

Approval – conditions

Part A – Assessment Manager conditions

Condition 1 – Sunset clause		Timing
1.1	In accordance with s3.5.21A of the IPA, development to which the approval relates must be completed within seventeen (17) years starting on the day this Preliminary Approval takes effect.	As indicated

Condition 2 – Approved plans and documents		Timing
2.1	The development is to be generally in accordance with: (a) the master plan (MP-001-E CONCEPT MASTER PLAN) (b) the precinct plan dated May 2016)	At all times
2.2	Unless otherwise stated in these conditions, the development is to be generally in accordance with the Plan of Development and the relevant local government Planning Scheme.	At all times
2.3	Carry out the approved development generally in accordance with the approved plans and documents as referenced in Table 1, except insofar as modified by any of the conditions of this approval.	At all times

Table 1 – approved plans and documents

Title	Prepared By	Document No	Date
Pacificus Tourism Project Plan of Development (Plan of Development 2017)	Eaton Place Pty Ltd		August 2017
Pacificus Tourism Project Precinct Plan: May 2016	ML Design		24 May 2016
Pacificus Tourism Project Concept Master Plan	ML Design	MP-001-E	2 May 2013

Condition 3 – Plan of development		Timing
3.1	Prepare and submit to Gladstone Regional Council (GRC) for approval an updated Plan of Development, generally consistent with the conditions of this Preliminary Approval.	Prior to site works and prior to the lodgement of an application under the Plan of Development 2017
3.2	The approved updated Plan of Development will replace the Plan of Development 2017 as the approved plan in Table 1 and any reference to the Plan of Development in these conditions of approval will be a reference to the updated Plan of Development unless indicated otherwise.	At all times

Condition 4 – Project staging		Timing
4.1	Prepare a detailed staging plan for the project, which outlines the project works and development to be undertaken in each stage and identifies Stage 1 as only including the following infrastructure required for the project: (a) upgrading the Bruce Highway and Turkey Beach Road intersection;	Prior to site works and prior to the lodgement of an application under the Plan of Development

	<p>(b) upgrading the access road from Foreshores Road to Boyne Creek;</p> <p>(c) construction of the Boyne Creek bridge;</p> <p>(d) any upgrades or mitigation strategies identified for the road network in the approved Road Impact Assessment or Traffic Management Plan;</p> <p>(e) construction of the water desalination plant, seawater intake and evaporation ponds;</p> <p>(f) construction of the wastewater treatment plant and recycled water treatment plant; and</p> <p>(g) installation and connection of power supply from the existing electricity network for the development; and</p> <p>(h) construction of trans-island road and services infrastructure to the headland on Hummock Hill island.</p> <p><i>Note: the respective times for completion of each stage must be identified in the detailed staging plan.</i></p>	
4.2	The detailed staging plan prepared under condition 4.1 must provide for the commencement of early works within 2 years from the date this approval takes effect.	As indicated
4.3	Submit the detailed staging plan prepared under condition 4.1 for approval by GRC.	Prior to site works and prior to the lodgement of an application under the Plan of Development
4.4	Undertake all development generally in accordance with the Staging Plan approved in accordance with condition 4.3.	At all times
4.5	For all stages of development, the number of dwellings for permanent residential use (i.e. other than short-term accommodation) must not exceed 30 per cent of the total number of constructed dwelling units within the project and must not exceed 770 dwellings in total.	As indicated
	<i>Note: "all stages" means the total of all stages</i>	
4.6	For all stages of development, at least 15 per cent of dwellings for permanent residential use must be affordable housing.	As indicated
	<i>Note: affordable housing must provide low cost housing options to accommodate people who work and live on Hummock Hill Island, including hospitality workers, and may include short-term accommodation stock.</i>	
4.7	The total area used for urban purposes must not exceed 465 hectares.	At all times
	<i>Note: urban purpose means land used for residential, industrial, sporting, recreation and commercial activities including but not limited to, dwelling house, hotel, indoor sport and recreation, multiple dwelling, office, outdoor sport and recreation, resort complex, shop, short-term accommodation, utility installation.</i>	
4.8	Sequencing of the development must:	As indicated
	(a) provide for community facilities to be made available in conjunction with the first residential (tourism/permanent) stages	

	<p>(b) limit the number of permanent residential dwellings constructed in all stages to not exceed the numbers set out in Table 1 of the Plan of Development 2017</p> <p>(c) ensure the recreational camping ground is constructed in the first residential stage.</p> <p><i>Note: community facilities are to be progressively provided in accordance with the detailed staging plan prepared under condition 4.1. The timing of the provision of the recreational camping ground is to be confirmed as part of the staging plan prepared under condition 4.1.</i></p>	
--	---	--

Condition 5 – Temporarily vacant land		Timing
5.1	<p>Where construction has commenced on a stage and some or all of the land remains vacant or undeveloped for more than three months, the following works must be carried out:</p> <p>(a) the site must be cleared of all rubble, debris and demolition materials;</p> <p>(b) the site must be graded to prevent water ponding with adequate ground cover in place to avoid sediment and erosion issues;</p> <p>(c) the site must be landscaped with perimeter planting consisting of advanced specimens of fast growing native tree species;</p> <p>(d) the site must be maintained to ensure no nuisance to adjacent premises, roads or footpaths;</p> <p>(e) the site must be secured to ensure it does not present a public safety issue; and</p> <p>(f) where fencing is necessary to secure boundaries:</p> <p style="margin-left: 20px;">(i) the fencing must be durable and not capable of being pushed or blown over</p> <p style="margin-left: 20px;">(ii) the fencing type must not detract from local amenity (barbed wire is not acceptable)</p> <p style="margin-left: 20px;">(iii) vandalism must be promptly repaired and any graffiti removed.</p>	As indicated

