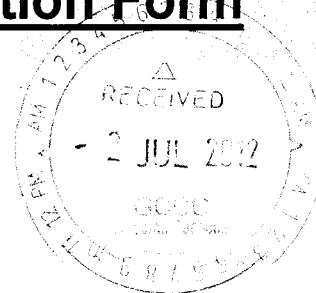


Document Requiring Registration Form

Attention: Records Services

The attached document requires the following action.



1. Document requiring registration found on file number:

2. Document requires classification to file number (if known)

3. Forward document to (if known):

4. Action officer requests document be transferred to file number

5. Document requires **no further action** – please register to file:

Name of Requestor (Please print):

Signature of Requestor:

Office use only

Date:

Records Services Officer:



3460879



Notice

Advice Agency Response - Referable Wetland SPAR04405712

This notice is issued by the administering authority pursuant to section 292 (advice agency response) of the Sustainable Planning Act 2009.

Gold Coast City Council
PO Box 5042
Gold Coast MC QLD 9729

cc. Amgrow Pty Ltd
C/- Gassman Development Perspectives
PO Box 392
Beenleigh QLD 4207

Your Reference: 1292
Our Reference: 497165

Re: Advice Agency Response

1. Application Details

Assessment Manager Reference:	MCU201200283	ATTN: Adam Brown
Date properly referred to EHP:	27 th June 2012	
Development approval applied for:	Development permit	
Aspect of development:	Material Change of Use, other than for a domestic housing activity, if any part of the land is situated in a wetland management area <i>Sustainable Planning Regulation 2009 - Schedule 7, Table 3, Item 21</i>	
Development description:	Material Change of Use – Extensions to existing Industry (office) and warehouse.	
Property/Location description:	82 Christensen Road, Stapylton – Lot 240 W31320	

Recommendation

The Chief Executive, Department of Environment and Heritage Protection (EHP), makes the following recommendation to the assessment manager:

Wetland:

The assessment manager should consider the potential impacts of the proposed development on wetland values, including the water quality, natural hydrological flows and ecological functioning of the wetland. Development should meet the following outcomes:

- **Maintain ecological values of the wetland.** There is no loss of wetland habitat and adverse impacts on the functioning and integrity of a wetland from development are avoided. A report prepared and certified by an appropriately qualified professional may assist the assessment manager to consider the impacts of the development on the ecological values and functioning of the wetland. If adverse impacts

are unavoidable, the assessment manager is encouraged to ensure that the values lost are offset in order to achieve an environmental outcome equal or better than the wetland values that are impacted. Refer to section 81A of the Environmental Protection Regulation 2008 for the list of wetland values.

Where a wetland management area is mapped as being of 'high ecological significance under the *Queensland Coastal Plan* it should be assessed against State Planning Policy 3/11: Coastal Protection (SPP3/11). Refer to policy 3 *Nature Conservation* in SPP 3/11.

- **Maintain wetland water quality.** The water quality of any waters in and linked to the wetland is maintained and managed to protect the environmental values of the wetland, and to ensure that the water quality objectives listed under Schedule 1 of the *Environmental Protection (Water) Policy 2009* are achieved.
- **Maintain wetland water regime.** The existing water regime (including surface and groundwater) within and linked to the wetland is maintained and managed to protect existing natural hydrological processes within the wetland ecosystem. This includes safeguarding natural fluctuations in size and location of the wetland, and retaining and allowing for regeneration of native vegetation.

To ensure that the proposed development is able to meet the above outcomes, the assessment manager is encouraged to consider the requirement for a buffer area between any proposed works and the wetland. A wetland buffer has two components:

- a support area adjacent to the wetland that maintains and supports the environmental values of the wetland; and
- a separation area around the support area that protects the wetland from external threats such as sediment and nutrient discharge from surrounding landuse.

Buffer distances should be maximised in order to maintain existing biodiversity values, habitat connectivity and to minimise edge effects. Unless otherwise determined by a suitably qualified professional, the following buffer widths are accepted by EHP as precautionary buffer widths likely to absorb impacts from external uses.

- within urban areas, a minimum 50m buffer to wetland
- outside of urban areas a minimum 200m buffer to wetland

Note: The Queensland Wetland Buffer Planning Guideline (2011) should be referred to when planning detailed buffer design to position development, determine any alternative buffer widths and establish operating measures that avoid adverse impacts on a wetland.

Where required, revegetation of the buffer is recommended using native species representative of the pre-clearing regional ecosystem, with preference given to endemic species. Plants should be of local provenance where possible. A rehabilitation/ revegetation management plan including weed management strategies may assist in determining the rehabilitation requirements for the development. Conditioning of any approval with building or development envelope(s) may also be a useful way to give formal effect to any required buffer area.

The assessment manager should consider requiring applicants to provide a Stormwater Management Plan to demonstrate how stormwater, sediment and other run-off from the site (associated with the construction and operational phases of development) will be effectively managed to prevent adverse impacts on wetland values. Potential impacts are to be addressed through water sensitive urban design including compliance with *South East Queensland Regional Plan 2009-2031 Implementation Guideline No. 7: Water sensitive urban design – design objectives for urban stormwater management*. For areas outside of the South-east

Should you have any questions about the above, please contact Michelle Moreno on telephone 1300 130 372, quoting the above reference number.

Bleak

Delegate:

Bernadette Carter
Chief Executive administering the *Sustainable
Planning Act 2009*
Department of Environment and Heritage Protection
28th June 2012

Enquiries:

Permit and Licence Management
Implementation and Support Unit
Department of Environment and Heritage
Protection
GPO Box 2454
BRISBANE QLD 4001
Phone: 1300 130 372
Fax: (07) 38963342
Email: palm@ehp.qld.gov.au

Queensland Regional Plan area any approval should recognise the requirements of The Urban Stormwater Quality Planning Guidelines 2010.

General information for assessment managers

The State's Native Title Work Procedures provide that responsibility for assessment of native title issues for an IDAS application rests with the assessment manager. Therefore, EHP as a referral agency for the relevant application has not provided notification to native title parties.

Additional information for applicants

It is a requirement of the *Environmental Protection Act 1994* that if an owner or occupier of land becomes aware of a Notifiable Activity (as defined in Schedule 3 and Schedule 4 of the *Environmental Protection Act 1994*) being carried out on the land, or that the land has been, or is being, contaminated by a hazardous contaminant, the owner or occupier must, within 22 business days after becoming so aware, give written notice to EHP.

Aboriginal Cultural Heritage

Under section 23 of the *Aboriginal Cultural Heritage Act 2003* a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the "cultural heritage duty of care"). Maximum penalties for breaching the duty of care are \$1,000,000 for a corporation and \$100,000 for an individual.

Applicants will comply with the duty of care in relation to Aboriginal cultural heritage if they are acting in accordance with cultural heritage duty of care guidelines gazetted under the *Aboriginal Cultural Heritage Act 2003*, available on the DERM website, or in accordance with an agreement with the Aboriginal party for the area or a cultural heritage management plan approved under part 7 of the *Aboriginal Cultural Heritage Act 2003*.

Applicants are also encouraged to undertake a search of the Aboriginal Cultural Heritage Database and the Aboriginal Cultural Heritage Register, administered by the Cultural Heritage Coordination Unit, Department of Aboriginal and Torres Strait Islander and Multicultural Affairs (ATSIMA). Application forms to undertake a free search of the Cultural Heritage Register and the Database may be obtained by contacting the Cultural Heritage Coordination Unit on (07) 3239 3647 or on the former DERM website www.derm.qld.gov.au/cultural_heritage