

PA8-TA

**SARA technical agency assessment response—pre-lodgement
Technical agency (TA) — Department of Environment and Science**

DSDMIP reference: 1907-12338 SPL
DSDMIP regional office: Fitzroy/Central regional office
DSDMIP email: RockhamptonSARA@dsdmip.qld.gov.au

TA reference: 070/0001191
TA contact name: David Toms
TA contact details: 3330 5045
TA approver: Dan Garnett

1.0 Pre-lodgement request details

Street address: Yeppoon Road, Yeppoon
Real property description: 3SP104438
Local government area: Livingstone Shire Council

Applicant name: Livingstone Shire Council
Applicant contact details: PO Box 2292
Yeppoon QLD 4703
stephen.linnane@livingstone.qld.gov.au

Development description: Refer attached Project Planning Report

2.0 Matters of interest to the state

The development proposal has the following matters of interest to the department under the provisions of the Planning Regulation 2017:

Trigger	Description	Technical agency	Possible fast track?

3.0 Documents considered

Plans and specifications relied upon for this response are referred to in the advice in section 5.0.

4.0 Assessment

4.1 Considerations and assessment

Background

- The Yeppoon Creek catchment makes up the south west component of the Yeppoon Inlet system (Fig Tree; Ross & Yeppoon Creeks) and covers an area of approximately 650 ha.
- In 2015, Council designed and constructed a reinforced concrete drainage channel through the Council works depot (Lot 10 RP613047) between Cordingley St and Yeppoon Road and a new culvert under Yeppoon Road to improve the stormwater flow capacity during major rainfall events. The existing open earth channel from the works depot entrance to the Cordingley St cross-road culvert (out-letting to Fig Tree Creek) was also upgraded with concrete lining (Figure 1).



Figure 1 – Blue arrows indicates concrete drainage channel and new culvert under Yeppoon Rd.

Proposal Scope

- During the rain event over the period of 14-17th July 2016, water was observed flowing back up the previously constructed concrete channel towards the Fig Tree Creek catchment. After investigation, the cause of the flooding/flow issue was found to be feral fringing grass, vines and regrowth vegetation blocking the Yeppoon Creek channel, causing a higher hydraulic resistance.
- It was proposed in the application material that the final design to solve this problem be divided into three parts. However, due to the unsuccessful funding, a lesser objective to prevent backflow from Yeppoon Creek catchment is to be adopted for the meantime; being large flap gates to be installed in the Yeppoon Road culvert outlet.
- It should be noted that the application material then refers to a figure/picture (Figure 2 below) showing the Tanby Road culvert, not the Yeppoon Road culvert.



Figure 2 – The image to the left supplied by council shows the Tanby Road culvert flow direction, the image to the right shows the Yeppoon Road culvert (blue circle).



Figure 3 – Yeppoon Road Road Culverts and Proposed Flap Gate

Assessment

- Although the application material makes mention of many other stages of this development, it was highlighted many times throughout the application material that there is no funding for these stages and the only proposal currently being considered is to prevent backflow from Yeppoon Creek catchment by installing large flap gates in the Yeppoon Road culvert outlet (Figure 3).
- The proposal to install flap gates in the Yeppoon Road culvert would not trigger assessable development pursuant to Schedule 10, Part 17, Division 1, Section 28 of the *Planning Regulation 2017* and would not require a development approval under the aforementioned legislation.
- The reason for this is because the works are not;
 - ❖ Within tidal waters or
 - ❖ Carried out completely or partly within the coastal management district (CMD)
- There is no MSES mapped as present.
- If there has been an administrative error on behalf of council and they are actually referring to the Tanby Road culvert or both – neither culvert is within the Coastal Management District or exposed to tidal waters according to statutory mapping.



Figure 4 – The works are proposed outside of the Coastal Management District and outside of tidal waters.

With regard to the remainder of the proposal (yet to be funded or proposed), the earthworks excavation and channel construction are broken down into three parts.

Stage 7A: (Highlight in Yellow) shows the proposed clearing, excavation and construction of a new unlined channel from the Tanby Rd culverts through the mangrove fringe, to an existing channel point in the mangroves. This earth channel is estimated to be 250m length (Figure 5). These works are considered assessable development pursuant to Schedule 10, Part 17, Division 1, Section 28 of the *Planning Regulation 2017* and would require a development approval under the aforementioned legislation. The reason for the development approval requirement is because the works are being undertaken within the CMD, Erosion Prone Area and Tidal Waters. The MSES essential habitat and regulated vegetation intersecting a watercourse are overlaid over the proposed works and need to be considered as part of any future application.

Stage 7B: (Highlight in Brown) shows Levee to be in place to stop floodwater on Southern side of Yeppoon Road travelling north and overloading Northern catchment. The constructed Levee bank between the Tanby Rd culvert and the Yeppoon Road is to be approximately 100m long, 1m high and will be constructed with a gentle batter (1:6) for mowing (Figure 5). These works are considered assessable development pursuant to Schedule 10, Part 17, Division 1, Section 28 of the *Planning Regulation 2017*

and would require a development approval under the aforementioned legislation. The reason for the development approval requirement is because the works are being undertaken within the CMD and the Erosion Prone Area. The MSES essential habitat and regulated vegetation intersecting a watercourse are overlaid over the proposed works and need to be considered as part of any future application.

Stage 7C: (Highlight in Red) shows the proposed clearing and construction of drainage channel required to improve/ minimise drainage flow resistance. This will be done by excavating a new unlined channel from the Yeppoon Road culvert, through the mangrove fringe, to a dispersion point in the mangroves. This earth channel is approximately 380m in length, with bed width of 3m, a depth of 2m, and a batter slope of 1:2 (Figure 5). These works are considered assessable development pursuant to Schedule 10, Part 17, Division 1, Section 28 of the *Planning Regulation 2017* and would require a development approval under the aforementioned legislation. The reason for the development approval requirement is because the works are being undertaken within the CMD, Erosion Prone Area and Tidal Waters. The MSES essential habitat and regulated vegetation intersecting a watercourse are overlaid over the proposed works and need to be considered as part of any future application.