Condition 6 – Disaster and emergency management		Timing
6.1	<p>An Emergency Response Plan (ERP) must be prepared by a suitably qualified expert to ensure the safety and well-being of all visitors, residents and staff on the island. The ERP must be prepared in consultation with the Queensland Police Service, Queensland Fire and Emergency Services and Queensland Ambulance Service. The ERP must provide details on the following:</p> <p>(a) potential natural and man-made hazards and emergency events based on a risk assessment;</p> <p>(b) strategies for the protection of life and property;</p> <p>(c) anticipated numbers of people on the island (including during construction and operational phases);</p>	As indicated

	<p>(d) response procedures to incidents/events, including: injuries, medical evacuations, road accidents, spills and natural disasters;</p> <p>(e) evacuation routes, procedures and assembly areas;</p> <p>(f) demonstration of long-term resilience in distressed conditions in the event an evacuation cannot be achieved, including details of access to food, water and medical supplies; and</p> <p>(g) demonstration that resources required for the implementation of the ERP would be provided independent of resources allocated to other towns and communities in the Gladstone Region.</p> <p>The ERP must be prepared prior to the commencement of site works and reviewed at a minimum:</p> <p>(a) at the completion of stage 1;</p> <p>(b) at the completion of each stage of development.</p>	
6.2	Implement and undertake any works and recommendations as required in the ERP	As indicated

Condition 7 – Littoral vineforest		Timing
7.1	Undertake a site survey of areas of the development site identified as containing littoral vineforest (RE 12.2.2) to inform detailed mapping. The site survey and detailed mapping is to be undertaken by a suitably qualified person and in accordance with a methodology approved by DNRME.	Prior to the commencement of site works
7.2	Development must be excluded from the littoral vineforest communities to the west of the headland and beachfront habitat to the east of the headland (as represented by RE 12.2.2 determined by detailed mapping) to protect the environmental value of these areas.	At all times.

Condition 8 – Fauna protection		Timing
8.1	<p>The project must include design elements that will avoid or mitigate impacts upon fauna communities by incorporating the following:</p> <p>(a) vegetated corridors which permit flora and fauna dispersal across Hummock Hill Island, particularly the maintenance of riparian corridors adjacent to ephemeral creeks. Wildlife corridor types that are to be considered for the development, to be agreed with GRC and DNRME and include:</p> <p>(i) major linkage – several hundred metres in width and containing no buildings or major structures</p> <p>(ii) inter-urban linkage – corridors of 100–200 m in width through a predominantly urban matrix, but containing large areas of green space such as the golf course</p> <p>(iii) local linkage – corridors of less than 100 m in width through urban and nonurban matrices</p> <p>(b) roads designed to include the preferred fauna-sensitive design standards included in the Fauna Sensitive Road Design Manual – Volume 2: Preferred Practices (TMR June 2010)</p> <p>(c) formal fauna crossing points at potential road-strike points, particularly within the proposed corridors described above</p>	At all times

	<ul style="list-style-type: none"> (d) fauna crossings at ephemeral watercourse crossings (e) tree retention across the development area to increase landscape permeability for flora and fauna particularly in and around the proposed golf course (f) a 500 m section of road connecting the northern and southern parts of the development to include an east-west fauna movement corridor incorporating: <ul style="list-style-type: none"> (i) retention of a 50 to 60 m (width) naturally vegetated area between the single lane carriage ways (ii) traffic calming devices at agreed points along the road (iii) wildlife signage to warn drivers (iv) culverts under the roadway to accommodate movement of small fauna. (g) 30 m buffers to waterways (h) construction and maintenance of fire breaks within the special lease area. 	
8.2	DNRME and GRC must be consulted in relation to all aspects of this condition.	Prior to site works and prior to the commencement of site works
8.3	Incorporate the requirements of Condition 8.1 into the Plan of Development as required under Condition 3 and the Project Master Plan.	Prior to site works and prior to an application being lodged under the Plan of Development

Condition 9 – Erosion-prone area		Timing
9.1	<p>No development, other than construction of the bridge, public boat ramp, service infrastructure, pedestrian access to the beaches and lifesaving structures, is to occur within the erosion-prone area as determined by DES in accordance with the site-specific erosion study provided in the Change Report Application for the project dated 21 July 2016.</p> <p><i>Note: The erosion-prone area is indicated on the Erosion Prone Areas Analysis map included in 'Pacificus Development Hummock Hill Island Assessment of Erosion Prone Area Width June 2016', prepared by Water Technology Pty Ltd.</i></p>	At all times

Condition 10 – Tourist and leisure facilities		Timing
10.1	<p>The proponent must develop and fund the tourist and leisure facilities according to the EIS/SEIS documentation and the Plan of Development and any requirements of these conditions of development.</p> <p><i>Note: the timing of tourist and leisure facilities is to be outlined in the detailed staging plan.</i></p>	As indicated in the approved Staging Plan

Condition 11 – Community facilities		Timing
11.1	<p>Unless otherwise agreed with GRC, the proponent must ensure the delivery of the community facilities for the project, including:</p> <ul style="list-style-type: none"> (a) community centre (b) medical centre (c) education and research centre 	As indicated in the approved Staging Plan

	<ul style="list-style-type: none"> (d) boat ramp (e) kindergarten (f) public bus service (g) cycle paths (h) post office (i) surf lifesaving club (j) recreational facilities (k) SES facilities and activities. 	
11.2	The program for developing community facilities is to be based on the rate of developing the residential units within the development, as measured by the approval by GRC of reconfiguring of the land into development lots. An application to reconfigure a lot must not be lodged with GRC for its approval until the proponent has completed the community facilities in accordance with the approved development program.	As indicated in the approved Staging Plan

Condition 12 – Infrastructure provision		Timing
12.1	All infrastructure must be provided at the cost of the proponent.	At all times
12.2	<p>Unless otherwise agreed with GRC, the proponent must develop the following physical infrastructure required for providing essential services to the project including:</p> <ul style="list-style-type: none"> (a) water supply system (b) sewerage (c) power (d) telecommunications (e) stormwater drainage systems (f) recycled water treatment and supply (g) wastewater collection, treatment and disposal (h) solid waste collection and disposal (i) access road from Foreshores Road to Hummock Hill Island (j) bridge over Boyne Creek (k) boat ramp (l) internal roads, cycle ways and pedestrian paths (m) public parks and open space (including environmental buffers). 	As indicated in the approved Staging Plan

