

12 March 2024

Clava Limited C/- Place Design Group
Nick Holt
GPO Box 775
BRISBANE QLD 4000

Email: nick.h@placedesigngroup.com

Dear Mr Holt,

REFERRAL AGENCY RESPONSE (LIMITED TO ADVICE) - RR2024/001/01
(GIVEN UNDER S56 PLANNING ACT 2016)

1 Application Details

The development application was referred to the Gladstone Ports Corporation Limited under section 54 of the *Planning Act 2016* on 10 January 2024.

Application Number:	RR2024/001/01
Applicant Name:	Clava Limited C/- Place Design Group
Applicant Contact Details:	Clava Limited C/- Place Design Group Nick Holt GPO Box 775 BRISBANE QLD 4000 Email nick.h@placedesigngroup.com
Approval Sought (Port Limits):	Prescribed assessable development within limits of a Port – GPC as the Referral Agency (limited to advice)
Details of Proposed Development:	Preliminary approval for MCU including variation request to vary the effect of the Gladstone Regional Council Planning Scheme for the Byellee Waters Golf Course Master Plan and Preliminary approval for MCU for outdoor sport and recreation (Golf Course including Mini golf & Driving range), Environment facility, Food and drink outlet, Function facility, Market and Tourist park.
Location Street Address:	4 & 6 Jefferis Road and 836 Dawson Highway Beecher
Location Real Property Description:	1 RP602679, 1 & 2 RP607911, 2 RP607911, 5 RP601549, 31 & 32 PL646 and 102 SP297180
Land Owner:	Clava Limited trading as Yaralla Sports Club and Gladstone Regional Council (Lot 5 RP601549 & Lot 32 PL646)

Priority Port Overlay	N/a
-----------------------	-----

2 Description Of Proposed Development

Preliminary approval for MCU including variation request to vary the effect of the Gladstone Regional Council Planning Scheme for the Byellee Waters Golf Course masterplan and;

Preliminary approval for MCU for outdoor sport and recreation (Golf course including Mini golf & Driving range), environment facility, food and drink outlet, function facility, Market and Tourist (Caravan / RV Park)

3 Referral Triggers

This development application was referred to the Gladstone Ports Corporation Limited under the following provisions of the *Planning Regulation 2017*:

Schedule 10, Part 13, Division 3, Table 1

- a. Prescribed assessable development within limits of a port; and
- b. On land below high-water mark and within the limits of a port under the *Transport Infrastructure Act 1994*


4 Details of Referral Response

This development application has been assessed against Port authority functions under the *Transport Infrastructure Act 1994*, Chapter 8, Part 3 as required in Schedule 10, Part 13, Division 3, Table 1, Item 4 of the *Planning Regulation*.

The Gladstone Ports Corporation Limited requests the Assessment Manager, under section 56(3) of the *Planning Act 2016* to give the following advice stated in Attachment 1.

For further information please contact Trudi Smith, Planning Specialist on 07 4976 1314 or via email planning@gpcl.com.au.

