Environmental Assessment Report

Minjerribah Cemetery

Dickson Way, Stradbroke Island (Minjerribah)
# Document history

<table>
<thead>
<tr>
<th>Version</th>
<th>Date</th>
<th>Status</th>
<th>Key changes</th>
<th>Author/s</th>
<th>Reviewer/s</th>
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<tr>
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PART A – EXECUTIVE SUMMARY

1 Infrastructure proposal

The Department of Natural Resources Mines and Energy (DNRME) has made an Infrastructure Proposal to the Minister for State Development, Manufacturing, Infrastructure and Planning (DSDMIP) in accordance with Chapter 2 Part 5 of the Planning Act 2016 (PA 2016). The Infrastructure Proposal applies to land described as Lot 18 on SP296433 within the Redland Shire Council local government area.

The proposal is for a new cemetery to enable the Quandamooka people to continue to be buried in Quandamooka country while also addressing the ongoing needs of the North Stradbroke Island community.

A plan of the designation area and the Precinct Plan for the cemetery is provided in Appendix 1. Supporting technical assessment is provided as follows:

- Appendix 2 – Traffic Advice
- Appendix 3 – Ecological Investigation

Building and Asset Services’ (BAS) Town Planning Unit has prepared this Environmental Assessment Report (EAR) to provide information about the Infrastructure Proposal, enabling assessment and consultation in accordance with the requirements under the PA 2016. A flowchart of the designation process is detailed in Appendix 4.

The relevant matters about the Infrastructure Proposal are set out below and addressed further in this Environmental Assessment Report.

<table>
<thead>
<tr>
<th>Matter</th>
<th>Proposal Details</th>
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</thead>
</table>
| The site description including the location of the premises proposed to be designated | Real property description: Lot 18 on SP296433  
Property address: Dickson Way, North Stradbroke  
Registered owner: The State of Queensland represented by Department of Natural Resources, Mines and Energy  
Tenure: Estate in Unallocated State Land  
Site area: 5.663 ha |

Property materials at Appendix 5

- Any existing uses on the premises proposed to be designated: The site is vegetated and does not contain any existing structures or cleared areas. There are no known uses occurring on site. A review of Council’s PDOnline application database did not identify any previous approvals / permits concerning the property however the site was subject to an Environmental Authority and a Mining Lease. The existence of mining activity is evident from historical aerial imagery.

- Existing uses on adjoining sites: Surrounding land is undeveloped with remnant bushland. There is evidence of mining activity on adjoining parcels.

- The type of infrastructure: 1. cemeteries and crematoriums

- Information about the nature, scale and intensity: The project is for a new greenfield cemetery. The designation does not propose a crematorium. The cemetery is likely to involve the following scope:
<table>
<thead>
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<th>Matter</th>
<th>Proposal Details</th>
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<tbody>
<tr>
<td>of the infrastructure and each use proposed</td>
<td>• site access, internal driveway, manoeuvring and car parking infrastructure&lt;br&gt;• seating, shade and shelter amenities for visitors&lt;br&gt;• chapel&lt;br&gt;• mortuary / holding facility&lt;br&gt;• toilet facilities&lt;br&gt;• water points for watering and refreshment&lt;br&gt;• designated interment areas – plots, cremated remains interments</td>
</tr>
<tr>
<td>The intended outcomes of the proposed uses on the site</td>
<td>Quandamooka Yoolooburrawbee Aboriginal Corporation (QYAC) may seek a future amendment to the designation once the requirement for a crematorium is known, and subject to an understanding of the impacts of that use.</td>
</tr>
<tr>
<td>A list of the applicable state interests as identified by the infrastructure entity and a statement about how they relate to the infrastructure proposal</td>
<td>The existing Dunwich Cemetery has a critical shortage of available burial space and this proposal seeks to provide a new cemetery to enable the Quandamooka people to continue to be buried in Quandamooka country while also addressing the ongoing needs of the North Stradbroke Island community.</td>
</tr>
<tr>
<td><strong>SPP Report at Appendix 6.</strong></td>
<td></td>
</tr>
<tr>
<td><strong>BIODIVERSITY</strong></td>
<td>Approximately 50% of the site is identified as MSES wildlife habitat. This feature aligns with the bushland habitat area on the map of Koala Habitat in South East Queensland. The site includes Category X areas on the Regulated Vegetation Management Map that is non remnant. The biodiversity values of the site, including presence of koalas, has been confirmed by a preliminary ecological report.</td>
</tr>
<tr>
<td><strong>CULTURAL HERITAGE</strong></td>
<td>The majority of the site has been subject to previous clearing and mining activity however some parts of the site are undisturbed, particularly to the northern and north-eastern boundaries of the site. Parts of the site are deemed to be Category 4 and Category 5 under the Aboriginal Cultural Heritage Act 2003, s28 Duty of Care Guidelines.</td>
</tr>
<tr>
<td><strong>WATER QUALITY</strong></td>
<td>The site is identified in a water quality area. The proposal will involve works that increases the impervious area of the site, and may change the topography of the land. A stormwater management plan will be required to ensure that stormwater on the site including upstream catchments is appropriately discharged to a lawful point and in accordance with best practice.</td>
</tr>
<tr>
<td>Matter</td>
<td>Proposal Details</td>
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<tr>
<td>-------------------------------------------------</td>
<td>--------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>NATURAL HAZARDS, RISK AND RESILIENCE</strong></td>
<td>The SPP flags that the site is in a bushfire prone area, subject to high potential bushfire intensity and the potential impact buffer. Risks to persons and property relating to bushfire hazard will need to be appropriately addressed as part of the project.</td>
</tr>
<tr>
<td><strong>EMMISSIONS AND HAZARDOUS ACTIVITIES</strong></td>
<td>The site is on the Environmental Management Register (EMR), being land subdivided from a historical lot which was listed due to a previous diesel spill. The area of impact for the diesel leak does not affect Lot 18 SP296433. The intent is for removal of all relevant land from the Environmental Management Register (EMR) including Lot 18 SP296433.</td>
</tr>
<tr>
<td><strong>TRANSPORT INFRASTRUCTURE</strong></td>
<td>Dickson Way (East Coast Road) is a State Controlled Road and active transport corridor. A traffic report including assessment of the access to the State Controlled Road has been prepared.</td>
</tr>
<tr>
<td><strong>STRATEGIC AIRPORTS AND AVIATION FACILITIES</strong></td>
<td>The site is within wildlife hazard buffer zone (13km). The site is not below the obstacle limitation surface contour, and is not in a height restriction area or ANEF contour. The proposed development is not a land use that is identified as an attractor of wildlife. The project is not expected to impact on airport operations.</td>
</tr>
<tr>
<td><strong>A statement about any relevant regional plans and state development areas that are applicable to the site and how they are relevant to the infrastructure proposal</strong></td>
<td>The site is identified within the Regional Landscape and Rural Production Area of the South East Queensland Regional Plan <em>Regional Plan 2017</em> (the “Regional Plan”) area. In relation to Schedule 10 Part 16 of the <em>Planning Regulation 2017</em>, the development would be an “exempt material change of use” for cemetery. The proposed development is considered to be consistent with the intent of the Regional Plan.</td>
</tr>
<tr>
<td><strong>Any other matter</strong></td>
<td><strong>Protected Plants</strong> The site is in a high-risk area for protected plants under the <em>Nature Conservation (Wildlife Management) Regulation 2006</em>. A flora survey of the clearing impact area must be undertaken prior to any potential clearing and will need to be incorporated into the designation requirements. The flora survey may trigger additional requirements under the <em>Nature Conservation Act 1992</em>. <strong>Transport Infrastructure</strong> East Creek Road is a state controlled road. Driveways and roadworks within a state controlled road are activities that require approval under the <em>Transport Infrastructure Act 1994</em>. <strong>Local Laws</strong></td>
</tr>
</tbody>
</table>
### Proposal Details

The following Redland City Council subordinate laws supplementing the Local Law No. 1 (Administration) 2015 are relevant to the proposed cemetery activity. Compliance will need to be ensured prior to and during operation of the cemetery:

- Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015 and
- Subordinate Local Law No. 1.13 (Undertaking Regulated Activities regarding Human Remains) 2015

### 1.1 Consultation overview

The designation process illustrated in the flowchart at Appendix 4 involves a consultation requirement including public notification. The consultation strategy for the Infrastructure Designation is detailed in Part G of this Environmental Assessment Report.
PART B – LEGISLATIVE CONTEXT

2 The Planning Act 2016

A list of infrastructure is set out in Schedule 5 of the Planning Regulation 2017 (PR 2017).

The PA 2016 prescribes the way in which a designation can be undertaken. Chapter 2, Part 5 of the PA 2016 prescribes that a Minister, before designating land for infrastructure, must be satisfied that:

- the infrastructure will satisfy statutory requirements, or budgetary commitments, for the supply of the infrastructure; or
- there is or will be a need for the efficient and timely supply of the infrastructure.

One way in which the requirements for adequate environmental assessment and public consultation may be met is for the assessment of the proposal to be carried out in accordance with the guidelines made by the chief executive under the PA 2016, section 36(3). The applicable guideline is the Minister’s Guidelines and Rules (July 2017), in particular Chapter 7—Guidelines for the process for environmental assessment and consultation for making or amending a Ministerial designation.