Condition 13 – Infrastructure operation and maintenance agreement		Timing
13.1	Unless otherwise agreed with GRC, the proponent must maintain and operate the infrastructure or subsidise the costs of operating and maintaining infrastructure for a period of 17 years from commencement construction of stage 1 of the development or until such time as the income from GRC's rates and services charges applied to the developed land allows GRC to take over responsibility of management and funding of these areas.	As indicated
13.2	<p>The proponent must submit to GRC the operation and maintenance agreement for approval prior to lodging an application for a development permit for either a material change of use or reconfiguration of a lot within the project. The operation and maintenance agreement(s) for all infrastructure associated with the development must:</p> <ul style="list-style-type: none"> (a) cover all infrastructure which is intended to be handed over to GRC; (b) identify the specifications, operational and maintenance requirements, expected lifespan and decommissioning requirements of the infrastructure; 	As indicated

Conditions: Preliminary approval under section 3.1.6 of the *Integrated Planning Act 1997* for a material change of use to vary the effect of the Miriam Vale Shire Planning Scheme for the Pacificus Tourism Project Plan of Development – Hummock Hill Island, Foreshores

	(c) outline the costs associated with all aspects of the operation and maintenance of the infrastructure; and (d) be prepared in consultation with GRC.	
--	--	--

Condition 14 – Electricity and telecommunications		Timing
14.1	The project is to be connected to electricity and telecommunications to the requirements of the relevant authorities. The proponent is to fund all works (that is, provide the works at no cost to the relevant infrastructure provider) including any alterations, relocations, or upgrade work necessary to electricity and telephone installations resulting from or in connection with the project.	As indicated

Condition 15 – Infrastructure contributions		Timing
15.1	Should any aspect of the development trigger appraisal under existing GRC infrastructure policies, the proponent must contribute towards GRC infrastructure prior to commencement of the use on site. The contributions are to be paid in accordance with the rates applicable at the date of payment.	As indicated

Condition 16 – Water supply infrastructure		Timing
16.1	All water supply reticulation must be designed, constructed and maintained in accordance with GRC codes, policies, standards and specifications, applicable at the time and where relevant to GRC requirements.	As indicated
16.2	The water supply infrastructure provided must be capable of servicing the project at full occupancy and use, including sufficient supply for emergency response use without the need for future augmentation by the GRC.	At all times
16.3	The proponent is responsible for the full cost of all necessary water supply infrastructure on the island.	At all times

Condition 17 – Water desalination plant		Timing
17.1	The proponent must seek approval from GRC before commencing construction of the desalination plant. The desalination plant and associated infrastructure must be funded by the proponent.	As indicated
17.2	The proponent must ensure: (a) monitoring of salinity levels in the evaporation ponds is undertaken during the wet season and extreme weather conditions (b) discharge of potential overflow from the evaporation ponds is appropriately managed to ensure salinity levels are comparable to that of the receiving environment and that discharge occurs on an outgoing tide (c) evaporation ponds are lined with either clay or a geotextile (with permeability less than 0.01 mm/day) to prevent leaching of saline concentrate to groundwater or leakage to surface waters.	As indicated

Condition 18 – Water supply and storage		Timing
18.1	The proponent must specify the proposed recycled water/wastewater treatment technologies proposed for the infrastructure required in Condition 12 in a recycled water management plan.	Prior to the commencement of site works

Conditions: Preliminary approval under section 3.1.6 of the *Integrated Planning Act 1997* for a material change of use to vary the effect of the Miriam Vale Shire Planning Scheme for the Pacificus Tourism Project Plan of Development – Hummock Hill Island, Foreshores

18.2	The proponent must prepare a recycled water management plan in accordance with the <i>Water Supply (Safety and Reliability) Act 2008</i> and submit to DNRME and GRC for approval prior to making an application for a development permit for material change of use within the project.	As indicated
18.3	All permanent water storages must be constructed in accordance with the latest versions of Queensland Water Recycling Guidelines and the Australian Mosquito Control Manual (Mosquito Control Association of Australia). Water storages must be constructed in accordance with the latest version of the WSUD Technical Design Guidelines.	As indicated

Condition 19 – Sewerage treatment		Timing
19.1	All sewerage reticulation for the project must be designed, constructed and maintained in accordance with GRC codes, policies, standards and specifications, applicable at the time and where relevant to GRC requirements.	As indicated
19.2	All sewage generated by the project must be directed to and treated at a central sewage treatment plant within the development area.	At all times
19.3	No septic tanks are to be installed for the project.	At all times

Condition 20 – Erosion and sediment control plan		Timing
20.1	<p>An erosion and sediment control plan (ESCP) must be prepared by the proponent prior to commencing construction and submitted to GRC for approval as part of each application for operational works. The plan must be developed by a suitably qualified engineer in accordance with the latest version of Queensland Urban Drainage Manual, WSUD Technical Design Guidelines and the Soil Erosion and Sediment Control Engineering Guidelines for Queensland Construction Sites. The ESCP must be designed around the following objectives:</p> <ul style="list-style-type: none"> (a) minimising vegetation and soil disturbance within ephemeral watercourses during construction (b) drainage control from cleared areas (c) erosion control of exposed surfaces (d) sediment control (e) re-vegetation of cleared areas to re-establish ground cover (f) minimising vegetation and soil disturbance within erosion prone areas. <p><i>Note: an overall ESCP, detailing general erosion and sediment control principles, is to be provided prior to the commencement of site works, with more detailed plans, addressing individual developments or site conditions, provided as part of the relevant development applications.</i></p>	As indicated
20.2	Undertake all works generally in accordance with the approved erosion and sediment control plan which must be current and available on site at all times during the construction period.	At all times