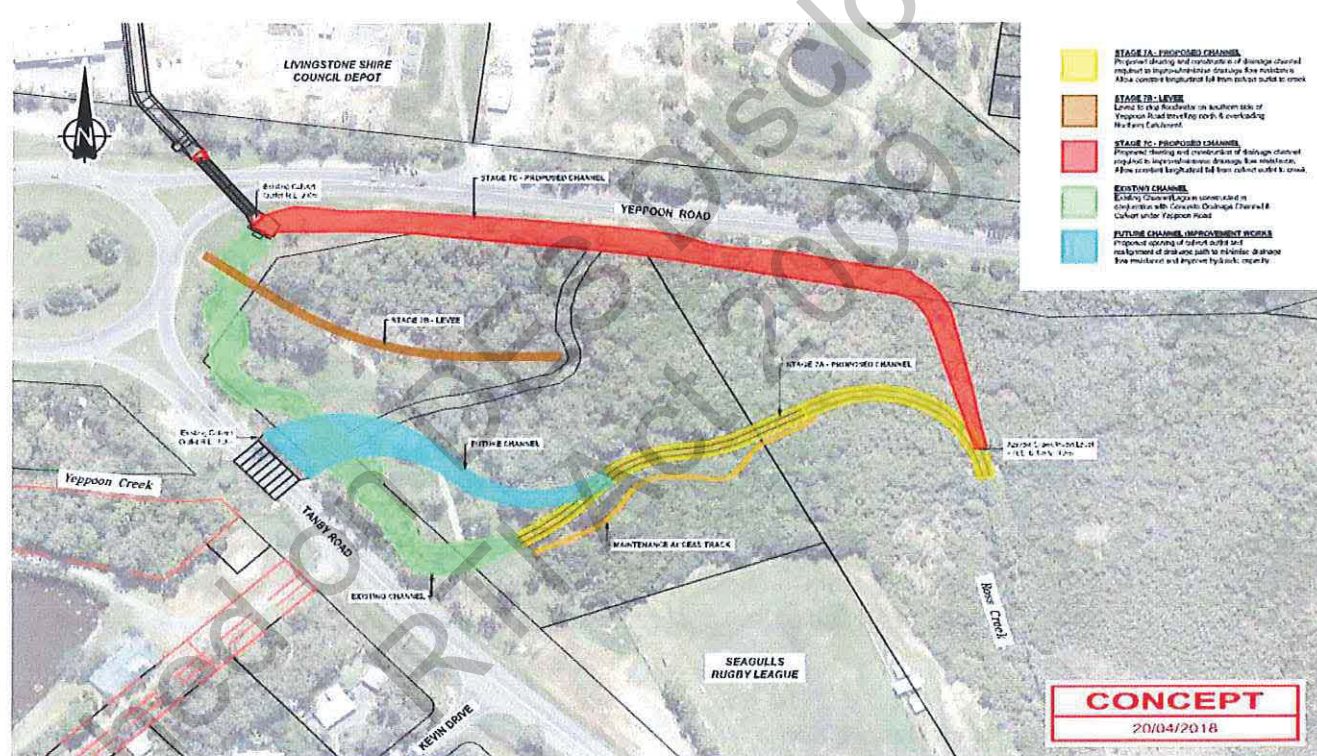


Figure 5 – Earthworks excavations and channel construction is not proposed to be progressed at this stage.

5.0 Pre-lodgement advice

1. Our agency has no requirements relating to the proposed works because the proposal to install flap gates in the Yeppoon Road culvert would not trigger assessable development pursuant to Schedule 10, Part 17, Division 1, Section 28 of the *Planning Regulation 2017* and would not require a development approval under the aforementioned legislation.
2. The reason for this is because the works are not;
 - ❖ Within tidal waters or
 - ❖ Carried out completely or partly within the Coastal Management District

3. With regard to the earthworks excavations and channel construction not proposed to be progressed at this stage -

Tidal works and works in a coastal management district are assessable development under Schedule 10, Part 17, Division 1, Section 28 of the Planning Regulation 2017 (Planning Regulation) and require a development approval before the works can be undertaken. Operational work that is tidal works or work in a coastal management is assessable development, if the work is:

(a) tidal works; or

(b) any of the following carried out completely or partly in a coastal management district—

(i) interfering with quarry material, as defined under the Coastal Act, on State coastal land above high-water mark;

(ii) disposing of dredge spoil, or other solid waste material, in tidal water;

(iii) constructing an artificial waterway;

(iv) removing or interfering with coastal dunes on land, other than State coastal land, that is in an erosion prone area.

4. Please provide a response to the latest version of the *SDAP State code 8 – Coastal development and tidal works* in its entirety, identifying how the proposed development meets each performance outcome. The latest version of SDAP State code 8 is available at: <https://planning.dsdmip.qld.gov.au/planning/better-development/the-development-assessment-process/the-states-role/state-development-assessment-provisions>.

For more information regarding how to demonstrate compliance with the relevant State codes, please see: <http://www.dlgrma.qld.gov.au/resources/policy/sdap/v2/introductory-sections.pdf>.

Please refer to the *Guideline: State Development Assessment Provisions, State Code 8: Coastal development and tidal works*

(<https://environment.des.qld.gov.au/coastal/development/pdf/state-code8-coastal-development-tidal-works.pdf>) in responding to State Code 8. The guideline contains information on how to respond to particular performance outcomes (PO) and outlines specific information requirements. It should be noted that if the PO has no relevance to the proposed development a response of “not applicable” and a statement as to why it is not relevant is required.

5. **Development Description**

Any application made should include a detailed description of the proposed development and a description of the existing site conditions of the proposed development location. In particular, the following documentation should be provided:

- Description of the land intended to be developed, including:
 - the property address, tenure and real property description of the land; and
- Description of the development, including:
 - location of all built structures, or structures to be modified or demolished, as a result of the proposed development;
 - description of any operational works occurring on site including expected timeframes;
 - any machinery to be used or stored on the site;
 - staging of the development if applicable; and

- Detailed and appropriately scaled drawings and/or plans which clearly identify the location of proposed development, including:
 - adjacent real property boundaries;
 - adjacent riverbanks, walls, sandbanks, structures, the limit of vegetation, and/or other principal features of the immediate area;
 - relevant tidal planes (e.g. Highest Astronomical Tide, Mean High Water Springs);
 - the location and setting out details for cross-sections; and
 - any other information required to accurately define the area and to allow the site to be readily identified from the plan.

All plans/drawings should include title, date and numbering suitable to identify the plan and should be mapped to GDA94 projection.

Assessing Officer	David Toms	Environmental Officer	3330 5045	David.toms@des.qld.gov.au
	sign: [Redacted]	[Redacted]		date: 2/8/19
Team leader	Dan Garnett	Principal Environmental Officer	3330 5708	Dan.Garnett@des.qld.gov.au
	sign: [Redacted]	[Redacted]		date: 2/8/19

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Date : 3/05/2017 11:34:27 AM

From : "BOROUGH Raphael"

To : "rockhamptonSARA@dsdip.qld.gov.au"

Cc : "Maaret.Sinkko@dilgp.qld.gov.au" , "Industry and Development Assessment"

Subject : SPL-0317-038182 - EHP

Attachment : EDOCS-#5448076-v1-Operational_Works_20170502_Application_SPL-0317-038182....pdf;EDOCS-#5382725-v1-Operational_Works_20170329_Application_SPL-0317-038182....docx;image001.png;image002.png;image003.png;

Hi,

Please find the pre-referral response for SPL-0317-038182 for the redevelopment of the Yepoon Town Centre foreshore area.

Sorry about the delay in responding to this application. Please feel free to give me a call if you have any further concerns.

Regards,
Raphael



Raphael Borough

Environmental Officer

Industry and Development | Environmental Services and Regulation

Department of Environment and Heritage Protection

P 07 3330 5926

Level 8, 400 George St, Brisbane QLD 4000

GPO Box 2454, Brisbane QLD 4001



...make the move

SARA technical agency assessment response

Technical agency (TA)— Environment and Heritage Protection

DSDIP reference: SPL-0317-038182

DSDIP Role: referral agency

DSDIP regional office:

DSDIP email:

[NB. All responses are to be returned to this email address]

TA reference: SREC03003117

TA contact name: Raphael Borough

TA contact details: Raphael.Borough@ehp.qld.gov.au; (07) 3330 5926

TA approver: Kerynne Birch

1.0 Application details

Street address: 1 Anzac Parade - Yeppoon, Livingstone Shire - QLD; 37 Cordingley Street - Yeppoon, Livingstone Shire - QLD; 37 Cordingley Street - Yeppoon, Livingstone Shire - QLD; 60 Anzac Parade - Yeppoon, Livingstone Shire - QLD; Appleton Drive - Yeppoon, Livingstone Shire - QLD

Lot on plan: 65; 43; 114; 35; 1 SP234671; LN2675; LN2594; LN2298; SP104436

Local government area: Livingstone Shire, Livingstone Shire, Livingstone Shire, Livingstone Shire, Livingstone Shire

Applicant name: Livingstone Shire Council

Applicant contact details: Personal info@placedesigngroup.com

2.0 Aspects of development and type of approval being sought

Nature of Development	Approval Type	Brief Proposal of Description	Level of Assessment
Operational Work	Early Referral Response	Prescribed tidal works (including retrospective emergency works)	Code Assessment

3.0 Matters of interest to the state

The development application has the following matters of interest to the state under the following provisions of the *Sustainable Planning Regulation 2009*¹:

Schedule 7 Referral agencies and their jurisdictions — matters of interest specific to technical agency

Trigger ID	Description	Technical Agency
7.2.13	Operational work made assessable under schedule 3, part 1, table 4, item 5, other than - (a) prescribed tidal work in a canal; or (b) work that is for the installation, maintenance or repair of overhead cables or lines that extend over tidal water; or (c) work that is for the construction, installation, maintenance or repair of pipelines, cables or lines under tidal water	EHP

¹ MyDAS does not collect data on assessable development aspects under Schedule 3—this is a matter confirmed by DSDIP during the validation process.

