

From: Ward - Urban Planet <ward@urbanplanet.com.au>
Sent: Tuesday, 8 October 2024 3:19 PM
To: me@warrenbolton.com
Subject: FW: Proposed RAL at Wilkinson Road, Tuan (Your reference: 21153)
Attachments: SARA Advice notice (2112-26497 SRA).pdf; DOCSHBCC-#5065721-v1-Request for Change Development Application - 030924 - M And J Grunske C_ Urban Planet Town Planning Consul.pdf

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Refer below and attached. Clearly they seem to only want to talk to me.

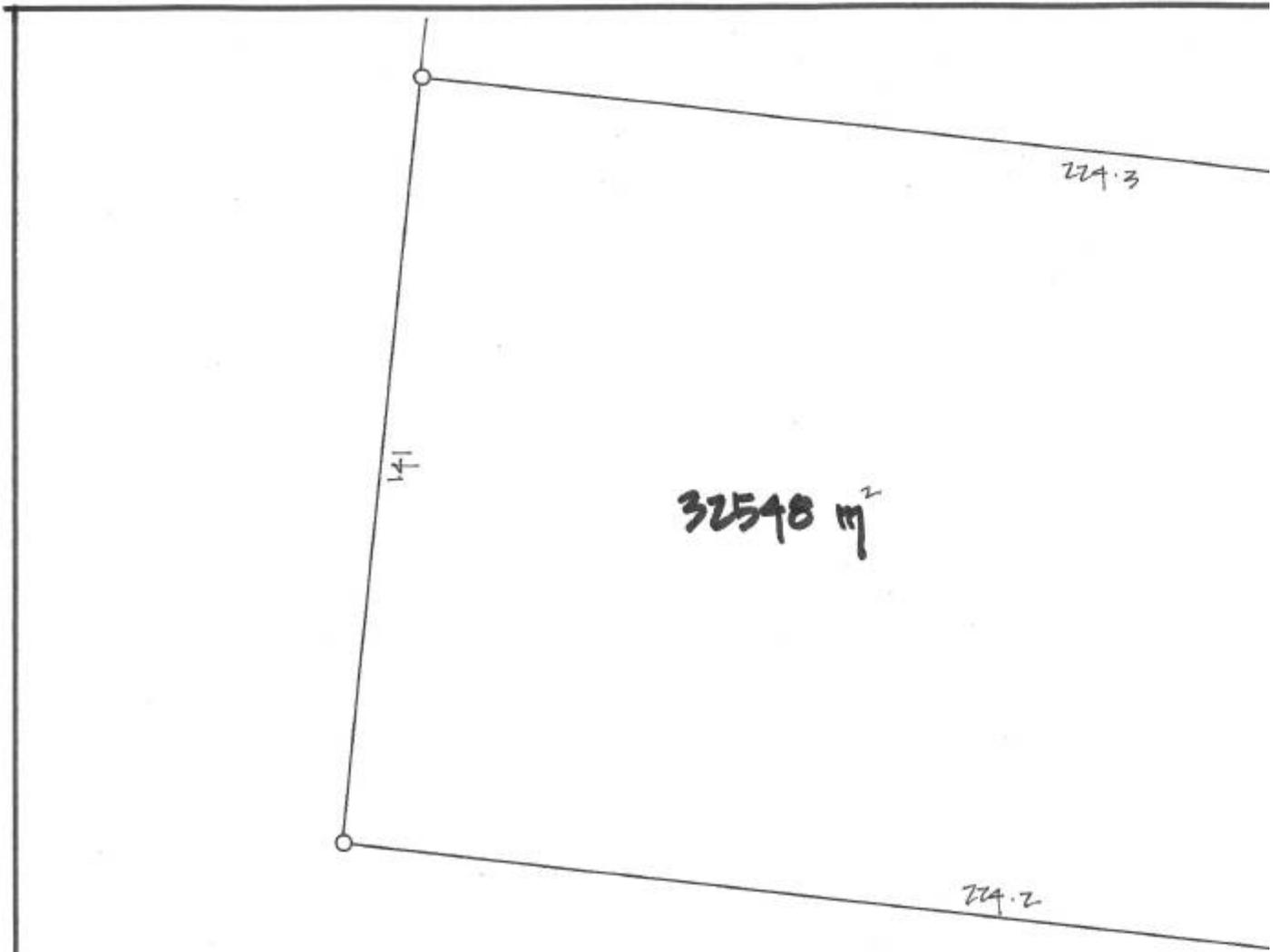
From: Peter MULCAHY <Peter.Mulcahy@dsdilgp.qld.gov.au>
Sent: Tuesday, 8 October 2024 3:05 PM
To: Ward Veitch <ward@urbanplanet.com.au>
Cc: Emily Burke <Emily.Burke@frasercoast.qld.gov.au>; Jeff Brannan <Jeff.Brannan@frasercoast.qld.gov.au>; 'Development Planning' <Development@frasercoast.qld.gov.au>
Subject: Proposed RAL at Wilkinson Road, Tuan (Your reference: 21153)
Importance: High