Condition 21 – Water quality monitoring program		Timing
21.1	The proponent must develop and implement a water quality monitoring program (WQMP) which is to be designed in accordance with relevant guidelines including the latest version of the Queensland Water Quality Guidelines, the latest Urban Stormwater Queensland Best Practice Environmental Management Guidelines, the ANZECC/ARMCANZ (2000)	Prior to the commencement of site works

	Guidelines and the Water Quality Guidelines for the Great Barrier Reef Marine Park (GBRMPA 2009).	
21.2	The WQMP must be submitted to DES and GRC for review and approval prior to a decision for any development application for material change of use or reconfiguring a lot for the project.	As indicated
21.3	As part of the WQMP, the proponent must undertake water quality baseline monitoring of turbidity, sediment pollutant concentrations and other parameters, within Colosseum Inlet, Boyne Creek and Rodd's Bay adjacent to Hummock Hill Island before commencing construction. <i>Note: baseline monitoring should represent normal environmental conditions and not represent conditions of high or low water quality caused by extreme weather conditions.</i>	Prior to the commencement of site works
21.4	The findings of the WQMP must be used to determine water quality parameters for discharges from the development into the surrounding receiving water bodies.	Prior to the commencement of site works
21.5	Undertake ongoing monitoring of discharge water quality from the development site and turbidity, sediment pollutant concentrations and other parameters within Colosseum Inlet, Boyne Creek and Rodd's Bay adjacent to Hummock Hill Island. Prepare a report outlining the results of monitoring activities and identifying any changes required to the WQMP to meet the water quality standards in effect at the time the report is prepared. A report must be prepared and available for inspection by GRC and DES: (a) At the end of each 12 month period during construction of the development identified in the approved Staging Plan; and (b) At the end of 12 months following the commencement of use of the final stage, as determined by the approved Staging Plan under Condition 4.	As indicated

Condition 22 – Stormwater management		Timing
22.1	The proponent must prepare a detailed design of stormwater systems including an assessment of the stormwater runoff volume and any changes in quantity or quality of this runoff as a result of the development. The design is to be in accordance with the latest version of the Urban Stormwater Queensland Best Practice Environmental Management Guidelines. Stormwater controls must be designed to: (a) protect water environmental values specified in the Environmental Protection (Water) Policy 2009 (b) minimise ecological impacts on waters in the locality (complying with water quality guidelines) (c) make use of stormwater for recycling and water conservation (d) make use of drainage corridors for improved recreational values and open space or landscape area (e) maintain acceptable health risks, aesthetics, protection from flooding, public safety and other social issues (f) maintain existing runoff conditions (g) maintain existing peak flow rates (h) preserve existing drainage paths.	Prior to the commencement of site works
22.2	The stormwater designs and runoff assessment are to be submitted to DES and GRC for review and approval prior to a decision for a development permit for material change of use or reconfiguring a lot for the project.	As indicated

Conditions: Preliminary approval under section 3.1.6 of the *Integrated Planning Act 1997* for a material change of use to vary the effect of the Miriam Vale Shire Planning Scheme for the Pacificus Tourism Project Plan of Development – Hummock Hill Island, Foreshores

22.3	Undertake all works generally in accordance with the stormwater designs and systems approved under Condition 22.2	At all times
------	---	--------------

Condition 23 – Traffic management plan		Timing
23.1	Prior to a decision for a development permit for material change of use or reconfiguring a lot for the project, a TMP for council-controlled roads for the proposed development must be agreed with and submitted to GRC. The final TMP must consider impacts 10 years beyond the last development stage.	As indicated
23.2	The TMP must address matters which include: <ul style="list-style-type: none"> (a) traffic to be generated by the proposed development and the development's impact on the external road network (b) traffic to be generated by the proposed development on the major roads within the proposed development (c) requirements and timing of upgrades to Turkey Beach Road and Foreshores Road due to development traffic (d) the standard of the access road (Clarks Road) to the island from Foreshores Road (e) intersection treatments required due to development traffic at the following intersections: <ul style="list-style-type: none"> (i) Bruce Highway/Turkey Beach Road (ii) Turkey Beach Road/Foreshores Road (iii) Foreshores Road/Clarks Road (f) the minimum required standards for roads within the development. 	As indicated
23.3	The Manager of TMR (Assets and Operations) Fitzroy region must be consulted regarding any TMP which seeks to address intersections and road reserves involving a state-controlled road (e.g. Bruce Highway/Turkey Beach Road intersection). <i>Note: Works proposed to state-controlled roads must be in accordance with TMR standards current at the time the works are to be undertaken.</i>	As indicated
23.4	If the TMP identifies a requirement for access and intersection treatment due to development traffic, the work must be carried out by the proponent at their cost.	As indicated

Condition 24 – Council-controlled roads		Timing
24.1	GRC requirements for upgrading of council-controlled roads and intersections must be addressed and approved as part of the relevant material change of use of premises or reconfiguration of a lot.	As indicated

Condition 25 – Public road standards		Timing
25.1	All roads, to be designated as public roads, must be designed and constructed in accordance with GRC's codes, policies, standards and specifications applicable at the time of development.	As indicated
25.2	All internal accesses, internal driveways, circulation roads, commercial vehicle provisions, car parking and manoeuvring areas must be designed in accordance with AS 2890 and comprise a sealed pavement to GRC requirements. Turnarounds and intersections must be provided to cater for garbage collection trucks to the requirements of GRC.	As indicated
25.3	The maximum speed limit allowed within the project is 50 kilometres per hour, except the 500 m section of road linking the northern and southern components of the development which must be speed limited to 40 kilometres per hour.	At all times

