to commence construction of new accommodation on the Buffel Park site until such time as industry activity increases again.

5.2. Revised condition

Conditions made in this report are made pursuant to section 35I(2) of the SDPWO Act.

I conclude that Part 2 of the stated conditions at Appendix A of Change Report 1 (February 2011) should be re-worded and an amended condition be stated in its place. Revised conditions are in Appendix 1 of this change report.

Furthermore, as guidance material to assist the assessment manager of the subsequent development application, suggested condition amendments applicable to the existing development application approval conditions are provided in Appendix 2 of this change report.

5.3. Distribution of change report

Pursuant to section 35J of the SDPWO Act, a copy of this report will be given to the proponent, the assessment manager and a copy will be made available at:

www.dsdip.qld.gov.au/cavalridgemine

As per section 35K of the SDPWO Act, the Coordinator-General's report on the EIS for the project, and the Coordinator-General's change reports, all have effect for the project. However, if the reports conflict, the Coordinator-General's change report prevails to the extent of the inconsistency.

Appendix 1. Revised Coordinator-General Conditions

Former condition	New condition
<p>Appendix 1 State Conditions for Sustainable Planning Act 2009 (SPA) Approvals</p> <p>Part 2. Development permit for an MCU for accommodation building (1400 rooms), hotel and shop (for the temporary construction accommodation village associated with the Caval Ridge Mine, in stages) – general conditions.</p> <p>Any approval of the temporary construction village must be limited to a maximum period of four (4) years from commencement of the use.</p> <p>The entity with jurisdiction for this condition is the Isaac Regional Council.</p>	<p>Appendix 1 State Conditions for Sustainable Planning Act 2009 (SPA) Approvals</p> <p>Part 2. Development permit for an MCU for accommodation building (900 rooms), hotel and shop (for the construction accommodation village associated with the Caval Ridge Mine, in stages) – general conditions.</p> <p>Any approval for use of the construction village must apply permanently.</p> <p>The entity with jurisdiction for this condition is the Isaac Regional Council.</p>

Appendix 2. Guidance for Revised Development Application Conditions

SCHEDULE 1

AMENDMENTS AND INSERTIONS TO DECISION NOTICE PA10120

2. Conditions

The Assessment Manager and Coordinator-General conditions are set out in the following Schedules:

- o *Schedule 1* – Temporary Fly Camp (500 rooms);
- o *Schedule 2* – Temporary Construction Accommodation and Operational Accommodation Premises (1945 rooms);
- o *Schedule 3* – Periodic Maintenance Accommodation Premises (600 rooms);
- o *Schedule 4* – Sewage Treatment Plant [ERA 63.2(c)] Conditions for Temporary Construction Accommodation and Operational Accommodation Premises and Periodic Maintenance Accommodation Premises;
- o *Schedule 5* – General Conditions; and
- o *Schedule 6* – Approved Plans and Documents

SCHEDULE 1 – TEMPORARY FLY CAMP (500 Rooms)

- 4 At the expiration of two (2) years from commencement of the use, the Temporary Fly Camp accommodation use will cease, the buildings removed and the area disturbed by the construction and use of the Temporary Fly Camp rehabilitated to the satisfaction of the Isaac Regional Council's Executive Fly Director, Technical and Civil Services. It is acknowledged that the location of the Temporary Fly Camp accommodation represents approved Stages 5 and 6 of the Temporary Construction Accommodation and Operational Accommodation Premises. Rehabilitation works for the Temporary Fly Camp may not be required due to the existence of subsequent approvals for Stages 5 and 6 (for example, operational works). If subsequent operational works approvals exist, rehabilitation and site management for the area of the Temporary Fly Camp accommodation is to be carried out in accordance with the conditions of these subsequent approvals.

SCHEDULE 2 – CONSTRUCTION ACCOMMODATION & OPERATIONAL ACCOMMODATION PREMISES (maximum 1945 rooms)

STAGE 1 – Construction Accommodation Premises

Site Development

- 1 The use of the site for a Construction Accommodation Premises.
- 2 Construct Stage 1 generally in accordance with the following approved plans:
 - Buffel Park Accommodation Village Sequencing – Stage 1 Plan, Reference 24465_12A.
 - SKM Plan PHCVR02-7311-CC-DG-1106 Revision D (as applicable to Stage 1).
 - SKM Plan PHCVR02-7311-CC-DG-1104 Revision D (as applicable to Stage 1).
- 3 Pursuant to approved SKM Plan PHCVR02-7311-CC-DG-1104 Revision D and SKM Plan PHCVR02-7311-CC-DG-1106 Revision D, Stage 1 is to consist of the following:
 - A maximum 516 rooms including 12 rooms for persons with disabilities;
 - 250 car parking spaces;
 - 30 visitor parking spaces (including 12 disabled parking bays);
 - Bus set down area;
 - 24 bus parking spaces;
 - Reception building and kiosk/shop;
 - Multi purpose shelter;
 - Training room;
 - Dining hall and kitchen;
 - Gymnasium;
 - Hotel/Wet mess and recreational building;
 - Maintenance building;
 - Electricity sub station;
 - Water treatment plant;
 - Sewerage treatment plant;
 - Communications room; and
 - Sports field.

General

- 17 Prior to construction works commencing, submit an Operational Works application for approval by the Isaac Regional Council considering the under mentioned conditions and relating to the following aspects:
 - Earthworks;
 - Water supply. Internal water supply for Stage 1 from the on-site water treatment plant.
 - Sewerage servicing. Internal sewage reticulation arrangements for Stage 1 from the wastewater (sewer) treatment plant are to be documented. Refer Schedule 4 for the relevant ERA 63.2(c) sewage treatment plant conditions.
 - Landscaping;
 - Car parking area;
 - Bus setdown area;
 - Internal accessways and manoeuvring areas; and
 - Stormwater discharge.

Environmental

- 42 A building or other structure is required to have a landscaped area and must not be used unless:

- The landscaping requirements are met;
- Landscaping, including vertical and other landscaping forming part of the building, is generally in accordance with approved landscape plans prepared by RPS, Reference 24465-11A, 24465-18A, 24465-19, 24465-20, 24465-21 and 24465-22 prior to the issue of a building permit for the building or other structure. The landscaping plan must be prepared by a registered landscape architect and include the following information:
 - Proposed surfaces;
 - Locations, quantities and species of proposed plants;
 - Schedule of plants;
 - Extent of bushfire buffer zone;
 - Existing vegetation to be retained; and
 - Any other information which the Council may require from time to time.

STAGE 2A – Construction Accommodation Premises

Site Development

- 46 The use of the site for a Construction Accommodation Premises.
- 47 Construct Stage 2A generally in accordance with the following approved plans:
- Buffel Park Accommodation Village Sequencing – Stage 2 Plan, Reference 24465-13A.
 - SKM Plan PHCVR02-7311-CC-DG-1106 Revision D (as applicable to Stage 2A).
 - SKM Plan PHCVR02-7311-CC-DG-1104 Revision D (as applicable to Stage 2A).
- 48 Pursuant to approved SKM Plan PHCVR02-7311-CC-DG-1104 Revision D and SKM Plan PHCVR02-7311-CC-DG-1106 Revision D, Stage 2A is to consist of the following:
- A maximum 184 rooms.

General

- 59 Prior to construction works commencing, submit an Operational Works application for approval by the Isaac Regional Council considering the under mentioned conditions and relating to the following aspects:
- Earthworks;
 - Water supply. Internal water supply for Stage 2A from the on-site water treatment plant.
 - Sewerage servicing. Internal sewage reticulation arrangements for Stage 2A from the wastewater (sewer) treatment plant are to be documented. Refer Schedule 4 for the relevant ERA 63.2(c) sewage treatment plant conditions;
 - Landscaping;
 - Internal accessways and manoeuvring areas; and
 - Stormwater discharge

Electricity and Telecommunications

- 70 Provide evidence to the Isaac Regional Council that Stage 2A of the development can be connected to the electricity supply. This evidence is to be provided to the Council prior to the commencement of the use.
- 72 Enter into an agreement with a telecommunication provider to ensure that telecommunication services will be available to Stage 2A of the development. A copy of the agreement is to be provided to the Isaac Regional Council prior to the commencement of the use.

Environmental

- 80 Lodge a lighting plan for approval by the Isaac Regional Council documenting external lighting for Stage 2A of the development. This plan is to ensure the lighting provisions are designed in accordance with AS4282 - Control of the Obtrusive Effects of Outdoor Lighting.
- 82 A building or other structure is required to have a landscaped area and must not be used unless:
- The landscaping requirements are met;
 - Landscaping, including vertical and other landscaping forming part of the building, is generally in accordance with approved landscape plans prepared by RPS, Reference 24465-11A, , 24465-19, 24465-20, 24465-21 and 24465-22 prior to the issue of a building permit for the building or other structure. The landscaping plan must be prepared by a registered landscape architect and include the following information:
 - Proposed surfaces;
 - Locations, quantities and species of proposed plants;
 - Schedule of plants;
 - Extent of bushfire buffer zone;
 - Existing vegetation to be retained; and
 - Any other information which the Isaac Regional Council may require from time to time.
- 84 Implement the management actions of the Bushfire Management Plan prepared by RPS Reference 24465, dated September 2010 (or as amended) for Stage 2A of the development.

