
**DECISION NOTICE OF MINISTERIAL CALL IN OF
DEVELOPMENT APPLICATION MADE UNDER THE
*SUSTAINABLE PLANNING ACT 2009***

Application Reference No – PA10120

Pursuant to the Sustainable Planning Act 2009, I give the decision notice regarding the Ministerial call in I exercised on 8 June 2011 to reassess and re-decide the development application made by BM Alliance Coal Operations Pty Ltd to Isaac Regional Council on 23 December 2010 for the following:

- A development permit for a material change of use for Accommodation Building, Hotel, Shop and an Environmentally Relevant Activity 63 (Sewage Treatment Plant), including clearing of native vegetation;
- Application for a preliminary approval to carry out building work for Accommodation Building, Hotel and Shop; and
- Application for a preliminary approval to carry out operational work for clearing of Native Vegetation, Stormwater, Water Infrastructure, Drainage Works, Landscaping, Earthworks, Sewerage infrastructure and Road Works.

This decision notice is one of the three decision notices issued in respect of the development of the Buffel Park Accommodation Village. Application Reference Numbers PA11048 and PA11050 were also called in on 8 June 2011 and decision notices have been given for those applications.

Development Application

Applicant: BM Alliance Coal Operations Pty Ltd

Owner: BM Alliance Coal Operations Pty Ltd

Application Number: PA10120

Address: Peak Downs Highway, Moranbah

Property Description: Lot 12 on RP151669

Proposal: Application for:

- A development permit for a material change of use for Accommodation Building, Hotel, Shop and an Environmentally Relevant Activity 63 (Sewage Treatment Plant), including clearing of native vegetation;
- Application for a preliminary approval to carry out building work for Accommodation Building, Hotel and Shop; and
- Application for a preliminary approval to carry out operational work for clearing of Native Vegetation, Stormwater, Water Infrastructure, Drainage Works, Landscaping, Earthworks, Sewerage infrastructure and Road Works.

Local Government Area: Isaac Regional Council

I have reassessed and re-decided the development application and on 2 September 2011, I approved the development application subject to the conditions set out in Schedules 1 to 7.

The following provides details of this decision:

1. Referral Agencies

Under section 37(1)(b) of the *State Development and Public Works Organisation Act 1971* there are no referral agencies for the application.

Under section 37(1)(b) of the *State Development and Public Works Organisation Act 1971* the Coordinator-General's report is taken to be a concurrence agency response for the application under the Integrated Development Assessment system.

Under section 427(4) of the *Sustainable Planning Act 2009* until the Minister gives the decision notice on the application, a concurrence agency is taken to be an advice agency.

2. Conditions

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

- *Schedule 1* – Temporary Fly Camp (500 rooms);
- *Schedule 2*- Temporary Construction Accommodation (2000 rooms);
- *Schedule 3* – Periodic Maintenance Accommodation (600 rooms);
- *Schedule 4* – Operational Accommodation (445 rooms);
- *Schedule 5* – Sewage Treatment Plant [ERA 63.2(c)]Conditions for Temporary Construction Accommodation, Periodic Maintenance Accommodation and Operational Accommodation Premises;
- *Schedule 6* – General Conditions; and
- *Schedule 7* – Approved Plans and Documents

3. Approval Type

The approvals include the following:

- A development permit for a material change of use for Accommodation Building, Hotel, Shop and an Environmentally Relevant Activity 63 (Sewage Treatment Plant), including clearing of native vegetation;
- Application for a preliminary approval to carry out building work for Accommodation Building, Hotel and Shop; and
- Application for a preliminary approval to carry out operational work for clearing of Native Vegetation, Stormwater, Water Infrastructure, Drainage Works, Landscaping, Earthworks, Sewerage infrastructure and Road Works.

4. Any other development permits or compliance permits necessary to allow the development to be carried out.

- Carrying out building work;
- Carrying out plumbing and drainage work; and
- Carrying out operational work.

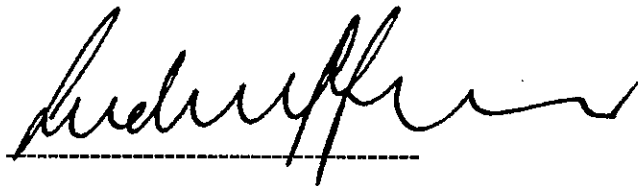
5. Properly made submissions(for the applications subject to Impact Assessment only)

Under section 37(1)(c) and 42A(7) of the State Development and Public Works Organisation Act 1971 a properly made submission about the environmental impact statement is taken to be a properly made submission about the application under the Integrated Development Assessment System.

There were properly made submissions made about the application.

6. Rights of Appeal

There is no right of appeal by virtue of section 427(5) of the Sustainable Planning Act 2009.



Andrew Fraser

Treasurer and Minister for State Development and Trade

Date 1. 9. 11

SCHEDULE 1 – TEMPORARY FLY CAMP (500 Rooms)

The entity with jurisdiction for the following conditions is the Isaac Regional Council.

This approval shall lapse at the expiration of 4 years from the date of this approval taking effect.

The Development Approval takes effect at the time of the Decision Notice.

Site Development

1. The use of the site for a Temporary Fly Camp is limited to a period of two (2) years from commencement of the use.
2. 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 the accommodation building.
3. Construct a maximum 500 rooms for the temporary fly camp accommodation.
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 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 Village. Rehabilitation works for the temporary Construction Accommodation Village 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.
5. Submit to the Isaac Regional Council the design and layout of the temporary Fly Camp accommodation prior to obtaining Operational Works and Building Works approvals.
6. Construct the Temporary Fly Camp accommodation generally in accordance with the plans submitted to the Isaac Regional Council in response to Condition 5.
7. The approved Shop is to only service residents and bona fide guests of the Temporary Fly Camp Accommodation. No retailing to non-residents or non bona fide guests of the Temporary Fly Camp Accommodation is permitted by this approval.

8. The approved Hotel is to only service residents and bona fide guests of the Temporary Fly Camp Accommodation. No liquor sales to, or consumption by, non-residents or non bona fide guests of the Temporary Fly Camp Accommodation is permitted by this approval.

General

9. Separate liquor licensing approvals are to be obtained from the Queensland Department of Justice and Attorney General, Office of Liquor and Gaming Regulation prior to the sale and consumption of liquor on site.
10. 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
11. All structures shall comply with the provisions of the *Building Code of Australia* and the *Queensland Building Act 1975*.
12. Maintain the approved development for a maximum period of two (2) years from commencement of the use (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.
13. Excluding communications services drawings, all site engineering designs and works are to be prepared by or supervised by a Registered Professional Engineer Queensland (RPEQ).
14. 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 Work Development Permit.
15. 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.
16. 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.
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 from the on-site water treatment plant;
 - Sewerage servicing. Internal sewage reticulation arrangements from the wastewater (sewer) treatment plant are to be documented. Refer Environmentally Relevant Activity 63.1 conditions.
 - Landscaping;
 - Car parking area;
 - Internal accessways and manoeuvring areas; and
 - Stormwater discharge.
18. 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 Water Standards Association of Australia (WSAA) standard specifications and the Queensland Division of the Institute of Public Works Engineering Australia (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.
19. 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.
20. 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.
21. 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.
22. 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

23. 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.
24. 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.

25. 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.
26. 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.
27. 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

28. Provide evidence to the Isaac Regional Council that 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.
29. Enter into an agreement with a telecommunications provider to ensure that telecommunication services will be available to the proposed development .A copy of the agreement is to be provided to the Isaac Regional Council prior to the commencement of the use.
30. Provide all easements required by service providers regarding existing or proposed power lines, cables and equipment required for the development.

Environmental

31. 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.
32. 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.
33. Provision is to be made for adequate on-site screened refuse collection to the satisfaction of the Isaac Regional Council.
34. 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.
35. Submit to the Isaac Regional Council a Refuse Management Strategy which outlines frequency of refuse collection for the development.

36. 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.
37. Lodge a lighting plan for approval by the Isaac Regional Council documenting external lighting for the development. This plan is to ensure the lighting provisions are designed in accordance with AS4282 - Control of the Obtrusive Effects of Outdoor Lighting.
38. 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.

Disaster Management

39. 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.

DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR AN ENVIRONMENTALLY RELEVANT ACTIVITY 63.1 – SEWAGE TREATMENT PLANT FOR THE TEMPORARY FLY CAMP

The entity with jurisdiction for these conditions is the Department of Environment and Resource Management or its successor under any machinery of government change responsible for administering the Environmental Protection Act 1994.

Environmentally relevant activity 63.1—operating a no-release sewage treatment works with a total daily peak design capacity of at least 21 equivalent persons (EP).

The conditions for the construction and operation of the Sewage Treatment Plant for the Temporary Fly Camp are contained in the following sections:

- Section G—General
- Section A—Air
- Section WA—Water
- Section N—Noise
- Section L—Land
- Section W—Waste
- Section S—Social
- Definitions.

SECTION G—GENERAL

Scope of Activity

- G1 The conditions permit the carrying out of environmentally relevant activity:
- (a) ERA 63.1, operating a no-release sewage treatment works using plant and equipment with a peak design capacity of 500 EP (based on a wastewater generation rate of 250 L/EP/day) to treat up to 125 kilolitres of sewage generated per day, under average dry weather flow conditions.

Prevent and/or Minimise Likelihood of Environmental Harm

- G2 In carrying out the activity to which this permit relates, all reasonable and practicable measures must be taken to prevent and/or to minimise the likelihood of environmental harm being caused.

Site Based Management Plan

- G3 A Site Based Management Plan (SBMP) must be submitted to the administering authority prior to operation.
- G4 The registered operator must develop and implement a SBMP to which this permit relates. The SBMP must identify all potential sources of environmental harm, including but not limited to the actual and potential release of all contaminants, the potential impact of these sources and what actions will be taken to prevent the likelihood of environmental harm being caused. The SBMP must also provide for the review and 'continual improvement' in the overall environmental performance of all environmentally relevant activities carried out at this site.

The SBMP must address the following matters:

- (a) environmental commitments—a commitment by senior management to achieve specified and relevant environmental goals
- (b) identification of environmental issues and potential impacts
- (c) control measures for routine operations to minimise the likelihood of environmental harm
- (d) contingency plans and emergency procedures
- (e) organisational structure and responsibility
- (f) effective communication for delivery of environmental management goal, control measures and contingency plans and procedures
- (g) monitoring of contaminant releases
- (h) conducting environmental impact assessments
- (i) staff training
- (j) record keeping
- (k) complaint management
- (l) periodic review of environmental performance and continual improvement.

- G5 The contingency and emergency plan/procedures in the SBMP must include provisions for the following:
- (a) standard connections for emergency by-pass pumping
 - (b) standard connections for mobile generators, or a back-up power source that automatically starts in the event of power failure and stops when power is restored (with manual override facility)
 - (c) stand-by pumping equipment and associated controls
 - (d) identify critical components and a system to ensure adequate and timely access to spare parts
 - (e) containment and clean up equipment
 - (f) a monitoring program and monitoring equipment should a spill occur
 - (g) all weather access for maintenance and emergency activities to sewage treatment infrastructure.
- G6 The SBMP must not be implemented or amended in a way that contravenes any condition of this permit. If there is a potential conflict between the SBMP and the conditions of this permit, the conditions of this permit take precedence.

Minimise Infiltration/Exfiltration

- G7 All reasonable and practicable measures must be taken to minimise the infiltration of stormwater and/or groundwater to sewer.
- G8 All reasonable and practicable measures must be taken to minimise the exfiltration of sewage to groundwater, surface waters and/or land.

Maintenance of Measures, Plant and Equipment

- G9 The holder of this permit must:
- (a) install all measures, plant and equipment necessary to ensure compliance with the conditions of this permit
 - (b) maintain such measures, plant and equipment in a proper and efficient condition
 - (c) operate such measures, plant and equipment in a proper and efficient manner.

Monitoring

- G10 An experienced and suitably qualified person(s) must conduct any monitoring required by this permit.

Sample Analysis

- G11 All analyses and tests required to be conducted under this development permit must be carried out by a laboratory that has National Association of Testing Authorities certification for such analyses and tests, except as otherwise authorised by the administering authority.

- G12 The registered operator of the environmentally relevant activity to which this development permit relates, must ensure that the results of all the monitoring performed in accordance with this development permit for the period covered by the annual return are kept at the premises to which this development permit relates.

Equipment Calibration

- G13 All instruments, equipment and measuring devices used for measuring or monitoring in accordance with any condition of this permit, must be calibrated, and appropriately and competently operated and maintained.

Trained/Experienced operation(s)

- G14 The operation of the sewer infrastructure, sewage treatment plant and pollution control equipment must be carried out by a person(s) with appropriate experience and/or qualifications to ensure the effective operation of that treatment plant and control equipment.

Spill Kit(s)

- G15 Appropriate spill kit(s) and relevant operator instructions/emergency procedure guides for the management of wastes and chemicals associated with this permit must be kept at the site.