Condition 26 – Airstrip		Timing
26.1	The proponent must consult with the Civil Aviation Safety Authority (CASA) and GRC in finalising the location and design of the proposed airstrip, before commencing construction.	As indicated
26.2	The airstrip must be constructed and operated in accordance with relevant CASA requirements, such as CASA's Manual of Standards Part 139 – Aerodromes.	As indicated
26.3	The height and location of buildings and other infrastructure must be in accordance with relevant CASA requirements.	At all times

Condition 27 – Landscape master plan		Timing
27.1	Landscaping shall be undertaken in accordance with GRC's codes and policies applicable at the time of development and shall be maintained to the satisfaction of GRC.	As indicated
27.2	The proponent will prepare a detailed landscape master plan (LMP) for the development to be approved by GRC. The LMP must address the management of existing vegetation and the design and management of the public areas such as urban or tourist areas as well as infrastructure such as roads. Particular attention must be given to the early establishment of suitable vegetation and the creation of special areas suitable for waterbased recreation and enjoyment. The LMP must detail plant densities and species. Details on fertilizer and chemical usage will be provided in specifications attached to the approved landscaping plan.	Prior to the commencement of site works
27.3	Implement the works required in the approved landscape master plan.	Within twelve months of completion of the relevant stage of development
27.4	Maintain landscaping in accordance with the approved landscape master plan and repair or replace any damaged infrastructure or failing vegetation.	At all times until twelve months after completion of the relevant stage of development

Condition 28 – Rehabilitation, management and conservation strategy		Timing
28.1	<p>Prepare a rehabilitation, management and conservation strategy for GRC's approval for areas within Lot 3 on FD841442 which are not allocated for urban purposes. The strategy must:</p> <ul style="list-style-type: none"> (a) identify areas which require rehabilitation, management and/or conservation works (b) outline the process and methods for undertaking the works (c) provide a forecast of expenditure for the works for the first seventeen (17) years following commencement of construction <p><i>Note: urban purpose means land used for residential, industrial, sporting, recreation and commercial activities including but not limited to, dwelling house, hotel, indoor sport and recreation, multiple dwelling, office, outdoor sport and recreation, resort complex, shop, short-term accommodation, utility installation.</i></p>	Prior to the commencement of site works
28.2	Unless otherwise agreed with GRC, the proponent must undertake rehabilitation, ongoing management and conservation of all parts	As indicated

	<p>of Hummock Hill Island not allocated for urban purposes for not less than 17 years from commencement construction of stage 1 of the development or until such time as the income from GRC's rates and services charges applied to the developed land allows GRC to take over responsibility of management and funding of these areas.</p> <p><i>Note: urban purpose means land used for residential, industrial, sporting, recreation and commercial activities including but not limited to, dwelling house, hotel, indoor sport and recreation, multiple dwelling, office, outdoor sport and recreation, resort complex, shop, short-term accommodation, utility installation.</i></p>	
--	---	--

Condition 29 – Transfer of non-urban areas		Timing
29.1	<p>Prior to making an application for a development permit for material change of use or reconfiguring a lot for all or part of the development subject to the preliminary approval, the proponent must:</p> <p>(a) provide a plan showing the exact boundary of the areas allocated for urban purposes within the lease, the esplanade, and the unallocated state land</p> <p>(b) provide to the assessment manager, a proposal for an agreement or arrangement whereby the part of the leasehold land not allocated for urban purposes will be transferred to protected area under the <i>Nature Conservation Act 1992</i> to be managed by an appropriate trusteeship arrangement prior to commencement of the development.</p> <p><i>Note: urban purpose means land used for residential, industrial, sporting, recreation and commercial activities including but not limited to, dwelling house, hotel, indoor sport and recreation, multiple dwelling, office, outdoor sport and recreation, resort complex, shop, short-term accommodation, utility installation.</i></p>	As indicated

Condition 30 – Weed management plan		Timing
30.1	<p>A weed management plan must be developed for the site and surrounds to meet standards acceptable to DAF (Biosecurity Queensland) and the GRC prior to any works occurring onsite and submitted to GRC for approval as part of each application for operational works.</p> <p><i>Note: for the purposes of this condition, 'site and surrounds' means Lot 3 on FD841442.</i></p>	Prior to the commencement of site works
30.2	Implement the activities and requirements outlined in the approved weed management plan.	At all times

Condition 31 – Pest species management plan		Timing
31.1	<p>The proponent must develop a pest species management plan for the site and surrounds to meet standards acceptable to the QH, GRC and any other relevant agencies prior to any works occurring onsite and submitted to GRC for approval as part of each application for operational works.</p> <p><i>Note: for the purposes of this condition, 'site and surrounds' means Lot 3 on FD841442.</i></p>	As indicated
31.2	Implement the activities and requirements outlined in the approved pest species management plan.	At all times

Condition 32 – Visual amenity impacts	Timing
<p>32.1 The proponent must implement the following measures to avoid where possible or mitigate visual amenity impacts of the project:</p> <ul style="list-style-type: none"> (a) design the Boyne Creek bridge to maintain some view of the landscape beyond the bridge (b) locate all buildings and infrastructure including road cuttings below any prominent ridge line or hilltop so that there are no visible changes in the skyline (c) conform location and design of access roads and driveways to the landform and cause minimum visual impact or erosion hazard (d) restrict roof tops of buildings to below the canopy height of the surrounding vegetation (e) where the cladding of any part of a house (including the roof and rain water tanks) is proposed to be in metal sheet, ensure cladding is non-reflective (f) where the wall cladding of a house is proposed to be in excess of 25 per cent timber siding or fibre cement siding or metal sheet, ensure cladding is painted or stained in muted tones prior to occupation of the house or within a specified time thereafter (g) to not use reflective factory finished metal sheets i.e. untreated galvanised sheet, aluminium, zincalume, or white, off white or silver paint finishes for roofs unless the slope of the roof is 10 per cent or less (h) retain existing vegetation on site, where practicable, and undertake only selected clearing for building envelopes and public spaces (i) plant landscaped areas in public and private spaces with species that are native and occur locally on Hummock Hill Island (j) undertake additional plantings using seedlings of mature trees that will achieve a height above 10 metres with a dense understorey to increase density and screening qualities of vegetation (k) limit development on the elevated sections of HHI and conform to GRC requirements (l) limit development on the ridgelines to single storey residences (m) limit development to three-storey dwellings or 13.5 metres above natural ground level, or below the level of trees or ridgelines, whichever is the lower (except at ridgelines, note above) (n) focus all lights in buildings and in public spaces on the areas required and, where possible, lights to be equipped with motion sensor switches to minimise light duration (o) shield external lighting in environmentally sensitive areas within the development, including the headland, to limit extraneous light where necessary or face away from coastal and habitat areas. <p><i>Note: the visual amenity requirements are to be incorporated in the Plan of Development in accordance with condition 3.</i></p>	<p>As indicated</p>