An alternative designation process has been agreed with the DSDMIP and is referred to as the ‘Streamlined Ministerial Infrastructure Designation Process’. The Streamlined Ministerial Infrastructure Designation Process includes the following steps.

1. Pre-lodgement and endorsement;
2. Entity lodges EAR and consultation strategy;
3. DSDMIP preliminary assessment
4. Consultation and assessment;
5. Final assessment.

A flowchart of the Streamlined Ministerial Infrastructure Designation Process is provided at Appendix 4.

The effect of a Ministerial designation is described in s 44(6)(b) of the PA 2016. Development in relation to infrastructure under a designation is—

- to the extent the development is building work under the Building Act —the category of development stated for the building work under a regulation; or
- otherwise—accepted development.
PART C – SITE INFORMATION

3 Subject site

3.1 Property details and ownership

<table>
<thead>
<tr>
<th>Property snapshot</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street Address</td>
<td>Dickson Way, North Stradbroke Island Qld 4783</td>
</tr>
<tr>
<td>Real Property Description</td>
<td>Lot 18 SP296433</td>
</tr>
<tr>
<td>Site Area</td>
<td>5.663 ha</td>
</tr>
<tr>
<td>Local Government Authority</td>
<td>Estate in Unallocated State Land</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>There are no known uses occurring on site.</td>
</tr>
<tr>
<td></td>
<td>The site was subject to an Environmental Authority and a Mining Lease.</td>
</tr>
<tr>
<td></td>
<td>The existence of mining activity is evident from historical aerial imagery.</td>
</tr>
</tbody>
</table>

The site is located approximately 4 kilometres north of Dunwich on North Stradbroke Island. The site is heavily vegetated and does not contain any existing structures or cleared areas. Surrounding land is undeveloped with remnant and regrowth bushland. There is evidence of mining activity on adjoining parcels (refer to Figure 1 and Figure 2).

![Figure 1 Site Aerial](image-url)

Source: Queensland Globe
The land is currently an Estate in Unallocated State Land, owned by the State of Queensland (Represented by Department of Natural Resources, Mines and Energy (DNRME)).

In July 2011, the Federal Court recognised the Quandamooka people’s native title rights with respect to Moreton Bay and North Stradbroke Island (Minjerribah) through a native title consent determination.

As a result of the determination, the Quandamooka people have non-exclusive native title rights over land under mining leases on Minjerribah but these rights are suppressed while the leases are in force.

The Quandamooka Yoolooburrabee Aboriginal Corporation (QYAC) is the agent for the Quandamooka people’s native title rights and interests. QYAC has proposed to dedicate land for a public cemetery on Lot 18 on SP296433.

This land (previously Lot 17 on USL20278) is listed in the 2011 Agreement. DNRME has the lead in processing the land transfer in the Agreement. A large portion of Lot 17 is covered by mining lease 1124 (ML1124). In late 2018, Sibelco has lodged a surrender for part of ML 1124 and the associated Environmental Authority (EA) with DNRME and Department of Environment and Science respectively. The EA and ML surrenders have been approved.

The most likely tenure outcome for the cemetery will be a Land Act 1994 reserve for Cemetery purposes with QYAC as the trustee.

Property information concerning the subject site is included in Appendix 5.

3.2 Easements and encumbrances

The title search identifies an Energex Easement burdening the property (Easement A on SP306902).
3.3 Topography

The land falls generally from the south (36.75m) to the north / north-east (21.25m). Refer to Figure 3.

![Figure 3 Contours](source: Redland City Council, Red-e-map)

4 Infrastructure characteristics

The below provides a description of the existing infrastructure characteristics relating to the subject site. Further discussion on potential impacts and mitigation measures from the proposed development are discussed in further detail in Part F – Environmental Assessment.

4.1 Transport network

4.1.1 Existing Road Network

The site is adjacent to Dickson Way (East Coast Road) which is a State controlled road. The site is located south of an existing intersection with the State controlled road.

4.1.2 Existing Public Transport Network

North Stradbroke Island Bus Service run a bus service on North Stradbroke Island. There is no bus stops within walking distance of the subject site.

4.1.3 Existing Active Transport Network

Dickson Way (East Coast Road) is identified on the State Planning Policy mapping as an active transport corridor, however there is no dedicated active transport infrastructure in the road reserve.

4.2 Services

Redland City Council records indicate there are no reticulated infrastructure services (sewer, water, stormwater) near the site.
PART D – DESIGNATION PROPOSAL

5 Proposed designation

5.1 Description under the Planning Regulation 2017

The proposal seeks to designate the site as follows:

Minjerribah Cemetery
Dickson Way, North Stradbroke Island
Lot 18 SP296433

The infrastructure category is described under the Planning Regulation 2017, Schedule 5, Part 2 as:

1 cemeteries and crematoriums

This proposed designation is for the cemetery including vegetation clearing, burial plots, chapel including amenities, car parking and site access. QYAC may seek a future amendment to the designation once the requirement for a crematorium is known, and subject to an understanding of the impacts of that use.

The designation area, and a precinct plan for the cemetery is included in Appendix 1.

5.2 Intent of designation

The existing Dunwich Cemetery has a critical shortage of available burial space and the intent of the proposed designation is to provide a new cemetery to enable the Quandamooka people to continue to be buried in Quandamooka country while also addressing the ongoing needs of the North Stradbroke Island community. The proposed infrastructure will facilitate the efficient and timely supply of infrastructure.

5.3 Proposal description and details

The proposal is for a new greenfield cemetery on the subject land. The cemetery will provide typical inclusions for this type of land use, including designated interment areas (burial plots, and areas for cremated remains interment), chapel, mortuary / holding facility, amenities for users and visitors of the site (toilets, seating, shade / shelter/s), site access and car parking infrastructure. Landscaping will be culturally appropriate and enhance the grounds.

To deliver the project vegetation will need to be cleared, and due to the absence of reticulated services for water and sewer, site-based services provision is expected (water tanks for potable and non-potable water supply, and on-site sewage facilities).

All built infrastructure is expected to be no more than two storeys.

Actions and Recommendations

1. (a) A site landscape / master plan is to be prepared for the cemetery. The site landscape / master plan design will consider:
   a. servicing current and future interment needs
   b. recognising the need to ensure efficient use of space
   c. providing sequenced rather than ad-hoc development of interment space
   d. a transparent delineating of the anticipated stages of development and the appropriate infrastructure to be provided at each stage.

   (b) The site landscape / master plan is to be prepared and submitted to the Department of State Development, Manufacturing, infrastructure and Planning (infrastructuredesignation@dsdmip.qld.gov.au) prior to works commencing on the site for the cemetery.
PART E – LOCAL AND STATE PLANNING PROVISIONS

6 Planning assessment

The designation is proposed to be undertaken in accordance with Chapter 2, Part 5 of the PA. The effect of the designation, if made, is that the use of the site for the designated infrastructure and service will be accepted development not requiring development approval.

Building work under the Building Act undertaken by QYAC is assessable development in accordance with Schedule 9 of the PR 2017.

6.1 Local planning framework

Although not assessable against the local planning instrument, development subject to a designation should have regard to the requirements of the relevant local planning instrument/s.

The Redland City Plan 2018 (the Planning Scheme) is the relevant planning scheme for the land.

6.2 Planning scheme provisions

The below table provides a summary of the key Planning Scheme provisions relevant to the site.

<table>
<thead>
<tr>
<th>Planning scheme information</th>
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<tbody>
<tr>
<td>Planning scheme</td>
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<tr>
<td>Zone</td>
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<tr>
<td>Local Area Plan</td>
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<tr>
<td>overlays</td>
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6.3 Use Definition

Pursuant to the Planning Scheme, the proposed use of premises is described under the Planning Scheme as Cemetery.

Cemetery—
Premises used for interment of bodies or ashes after death. Examples include: Burial ground, crypt, columbarium, lawn cemetery, pet cemetery, mausoleum.

6.4 Zoning

The subject site is identified within the Community Facilities Zone as indicated in Figure 4.
The purpose of the Community Facilities Zone is to provide for community related activities and facilities that meet the needs of the existing and future users.

The Community Facilities Zone overall outcomes are:

- the zone primarily accommodates a range of specific community related activities in particular areas;
- other supporting or complementary uses may occur where they are compatible with and subordinate to the primary community related activity, and do not compromise the intended role or successful functioning of centres;
- community related activities are protected from the intrusion of incompatible activities that may constrain or conflict with their ongoing operation;
- is of a height and scale that allows for the community related activity for which the land is intended while minimising impacts on the locality;
- development makes a positive contribution to the Redland city image by incorporating a high quality of built form and landscape design; and
- development is located, designed and managed to maintain public health and safety, and minimise adverse impacts on the natural environment and sensitive land uses.

A cemetery is a type of community use, and therefore meets the fundamental zone outcome that community related activities should be located in the Community Facilities Zone. The proposed cemetery is appropriately located within the township to minimise potential for conflict with other land uses. The location is unlikely to be impacted by intrusion from incompatible uses. The cemetery will maintain a low profile built form, with minimal buildings and structures and the majority of the land use for interments. This will provide for a largely open parkland landscape. The site is not located near to sensitive land uses. The project is considered to meet the outcomes for the Community Facilities Zone.
6.4.1 Overlays

The Planning Scheme identifies physical constraints affecting development through the inclusion of overlays. Where a site is affected by an overlay, additional development limitations may be placed over the property by the Planning Scheme.