4.0 Assessment

4.1 Considerations and assessment

- The technical advice provided to DILGP is based on the information provided by the applicant.
- EHP has taken into consideration the potential impact the development will have on coastal resources and coastal communities in regards to coastal management.
- The application has been assessed against:
 - The Module 10 of the State development assessment provisions (SDAP) (v1.10)
 - DILGP Significant Residual Impact Guideline
- The following departmental databases have been utilised to provide the technical advice:
 - EHP Coastal Hazard Mapping
http://www.ehp.qld.gov.au/coastal/management/coastal_plan_maps.php
 - EHP Environmental Reports Online
<https://environment.ehp.qld.gov.au/report-request/environment/>
 - DNRM Regulated Vegetation Mapping
<https://www.qld.gov.au/environment/land/vegetation/map-request/>
 - EHP Map of Referable Wetlands
<https://www.ehp.qld.gov.au/ecosystems/wetlands/referable-wetlands-form.php>
 - DILGP SPP Interactive Mapping
<http://dilgp.qld.gov.au/planning/state-planning-instruments/spp-interactive-mapping-system.html>

The Site & Proposed Development

The Yeppoon Foreshore and Town Centre Revitalisation project involves the development of the Lagoon Precinct comprising the lagoon pool and ancillary community facilities as well as redevelopment of coastal protection and beach access structures. This application specifically involves the coastal protection works and an outdoor recreation area which includes the proposed lagoon and the ancillary facilities (car park, management and maintenance building) associated with the lagoon operation. This application includes a building (54m² gross floor area), 106 car spaces, a rock wall coastal protection structure (~410m), bulk earthworks to facilitate the construction of the lagoon and associated landscaping.

All works are to be located behind the upgraded rock protection wall which includes design aspects to ensure erosion impacts are not shifted to adjacent areas. The rock protection wall will also include a number of beach access structures including a disability compliant ramp. The road along the foreshore used to access council chambers will be relocated to the western side of the site along Ross Creek.

Environmental considerations

The site is bordered on the east by the Pacific Ocean and to the west by Ross Creek. Both of these areas have environmental values that are that could be impacted as part of this development. Ross Creek is bordered by marine plants (mostly mangroves) which are intended to be avoided throughout all stages of the proposed works. The marine plants will not be impacted by the new access road proposed on this section of the site, and existing storm water outlets have been upgraded with rock scour protection under the emergency

works provisions. The vegetation along the banks of Ross Creek are also home to flying foxes, which has been addressed through the design orientation of the road and provisions for animal spotters on site throughout the construction phase.

The site is adjacent to the foreshore which has Marine Park mapping along the entirety of the shoreline. Although some sections extend slightly beyond the current rock revetment wall no section of the proposal enters the area mapped as Marine Park. There is no intertidal zone along the foreshore suitable for seagrasses or other high value ecosystems to develop and it is not a known resting spot for migratory shorebirds.

Biological processes are unlikely to be impacted as a result of the proposed development as habitats impacted are urban and augmented landscaped parklands, rock revetment walls and modified beach habitats regulated inundated by the Mean High Tide or Astronomical High Tide. It is unlikely that any of these habitats provide critical habitat for species of conservation significance or their life cycles.

Performance outcome Acceptable outcomes	Relevance to the proposal and advice (does the submitted report show compliance with the SDAP)
Table 10.1.1: All Development	
PO1. Development in a <u>coastal hazard area</u> is compatible with the level of severity of the <u>coastal hazard</u> .	
Complies with the applicable acceptable outcomes and therefore the performance outcome	<p>The development has a number of different sections which are generally compatible with the severity of coastal hazards in this area. The works are within the erosion prone area and adjacent to the mapped storm tide hazard area, however the inclusion of coastal protection works (rock/revetment wall) will help exclude the majority of the works from the erosion prone hazard area.</p> <p>AO1.1</p> <ol style="list-style-type: none"> (1) N/A – Not a coastal dependant development. (2) The works exposed to coastal hazards are compatible with inundation. (3) N/A – Not temporary, readily relocatable or able to be abandoned. (4) N/A – Not essential community infrastructure. (5) The works include a small to medium scale tourist attraction. (6) Aspects of the proposed work constitute a redevelopment, specifically the rock wall currently in place along the foreshore. <p>AO1.2</p> <p>The aspect of the site to be redeveloped is primarily the rock revetment wall and beach access structures which cannot be feasibly relocated outside of the coastal hazard zones.</p>
PO2. Development siting, layout and access in a <u>coastal hazard area</u> responds to a potential inundation due to a <u>defined storm tide event</u> and minimises associated risks to personal safety and property.	
Complies with the applicable acceptable outcomes and therefore the	<p>AO2.1</p> <p>The redeveloped rock revetment wall will have its crest above the 1% Annual Exceedance Probability to protect the structures located behind it, as well as improving</p>

Performance outcome Acceptable outcomes	Relevance to the proposal and advice (does the submitted report show compliance with the SDAP)
performance outcome	<p>the beach access areas to improve the community's ability to evacuate the area if required.</p> <p>AO2.2 N/A –No Habitable rooms are included as part of this development.</p> <p>AO2.3 The works are designed to ensure exposed structures (rock revetment wall and beach access areas) are suitable to the level of coastal hazard in this location.</p> <p>AO2.4 N/A – Not essential community infrastructure.</p> <p>AO2.5 N/A - Not emergency services.</p>
PO3. Development directly, indirectly and cumulatively avoids an unacceptable increase in the severity of the <u>coastal hazard</u> , and does not significantly increase the potential for damage on the premises or to other premises.	
Complies with the applicable acceptable outcomes and therefore the performance outcome	<p>AO3.1 N/A – No significant increase in number of people requiring evacuation during a defined storm tide event.</p>
PO4. Development avoids the release of hazardous materials as a result of a natural hazard event.	
Not applicable	<p>AO4.1 N/A - No storage or manufacture of hazardous materials is proposed.</p>
PO5. Natural processes and the protective function of landforms and vegetation are maintained in <u>coastal hazard areas</u> .	
Complies with the applicable acceptable outcomes and therefore the performance outcome	<p>AO5.1</p> <ol style="list-style-type: none"> 1) Rock revetment wall that runs along the length of the foreshore will be redeveloped to improve its resilience to coastal hazards. This redevelopment does not include the removal or damage of vegetation that may impact the stability of the land or increase erosion severity in the area. 2) Works will involve some excavation on the beach to facilitate the installation of piling and rock armour protection to ensure the stability of foreshore area. Any sand excavated that is not replaced to its original location will be placed on the foreshore seaward of the works.

Performance outcome Acceptable outcomes	Relevance to the proposal and advice (does the submitted report show compliance with the SDAP)
	<p>3) Erosion control structures already exist and will be redeveloped as part of this project.</p> <p>4) Longshore transport of sediment is maintained outside of the development area. A combination of revetment wall/concrete steps and rock wall will be used as coastal protection structures in this area. Neither structure will have a significant impact on sediment transport as they are oriented parallel to the coastline. A small incursion beyond the rock wall footprint by the lagoon revetment wall is proposed, however the curve of this structure is gentle enough to avoid the trapping of sediment on the down-current side of the structure.</p> <p>5) The development includes coastal erosion structures.</p> <p>6) No adjacent areas will be exposed to risk of erosion as the redeveloped seawall is intended to be linked with existing structures.</p> <p>AO5.2 Dune crest height will not be impacted as the foreshore is already modified with a rock sea wall. No natural features or ecosystems exist along this section of foreshore due to the existence of the rock wall.</p> <p>AO5.3 The redevelopment of the Yeppoon Foreshore is designed to enhance tourism and increase patronage. However, reconstruction of an area of the existing rock revetment structure does not intensify the use of premises in the coastal management district and will only require an isolated increase in erosion control measures, associated with the Beach Access, Beach Amphitheatre and Lagoon Revetment.</p> <p>AO5.4 The existing coastal protection structure will be redeveloped.</p> <p>AO5.5 N/A – No reclamation proposed.</p>
<p>PO6. Erosion prone areas in a coastal management district are maintained as development free buffers, or where permanent buildings or structures exist, <u>coastal erosion</u> risks are avoided or mitigated.</p>	
<p>Complies with the applicable acceptable outcomes and therefore the performance outcome</p>	<p>AO6.1 The works will be outside of the erosion prone area upon redevelopment of the existing rock wall which will act to protect the other structures proposed.</p> <p>AO6.2 The tourist structures and areas will be protected by the redeveloped rock wall.</p> <p>AO6.3 Coastal protection structures will be upgraded as part of this development to ensure long term stability.</p> <p>AO6.4 N/A – Not temporary, readily relocatable or able to be abandoned or essential community infrastructure.</p>