STAGE 2B – Construction Accommodation Premises

Site Development

- 86 The use of the site for a Construction Accommodation Premises.
- 87 Construct Stage 2B generally in accordance with the following approved plans:
- Buffel Park Accommodation Village Sequencing – Stage 2 Plan, Reference 24465-13A.
 - SKM Plan PHCVR02-7311-CC-DG-1106 Revision D (as applicable to Stage 2B).
 - SKM Plan PHCVR02-7311-CC-DG-1104 Revision D (as applicable to Stage 2B).

- 88 Pursuant to approved SKM Plan PHCVR02-7311-CC-DG-1104 Revision D and SKM Plan PHCVR02-7311-CC-DG-1106 Revision D, Stage 2B is to consist of the following:
- A maximum 320 rooms;
 - 150 car parking spaces;
 - Additional recreation building (if required); and
 - Additional Gymnasium (if required).
- 91 A legible copy of the approved drawings and documents and the Development Approval Conditions package is to be available on site at all times during construction and earthworks and be made available on request by the Isaac Regional Council or other administering entity under this approval

General

- 92 Complete all building work associated with this development approval, including work required by any of the following conditions. Such building work is to be carried out generally in accordance with the approved plans, drawing(s), and/or documents and, where the building work is assessable development, in accordance with a current development permit
- 93 All structures shall comply with the provisions of the *Building Code of Australia* and the *Queensland Building Act 1975*.
- 94 Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and/or documents, and any relevant Council or other approval required by the conditions.
- 95 Excluding communications services drawings, all site engineering designs and works are to be prepared by or supervised by a Registered Professional Engineer Queensland (RPEQ).
- 96 All outstanding rates or other charges due to the Isaac Regional Council in respect of the site must be paid prior to issue of Building Work Development Permit. Where arrangements have been made with the Council to pay the rates and charges on an instalment basis, all unpaid and outstanding instalments must be paid prior to issue of Building Development Permit.
- 97 Costs of all development works including any necessary alteration, relocation of services, public utility mains or installations must be met by the developer. The developer is responsible to accurately locate all existing services before any development works commence.
- 98 Where alterations to public infrastructure are required, operational plans must be prepared to the appropriate standards for public infrastructure and to the approval of the Isaac Regional Council's Executive Director Technical and Civil Services.

- 99 Prior to construction works commencing, submit an Operational Works application for approval by the Isaac Regional Council considering the under mentioned conditions and relating to the following aspects:
- Earthworks;
 - Water supply. Internal water supply for Stage 2B from the on-site water treatment plant.
 - Sewerage servicing. Internal sewage reticulation arrangements for Stage 2B from the wastewater (sewer) treatment plant are to be documented. Refer Schedule 4 for the relevant ERA 63.2(c) sewage treatment plant conditions;
 - Landscaping;
 - Car parking area;
 - Internal accessways and manoeuvring areas; and
 - Stormwater discharge.
- 100 Operational Works plans and specifications are to be prepared by or supervised by a suitably qualified Registered Professional Engineer Queensland (RPEQ). Acceptable standards for design include WSAA standard specifications and IPWEAQ standard drawings and standards defined in the Isaac Regional Council's Guidelines for Development Works. Where no Council standard specifications exist in these documents, the consulting engineer may use their own standards for the work, subject to approval being granted by the Isaac Regional Council's Executive Director Technical and Civil Services.
- 101 Persons accredited by the local government acting in accordance with its direction must perform the work mentioned in the preceding condition requiring works, in accordance with plans that the local government deems to be sufficient and suitable and after providing it with suitable and sufficient indemnity.
- 102 Sediment and erosion control measures are to be implemented in the vicinity of all development work in accordance with Engineering Guidelines for Queensland Construction Sites – June 1996.
- 103 All works are to be in accordance with the endorsed RPEQ plans and specifications and to the reasonable satisfaction of the Isaac Regional Council's Executive Director Technical and Civil Services.
- 104 The new drainage infrastructure must have a CCTV record prepared on CD upon completion with the CD provided to the Isaac Regional Council's Inspector for assessment under the Plumbing and Drainage Act.

Stormwater Discharge

- 105 Design and construct stormwater drainage such that the development will not make material changes to the pre-development location, duration, frequency or concentration of overland storm water flow at the point of discharge to all downstream properties.
- 106 Design stormwater drainage such that no restriction to existing or developed stormwater flow from upstream properties or ponding of stormwater within upstream properties occurs as a result of the development
- 107 The minimum fill level for buildings created by the approved plans must be to a RL that will ensure the lowest point of the habitable portion of the building provides a 500mm flood freeboard above the Q100 flood level.
- 108 Q100 flood level must be determined from an adopted drainage strategy at the time of application for Operational Works included in the operational works application.

- 109 All stormwater discharge points must have scour protection designed as part of the discharge structure and scour protection structures in the discharge flow path.

Electricity and Telecommunications

- 110 Provide evidence to the Isaac Regional Council that Stage 2B of the development can be connected to the electricity supply. This evidence is to be provided to the Council prior to the commencement of the use.
- 111 Underground, reticulated electricity must be provided from the proposed substation location to the development. Overhead, reticulated electricity can be provided to the proposed substation.
- 112 Enter into an agreement with a telecommunication provider to ensure that telecommunication services will be available to Stage 2B of the development .A copy of the agreement is to be provided to the Isaac Regional Council prior to the commencement of the use.
- 113 Provide all easements required by service providers regarding existing or proposed power lines, cables and equipment required for the development.

Environmental

- 114 All fill placed on the site is to comprise only natural earth and rock and is to be free from contaminants (as defined by Section 11 of the *Environmental Protection Act 1994*) and noxious, hazardous, deleterious and organic materials.
- 115 Disposal of vegetation by burning is prohibited unless a permit is obtained either from the Council or from the Queensland Fire and Rescue Authority.
- 116 Provision is to be made for adequate on-site screened refuse collection to the satisfaction of the Isaac Regional Council.
- 117 Enter into an agreement with a registered Council refuse contractor or an alternative contractor authorised by the Isaac Regional Council for the collection and disposal of refuse from the development
- 118 Submit to the Isaac Regional Council a Refuse Management Strategy which outlines frequency of refuse collection for the development.
- 119 All access roadways, material storage areas and vehicle entry points shall be constructed and maintained to a dust free standard to the satisfaction of the Isaac Regional Council's Executive Director of Technical and Civil Services.
- 120 Lodge a lighting plan for approval by the Isaac Regional Council documenting external lighting for Stage 2B of the development. This plan is to ensure the lighting provisions are designed in accordance with AS4282 - Control of the Obtrusive Effects of Outdoor Lighting.
- 121 A detailed landscaping design plan must be submitted to the Isaac Regional Council prior to the commencement of works. All works are to be completed prior to the commencement of the use and maintained thereafter for the relevant period of the use.

- 122 A building or other structure is required to have a landscaped area and must not be used unless:

- The landscaping requirements are met;
- Landscaping, including vertical and other landscaping forming part of the building, is generally in accordance with approved landscape plans prepared by RPS, Reference 24465-11A, 24465-19, 24465-20, 24465-21 and 24465-22 prior to the issue of a building permit for the building or other structure. The landscaping plan must be prepared by a registered landscape architect and include the following information:
 - Proposed surfaces;
 - Locations, quantities and species of proposed plants;
 - Schedule of plants;
 - Extent of bushfire buffer zone;
 - Existing vegetation to be retained; and
 - Any other information which the Isaac Regional Council may require from time to time.

- 123 Significant long term landscaping shall be provided along the sites southern boundary to screen the development as described in the visual assessment that formed part of the development application.

- 124 Implement the management actions of the Bushfire Management Plan prepared by RPS Reference 24465, dated September 2010 (or as amended) for Stage 2B of the development.

Disaster Management

- 125 The operator of the facility must prepare and operate a disaster management plan to directly link with the community State Emergency Service to ensure the safety and well being of all occupants of the facility.

STAGE 3 - Construction Accommodation Premises

Site Development

- 126 The use of the site for a Construction Accommodation Premises.

- 127 Construct Stage 3 generally in accordance with the following approved plans:

- Buffel Park Accommodation Village Sequencing – Stage 3 Plan, Reference 24465-14A.
- SKM Plan PHCVR02-7311-CC-DG-1106 Revision D (as applicable to Stage 3).
- SKM Plan PHCVR02-7311-CC-DG-1104 Revision D (as applicable to Stage 3).

- 128 Pursuant to approved SKM Plan PHCVR02-7311-CC-DG-1104 Revision D and SKM Plan PHCVR02-7311-CC-DG-1106 Revision D, Stage 3 is to consist of the following:

- A maximum 272 rooms.

General

- 132 Prior to construction works commencing, submit an Operational Works application for approval by the Isaac Regional Council considering the under mentioned conditions and relating to the following aspects:

- Earthworks;
- Water supply. Internal water supply for Stage 3 from the on-site water treatment plant.
- Sewerage servicing. Internal sewage reticulation arrangements for Stage 3 from the wastewater (sewer) treatment plant are to be documented. Refer Schedule 4 for the relevant ERA 63.2(c) sewage treatment plant conditions;
- Landscaping;
- Internal accessways and manoeuvring areas; and
- Stormwater discharge.

Environmental

- 155 A building or other structure is required to have a landscaped area and must not be used unless:

- The landscaping requirements are met;
- Landscaping, including vertical and other landscaping forming part of the building, is generally in accordance with approved landscape plans prepared by RPS, Reference 24465-11A, , 24465-19, 24465-20, 24465-21 and 24465-22 prior to the issue of a building permit for the building or other structure. The landscaping plan must be prepared by a registered landscape architect and include the following information:
 - Proposed surfaces;
 - Locations, quantities and species of proposed plants;
 - Schedule of plants;
 - Extent of bushfire buffer zone;
 - Existing vegetation to be retained; and
 - Any other information which the Council may require from time to time.