The site is affected by the following overlays:

<table>
<thead>
<tr>
<th>Overlay</th>
<th>Overlay Map</th>
</tr>
</thead>
<tbody>
<tr>
<td>Airport Environs</td>
<td></td>
</tr>
<tr>
<td>• Mt Hardgrave Radar Area of Interest</td>
<td></td>
</tr>
</tbody>
</table>

The purpose of the Planning Scheme airport environs overlay code is to protect the safety and operation of the Brisbane Airport and aviation facilities located within Redland.

Key assessment benchmarks: Benchmarks for assessment are set out in detail, including Performance Outcomes, in the Airport environs overlay code under the planning scheme. As the project does not involve a crematorium, the measures in the code are not considered to be relevant. The cemetery will not involve buildings or structures (permanent or otherwise) or emissions above the OLS contour level.

| Bushfire Hazard       | |
|-----------------------|-----------------
| • High potential bushfire intensity |
| • Medium potential bushfire intensity |
| • Potential impact buffer |

The purpose of the Planning Scheme bushfire hazard overlay code is to ensure that risk to life, property, and the environment as a result of bushfire is mitigated to an acceptable or tolerable level.

Key assessment benchmarks: benchmarks for assessment are set out in detail, including Performance Outcomes, in the Bushfire hazard overlay code under the planning scheme. The below matters reflect key acceptable outcomes sought by the planning scheme that are relevant for the proposal.
• Bushfire hazard separation: Development is located and designed to ensure proposed buildings or building envelopes achieve the following radiant heat flux level at any point:
  o 10kW/m² where the use involves the accommodation or congregation of vulnerable sectors of the community such as child care centres, community care centres, educational establishments, detention facilities, hospitals, rooming accommodation, retirement facilities or residential care facilities; or
  o 29kW/m² otherwise.
• Risk Management/ Safety: Effective safety and evacuation procedures and measures are established
• Fire Trail: A constructed perimeter road or a formed, all weather fire trail is provided between the hazardous vegetation and the site boundary or building envelope, and is readily accessible at all times for the type of fire fighting vehicles servicing the area. However, a fire trail will not be required where it would not serve a practical fire management purpose.
• Water Supply for Fire Fighting: Development outside reticulated water supply areas, includes a dedicated static supply that is available solely for fire fighting purposes and can be accessed by fire fighting appliances.
• Landscaping: Landscaping uses species that are not likely to exacerbate a bushfire event, and does not increase fuel loads within separation areas.

A bushfire hazard assessment is required to be undertaken for the project, and the above matters will need to be addressed in a site-specific bushfire management plan that will guide design of the cemetery and its operation.

Environmental Significance
• MSES (Matters of State Environmental Significance)

The purpose of the Planning Scheme environmental significance overlay code is to manage development to avoid or minimise and mitigate significant impacts on matters of national, state and local environmental significance.

Key assessment benchmarks: benchmarks for assessment are set out in detail, including Performance Outcomes, in the Environmental significance overlay code under the planning scheme. The code generally requires that an ecological assessment undertaken to determine the values of any vegetation to be cleared. The code sets out requirements for offset planting and minimisation and mitigation of project impacts, taking into consideration the level or condition of biodiversity and ecological functions and processes in the locality, fragmentation of habitat areas, the design, scale and intensity of development, and wildlife or habitat linkages.

The land was previously disturbed as part of the mining activity on the land and has been revegetated. A preliminary ecological investigation has been undertaken to understand the ecological values of the site and is included at Appendix 3.
**Extractive Resources**
- Mining Tenement

The purpose of the Planning Scheme extractive resources overlay code is to protect key resource areas and associated haulage routes and separation areas, and to ensure development is compatible with existing or future extractive industry. The mining lease that existed over the land has been surrendered. The overlay is not considered to be relevant to the proposal.

**Transport Noise Corridor**
- Noise Corridor Centreline – State Controlled Road

There is no Planning Scheme overlay code. The overlay links to the Queensland Development Code, Mandatory Part MP4.4 which relates to residential development.
7 State Planning Framework

7.1 The Planning Act 2016

Under Schedule 2 of the PA 2016, a state interest means an interest that the Minister considers—

• affects an economic or environmental interest of the state or a part of the state’ or

• affects the interest of ensuring that the purpose of the Act is achieved.

The State Planning Policy (SPP) is the overarching document which promotes the state’s interests in land use planning and development. Under section 8(4) (a) of the PA 2016 the SPP has effect throughout Queensland and sits above regional plans and planning schemes in the hierarchy of planning instruments.

7.2 State Planning Policy

The SPP applies to the extent relevant when designating premises for infrastructure. When making or amending a designation, the Planning Minister must have regard to the relevant parts of the SPP as shown in the table below.

<table>
<thead>
<tr>
<th>Application of the SPP</th>
<th>Who is responsible</th>
<th>Parts of the SPP that are applicable</th>
</tr>
</thead>
</table>

Consideration of how the proposal meets the relevant parts of the SPP are discussed in further detail below:

7.2.1 The Guiding Principles

**OUTCOME FOCUSSSES**

**Clearly focus on the delivery of outcomes**

- Plans and development outcomes integrate and balance the economic, environmental and social needs of current and future generations in order to achieve ecological sustainability.

- Plans express clear performance outcomes for development, supported by a range of acceptable outcomes, where possible.

- Innovative and flexible approaches to design and development are supported and encouraged when consistent with a plan’s strategic intent.

- Decision making ensures that, where acceptable, when outcomes are satisfied by development, then the relevant performance outcome is taken to be satisfied in full. Performance outcomes may still be satisfied, even though an associated acceptable outcome is not met.

- Plans and development outcomes support stated objectives, needs and aspirations of the community at the state, regional and local level.

The existing Dunwich Cemetery has a critical shortage of available burial space and the proposed designation is to provide a new cemetery to enable the Quandamooka people to continue to be buried in Quandamooka country while also addressing the ongoing needs of the North Stradbroke Island community. The proposed designation supports community needs and is outcome driven.
**INTEGRATED**

**Reinforce the role of local planning schemes as the integrated, comprehensive statement of land use policy and development intentions for a local area**

- Plans coordinate and integrate land use policy for a local area by considering:
  - international agreements, such as the UNESCO world heritage listing of the Great Barrier Reef and Ramsar Convention
  - national, state, regional and local matters, to the extent relevant.
- Plans integrate land use, resource management and infrastructure needs and considerations.
- Plans support a 15 year supply of land for development.
- The zoning of land reflects and responds to the characteristics of the land that constrain its use.
- Overlays should be compatible with and not operate either individually or cumulatively to prevent or restrict land from being used for the purpose for which it has been zoned.
- Plans include a performance-based assessment of development against a clear hierarchy of policies linked to the achievement of realistic and long-term strategic planning.

This matter relates to plan-making, however the proposed cemetery supports the planning scheme intentions reflected in the zoning of the land.

**EFFICIENT**

**Support the efficient determination of appropriate development**

- Plans and assessment processes result in development outcomes that are certain, responsive and performance-based.
- Plans regulate development only to the extent necessary to address potential impacts. When applied, plans adopt the lowest appropriate level of assessment required to efficiently and effectively address those impacts.
- The level of assessment for development is proportionate to the potential impacts and level of risk of the development being regulated and a plan’s strategic intent and purpose of the relevant zone, local plan and/or precinct, for instance development that is:
  - minor, low-risk and that is encouraged or contemplated in a zone should be identified as accepted development
  - consistent and in accordance with the broad intent of a zone and able to be assessed against assessment benchmarks, should be identified as code assessable development
  - contrary to the intent of a zone, requires public input or is unforeseen by a planning scheme, should be identified as impact assessable development and assessed against a broader range of matters.

This matter relates to plan-making, and is not relevant where designating land for infrastructure. The Infrastructure Designation process supports the efficient delivery of infrastructure.

**POSITIVE**

**Enable positive responses to change, challenges and opportunities**

- Contemporary information, challenges and community needs and aspirations are reflected through up-to-date plans.
- Evidence and objectively assessed needs form a basis for planning that uses the best available knowledge.
- Plans are written using clear, concise and positive language to describe what outcomes are sought, required or encouraged in a particular location, rather than what is to be avoided, prevented or discouraged.
• Community health and wellbeing, and resilience and adaptability to change (including economic change, social change, and climate change adaptation and mitigation), are promoted in plans and development outcomes.
• Plans adopt a performance-based approach to development assessment to allow for innovation and flexibility in how development in a local area can be achieved.
• Plans are drafted to ensure that development is assessed on its individual merits.

This matter relates to plan-making, and is not relevant where designating land for infrastructure. The Infrastructure Designation process is flexible to change, challenge and opportunities.

**ACCOUNTABLE**

*Promote confidence in the planning system through plans and decisions that are transparent and accountable*

- Plans and development outcomes reflect balanced community views and aspirations based on a clear understanding of the importance of the community’s involvement in plan making.
- Plans resolve competing state and local interests through using an evidence-based approach, which balances community needs, views and aspirations.
- Reasonable, logical and fair development decisions are supported by clear and transparent planning schemes.
- Plans only seek to regulate land use and planning outcomes and do not address matters regulated outside of the planning system, for instance building work regulated under the Building Act 1975 (unless permitted).
- Obtaining access to planning information is simple and direct, capitalising on opportunities presented by information technology.