Spill Kit Training

- G16 Anyone operating under this permit must be trained in the use of the spill kit(s).

Record Keeping

- G17 The holder of this development permit must record, compile and keep all data required by this permit. This data must be made available to the administering authority if requested.

- G18 All records required by this permit must be kept for five years.

Notification

- G19 Any emergency, incident or event, which results in the release of contaminants not in accordance with, or reasonably expected to be in accordance with the conditions of this permit, must be reported by telephone to the administering authority's pollution hotline or the district office located in the area where the release occurred. Any such release must be reported as soon as practicable, but no later than 24 hours after the holder of the development permit becomes aware of the release.

To Follow Notification

- G20 Within 14 days of any notification advice in accordance with **Condition G19**, a written notice detailing the following information must be provided to the administering authority:
- (a) the name of the operator, including their permit / registration number
 - (b) the name and telephone number of a designated contact person
 - (c) quantity and substance released
 - (d) vehicle and registration details
 - (e) person/s involved (driver and any others)
 - (f) the location and time of the release
 - (g) the suspected cause of the release
 - (h) a description of the effects of the release
 - (i) the results of any sampling performed in relation to the release
 - (j) actions taken to mitigate any environmental harm caused by the release
 - (k) proposed actions to prevent a recurrence of the release.

Alterations

- G21 No change, replacement or operation of any plant or equipment is permitted if the change, replacement or operation of the plant or equipment increases, or is likely to substantially increase, the risk of environmental harm above that expressly provided for by this permit.

Transfer of Treated Effluent

- G22 If treated effluent is given or transferred off-site:
- (a) the responsibility of the treated effluent must only be given or transferred in accordance with a written agreement
 - (b) include in the written agreement, a commitment from the person utilising the treated effluent to use treated effluent in such a way as to prevent environmental harm or public health incidences and specifically make the persons aware of the General Environmental Duty (GED) under section 319 of the *Environmental Protection Act 1994*—environmental sustainability of the treated effluent disposal and protection of environmental values of waters.
- G23 The volume of treated effluent transferred off-site must be recorded on a daily basis by an appropriate method with an accuracy of +/- 5 per cent and records kept of such determinations.
- G24 The permit holder must cease the supply of treated effluent off-site if environmental harm is, or has the potential, to occur.

End of Section G conditions

SECTION A - AIR

Odour Nuisance

- A1 The release of noxious or offensive odours resulting from the activity must not cause an environmental nuisance at any nuisance sensitive place.
- A2 On receipt or notification of an odour complaint, the development permit holder must:
- (a) address the complaint including the use of appropriate dispute resolution if required
 - (b) immediately implement odour abatement measures so that emissions from the activity do not result in further environmental nuisance.

Dust Nuisance

- A3 The release of dust and/or particulate matter resulting from the activity must not cause an environmental nuisance at any nuisance sensitive place.
- A4 Release of dust or particulate, exceeding the following levels, when measured at any nuisance sensitive place, is considered as an environmental nuisance:
- (a) dust deposition of 4.0 grams per square metre per month, when measured in accordance with *Australian Standard AS 3580.10:2003 Methods of sampling and analysis of ambient air—Determination of particulate matter—Deposited matter Gravimetric method* (or more recent edition), or
 - (b) a concentration of particulate matter with an aerodynamic diameter of less than 10 micrometres (PM10) suspended in the atmosphere of 50 micrograms per cubic metre over a 24 hour averaging period, at a nuisance sensitive place downwind of the site, when monitored in accordance with:
 - (i) *Australian Standard AS 3580.9.6 'Ambient Air—Particulate Matter—Determination of suspended particulate PM10 high volume sampler with size—selective inlet—gravimetric method'*; or any alternative method of monitoring PM10 that may be permitted by the air quality sampling manual as published from time to time by the administering authority.

- A5 When requested by the administering authority, dust and particulate monitoring must be undertaken within a reasonable timeframe nominated by the administering authority, to investigate any complaint of environmental nuisance caused by dust and/or particulate matter. The results of the monitoring must be notified to the administering authority within 14 days following completion of the monitoring. Monitoring must be carried out at a place(s) relevant to the potentially affected nuisance sensitive place and at upwind control sites and must include:

- (a) for a complaint alleging dust nuisance, dust deposition
- (b) for a complaint alleging adverse health effects caused by dust, the concentration per cubic metre of particulate matter with an aerodynamic diameter of less than 10 micrometre (μm) (PM10) suspended in the atmosphere over a 24 hour averaging time.

A6 On receipt or notification of a dust complaint, the environmental authority holder must:

- (a) address the complaint including the use of appropriate dispute resolution if required
- (b) immediately implement dust abatement measures so that emissions from the activity do not result in further environmental nuisance.

End of Section A conditions

SECTION WA—WATER

Water release

WA1 Treated or untreated effluent must not be released to waters.

WA2 Contaminants that will, or have the potential to, cause environmental harm must not be released directly or indirectly to any waters.

Stormwater management

WA3 There must be no release of stormwater runoff that has been in contact with any contaminants at the site to any waters, roadside gutter or stormwater drain.

WA4 Any spillage of wastes, contaminants or other materials must be cleaned up as quickly as practicable. Such spillages must not be cleaned up by hosing, sweeping or otherwise releasing such wastes, contaminants or material to any stormwater drainage system, roadside gutter or waters.

Monitoring of volume of sewage

WA5 The daily volume and flow rate of sewage entering the sewage treatment plant must be determined or estimated by an appropriate method with an accuracy of +/- 5 per cent, for example a calibrated flow meter and records kept of such determinations.

WA6 All treated effluent released from the sewage treatment facilities must be monitored from the treated effluent storage tank and at the frequency for the parameters stated in Table 1: Treated effluent quality characteristics.

Table 1: Treated effluent quality characteristics

Water quality parameters	Units	Minimum	Maximum	Monitoring frequency
pH	pH scale	6.0	8.5	continuous
Residual total chlorine	mg/L	1	-	continuous
<i>E. coli</i>	colony forming units / 100 mL	-	100	weekly
Total nitrogen	as nitrogen mg/L	-	15	monthly
Total phosphorous	mg/L as phosphorus	-	10	monthly
Total suspended solids	mg/L	-	30	monthly
Biochemical oxygen demand	5 day inhibited, mg/L	-	20	monthly

WA7 Treated effluent must not exceed water quality limits defined in Table 1: Treated effluent quality characteristics.

End of Section WA conditions

SECTION N—NOISE

Nuisance

- N1 Noise resulting from the environmentally relevant activity must not cause an environmental nuisance at any nuisance sensitive place.
- N2 When requested by the administering authority, noise monitoring must be undertaken within a reasonable and practicable timeframe nominated by the administering authority to investigate any complaint (which is neither frivolous nor vexatious nor based on mistaken belief in the opinion of the authorised officer) of environmental nuisance at any sensitive or commercial place, and the monitoring investigation report must be notified within 14 days to the administering authority following completion of monitoring.

N3 If the permit holder can provide evidence through monitoring that the limits defined in Table 2: Noise limits, are not being exceeded then the holder is not in breach of condition N1. Monitoring must include:

- (a) background noise level
- (b) LA 10, adj, 10 mins
- (c) LA 1, adj, 10 mins
- (d) LA, max adj, T
- (e) the level and frequency of occurrence of impulsive or tonal noise
- (f) atmospheric conditions including wind speed and direction
- (g) effects due to extraneous factors such as traffic noise
- (h) location, date and time of recording.

N4 If monitoring indicates exceedence of the limits in Table 2: Noise limits then the development permit holder must:

- (a) address the complaint including the use of appropriate dispute resolution if required
- (b) immediately implement noise abatement measures so that emissions of noise from the activity do not result in further environmental nuisance.

N5 The method of measurement and reporting of noise levels in response to any noise monitoring conducted under this permit must be in accordance with the most recently published edition of the administering authorities noise measurement manual or an equivalent authoritative document approved by the administering authority (e.g. *AS 1055 Acoustics— Description and measurement of environmental noise*).

Table 2: Noise limits

Noise level dB(A)	Monday to Sunday (including public holidays)		
	7am—6pm	6pm—10pm	10pm—7am
Noise measured at a 'sensitive or commercial place'			
LA10, adj, 10 mins	B/g + 5	B/g + 5	B/g + 3
LA1, adj, 10 mins	B/g + 10	B/g + 10	B/g + 5

Note: Where 'Background' means background sound pressure level measured in accordance with the latest edition of the administering authority's noise measurement manual. Table 2 does not purport to set operating hours for the environmentally relevant activity.

End of Section N conditions

SECTION L—LAND

Protecting land from contaminants

- L1 Treated or untreated effluent must not be released to land.
- L2 Activities on site must be conducted in a way that prevents any potential or actual release of contaminants to land that constitutes environmental nuisance or harm.

Chemicals and flammable or combustible liquids

- L3 All flammable and combustible liquids must be contained within an on-site containment system and controlled in a manner that prevents environmental harm and maintained in accordance with the current edition of *AS 1940—Storage and Handling of Flammable and Combustible Liquids*.
- L4 Spillage of all flammable and combustible liquids must be controlled in a manner that prevents environmental harm.
- L5 Spillage of all chemicals must be controlled in a manner that prevents environmental harm.
- L6 All corrosive substances, toxic substances, gases and dangerous goods must be stored and handled in accordance with the relevant Australian standard.
- L7 All chemicals and flammable or combustible liquids stored on site must be stored in or serviced by an effective containment system that is impervious to the materials stored and managed to prevent the release of liquids to waters or land. Where no relevant Australian Standard is available, the following must be applied:
 - (a) storage tanks must be bunded so that the capacity and construction of the bund is sufficient to contain at least 110 per cent of a single storage tank or 100 per cent of the largest storage tank plus 10 per cent of the second largest storage tank in multiple storage areas
 - (b) drum storages must be bunded so that the capacity and construction of the bund is sufficient to contain at least 25 per cent of the maximum design storage volume within the bund.

Sewage treatment plant and pump station

- L8 There must be sufficient backup power available to operate the sewage treatment plant, associated infrastructure, alarms and any instrumentation.
- L9 Sewage pump stations must be fitted with stand-by pumps and pump-failure alarms and/or telemetry, as well as high-level alarms to warn of imminent pump station overflow.

- L10 All alarms and telemetry systems must be able to raise an alarm should mains power failure occur at the pump station and sewage treatment plant. When triggered, the alarm must be reported to the appropriate person to respond to the failure.
- L11 The operator must test and validate the alarm system at least once per month and maintain a log of all alarm testing, faults identified and remedial action taken.
- L12 Sewage pump overflows must be contained for return back into the sewage treatment system.

Treated effluent storage

- L13 A minimum fully enclosed storage capacity of one megalitre must be available for the storage of treated effluent. A freeboard of 250 kilolitres must be maintained to prevent an unauthorised discharge.

End of Section L conditions

SECTION W—WASTE

- W1 A record of all regulated waste must be kept detailing the following information;
- (a) date of pickup of waste
 - (b) description of waste
 - (c) quantity of waste
 - (d) origin of the waste
 - (e) destination of the waste.
- W2 All regulated waste removed from the site must be removed by a person who holds a current permit to transport such waste under the provisions of the *Environmental Protection Act 1994*.
- W3 All waste generated in carrying out the activity must be disposed of at a facility that can lawfully accept that waste.

Biosolids

- W4 Biosolids being dried for disposal must be stored in an impervious bund.
- W5 Sewage biosolids and sludges must be transported by authorised regulated waste transporters and disposed at a lawful facility.

End of Section W conditions

SECTION S — Social

Complaint response

- S1 The operator of the activity must record the following details for all complaints received and provide this information to the administering authority on request:
- (a) time, date, name and contact details of the complainant
 - (b) the allegation made by the complainant
 - (c) details of communications with the complainant
 - (d) any investigations undertaken
 - (e) conclusions formed; and any actions taken.
- S2 The operator of the activity must attempt to make contact with any complainant within 24 hours of a complaint being received and initiate complaint resolution measures.

End of Section S conditions

DEFINITIONS

Words and phrases used throughout this permit are defined below. Where a definition for a term used in this permit is sought and the term is not defined within this permit, the definitions provided in the relevant legislation shall be used.

administering authority means the Department of Environment and Resource Management or its successor.

approved plans means the plans and documents listed in the approved plans section in the notice attached to this development permit.

authorised place means the place authorised under this development permit for the carrying out of the specified environmentally relevant activities.

certification or certified means by a suitably qualified and experienced person in relation to a design plan or an annual report regarding STPs, means that a statutory declaration has been made by that person and, when taken together with any attached or appended documents referenced in that declaration, all of the following aspects are addressed and are sufficient to allow an independent audit at any time:

- (a) exactly what is being certified and the precise nature of that certification
- (b) the relevant legislative, regulatory and technical criteria on which the certification has been based
- (c) the relevant data and facts on which the certification has been based, the source of that material, and the efforts made to obtain all relevant data and facts
- (d) the reasoning on which the certification has been based using the relevant data and facts, and the relevant criteria.

contaminant means:

- (a) a gas, liquid or solid
- (b) an odour
- (c) an organism (whether alive or dead), including a virus
- (d) energy, including noise, heat, radioactivity and electromagnetic radiation
- (e) a combination of contaminants.

commercial place means a place used as an office or for business or commercial purposes.

dwelling means any of the following structures or vehicles that is principally used as a residence including:

- a house, unit, motel, nursing home or other building or part of a building
- a caravan, mobile home or other vehicle or structure on land
- a water craft in a marina.

environmental nuisance means unreasonable interference or likely interference with an environmental value caused by:

- (a) noise, dust, odour, light
- (b) an unhealthy, offensive or unsightly condition because of contamination
- (c) another way prescribed by regulation (e.g. unreasonable noise or dust emissions).