STAGE 4A – Construction Accommodation Premises

Site Development

- 158 The use of the site for a Construction Accommodation Premises.
- 159 Construct Stage 4A generally in accordance with the following approved plans:
- Buffel Park Accommodation Village Sequencing – Stage 4 Plan, Reference 24465-15A.
 - SKM Plan PHCVR02-7311-CC-DG-1106 Revision D (as applicable to Stage 4A).
 - SKM Plan PHCVR02-7311-CC-DG-1104 Revision D (as applicable to Stage 4A).
- 160 Pursuant to approved SKM Plan PHCVR02-7311-CC-DG-1104 Revision D and SKM Plan PHCVR02-7311-CC-DG-1106 Revision D, Stage 4A is to consist of the following:
- A maximum 88 rooms.

General

- 171 Prior to construction works commencing, submit an Operational Works application for approval by the Local Government considering under mentioned conditions and relating to the following aspects:

- Earthworks;
- Water supply. Internal water supply for Stage 4A from the on-site water treatment plant.
- Sewerage servicing. Internal sewage reticulation arrangements for Stage 4A from the wastewater (sewer) treatment plant are to be documented. Refer Schedule 4 for the relevant ERA 63.2(c) sewage treatment plant conditions;
- Landscaping;
- Internal accessways and manoeuvring areas; and
- Stormwater discharge.

Electricity and Telecommunications

- 182 Provide evidence to the Isaac Regional Council that Stage 4A of the development can be connected to the electricity supply. This evidence is to be provided to the Council prior to the commencement of the use.
- 184 Enter into an agreement with a telecommunications provider to ensure that telecommunication services will be available to Stage 4A of the development. A copy of the agreement is to be provided to the Isaac Regional Council prior to the commencement of the use.

Environmental

- 192 Lodge a lighting plan for approval by the Isaac Regional Council documenting external lighting for Stage 4A of the development. This plan is to ensure the lighting provisions are designed in accordance with AS4282 - Control of the Obtrusive Effects of Outdoor Lighting.
- 194 A building or other structure is required to have a landscaped area and must not be used unless:
- The landscaping requirements are met;
 - Landscaping, including vertical and other landscaping forming part of the building, is generally in accordance with approved landscape plans prepared by RPS, Reference 24465-11A, , 24465-19, 24465-20, 24465-21 and 24465-22 prior to the issue of a building permit for the building or other structure. The landscaping plan must be prepared by a registered landscape architect and include the following information:
 - Proposed surfaces;
 - Locations, quantities and species of proposed plants;
 - Schedule of plants;
 - Extent of bushfire buffer zone;
 - Existing vegetation to be retained; and
 - Any other information which the Council may require from time to time.

- 196 Implement the management actions of the Bushfire Management Plan prepared by RPS Reference 24465, dated September 2010 (or as amended) for Stage 4A of the development

STAGE 4B – Construction Accommodation Premises

Site Development

- 198 The use of the site for a Construction Accommodation Premises.
- 199 Construct Stage 4B generally in accordance with the following approved plans:
- Buffel Park Accommodation Village Sequencing – Stage 4 Plan, Reference 24465-15A.
 - SKM Plan PHCVR02-7311-CC-DG-1106 Revision D (as applicable to Stage 4B).
 - SKM Plan PHCVR02-7311-CC-DG-1104 Revision D (as applicable to Stage 4B).
- 200 Pursuant to approved SKM Plan PHCVR02-7311-CC-DG-1104 Revision D and SKM Plan PHCVR02-7311-CC-DG-1106 Revision D, Stage 4B is to consist of the following:
- A maximum 120 rooms.
- 203 A legible copy of the approved drawings and documents and the Development Approval Conditions package is to be available on site at all times during construction and earthworks and be made available on request by the Isaac Regional Council or other administering entity under this approval.

General

- 204 Complete all building work associated with this development approval, including work required by any of the following conditions. Such building work is to be carried out generally in accordance with the approved plans, drawing(s), and/or documents and, where the building work is assessable development, in accordance with a current development permit
- 205 All structures shall comply with the provisions of the *Building Code of Australia* and the *Queensland Building Act 1975*.
- 206 Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and/or documents, and any relevant Council or other approval required by the conditions.
- 207 Excluding communications services drawings, all site engineering designs and works are to be prepared by or supervised by a Registered Professional Engineer Queensland (RPEQ).
- 208 All outstanding rates or other charges due to the Isaac Regional Council in respect of the site must be paid prior to issue of Building Development Permit. Where arrangements have been made with the Council to pay the rates and charges on an instalment basis, all unpaid and outstanding instalments must be paid prior to issue of Building Development Permit.
- 209 Costs of all development works including any necessary alteration, relocation of services, public utility mains or installations must be met by the developer. The developer is responsible to accurately locate all existing services before any development works commence.
- 210 Where alterations to public infrastructure are required, operational plans must be prepared to the appropriate standards for public infrastructure and to the approval of the Isaac Regional Council's Executive Director Technical and Civil Services.

- 211 Prior to construction works commencing, submit an Operational Works application for approval by the Local Government considering under mentioned conditions and relating to the following aspects:
- Earthworks;
 - Water supply. Internal water supply for Stage 4B from the on-site water treatment plant.
 - Sewerage servicing. Internal sewage reticulation arrangements for Stage 4B from the wastewater (sewer) treatment plant are to be documented. Refer Schedule 4 for the relevant ERA 63.2(c) sewage treatment plant conditions;
 - Landscaping;
 - Internal accessways and manoeuvring areas; and
 - Stormwater discharge.
- 212 Operational Works plans and specifications are to be prepared by or supervised by a suitably qualified Registered Professional Engineer Queensland (RPEQ). Acceptable standards for design include WSAA standard specifications and IPWEAQ standard drawings and standards defined in the Isaac Regional Council's Guidelines for Development Works. Where no Council standard specifications exist in these documents, the consulting engineer may use their own standards for the work, subject to approval being granted by the Isaac Regional Council's Executive Director Technical and Civil Services.
- 213 Persons accredited by the local government acting in accordance with its direction must perform the work mentioned in the preceding condition requiring works, in accordance with plans that the local government deems to be sufficient and suitable and after providing it with suitable and sufficient indemnity.
- 214 Sediment and erosion control measures are to be implemented in the vicinity of all development work in accordance with Engineering Guidelines for Queensland Construction Sites – June 1996.
- 215 All works are to be in accordance with the endorsed RPEQ plans and specifications and to the reasonable satisfaction of the Isaac Regional Council's Executive Director Technical and Civil Services.
- 216 The new drainage infrastructure must have a CCTV record prepared on CD upon completion with the CD provided to the Isaac Regional Council's Inspector for assessment under the Plumbing and Drainage Act.

Stormwater Discharge

- 217 Design and construct stormwater drainage such that the development will not make material changes to the pre-development location, duration, frequency or concentration of overland storm water flow at the point of discharge to all downstream properties.
- 218 Design stormwater drainage such that no restriction to existing or developed stormwater flow from upstream properties or ponding of stormwater within upstream properties occurs as a result of the development.
- 219 The minimum fill level for buildings created by the approved plans must be to a RL that will ensure the lowest point of the habitable portion of the building provides a 500mm flood freeboard above the Q100 flood level.
- 220 Q100 flood level must be determined from an adopted drainage strategy at the time of application for Operational Works included in the operational works application.

- 221 All stormwater discharge points must have scour protection designed as part of the discharge structure and scour protection structures in the discharge flow path.

Electricity and Telecommunications

- 222 Provide evidence to the Isaac Regional Council that Stage 4B of the development can be connected to the electricity supply. This evidence is to be provided to the Council prior to the commencement of the use.
- 223 Underground, reticulated electricity must be provided from the proposed substation location to the development. Overhead, reticulated electricity can be provided to the proposed substation.
- 224 Enter into an agreement with a telecommunications provider to ensure that telecommunication services will be available to Stage 4B of the development. A copy of the agreement is to be provided to the Isaac Regional Council prior to the commencement of the use.
- 225 Provide all easements required by service providers regarding existing or proposed power lines, cables and equipment required for the development.

Environmental

- 226 All fill placed on the site is to comprise only natural earth and rock and is to be free from contaminants (as defined by Section 11 of the *Environmental Protection Act 1994*) and noxious, hazardous, deleterious and organic materials.
- 227 Disposal of vegetation by burning is prohibited unless a permit is obtained either from the Isaac Regional Council or from the Queensland Fire and Rescue Authority.
- 228 Provision is to be made for adequate on-site screened refuse collection to the satisfaction of the Isaac Regional Council.
- 229 Enter into an agreement with a registered Council refuse contractor or an alternative contractor authorised by the Isaac Regional Council for the collection and disposal of refuse from the development.
- 230 Submit to the Isaac Regional Council a Refuse Management Strategy which outlines frequency of refuse collection for the development.
- 231 All access roadways, material storage areas and vehicle entry points shall be constructed and maintained to a dust free standard to the satisfaction of the Isaac Regional Council's Executive Director of Technical and Civil Services.
- 232 Lodge a lighting plan for approval by the Isaac Regional Council documenting external lighting for Stage 4B of the development. This plan is to ensure the lighting provisions are designed in accordance with AS4282 - Control of the Obtrusive Effects of Outdoor Lighting.
- 233 A detailed landscaping design plan must be submitted to the Isaac Regional Council prior to the commencement of works. All works are to be completed prior to the commencement of the use and maintained thereafter for the relevant period of the use.