The Infrastructure Designation process incorporates community consultation, allowing the public to review and provide feedback about the proposed development outcome. The decision-making process is documented in the Planning Act 2016, and the decision will be publicly accessible.

To make or amend a designation the Minister must be satisfied that adequate environmental assessment, including adequate consultation, has been carried out in relation to the development that is the subject of the designation. The Minister must have regard to all planning instruments that relate to the premises; any assessment benchmarks, other than in planning instruments, that relate to the development that is the subject of the designation; any properly made submissions made as part of the consultation carried out; and the written submissions of any local government.

### 7.2.2 State Interest Statements

The following table lists the State interests contained in the SPP relevant to the subject site.

<table>
<thead>
<tr>
<th>State Planning Policy</th>
<th>Applicability</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Planning for Liveable Communities and Housing</strong></td>
<td></td>
</tr>
<tr>
<td>Liveable Communities</td>
<td>N</td>
</tr>
<tr>
<td>Housing Supply and Diversity</td>
<td>N</td>
</tr>
<tr>
<td><strong>Planning for Economic Growth</strong></td>
<td></td>
</tr>
<tr>
<td>Agriculture</td>
<td>N</td>
</tr>
<tr>
<td>Development and Construction</td>
<td>N</td>
</tr>
<tr>
<td>Mining and Extractive Resources</td>
<td>N</td>
</tr>
<tr>
<td>Tourism</td>
<td>N</td>
</tr>
<tr>
<td>Planning for the Environment and Heritage</td>
<td></td>
</tr>
<tr>
<td>-----------------------------------------</td>
<td>---</td>
</tr>
<tr>
<td>Biodiversity</td>
<td>Y</td>
</tr>
<tr>
<td>Coastal Environment</td>
<td>N</td>
</tr>
<tr>
<td>Cultural Heritage</td>
<td>Y</td>
</tr>
<tr>
<td>Water Quality</td>
<td>Y</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Planning for Safety and Resilience to Hazards</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Emissions and Hazardous Activities</td>
<td>N</td>
</tr>
<tr>
<td>Natural Hazards Risk and Resilience</td>
<td>Y</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Planning for Infrastructure</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Energy and Water Supply</td>
<td>N</td>
</tr>
<tr>
<td>Infrastructure Integration</td>
<td>N</td>
</tr>
<tr>
<td>Transport Infrastructure</td>
<td>Y</td>
</tr>
<tr>
<td>Strategic Airports and Aviation Facilities</td>
<td>Y</td>
</tr>
<tr>
<td>Strategic Ports</td>
<td>N</td>
</tr>
</tbody>
</table>

Relevant state interests are further described in the following table, as obtained from the SPP Interactive Mapping System. SPP property maps are included at [Appendix 6](#).

<table>
<thead>
<tr>
<th>State Interest</th>
<th>Mapping Layer</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Biodiversity</strong></td>
<td>• MSES – Wildlife habitat</td>
</tr>
</tbody>
</table>

The mapping identifies that approximately 50% of the site is mapped as MSES Wildlife Habitat. The MSES aligns with the area of low value bushland habitat in the map of ‘Koala Habitat in South East Queensland’. The State Planning Policy interests are discussed further in Part F of this report.
Natural Hazards Risk and Resilience

- Bushfire prone area
  - High potential bushfire prone area
  - Potential impact buffer

The site is mapped in a bushfire prone area. Risks to life, property, and the environment as a result of bushfire will need to be addressed as part of the design, construction and operation of the cemetery. The State Planning Policy interests are discussed further in Part F of this report.

Transport Infrastructure

- State-controlled roads
- Active transport corridor

The site is adjacent to the State controlled road and an active transport corridor. External impacts attributable to the proposed cemetery are explored in the appended traffic advice. The traffic advice also confirmed a preferred site access arrangement for the proposed cemetery. The State Planning Policy interests are discussed further in Part F of this report.
Strategic Airports and Aviation Facilities

- Aviation facility: Building restricted area – area of interest

The site is within the area of interest of the Airservices Australia very high frequency (VHF) tower, Mt Hardgrave radar site, North Stradbroke Island. Further assessment is not required as the proposed cemetery does not encroach into protected airspace for a radar facility as defined.

7.3 Regional Planning

The site is within the regional planning area of the South East Queensland Regional Plan 2017, also known as ShapingSEQ.

ShapingSEQ provides a regional framework for growth management, which sets the long-term planning direction for sustainable growth, a globally competitive economy, and high-quality living. ShapingSEQ informs local planning across the region’s 12 local government areas and guides future infrastructure planning and investment to ensure regional growth is well-supported and contributes to a prosperous and livable region. Prepared in partnership with local government and informed by the values, needs and aspirations of the community, ShapingSEQ establishes a blueprint for SEQ’s future.

The site is within the Regional landscape and rural production area under the regional plan. With respect to Schedule 10 Part 16 of the PR 2017, the development is an “exempt material change of use”, being for a cemetery.
PART F – ENVIRONMENTAL ASSESSMENT

8 Environmental assessment

Before designating land for infrastructure, the Minister must be satisfied that adequate environmental assessment, including adequate consultation, has been carried out in relation to the development that is subject to the designation.

The environmental assessment must have regard to—

- all planning instruments that relate to the premises; and
- any assessment benchmarks, other than in planning instruments, that relate to the development that is the subject of the designation or amendment; and
- if the premises are in a State development area under the State Development Act—any approved development scheme for the premises under that Act; and
- if the premises are in a priority development area under the Economic Development Act 2012—any development scheme for the priority development area under that Act; and
- any properly made submissions made as part of the consultation carried out; and
- the written submissions of any local government.

This section of the Report provides an environmental assessment of impacts the development or use may generate, and ways in which those environmental impacts are being managed or mitigated. Regard is given to natural and physical resources, as well as short and long-term effects and impacts on the environment and community from both the construction and operational phase of the proposal. The range of matters considered includes:

- soils and geology;
- natural resources and hazards;
- conservation and heritage values;
- health, safety, amenity and social impacts;
- infrastructure, traffic and transport.

Reference should also be made to Part E – Local and State Planning Provisions with regards to mapping relevant to the subject site.

8.1 Road Infrastructure

8.1.1 Site Access and Traffic

Context

The subject site has frontage to East Coast Road, which is defined as a State-Controlled Road (SCR) by the Department of Transport and Main Roads (DTMR).

North Stradbroke Island is unlikely to experience major development in the future and traffic volumes along the subject site frontage have exhibited negative / no long-term growth.

Proposal

Traffic advice has been provided by MRCagney Pty Ltd to consider the traffic volumes generated by the development and make recommendations about the site access from the State controlled Road. The advice at Appendix 2, makes the following findings and recommendations:
Traffic volumes generated by the site are forecast to be 3 vph and 7 vph during the AM and PM peak hour periods respectively which are not significant, and special events (i.e. funeral processions and burial ceremonies) are expected to be infrequent and generally occur outside of the East Coast Road traffic peak periods, therefore detailed capacity analysis is not warranted;

Providing the access driveway 48m south of the north property boundary of the site would allow for a minimum safe intersection sight distance (SISD) and minimum gap sight distance (MGSD) to be achieved in both directions. The access could potentially be shifted north up to approximately 40m and still provide the required spacing to the access to the adjoining property;

While the Redland City Plan 2018 does not provide any guidance in relation to the design service vehicle for a cemetery, planning schemes for adjoining local government areas indicate that an industrial refuse collection vehicle (RCV) or heavy rigid vehicle (HRV) would be appropriate;

Mitigation measures recommended to manage the risk involved with modifying East Coast Road and supplying an access intersection for the proposed development include provision of sufficient sight distances and warning signage such as 'W2-13A – Successive Side Road Junction' on East Coast Road; and

A conceptual access arrangement, as outlined by MRCagney Figure PR3 within Attachment A of the traffic advice (Appendix 2 of the Environmental Assessment Report), has been recommended. The locations for two warning signs have also been suggested. The concept demonstrates that access can be achieved from East Coast Road.

Actions and Recommendations

2. (a) The access crossover design and onsite manoeuvring areas allow vehicles to enter and exit the subject site in a forward gear, while a vehicle is moving in the opposite direction and carparks are full.

(b) A detailed sight line review of the access location based on a topographic survey of East Coast Road is to be undertaken to confirm the location of the site access, which should be generally in accordance with the conceptual access arrangement, as outlined in Figure PR3 within Attachment A of the 'Traffic Engineering Advice, Job Number: 6718, 13 May 2019', MRCagney.

(c) Permits under the Transport Infrastructure Act 1994 for driveway (road access works and road works) is required prior to the commencement of the work to establish the site access.

8.1.2 Car Parking

Context

According to the Redland City Plan, there is no nominated car parking or service vehicle requirement for a “cemetery” land use.

Proposal

The extent of car parking is not yet determined, and may require to be staged as the cemetery grows.

An RCV or HRV would be appropriate as the design service vehicle for a cemetery based on the Traffic Engineering advice.