Good Afternoon Ward,

Proposed RAL at Wilkinson Road, Tuan (Your reference: 21153)

Thank you for your earlier correspondence.

I note that the proposed RAL application has been amended to reduce the number of allotments (17 to 5) however no response has been provided to the SARA Further Advice letter to substantiate whether or not the application involves high impact earthworks.



AREAS AND DISTANCES ARE APPROXIMATE ONLY AND SUBJECT TO SURVEY

PROPOSED RECONFIGURING A LOT WILKINSON ROAD TIAN

21153-02 AUGUST 24 SCALE 1:1000 @ A3

The revised proposal plan (1 Lot into 5 Lots) does not address the action below:

Action:

Detailed plans of the full scope of the proposed earthworks (cut/fill works including the widening of the drain outside the subject site, scope of approval sought and assess the impacts of the proposed surface and groundwater hydrology of the wetland,

Alternatively, confirmation from a suitably qualified person that it will not result in the diversion of water to or from a wetland in a way that negates the need for assessment as the proposed RAL may not require earthworks.

The definition of high impact earthworks can be found within Schedule 24 of the *Planning Regulation 2017*.

Note: **High impact earthworks** means operational work that:

1. changes the form of land, or involves placing a structure on land, in a way that diverts water from a **wetland area**; and
2. involves excavating or filling:
 - a. if the work is carried out in the **wetland** or within 200 metres of the **wetland** – more than 1000m³;
 - b. otherwise – more than 1000m³.

However, **high impact earthworks** does not include operational work that is:

1. excavating to establish underground infrastructure, other than infrastructure for drainage or other purposes, as far as practicable, to its original contours after the infrastructure is established;
2. carried out for the maintenance of dams, fences, helipads, roads, stockyards, vehicular tracks or other structures;
3. carried out for any of the following in relation to government supported transport infrastructure:
 - a. the maintenance, servicing or repair of the infrastructure
 - b. the replacement, rehabilitation, removal or alteration of the infrastructure
 - c. the taking of preventative or remedial action
 - d. the maintenance of systems and services associated with the infrastructure; or
 - e. carried out in tidal water; or
 - f. for a forest practice; or
 - g. to reinstate earthworks destroyed by floods or landslides; or
 - h. to restore or conserve the ecological processes or hydrological functions of a **wetland**
 - i. to laser level land without change to the previously levelled contours or slopes; or
 - j. for government supported transport infrastructure for which the funding and construction commenced before 31 October 2011; or
5. carried out under:
 - a. the *Electricity Act 1994*, section 101 or 112A; or
 - b. the *Fire and Emergency Services Act 1990*, section 53, 68 or 69; or
 - c. a geothermal exploration permit under the *Geothermal Energy Act 2010*; or
6. assessable development under schedule 12 [Operational work that is assessable development]:
 - a. carried out completely or partly in a declared fish habitat area; or
 - b. constructing or raising waterway barrier works.

No correspondence to date has been provided to SARA which substantiates removal of the wetlands trigger or provides a written response to the SARA Further Advice letter of 9 July 2024.

SARA acknowledges receipt of material from another party on 17 September 2024 (refer to e-mail below) however this does not change the SARA position or negate the requirement for additional information.

Evidence is required to substantiate removal of the trigger on a revised proposal plan, which shall include the following:

- Existing site levels
- Finished site levels
- Total volume of cut (cubic metres)
- Total volume of fill (cubic metres)
- Correspondence that the Lessee of the Forestry Reserve has withdrawn from the partnership (presumably associated with the widening of the drain within adjoining Lot 915 on FTY1775)

The DESI/SARA assessment of the application cannot be completed until the above information is provided to SARA.