LA, max adj, T

means the average maximum A-weighted sound pressure level, adjusted for noise character and measured over any 10 minute period, using fast response.

land

means land excluding waters and the atmosphere.

mg/L

means milligrams per litre.

measure

means an action, system, procedure and infrastructure that is intended as a means to an end (*i.e. to take measures to prevent dust release*).

nuisance sensitive place

includes:

- (a) a dwelling, residential allotment, mobile home or caravan park, residential marina or other residential premises
- (b) a motel, hotel or hostel
- (c) a kindergarten, school, university or other educational institution
- (d) a medical centre or hospital

- (e) a protected area under the *Nature Conservation Act 1992*, the *Marine Parks Act 1992* or a World Heritage Area
 - (f) a public thoroughfare, park or gardens
 - (g) a place used as a workplace, an office or for business or commercial purposes and includes a place within the curtilage of such a place reasonably used by persons at that place.
- offensive** means causing offence or displeasure; is disagreeable to the sense; disgusting, nauseous or repulsive.
- permit** permit includes licences, approvals, permits, authorisations, certificates, sanctions or equivalent/similar as required by legislation administered by the Department of Environment and Resource Management.
- receiving waters** means all groundwater and surface water that are not disturbed areas authorised by this Development Permit.
- registered operator** as defined under the *Environmental Protection Act 1994* and is the registered operator to which this approval relates.
- regulated waste** means non-domestic waste mentioned in Schedule 7 of the Environmental Protection Regulation 1998 (whether or not it has been treated or immobilised), and includes:
- (a) for an element—any chemical compound containing the element
 - (b) anything that has contained the waste.
- release** means:
- (a) to deposit, discharge, emit or disturb the contaminant
 - (b) to cause or allow the contaminant to be deposited, discharged, emitted or disturbed
 - (c) to allow the contaminant to escape
 - (d) to fail to prevent the contaminant from escaping.
- site** means land or tidal waters on or in which it is proposed to carry out the development approved under this development permit.
- watercourse** the meaning assigned to it in schedule 4 of the *Water Act 2000*.

waters

means:

- (a) river, creek, stream in which water flows permanently or intermittently either:
 - (i) in a natural channel, whether artificially improved or not
 - (ii) in an artificial channel that has changed the course of the river, creek or stream
- (b) lake, lagoon, pond, swamp, wetland, dam
- (c) unconfined surface water
- (d) storm water channel, storm water drain, roadside gutter
- (e) bed and banks and any other element of a river, creek, stream, lake, lagoon, pond, swamp, wetland, storm water channel, storm water drain, roadside gutter or dam confining or containing water
- (f) groundwater
- (g) non-tidal or tidal waters (including the sea)
- (h) any part thereof.

works or operation

means the development approved under this development permit.

End Schedule 1 Conditions

SCHEDULE 2 – TEMPORARY CONSTRUCTION PREMISES (2000 rooms)

The entity with jurisdiction for the following conditions is the Isaac Regional Council.

This approval shall lapse at the expiration of 4 years from the date of this approval taking effect.

The Development Approval takes effect at the time of the Decision Notice.

STAGE 1

Site Development

1. The use of the site for a Temporary Construction Accommodation Village is limited to a period of four (4) years from commencement of the use. To remove any doubt, commencement of the use is the first day of occupation of Stage 1 of the accommodation building.
2. Construct Stage 1 generally in accordance with the following approved plans:
 - Buffel Park Accommodation Villages Construction Village Sequencing – Stage 1 Plan, Reference 24465_12.
 - SKM Plan PHCVR02-7311-CC-DG-1106 Revision C (as applicable to Stage 1).
 - SKM Plan PHCVR02-7311-CC-DG-1104 Revision C (as applicable to Stage 1).
3. Pursuant to approved SKM Plan PHCVR02-7311-CC-DG-1104 Revision C and SKM Plan PHCVR02-7311-CC-DG-1106 Revision C, 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.

4. 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 1 of the accommodation building.
5. At the expiration of four (4) years from commencement of the use, the approval for Stage 1 of the development will cease. (Following the cessation of this period refer Schedule 3 for the conditions of approval for the Maintenance Accommodation Premises).
6. 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.
7. The approved Shop is to only service residents and bona fide guests of the Temporary Construction Accommodation Premises or the Periodic Maintenance Accommodation Premises. No retailing to non-residents or non bona fide guests of the Temporary Construction Accommodation Premises or the Periodic Maintenance Accommodation Premises is permitted by this approval.
8. The approved Hotel is to only service residents and bona fide guests of the Temporary Construction Accommodation Premises or the Periodic Maintenance Accommodation Premises. No liquor sales to, or consumption by, non-residents or non bona fide guests of the Temporary Construction Accommodation Premises or the Periodic Maintenance Accommodation Premises is permitted by this approval.

General

9. Separate liquor licensing approvals are to be obtained from the Queensland Department of Justice and Attorney General, Office of Liquor and Gaming Regulation prior to the sale and consumption of liquor on site.
10. 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
11. All structures shall comply with the provisions of the *Building Code of Australia* and the *Queensland Building Act 1975*.
12. 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.

13. Excluding communications services drawings, all site engineering designs and works are to be prepared by or supervised by a Registered Professional Engineer Queensland (RPEQ).
14. 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.
15. 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.
16. 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.
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 5 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.
18. 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.
19. 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.

20. 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.
21. Undertake construction of Stage 1 generally in accordance with the approved Construction Management Plan prepared by SKM reference R02, dated 11 May 2010 (or as amended).
22. Legible copies of the Construction Management Plan and current permits are to be kept on site and be made available on request by the Isaac Regional Council or other administering entity under this approval.
23. 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.
24. The new drainage infrastructure must have a CCTV record prepared on CD upon completion with the CD provided to the Council's Inspector for assessment under the Plumbing and Drainage Act.

Stormwater Discharge

25. 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.
26. 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.
27. 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.
28. 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.
29. 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

30. Provide evidence to Isaac Regional Council that Stage 1 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.
31. Underground, reticulated electricity must be provided from the proposed substation location to the development. Overhead, reticulated electricity can be provided to the proposed substation.
32. Enter into an agreement with a telecommunications provider to ensure that telecommunication services will be available to Stage 1 of the development. A copy of the agreement is to be provided to the Isaac Regional Council prior to the commencement of the use.
33. Provide all easements required by service providers regarding existing or proposed power lines, cables and equipment required for the development.

Environmental

34. 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.
35. 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.
36. Provision is to be made for adequate on-site screened refuse collection to the satisfaction of the Isaac Regional Council.
37. 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.
38. Submit to Council a Refuse Management Strategy which outlines frequency of refuse collection for the development.
39. 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 Councils Executive Director of Technical and Civil Services.
40. Lodge a lighting plan for approval by the Isaac Regional Council documenting external lighting for Stage 1 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.

41. 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.
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 in accordance with approved landscape plans prepared by RPS, Reference 24465-11, 24465-18, 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.
43. The landscaping design submitted for approval is to identify and retain the existing vegetation within the building setback of Stage 1 to Peak Downs Highway. This vegetation is to be maintained and not disturbed during construction or after the commencement of the use. This vegetation must remain and be maintained after the expiry of the relevant period.
44. Implement the management actions of the Bushfire Management Plan prepared by RPS Reference 24465, dated September 2010 (or as amended) for Stage 1 of the development.

Disaster Management

45. 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 2

Site Development

46. The use of the site for a Temporary Construction Accommodation Premises is limited to a period of four (4) years from commencement of the use. To remove any doubt, commencement of the use is the first day of occupation of Stage 1 of the accommodation building.

47. Construct Stage 2 generally in accordance with the following approved plans:
- Buffel Park Accommodation Villages Construction Village Sequencing – Stage 2 Plan, Reference 24465-13.
 - SKM Plan PHCVR02-7311-CC-DG-1106 Revision C (as applicable to Stage 2).
 - SKM Plan PHCVR02-7311-CC-DG-1104 Revision C (as applicable to Stage 2).
48. Pursuant to approved SKM Plan PHCVR02-7311-CC-DG-1104 Revision C and SKM Plan PHCVR02-7311-CC-DG-1106 Revision C, Stage 2 is to consist of the following:
- A maximum 504 rooms;
 - 150 car parking spaces;
 - Additional recreation building (if required);
 - Additional Gymnasium (if required); and
 - Multi purpose sports court
49. At the expiration of four (4) years from commencement of the use, the approval for Stage 2 of the development will cease. (Following the cessation of this period refer Schedule 3 for the conditions of approval for the Maintenance Accommodation Premises).
50. At the expiration of four (4) years from the commencement of the use, 420 rooms that form part of this approval are not to be occupied. Documentation is to be provided to the Isaac Regional Council's Executive Director Planning and Environment satisfaction identifying what rooms will not be occupied and the measures that will be implemented to ensure these rooms will not be occupied. The future occupation of these rooms will be the subject of separate material change of use application.
51. 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

52. 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
53. All structures shall comply with the provisions of the *Building Code of Australia* and the *Queensland Building Act 1975*.
54. 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.

55. Excluding communications services drawings, all site engineering designs and works are to be prepared by or supervised by a Registered Professional Engineer Queensland (RPEQ).
56. 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.
57. 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.
58. 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.
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 2 from the on-site water treatment plant.
 - Sewerage servicing. Internal sewage reticulation arrangements for Stage 2 from the wastewater (sewer) treatment plant are to be documented. Refer Schedule 5 for the relevant ERA 63.2(c) sewage treatment plant conditions;
 - Landscaping;
 - Car parking area;
 - Internal accessways and manoeuvring areas; and
 - Stormwater discharge.
60. 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.

61. 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.
62. 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.
63. 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.
64. 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

65. 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.
66. 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.
67. 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.
68. 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.
69. 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

70. Provide evidence to the Isaac Regional Council that Stage 2 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.
71. Underground, reticulated electricity must be provided from the proposed substation location to the development. Overhead, reticulated electricity can be provided to the proposed substation.

72. Enter into an agreement with a telecommunication provider to ensure that telecommunication services will be available to Stage 2 of the development .A copy of the agreement is to be provided to the Isaac Regional Council prior to the commencement of the use.
73. Provide all easements required by service providers regarding existing or proposed power lines, cables and equipment required for the development.

Environmental

74. 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.
75. Disposal of vegetation by burning is prohibited unless a permit is obtained either from the Council or from the Queensland Fire and Rescue Authority.
76. Provision is to be made for adequate on-site screened refuse collection to the satisfaction of the Isaac Regional Council.
77. 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.
78. Submit to the Isaac Regional Council a Refuse Management Strategy which outlines frequency of refuse collection for the development.
79. 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.
80. Lodge a lighting plan for approval by the Isaac Regional Council documenting external lighting for Stage 2 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.
81. 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.
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 in accordance with approved landscape plans prepared by RPS, Reference 24465-11, 24465-18, 24465-19, 24465-20, 24465-

21 ad 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.
83. 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.
84. Implement the management actions of the Bushfire Management Plan prepared by RPS Reference 24465, dated September 2010 (or as amended) for Stage 2 of the development.

Disaster Management

85. 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

Site Development

86. The use of the site for a Temporary Construction Accommodation Premises is limited to a period of four (4) years from commencement of the use. To remove any doubt, commencement of the use is the first day of occupation of Stage 1 of the accommodation building.
87. Construct Stage 3 generally in accordance with the following approved plans:
- Buffel Park Accommodation Villages Construction Village Sequencing – Stage 3 Plan, Reference 24465-14.
 - SKM Plan PHCVR02-7311-CC-DG-1106 Revision C (as applicable to Stage 3).
 - SKM Plan PHCVR02-7311-CC-DG-1104 Revision C (as applicable to Stage 3).
88. Pursuant to approved SKM Plan PHCVR02-7311-CC-DG-1104 Revision C and SKM Plan PHCVR02-7311-CC-DG-1106 Revision C, Stage 3 is to consist of the following:
- A maximum 272 rooms.