Conditions: Preliminary approval under section 3.1.6 of the *Integrated Planning Act 1997* for a material change of use to vary the effect of the Miriam Vale Shire Planning Scheme for the Pacificus Tourism Project Plan of Development – Hummock Hill Island, Foreshores

Condition 33 – Sustainability measures		Timing
33.1	<p>The proponent must incorporate sustainability measures as outlined in the EIS, SEIS and list of commitments, in buildings and structures proposed to be erected in the project site. Such measures are to be included in the design guidelines for the development</p> <p><i>Note: the design guidelines for the development are to be incorporated in the Plan of Development in accordance with condition 3.</i></p>	As indicated

Condition 34 – Environmental management plans		Timing
34.1	The proponent and/or its contractor(s) must finalise the project environmental management plans for construction and operational management to the satisfaction of DES and GRC at least one month prior to commencing construction.	As indicated
34.2	The proponent must prepare a desalination plant and related activities (including the salt storage areas) decommissioning plan to form part of the EMP for the development.	As indicated
34.3	The proponent and/or its contractor(s) must comply with all requirements of approved environmental management plans.	At all times

Condition 35 – Storm tide inundation area		Timing
35.1	<p>The proponent should no later than three months prior to any works on the site:</p> <p>(a) provide a map identifying the part of Lot 3 on Plan FD841442 that is within a medium and/or high storm inundation area.</p> <p>(b) undertake a storm tide inundation area assessment for the site in accordance with the Department of Environment and Science’s Coastal hazard technical guide. This guide is available at www.qld.gov.au/environment/assets/documents/coasts-waterways/plans/hazards-guideline.pdf. The assessment will need to be conducted by a registered professional engineer of Queensland, or equivalent.</p> <p>(c) provide a report to DES demonstrating how the proposed development and siting is consistent with the guideline and detail suitable measures that will be taken to avoid, minimise, mitigate and offset any potential risks and impacts identified.</p> <p><i>Note: Mitigation measures should consider the design and layout of the overall project, the construction of discrete buildings and infrastructure, and ongoing management practices during the development’s operation.</i></p>	Prior to the commencement of site works
35.2	Implement the recommendations of the approved storm tide mitigation strategy.	At all times

Condition 36 – Bushfire management		Timing
36.1	<p>Develop and implement a bushfire management plan prior to construction. The plan is to be developed by a suitably qualified person in accordance with the Queensland State Planning Policy and include:</p> <p>(a) a detailed bushfire hazard and risk assessment, in accordance with the Natural hazards, Risk and Resilience – Technical Manual – A ‘fit for purpose’ approach in undertaking natural hazard studies and risk assessments</p>	Prior to the commencement of site works

Conditions: Preliminary approval under section 3.1.6 of the *Integrated Planning Act 1997* for a material change of use to vary the effect of the Miriam Vale Shire Planning Scheme for the Pacificus Tourism Project Plan of Development – Hummock Hill Island, Foreshores

	<p>(b) comprehensive bushfire hazard and risk management plans that are informed by the aforementioned bushfire hazard and risk assessment; and</p> <p>(c) the proponent will work in partnership with the Queensland Fire and Emergency Service (QFES), Queensland Parks and Wildlife Service (QPWS) and the Gladstone Regional Council (GRC) in the preparation and implementation of the bushfire assessments and management plans.</p>	
36.2	All buildings are to be designed in accordance with Australian Standard 3959-2009: Construction of buildings in bushfire-prone areas.	At all times

Part B – Agency conditions

Condition 37		Entity with jurisdiction
37.1	<p>(a) Unless otherwise agreed with the entity with jurisdiction for this condition, the proponent must:</p> <ul style="list-style-type: none"> (i) provide land within the project of a suitable size and location for fire and rescue and ambulance infrastructure (ii) provide land within the project of a suitable size and location for police infrastructure (including station, holding cells/watch house, residential accommodation and other necessary facilities (e.g. storage) (iii) construct fire and rescue and ambulance infrastructure (iv) construct police infrastructure (v) undertake a combination of land dedication and construction works pursuant to points (i)–(iv) above, or (vi) provide assistance, either financially or by other agreed means, to improve the current facilities responsible for ambulance and fire brigade servicing the proposed development area, or (vii) be in accordance with any other agreement reached between the developer and the relevant state authority on behalf of the state to discharge this condition, prior to the commencement of the use. <p>(b) Any construction of police, fire and rescue and ambulance infrastructure must comply with the contemporary operational standards for the location, design and construction of such facilities.</p> <p>(c) The proponent/developer must not market or advertise any agreement with the state about potential new, or upgrading of, ambulance, fire brigade or police services as part of the project.</p>	<p>The Chief Executive of the QPS and Chief Executive of QFES are the entities with jurisdiction for this condition.</p>
Condition 38		Entity with jurisdiction
38.1	<p>Before commencing any construction works, the proponent must consult with the QPS, QFES and other emergency services agencies to develop a risk management plan and emergency response plan for all stages of the project.</p>	<p>The Chief Executive of the QPS and Chief Executive of the QFES.</p>
Condition 39		Entity with jurisdiction
39.1	<p>At all times and for each stage of the project, the proponent must maintain the safety, condition and efficiency of state-controlled roads.</p> <p>(a) To demonstrate compliance with the above outcome requirement, the proponent, in consultation with TMR and the relevant LGA, must:</p> <ul style="list-style-type: none"> (i) Update the road impact assessment (RIA) for each stage of the project to describe impacts on the safety, efficiency and condition of state-controlled and local roads. The RIA must: <ul style="list-style-type: none"> (A) be developed in accordance with the TMR Guidelines for Assessment of Road impacts of 	<p>The Chief Executive DTMR is the entity with jurisdiction for this condition.</p>