234 A building or other structure is required to have a landscaped area and must not be used unless:

- The landscaping requirements are met;
- Landscaping, including vertical and other landscaping forming part of the building, is generally in accordance with approved landscape plans prepared by RPS, Reference 24465-11A, 24465-19, 24465-20, 24465-21 and 24465-22 prior to the issue of a building permit for the building or other structure. The landscaping plan must be prepared by a registered landscape architect and include the following information:
 - Proposed surfaces;
 - Locations, quantities and species of proposed plants;
 - Schedule of plants;
 - Extent of bushfire buffer zone;
 - Existing vegetation to be retained; and
 - Any other information which the Council may require from time to time.

235 Significant long term landscaping shall be provided along the sites southern boundary to screen the development as described in the visual assessment that formed part of the development application.

236 Implement the management actions of the Bushfire Management Plan prepared by RPS Reference 24465, dated September 2010 (or as amended) for Stage 4B of the development.

Disaster Management

237 The operator of the facility must prepare and operate a disaster management plan to directly link with the community State Emergency Service to ensure the safety and well being of all occupants of the facility.

STAGE 5 – Operational Accommodation Premises

Site Development

238 The use of the site for the Operational Accommodation Premises is limited to a period of thirty (30) years from commencement of the use.

239 Construct Stage 5 generally in accordance with the following approved plans:

- Buffel Park Accommodation Village Sequencing – Stage 5 Plan, Reference 24465-16A; and
- SKM Plan PHCVR02-7311-CC-DG-1106 Revision D Option 1 and SKM Plan PHCVR02-7311-CC-DG-1104 Revision D Option 1 (as applicable to Stage 5); or
- SKM Plan PHCVR02-7311-CC-DG-1110 Revision A Option 2 and PHCVR02-7311-CC-DG-1108 Revision A Option 2 (as applicable to Stage 5).

240 Pursuant to approved SKM Plan PHCVR02-7311-CC-DG-1106 Revision D Option 1 and approved SKM Plan PHCVR02-7311-CC-DG-1104 Revision D Option 1, Stage 5 is to consist of the following:

- A maximum 84 rooms (Option 1)

or

Pursuant to approved SKM Plan PHCVR02-7311-CC-DG-1110 Revision A Option 2 and approved SKM Plan PHCVR02-7311-CC-DG-1108 Revision A Option 2, Stage 5 is to consist of the following:

- A maximum 112 rooms (Option 2)

241 The Applicant is to provide the Isaac Regional Council's Executive Director Planning and Environment with a letter confirming the date of commencement of the use. To remove any doubt, commencement of use is the first day of occupation of Stage 5.

242 A legible copy of the approved drawings and documents and the Development Approval Conditions package is to be available on site at all times during construction and earthworks and be made available on request by the Isaac Regional Council or other administering entity under this approval.

General

243 Complete all building work associated with this development approval, including work required by any of the following conditions. Such building work is to be carried out generally in accordance with the approved plans, drawing(s), and/or documents and, where the building work is assessable development, in accordance with a current development permit

244 All structures shall comply with the provisions of the *Building Code of Australia* and the *Queensland Building Act 1975*.

245 Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and/or documents, and any relevant Council or other approval required by the conditions.

246 Excluding communications services drawings, all site engineering designs and works are to be prepared by or supervised by a Registered Professional Engineer Queensland (RPEQ).

247 All outstanding rates or other charges due to the Isaac Regional Council in respect of the site must be paid prior to issue of Building Development Permit. Where arrangements have been made with the Council to pay the rates and charges on an instalment basis, all unpaid and outstanding instalments must be paid prior to issue of Building Development Permit.

248 Costs of all development works including any necessary alteration, relocation of services, public utility mains or installations must be met by the developer. The developer is responsible to accurately locate all existing services before any development works commence.

249 Where alterations to public infrastructure are required, operational plans must be prepared to the appropriate standards for public infrastructure and to the approval of the Isaac Regional Council's Executive Director Technical and Civil Services.

- 250 Prior to construction works commencing, submit an Operational Works application for approval by the Local Government considering under mentioned conditions and relating to the following aspects:
- Earthworks;
 - Water supply. Internal water supply for Stage 5 from the on-site water treatment plant;
 - Sewerage servicing. Internal sewage reticulation arrangements for Stage 5 from the wastewater (sewer) treatment plant are to be documented. Refer Schedule 4 for the relevant ERA 63.2(c) sewage treatment plant conditions;
 - Landscaping;
 - Internal accessways and manoeuvring areas; and
 - Stormwater discharge.
- 251 Operational Works plans and specifications are to be prepared by or supervised by a suitably qualified Registered Professional Engineer Queensland (RPEQ). Acceptable standards for design include WSAA standard specifications and IPWEAQ standard drawings and standards defined in Council's Guidelines for Development Works. Where no Council standard specifications exist in these documents, the consulting engineer may use their own standards for the work, subject to approval being granted by the Isaac Regional Council's Executive Director Technical and Civil Services.
- 252 Persons accredited by the local government acting in accordance with its direction must perform the work mentioned in the preceding condition requiring works, in accordance with plans that the local government deems to be sufficient and suitable and after providing it with suitable and sufficient indemnity.
- 253 Sediment and erosion control measures are to be implemented in the vicinity of all development work in accordance with Engineering Guidelines for Queensland Construction Sites – June 1996.
- 254 All works are to be in accordance with the endorsed RPEQ plans and specifications and to the reasonable satisfaction of the Isaac Regional Council's Executive Director Technical and Civil Services.
- 255 The new drainage infrastructure must have a CCTV record prepared on CD upon completion with the CD provided to the Isaac Regional Council's Inspector for assessment under the Plumbing and Drainage Act.

Stormwater Discharge

- 256 Design and construct stormwater drainage such that the development will not make material changes to the pre-development location, duration, frequency or concentration of overland storm water flow at the point of discharge to all downstream properties.
- 257 Design stormwater drainage such that no restriction to existing or developed stormwater flow from upstream properties or ponding of stormwater within upstream properties occurs as a result of the development.
- 258 The minimum fill level for buildings created by the approved plans must be to a RL that will ensure the lowest point of the habitable portion of the building provides a 500mm flood freeboard above the Q100 flood level.
- 259 Q100 flood level must be determined from an adopted drainage strategy at the time of application for Operational Works included in the operational works application.

- 260 All stormwater discharge points must have scour protection designed as part of the discharge structure and scour protection structures in the discharge flow path.

Electricity and Telecommunications

- 261 Provide evidence to the Isaac Regional Council that Stage 5 of the development can be connected to the electricity supply. This evidence is to be provided to the Council prior to the commencement of the use.
- 262 Underground, reticulated electricity must be provided from the proposed substation location to the development. Overhead, reticulated electricity can be provided to the proposed substation.
- 263 Enter into an agreement with a telecommunications provider to ensure that telecommunication services will be available to Stage 5 of the development. A copy of the agreement is to be provided to the Isaac Regional Council prior to the commencement of the use.
- 264 Provide all easements required by service providers regarding existing or proposed power lines, cables and equipment required for the development.

Environmental

- 265 All fill placed on the site is to comprise only natural earth and rock and is to be free from contaminants (as defined by Section 11 of the *Environmental Protection Act 1994*) and noxious, hazardous, deleterious and organic materials.
- 266 Disposal of vegetation by burning is prohibited unless a permit is obtained either from the Council or from the Queensland Fire and Rescue Authority.
- 267 Provision is to be made for adequate on-site screened refuse collection to the satisfaction of Council.
- 268 Enter into an agreement with a registered Council refuse contractor or an alternative contractor authorised by the Isaac Regional Council for the collection and disposal of refuse from the development.
- 269 Submit to the Isaac Regional Council a Refuse Management Strategy which outlines frequency of refuse collection for the development.
- 270 All access roadways, material storage areas and vehicle entry points shall be constructed and maintained to a dust free standard to the satisfaction of the Isaac Regional Council's Executive Director of Technical and Civil Services.
- 271 Lodge a lighting plan for approval by the Isaac Regional Council documenting external lighting for Stage 5 of the development. This plan is to ensure the lighting provisions are designed in accordance with AS4282 - Control of the Obtrusive Effects of Outdoor Lighting.
- 272 A detailed landscaping design plan must be submitted to the Isaac Regional Council for endorsement prior to the commencement of works. All works are to be completed prior to the commencement of the use and maintained thereafter for the relevant period of the use.

273 A building or other structure is required to have a landscaped area and must not be used unless:

- The landscaping requirements are met;
- Landscaping, including vertical and other landscaping forming part of the building, is generally in accordance with approved landscape plans prepared by RPS, Reference 24465-11A, 24465-19, 24465-20, 24465-21 and 24465-22 prior to the issue of a building permit for the building or other structure. The landscaping plan must be prepared by a registered landscape architect and include the following information:
 - Proposed surfaces;
 - Locations, quantities and species of proposed plants;
 - Schedule of plants;
 - Extent of bushfire buffer zone;
 - Existing vegetation to be retained; and
 - Any other information which Council may require from time to time.

274 Implement the management actions of the Bushfire Management Plan prepared by RPS Reference 24465, dated September 2010 (or as amended) for Stage 5 of the development.

Disaster Management

275 The operator of the facility must prepare and operate a disaster management plan to directly link with the community State Emergency Service to ensure the safety and well being of all occupants of the facility.