89. At the expiration of four (4) years from commencement of the use, the approval for Stage 3 of the development will cease.
90. At the expiration of four (4) years from the commencement of the use, the 272 rooms that form part of this approval are not to be occupied. Documentation is to be provided to Isaac Regional Council's Executive Director Planning and Environment satisfaction identifying the measures that will be implemented to ensure these rooms will not be occupied. The future occupation of these rooms will be the subject of separate material change of use application.
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. 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 5 for the relevant ERA 63.2(c) sewage treatment plant conditions;
 - Landscaping;
 - Internal accessways and manoeuvring areas; and
 - Stormwater discharge.
93. 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 WSA 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.
94. 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.
95. 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.

96. 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.
97. 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

98. 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.
99. 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.
100. 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.
101. 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.
102. 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

103. Provide evidence to the Isaac Regional Council that Stage 3 of the development can be connected to the electricity supply. This evidence is to be provided to the Isaac Regional Council prior to the commencement of the use.
104. Underground, reticulated electricity must be provided from the proposed substation location to the development. Overhead, reticulated electricity can be provided to the proposed substation.
105. Enter into an agreement with a telecommunications provider to ensure that telecommunication services will be available to Stage 3 of the development. A copy of the agreement is to be provided to the Isaac Regional Council prior to the commencement of the use.
106. Provide all easements required by service providers regarding existing or proposed power lines, cables and equipment required for the development.

Environmental

107. 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.
108. 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.
109. Provision is to be made for adequate on-site screened refuse collection to the satisfaction of the Isaac Regional Council.
110. 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.
111. Submit to the Isaac Regional Council a Refuse Management Strategy which outlines frequency of refuse collection for the development.
112. 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.
113. Lodge a lighting plan for approval by the Isaac Regional Council documenting external lighting for Stage 3 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.
114. 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.
115. 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 in accordance with approved landscape plans prepared by RPS, Reference 24465-11, 24465-18, 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.
116. Implement the management actions of the Bushfire Management Plan prepared by RPS Reference 24465, dated September 2010 (or as amended) for Stage 3 of the development.

Disaster Management

117. 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 4

Site Development

118. The use of the site for a Temporary Construction Accommodation Premises is limited to a period of four (4) years from commencement of the use. To remove any doubt, commencement of the use is the first day of occupation of Stage 1 of the accommodation building.
119. Construct Stage 4 generally in accordance with the following approved plans:
- Buffel Park Accommodation Villages Construction Village Sequencing – Stage 4 Plan, Reference 24465-15.
 - SKM Plan PHCVR02-7311-CC-DG-1106 Revision C (as applicable to Stage 4).
 - SKM Plan PHCVR02-7311-CC-DG-1104 Revision C (as applicable to Stage 4).
120. Pursuant to approved SKM Plan PHCVR02-7311-CC-DG-1104 Revision C and SKM Plan PHCVR02-7311-CC-DG-1106 Revision C, Stage 4 is to consist of the following:
- A maximum 208 rooms.
121. At the expiration of four (4) years from commencement of the use, the approval for Stage 4 of the development will cease.
122. At the expiration of four (4) years from the commencement of the use, the 208 rooms that form part of this approval are not to be occupied. Documentation is to be provided to the Isaac Regional Council's Executive Director Planning and Environment satisfaction identifying the measures that will be implemented to ensure these rooms will not be occupied. The future occupation of these rooms will be the subject of separate material change of use application.
123. 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

124. 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
125. All structures shall comply with the provisions of the *Building Code of Australia* and the *Queensland Building Act 1975*.
126. 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.
127. Excluding communications services drawings, all site engineering designs and works are to be prepared by or supervised by a Registered Professional Engineer Queensland (RPEQ).
128. 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.
129. 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.
130. 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.
131. 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 4 from the on-site water treatment plant.
 - Sewerage servicing. Internal sewage reticulation arrangements for Stage 4 from the wastewater (sewer) treatment plant are to be documented. Refer Schedule 5 for the relevant ERA 63.2(c) sewage treatment plant conditions;

- Landscaping;
 - Internal accessways and manoeuvring areas; and
 - Stormwater discharge.
132. 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.
 133. 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.
 134. 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.
 135. 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.
 136. 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

137. 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.
138. 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.
139. 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.
140. 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.

141. 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

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

Environmental

146. 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.
147. 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.
148. Provision is to be made for adequate on-site screened refuse collection to the satisfaction of the Isaac Regional Council.
149. 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.
150. Submit to the Isaac Regional Council a Refuse Management Strategy which outlines frequency of refuse collection for the development.
151. 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:
152. Lodge a lighting plan for approval by the Isaac Regional Council documenting external lighting for Stage 4 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.

153. 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.
154. 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 in accordance with approved landscape plans prepared by RPS, Reference 24465-11, 24465-18, 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.
155. 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.
156. Implement the management actions of the Bushfire Management Plan prepared by RPS Reference 24465, dated September 2010 (or as amended) for Stage 4 of the development.

Disaster Management

157. 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

Site Development

158. The use of the site for a Temporary Construction Accommodation Premises is limited to a period of four (4) years from commencement of the use. To remove any doubt, commencement of the use is the first day of occupation of Stage 1 of the accommodation building.

159. Construct Stage 5 generally in accordance with the following approved plans:
- Buffel Park Accommodation Villages Construction Village Sequencing – Stage 5 Plan, Reference 24465-16.
 - SKM Plan PHCVR02-7311-CC-DG-1106 Revision C (as applicable to Stage 5).
 - SKM Plan PHCVR02-7311-CC-DG-1104 Revision C (as applicable to Stage 5).
160. Pursuant to approved SKM Plan PHCVR02-7311-CC-DG-1104 Revision C and SKM Plan PHCVR02-7311-CC-DG-1106 Revision C, Stage 5 is to consist of the following:
- A maximum 224 rooms.
161. At the expiration of four (4) years from commencement of the use, the approval for Stage 5 of the development will cease.
162. At the expiration of four (4) years from the commencement of the use, the 224 rooms that form part of this approval are not to be occupied. Documentation is to be provided to Isaac Regional Council's Executive Director Planning and Environment satisfaction identifying the measures that will be implemented to ensure these rooms will not be occupied. The future occupation of these rooms will be the subject of separate material change of use application.
163. 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

164. 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
165. All structures shall comply with the provisions of the *Building Code of Australia* and the *Queensland Building Act 1975*.
166. 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.

167. Excluding communications services drawings, all site engineering designs and works are to be prepared by or supervised by a Registered Professional Engineer Queensland (RPEQ).
168. 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.
169. 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.
170. 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.
171. 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 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 5 for the relevant ERA 63.2(c) sewage treatment plant conditions;
 - Landscaping;
 - Internal accessways and manoeuvring areas; and
 - Stormwater discharge.
172. 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.
173. 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.

174. 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.
175. 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.
176. 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

177. 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.
178. 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.
179. 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.
180. 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.
181. 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

182. 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.
183. Underground, reticulated electricity must be provided from the proposed substation location to the development. Overhead, reticulated electricity can be provided to the proposed substation.
184. 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.

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

Environmental

186. 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.
187. 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.
188. Provision is to be made for adequate on-site screened refuse collection to the satisfaction of the Isaac Regional Council.
189. 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.
190. Submit to the Isaac Regional Council a Refuse Management Strategy which outlines frequency of refuse collection for the development.
191. 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.
192. 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.
193. 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.
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 in accordance with approved landscape plans prepared by RPS, Reference 24465-11, 24465-18, 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.
195. 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

196. 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

Site Development

197. The use of the site for a Temporary Construction Accommodation Premises is limited to a period of four (4) years from commencement of the use. To remove any doubt, commencement of the use is the first day of occupation of Stage 1 of the accommodation building.
198. Construct Stage 6 generally in accordance with the following approved plans:
- Buffel Park Accommodation Villages Construction Village Sequencing – Stage 6 Plan, Reference 24465-17.
 - SKM Plan PHCVR02-7311-CC-DG-1106 Revision C (as applicable to Stage 6).
 - SKM Plan PHCVR02-7311-CC-DG-1104 Revision C (as applicable to Stage 6).
199. Pursuant to approved SKM Plan PHCVR02-7311-CC-DG-1104 Revision C and SKM Plan PHCVR02-7311-CC-DG-1106 Revision C, Stage 6 is to consist of the following:
- A maximum 276 rooms.
200. At the expiration of four (4) years from commencement of the use, the approval for Stage 6 of the development will cease.
201. At the expiration of four (4) years from the commencement of the use, the 276 rooms that form part of this approval are not to be occupied. Documentation is to be provided to the Isaac Regional Council's Executive Director Planning and Environment satisfaction identifying the measures that will be implemented to ensure these rooms will not be occupied. The future

occupation of these rooms will be the subject of separate material change of use application.

202. 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

203. 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
204. All structures shall comply with the provisions of the *Building Code of Australia* and the *Queensland Building Act 1975*.
205. 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.
206. Excluding communications services drawings, all site engineering designs and works are to be prepared by or supervised by a Registered Professional Engineer Queensland (RPEQ).
207. 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.
208. 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.
209. 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 Technical and Civil Services.
210. 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 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 5 for the relevant ERA 63.2(c) sewage treatment plant conditions;
 - Landscaping;
 - Internal accessways and manoeuvring areas; and
 - Stormwater discharge.
211. 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.
212. 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.
213. 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.
214. 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.
215. 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

216. 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.
217. 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.
218. 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.

219. 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.
220. 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

221. 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.
222. Underground, reticulated electricity must be provided from the proposed substation location to the development. Overhead, reticulated electricity can be provided to the proposed substation.
223. 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.
224. Provide all easements required by service providers regarding existing or proposed power lines, cables and equipment required for the development.

Environmental

225. 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.
226. 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.
227. Provision is to be made for adequate on-site screened refuse collection to the satisfaction of the Isaac Regional Council.
228. 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.
229. Submit to the Isaac Regional Council a Refuse Management Strategy which outlines frequency of refuse collection for the development.
230. 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.

231. 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.
232. 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.
233. 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 in accordance with approved landscape plans prepared by RPS, Reference 24465-11, 24465-18, 24465-19, 24465-20, 24465-21 ad 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.
234. 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

235. 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.

End Schedule 2 Conditions

SCHEDULE 3 – PERIODIC MAINTENANCE ACCOMMODATION PREMISES (600 Rooms)

The entity with jurisdiction for the following conditions is the Isaac Regional Council.

Site Development

236. 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 1 and Stage 2 of the Temporary Construction Accommodation Premises.
237. The Periodic Maintenance Accommodation Premises comprises:
 - Stage 1 as shown on SKM Plan PHCVR02-7311-CC-DG-1107 Revision C; and
 - 84 rooms from Stage 2 as shown on SKM Plan PHCVR02-7311-CC-DG-1107 Revision C.
238. This approval is granted for a maximum 600 rooms.
239. 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 2).
240. 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 the Periodic Maintenance Accommodation Premises.
241. A legible copy of the approved drawings and documents and the Development Approval Conditions package is to be available on site at all times and be made available on request by the Isaac Regional Council or other administering entity under this approval.
242. The approved Shop is to only service residents and bona fide guests of the Periodic Maintenance Accommodation Premises. No retailing to non-residents or non bona fide guest of the Periodic Maintenance Accommodation Premises is permitted by this approval.
243. The approved Hotel is to only service residents and bona fide guests of the Periodic Maintenance Accommodation Premises. No liquor sales to, or consumption by, non-residents or non bona fide guests of the Periodic Maintenance Accommodation Premises is permitted by this approval.

General

244. Separate liquor licensing approvals are to be obtained from the Queensland Department of Justice and Attorney General, Office of Liquor and Gaming Regulation prior to the sale and consumption of liquor on site.
245. All structures shall comply with the provisions of the *Building Code of Australia* and the *Queensland Building Act 1975*.
246. 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.
247. 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.
248. 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.
249. 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.
250. 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.

Electricity and Telecommunications

251. Provide evidence to the Isaac Regional Council that 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.
252. Enter into an agreement with a telecommunications provider to ensure that telecommunication services will be available to the development. A copy of the agreement is to be provided to the Isaac Regional Council prior to the commencement of the use.

Environmental

253. Provision is to be made for adequate on-site screened refuse collection to the satisfaction of the Isaac Regional Council.

254. 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.
255. Submit to the Isaac Regional Council a Refuse Management Strategy which outlines frequency of refuse collection for the development.
256. 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.

Disaster management

257. 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.

End Schedule 3 Conditions

SCHEDULE 4 – OPERATIONAL ACCOMMODATION PREMISES (445 Rooms)

The entity with jurisdiction for the following conditions is the Isaac Regional Council.

This approval shall lapse at the expiration of 4 years from the date of this approval taking effect.

The Development Approval takes effect at the time of the Decision Notice.