Kind Regards,

Peter

Peter Mulcahy

Principal Planning Officer – Wide Bay Burnett

Planning and Development Services

Department of Housing, Local Government, Planning and Public Works

P +61 3307 6152

E WBBSARA@dsdilgp.qld.gov.au

Level 1, 7 Takalvan Street, Bundaberg Qld 4670

PO Box 979, Bundaberg Qld 4670



I acknowledge the Traditional Custodians of the land on which we walk, work and live. I pay my respects to Elders past, present, and emerging.

From: me@warrenbolton.com <me@warrenbolton.com>

Sent: Tuesday, September 17, 2024 5:05 PM

To: WBBSARA <WBBSARA@dsdilgp.qld.gov.au>

Cc: Emily Burke FCRC <Emily.Burke@frasercoast.qld.gov.au>; Ward Veitch - Urban Planet <ward@urbanplanet.com.au>

Subject: RAL21-0138- Wilkinson Road TUAN QLD 4650

Dear SARA

I act as project manager for the development by Mark and Julianne Grunske in Wilkinson Road Tuan and the subject of the development application **RAL 21/0138**

My authority to act is cited below.

My understanding is that my client's consulting planner lodged the above development application on 6 December 2021 and that as a Referral Agency, SARA, on 7 January 2022, provided that planning consultant with an **Information Request**

The *Information Request* addressed 2 issues:

- a. PO1 of State Code 8; and
- b. PO3, PO4 and PO5 of State Code 9

My understanding is that planning consultant responded to that *information request* on **20 June 2024** and that response address both issues.

As a consequence of that response SARA issued on 9 July 2024 an **Advice Notice** which identified what it saw as an outstanding issue relevant to compliance with **PO 3 of State Code 9** particularly concerning future *Operational Works* that would be required to upgrade the existing stormwater and bushfire protection facilities located within the Tuen Forestry Reserve and seeking information that such activities would not impact on the *'surface water or groundwater hydrology of the adjacent wetland'*.

No other concerns were cited in the *Advice Notice*.

My understanding is that the consultant planner, due to work constraints, sought and was granted extensions, the most recent being until **21 October 2024** to respond to the issue relevant to PO 3 of State Code 9.

I refer to the advice from Fraser Coast Regional Council of **9 September 2024** providing SARA with further information in relation to an application to amend the above development application.

Though not sighted in the proposed amendments the Lessee of the Forestry Reserve withdrew from the partnership with my client and the original proposal was no longer in play. This resulted in a significant reduction in the scope of the development which is reflected in the amended application.

Your agency will note within the material provided that there is now no intention in the development of carrying out any *Operational Works* within the defined boundaries of the *Great Barrier Reef wetland protection area*.

Is my assumption correct, that given the only outstanding concern to your agency on 9 July 2024 resulted from any effects of *Operational Works* within the *Great Barrier Reef Wetland Protection Area* and as that no longer forms any part of the amended application that:-

- a. SARA *Advice Notice* of 9 July is now redundant; and
- b. SARA is now in the position where they can provide advice to the assessment manager in relation to the amended development application.

I look forward to your advice

Regards

Warren

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AUTHORITY

From: Mud Crabs Direct <mudcrabsdirect@gmail.com>
Sent: Wednesday, February 7, 2024 10:31 AM
To: ward@urbanplanet.com.au
Cc: hbmcvvey@bigpond.com.au
Subject: Re: Wilkinson Road Tuan

Hi Ward,

We have asked Warren Bolton to assist us to move our Tuan Project forward. Please find his details below:

Warren Bolton Consulting Pty. Ltd

email: Me@WarrenBolton.com

I ask for you to assist Warren with any details he requires from you. I have asked Warren Bolton to Manage this project, so please ALL Correspondence goes to Warren.

Warren will contact you and introduce himself.

Regards

Mark & Julianne Grunske

Warren Bolton

558 Mooloo Road
MOOLOO - PC 4570
Queensland Australia.

[Web Site](#)

Alternative contacts:-

Mobile Int. 614 293949 04
Aust.04 293949 04

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