	<p>Development (2006) (GARID)¹ and as required by the relevant LGA and include a completed TMR 'Transport Generation proforma'¹ detailing project-related traffic and transport generation information or as otherwise agreed in writing with TMR and the relevant LGA.</p> <p>(B) use TMR's Pavement Impact Assessment tools¹ or such other method or tools as agreed in writing with TMR and the relevant LGA.</p> <p>(C) clearly indicate where detailed estimates are not available and document the assumptions and methodologies that have been previously agreed in writing with TMR and relevant LGA, prior to RIA finalisation.</p> <p>(D) detail the final impact mitigation proposals, listing infrastructure-based mitigation strategies such as the intersection of the Bruce Highway and Turkey Beach Road, including contributions to road works/maintenance and summarising key road-use management strategies.</p> <p>(E) be approved in writing by TMR and the relevant LGA no later than six (6) months prior to the commencement of significant construction works², or as otherwise agreed between the proponent, TMR and the relevant LGA.</p> <p>(F) Undertake or arrange for an Australian Level Crossing Assessment Model (ALCAM) assessment of the changed road/rail safety of the level crossing of Turkey Beach Road and the Northern railway line and negotiate with the relevant rail authority in regard to mitigating any identified impacts resulting from increased project traffic.</p> <p>(ii) Prepare a road-use management plan (RMP) for each stage of the project. The RMP must:</p> <p>(A) be developed in accordance with TMR's Guide to Preparing a Road-use Management Plan¹ and as required by the relevant LGA, with a view to also optimising project logistics and minimising road-based trips on all state controlled and local roads.</p> <p>(B) include a table¹ listing RMP commitments and provide confirmation that all works and road-use management strategies have been designed and will be undertaken in accordance with all relevant TMR standards, manuals and practices and as required by the relevant LGA.</p> <p>(C) be approved in writing by TMR and the relevant LGA no later than six (6) months prior to the commencement of significant construction works, or as otherwise agreed between the proponent, TMR and the relevant LGA.</p> <p>(iii) Prior to the commencement of significant project-related construction works, the proponent must:</p>	
--	---	--

	<p>(A) Upgrade any necessary intersection/accesses and undertake any other required works in State-controlled and LGA road reserves, in accordance with the current TMR and LGA road planning and design policies, principles and manuals, unless otherwise agreed in writing with the TMR Fitzroy District Office and LGA;</p> <p>(B) Prior to undertaking any of these works and as required above, obtain the relevant licenses and permits, for example, under the <i>Transport Infrastructure Act (Qld) 1994</i> for works and project facilities/infrastructure within the State-controlled road corridor.</p> <p>(iv) undertake any required works and other impact mitigation strategies as required by the RIA and RMP, in accordance with latest relevant TMR and LGA policies and standards at the time of approval or agreement, prior to commencement of significant construction works unless otherwise agreed to in writing by TMR and the relevant LGA.</p> <p><i>Notes:</i></p> <ol style="list-style-type: none"> 1. Available at http://www.tmr.qld.gov.au/business-industry/Technical-standardspublications.aspx or Transport System Management Branch, Brisbane or TMR District Offices 2. Significant construction works means physical construction, including significant and continuous site preparation work such as major clearing or excavation for foundations or the placement, assembly or installation of facilities or equipment at any site related to the project. 	
--	--	--

Condition 40		Entity with jurisdiction
40.1	<p>The proponent must implement and manage a wildlife habitat management plan (WHMP) which incorporates beach and foreshore management. The WHMP must be provided to DES for approval prior to commencing construction.</p> <p>(a) The WHMP must:</p> <ol style="list-style-type: none"> (i) define the impact of the development on the species populations (ii) provide for the survival of the species in the wild (iii) achieve a net conservation benefit for the species (iv) consider and address changes to species composition that may potentially occur as a result of the development. <p>(b) The WHMP must include:</p> <ol style="list-style-type: none"> (i) wildlife habitat and movement corridors in the design, construction and operation of the project. This must include: <ol style="list-style-type: none"> (A) designing and managing the development to retain and enhance remaining vegetated areas and maximise fauna movement corridors (as discussed in this report) (B) designing and constructing a major fauna crossing (e.g. underpass culvert) along the sections of road that pass through vegetated areas to prevent fauna entering the roadway 	<p>The Chief Executive of DES is the entity with jurisdiction for this condition.</p>

	<ul style="list-style-type: none"> (C) implementing a roadside wildlife management plan to further protect wildlife in the vicinity of the access road (D) installing traffic calming devices in strategic locations such as the connectivity corridors noted in Figure 4.1 of this report (E) installing fauna exclusion fencing in appropriate locations, if necessary, as agreed with DES (F) considering the fauna sensitive design standards included in the Fauna Sensitive Road Design Manual – Volume 2: Preferred Practices (G) developing, implementing and funding activities to specifically eradicate fox, wild dog and feral cat numbers in the buffer zone between the project and the rest of the island and on land surrounding the bridge (e.g. trapping program) (H) prohibiting domestic cats within the project area and dogs from environmentally sensitive parts of the island such as beaches and protected areas (I) developing and implementing a beach and foreshore management plan (including a community education/awareness program) to manage the sensitive areas, particularly for turtles and shorebirds (J) establishing vegetated buffers of at least 100 m in width around the entire perimeter of the project footprint (80 m at the headland) to protect sensitive environments (ii) a management plan for the black-breasted button quail (<i>Turnix melanogaster</i>) that are likely to exist in littoral vineforest RE on the island (iii) a beach and foreshore management plan (including a community education/awareness program) in consultation with DES and NPSR to manage the sensitive areas, particularly for turtles and shorebirds (iv) an artificial lighting management plan that will include a range of methods to minimise impacts such as: <ul style="list-style-type: none"> (A) turning off light sources (B) wattage reduction (C) repositioning lights behind structures (D) shielding (E) redirecting light sources (F) lowering lights and recessing lights so the light does not reach the beach (v) measures in a community management statement to regulate domestic animals in residential precincts to avoid disturbing native fauna in open space areas (vi) measures to ensure all site rehabilitation work is undertaken and/or managed by appropriately qualified personnel. <p><i>Note: The recommendations of the wildlife habitat management plan which relate to the design and/or location of development are to be incorporated into the Plan of Development</i></p>	
--	---	--