STAGE 1

Site Development

1. The use of the site for the Operational Accommodation Premises is limited to a period of thirty (30) years from commencement of the use.
2. Construct Stage 1 generally in accordance with the following approved plans:
 - Buffel Park Accommodation Villages Construction Village Sequencing – Stage 1 Plan, Reference 24465-25.
 - SKM Plan PHCVR02-7311-CC-DG-1206 Revision C.
 - SKM Plan PHCVR02-7311-CC-DG-1204 Revision C.
3. Pursuant to approved SKM Plan PHCVR02-7311-CC-DG-1206 Revision C, Stage 1 is to consist of the following:
 - A maximum 250 rooms including 4 rooms for persons with disabilities;
 - 150 car parking spaces;
 - 20 visitor parking spaces (including 5 disabled parking bays);
 - Bus set down area;
 - Central facilities; and
 - Machinery building.
4. 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 1 of the accommodation building.
5. 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

6. Separate liquor licensing approvals are to be obtained from the Queensland Department of Justice and Attorney General, Office of Liquor and Gaming Regulation prior to the sale and consumption of liquor on site.
7. 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
8. All structures shall comply with the provisions of the *Building Code of Australia* and the *Queensland Building Act 1975*.
9. 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.
10. Excluding communications services drawings, all site engineering designs and works are to be prepared by or supervised by a Registered Professional Engineer Queensland (RPEQ).
11. 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.
12. 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.
13. 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.
14. 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 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 5 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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

20. 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.
21. 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.
22. 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.

23. 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.
24. 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

25. Provide evidence to the Isaac Regional Council that Stage 1 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.
26. Underground, reticulated electricity must be provided from the proposed substation location to the development. Overhead, reticulated electricity can be provided to the proposed substation.
27. Enter into an agreement with a telecommunications provider to ensure that telecommunication services will be available to Stage 1 of the development. A copy of the agreement is to be provided to the Isaac Regional Council prior to the commencement of the use.
28. Provide all easements required by service providers regarding existing or proposed power lines, cables and equipment required for the development.

Environmental

29. 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.
30. Disposal of vegetation by burning is prohibited unless a permit is obtained either from the Council or from the Queensland Fire and Rescue Authority.
31. Provision is to be made for adequate on-site screened refuse collection to the satisfaction of Council.
32. 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.
33. Submit to the Isaac Regional Council a Refuse Management Strategy which outlines frequency of refuse collection for the development.
34. 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.

35. Lodge a lighting plan for approval by the Isaac Regional Council documenting external lighting for Stage 1 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.
36. 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.
37. 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 in accordance with approved landscape plans prepared by RPS, Reference 24465-23, 24465-27, 24465-28, 24465-29, 24465-30 and 24465-31 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.
38. Implement the management actions of the Bushfire Management Plan prepared by RPS Reference 24465, dated September 2010 (or as amended) for Stage 1 of the development.

Disaster Management

39. 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 2

Site Development

40. The use of the site for the Operational Accommodation Premises is limited to a period of thirty (30) years from commencement of the use.
41. Construct Stage 2 generally in accordance with the following approved plans:
 - Buffel Park Accommodation Villages Construction Village Sequencing – Stage 1 Plan, Reference 24465-25.

- SKM Plan PHCVR02-7311-CC-DG-1206 Revision C.
 - SKM Plan PHCVR02-7311-CC-DG-1204 Revision C.
42. Pursuant to approved SKM Plan PHCVR02-7311-CC-DG-1206 Revision C, Stage 2 is to consist of the following:
- A maximum 195 rooms;
 - Sports Club;
 - Gymnasium;
 - Pool;
 - Multi purpose sports court;
 - Meeting rooms;
 - Shop; and
 - Hotel
43. 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 1 of the accommodation building.
44. 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.
45. The approved Shop is to only service residents and bona fide guests of the Operational Accommodation Village. No retailing to non-residents and non bona fide guests of the Operational Accommodation Village is permitted by this approval.
46. The approved Hotel is to only service residents and bona fide guests of the Operational Accommodation Village. No liquor sales to or consumption by non-residents and non bona fide guests of the Operational Accommodation Village is permitted by this approval.

General

47. Separate liquor licensing approvals are to be obtained from the Queensland Department of Justice and Attorney General, Office of Liquor and Gaming Regulation prior to the sale and consumption of liquor on site.
48. 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
49. All structures shall comply with the provisions of the *Building Code of Australia* and the *Queensland Building Act 1975*.

50. 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.
51. Excluding communications services drawings, all site engineering designs and works are to be prepared by or supervised by a Registered Professional Engineer Queensland (RPEQ).
52. 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.
53. 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.
54. 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.
55. 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 2 from the on-site water treatment plant.
 - Sewerage servicing. Internal sewage reticulation arrangements for Stage 2 from the wastewater (sewer) treatment plant are to be documented. Refer Schedule 5 for the relevant ERA 63.2(c) sewage treatment plant conditions;
 - Landscaping;
 - Internal accessways and manoeuvring areas; and
 - Stormwater discharge.
56. 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.

57. 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.
58. 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.
59. 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.
60. 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

61. 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.
62. 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.
63. 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.
64. 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.
65. 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

66. Provide evidence to the Isaac Regional Council that Stage 2 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.
67. Underground, reticulated electricity must be provided from the proposed substation location to the development. Overhead, reticulated electricity can be provided to the proposed substation.

68. Enter into an agreement with a telecommunications provider to ensure that telecommunication services will be available to Stage 2 of the development .A copy of the agreement is to be provided to the Isaac Regional Council prior to the commencement of the use.
69. Provide all easements required by service providers regarding existing or proposed power lines, cables and equipment required for the development.

Environmental

70. 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.
71. Disposal of vegetation by burning is prohibited unless a permit is obtained either from the Council or from the Queensland Fire and Rescue Authority.
72. Provision is to be made for adequate on-site screened refuse collection to the satisfaction of the Isaac Regional Council.
73. 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.
74. Submit to the Isaac Regional Council a Refuse Management Strategy which outlines frequency of refuse collection for the development.
75. 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.
76. Lodge a lighting plan for approval by the Isaac Regional Council documenting external lighting for Stage 2 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.
77. 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.
78. 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 in accordance with approved landscape plans prepared by RPS, Reference 24465-23, 24465-27, 24465-28, 24465-29, 24465-

30 ad 24465-31 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.

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

Disaster Management

80. 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.

End Schedule 4 Conditions

SCHEDULE 5 – Sewage Treatment Plant conditions for the Environmentally Relevant Activity 63.2(c) for the Temporary Construction Accommodation Premises, the Periodic Maintenance Accommodation Premises and the Operational Accommodation Premises

The entity with jurisdiction for these conditions is the Department of Environment and Resource Management or its successor under any machinery of government change responsible for administering the Environmental Protection Act 1994.

Environmentally Relevant Activity 63.2(c)—operating sewage treatment works, other than no release works, with a total daily peak design capacity of more than 1500 to 4000EP.

The conditions for the construction and operation of the Sewage Treatment Plant For the Operations village, temporary construction village and maintenance village are contained in the following sections:

- Section G—General
- Section A—Air
- Section WA—Water
- Section N—Noise
- Section L—Land
- Section W—Waste
- Section S—Social
- Definitions.

SECTION G - GENERAL

Scope of Activity

- 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 2,250 equivalent persons (EP) [based on a wastewater generation rate of 250 L/EP/day] to treat up to 563 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
5	2250	563

- G3 Each stage (Stage 1–5) 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.
- G4 The proposed treatment design, treatment flow process and the third party certification for each stage must be submitted to the administering authority prior to construction.
- G5 Within three months operation of the completion of each development stage, a suitably qualified and experienced person must conduct an independent third party audit to determine compliance against the permit conditions, including any management plan required by the permit.
- G6 Every two years from issue of this permit a suitably qualified and experienced person must conduct an independent third party audit to determine compliance against the permit conditions, including any management plan required by the permit.
- G7 All third party audits must be submitted to the administering authority within 28 days of the audit date.

Prevent and/or Minimise Likelihood of Environmental Harm

- G8 In carrying out the activity to which this permit relates, all reasonable and practicable measures must be taken to prevent and / or to minimise the likelihood of environmental harm being caused.

Site Based Management Plan

- G9 A Site Based Management Plan (SBMP) must be submitted to the administering authority prior to operation.
- G10 The registered operator must develop and implement a SBMP to which this permit relates. The SBMP must identify all potential sources of environmental harm, including but not limited to the actual and potential release of all contaminants, the potential impact of these sources and what actions will be taken to prevent the likelihood of environmental harm being caused. The SBMP must also provide for the review and ‘continual improvement’ in the

overall environmental performance of all Environmentally Relevant Activities carried out at this site.

The SBMP must address the following matters:

- (a) environmental commitments—a commitment by senior management to achieve specified and relevant environmental goals
- (b) identification of environmental issues and potential impacts
- (c) control measures for routine operations to minimise the likelihood of environmental harm
- (d) contingency plans and emergency procedures
- (e) organisational structure and responsibility
- (f) effective communication for delivery of environmental management goal, control measures and contingency plans and procedures
- (g) monitoring of contaminant releases
- (h) conducting environmental impact assessments
- (i) staff training
- (j) record keeping
- (k) complaint management
- (l) periodic review of environmental performance and continual improvement.

G11 The contingency and emergency plan/procedures in the SBMP must include provisions for the following:

- (a) standard connections for emergency by-pass pumping
- (b) standard connections for mobile generators, or a back-up power source that automatically starts in the event of power failure and stops when power is restored (with manual override facility)
- (c) stand-by pumping equipment and associated controls
- (d) identify critical components and a system to ensure adequate and timely access to spare parts
- (e) containment and clean up equipment
- (f) a monitoring program and monitoring equipment should a spill occur
- (g) all weather access for maintenance and emergency activities to sewage treatment infrastructure.

G12 The SBMP must not be implemented or amended in a way that contravenes any condition of this permit. If there is a potential conflict between the SBMP and the conditions of this permit, the conditions of this permit take precedence.

Minimise Infiltration/Exfiltration

G13 All reasonable and practicable measures must be taken to minimise the infiltration of stormwater and/or groundwater to sewer.

G14 All reasonable and practicable measures must be taken to minimise the exfiltration of sewage to groundwater, surface waters and/or land.

Maintenance of Measures, Plant and Equipment

G15 The holder of this permit must:

- (a) install all measures, plant and equipment necessary to ensure compliance with the conditions of this permit
- (b) maintain such measures, plant and equipment in a proper and efficient condition
- (c) operate such measures, plant and equipment in a proper and efficient manner.

Monitoring

G16 An experienced and suitably qualified person(s) must conduct any monitoring required by this permit.

Sample Analysis

G17 All analyses and tests required to be conducted under this development permit must be carried out by a laboratory that has National Association Testing Association certification for such analyses and tests, except as otherwise authorised by the administering authority.

G18 The registered operator of the environmentally relevant activity to which this development permit relates must ensure that the results of all the monitoring performed in accordance with this development permit for the period covered by the annual return are kept at the premises to which this development permit relates.

Equipment Calibration

G19 All instruments, equipment and measuring devices used for measuring or monitoring in accordance with any condition of this permit must be calibrated, and appropriately and competently operated and maintained.

Trained/Experienced Operator(s)

G20 The operation of the sewer infrastructure, sewage treatment plant and pollution control equipment must be carried out by a person(s) with appropriate experience and/or qualifications to ensure the effective operation of that treatment plant and control equipment.

Spill Kit(s)

G21 Appropriate spill kit(s) and relevant operator instructions/emergency procedure guides for the management of wastes and chemicals associated with this permit must be kept at the site.

Spill Kit Training

- G22 Anyone operating under this permit must be trained in the use of the spill kit(s).

Recordkeeping

- G23 The holder of this development permit must record, compile and keep all data required by this permit. This data must be made available to the administering authority if requested.
- G24 All records required by this permit must be kept for five years.

Notification

- G25 Any emergency, incident or event, which results in the release of contaminants not in accordance with, or reasonably expected to be in accordance with the conditions of this permit, must be reported by telephone to the administering authorities' pollution hotline or the district office located in the area where the release occurred. Any such release must be reported as soon as practicable, but no later than 24 hours after the holder of the development permit becomes aware of the release.

Information to Follow Notification

- G26 Within 14 days of any notification advice in accordance with Condition G25, a written notice detailing the following information must be provided to the administering authority:
- (a) the name of the operator, including their permit/registration number
 - (b) the name and telephone number of a designated contact person
 - (c) quantity and substance released
 - (d) vehicle and registration details
 - (e) person/s involved (driver and any others)
 - (f) the location and time of the release
 - (g) the suspected cause of the release
 - (h) a description of the effects of the release
 - (i) the results of any sampling performed in relation to the release
 - (j) actions taken to mitigate any environmental harm caused by the release
 - (k) proposed actions to prevent a recurrence of the release.

Alterations

- G27 No change, replacement or operation of any plant or equipment is permitted if the change, replacement or operation of the plant or equipment increases, or is likely to substantially increase, the risk of environmental harm above that expressly provided for by this permit.