Actions and Recommendations

3. (a) The number of car parking spaces required for the cemetery is to be determined subject to a demand-based assessment having regard to visitors and workers to the site, and including the peak demand for funeral processions and burials. The assessment is to consider the whole of life car parking requirements for the cemetery, and the staged delivery of car parking over time.
If carking delivery is to be staged, a car park staging plan is to be submitted in conjunction with the site land / master plan at parameter (1), showing the car parking layout for the total car parking demand for the cemetery, and demonstrating how the car parking delivery will be staged over time based on the assessment at parameter (3)(a).

Car parking areas and the layout of car parking areas are to comply with:
- Australian Standard 2890.1: 2004 - Parking Facilities – Off-Street Car Parking; and
- the standards set out in Redland City Plan 2018, Planning Scheme Policy 2 – Infrastructure works.

The design vehicle for servicing and manoeuvring is to be a RCV or HRV. Servicing and manoeuvring is to comply with:
- Australian Standard 2890.1: 2004 - Parking Facilities – Off-Street Car Parking; and
- the standards set out in Redland City Plan 2018, Planning Scheme Policy 2 – Infrastructure works.

8.1.3 Public Transport Infrastructure

Context
North Stradbroke Island Bus Service run a bus service on North Stradbroke Island. There is no bus stops within walking distance of the subject site.

Proposal
The proposed cemetery is not serviced by public transport.

Actions and Recommendations
Nil

8.1.4 Active Transport Infrastructure

Context
Dickson Way (East Coast Road) is identified on the State Planning Policy mapping as an active transport corridor, however there is no dedicated active transport infrastructure in the road reserve.

Proposal
It is likely that most visitors to the site will travel singularly or group by private vehicle. Demand for active transport relating to the proposed cemetery is considered to be low.

Actions and Recommendations
Nil

8.2 Services Infrastructure

8.2.1 Water Infrastructure

Context
Redland City Council records indicate there are no reticulated water infrastructure near the site

Proposal
The proposed cemetery will need to provide for on-site water storage to maintain a potable and non-potable water supply for firefighting, grounds maintenance, drinking, and general use.

Actions and Recommendations

(a) A water servicing proposal is required to be prepared to provide details about:
   - service demand for potable and non-potable water requirements of the cemetery,
b. the water storage capacity required and how that demand will be supplied (water source, storage, treatment, pumping, mobile supply)
c. water quality treatment requirements for potable water supply
d. maintenance regime for the operation of the on-site water supply

(b) A hydraulic design is to be prepared by an RPEQ or equivalent for the proposed water supply service.
(c) Where required, plumbing and drainage approval from Redland City Council is to be obtained for the water supply service in accordance with the Plumbing and Drainage Act 2018.

Notes:
Refer to the Planning Guidelines for Water Supply and Sewerage, April 2010 for guidance.

8.2.2 Sewer Infrastructure

Context

Redland City Council records indicate there are no reticulated sewer infrastructure near the site

Proposal

The proposed cemetery will need to provide for on-site sewage facilities. The facility could be a composting toilet/s, holding facility with pump-out, or include on-site sewerage treatment. The system requirement will likely be determined based on demand.

Actions and Recommendations

(a) A sewerage servicing proposal is required to be prepared to provide details about:
   a. the waste water generation and anticipated flow rates of the cemetery
   b. the soil characteristics based on a geotechnical survey
   c. the type of on-site sewerage system proposed to service the greywater and sewerage generated by the cemetery, and having regard to trade waste / regulated waste management
   d. a maintenance regime for the operation of the waste water system that ensures compliance with the general environmental duty under the Environmental Protection Act 1994.

(b) A hydraulic design is to be prepared by an RPEQ for a for the waste water system including greywater and sewerage

(c) Where required, plumbing and drainage approval from Redland City Council is to be obtained for the waste water supply service in accordance with the Plumbing and Drainage Act 2018.

Notes:
Refer to the Planning Guidelines for Water Supply and Sewerage, April 2010 for guidance.

Although not expected, an Environmental Authority for sewerage treatment under the Environmental Protection Act 1994 is required where the total daily peak design capacity is more than 20 EP.

8.2.3 Electricity & Telecommunications Infrastructure

Context

The site is not connected to electricity or telecommunications infrastructure.

Proposal
The power and telecommunication needs of the cemetery are to be determined in the detailed design phase, including how those services can be supplied or provided on-site.

**Actions and Recommendations**

| 6. |  
|-----|---|
| (a) | Services planning for electricity and telecommunications is to be undertaken at the detailed design phase. Planning is to consider primary supply and any back-up requirements depending on the needs of the cemetery and its activities. |

### 8.2.4 Stormwater Infrastructure

**Context**

Redland City Council records indicate there are no reticulated stormwater infrastructure near the site.

**Proposal**

As the site is currently undeveloped, stormwater is anticipated to sheet flow across the site as per the site contours. The land falls generally from the south (36.75m AHD) to the north / north-east (21.25m AHD). Any surface flows are likely to discharge into the adjoining property (north-east).

The project will include buildings and structures, and hardstand areas for car parking and manoeuvring. The cemetery will increase the impervious surface on the site.

**Actions and Recommendations**

| 7. |  
|-----|---|
| (a) | A Site Based Stormwater Management Plan is required to be prepared in accordance with the State Planning Policy, Appendix 2 Stormwater management design objectives, and the Redland City Plan 2018, 9.3.1 Healthy waters code and Planning Scheme Policy 2 – Infrastructure Works. The report should address potential impacts of stormwater discharge on State transport infrastructure (the State controlled road) and requirements to ensure non-worsening of impact to adjoining premises. |
| (b) | The Site Based Stormwater Management Plan prepared at parameter (7)(a) is to be incorporated in the detailed design for the project, and is to be implemented as required during construction and operation of the cemetery. |

### 8.3 Flora and Fauna

**Context**

#### Vegetation Management

The site is a Category X area on the Regulated Vegetation Management Map under the *Vegetation Management Act 1999*. Refer to map at **Appendix 10**. Clearing of native vegetation would be an exempt activity having regard to the *Planning Regulation 2017*, Schedule 10 Part 3, and Schedule 21 Exempt clearing work.

#### Nature Conservation (Wildlife Management)

The site was until recently mapped in a high-risk area for protected plants under the *Nature Conservation (Wildlife Management) Regulation 2006*. The clearing codes and vegetation maps were updated in June 2019 and the site is no longer in a high risk area. Refer to map at **Appendix 10**.

Based upon a review of aerial photographs the site is largely previously cleared in 1995 (refer **Appendix 7**) and the vegetation that exists on the site is largely regrowth except for the vegetation at the north and north-east of the site. The site and surrounding area was part of organised and purposeful replanting and revegetation following sand mining activity.
Koala Habitat

The site is identified in the State Planning Policy mapping as containing MSES – Wildlife Habitat. The MSES aligns with the area of low value bushland habitat in the map of ‘Koala Habitat in South East Queensland’. Approximately 50% of the site is mapped as bushland habitat for koala.

Proposal

A field investigation has been undertaken by Department of Natural Resources, Mines and Energy (DNRME) (refer to Appendix 3). The investigations confirm that:

- The site is heavily vegetated and common species observed at the site suggest that plant stock (and/or seeds) used for revegetation was sourced from a wide range of local species consistent with the pre-clearing Regional Ecosystem RE and other REs on the island.
- A strip of remnant vegetation, generally 25-35 m wide, was identified inside the northern boundary of the property
- No EVNT flora species were encountered during two timed meander surveys.
- No koalas were sighted on the property during the survey. No koala claw marks were found on the property however koala scats were collected from two sites.

Actions and Recommendations

8. (a) The development is to be located to avoid adverse impacts on MSES; where adverse impacts cannot be reasonably avoided, they are minimised. Measures to avoid in the first instance, and minimise impact on MSES should be contemplated in the detailed design phase having regard to:
   a. the location of buildings or activities on the site
   b. the timing development or its component activities
   c. the design of any buildings, or other structures or infrastructure.

(b) Where it is demonstrated that adverse impacts on MSES cannot be avoided or minimised, an offset for matters of state environmental significance is required in accordance with the Environmental Offsets Act 2014. This requirement will apply to clearing of areas of the site mapped as bushland for koala habitat, where the trees to be removed qualify as non-juvenile koala habitat trees (NJKHT).

(c) Any offset payable, is to be done prior to commencement of the clearing activity.

9 (a) A Koala Conservation Management Strategy (KCMS) is to be prepared addressing the assessment benchmarks and requirements for clearing native vegetation in Schedule 11 of the Planning Regulation 2017. The KCMS is to be considered in all relevant phases of the project and provided to personnel involved in the project including project managers, principal design consultants, landscape architects and contractors.