Condition 41		Entity with jurisdiction
41.1	<p>(a) Complete and submit, as part of any operational works application for vegetation clearing, detailed mapping of REs on and around the project site in consultation with DNRME.</p> <p>(b) An application for a development permit for operational works for the clearing of native vegetation must include an offset for REs in accordance with the Queensland Environmental Offsets Policy (Version 1.2) June 2016.</p>	The Chief Executive of DNRME is the entity with jurisdiction for this condition.

Condition 42		Entity with jurisdiction
42.1	<p>(a) As part of the artificial lighting management plan mentioned in Condition 40.1 (b)(iv) provide details of how nesting turtles on Hummock Hill Island will be protected from the impacts of lighting through practical design, location and management commitments, including a detailed analysis of the potential visibility of all artificial lighting, including reflected light, at turtle-sensitive locations.</p> <p>(b) The artificial lighting management plan must specify the design, location and management of all lighting used in the development to ensure that no direct or reflected artificial lighting would be visible at turtle-sensitive areas after 7.30 pm during the nesting and hatching season, which extends from 1 October to 31 March, except as required for emergencies or marine safety.</p> <p>(c) Where, for legal or safety reasons, lighting cannot be excluded or shielded completely from turtle-sensitive areas during the nesting and hatching period, the proponent must make practical design and management commitments to ensure that the lighting will have no significant effect on turtle nesting and hatchlings.</p> <p>(d) Commitments to the design, location, and management of all lighting must be made legally binding on all future owners and/or lessees.</p> <p><i>Note: The recommendations of the artificial lighting management plan which relate to the design and/or location of development are to be incorporated into the Plan of Development.</i></p>	The Chief Executive of DES is the entity with jurisdiction for this condition.

Condition 43		Entity with jurisdiction
43.1	<p>(a) The proponent must develop and implement a marine ecological monitoring program (MEMP) to map and monitor key marine communities in the area, including coral communities, seagrass beds and mangrove communities.</p> <p>(b) The proponent must consult with DAF and DES to develop the monitoring methodology including sites, frequencies, specific techniques, trigger points and subsequent actions.</p> <p>(c) The MEMP must include baseline monitoring including at least two monitoring events (winter and summer) over at least 12 months and an ongoing monitoring campaign every five years.</p> <p>(d) All marine ecological monitoring results must be provided to DAF and DES.</p>	The Chief Executive of DAF is the entity with jurisdiction for this condition.

Condition 44		Entity with jurisdiction
44.1	<p>Prior to commencement of construction in each precinct, the applicant must provide to DNRME a site-specific acid sulfate soil management plan developed and implemented in accordance with:</p> <ul style="list-style-type: none"> (a) the Queensland Acid Sulfate Soil Technical Manual: Soil Management Guidelines (b) Instructions for the Treatment and Management of Acid Sulfate Soils or any updates of them as they become available. (c) The acid sulfate soil management plan must be developed by consultants experienced in large-scale development projects containing acid sulfate soils, in consultation with DNRME and include a commitment to be on-site during excavation and treatment activities. 	<p>The Chief Executive of DNRME is the entity with jurisdiction for this condition.</p>

Condition 45		Entity with jurisdiction
45.1	<ul style="list-style-type: none"> (a) The 100-year ARI storm tide level for the development shall be 3.45m AHD as derived from the Water Technology report titled 'Pacificus Development, Hummock Hill Island, Assessment of Erosion Prone Area Width', dated June 2016 (ref.: 4363-01_R01v02). (b) An additional freeboard shall be provided in addition to the 100 year ARI storm tide level of 0.3m (i.e. 3.75m AHD) to fill pads and 0.5m (i.e. 3.95m AHD) to habitable floor levels. 	<p>The Chief Executive of DES is the entity with jurisdiction for this condition.</p>

Part C – Advice

Other approvals

This approval relates to the Preliminary approval overriding the Miriam Vale Shire Planning Scheme for a Material change of use for the Pacificus Tourism Project Plan of Development. All other approvals and/or permits required under local, state and/or commonwealth legislation must be obtained prior to the commencement of the use.

Cultural heritage – duty of care

Where items of archaeological importance are identified during construction of the project, the proponent must comply with its duty of care under the *Aboriginal Cultural Heritage Act 2003* and the Department of Environment and Heritage Protection 2014 guideline: archaeological investigations. All work must cease and the relevant State agency must be notified. Work can resume only after State agency clearance is obtained.

Changes to conditions

Any change to conditions (whether foreshadowed by the condition or otherwise) must be applied for through the relevant planning legislation.

Entrance statement

The design of the entrance statement for the project is to be undertaken in consultation with Council. The entrance statement/private art piece at the main entrance to the development should depict the history and nature of the Hummock Hill area. The design is to incorporate a range of colours and materials and is to be incorporated into the landscaping along the front of the site to promote a visually attractive piece reflective of local history. The timing of the defined entry statement/private art piece is to be part of the construction of the Boyne Creek bridge.