Performance outcome Acceptable outcomes	Relevance to the proposal and advice (does the submitted report show compliance with the SDAP)
	<p>AO6.5 All built structures will have coastal protection works to ensure it is protected from potential erosion impacts.</p> <p>AO6.6 N/A – Not a redevelopment.</p>
<p>P07.Development avoids or minimises adverse impacts on <u>coastal resources</u> and their values, to the maximum extent reasonable.</p>	
<p>Complies with the applicable acceptable outcomes and therefore the performance outcome</p>	<p>AO7.1 N/A – Not beach nourishment.</p> <p>AO7.2 N/A – Not a marine development.</p> <p>AO7.3 N/A – Not a marine development.</p> <p>AO7.4 No dredging proposed. Some excavation will occur on the beach to ensure proper footings for the coastal protection structures can be installed however the sediment will be reinstated upon completion of the works.</p> <p>AO7.5 The proposed development of the Kraken Beach Access; Kraken Amphitheatre Roof; and Lagoon Precinct will be sited in areas which currently support augmented landscaped parklands and rock revetment walls. Minor encroachment into beach habitats will occur as a result of the proposed development.</p> <p>Encroachment areas currently do not support any vegetated buffers between coastal waters and existing parklands or urban development. The proposed development will maintain a similar form and function (urban parklands and urban beach environments) as it currently does.</p> <p>The proposed development will maintain a similar level of connectivity for beach habitats; however, will result in a minor level of encroachment into urban beach areas. These currently exist as flat un-vegetated areas of beach which are regularly inundated to the extent that the existing rock revetment wall meets the Mean High Tide or Astronomical High tide.</p> <p>The proposed development is unlikely to impact on coastal wetlands, seagrass beds or important feeding, nesting or breeding sites for native wildlife. The majority of beach habitat is regularly inundated at the Mean High Tide or Astronomical High Tide reducing the ability for beach habitats to support important nesting or breeding Sites.</p> <p>Only small areas of softer sands occur in the far south of Kraken Beach and occur outside of the proposed development areas. Minor areas of foraging habitat for terrestrial and marine species will be impacted as a result of the proposed development. These habitats are however, considered to be of low quality due to their urban and augmented nature and are abundant within the immediate locality, with higher quality habitats more common within the broader region.</p>

Performance outcome Acceptable outcomes	Relevance to the proposal and advice (does the submitted report show compliance with the SDAP)
	<p>The proposed development is unlikely to have direct impacts to the wetlands areas within Fig Tree Creek and the flying fox roosting Site. Regardless, management measures to govern construction associated with the Lagoon Access Road and carpark areas has been incorporated into the projects Construction and Environmental Management Plans.</p> <p>AO7.6 No significant impact to water quality is expected from this development. A minor increase in sedimentation is possible during the redevelopment of the coastal protection structures however it is unlikely to be signifncant.</p> <p>AO7.7 N/A – No acid sulfate soils expected to be encountered, standard condition for the handling of exposed acid sulfate soils is attached to this assessment.</p>
<p>PO8.Coastal protection work is undertaken only as a last resort where erosion presents an imminent threat to public safety or permanent structures.</p>	
Complies with the applicable acceptable outcomes and therefore the performance outcome	<p>AO8.1 Coastal protection work proposed will be a redevelopment of existing structures.</p> <p>AO8.2 N/A – Not private coastal protection work proposed.</p> <p>AO8.3 No increase in risk to adjacent areas.</p>
<p>PO9. Development avoids adverse impacts on <u>matters of state environmental significance</u>, or where this is not reasonably possible, impacts are minimised and an <u>environmental offset</u> is provided for any <u>significant residual impacts</u> to <u>matters of state environmental significance</u> that are <u>prescribed environmental matters</u>.</p>	
Complies with the applicable acceptable outcomes and therefore the performance outcome	<p>AO9.1 The proposed development avoids impacting on Matters of State Environmental Significance. No mapped wetlands or regulated vegetation will be impacted as a result of the proposed development. The development extent has considered the location of the Great Barrier Reef Coast Marine Park boundaries and avoids encroachment.</p> <p>Biological processes are unlikely to be impacted as a result of the proposed development as habitats impacted are urban and augmented landscaped parklands, rock revetment walls and modified beach habitats regulated inundated by the Mean High Tide or Astronomical High Tide. It is unlikely that any of these habitats provide critical habitat for species of conservation significance or their life cycles.</p> <p>The proposed development of the Lagoon Access Road and Carpark has considered impacts to flying-foxes. A management plan governing construction and ongoing works with regard flying-fox roost management has been prepared as a part of these works. This management plan, should it successfully manage the roost, can be directly applicable to works associated with this Material Change of Use and Operational Works.</p> <p>AO9.2 No matters of state environmental significance on this site will be significantly impacted</p>

Performance outcome Acceptable outcomes	Relevance to the proposal and advice (does the submitted report show compliance with the SDAP)
	due to this development. No changes to the environmental aspects of the site will occur due to the development.
PO10. Development maintains or enhances general public access to or along the <u>foreshore</u> , unless this is contrary to the protection of <u>coastal resources</u> or public safety.	
Complies with the applicable acceptable outcomes and therefore the performance outcome	<p>AO10.1 Public foreshore access will be improved as a result of this development.</p> <p>AO10.2 The works allow safe and unimpeded access for the general public to the foreshore, including disability compliant infrastructure.</p> <p>AO10.3 N/A - No private structures proposed.</p>
PO11. Private marine development avoids structures attaching to, or extending across, non-tidal <u>state coastal land</u> abutting <u>tidal waters</u> .	
Not applicable	<p>AO11.1 N/A - No private marine development proposed.</p>
PO12. Further development of <u>artificial waterways</u> avoids or minimises adverse impacts on coastal resources and their values, and does not contribute to:	
<p>(1) an increase in the risk of flooding or erosion</p> <p>(2) degradation of water quality</p> <p>(3) degradation and loss of <u>matters of state environmental significance</u> (including, but not limited to, coastal wetlands, fish habitat areas and migratory species habitat).</p>	
Not applicable	<p>AO12.1 N/A - This is not an artificial waterway.</p> <p>AO12.2 N/A - This is not an artificial waterway.</p> <p>AO12.3 N/A - This is not an artificial waterway.</p> <p>AO12.4 N/A - This is not an artificial waterway.</p>
PO13. Development does not involve <u>reclamation</u> of land below the tidal water, other than for the purposes of:	
<p>(1) <u>coastal-dependent development</u>, public <u>marine development</u> or community infrastructure</p> <p>(2) strategic ports, boat harbours or strategic airports and aviation facilities, in accordance with a statutory land use plan, where there is a demonstrated net benefit for the state or region and no feasible alternative exists</p> <p>(3) <u>coastal protection work</u> or work necessary to protect <u>coastal resources</u> or <u>physical coastal processes</u>.</p>	

Performance outcome Acceptable outcomes	Relevance to the proposal and advice (does the submitted report show compliance with the SDAP)
Not applicable	N/A – Development does to involve land reclamation.