10 (a) Prior to works commencing, a Vegetation and Fauna Management Plan (VFMP) is to be prepared by a suitably qualified ecologist. The VFMP is to include:
   a. preclearing inspections (for fauna, hollows and nests) to be conducted by a suitably qualified ecologist
   b. staging and sequence of clearing and recovery procedures
   c. presence of a qualified wildlife officer or suitably qualified ecologist during clearing operations
   d. measures to protect and recover fauna during clearing operations
   e. measures to replace/relocate habitat and resources that will be lost,
   f. including nesting boxes in appropriate locations
   g. site inspection to confirm the presence of any invasive/pest plant or animal species and removal in accordance with legislative requirements
(b) If hollows, nests or other potential breeding places are identified, these are to be assessed by a suitably qualified person to determine if they are breeding places. For any proposed activity that will impact on breeding places of protected animals that are classified as extinct in the wild, endangered, vulnerable, near threatened (EVNT), special least concern, colonial breeder or least concern, a Species Management Program (SMP) must be prepared and submitted to the Department of Environment and Science (wildlife@des.qld.gov.au) prior to impacting on the breeding place.

(a) Vegetation that is not required to be cleared from construction impacts is to be protected in accordance with the AS4970-2009 Protection of Trees on Development Sites.

8.3.1 Environment Protection and Biodiversity Conservation Act 1999

Context

A referral under the Environment Protection and Biodiversity Conservation Act 1999 is an application for the approval of an action that could have a significant impact on any matter of National Environmental Significance (NES), including National Heritage values.

An 'action' could include a project, a development, an undertaking, an activity or series of activities, or an alteration of any of these things.

Generally, a significant impact is an action that has an important, notable consequence. Whether or not an action is likely to have a significant impact depends upon the sensitivity, value and quality of the environment that is impacted, and upon the intensity, duration, magnitude and geographic extent of the impacts. All these factors should be considered when determining whether an action is likely to have a significant impact on the National Heritage values of a place.

The matters of national environmental significance are:

- world heritage properties
- national heritage places
- wetlands of international importance
- nationally threatened species and ecological communities
- migratory species
- Commonwealth marine areas
- the Great Barrier Reef Marine Park
- nuclear actions (including uranium mining)
- a water resource, in relation to coal seam gas development and large coal mining development.

Proposal

The proposed cemetery is not considered to significantly impact on matters of national environmental significance.

Actions and Recommendations

Nil.

8.4 Soils and Geology

Context

The ground conditions and soil type will be relevant to various aspects of the development, including:

- the foundation design for buildings and structures
• the civil design for pavement / hardstand areas
• environmental management for on-site waste water system installations
• stormwater management including sediment and erosion control
• groundwater management.

Proposal

Geotechnical testing is required to confirm ground conditions including the presence of groundwater, and to inform detail design for the cemetery.

The project may require extensive excavation and filling including retaining structures in order to create platforms for building and plots for interments.

Actions and Recommendations

| 12 | (a) A Geotechnical Investigation by an RPEQ is required to ensure site suitability for the intended purposes—to identify areas of rock and shale or unstable ground conditions—to inform the design for foundations, pavements and hardstand, retaining structures. The investigation should also examine the presence of groundwater and the depth of groundwater and the risks for design, construction and operation of the cemetery. |
| (b) The design of the cemetery is to be in accordance with the recommendations of the Geotechnical Investigation prepared under parameter (12)(a). |

8.4.1 Acid Sulfate Soils

Context

Many coastal plains have a layer of acid sulfate soil below the current soil. Coastal areas lower than 5m AHD are likely to have acid sulfate soils present. Acid sulfate soils can also be found buried beneath newer soils at elevations below 20m AHD.

Proposal

The site has elevations between approximately 21.25m and 36.75m. The risk of encountering acid sulfate soils is considered to be low.

Actions and Recommendations

Nil.

8.4.2 Contaminated Land

Context

The site is on the Environmental Management Register (EMR), being land subdivided from a historical lot which was listed due to a previous diesel spill (refer to EMR Search at Appendix 8). The area of impact for the diesel leak does not affect the project site, Lot 18 SP296433.

Proposal

The area of impact for the diesel leak does not affect the project site, Lot 18 SP296433.

An Environmental Management Plan (EMP) has been prepared on behalf of Sibelco Australia Ltd (a wholly owned subsidiary of Sibelco Australia Limited) to address historical diesel impacts from past sand mining activities on former Mining Lease 1172 located on Minjerribah.

Former ML 1172 is subject to specific conditions within Environmental Authority EPML00575913 held by Stradbroke Rutile Pty Ltd. To allow access to former ML 1172 in order to meet its obligations under EPML00575913, Sibelco has been granted a Section 42AN Works Authority to undertake remediation activities.
The Sibelco project which the EMP relates is to remediate the subsurface and groundwater diesel contamination located on former Mining Lease 1172 to the standards specified in Environmental Authority EPML00575913.

The diesel spill clean-up has not yet commenced, and will be expected to take at least 12 months upon commencement. A Contaminated Land Investigation Document (CLID) will be prepared by a Suitably Qualified Person. It is understood that the intent is for removal of all relevant land from the Environmental Management Register (EMR) including Lot 18 SP296433.

**Actions and Recommendations**

If when works are to commence for the proposed cemetery the land has been removed from the EMR, no obligations arise.

If when works are to commence for the proposed cemetery the land has not been removed from the EMR, the following will apply:

<table>
<thead>
<tr>
<th>13</th>
</tr>
</thead>
<tbody>
<tr>
<td>(a) The land owner and occupier of the land must meet the General Environmental Duty under the <em>Environmental Protection Act 1994</em> and also satisfy any requirements under that legislation in order to carry out development on the land or to remove contaminated soil.</td>
</tr>
</tbody>
</table>

### 8.5 Heritage and Native Title

#### 8.5.1 Historical Heritage

**Context**

The land does not contain a Local or State heritage place, and does not include a heritage place of National significance.

**Proposal**

The proposal does not impact on heritage values.

**Actions and Recommendations**

Nil

#### 8.5.2 Cultural Heritage

**Context**

In accordance with the *Aboriginal Cultural Heritage Act 2003*, s28 duty of care requirements, the developer is required to identify reasonable and practicable measures for ensuring activities are managed to avoid or minimise harm to Aboriginal cultural heritage.

**Proposal**

The majority of the site has been subject to previous clearing and mining activity (refer to historical aerial imagery at Appendix 7) however some parts of the site are undisturbed, particularly to the northern and north-eastern boundaries of the site.

A search of the QYAC database, and the DATSIP database and register, reveals no recorded cultural heritage in the area. QYAC has undertaken a site inspection for Cultural Heritage and there are no sites that have been recorded at this stage.

Where the project impacts any remnant vegetation areas, QYAC will undertake a Part 6 survey and a Cultural Heritage Management Plan at that time to satisfy the *Aboriginal Cultural Heritage Act 2003*, s28 Duty of Care Guidelines.
**Actions and Recommendations**

14. (a) A Cultural Heritage Agreement of Cultural Heritage Management Plan is required in accordance with the requirements of the *Aboriginal Cultural Heritage Act 2003* where disturbing areas of remnant vegetation.

**8.5.3 Native Title**

**Context**

In July 2011, the Federal Court recognised the Quandamooka people's native title rights with respect to Moreton Bay and North Stradbroke Island (Minjerribah) through a native title consent determination.

As a result of the determination, the Quandamooka people have non-exclusive native title rights over land under mining leases on Minjerribah but these rights are suppressed while the leases are in force.

The Quandamooka Yoolooburrabee Aboriginal Corporation (QYAC) is the agent for the Quandamooka people’s native title rights and interests.

This land (previously Lot 17 on USL20278) is listed in the 2011 Agreement. DNRME has the lead in processing the land transfer in the Agreement.

**Actions and Recommendations**

15. (a) All activities on the site are to be in accordance with the 2011 Agreement concerning the land.

**8.6 Natural Hazards**

**8.6.1 Flooding**

**Context**

The site is not impacted by flood hazard.

**Proposal**

There are no requirements on the project relating to flood hazards.

**Actions and Recommendations**

Nil

**8.6.2 Bushfire**

**Context**

The site is mapped in a bushfire prone area. Risk to life, property, and the environment as a result of bushfire is to be mitigated to an acceptable or tolerable level.

**Proposal**

Risk to life, property, and the environment as a result of bushfire is to be mitigated to an acceptable or tolerable level. Bushfire hazard is required to be assessed for the project and management requirements are to be incorporated into the detailed design of the project, and reflected in the operational management of the facility.
Actions and Recommendations

16
(a) A Detailed Bushfire Hazard Assessment and Management Plan is to be provided to address the requirements of the State Planning Policy and the Redland City Plan 2018 8.2.2 Bushfire hazard overlay code. The bushfire hazard assessment and management plan is to consider:
   a. Hazardous good storage
   b. Bushfire hazard separation
   c. Risk management and safety
   d. Fire trails
   e. Water supply or fire-fighting
   f. Landscaping
(b) The development for the cemetery is to comply with the bushfire management plan at parameter (16)(a).

8.7 Social Impacts

8.7.1 Social Impacts

Context
Social impact assessment (SIA) is a process for the identification, analysis, assessment, management and monitoring of the potential social impacts of a project, both positive and negative. The social impacts of a project are the direct and indirect impacts that affect people and their communities during all stages of the project lifecycle.

Proposal
Significant adverse social impacts are not expected to arise in relation to the proposed cemetery, particular given its location away from sensitive land use. A social impact assessment is not considered necessary for the project.

Actions and Recommendations
Nil.

8.8 Construction Impacts

8.8.1 Construction Management

Context
Environmental management plans describe how an action might impact on the natural environment in which it occurs and set out clear commitments from the person taking the action on how those impacts will be avoided, minimised and managed so that they are environmentally acceptable.