Transfer of Treated Effluent

- G28 If treated effluent is given or transferred off site:
- (a) the responsibility for the treated effluent must only be given, or transferred, in accordance with a written agreement
 - (b) include in the written agreement a commitment from the person utilising the treated effluent to use treated effluent in such a way as to prevent environmental harm or public health incidences and specifically make the persons aware of the General Environmental Duty (GED) under section 319 of the *Environmental Protection Act 1994*, environmental sustainability of the treated effluent disposal and protection of environmental values of waters.
- G29 The volume of treated effluent transferred off-site must be recorded on a daily basis by an appropriate method with an accuracy of +/- 5% and records kept of such determinations.
- G30 The permit holder must cease the supply of treated effluent off-site if there is a potential for environmental harm to be occurring.

End of Section G conditions

SECTION A — AIR

Odour Nuisance

- A1 The release of noxious or offensive odours resulting from the activity must not cause an environmental nuisance at any nuisance sensitive place.
- A2 On receipt or notification of an odour complaint, the development permit holder must:
- (a) address the complaint including the use of appropriate dispute resolution if required
 - (b) immediately implement odour abatement measures so that emissions from the activity do not result in further environmental nuisance.

Dust Nuisance

- A3 The release of dust and/or particulate matter resulting from the activity must not cause an environmental nuisance at any nuisance sensitive place.
- A4 Release of dust or particulate, exceeding the following levels, when measured at any nuisance sensitive place, is considered as an environmental nuisance:
- (a) dust deposition of 4.0 grams per square metre per month, when measured in accordance with *Australian Standard AS 3580.10:2003 Methods of sampling and analysis of ambient air—Determination of*

particulate matter—Deposited matter—Gravimetric method (or more recent edition), or

- (b) a concentration of particulate matter with an aerodynamic diameter of less than 10 micrometres (PM10) suspended in the atmosphere of 50 micrograms per cubic metre over a 24 hour averaging period, at a nuisance sensitive place downwind of the site, when monitored in accordance with:
 - (i) *Australian Standard AS 3580.9.6 'Ambient Air—Particulate Matter—Determination of suspended particulate PM10 highvolume sampler with size—selective inlet—gravimetric method'*; or any alternative method of monitoring PM10 that may be permitted by the Air Quality Sampling Manual as published from time to time by the administering authority.

A5 When requested by the administering authority, dust and particulate monitoring must be undertaken within a reasonable timeframe nominated by the administering authority, to investigate any complaint of environmental nuisance caused by dust and/or particulate matter. The results of the monitoring must be notified to the administering authority within 14 days following completion of the monitoring. Monitoring must be carried out at a place(s) relevant to the potentially affected nuisance sensitive place and at upwind control sites and must include:

- (a) for a complaint alleging dust nuisance, dust deposition
- (b) for a complaint alleging adverse health effects caused by dust, the concentration per cubic metre of particulate matter with an aerodynamic diameter of less than 10 micrometre (μm) (PM10) suspended in the atmosphere over a 24hr averaging time.

A6 On receipt or notification of a dust complaint, the environmental authority holder must:

- (a) address the complaint including the use of appropriate dispute resolution if required
- (b) immediately implement dust abatement measures so that emissions from the activity do not result in further environmental nuisance.

End of Section A conditions

SECTION WA—WATER

Water Release

WA1 Treated or untreated effluent must not be released to waters.

WA2 Contaminants that will, or have the potential to, cause environmental harm must not be released directly or indirectly to any waters.

Stormwater Management

- WA3 There must be no release of stormwater runoff that has been in contact with any contaminants at the site to any waters, roadside gutter or stormwater drain.
- WA4 Any spillage of wastes, contaminants or other materials must be cleaned up as quickly as practicable. Such spillages must not be cleaned up by hosing, sweeping or otherwise releasing such wastes, contaminants or material to any stormwater drainage system, roadside gutter or waters.

Monitoring of Volume of Sewage

- WA5 The daily volume and flow rate of sewage entering the Sewage Treatment Plant must be determined or estimated by an appropriate method with an accuracy of +/- 5, for example a calibrated flow meter and records kept of such determinations.
- WA6 All treated effluent released from the sewage treatment facilities must be monitored from the treated effluent storage facilities and at the frequency for the parameters stated in Table 4: Treated effluent quality characteristics.

Table 4: Treated effluent quality characteristics

Release Limits****							
Quality Characteristics	Units	Min.	Median*	50 th percentile	95 th percentile	Max.	Monitoring frequency
Turbidity**	NTU	-	-	-	2.0	5.0	Continuous
5-day biological oxygen demand (inhibited)	mg/L	-	20.0	-	-	40.0	Monthly
pH	Scale	6.0	-	-	-	8.5	Daily
Total nitrogen	mg/L	-	-	5.0	-	10.0	Monthly
Residual total chlorine	mg/L	1.0	-	-	-	-	Continuous
Total phosphorus*****	mg/L	-	-	-	-	10.0	Monthly
Electrical conductivity***	µS/cm	-	-	-	-	-	Monthly
<i>E. coli</i>	Colony forming units per 100mL	-	<10.0	-	-	15.0	Weekly

* Median value means of five consecutive samples taken over 24 hours at no less than 30 minute intervals.

** Turbidity monitoring must be taken every 5 minutes.

*** This parameter is required to be monitored only.

**** All parameters to be sampled at the outlet of the STP.

< indicates less than

***** this limit is based on the effluent being used for landscape and recreational field irrigation and mine dust suppression purposes. In the event the relevant effluent is released to a water course or the marine environment a 1.0mg/L limit applies.

WA7 All treated effluent to be irrigated or transferred must not exceed water quality limits defined in Table 4: Treated effluent quality characteristics.

WA8 All effluent that exceeds 3 times the Average Dry Weather Flow (ADWF) and which has been by-passed from the treatment process, must meet Table 4: Treated effluent quality characteristics prior to irrigation or transfer off site.

Monitoring of Groundwater Quality

WA9 Water quality monitoring conducted in accordance with this development permit must comply with the requirements of the most recent edition of the administering authority's water quality and sampling manual.

WA10 The permit holder must develop and implement an on-going groundwater monitoring program (GMP), including the development of a suitable groundwater monitoring network, to monitor the quality of groundwater potentially impacted by any direct or indirect release of contaminants associated with the authorised activity.

WA11 Prior to construction, the GMP must be submitted to the administering authority for assessment and approval.

WA12 The groundwater monitoring network referred to in Condition WA10 must:

- (a) be installed and maintained by a suitably qualified and experienced person
- (b) be constructed in accordance with the Agriculture and Resource Management Council of Australia and New Zealand manual titled *Minimum Construction Requirements for Water Bores in Australia, Edition 2, Revised September 2003*, or more recent editions or supplements to that document as such become available.

WA13 The GMP must include the following requirements:

- (a) the groundwater bores must be located to detect potential groundwater impacts from irrigating treated effluent to land, and from the sewage treatment plant, and include a reference (non-impacted) site
- (b) all determinations of the quality of contaminants released to waters must be made in accordance with, but are not limited to, methods prescribed in:
 - (i) AS/NZS 5667:11:1998—*Water Quality—Sampling—Guidance on sampling of groundwaters*, or more recent editions or supplements to that document as such become available

- (ii) the *Queensland Environmental Protection Agency Water Quality Sampling Manual, 3rd Edition, December 1999*, or more recent editions or supplements to that document as such become available
- (c) groundwater samples taken from the bores must be analysed for, but are not limited to, the water quality parameters required in Table 5:
Groundwater quality characteristics
- (d) standing water levels and total well depths in metres must be measured and recorded during each sampling event. Such measurements must be undertaken prior to any disturbance by sampling activities and must be reported as the depth in metres from the top edge of the highest point of the casing collar to the water surface within the bore
- (e) groundwater samples taken from the bores must be representative of the aquifer(s)
- (f) groundwater samples must be taken from each of the bores before commencement of the environmentally relevant activity and during each sampling event.

Table 5: Groundwater quality characteristics

Water quality parameters	Units	Monitoring frequency
pH	pH scale	Every six months from commencement of the issue of the permit. After four monitoring events on commencement of irrigation, DERM, based on the findings of the Groundwater Monitoring Analysis Report may approve monitoring to be conducted annually.
Electrical conductivity	$\mu\text{S/cm}$	
Total nitrogen	as nitrogen mg/L	
Ammonia	as nitrogen mg/L	
Nitrite	as nitrogen mg/L	
Nitrate	as nitrogen mg/L	
Total phosphorous	mg/L as phosphorus	
<i>E. coli</i>	colony forming units/100 mL	
Biological oxygen demand	five day inhibited, mg/L	

Groundwater monitoring analysis reporting

WA14 The registered operator must ensure that the groundwater monitoring data gathered in accordance with this development permit is analysed and interpreted to assess the nature and extent of any environmental harm.

The assessment must also include, but not be limited to:

- (a) the location of the groundwater bores
- (b) nature (confined, unconfined etc.) of the aquifer

- (c) water quality of each aquifer
- (d) define groundwater contours
- (e) indicate direction of flow.

The data collation, analysis and assessment must be conducted by a suitably qualified and experienced person and must be submitted to the administering authority with the annual return.

Separation of Recycled Water and Potable Water Systems

WA15 The recycled water system shall be separate and independent of any potable water supply system.

End of Section WA conditions

SECTION N—NOISE

Nuisance

- N1 Noise resulting from the environmentally relevant activity must not cause an environmental nuisance at any nuisance sensitive place.
- N2 When requested by the administering authority, noise monitoring must be undertaken within a reasonable and practicable timeframe nominated by the administering authority to investigate any complaint (which is neither frivolous nor vexatious nor based on mistaken belief in the opinion of the authorised officer) of environmental nuisance at any sensitive or commercial place, and the monitoring investigation report must be notified within 14 days to the administering authority following completion of monitoring.
- N3 If the permit holder can provide evidence through monitoring that the limits defined in Table 6: Noise limits, are not being exceeded, then the holder is not in breach of Condition N1. Monitoring must include:
- (a) background noise level
 - (b) LA 10, adj, 10 mins
 - (c) LA 1, adj, 10 mins
 - (d) LA, max adj, T
 - (e) the level and frequency of occurrence of impulsive or tonal noise
 - (f) atmospheric conditions including wind speed and direction
 - (g) effects due to extraneous factors such as traffic noise
 - (h) location, date and time of recording.
- N4 If monitoring indicates exceedence of the limits in Table 6: Noise limits then the development permit holder must:
- (a) address the complaint including the use of appropriate dispute resolution if required

- (b) immediately implement noise abatement measures so that emissions of noise from the activity do not result in further environmental nuisance.

N5 The method of measurement and reporting of noise levels in response to any noise monitoring conducted under this permit must be in accordance with the most recently published edition of the administering authority's *Noise Measurement Manual* or an equivalent authoritative document approved by the administering authority (e.g. *AS 1055 Acoustics— Description and measurement of environmental noise*).

Table 6: Noise limits

Noise level dB(A)	Monday to Sunday (including public holidays)		
	7am—6pm	6pm—10pm	10pm—7am
	Noise measured at a 'sensitive or commercial place'		
LA10, adj, 10 mins	B/g + 5	B/g + 5	B/g + 3
LA1, adj, 10 mins	B/g + 10	B/g + 10	B/g + 5

Note: Where 'Background' means background sound pressure level measured in accordance with the latest edition of the administering authority's noise measurement manual. Table 2 does not purport to set operating hours for the environmentally relevant activity.

End of Section N conditions

SECTION L—LAND

Protecting land from contaminants

- L1 Treated and untreated effluent must not be released to land, except where otherwise stated in a condition of this permit.
- L2 Activities on site must be conducted in a way that prevents any potential or actual release of contaminants to land that constitutes environmental nuisance or harm.

Chemicals and flammable or combustible liquids

- L3 All flammable and combustible liquids must be contained within an on-site containment system and controlled in a manner that prevents environmental harm and maintained in accordance with the current edition of *AS 1940— Storage and Handling of Flammable and Combustible Liquids*.
- L4 Spillage of all flammable and combustible liquids must be controlled in a manner that prevents environmental harm.
- L5 Spillage of all chemicals must be controlled in a manner that prevents environmental harm.

- L6 All corrosive substances, toxic substances, gases and dangerous goods must be stored and handled in accordance with the relevant Australian Standard.
- L7 All chemicals and flammable or combustible liquids stored on site must be stored in or serviced by an effective containment system that is impervious to the materials stored and managed to prevent the release of liquids to waters or land. Where no relevant Australian Standard is available, the following must be applied:
- (a) storage tanks must be banded so that the capacity and construction of the bund is sufficient to contain at least 110 per cent of a single storage tank or 100 per cent of the largest storage tank plus 10 per cent of the second largest storage tank in multiple storage areas
 - (b) drum storages must be banded so that the capacity and construction of the bund is sufficient to contain at least 25 per cent of the maximum design storage volume within the bund.