Performance outcome Acceptable outcomes	Relevance to the proposal and advice (does the submitted report show compliance with the SDAP)
Table 10.1.2: Operational Work	
PO1. Tidal works that is <u>private marine development</u> does not result in adverse impacts to tidal land.	
Not applicable	AO1.1 N/A – Not a private marine development.
PO2. Development does not result in the disposal of material dredged from an <u>artificial waterway</u> into <u>coastal waters</u> , with the exception of: (1) <u>reclamation</u> works, or (2) <u>coastal protection</u> works, or (3) the maintenance of an existing <u>artificial waterway</u> and the at-sea disposal of material that has previously been approved for the waterway.	
Not applicable	AO2.1 N/A - Does not involve reclamation or disposal of dredged material.
PO3. The design and construction of an <u>artificial waterway</u> maintains coastal landforms.	
Not applicable	AO3.1 N/A - Not artificial waterways. AO3.2 N/A - Not artificial waterways.
PO4. Development that involves <u>dredging</u> includes and complies with a management plan that demonstrates how environmental impacts will be managed and mitigated, and how the requirements of the <i>National Assessment Guidelines for Dredging</i> , Australia Government Department of the Environment, Water, Heritage and the Arts, 2009, will be met.	
Not applicable	AO4.1 N/A - No dredging proposed. AO4.2 N/A - No dredging proposed. AO4.3 N/A - No dredging proposed. AO4.4

<i>Performance outcome Acceptable outcomes</i>	<i>Relevance to the proposal and advice (does the submitted report show compliance with the SDAP)</i>
Table 10.1.2: Operational Work	
	N/A - No dredging proposed.
<i>Performance outcome Acceptable outcomes</i>	<i>Relevance to the proposal and advice (does the submitted report show compliance with the SDAP)</i>
<i>Within a strategic environmental area: riparian and wildlife corridor functions</i>	
PO5. Natural regeneration of any cleared or work area is facilitated wherever possible.	
Complies with the applicable acceptable outcomes and therefore the performance outcome	AO5.1 N/A – Not within a Strategic Environmental Area.
<i>Within a strategic environmental area: hydrological processes</i>	
PO6. Development avoids or minimises impacts on natural drainage lines or flow paths, during both construction and operation.	
Complies with the applicable acceptable outcomes and therefore the performance outcome	AO6.1 N/A – Not within a Strategic Environmental Area.
<i>Within a strategic environmental area: water quality</i>	
PO7. Development avoids or minimises any adverse impacts on environmental values and water quality objectives for receiving waters (surface and groundwater) from pollutants on site or leaving a site located in a <u>strategic environmental area</u> .	
Complies with the applicable acceptable outcomes and therefore the performance outcome	AO7.1 N/A – Not within a Strategic Environmental Area. AO7.2 N/A – Not within a Strategic Environmental Area.

- The technical advice provided to DILGP is based on the information provided by the proponent and/or the consultant, and no evaluation has been provided on the qualifications or otherwise of the organisation who prepared the reports and submissions.

5.0 Recommendations

5.1 Technical agency advice for SARA as concurrence agency

Our department:

- (a) recommends the following issues be addressed by applying conditions that should attach to any development approval (SPA section 287(1)(a)):

SARA Model Conditions Version: 2.1		
Aspect of development: Early Referral Response		
Compliance timing		
Unless specified in the issues below the timing for all conditions should be: all times		
No.	Condition ID	Issues to be addressed or variations to model condition
1.	AD01	<ol style="list-style-type: none"> Cover Sheet, prepared by Terre Designs, dated 13.03.2017, drawing number CIV1.01 issue 2. Bulk Earthworks Plan, prepared by Terre Designs, dated 13.03.2017, drawing number CIV1.02 issue 2. Bulk Earthworks Section, prepared by Terre Designs, dated 13.03.2017, drawing number CIV1.03 issue 2. Bubble Curtain Elevation and Miscellaneous Details, prepared by Terre Designs, dated 13.03.2017, drawing number CIV1.04 issue 2. Specification Notes, prepared by Calibre Consulting, dated 27.03.2017, drawing number S100 revision C. Revetment Marking Plan Sheet 1, prepared by Calibre Consulting, dated 27.03.2017, drawing number S101 revision B. Revetment Marking Plan Sheet 2, prepared by Calibre Consulting, dated 27.03.2017, drawing number S102 revision B. Sections Sheet 1, prepared by Calibre Consulting, dated 27.03.2017, drawing number S103 revision C. Sections Sheet 2, prepared by Calibre Consulting, dated 27.03.2017, drawing number S104 revision C. Sections Sheet 3, prepared by Calibre Consulting, dated 27.03.2017, drawing number S105 revision B. Sections Sheet 4, prepared by Calibre Consulting, dated 27.03.2017, drawing number S106 revision B. Sections Sheet 5, prepared by Calibre Consulting, dated 27.03.2017, drawing number S107 revision B. Sections Sheet 6, prepared by Calibre Consulting, dated 27.03.2017, drawing number S108 revision B. Proposed Site Plan, prepared by Liquid Blu, dated 23.03.2017, drawing number DD-0902 revision A.
15.	CP01	For the proposed works only use materials which are free from contaminants as defined under section 11 of the <i>Environmental Protection Act 1994</i> .
16.	CP02	Erosion and sediment control measures are to be installed and maintained to prevent the release of sediment to tidal waters.
17.	CP04	Sand must not be removed from the erosion prone area, and any sand excavated from the site must be placed on the beach, seaward of the work.
18.	CP08	As a result of works the subject of this approval any disturbed or oxidised acid sulphate soil must be treated and managed in accordance with the current <i>Queensland Acid Sulfate Soil Technical Manual: Soil management guidelines</i> , prepared by the Department of Science, Information Technology, Innovation and the Arts, 2014.

6.0 Endorsement

Officer	Raphael Borough	Environmental Officer	(07) 3330 5926	Raphael.Borough@ehp.qld.gov.au
Review	Andrew Fielding	Principal Environmental Officer	(07) 3330 5357	Andrew.Fielding@ehp.qld.gov.au p4(6) Personal inform
Approver	Kerynne Birch	Manager	(07) 3330 5926	Kerynne.Birch@ehp.qld.gov.au

p4(6) Personal inform

03/05/17

Published on DES Disclosure Log
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SARA technical agency assessment response

Technical agency (TA)— Environment and Heritage Protection

DSDIP reference: SPL-0317-038182
 DSDIP Role: referral agency
 DSDIP regional office:
 DSDIP email:
 [NB. All responses are to be returned to this email address]
 TA reference: SREC03003117
 TA contact name: Raphael Borough
 TA contact details: Raphael.Borough@ehp.qld.gov.au; (07) 3330 5926
 TA approver: Kerynne Birch

1.0 Application details

Street address: 1 Anzac Parade - Yeppoon, Livingstone Shire - QLD; 37 Cordingley Street - Yeppoon, Livingstone Shire - QLD; 37 Cordingley Street - Yeppoon, Livingstone Shire - QLD; 60 Anzac Parade - Yeppoon, Livingstone Shire - QLD; Appleton Drive - Yeppoon, Livingstone Shire - QLD
 Lot on plan: 65; 43; 114; 35; 1 SP234671; LN2675; LN2594; LN2298; SP104438
 Local government area: Livingstone Shire, Livingstone Shire, Livingstone Shire, Livingstone Shire, Livingstone Shire
 Applicant name: Livingstone Shire Council
 Applicant contact details: 3) Personal info@placedesigngroup.com

2.0 Aspects of development and type of approval being sought

Nature of Development	Approval Type	Brief Proposal of Description	Level of Assessment
Operational Work	Early Referral Response	Prescribed tidal works (including retrospective emergency works)	Code Assessment

3.0 Matters of interest to the state

The development application has the following matters of interest to the state under the following provisions of the *Sustainable Planning Regulation 2009*¹:

Schedule 7 Referral agencies and their jurisdictions — matters of interest specific to technical agency

Trigger ID	Description	Technical Agency
7.2.13	Operational work made assessable under schedule 3, part 1, table 4, item 5, other than - (a) prescribed tidal work in a canal; or (b) work that is for the installation, maintenance or repair of overhead cables or lines that extend over tidal water; or (c) work that is for the construction, installation, maintenance or repair of pipelines, cables or lines under tidal water	EHP

¹ MyDAS does not collect data on assessable development aspects under Schedule 3—this is a matter confirmed by DSDIP during the validation process.