STAGE 6 – Operational Accommodation Premises

Site Development

276 The use of the site for the Operational Accommodation Premises is limited to a period of thirty (30) years from commencement of the use.

277 Construct Stage 6 generally in accordance with the following approved plans:

- Buffel Park Accommodation Villages Sequencing – Stage 6 Plan, Reference 24465-17A; and
- SKM Plan PHCVR02-7311-CC-DG-1106 Revision D Option 1 and SKM Plan PHCVR02-7311-CC-DG-1104 Revision D Option 1 (as applicable to Stage 6); or
- SKM Plan PHCVR02-7311-CC-DG-1110 Revision A Option 2 and PHCVR02-7311-CC-DG-1108 Revision A Option 2 (as applicable to Stage 6).

278 Pursuant to approved SKM Plan PHCVR02-7311-CC-DG-1106 Revision D Option 1 and approved SKM Plan PHCVR02-7311-CC-DG-1104 Revision D Option 1, Stage 6 is to consist of the following:

- A maximum 136 rooms including 4 rooms for persons with disabilities (Option 1)

or

Pursuant to approved SKM Plan PHCVR02-7311-CC-DG-1110 Revision A Option 2 and approved SKM Plan PHCVR02-7311-CC-DG-1108 Revision A Option 2, Stage 6 is to consist of the following:

- A maximum 180 rooms including 4 rooms for persons with disabilities (Option 2)

279 The Applicant is to provide the Isaac Regional Council's Executive Director Planning and Environment with a letter confirming the date of commencement of the use. To remove any doubt, commencement of use is the first day of occupation of Stage 5.

280 A legible copy of the approved drawings and documents and the Development Approval Conditions package is to be available on site at all times during construction and earthworks and be made available on request by the Isaac Regional Council or other administering entity under this approval.

General

281 Complete all building work associated with this development approval, including work required by any of the following conditions. Such building work is to be carried out generally in accordance with the approved plans, drawing(s), and/or documents and, where the building work is assessable development, in accordance with a current development permit

282 All structures shall comply with the provisions of the *Building Code of Australia* and the *Queensland Building Act 1975*.

283 Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and/or documents, and any relevant Council or other approval required by the conditions.

284 Excluding communications services drawings, all site engineering designs and works are to be prepared by or supervised by a Registered Professional Engineer Queensland (RPEQ).

285 All outstanding rates or other charges due to the Isaac Regional Council in respect of the site must be paid prior to issue of Building Development Permit. Where arrangements have been made with the Council to pay the rates and charges on an instalment basis, all unpaid and outstanding instalments must be paid prior to issue of Building Development Permit.

286 Costs of all development works including any necessary alteration, relocation of services, public utility mains or installations must be met by the developer. The developer is responsible to accurately locate all existing services before any development works commence.

287 Where alterations to public infrastructure are required, operational plans must be prepared to the appropriate standards for public infrastructure and to the approval of the Isaac Regional Council's Executive Director Technical and Civil Services.

- 288 Prior to construction works commencing, submit an Operational Works application for approval by the Local Government considering under mentioned conditions and relating to the following aspects:
- Earthworks;
 - Water supply. Internal water supply for Stage 6 from the on-site water treatment plant;
 - Sewerage servicing. Internal sewage reticulation arrangements for Stage 6 from the wastewater (sewer) treatment plant are to be documented. Refer Schedule 4 for the relevant ERA 63.2(c) sewage treatment plant conditions;
 - Landscaping;
 - Internal accessways and manoeuvring areas; and
 - Stormwater discharge.
- 289 Operational Works plans and specifications are to be prepared by or supervised by a suitably qualified Registered Professional Engineer Queensland (RPEQ). Acceptable standards for design include WSAA standard specifications and IPWEAQ standard drawings and standards defined in Council's Guidelines for Development Works. Where no Council standard specifications exist in these documents, the consulting engineer may use their own standards for the work, subject to approval being granted by the Isaac Regional Council's Executive Director Technical and Civil Services.
- 290 Persons accredited by the local government acting in accordance with its direction must perform the work mentioned in the preceding condition requiring works, in accordance with plans that the local government deems to be sufficient and suitable and after providing it with suitable and sufficient indemnity.
- 291 Sediment and erosion control measures are to be implemented in the vicinity of all development work in accordance with Engineering Guidelines for Queensland Construction Sites – June 1996.
- 292 All works are to be in accordance with the endorsed RPEQ plans and specifications and to the reasonable satisfaction of the Isaac Regional Council's Executive Director Technical and Civil Services.
- 293 The new drainage infrastructure must have a CCTV record prepared on CD upon completion with the CD provided to the Isaac Regional Council's Inspector for assessment under the Plumbing and Drainage Act.
- Stormwater Discharge**
- 294 Design and construct stormwater drainage such that the development will not make material changes to the pre-development location, duration, frequency or concentration of overland storm water flow at the point of discharge to all downstream properties.
- 295 Design stormwater drainage such that no restriction to existing or developed stormwater flow from upstream properties or ponding of stormwater within upstream properties occurs as a result of the development
- 296 The minimum fill level for buildings created by the approved plans must be to a RL that will ensure the lowest point of the habitable portion of the building provides a 500mm flood freeboard above the Q100 flood level.
- 297 Q100 flood level must be determined from an adopted drainage strategy at the time of application for Operational Works included in the operational works application.
- 298 All stormwater discharge points must have scour protection designed as part of the discharge structure and scour protection structures in the discharge flow path.

Electricity and Telecommunications

- 299 Provide evidence to the Isaac Regional Council that Stage 6 of the development can be connected to the electricity supply. This evidence is to be provided to the Council prior to the commencement of the use.
- 300 Underground, reticulated electricity must be provided from the proposed substation location to the development. Overhead, reticulated electricity can be provided to the proposed substation.
- 301 Enter into an agreement with a telecommunications provider to ensure that telecommunication services will be available to Stage 6 of the development .A copy of the agreement is to be provided to the Isaac Regional Council prior to the commencement of the use.
- 302 Provide all easements required by service providers regarding existing or proposed power lines, cables and equipment required for the development.

Environmental

- 303 All fill placed on the site is to comprise only natural earth and rock and is to be free from contaminants (as defined by Section 11 of the *Environmental Protection Act 1994*) and noxious, hazardous, deleterious and organic materials.
- 304 Disposal of vegetation by burning is prohibited unless a permit is obtained either from the Council or from the Queensland Fire and Rescue Authority.
- 305 Provision is to be made for adequate on-site screened refuse collection to the satisfaction of Council
- 306 Enter into an agreement with a registered Council refuse contractor or an alternative contractor authorised by the Isaac Regional Council for the collection and disposal of refuse from the development.
- 307 Submit to the Isaac Regional Council a Refuse Management Strategy which outlines frequency of refuse collection for the development.
- 308 All access roadways, material storage areas and vehicle entry points shall be constructed and maintained to a dust free standard to the satisfaction of the Isaac Regional Council's Executive Director of Technical and Civil Services.
- 309 Lodge a lighting plan for approval by the Isaac Regional Council documenting external lighting for Stage 6 of the development. This plan is to ensure the lighting provisions are designed in accordance with AS4282 - Control of the Obtrusive Effects of Outdoor Lighting.
- 310 A detailed landscaping design plan must be submitted to the Isaac Regional Council for endorsement prior to the commencement of works. All works are to be completed prior to the commencement of the use and maintained thereafter for the relevant period of the use.

311 A building or other structure is required to have a landscaped area and must not be used unless:

- The landscaping requirements are met;
- Landscaping, including vertical and other landscaping forming part of the building, is generally in accordance with approved landscape plans prepared by RPS, Reference 24465-11A, 24465-19, 24465-20, 24465-21 and 24465-22 prior to the issue of a building permit for the building or other structure. The landscaping plan must be prepared by a registered landscape architect and include the following information:
 - Proposed surfaces;
 - Locations, quantities and species of proposed plants;
 - Schedule of plants;
 - Extent of bushfire buffer zone;
 - Existing vegetation to be retained; and
 - Any other information which Council may require from time to time.

312 Implement the management actions of the Bushfire Management Plan prepared by RPS Reference 24465, dated September 2010 (or as amended) for Stage 6 of the development.

Disaster Management

313 The operator of the facility must prepare and operate a disaster management plan to directly link with the community State Emergency Service to ensure the safety and well being of all occupants of the facility.

STAGE 7 Operational Accommodation Premises

Site Development

314 The use of the site for the Operational Accommodation Premises is limited to a period of thirty (30) years from commencement of the use.

315 Construct Stage 7 generally in accordance with the following approved plans:

- Buffel Park Accommodation Village Sequencing – Stage 7 Option 1 Plan, Reference 24465-32; or
- Buffel Park Accommodation Village Sequencing – Stage 7 Option 2 Plan, Reference 24465-32.1; and
- SKM Plan PHCVR02-7311-CC-DG-1106 Revision D Option 1 and SKM Plan PHCVR02-7311-CC-DG-1104 Revision D Option 1 (as applicable to Stage 7); or
- SKM Plan PHCVR02-7311-CC-DG-1110 Revision A Option 2 and PHCVR02-7311-CC-DG-1108 Revision A Option 2 (as applicable to Stage 7).