Sewage treatment plant and pump station

- L8 There must be sufficient backup power available to operate the sewage treatment plant, associated infrastructure, alarms and any instrumentation.
- L9 Sewage pump stations must be fitted with stand-by pumps and pump-failure alarms and/or telemetry, as well as high-level alarms to warn of imminent pump station overflow.
- L10 All alarms and telemetry systems must be able to raise an alarm should mains power failure occur at the pump station and sewage treatment plant. When triggered, the alarm must be reported to the appropriate person to respond to the failure.
- L11 The operator must test and validate the alarm system at least once per month and maintain a log of all alarm testing, faults identified and remedial action taken.
- L12 Sewage pump overflows must be contained for return back into the sewage treatment system.

Description of Contaminants Released to Land

- L13 All treated effluent to be irrigated must be monitored from the treated effluent storage facilities and at the frequency for the parameters stated in Table 4: Treated effluent quality characteristics.
- L14 Sewage effluent used for irrigation must not exceed sewage effluent release limits defined in Table 4: Treated effluent quality characteristics.
- L15 Treated effluent quality characteristics must be sampled from the treated effluent storage facilities prior to irrigation.

- L16 Notwithstanding the quality characteristics limits specified in Table 4: Treated effluent quality characteristics, release of recycled water to land must not have any properties nor contain any organisms or other contaminants in concentrations that are capable of causing environmental harm.
- L17 The maximum daily volume of treated effluent to be irrigated is not to exceed the amount specified within the Irrigation Management Plan (IMP) referred to in Conditions L27 to L32.
- L18 The daily volume of contaminants as treated effluent released to land must be determined or estimated by an appropriate method with an accuracy of +/- 5 per cent, for example, a flow meter and records kept of such determinations or estimations.
- L19 The land used for the irrigation of treated effluent must have a minimum surface area as specified within the IMP.
- L20 Irrigation of the treated effluent must only be conducted during the night from the hours of 10 pm to 6 am.
- L21 Notices must be prominently displayed on areas undergoing recycled water irrigation, warning the public that the area is irrigated with recycled water and not to use or drink the recycled water. These notices must be maintained in a visible and legible condition and be in compliance with *AS1319—Safety signs for the occupational environment*.
- L22 Pipelines and fittings associated with the recycle water irrigation system must be clearly identified. Lockable valves or removable handles must be fitted to all released pipes situated in public areas.
- L23 Any biomass (grass/vegetation clippings) removed from plants growing on irrigated land must be transported and disposed of other in areas other than on the irrigated land.

Treated Effluent Storage

- L24 A minimum storage capacity determined from Model for effluent disposal using land irrigation (MEDLI) considerations must be available for the storage of treated effluent to be irrigated on site and transferred off-site. A freeboard of 0.5 metres must be maintained at all times to prevent an unauthorised discharge.
- L25 In addition to MEDLI considerations, the registered operator must ensure that adequate storage has been constructed to ensure that there is no overflow of treated effluent.

Model for Effluent Disposal Using Land Irrigation Modelling

- L26 Prior to construction, MEDLI modelling to simulate the treated effluent irrigation on the site, must be developed in accordance with the administering authority's most recent edition of *Use of MEDLI 1.30 and Submission of Model Output for Review*. The MEDLI modelling must be submitted to the administering authority for assessment and approval.

Treated Effluent Irrigation Management Plan

- L27 Prior to construction, the permit holder must develop and submit an IMP to the administering authority for assessment and approval.
- L28 The IMP must detail how the effluent irrigation process will be effectively and appropriately managed so as to ensure that the release of effluent to land is carried out in an environmentally sustainable manner.
- L29 The irrigation must be conducted in accordance with the IMP.
- L30 The IMP must detail the following:
- (a) the minimum treated effluent storage requirements to prevent an overflow from occurring
 - (b) the maximum daily and weekly irrigation rate based on MEDLI findings
 - (c) the minimum area (hectares) to be irrigated with the treated effluent
 - (d) the capacity of land to assimilate nitrogen, phosphorous, salts and organic matter is not exceeded
 - (e) how irrigation will be managed and monitored so that the following occur:
 - (i) vegetation is not damaged
 - (ii) soil erosion and/or soil structure damage are avoided
 - (iii) effluent is evenly distributed on the irrigation area
 - (iv) infiltration of effluent beyond the plant root zone is minimised
 - (v) the quality of groundwater is not adversely affected
 - (vi) how irrigation using effluent to land will be carried out if soil moisture conditions are such that surface runoff, ponding or pooling beyond the property boundary is likely to occur and how this will be managed (e.g. soil moisture meters)
 - (vii) how irrigation of land will not result in adverse public health issues (i.e. plumbing controls signage)
 - (viii) procedures for educating and training staff about public health issues associated with using
 - (ix) recycled water onsite.
- L31 The IMP must be reviewed every two years, and consider groundwater and soil monitoring results.

- L32 A copy of the IMP must be kept at the premises and made available upon request.

Treated Effluent Irrigation

- L33 A scaled plan must be kept for the layout of the treated effluent irrigation infrastructure (pipe work, hoses and connections) for the treated effluent release area.

Soil Monitoring

- L34 Prior to construction, the permit holder must develop and submit to the administering authority a Soil Monitoring Program for the treated effluent release area.
- L35 In accordance with Condition L34, the Soil Monitoring Program must at a minimum include:
- (a) annual soil monitoring of the following parameters as specified in Table 7: Soil monitoring of treated effluent release area
 - (b) interpretation of soil testing results
 - (c) determination of sustainable loadings and soil management
 - (d) implementation of such measures as to ensure sustainable loadings and soil management.

Table 7: Soil monitoring of treated effluent release area

Soil quality parameters	Units
pH	pH Scale
Electrical conductivity	µS/cm
Available phosphorous	mg/kg
Available potassium	mg/kg
Total nitrogen	mg/kg
Total cations (inc. NA, CA, Mg, K)	mg/L
Cation exchange capacity	meq/100 g
Exchangeable sodium percentage	meq/100 g
Chloride	meq/l
Trace elements	ppm
Organic carbon	%

- L36 The permit holder must submit to the administering authority with the annual return a report on the soil monitoring program, including:
- (a) an assessment of the impact of the release of recycled water to the irrigation area(s)
 - (b) whether the release is being carried out in an environmentally sustainable manner

- (c) recommendations to achieve sustainability should monitoring indicate non-sustainable application of treated effluent to land.

End of Schedule L conditions

SECTION W—WASTE

- W1 A record of all regulated waste must be kept detailing the following information:
 - (a) date of pickup of waste
 - (b) description of waste
 - (c) quantity of waste
 - (d) origin of the waste
 - (e) destination of the waste.
- W2 All regulated waste removed from the site must be removed by a person who holds a current Permit to transport such waste under the provisions of the *Environmental Protection Act 1994*.
- W3 All waste generated in carrying out the activity must be disposed of at a facility that can lawfully accept that waste.

Biosolids

- W4 Biosolids being dried for disposal must be stored in an impervious bund.
- W5 Sewage biosolids and sludges must be transported by authorised regulated waste transporters and disposed at a lawful facility.

End of Section W conditions

SECTION S—SOCIAL

Complaint Response

- S1 The operator of the activity must record the following details for all complaints received and provide this information to the administering authority on request:
 - (a) time, date, name and contact details of the complainant
 - (b) the allegation made by the complainant
 - (c) details of communications with the complainant
 - (d) any investigations undertaken
 - (e) conclusions formed; and any actions taken.
- S2 The operator of the activity must attempt to make contact with any complainant within 24 hours of a complaint being received and initiate complaint resolution measures.

End of Section S conditions

DEFINITIONS

Words and phrases used throughout this permit are defined below. Where a definition for a term used in this permit is sought and the term is not defined within this permit, the definitions provided in the relevant legislation shall be used.

- administering authority** means the Department of Environment and Resource Management or its successor.
- appropriately qualified person** means a person who has professional qualifications, training, skills or experience relevant to the nominated subject matter and can give authoritative assessment, advice and analysis on performance relative to the subject matter using the relevant protocols, standards, methods or literature.
- approved plans** means the plans and documents listed in the approved plans section in the notice attached to this development permit.
- authorised place** means the place authorised under this development permit for the carrying out of the specified environmentally relevant activities.
- ADWF** means average dry weather flow
- certification or certified** means by a suitably qualified and experienced person in relation to a design plan or an annual report regarding STPs, means that a statutory declaration has been made by that person and, when taken together with any attached or appended documents referenced in that declaration, all of the following aspects are addressed and are sufficient to allow an independent audit at any time:
- (a) exactly what is being certified and the precise nature of that certification
 - (b) the relevant legislative, regulatory and technical criteria on which the certification has been based
 - (c) the relevant data and facts on which the certification has been based, the source of that material, and the efforts made to obtain all relevant data and facts
 - (d) the reasoning on which the certification has been based using the relevant data and facts, and the relevant criteria.

contaminant	means:
	<ul style="list-style-type: none"> (a) a gas, liquid or solid (b) an odour (c) an organism (whether alive or dead), including a virus (d) energy, including noise, heat, radioactivity and electromagnetic radiation (e) a combination of contaminants.
commercial place	means a place used as an office or for business or commercial purposes.
dwelling	means any of the following structures or vehicles that is principally used as a residence including: <ul style="list-style-type: none"> (a) a house, unit, motel, nursing home or other building or part of a building (b) a caravan, mobile home or other vehicle or structure on land (c) a water craft in a marina.
environmental nuisance	means unreasonable interference or likely interference with an environmental value caused by: <ul style="list-style-type: none"> (a) noise, dust, odour, light (b) an unhealthy, offensive or unsightly condition because of contamination (c) another way prescribed by regulation (e.g. unreasonable noise or dust emissions).
LA, max adj, T	means the average maximum A-weighted sound pressure level, adjusted for noise character and measured over any 10 minute period, using fast response.
land	means land excluding waters and the atmosphere.
mg/L	means milligrams per litre.
measure	means an action, system, procedure and infrastructure that is intended as a means to an end (<i>i.e. to take measures to prevent dust release</i>).
MEDLI	Model for effluent disposal using land irrigation.
nuisance sensitive place	includes:

- (a) a dwelling, residential allotment, mobile home or caravan park, residential marina or other residential premises
- (b) a motel, hotel or hostel
- (c) a kindergarten, school, university or other educational institution
- (d) a medical centre or hospital
- (e) a protected area under the *Nature Conservation Act 1992*, the *Marine Parks Act 1992* or a World Heritage Area
- (f) a public thoroughfare, park or gardens
- (g) a place used as a workplace, an office or for business or commercial purposes and includes a place within the curtilage of such a place reasonably used by persons at that place.

offensive means causing offence or displeasure; is disagreeable to the sense; disgusting, nauseous or repulsive.

permit permit includes licences, approvals, permits, authorisations, certificates, sanctions or equivalent/similar as required by legislation administered by the Department of Environment and Resource Management.

receiving waters means all groundwater and surface water that are not disturbed areas authorised by this Development Permit.

registered operator as defined under the *Environmental Protection Act 1994* and is the registered operator to which this approval relates.

regulated waste means non-domestic waste mentioned in Schedule 7 of the Environmental Protection Regulation 1998 (whether or not it has been treated or immobilised), and includes:

- (a) for an element—any chemical compound containing the element
- (b) anything that has contained the waste.

release means:

- (a) to deposit, discharge, emit or disturb the contaminant
- (b) to cause or allow the contaminant to be deposited, discharged, emitted or disturbed
- (c) to allow the contaminant to escape
- (d) to fail to prevent the contaminant from escaping.

- site** means land or tidal waters on or in which it is proposed to carry out the development approved under this development permit.
- watercourse** the meaning assigned to it in schedule 4 of the *Water Act 2000*.
- waters** means:
- (a) river, creek, stream in which water flows permanently or intermittently either:
 - (i) in a natural channel, whether artificially improved or not
 - (ii) in an artificial channel that has changed the course of the river, creek or stream
 - (b) lake, lagoon, pond, swamp, wetland, dam
 - (c) unconfined surface water
 - (d) storm water channel, storm water drain, roadside gutter
 - (e) bed and banks and any other element of a river, creek, stream, lake, lagoon, pond, swamp, wetland, storm water channel, storm water drain, roadside gutter or dam confining or containing water
 - (f) groundwater
 - (g) non-tidal or tidal waters (including the sea)
 - (h) any part thereof.
- works or operation** means the development approved under this development permit.

End Schedule 5 Conditions

SCHEDULE 6 - GENERAL CONDITIONS

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

PART 1 - PIPELINE CROSSINGS IN WATERCOURSES, WETLANDS AND SPRINGS

The entity with jurisdiction for these conditions is the Department of Environment and Resource Management or its successor under any machinery of government change responsible for administering the Environmental Protection Act 1994.

Riverine Protection Permits under the *Water Act 2000* are not required for construction of creek crossings if the proposed works are within the mining lease and can comply with the DERM guideline *Activities in a watercourse, lake or spring associated with mining operations* dated April 2008.

Water 1 In the event that creek crossings for the proposed service pipeline cannot comply with the requirements of the DERM guideline *Activities in a watercourse, lake or spring associated with mining operations* dated April 2008, or the creek crossing is not located on a mining lease, then a Riverine Protection Permit under the *Water Act 2000* will be required to be applied for and submitted to DERM for approval.