4.0 Assessment

4.1 Considerations and assessment

- The technical advice provided to DILGP is based on the information provided by the applicant.
- EHP has taken into consideration the potential impact the development will have on coastal resources and coastal communities in regards to coastal management.
- The application has been assessed against:
 - o The Module 10 of the State development assessment provisions (SDAP) (v1.10)
 - o DILGP Significant Residual Impact Guideline
- The following departmental databases have been utilised to provide the technical advice:
 - o EHP Coastal Hazard Mapping
http://www.ehp.qld.gov.au/coastal/management/coastal_plan_maps.php
 - o EHP Environmental Reports Online
<https://environment.ehp.qld.gov.au/report-request/environment/>
 - o DNRM Regulated Vegetation Mapping
<https://www.qld.gov.au/environment/land/vegetation/map-request/>
 - o EHP Map of Referable Wetlands
<https://www.ehp.qld.gov.au/ecosystems/wetlands/referable-wetlands-form.php>
 - o DILGP SPP Interactive Mapping
<http://dilgp.qld.gov.au/planning/state-planning-instruments/spp-interactive-mapping-system.html>

The Site & Proposed Development

The Yeppoon Foreshore and Town Centre Revitalisation project involves the development of the Lagoon Precinct comprising the lagoon pool and ancillary community facilities as well as redevelopment of coastal protection and beach access structures. This application specifically involves the coastal protection works and an outdoor recreation area which includes the proposed lagoon and the ancillary facilities (car park, management and maintenance building) associated with the lagoon operation. This application includes a building (54m² gross floor area), 106 car spaces, a rock wall coastal protection structure (~410m), bulk earthworks to facilitate the construction of the lagoon and associated landscaping.

All works are to be located behind the upgraded rock protection wall which includes design aspects to ensure erosion impacts are not shifted to adjacent areas. The rock protection wall will also include a number of beach access structures including a disability compliant ramp. The road along the foreshore used to access council chambers will be relocated to the western side of the site along Ross Creek.

Environmental considerations

The site is bordered on the east by the Pacific Ocean and to the west by Ross Creek. Both of these areas have environmental values that are that could be impacted as part of this development. Ross Creek is bordered by marine plants (mostly mangroves) which are intended to be avoided throughout all stages of the proposed works. The marine plants will not be impacted by the new access road proposed on this section of the site, and existing storm water outlets have been upgraded with rock scour protection under the emergency

works provisions. The vegetation along the banks of Ross Creek are also home to flying foxes, which has been addressed through the design orientation of the road and provisions for animal spotters on site throughout the construction phase.

The site is adjacent to the foreshore which has Marine Park mapping along the entirety of the shoreline. Although some sections extend slightly beyond the current rock revetment wall no section of the proposal enters the area mapped as Marine Park. There is no intertidal zone along the foreshore suitable for seagrasses or other high value ecosystems to develop and it is not a known resting spot for migratory shorebirds.

Biological processes are unlikely to be impacted as a result of the proposed development as habitats impacted are urban and augmented landscaped parklands, rock revetment walls and modified beach habitats regulated inundated by the Mean High Tide or Astronomical High Tide. It is unlikely that any of these habitats provide critical habitat for species of conservation significance or their life cycles.

Performance outcome Acceptable outcomes	Relevance to the proposal and advice (does the submitted report show compliance with the SDAP)
Table 10.1.1: All Development	
PO1. Development in a <u>coastal hazard area</u> is compatible with the level of severity of the <u>coastal hazard</u> .	
Complies with the applicable acceptable outcomes and therefore the performance outcome	<p>The development has a number of different sections which are generally compatible with the severity of coastal hazards in this area. The works are within the erosion prone area and adjacent to the mapped storm tide hazard area, however the inclusion of coastal protection works (rock/revetment wall) will help exclude the majority of the works from the erosion prone hazard area.</p> <p>AO1.1</p> <ol style="list-style-type: none"> (1) N/A – Not a coastal dependant development. (2) The works exposed to coastal hazards are compatible with inundation. (3) N/A – Not temporary, readily relocatable or able to be abandoned. (4) N/A – Not essential community infrastructure. (5) The works include a small to medium scale tourist attraction. (6) Aspects of the proposed work constitute a redevelopment, specifically the rock wall currently in place along the foreshore. <p>AO1.2</p> <p>The aspect of the site to be redeveloped is primarily the rock revetment wall and beach access structures which cannot be feasibly relocated outside of the coastal hazard zones.</p>
PO2. Development siting, layout and access in a <u>coastal hazard area</u> responds to a potential inundation due to a <u>defined storm tide event</u> and minimises associated risks to personal safety and property.	
Complies with the applicable acceptable outcomes and therefore the	<p>AO2.1</p> <p>The redeveloped rock revetment wall will have its crest above the 1% Annual Exceedance Probability to protect the structures located behind it, as well as improving</p>

Performance outcome Acceptable outcomes	Relevance to the proposal and advice (does the submitted report show compliance with the SDAP)
performance outcome	<p>the beach access areas to improve the community's ability to evacuate the area if required.</p> <p>AO2.2 N/A –No Habitable rooms are included as part of this development.</p> <p>AO2.3 The works are designed to ensure exposed structures (rock revetment wall and beach access areas) are suitable to the level of coastal hazard in this location.</p> <p>AO2.4 N/A – Not essential community infrastructure.</p> <p>AO2.5 N/A - Not emergency services.</p>
PO3. Development directly, indirectly and cumulatively avoids an unacceptable increase in the severity of the <u>coastal hazard</u> , and does not significantly increase the potential for damage on the premises or to other premises.	
Complies with the applicable acceptable outcomes and therefore the performance outcome	<p>AO3.1 N/A – No significant increase in number of people requiring evacuation during a defined storm tide event.</p>
PO4. Development avoids the release of hazardous materials as a result of a natural hazard event.	
Not applicable	<p>AO4.1 N/A - No storage or manufacture of hazardous materials is proposed.</p>
PO5. Natural processes and the protective function of landforms and vegetation are maintained in <u>coastal hazard areas</u> .	
Complies with the applicable acceptable outcomes and therefore the performance outcome	<p>AO5.1</p> <ol style="list-style-type: none"> 1) Rock revetment wall that runs along the length of the foreshore will be redeveloped to improve its resilience to coastal hazards. This redevelopment does not include the removal or damage of vegetation that may impact the stability of the land or increase erosion severity in the area. 2) Works will involve some excavation on the beach to facilitate the installation of piling and rock armour protection to ensure the stability of foreshore area. Any sand excavated that is not replaced to its original location will be placed on the foreshore seaward of the works. 3) Erosion control structures already exist and will be redeveloped as part of this

Performance outcome Acceptable outcomes	Relevance to the proposal and advice (does the submitted report show compliance with the SDAP)
	<p>project.</p> <ol style="list-style-type: none"> 4) Longshore transport of sediment is maintained outside of the development area. A combination of revetment wall/concrete steps and rock wall will be used as coastal protection structures in this area. Neither structure will have a significant impact on sediment transport as they are oriented parallel to the coastline. A small incursion beyond the rock wall footprint by the lagoon revetment wall is proposed, however the curve of this structure is gentle enough to avoid the trapping of sediment on the down-current side of the structure. 5) The development includes coastal erosion structures. 6) No adjacent areas will be exposed to risk of erosion as the redeveloped seawall is intended to be linked with existing structures. <p>AO5.2 Dune crest height will not be impacted as the foreshore is already modified with a rock sea wall. No natural features or ecosystems exist along this section of foreshore due to the existence of the rock wall.</p> <p>AO5.3 The redevelopment of the Yeppoon Foreshore is designed to enhance tourism and increase patronage. However, reconstruction of an area of the existing rock revetment structure does not intensify the use of premises in the coastal management district and will only require an isolated increase in erosion control measures, associated with the Beach Access, Beach Amphitheatre and Lagoon Revetment.</p> <p>AO5.4 The existing coastal protection structure will be redeveloped.</p> <p>AO5.5 N/A – No reclamation proposed.</p>
<p>PO6. <u>Erosion prone areas</u> in a <u>coastal management district</u> are maintained as development free buffers, or where permanent buildings or structures exist, <u>coastal erosion</u> risks are avoided or mitigated.</p>	
<p>Complies with the applicable acceptable outcomes and therefore the performance outcome</p>	<p>AO6.1 The works will be outside of the erosion prone area upon redevelopment of the existing rock wall which will act to protect the other structures proposed.</p> <p>AO6.2 The tourist structures and areas will be protected by the redeveloped rock wall.</p> <p>AO6.3 Coastal protection structures will be upgraded as part of this development to ensure long term stability.</p> <p>AO6.4 N/A – Not temporary, readily relocatable or able to be abandoned or essential community infrastructure.</p> <p>AO6.5</p>