316 Pursuant to approved SKM Plan PHCVR02-7311-CC-DG-1106 Revision D Option 1 and approved SKM Plan PHCVR02-7311-CC-DG-1104 Revision D Option 1, Stage 7 is to consist of the following:

- A maximum 66 rooms (Option1)

or

Pursuant to approved SKM Plan PHCVR02-7311-CC-DG-1110 Revision A Option 2 and approved SKM Plan PHCVR02-7311-CC-DG-1108 Revision A Option 2, Stage 7 is to consist of the following:

- A maximum 152 rooms (Option 2)

317 The Applicant is to provide the Isaac Regional Council's Executive Director Planning and Environment with a letter confirming the date of commencement of the use. To remove any doubt, commencement of use is the first day of occupation of Stage 5.

318 A legible copy of the approved drawings and documents and the Development Approval Conditions package is to be available on site at all times during construction and earthworks and be made available on request by the Isaac Regional Council or other administering entity under this approval.

General

319 Complete all building work associated with this development approval, including work required by any of the following conditions. Such building work is to be carried out generally in accordance with the approved plans, drawing(s), and/or documents and, where the building work is assessable development, in accordance with a current development permit

320 All structures shall comply with the provisions of the *Building Code of Australia* and the *Queensland Building Act 1975*.

321 Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and/or documents, and any relevant Council or other approval required by the conditions.

322 Excluding communications services drawings, all site engineering designs and works are to be prepared by or supervised by a Registered Professional Engineer Queensland (RPEQ).

323 All outstanding rates or other charges due to the Isaac Regional Council in respect of the site must be paid prior to issue of Building Development Permit. Where arrangements have been made with the Council to pay the rates and charges on an instalment basis, all unpaid and outstanding instalments must be paid prior to issue of Building Development Permit.

324 Costs of all development works including any necessary alteration, relocation of services, public utility mains or installations must be met by the developer. The developer is responsible to accurately locate all existing services before any development works commence.

325 Where alterations to public infrastructure are required, operational plans must be prepared to the appropriate standards for public infrastructure and to the approval of the Isaac Regional Council's Executive Director Technical and Civil Services.

326 Prior to construction works commencing, submit an Operational Works application for approval by the Local Government considering under mentioned conditions and relating to the following aspects:

- Earthworks;
- Water supply. Internal water supply for Stage 7 from the on-site water treatment plant;
- Sewerage servicing. Internal sewage reticulation arrangements for Stage 7 from the wastewater (sewer) treatment plant are to be documented. Refer Schedule 4 for the relevant ERA 63.2(c) sewage treatment plant conditions;
- Landscaping;
- Internal accessways and manoeuvring areas; and
- Stormwater discharge.

327 Operational Works plans and specifications are to be prepared by or supervised by a suitably qualified Registered Professional Engineer Queensland (RPEQ). Acceptable standards for design include WSAA standard specifications and IPWEAQ standard drawings and standards defined in Council's Guidelines for Development Works. Where no Council standard specifications exist in these documents, the consulting engineer may use their own standards for the work, subject to approval being granted by the Isaac Regional Council's Executive Director Technical and Civil Services.

328 Persons accredited by the local government acting in accordance with its direction must perform the work mentioned in the preceding condition requiring works, in accordance with plans that the local government deems to be sufficient and suitable and after providing it with suitable and sufficient indemnity.

329 Sediment and erosion control measures are to be implemented in the vicinity of all development work in accordance with Engineering Guidelines for Queensland Construction Sites – June 1996.

330 All works are to be in accordance with the endorsed RPEQ plans and specifications and to the reasonable satisfaction of the Isaac Regional Council's Executive Director Technical and Civil Services.

331 The new drainage infrastructure must have a CCTV record prepared on CD upon completion with the CD provided to the Isaac Regional Council's Inspector for assessment under the Plumbing and Drainage Act.

Stormwater Discharge

332 Design and construct stormwater drainage such that the development will not make material changes to the pre-development location, duration, frequency or concentration of overland storm water flow at the point of discharge to all downstream properties.

333 Design stormwater drainage such that no restriction to existing or developed stormwater flow from upstream properties or ponding of stormwater within upstream properties occurs as a result of the development.

334 The minimum fill level for buildings created by the approved plans must be to a RL that will ensure the lowest point of the habitable portion of the building provides a 500mm flood freeboard above the Q100 flood level.

335 Q100 flood level must be determined from an adopted drainage strategy at the time of application for Operational Works included in the operational works application.

- 336 All stormwater discharge points must have scour protection designed as part of the discharge structure and scour protection structures in the discharge flow path.

Electricity and Telecommunications

- 337 Provide evidence to the Isaac Regional Council that Stage 7 of the development can be connected to the electricity supply. This evidence is to be provided to the Council prior to the commencement of the use.
- 338 Underground, reticulated electricity must be provided from the proposed substation location to the development. Overhead, reticulated electricity can be provided to the proposed substation.
- 339 Enter into an agreement with a telecommunications provider to ensure that telecommunication services will be available to Stage 7 of the development. A copy of the agreement is to be provided to the Isaac Regional Council prior to the commencement of the use.
- 340 Provide all easements required by service providers regarding existing or proposed power lines, cables and equipment required for the development.

Environmental

- 341 All fill placed on the site is to comprise only natural earth and rock and is to be free from contaminants (as defined by Section 11 of the *Environmental Protection Act 1994*) and noxious, hazardous, deleterious and organic materials.
- 342 Disposal of vegetation by burning is prohibited unless a permit is obtained either from the Council or from the Queensland Fire and Rescue Authority.
- 343 Provision is to be made for adequate on-site screened refuse collection to the satisfaction of Council.
- 344 Enter into an agreement with a registered Council refuse contractor or an alternative contractor authorised by the Isaac Regional Council for the collection and disposal of refuse from the development.
- 345 Submit to the Isaac Regional Council a Refuse Management Strategy which outlines frequency of refuse collection for the development.
- 346 All access roadways, material storage areas and vehicle entry points shall be constructed and maintained to a dust free standard to the satisfaction of the Isaac Regional Council's Executive Director of Technical and Civil Services.
- 347 Lodge a lighting plan for approval by the Isaac Regional Council documenting external lighting for Stage 7 of the development. This plan is to ensure the lighting provisions are designed in accordance with AS4282 - Control of the Obtrusive Effects of Outdoor Lighting.
- 348 A detailed landscaping design plan must be submitted to the Isaac Regional Council for endorsement prior to the commencement of works. All works are to be completed prior to the commencement of the use and maintained thereafter for the relevant period of the use.

349 A building or other structure is required to have a landscaped area and must not be used unless:

- The landscaping requirements are met;
- Landscaping, including vertical and other landscaping forming part of the building, is generally in accordance with approved landscape plans prepared by RPS, Reference 24465-11A, 24465-19, 24465-20, 24465-21 and 24465-22 prior to the issue of a building permit for the building or other structure. The landscaping plan must be prepared by a registered landscape architect and include the following information:
 - Proposed surfaces;
 - Locations, quantities and species of proposed plants;
 - Schedule of plants;
 - Extent of bushfire buffer zone;
 - Existing vegetation to be retained; and
 - Any other information which Council may require from time to time.

350 Implement the management actions of the Bushfire Management Plan prepared by RPS Reference 24465, dated September 2010 (or as amended) for Stage 7 of the development.

Disaster Management

351 The operator of the facility must prepare and operate a disaster management plan to directly link with the community State Emergency Service to ensure the safety and well being of all occupants of the facility.

STAGE 8 Operational Accommodation Premises

Site Development

352 The use of the site for the Operational Accommodation Premises is limited to a period of thirty (30) years from commencement of the use.

353 Unless Option 2 is selected for stages 5, 6 and 7, construct Stage 8 generally in accordance with the following approved plans:

- Buffel Park Accommodation Village Sequencing – Stage 8 Option 1 Plan, Reference 24465-33;
- SKM Plan PHCVR02-7311-CC-DG-1106 Revision D Option 1 (as applicable to Stage 8); and
- SKM Plan PHCVR02-7311-CC-DG-1104 Revision D Option 1 (as applicable to Stage 8).

354 Pursuant to approved SKM Plan PHCVR02-7311-CC-DG-1106 Revision D Option 1 and approved SKM Plan PHCVR02-7311-CC-DG-1104 Revision D Option 1, Stage 8 is to consist of the following:

- A maximum 159 rooms.

355 The Applicant is to provide the Isaac Regional Council's Executive Director Planning and Environment with a letter confirming the date of commencement of the use. To remove any doubt, commencement of use is the first day of occupation of Stage 5.

- 356 A legible copy of the approved drawings and documents and the Development Approval Conditions package is to be available on site at all times during construction and earthworks and be made available on request by the Isaac Regional Council or other administering entity under this approval.

General

- 357 Complete all building work associated with this development approval, including work required by any of the following conditions. Such building work is to be carried out generally in accordance with the approved plans, drawing(s), and/or documents and, where the building work is assessable development, in accordance with a current development permit
- 358 All structures shall comply with the provisions of the *Building Code of Australia* and the *Queensland Building Act 1975*.
- 359 Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and/or documents, and any relevant Council or other approval required by the conditions.
- 360 Excluding communications services drawings, all site engineering designs and works are to be prepared by or supervised by a Registered Professional Engineer Queensland (RPEQ).
- 361 All outstanding rates or other charges due to the Isaac Regional Council in respect of the site must be paid prior to issue of Building Development Permit. Where arrangements have been made with the Council to pay the rates and charges on an instalment basis, all unpaid and outstanding instalments must be paid prior to issue of Building Development Permit.
- 362 Costs of all development works including any necessary alteration, relocation of services, public utility mains or installations must be met by the developer. The developer is responsible to accurately locate all existing services before any development works commence.
- 363 Where alterations to public infrastructure are required, operational plans must be prepared to the appropriate standards for public infrastructure and to the approval of the Isaac Regional Council's Executive Director Technical and Civil Services.
- 364 Prior to construction works commencing, submit an Operational Works application for approval by the Local Government considering under mentioned conditions and relating to the following aspects:
- Earthworks;
 - Water supply. Internal water supply for Stage 8 from the on-site water treatment plant;
 - Sewerage servicing. Internal sewage reticulation arrangements for Stage 8 from the wastewater (sewer) treatment plant are to be documented. Refer Schedule 4 for the relevant ERA 63.2(c) sewage treatment plant conditions;
 - Landscaping;
 - Internal accessways and manoeuvring areas; and
 - Stormwater discharge.