Water 2 In the carrying out of the activity the holder of this development approval must not clear vegetation or place fill, except for the construction of roads and pipelines, in or within:

- (a) 200 metres from any natural significant wetland
- (b) 100 metres from any natural wetland, lakes or springs
- (c) 100 metres of the high bank of any other watercourse.

Water 3 The holder of this development approval must not excavate or place fill in a way that interferes with the flow of water in a watercourse, wetland, or spring, including works that divert the course of flow of the water or works that impound the water.

Water 4 Notwithstanding condition water 3, pipeline and road construction works for may be undertaken in watercourses, wetlands or springs where there is no practicable alternative such as the use of horizontal directional drilling methods, for a maximum period of 10 days, provided that the works are conducted in accordance with the following order of preference:

- (a) conducting work in times of no flow
- (b) using all reasonable and practical measures to reduce impacts in times of flow.

- Water 5 Activities or works resulting in significant disturbance to the bed or banks of a watercourse or wetland, or a spring must:
- (a) only be undertaken where necessary for the construction and/or maintenance of roads, tracks and pipelines that are essential for out the authorised petroleum activities and no reasonable alternative location is feasible
 - (b) be no greater than the minimum area necessary for the purpose of the significant disturbance
 - (c) be designed and undertaken by a suitably qualified and experienced person taking into account the matters listed in Section 5—Planning activities and Section 6—Impact management, during Activities of DERM’s *‘Guideline—Activities in a watercourse, lake or spring associated with mining operations’* dated April 2008, or more recent editions as such become available
 - (d) upon cessation of the activities or works, commence rehabilitation immediately such that the final rehabilitation is to a condition that will ensure the ongoing physical integrity and the natural ecosystem values of the site.
- Water 6 Sediment control measures must be implemented to minimise any increase in water turbidity due to carrying out petroleum activities in the bed or banks of a watercourse or wetland, or a spring.
- Water 7 Routine, regular and frequent visual monitoring must be undertaken while carrying out construction work and/or any maintenance of completed works in a watercourse, wetland or spring. If, due to the petroleum activities, water turbidity increases in the watercourse, wetland or spring outside contained areas, works must cease and the sediment control measures must be rectified to limit turbidity before activities recommence.

PART 2 - VEGETATION MANAGEMENT

The entity with jurisdiction for these conditions is the Department of Environment and Resource Management or its successor under any machinery of government change responsible for administering the Environmental Protection Act 1994.

Performance Requirement S3 Watercourses

- Vegetation 1 The proponent is required to ensure that clearing for a watercourse crossing in relation to the services corridor must meet the *Acceptable Solution for Part S of Regional Vegetation Management Code for Brigalow Belt and New England Tablelands Bioregions—v2*; and as such, the proponent will need to provide a vegetation offset as per the *Queensland Government Policy for Vegetation Management Offsets*

current at the time the clearing is required. The offsets identified must be legally secured as outlined under *Criteria 4: Policy for Vegetation Management Offsets—Version 2.4* prior to the area required for the development being cleared.

General

- Vegetation 2 The proponent is required to ensure that any clearing of native vegetation in relation to this project is carried out in compliance with the manner proposed under the document *Part S: Requirements for clearing for significant projects* contained in the proponent's response to the Department of Environment and Resource Management's submission Attachment B, dated 13 Dec 2010.

PART 3 - TERRESTRIAL ECOLOGY—MITIGATION OF IMPACTS ON NATIVE FLORA AND FAUNA

The entity with jurisdiction for these conditions is the Department of Environment and Resource Management or its successor under any machinery of government change responsible for administering the Environmental Protection Act 1994.

- Ecology 1 The proponent must submit a threatened flora and fauna species and ecological communities management plan for approval by the Department of Environment and Resource Management prior to the commencement of any works that:

- (a) ensures the impacts to these species and communities are minimised
- (b) contributes to the survival of these species in the wild
- (c) achieves conservation benefits for these species and communities where practicable.

- Ecology 2 As a minimum, the plan in Ecology Condition 1 should include:

- (a) a list of species listed as endangered, vulnerable or rare under the *Nature Conservation Act 1994* that may be impacted
- (b) a KMZ1 map that identifies GPS positions significant species as listed under the *Nature Conservation Act 1994* in the clearing footprint and its surrounds
- (c) affected species listed by the Department of Environment and Resource Management on its 'Back on Track' systems that are identified as in decline and have a good potential for recovery
- (d) the additional and ongoing management activities to mitigate impacts to native vegetation communities

- (e) how the proponent will satisfy the requirements of Section 322 of the *Nature Conservation (Wildlife Management) Regulation 2006* relating to tampering with animal breeding places
- (f) management of affected fauna during construction and operational phases
- (g) a commitment to provide information on flora and fauna management actions for significant species for inclusion in the Department of Environment and Resource Management's 'Recovery Actions Database' when that framework is finalized and becomes operational
- (h) a commitment to submit a clearing permit for approval by the Department of Environment and Resource Management should an endangered, vulnerable or near threatened plant listed under the *Nature Conservation Act 1994* be identified in the clearing footprint.

NB- KMZ 1 Map means a map prepared in a format suited to reading on Google Earth.

PART 4 - USE OF NON-POTABLE WATER

The entity with jurisdiction for these conditions is the Department of Environment and Resource Management or its successor under any machinery of government change responsible for administering the Environmental Protection Act 1994.

Water 1 The proponent must ensure that any use of non-potable water for dust suppression purposes is carried out in accordance with Department of Justice and Attorney-General, Workplace Health and Safety Queensland guidelines:

- (a) Guide to workplace use of non-potable water including recycled waters—June 2007
- (b) Guide to supplying water in workplaces using water tankers— June 2007
- (c) Model water management plan for the civil construction industry—June 2007

PART 5 – AIR MONITORING

The entity with jurisdiction for these conditions is the Department of Environment and Resource Management or its successor under any machinery of government change responsible for administering the Environmental Protection Act 1994.

Air 1 The proponent must seek amendment of the issued environmental authority Permit Number: MIN101827410—Caval Ridge Coal Mine and associated EM Plan to include the Buffel Park Accommodation

Village as a sensitive or commercial place for the dust and particulate matter monitoring, control and reporting program.

PART 6 - STATE-CONTROLLED ROADS

The entity with jurisdiction for these conditions is the Department of Transport and Main Roads or its successor under any machinery of government change responsible for administering the Transport Infrastructure Act 1994 and the Transport Planning and Coordination Act 1994.

To ensure the road safety of turning movements of revised traffic generation as advised in the Buffel Park construction and operation villages traffic study, minimum required treatments at the various intersections with the Peak Downs Highway will be as follows:

- accommodation village (Buffel park)—auxiliary left turn lane (AUL)
- Mine Access Road—channelised right turn lane (CHR) and auxiliary left turn lane (AUL)
- Winchester Road:—channelised right turn lane (CHR) and auxiliary left turn lane (AUL).

These intersection improvements must be provided by the proponent within 12 months of commencement of construction of the CRM. The proponent must liaise with the TMR Mackay Regional Office to confirm/agree on actual intersection configuration taking into consideration the requirements of TMR's *Road planning and design manual*.

End Schedule 6 Conditions

SCHEDULE 7 – APPROVED PLANS AND DOCUMENTS

Carry out the development generally in accordance with the plans documents referred to below or as amended by conditions of approval

Reference	Title/Name	Author	Date
24465	Buffel Park Accommodation Villages Visual Assessment	RPS	September 2010
24465	Bushfire Management Plan	RPS	September 2010
R02	Construction Management Plan	SKM	May 2010
24465_12	Construction Village Sequencing – Stage 1	RPS	September 2010
24465_13	Construction Village Sequencing – Stage 2	RPS	September 2010
24465_14	Construction Village Sequencing – Stage 3	RPS	September 2010
24465_15	Construction Village Sequencing – Stage 4	RPS	September 2010
24465_16	Construction Village Sequencing – Stage 5	RPS	September 2010
24465_17	Construction Village Sequencing – Stage 6	RPS	September 2010
24465_24	Operations Village Sequencing – Existing Infrastructure and Services Shared with Construction Site	RPS	September 2010
24465_25	Operations Village Sequencing – Stage 1	RPS	September 2010
24465_26	Operations Village Sequencing – stage 2	RPS	September 2010
24465_11	Construction Village – Landscape Masterplan	RPS	September 2010
24465_18	Construction Village – Detail Plan	RPS	September 2010
24465_19	Construction	RPS	September 2010

Reference	Title/Name	Author	Date
	Village – Character Imagery and Materials Palette (Sheet 1)		
24465_20	Construction Village – Character Imagery and Materials Palette (Sheet 2)	RPS	September 2010
24465_21	Construction Village – Plant Palette	RPS	September 2010
24465_22	Construction Village – Typical Sections	RPS	September 2010
24465_23	Operations Village – Landscape Masterplan	RPS	September 2010
24465_27	Operations Village – Detail Plan	RPS	September 2010
24465_28	Operations Village – Character Imagery and Materials Palette (Sheet 1)	RPS	September 2010
24465_29	Operations Village – Character Imagery and Materials Palette (Sheet 2)	RPS	September 2010
24465_30	Operations Village – Plant Palette	RPS	September 2010
24465_31	Operations Village – Typical Sections	RPS	September 2010
PHCVR02-7311-CC-DG-1104 Rev C	Buffel Park Construction Village Layout Plan	SKM	June 2010
PHCVR02-7311-CC-DG-1106 Rev C	Buffel Park Construction Village Staging Plan	SKM	June 2010
PHCVR02-7311-CC-DG-1204 Rev C	Buffel Park Operations Village Layout Plan	SKM	June 2010
PHCVR02-7311-CC-DG-1206 Rev C	Buffel Park Operations Village Staging Plan	SKM	June 2010
PHCVM03-7311-AA-DG-0001 Rev E	Buffel Park Construction Village Kitchen and Dining Building Plans and Elevations	SKM	April 2010

Reference	Title/Name	Author	Date
PHCVM03-7311-AA-DG-0002 Rev D	Buffel Park Construction Village Kitchen and Dining Building Item Description Table	SKM	January 2009
PHCVM03-7311-AA-DG-0003 Rev D	Buffel Park Construction Village Dining Room Plan	SKM	January 2009
PHCVM03-7311-AA-DG-0004 Rev D	Buffel Park Construction Village Kitchen and Store Plan	SKM	January 2009
PHCVM03-7311-AA-DG-0005 Rev E	Buffel Park Construction Village Accommodation Units Plans and Elevations	SKM	April 2010
PHCVM03-7311-AA-DG-0006 Rev F	Buffel Park Construction Village Reception Building and Laundry Unit Plans and Elevations	SKM	April 2010
PHCVM03-7311-AA-DG-0007 Rev F	Buffel Park Construction Village Wet Mess and Recreation Building Plan	SKM	April 2010
PHCVM03-7311-AA-DG-0008 Rev E	Buffel Park Construction Village Wet Mess and Recreation Building Elevations and Sections	SKM	April 2010
PHCVM03-7311-AA-DG-0009 Rev F	Buffel Park Construction Village Training, Linen Stores and Bus Shelter Plans Elevations and Sections	SKM	April 2010
PHCVM03-7311-AA-DG-0010 Rev E	Construction Village Maintenance Building and Barbeque Shelter Plans, Elevations and Sections	SKM	April 2010
PHCVM03-7311-AA-DG-0011 Rev	Buffel Park Construction	SKM	April 2010

Reference	Title/Name	Author	Date
E	Village Gymnasium Plans Elevations and Sections		
PHCVM03-7311- AA-DG-0012 Rev C	Main External Shelter, Main Comms and Gatehouse Plans, Elevations and Sections	SKM	April 2010
U1-01 Revision A	Unit Type 1 Buildings Plans and Elevations	PF Brammer Pty Ltd	April 2010
U2-01 Revision A	Unit Type 2 Buildings Plans and Elevations	PF Brammer Pty Ltd	April 2010
U3-01 Revision A	Unit Type 3 PWD Plans and Elevations	PF Brammer Pty Ltd	April 2010
CF-01 Revision A	Central Facility Floor Plan	PF Brammer Pty Ltd	April 2010
CF-02 Revision A	Central Facility Elevations	PF Brammer Pty Ltd	April 2010
RF-01 Revision A	Recreation Facility Plan	PF Brammer Pty Ltd	April 2010
RF-02 Revision A	Recreation Facility Pool Facility	PF Brammer Pty Ltd	April 2010
RF-03 Revision A	Recreation Facility Recreation Building	PF Brammer Pty Ltd	April 2010
RF-04 Revision A	Recreation Facility Elevations	PF Brammer Pty Ltd	April 2010
LN-01 Revision A	Laundry Buildings Plan and Elevations	PF Brammer Pty Ltd	April 2010
OB-01 Revision A	Miscellaneous Buildings Images	PF Brammer Pty Ltd	April 2010

End Schedule 7