Performance outcome Acceptable outcomes	Relevance to the proposal and advice (does the submitted report show compliance with the SDAP)
	<p>All built structures will have coastal protection works to ensure it is protected from potential erosion impacts.</p> <p>AO6.6 N/A – Not a redevelopment.</p>
<p>PO7.Development avoids or minimises adverse impacts on <u>coastal resources</u> and their values, to the maximum extent reasonable.</p>	
<p>Complies with the applicable acceptable outcomes and therefore the performance outcome</p>	<p>AO7.1 N/A – Not beach nourishment.</p> <p>AO7.2 N/A – Not a marine development.</p> <p>AO7.3 N/A – Not a marine development.</p> <p>AO7.4 No dredging proposed. Some excavation will occur on the beach to ensure proper footings for the coastal protection structures can be installed however the sediment will be reinstated upon completion of the works.</p> <p>AO7.5 The proposed development of the Kraken Beach Access; Kraken Amphitheatre Roof; and Lagoon Precinct will be sited in areas which currently support augmented landscaped parklands and rock revetment walls. Minor encroachment into beach habitats will occur as a result of the proposed development.</p> <p>Encroachment areas currently do not support any vegetated buffers between coastal waters and existing parklands or urban development. The proposed development will maintain a similar form and function (urban parklands and urban beach environments) as it currently does.</p> <p>The proposed development will maintain a similar level of connectivity for beach habitats; however, will result in a minor level of encroachment into urban beach areas. These currently exist as flat un-vegetated areas of beach which are regularly inundated to the extent that the existing rock revetment wall meets the Mean High Tide or Astronomical High tide.</p> <p>The proposed development is unlikely to impact on coastal wetlands, seagrass beds or important feeding, nesting or breeding sites for native wildlife. The majority of beach habitat is regularly inundated at the Mean High Tide or Astronomical High Tide reducing the ability for beach habitats to support important nesting or breeding Sites.</p> <p>Only small areas of softer sands occur in the far south of Kraken Beach and occur outside of the proposed development areas. Minor areas of foraging habitat for terrestrial and marine species will be impacted as a result of the proposed development. These habitats are however, considered to be of low quality due to their urban and augmented nature and are abundant within the immediate locality, with higher quality habitats more common within the broader region.</p> <p>The proposed development is unlikely to have direct impacts to the wetlands areas</p>

Performance outcome Acceptable outcomes	Relevance to the proposal and advice (does the submitted report show compliance with the SDAP)
	<p>within Fig Tree Creek and the flying fox roosting Site. Regardless, management measures to govern construction associated with the Lagoon Access Road and carpark areas has been incorporated into the projects Construction and Environmental Management Plans.</p> <p>AO7.6 No significant impact to water quality is expected from this development. A minor increase in sedimentation is possible during the redevelopment of the coastal protection structures however it is unlikely to be significant.</p> <p>AO7.7 N/A – No acid sulfate soils expected to be encountered, standard condition for the handling of exposed acid sulfate soils is attached to this assessment.</p>
<p>PO8. Coastal protection work is undertaken only as a last resort where erosion presents an imminent threat to public safety or permanent structures.</p>	
<p>Complies with the applicable acceptable outcomes and therefore the performance outcome</p>	<p>AO8.1 Coastal protection work proposed will be a redevelopment of existing structures.</p> <p>AO8.2 N/A – Not private coastal protection work proposed.</p> <p>AO8.3 No increase in risk to adjacent areas.</p>
<p>PO9. Development avoids adverse impacts on matters of state environmental significance, or where this is not reasonably possible, impacts are minimised and an environmental offset is provided for any significant residual impacts to matters of state environmental significance that are prescribed environmental matters.</p>	
<p>Complies with the applicable acceptable outcomes and therefore the performance outcome</p>	<p>AO9.1 The proposed development avoids impacting on Matters of State Environmental Significance. No mapped wetlands or regulated vegetation will be impacted as a result of the proposed development. The development extent has considered the location of the Great Barrier Reef Coast Marine Park boundaries and avoids encroachment.</p> <p>Biological processes are unlikely to be impacted as a result of the proposed development as habitats impacted are urban and augmented landscaped parklands, rock revetment walls and modified beach habitats regulated inundated by the Mean High Tide or Astronomical High Tide. It is unlikely that any of these habitats provide critical habitat for species of conservation significance or their life cycles.</p> <p>The proposed development of the Lagoon Access Road and Carpark has considered impacts to flying-foxes. A management plan governing construction and ongoing works with regard flying-fox roost management has been prepared as a part of these works. This management plan, should it successfully manage the roost, can be directly applicable to works associated with this Material Change of Use and Operational Works.</p> <p>AO9.2 No matters of state environmental significance on this site will be significantly impacted due to this development. No changes to the environmental aspects of the site will occur</p>

Performance outcome Acceptable outcomes	Relevance to the proposal and advice (does the submitted report show compliance with the SDAP)
	due to the development.
PO10. Development maintains or enhances general public access to or along the <u>foreshore</u> , unless this is contrary to the protection of <u>coastal resources</u> or public safety.	
Complies with the applicable acceptable outcomes and therefore the performance outcome	<p>AO10.1 Public foreshore access will be improved as a result of this development.</p> <p>AO10.2 The works allow safe and unimpeded access for the general public to the foreshore, including disability compliant infrastructure.</p> <p>AO10.3 N/A - No private structures proposed.</p>
PO11. <u>Private marine development</u> avoids structures attaching to, or extending across, non-tidal <u>state coastal land</u> abutting <u>tidal waters</u> .	
Not applicable	<p>AO11.1 N/A – No private marine development proposed.</p>
PO12. Further development of <u>artificial waterways</u> avoids or minimises adverse impacts on coastal resources and their values, and does not contribute to: (1) an increase in the risk of flooding or erosion (2) degradation of water quality (3) degradation and loss of <u>matters of state environmental significance</u> (including, but not limited to, coastal wetlands, fish habitat areas and migratory species habitat).	
Not applicable	<p>AO12.1 N/A – This is not an artificial waterway.</p> <p>AO12.2 N/A – This is not an artificial waterway.</p> <p>AO12.3 N/A – This is not an artificial waterway.</p> <p>AO12.4 N/A – This is not an artificial waterway.</p>
PO13. Development does not involve <u>reclamation</u> of land below the tidal water, other than for the purposes of: (1) <u>coastal-dependent development</u> , public <u>marine development</u> or community infrastructure (2) strategic ports, boat harbours or strategic airports and aviation facilities, in accordance with a statutory land use plan, where there is a demonstrated net benefit for the state or region and no feasible alternative exists (3) <u>coastal protection work</u> or work necessary to protect <u>coastal resources</u> or <u>physical coastal processes</u> .	

Performance outcome Acceptable outcomes	Relevance to the proposal and advice (does the submitted report show compliance with the SDAP)
Not applicable	N/A – Development does to involve land reclamation.