Yours sincerely



Craig Haymes
Chief Executive Officer

Cc: Assessment Manager

Enc. Attachment 1: Referral Agency Advice

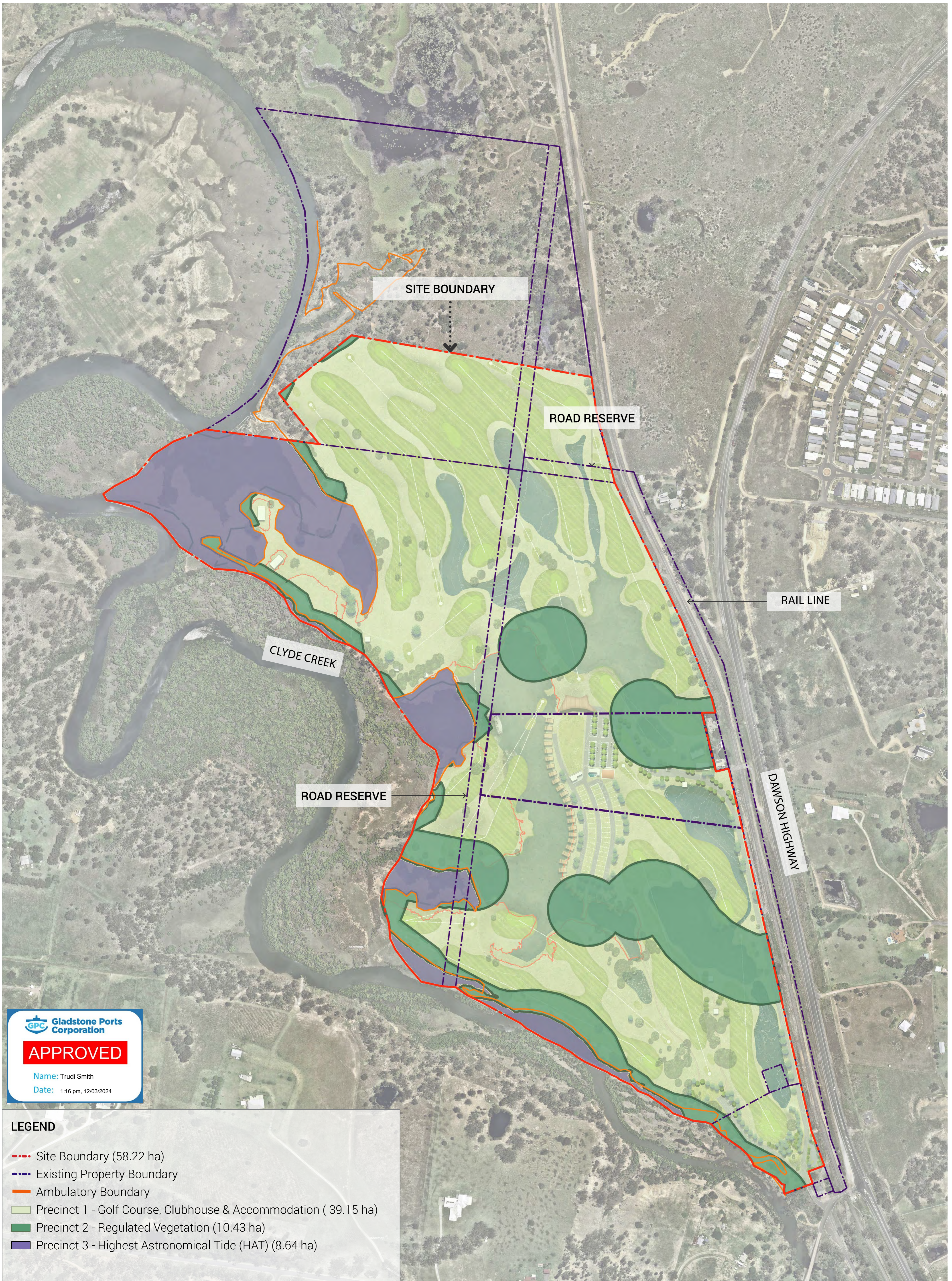
Attachment 1: Referral Agency Advice

PART 1: REFERRAL AGENCY ADVICE

In general the development proposal is in compliance with the requirements of Gladstone Ports Corporation Limited (GPC). This development approval is subject to each the following conditions which are stated by GPC, the Referral Agency.

Part 1a: Approval sought under *Planning Act 2016* – Prescribed assessable development within the limits of a Port.

1. At all times, Gladstone Ports Corporation Environmental Hotline (07) 4976 1617 is to be notified of the occurrence of any:
 - i. Release / spill of contaminants (e.g. fuels / chemicals / sewerage) of any amount to water, and
 - ii. Any environmental complaints received by the holder of this approval.
2. Environmental incident notification must be included in any Management Plans for the works within Port Limits.
3. Where the Applicant is required to submit further documentation to the Referral Agency, this is to be directed to the Planning section at planning@gpcl.com.au, including reference to the allocated referral response number.
4. All development should proceed in accordance with the duty of care guidelines under the *Aboriginal Cultural Heritage Act 2003*. Penalties may apply where duty of care under that Act has been breached.
5. The *Environmental Protection Act 1994* states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard persons and entities, involved in the civil, earthworks, construction, and operational phases of this development, are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm



GPC Gladstone Ports Corporation

APPROVED

Name: Trudi Smith
Date: 1:16 pm, 12/03/2024

LEGEND

- Site Boundary (58.22 ha)
- Existing Property Boundary
- Ambulatory Boundary
- Precinct 1 - Golf Course, Clubhouse & Accommodation (39.15 ha)
- Precinct 2 - Regulated Vegetation (10.43 ha)
- Precinct 3 - Highest Astronomical Tide (HAT) (8.64 ha)



SITE BOUNDARY

RAIL LINE

CLYDE CREEK

DANSON HIGHWAY

 Gladstone Ports Corporation
APPROVED
 Name: Trudi Smith
 Date: 1:17 pm, 12/03/2024

- LEGEND**
- - - SITE BOUNDARY
 - - - EXISTING PROPERTY BOUNDARY
 - AMBULATORY BOUNDARY
 - - - RAILWAY
 - - - Regulated Vegetation
 - 01 GOLF COURSE
 - 02 EXISTING WATER BODY
 - 03 PROPOSED WATER BODY
 - 04 CAR PARKING
 - 05 CLUB HOUSE
 - 06 RV PARK
 - 07 CABINS
 - 08 MINI GOLF
 - 09 AMENITIES / POOL