- 365 Operational Works plans and specifications are to be prepared by or supervised by a suitably qualified Registered Professional Engineer Queensland (RPEQ). Acceptable standards for design include WSAA standard specifications and IPWEAQ standard drawings and standards defined in Council's Guidelines for Development Works. Where no Council standard specifications exist in these documents, the consulting engineer may use their own standards for the work, subject to approval being granted by the Isaac Regional Council's Executive Director Technical and Civil Services.
- 366 Persons accredited by the local government acting in accordance with its direction must perform the work mentioned in the preceding condition requiring works, in accordance with plans that the local government deems to be sufficient and suitable and after providing it with suitable and sufficient indemnity.
- 367 Sediment and erosion control measures are to be implemented in the vicinity of all development work in accordance with Engineering Guidelines for Queensland Construction Sites – June 1996.
- 368 All works are to be in accordance with the endorsed RPEQ plans and specifications and to the reasonable satisfaction of the Isaac Regional Council's Executive Director Technical and Civil Services.
- 369 The new drainage infrastructure must have a CCTV record prepared on CD upon completion with the CD provided to the Isaac Regional Council's Inspector for assessment under the Plumbing and Drainage Act.

Stormwater Discharge

- 370 Design and construct stormwater drainage such that the development will not make material changes to the pre-development location, duration, frequency or concentration of overland storm water flow at the point of discharge to all downstream properties.
- 371 Design stormwater drainage such that no restriction to existing or developed stormwater flow from upstream properties or ponding of stormwater within upstream properties occurs as a result of the development
- 372 The minimum fill level for buildings created by the approved plans must be to a RL that will ensure the lowest point of the habitable portion of the building provides a 500mm flood freeboard above the Q100 flood level.
- 373 Q100 flood level must be determined from an adopted drainage strategy at the time of application for Operational Works included in the operational works application.
- 374 All stormwater discharge points must have scour protection designed as part of the discharge structure and scour protection structures in the discharge flow path.

Electricity and Telecommunications

- 375 Provide evidence to the Isaac Regional Council that Stage 8 of the development can be connected to the electricity supply. This evidence is to be provided to the Council prior to the commencement of the use.
- 376 Underground, reticulated electricity must be provided from the proposed substation location to the development. Overhead, reticulated electricity can be provided to the proposed substation.
- 377 Enter into an agreement with a telecommunications provider to ensure that telecommunication services will be available to Stage 8 of the development .A copy of the agreement is to be provided to the Isaac Regional Council prior to the commencement of the use.

- 378 Provide all easements required by service providers regarding existing or proposed power lines, cables and equipment required for the development.

Environmental

- 379 All fill placed on the site is to comprise only natural earth and rock and is to be free from contaminants (as defined by Section 11 of the *Environmental Protection Act 1994*) and noxious, hazardous, deleterious and organic materials.
- 380 Disposal of vegetation by burning is prohibited unless a permit is obtained either from the Council or from the Queensland Fire and Rescue Authority.
- 381 Provision is to be made for adequate on-site screened refuse collection to the satisfaction of Council.
- 382 Enter into an agreement with a registered Council refuse contractor or an alternative contractor authorised by the Isaac Regional Council for the collection and disposal of refuse from the development.
- 383 Submit to the Isaac Regional Council a Refuse Management Strategy which outlines frequency of refuse collection for the development.
- 384 All access roadways, material storage areas and vehicle entry points shall be constructed and maintained to a dust free standard to the satisfaction of the Isaac Regional Council's Executive Director of Technical and Civil Services.
- 385 Lodge a lighting plan for approval by the Isaac Regional Council documenting external lighting for Stage 8 of the development. This plan is to ensure the lighting provisions are designed in accordance with AS4282 - Control of the Obtrusive Effects of Outdoor Lighting.
- 386 A detailed landscaping design plan must be submitted to the Isaac Regional Council for endorsement prior to the commencement of works. All works are to be completed prior to the commencement of the use and maintained thereafter for the relevant period of the use.
- 387 A building or other structure is required to have a landscaped area and must not be used unless:
- The landscaping requirements are met;
 - Landscaping, including vertical and other landscaping forming part of the building, is generally in accordance with approved landscape plans prepared by RPS, Reference 24465-11A, 24465-19, 24465-20, 24465-21 and 24465-22 prior to the issue of a building permit for the building or other structure. The landscaping plan must be prepared by a registered landscape architect and include the following information:
 - Proposed surfaces;
 - Locations, quantities and species of proposed plants;
 - Schedule of plants;
 - Extent of bushfire buffer zone;
 - Existing vegetation to be retained; and
 - Any other information which Council may require from time to time.
- 388 Implement the management actions of the Bushfire Management Plan prepared by RPS Reference 24465, dated September 2010 (or as amended) for Stage 8 of the development.

Disaster Management

- 389 The operator of the facility must prepare and operate a disaster management plan to directly link with the community State Emergency Service to ensure the safety and well being of all occupants of the facility.

STAGE 9 – Operational Accommodation Premises (Recreational Facilities only)

Site Development

- 390 The use of the site for the Operational Accommodation Premises is limited to a period of thirty (30) years from commencement of the use.

- 391 Construct Stage 9 generally in accordance with the following approved plans:

- Buffel Park Accommodation Village Sequencing – Stage 9 Option 1 Plan, Reference 24465-34; or
- Buffel Park Accommodation Village Sequencing – Stage 9 Option 2 Plan, Reference 24465-34.1; and
- SKM Plan PHCVR02-7311-CC-DG-1106 Revision D Option 1 and PHCVR02-7311-CC-DG-1104 Revision A Option 1 (as applicable to Stage 9); or
- SKM Plan PHCVR02-7311-CC-DG-1110 Revision A Option 2 and PHCVR02-7311-CC-DG-1108 Revision A Option 2 (as applicable to Stage 8).

- 392 Stage 9 is limited to recreational facilities only, and in accordance with the approved plans is to consist of the following:

- Pool (if required);
- Gymnasium (if required); and
- Multi-purpose sports court.

- 393 A legible copy of the approved drawings and documents and the Development Approval Conditions package is to be available on site at all times during construction and earthworks and be made available on request by the Isaac Regional Council or other administering entity under this approval.

General

- 394 Complete all building work associated with this development approval, including work required by any of the following conditions. Such building work is to be carried out generally in accordance with the approved plans, drawing(s), and/or documents and, where the building work is assessable development, in accordance with a current development permit

- 395 All structures shall comply with the provisions of the *Building Code of Australia* and the *Queensland Building Act 1975*.

- 396 Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and/or documents, and any relevant Council or other approval required by the conditions

- 397 Excluding communications services drawings, all site engineering designs and works are to be prepared by or supervised by a Registered Professional Engineer Queensland (RPEQ).

- 398 All outstanding rates or other charges due to the Isaac Regional Council in respect of the site must be paid prior to issue of Building Development Permit. Where arrangements have been made with the Council to pay the rates and charges on an instalment basis, all unpaid and outstanding instalments must be paid prior to issue of Building Development Permit.
- 399 Costs of all development works including any necessary alteration, relocation of services, public utility mains or installations must be met by the developer. The developer is responsible to accurately locate all existing services before any development works commence.
- 400 Where alterations to public infrastructure are required, operational plans must be prepared to the appropriate standards for public infrastructure and to the approval of the Isaac Regional Council's Executive Director Technical and Civil Services.
- 401 Prior to construction works commencing, submit an Operational Works application for approval by the Local Government considering under mentioned conditions and relating to the following aspects:
- Earthworks;
 - Water supply. Internal water supply for Stage 9 from the on-site water treatment plant;
 - Sewerage servicing. Internal sewage reticulation arrangements for Stage 9 from the wastewater (sewer) treatment plant are to be documented. Refer Schedule 4 for the relevant ERA 63.2(c) sewage treatment plant conditions;
 - Landscaping;
 - Internal accessways and manoeuvring areas; and
 - Stormwater discharge.
- 402 Operational Works plans and specifications are to be prepared by or supervised by a suitably qualified Registered Professional Engineer Queensland (RPEQ). Acceptable standards for design include WSAA standard specifications and IPWEAQ standard drawings and standards defined in Council's Guidelines for Development Works. Where no Council standard specifications exist in these documents, the consulting engineer may use their own standards for the work, subject to approval being granted by the Isaac Regional Council's Executive Director Technical and Civil Services.
- 403 Persons accredited by the local government acting in accordance with its direction must perform the work mentioned in the preceding condition requiring works, in accordance with plans that the local government deems to be sufficient and suitable and after providing it with suitable and sufficient indemnity.
- 404 Sediment and erosion control measures are to be implemented in the vicinity of all development work in accordance with Engineering Guidelines for Queensland Construction Sites – June 1996.
- 405 All works are to be in accordance with the endorsed RPEQ plans and specifications and to the reasonable satisfaction of the Isaac Regional Council's Executive Director Technical and Civil Services.
- 406 The new drainage infrastructure must have a CCTV record prepared on CD upon completion with the CD provided to the Isaac Regional Council's Inspector for assessment under the Plumbing and Drainage Act.