Performance outcome Acceptable outcomes	Relevance to the proposal and advice (does the submitted report show compliance with the SDAP)
Table 10.1.2: Operational Work	
PO1. Tidal works that is <u>private marine development</u> does not result in adverse impacts to tidal land.	
Not applicable	AO1.1 N/A – Not a private marine development.
PO2. Development does not result in the disposal of material dredged from an <u>artificial waterway</u> into <u>coastal waters</u> , with the exception of: (1) <u>reclamation</u> works, or (2) <u>coastal protection</u> works, or (3) the maintenance of an existing <u>artificial waterway</u> and the at-sea disposal of material that has previously been approved for the waterway.	
Not applicable	AO2.1 N/A - Does not involve reclamation or disposal of dredged material.
PO3. The design and construction of an <u>artificial waterway</u> maintains coastal landforms.	
Not applicable	AO3.1 N/A - Not artificial waterways. AO3.2 N/A - Not artificial waterways.
PO4. Development that involves <u>dredging</u> includes and complies with a management plan that demonstrates how environmental impacts will be managed and mitigated, and how the requirements of the <i>National Assessment Guidelines for Dredging</i> , Australia Government Department of the Environment, Water, Heritage and the Arts, 2009, will be met.	
Not applicable	AO4.1 N/A - No dredging proposed. AO4.2 N/A - No dredging proposed. AO4.3 N/A - No dredging proposed. AO4.4

<i>Performance outcome Acceptable outcomes</i>	<i>Relevance to the proposal and advice (does the submitted report show compliance with the SDAP)</i>
Table 10.1.2: Operational Work	
	N/A - No dredging proposed.
<i>Performance outcome Acceptable outcomes</i>	<i>Relevance to the proposal and advice (does the submitted report show compliance with the SDAP)</i>
Within a strategic environmental area: riparian and wildlife corridor functions	
PO5. Natural regeneration of any cleared or work area is facilitated wherever possible.	
Complies with the applicable acceptable outcomes and therefore the performance outcome	AO5.1 N/A – Not within a Strategic Environmental Area.
Within a strategic environmental area: hydrological processes	
PO6. Development avoids or minimises impacts on natural drainage lines or flow paths, during both construction and operation.	
Complies with the applicable acceptable outcomes and therefore the performance outcome	AO6.1 N/A – Not within a Strategic Environmental Area.
Within a strategic environmental area: water quality	
PO7. Development avoids or minimises any adverse impacts on environmental values and water quality objectives for receiving waters (surface and groundwater) from pollutants on site or leaving a site located in a <u>strategic environmental area</u> .	
Complies with the applicable acceptable outcomes and therefore the performance outcome	AO7.1 N/A – Not within a Strategic Environmental Area. AO7.2 N/A – Not within a Strategic Environmental Area.

- The technical advice provided to DILGP is based on the information provided by the proponent and/or the consultant, and no evaluation has been provided on the qualifications or otherwise of the organisation who prepared the reports and submissions.

5.0 Recommendations

5.1 Technical agency advice for SARA as concurrence agency

Our department:

- (a) recommends the following issues be addressed by applying conditions that should attach to any development approval (SPA section 287(1)(a)):

SARA Model Conditions Version: 2.1		
Aspect of development: Early Referral Response		
Compliance timing		
Unless specified in the issues below the timing for all conditions should be: all times		
No.	Condition ID	Issues to be addressed or variations to model condition
1.	AD01	<ol style="list-style-type: none"> Cover Sheet, prepared by Terre Designs, dated 13.03.2017, drawing number CIV1.01 issue 2. Bulk Earthworks Plan, prepared by Terre Designs, dated 13.03.2017, drawing number CIV1.02 issue 2. Bulk Earthworks Section, prepared by Terre Designs, dated 13.03.2017, drawing number CIV1.03 issue 2. Bubble Curtain Elevation and Miscellaneous Details, prepared by Terre Designs, dated 13.03.2017, drawing number CIV1.04 issue 2. Specification Notes, prepared by Calibre Consulting, dated 27.03.2017, drawing number S100 revision C. Revetment Marking Plan Sheet 1, prepared by Calibre Consulting, dated 27.03.2017, drawing number S101 revision B. Revetment Marking Plan Sheet 2, prepared by Calibre Consulting, dated 27.03.2017, drawing number S102 revision B. Sections Sheet 1, prepared by Calibre Consulting, dated 27.03.2017, drawing number S103 revision C. Sections Sheet 2, prepared by Calibre Consulting, dated 27.03.2017, drawing number S104 revision C. Sections Sheet 3, prepared by Calibre Consulting, dated 27.03.2017, drawing number S105 revision B. Sections Sheet 4, prepared by Calibre Consulting, dated 27.03.2017, drawing number S106 revision B. Sections Sheet 5, prepared by Calibre Consulting, dated 27.03.2017, drawing number S107 revision B. Sections Sheet 6, prepared by Calibre Consulting, dated 27.03.2017, drawing number S108 revision B. Proposed Site Plan, prepared by Liquid Blu, dated 23.03.2017, drawing number DD-0902 revision A.
15.	CP01	For the proposed works only use materials which are free from contaminants as defined under section 11 of the <i>Environmental Protection Act 1994</i> .
16.	CP02	Erosion and sediment control measures are to be installed and maintained to prevent the release of sediment to tidal waters.
17.	CP04	Sand must not be removed from the erosion prone area, and any sand excavated from the site must be placed on the beach, seaward of the work.
18.	CP08	As a result of works the subject of this approval any disturbed or oxidised acid sulphate soil must be treated and managed in accordance with the current <i>Queensland Acid Sulfate Soil Technical Manual: Soil management guidelines</i> , prepared by the Department of Science, Information Technology, Innovation and the Arts, 2014.

6.0 Endorsement

Officer	Raphael Borough	Environmental Officer	(07) 3330 5926	Raphael.Borough@ehp.qld.gov.au
Review	Andrew Fielding	Principal Environmental Officer	(07) 3330 5357	Andrew.Fielding@ehp.qld.gov.au
Approver	Kerynne Birch	Manager	(07) 3330 5926	Kerynne.Birch@ehp.qld.gov.au

SARA technical agency pre-lodgement advice

Technical agency (TA)—Fitzroy and Central

DSDIP reference: SPL-1114-016445
DSDIP regional office: Fitzroy and Central
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[NB. All responses are to be returned to this email address]
TA reference: PR389383
TA contact name: Graham Rennex
TA contact details: (07) 3330 4468
TA approver: Andrew Fielding

1.0 Application details

Street address: 1 Anzac Parade, Yeppoon QLD 4703
Real property description: Adjacent to Lot 62 SP234671
Local government area: Livingstone Shire
Applicant name: Livingstone Shire Council
Applicant contact details: Tony.Lau@livingstone.qld.gov.au
Ph. 4939 9943

2.0 Aspects of development and type of approval being sought

Aspect 1: Operational works

The construction of the proposed wet playground along Anzac Parade, Yeppoon is considered minor works.

No impact to the receiving environment is expected as the proposed works will not interfere with coastal process as it is behind an existing seawall and will replace the existing car park that is currently onsite.

3.0 Matters of interest to the state

The development application has the following matters of interest to the state under the following provisions of the Sustainable Planning Regulation 2009¹:

Schedule 6 Assessment manager for development applications—matters of interest specific to technical agency
###SpecificTechnicalAgencyTriggers###
Schedule 7 Referral agencies and their jurisdictions—matters of interest specific to technical agency
Schedule 26 'excluded works' item 1,2,3, & 4 minor works that will have insignificant impact on coastal management and can be considered excluded works,

¹ MyDAS does not collect data on assessable development aspects under Schedule 3—this is a matter confirmed by DSDIP during the validation process.

4.0 Documents considered

The following documentation was relied upon in providing this advice:

- Guideline for Excluded Works (Coastal)

5.0 Assessment

5.1 Considerations and assessment

Minor works on State coastal land are carried out mostly by local governments. The exclusion of minor works from assessment means that local governments can generally maintain or improve community amenities and manage foreshore areas without submitting a development application. Works of a minor nature that are not assessable under the SPA, are those required for public health and safety, environmental protection or short-term community benefit.

The proposed works to build a wet playground is considered minor works that will have insignificant impact on coastal management and can be considered excluded works.

6.0 Advice

6.1 Pre-lodgement advice

The Department of Environment and Heritage Protection has attached a Guideline for Excluded Works (Coastal) and while the works proposed is not specifically provided as an example in EHP's excluded work guideline it is suggested looking at the first paragraph in section 4 which states:

"Minor works are those works above high water mark that do not have a significant impact on coastal management and that are reversible or expendable"

EHP considers these works minor works

7.0 Endorsement

Officer	Graham Rennex (4) (6) Personal information	Environmental Officer 8/12/14	(07)3330 4468
Approver	Andrew Fielding 4p4(6) Personal information	Principal Environmental Officer 8/12/14	(07) 3330 5754