Proposal
Construction impacts may arise during the development. The project construction is to be in accordance with the Construction Environmental Management Plan.

Actions and Recommendations

17
(a) Prior to works commencing, a Construction Environmental Management Plan (CEMP) is to be prepared by a suitably qualified person. The CEMP must include/address:
   a. an Erosion and Sediment Control Plan that addresses the erosion risks and surface water run-off
   b. dust mitigation methods (such as use of water to suppress potential dust) and air quality management procedures
c. construction noise and vibration, including the default noise standards in accordance with the *Environmental Protection Act 1994*

d. hours of construction, including:
   i. construction activities to be restricted to Monday to Saturday (excluding public holidays) between 6.30am and 6.30pm
   ii. operation of regulated devices such as chainsaws, mulchers and electrical, mechanical or pneumatic power tools is restricted to Monday to Saturday (excluding public holidays) between 7 am and 7 pm and
   iii. no work is undertaken on public holidays

e. waste control and management, in conjunction with a waste management plan if deemed necessary

f. proximity of works to habitat areas and the impacts on ecological and environmental values and functions, including stormwater quality

g. disposal and management of hazardous materials and regulated waste, including removal by a suitably licenced contractor where deemed necessary

h. access locations for and management of construction vehicle traffic

i. other required permits from Redland City Council and / or utility providers

j. a Koala Conservation Management Strategy, to be considered in all relevant phases of the project and provided to personnel involved in the project including project managers, principal design consultants, landscape architects and contractors.

k. Any requirements under the *Environmental Protection Act 1994* in relation to contaminated land.

### 8.9 Operational Impacts

#### 8.9.1 Operational Management

**Context**

The operation of cemeteries is subject to local laws and other legislation

**Proposal**

The following Redland City Council subordinate laws supplementing the Local Law No. 1 (Administration) 2015 are relevant to the proposed cemetery activity. Compliance should be ensured prior to and during operation of the cemetery:

- Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015 and
- Subordinate Local Law No. 1.13 (Undertaking Regulated Activities regarding Human Remains) 2015

**Actions and Recommendations**

| 18 | (a) The proposed cemetery is to be established and operated in conformance with Queensland government legislation, including any relevant local laws. |

#### 8.9.2 Hazardous Materials

**Context**

Storage and handling of hazardous material may be required in the operation of the cemetery.

**Proposal**

National standards exist to ensure the effective control of the storage and handling of dangerous goods so as to protect the safety and health of workers and the public as well as the protection of property and the environment.
Bulk storage of chemicals is an Environmentally Relevant Activity under the *Environmental Protection Regulation 2008*. The activities of a cemetery may require chemical storage and use, although this is expected to be below relevant thresholds (i.e. below 50 tonnes or 500m³).

**Actions and Recommendations**

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>19</td>
<td>(a) The design, location and installation of bulk storage and handling systems for dangerous goods is to be in accordance with relevant Australian Standards</td>
</tr>
</tbody>
</table>

### 8.9.3 Waste

**Context**

The land use including mortuary may involve activities that generate clinical and related waste that is regulated waste. The use may also include other types of regulated waste.

**Proposal**

Clinical waste includes human tissue waste. Related waste means waste that constitutes, or is contaminated with, chemicals, cytotoxic drugs, human body parts, pharmaceutical products or radioactive substances. Should the cemetery use involved produce these types of waste, the following requirement applies:

**Actions and Recommendations**

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>20</td>
<td>(a) Clinical and related waste must be handled, stored, packaged, labelled and transported appropriately in accordance with the <em>Waste Reduction and Recycling Regulation 2011</em> and the <em>Environmental Protection Act 1994</em> to minimise the potential for contact with the waste and to reduce the risk to the environment from accidental release.</td>
</tr>
<tr>
<td></td>
<td>(b) An Operational Waste Management Plan is required to be prepared and implemented addressing Regulated waste storage and disposal at the facility, including clinical and related waste</td>
</tr>
</tbody>
</table>
9 Consultation strategy

9.1 Stakeholders

The stakeholders relevant for consultation with regards to the proposed designation includes:

Affected Parties
- Redland City Council
- Adjoining land owners:
  - Lot 17 SP296433 – The State of Queensland (Represented by Department of Natural Resources, Mines and Energy)
- Surrounding land owners
  - Lot 2 SP310010 – The State of Queensland (Represented by Department of Natural Resources, Mines and Energy)

Elected Representatives
- Member for Oodgeroo, Dr Mark Robinson MP
- Member for Bowman, Mr Andrew Laming MP
- Division 2 Councillor (Cleveland, North Stradbroke Is), Cr Peter Mitchell

9.2 Pre-engagement activities

A meeting was held with officers of the Redland City Council on 27 June 2019 about the proposed Infrastructure Designation for the cemetery.

9.3 Community Engagement Plan

The following community engagement plan has been adopted as part of this Infrastructure Designation process.

<table>
<thead>
<tr>
<th>Activity</th>
<th>Stakeholder Group</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>Letters to Elected Representatives</td>
<td>Give notice in writing to elected representatives about the Infrastructure Designation.</td>
<td>State Member Federal Member</td>
</tr>
<tr>
<td>Letters to affected parties</td>
<td>Give notice in writing to stakeholders about the Infrastructure Designation.</td>
<td>Affected parties (adjoining and surrounding land owners)</td>
</tr>
<tr>
<td>Public Notice on land</td>
<td>Surrounding community are to be notified of the proposal through the provision of signage on East Coast Road (Dickson Way).</td>
<td>Surrounding businesses and community</td>
</tr>
<tr>
<td>Public Notice</td>
<td>Place a public notice in a locally circulating newspaper about the Infrastructure Designation.</td>
<td>Broader community</td>
</tr>
<tr>
<td>Update web content</td>
<td>DSDMIP web page updated to include information about the Infrastructure Designation. Provide access to EAR.</td>
<td>Broader community</td>
</tr>
<tr>
<td>--------------------</td>
<td>-------------------------------------------------------------------------------------------------</td>
<td>-----------------</td>
</tr>
</tbody>
</table>
| Email address and telephone contact | Email: infrastructuredesignation@dsdmip.qld.gov.au  
Phone: 1300 967 433 Submissions during public notification can be made online or by infrastructuredesignation@dsdmip.qld.gov.au | Affected parties and stakeholders  
Broader community | Publish contact information in relevant public notices and letters |
PART H – CONCLUSION

10 Conclusion and recommendations

This EAR has been prepared by BAS on behalf of the DNRME and QYAC, seeking an Infrastructure Designation of land for a proposed cemetery. The proposed designation applies to land located at Dickson Way (East Coast Road), North Stradbroke Island and described as Lot 18 on SP296433.

The PA 2016 prescribes the way in which a designation can be undertaken. Chapter 2, Part 5 of the PA prescribes that a Minister, before designating land for infrastructure, must be satisfied that for development the subject of the proposed designation:

- the infrastructure will satisfy statutory requirements, or budgetary commitments, for the supply of the infrastructure; or
- there is or will be a need for the efficient and timely supply of the infrastructure.

The proposed cemetery is defined as infrastructure under Schedule 5, Part 2 of the PA 2017, being—

1 cemeteries and crematoriums

The new cemetery will enable the Quandamooka people to continue to be buried in Quandamooka country while also addressing the ongoing needs of the North Stradbroke Island community. The proposed infrastructure will facilitate the efficient and timely supply of infrastructure.

The assessment provided within this EAR provides details with respect to the proposed cemetery and in relation to how development will be undertaken. The below development parameters are intended to apply to the development under the designation, to ensure that the infrastructure will satisfy the relevant local and state interests and statutory requirements.

10.1 Development parameters

The proposed development of the land for a cemetery is to be subject to the following development parameters.

<table>
<thead>
<tr>
<th>Development parameters</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Design</strong></td>
</tr>
<tr>
<td>1. (a) A site landscape / master plan is to be prepared for the cemetery. The site landscape / master plan design will consider:</td>
</tr>
<tr>
<td>a. servicing current interment needs</td>
</tr>
<tr>
<td>b. recognising the need to ensure efficient use of space</td>
</tr>
<tr>
<td>c. providing sequenced, rather than ad hoc, development of interment space</td>
</tr>
<tr>
<td>d. a transparent delineating of the anticipated stages of development and the appropriate infrastructure to be provided at each stage.</td>
</tr>
<tr>
<td>(b) The site landscape / master plan is to be prepared and submitted to the Department of State Development, Manufacturing, infrastructure and Planning (<a href="mailto:infrastructuredesignation@dsdmp.qld.gov.au">infrastructuredesignation@dsdmp.qld.gov.au</a>) for to works commencing on the site for the cemetery.</td>
</tr>
</tbody>
</table>

**Transport, access, parking and servicing**

2. (d) The access crossover design and onsite manoeuvring areas allow vehicles to enter and exit the subject site in a forward gear, while a vehicle is moving in the opposite direction and carparks are full.
3. (e) The number of car parking spaces required for the cemetery is to be determined subject to a demand-based assessment having regard to visitors and workers to the site, and including the peak demand for funeral processions and burials. The assessment is to consider the whole of life car parking requirements for the cemetery, and the staged delivery of car parking over time.