Stormwater Discharge

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- 407 Design and construct stormwater drainage such that the development will not make material changes to the pre-development location, duration, frequency or concentration of overland storm water flow at the point of discharge to all downstream properties.
 - 408 Design stormwater drainage such that no restriction to existing or developed stormwater flow from upstream properties or ponding of stormwater within upstream properties occurs as a result of the development.
 - 409 All stormwater discharge points must have scour protection designed as part of the discharge structure and scour protection structures in the discharge flow path.

Electricity and Telecommunications

- 410 Provide evidence to the Isaac Regional Council that Stage 9 of the development can be connected to the electricity supply. This evidence is to be provided to the Council prior to the commencement of the use.
- 411 Underground, reticulated electricity must be provided from the proposed substation location to the development. Overhead, reticulated electricity can be provided to the proposed substation.
- 412 Provide all easements required by service providers regarding existing or proposed power lines, cables and equipment required for the development.

Environmental

- 413 All fill placed on the site is to comprise only natural earth and rock and is to be free from contaminants (as defined by Section 11 of the *Environmental Protection Act 1994*) and noxious, hazardous, deleterious and organic materials.
- 414 Disposal of vegetation by burning is prohibited unless a permit is obtained either from the Council or from the Queensland Fire and Rescue Authority.
- 415 All access roadways, material storage areas and vehicle entry points shall be constructed and maintained to a dust free standard to the satisfaction of the Isaac Regional Council's Executive Director of Technical and Civil Services.
- 416 Lodge a lighting plan for approval by the Isaac Regional Council documenting external lighting for Stage 9 of the development. This plan is to ensure the lighting provisions are designed in accordance with AS4282 - Control of the Obtrusive Effects of Outdoor Lighting.
- 417 A detailed landscaping design plan must be submitted to the Isaac Regional Council for endorsement prior to the commencement of works. All works are to be completed prior to the commencement of the use and maintained thereafter for the relevant period of the use.

418 A building or other structure is required to have a landscaped area and must not be used unless:

- The landscaping requirements are met;
- Landscaping, including vertical and other landscaping forming part of the building, is generally in accordance with approved landscape plans prepared by RPS, Reference 24465-11A, 24465-19, 24465-20, 24465-21, 24465-22 and 24465_35 prior to the issue of a building permit for the building or other structure. The landscaping plan must be prepared by a registered landscape architect and include the following information:
 - Proposed surfaces;
 - Locations, quantities and species of proposed plants;
 - Schedule of plants;
 - Extent of bushfire buffer zone;
 - Existing vegetation to be retained; and
 - Any other information which Council may require from time to time.

419 Implement the management actions of the Bushfire Management Plan prepared by RPS Reference 24465, dated September 2010 (or as amended) for Stage 9 of the development.

Disaster Management

420 The operator of the facility must prepare and operate a disaster management plan to directly link with the community State Emergency Service to ensure the safety and well being of all occupants of the facility.

SCHEDULE 3 – PERIODIC MAINTENANCE ACCOMMODATION PREMISES (600 Rooms)

Site Development

421 The use of the site for the Periodic Maintenance Accommodation Premises is limited to a period of thirty (30) years from the commencement of the use. To remove any doubt, commencement of the use is the first day of occupation of Stage 5 of the Operational Accommodation Premises.

422 The Periodic Maintenance Accommodation Premises comprises:

- Stage 1 as shown on SKM Plan PHCVR02-7311-CC-DG-1106 Revision D; and
- 84 rooms from Stage 2A as shown on SKM Plan PHCVR02-7311-CC-DG-1106 Revision D.

424 This approval is for the reuse of existing and approved buildings and infrastructure associated with the Temporary Construction Accommodation Premises. The Periodic Maintenance Accommodation Premises is to be carried out and maintained in accordance with the operational works, building works and plumbing and drainage approvals that were granted for the Temporary Construction Accommodation Premises (Stages 1 and 2A).

SCHEDULE 4 – Sewage Treatment Plant conditions for the Environmentally Relevant Activity 63.2(c) for the Temporary Construction and Operational Accommodation Premises and the Periodic Maintenance Accommodation Premises

G1 The proposed Coordinator General conditions permit the carrying out of environmentally relevant activity:

- (a) ERA 63.2 (c), operating a sewage treatment works using plant and equipment with a peak design capacity of 2,000 equivalent persons (EP) [based on a wastewater generation rate of 250 L/EP/day] to treat up to 500 kilolitres of sewage generated per day, under average dry weather flow conditions

G2 The sewage treatment facility must be designed to treat the maximum daily wastewater generation at 100% occupancy of the cumulative EP for each of the development stages, as specified in Table 3: Development stage to the water quality limits specified within the water schedule of this permit.

Table 3: Development stage

Stage	Cumulative EP	Cumulative ADWF
1	500	125
2	1000	250
3	1500	375
4	2000	500

G3 Each stage (Stage 1–4) of the sewage treatment design and treatment flow process must be assessed and certified by an independent third party appropriately qualified person as being fit to comply with the conditions of this permit prior to construction

End Schedule 4 Conditions

SCHEDULE 5 - GENERAL CONDITIONS

These conditions apply where relevant to the Temporary Fly Camp, Temporary Construction and Operational Accommodation Premises and the Periodic Maintenance Accommodation Premises.

End Schedule 5 Conditions

SCHEDULE 6 – APPROVED PLANS AND DOCUMENTS

Carry out the development generally in accordance with the plans and documents referred to below, or as amended by conditions of approval and where relevant the permissible change dated 8 October 2012.

Reference	Title/Name	Author	Date
24465_08	Buffel Park Accommodation Village Illustrative Masterplan	RPS	August 2012
24465_11A	Buffel Park Accommodation Village– Landscape Masterplan	RPS	August 2012
24465_12A	Buffel Park Accommodation Village Sequencing – Stage 1	RPS	August 2012
24465_13A	Buffel Park Accommodation Village Sequencing – Stage 2	RPS	August 2012

24465_14A	Buffel	Park	RPS	August 2012
	Accommodation			
	Village Sequencing –			
	Stage 3			
24465_15A	Buffel	Park	RPS	August 2012
	Accommodation			
	Village Sequencing –			
	Stage 4			
24465_16A	Buffel	Park	RPS	August 2012
	Accommodation			
	Village Sequencing –			
	Stage 5			
24465_17A	Buffel	Park	RPS	August 2012
	Accommodation			
	Village Sequencing –			
	Stage 6			
24465_18A	Buffel	Park	RPS	August 2012
	Accommodation			
	Village – Detail Plan			
24465_32	Buffel	Park	RPS	August 2012
	Accommodation			
	Village Sequencing –			
	Stage 7 Option 1			
24465_32.1	Buffel	Park	RPS	August 2012
	Accommodation			
	Village Sequencing –			
	Stage 7 Option 2			
24465_33	Buffel	Park	RPS	August 2012
	Accommodation			
	Village Sequencing –			
	Stage 8 Option 1			
24465_34	Buffel	Park	RPS	August 2012
	Accommodation			
	Village Sequencing –			
	Stage 9 Option 1			
24465_34.1	Buffel	Park	RPS	August 2012
	Accommodation			
	Village Sequencing –			
	Stage 9 Option 2			
24465_35	Buffel	Park	RPS	August 2012
	Accommodation			
	Village Detail Plan			
	Stage 9 Options 1			
	and 2			
PHCVR02-7311-CC- DG-1104 Rev D	Buffel	Park	SKM	20 August 2012
	Accommodation			
	Village Layout Plan –			
	Option 1			
PHCVR02-7311-CC- DG-1108 Rev A	Buffel	Park	SKM	20 August 2012
	Accommodation			
	Village Layout Plan –			
	Option 2			
PHCVR02-7311-CC- DG-1106 Rev D	Buffel	Park	SKM	20 August 2012
	Accommodation			
	Village Staging Plan			
	– Option 1			

PHCVR02-7311-CC-DG-1110 Rev A	Buffel Park Accommodation Village Staging Plan – Option 2	SKM	20 August 2012
PHCVM03-7311-AA-DG-0013 Rev A	Accommodation Units – Options 1 & 2 Elevations and Sections	SKM	August 2012
PHCVM03-7311-AA-DG-0014 Rev A	Accommodation Units – Option 1 3 Bedroom Floor Plan	SKM	August 2012
PHCVM03-7311-AA-DG-0015 Rev A	Accommodation Units – Option 2 4 Bedroom Floor Plan	SKM	August 2012
PHCVM03-7311-AA-DG-0016	Typical Laundry Unit Plan	SKM	August 2012
PHCVM03-7311-AA-DG-0017	Disable Laundry Unit Plan	SKM	August 2012

Acronyms and abbreviations

BBCG	Bowen Basin Coal Growth project
BMA	BHP Mitsubishi Alliance Coal Operations Pty Ltd
CRM	Caval Ridge Mine
EIS	Environmental impact statement
HIMP	Housing Impacts Plan
MCU	Material change of use
Mtpa	Million tonnes per annum
SDPWOA	<i>State Development and Public Works Organisation Act 1971</i>
SIMP	Social Impact Management Plan
SPA	<i>Sustainable Planning Act 2009</i>

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