(f) If carking delivery is to be staged, a car park staging plan is to be submitted in conjunction with the site land / master plan at parameter (1), showing the car parking layout for the total car parking demand for the cemetery, and demonstrating how the car parking delivery will be staged over time based on the assessment at parameter (3)(a).

(g) Car parking areas and the layout of car parking areas are to comply with:
   a. Australian Standard 2890.1: 2004 - Parking Facilities – Off-Street Car Parking; and
   b. the standards set out in Redland City Plan 2018, Planning Scheme Policy 2 – Infrastructure works

(h) The design vehicle for servicing and manouvring is to be a RCV or HRV. Servicing and manouvring is to comply with:
   a. Australian Standard 2890.1: 2004 - Parking Facilities – Off-Street Car Parking; and
   b. the standards set out in Redland City Plan 2018, Planning Scheme Policy 2 – Infrastructure works.

Servicing

4. (d) A water servicing proposal is required to be prepared to provide details about:
   a. service demand for potable and non-potable water requirements of the cemetery,
   b. the water storage capacity required and how that demand will be supplied (water source, storage, treatment, pumping, mobile supply)
   c. water quality treatment requirements for potable water supply
   d. maintenance regime for the operation of the on-site water supply

(e) A hydraulic design is to be prepared by an RPEQ or equivalent for the proposed water supply service.

(f) Where required, plumbing and drainage approval from Redland City Council is to be obtained for the water supply service in accordance with the Plumbing and Drainage Act 2018.

Notes:

5 (d) A sewerage servicing proposal is required to be prepared to provide details about:
   a. the waste water generation and anticipated flow rates of the cemetery
   b. the soil characteristics based on a geotechnical survey
   c. the type of on-site sewerage system proposed to service the greywater and sewerage generated by the cemetery, and having regard to trade waste / regulated waste management
   d. a maintenance regime for the operation of the waste water system that ensures compliance with the general environmental duty under the Environmental Protection Act 1994.
(e) A hydraulic design is to be prepared by an RPEQ for a for the waste water system including greywater and sewerage

(f) Where required, plumbing and drainage approval from Redland City Council is to be obtained for the waste water supply service in accordance with the *Plumbing and Drainage Act 2018*.

**Notes:**


Although not expected, an Environmental Authority for sewerage treatment under the *Environmental Protection Act 1994* is required where the total daily peak design capacity is more than 20 EP.

6

(a) Services planning for electricity and telecommunications is to be undertaken at the detailed design phase. Planning is to consider primary supply and any back-up requirements depending on the needs of the cemetery and its activities.

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**Stormwater management**

7.

(a) A Site Based Stormwater Management Plan is required to be prepared in accordance with the State Planning Policy, Appendix 2 Stormwater management design objectives, and the Redland City Plan 2018, 9.3.1 Healthy waters code and Planning Scheme Policy 2 – Infrastructure Works. The report should address potential impacts of stormwater discharge on State transport infrastructure (the State controlled road) and requirements to ensure non-worsening of impact to adjoining premises.

(b) The Site Based Stormwater Management Plan prepared at parameter (7)(a) is to be incorporated in the detailed design for the project, and is to be implemented as required during construction and operation of the cemetery.

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**Flora and fauna**

8.

(a) The development is to be located to avoid adverse impacts on MSES; where adverse impacts cannot be reasonably avoided, they are minimised. Measures to avoid in the first instance, and minimise impact on MSES should be contemplated in the detailed design phase having regard to:

   a. the location of buildings or activities on the site
   b. the timing development or its component activities
   c. the design of any buildings, or other structures or infrastructure.

(b) Where it is demonstrated that adverse impacts on MSES cannot be avoided or minimised, an offset for matters of state environmental significance is required in accordance with the *Environmental Offsets Act 2014*. This requirement will apply to clearing of areas of the site mapped as bushland for koala habitat, where the trees to be removed qualify as non-juvenile koala habitat trees (NJKHT).

(c) Any offset payable, is to be done prior to commencement of the clearing activity.

9.

(a) A Koala Conservation Management Strategy (KCMS) is to be prepared addressing the assessment benchmarks and requirements for clearing native vegetation in Schedule 11 of the *Planning Regulation 2017*. The KCMS is to be considered in all relevant phases of the project and provided to personnel involved in the project including project managers, principal design consultants, landscape architects and contractors.
(a) Prior to works commencing, a Vegetation and Fauna Management Plan (VFMP) is to be prepared by a suitably qualified ecologist. The VFMP is to include:
   a. preclearing inspections (for fauna, hollows and nests) to be conducted by a suitably qualified ecologist
   b. staging and sequence of clearing and recovery procedures
   c. presence of a qualified wildlife officer or suitably qualified ecologist during clearing operations
   d. measures to protect and recover fauna during clearing operations
   e. measures to replace/relocate habitat and resources that will be lost,
   f. including nesting boxes in appropriate locations
   g. site inspection to confirm the presence of any invasive/pest plant or animal species
      and removal in accordance with legislative requirements

(b) If hollows, nests or other potential breeding places are identified, these are to be assessed by a suitably qualified person to determine if they are breeding places. For any proposed activity that will impact on breeding places of protected animals that are classified as extinct in the wild, endangered, vulnerable, near threatened (EVNT), special least concern, colonial breeder or least concern, a Species Management Plan (SMP) must be prepared and submitted to the Department of Environment and Science (wildlife@des.qld.gov.au) prior to impacting on the breeding place.

(a) Vegetation that is not required to be cleared from construction impacts is to be protected in accordance with the AS4970-2009 Protection of Trees on Development Sites.

Soils and geology

(a) A Geotechnical Investigation by an RPEQ is required to ensure site suitability for the intended purposes—to identify areas of rock and shale or unstable ground conditions—to inform the design for foundations, pavements and hardstand, retaining structures. The investigation should also examine the presence of groundwater and the depth of groundwater and the risks for design, construction and operation of the cemetery.

(b) The design of the cemetery is to be in accordance with the recommendations of the Geotechnical Investigation prepared under parameter (12)(a).

Contaminated land management

(a) The land owner and occupier of the land must meet the General Environmental Duty under the Environmental Protection Act 1994 and also satisfy any requirements under that legislation in order to carry out development on the land or to remove contaminated soil.

Aboriginal cultural heritage

(a) A Cultural Heritage Agreement of Cultural Heritage Management Plan is required in accordance with the requirements of the Aboriginal Cultural Heritage Act 2003 where disturbing areas of remnant vegetation.

Native title

(a) All activities on the site are to be in accordance with the 2011 Agreement concerning the land.

Bushfire management
| 16 | (c) A Detailed Bushfire Hazard Assessment and Management Plan is to be provided to address the requirements of the State Planning Policy and the Redland City Plan 2018 8.2.2 Bushfire hazard overlay code. The bushfire hazard assessment and management plan is to consider:  
  a. Hazardous good storage  
  b. Bushfire hazard separation  
  c. Risk management and safety  
  d. Fire trails  
  e. Water supply or fire-fighting  
  f. Landscaping  
  (a) The development for the cemetery is to comply with the bushfire management plan at parameter (16)(a). |
|---|---|
| 17 | (a) Prior to works commencing, a Construction Environmental Management Plan (CEMP) is to be prepared by a suitably qualified person. The CEMP must include/address:  
  a. an Erosion and Sediment Control Plan that addresses the erosion risks and surface water run-off  
  b. dust mitigation methods (such as use of water to supress potential dust) and air quality management procedures  
  c. construction noise and vibration, including the default noise standards in accordance with the Environmental Protection Act 1994  
  d. hours of construction, including:  
    i. construction activities to be restricted to Monday to Saturday (excluding public holidays) between 6.30am and 6.30pm  
    ii. operation of regulated devices such as chainsaws, mulchers and electrical, mechanical or pneumatic power tools is restricted to Monday to Saturday (excluding public holidays) between 7 am and 7 pm and  
    iii. no work is undertaken on public holidays  
  e. waste control and management, in conjunction with a waste management plan if deemed necessary  
  f. proximity of works to habitat areas and the impacts on ecological and environmental values and functions, including stormwater quality  
  g. disposal and management of hazardous materials and regulated waste, including removal by a suitably licenced contractor where deemed necessary  
  h. access locations for and management of construction vehicle traffic  
  i. other required permits from Redland City Council and / or utility providers  
  j. a Koala Conservation Management Strategy, to be considered in all relevant phases of the project and provided to personnel involved in the project including project managers, principal design consultants, landscape architects and contractors.  
  k. Any requirements under the Environmental Protection Act 1994 in relation to contaminated land. |
| 18 | (a) The proposed cemetery is to be established and operated in conformance with Queensland government legislation, including any relevant local laws. |
| 19 | (a) The design, location and installation of bulk storage and handling systems for dangerous goods is to be in accordance with relevant Australian Standards |
| 20 | (a) Clinical and related waste must be handled, stored, packaged, labelled and transported appropriately in accordance with the *Waste Reduction and Recycling Regulation 2011* and the *Environmental Protection Act 1994* to minimise the potential for contact with the waste and to reduce the risk to the environment from accidental release.  
(b) An Operational Waste Management Plan is required to be prepared and implemented addressing Regulated waste storage and disposal at the facility, including clinical and related waste |
PART I – APPENDICES