



Approval

Removal of heritage buildings at RAAF Base Amberley near Ipswich, Queensland (EPBC 2014/7123)

This decision is made under sections 130(1) and 133 of the *Environment Protection and Biodiversity Conservation Act 1999*.

Approved action

person to whom the approval is granted Department of Defence

proponent's ABN 68 706 814 312

proposed action Removal of heritage buildings at RAAF Base Amberley near Ipswich, Queensland [See EPBC Act referral 2014/7123].

Approval decision

Controlling Provision	Decision
Commonwealth action (section 28)	Approved

conditions of approval

This approval is subject to the conditions specified below.

expiry date of approval

This approval has effect until 31 December 2025

Decision-maker

name and position Deb Callister
Assistant Secretary
Queensland and Sea Dumping Assessment Branch

signature

date of decision 9 June 2015

Conditions attached to the approval

1. The **approval holder** must not demolish any **heritage buildings**, or parts thereof, except as indicated in the **project area**.
2. To ensure that information on the heritage-listed buildings on the Amberley RAAF Base Group Commonwealth heritage listed site is retained, prior to **commencement** of the **action** the **approval holder** must undertake archival recording of all **heritage buildings** in the **project area**. This recording must:
 - a. be in accordance with the guidelines set out in the Queensland Department of Environment and Heritage *Archival Recording of Heritage Places* (2013);
 - b. include an archival photographic record of the **heritage buildings** within the **project area**. This must be undertaken by a photographer with experience in compilation of archival records and include satellite imagery or photography from an aircraft to capture aerial images of the base;
 - c. include a technical description of the precincts, buildings and operations, as well as oral accounts with people associated with the airbase;
 - d. include a description of the equipment and techniques employed in compilation of the record;
 - e. include a catalogue of all images, referenced to location plans;
 - f. include measured drawings, comprising floor plans, elevations of each building element and roof plans. These must include a description of the measurement techniques employed to produce the drawings;
 - g. include 3D digital recording of the assets in their current context in order to generate virtual models of the place;
 - h. be lodged with the National Archives of Australia, the State Library of Queensland's John Oxley Library and the Ipswich Central Library; and
 - i. be available to view online at no monetary cost, in an easily accessible form, from the State Library of Queensland's John Oxley Library or similar website, for at least the life of the approval.
3. Prior to the **commencement** of the **action**, the **approval holder** must submit for the **Minister's** approval a Heritage Interpretation Plan for RAAF Base Amberley with a focus on the phases of historic development of the airbase. The Heritage Interpretation Plan must:
 - a. be prepared in consultation with the **Department**;
 - b. identify opportunities to utilise media produced by the archival recording process outlined in Condition 2;
 - c. identify opportunities to utilise material or moveable items salvaged from the **project area** where this is practical;
 - d. include a timeline for the implementation of the interpretation works;

- e. include the necessary content and specifications for a public display or exhibition of material that communicates the history of RAAF Base Amberley;
- f. include the necessary detail and specifications to enable publication of a book that captures the heritage values of RAAF Base Amberley. The book must:
 - i. be available in hard copy;
 - ii. be available to view online at no monetary cost, in an easily accessible form, from the State Library of Queensland's John Oxley Library or similar website, for at least the life of the approval;
 - iii. be identified by an International Standard Book Number (ISBN);
 - iv. be published in accordance with Australian Government publishing guidelines including the *Style Manual: For Authors, Editors and Printers, 6th Edition*, and be publicly accessible through the Commonwealth Library Deposit and Free Issue Schemes; and
 - v. be prepared with the involvement of relevant publishing professionals for the editorial and design of the book, as well as a historian of RAAF No.23 Squadron Association and any other relevant historians involved with RAAF base Amberley for the content material.

The **approval holder** must not commence the **action** until the Heritage Interpretation Plan is approved by the **Minister**. The approved Heritage Interpretation Plan must be implemented.

- 4. To minimise the impacts to heritage values resulting from the **action**, within three years of the **commencement** of the **action**, the **approval holder** must:
 - a. relocate at least one Bellman Hangar, at least two P1-type timber huts and at least one Starter Cartridge store/Explosives Locker to a suitable location for adaptive re-use on the site of RAAF Base Amberley. The **approval holder** must ensure that relocation of these buildings will not impact upon any existing heritage values at the relocation site;
 - b. salvage components of demolished Bellman Hangars to support the maintenance of other retained Bellman Hangars where this is practical; and
 - c. offer surplus Bellman Hangars and P1 timber huts to aviation history organisations for removal and relocation.
- 5. To ensure the ongoing protection of heritage values following the **action**, the **approval holder** must submit a Heritage Management Plan for the **Minister's** approval within twenty four months of the **commencement** of the **action**. The Heritage Management Plan must:
 - a. outline guidance for the management and promotion of heritage values at RAAF Base Amberley; and
 - b. include an assessment report of Commonwealth Heritage values that remain at RAAF Base Amberley. The assessment report must be undertaken in accordance with the **Department's** *Commonwealth Heritage List Historic Heritage Assessment Guidelines* and submitted to the **Department** upon completion.

The approved Heritage Management Plan must be implemented.

6. To avoid and mitigate impacts to any **Koalas** within the **project area**, the **approval holder** must undertake management measures including but not limited to:
 - a. the development and implementation of a plan for **relocation activities**;
 - b. engagement of a **qualified fauna spotter-catcher** to undertake surveys prior to **commencement of the action**; and
 - c. if koalas are found in the **project area**, any **handling of Koalas** required to relocate or otherwise protect them prior to and during the **action** in accordance with the plan for **relocation activities**.
7. Within 30 days after the commencement of the action, the **approval holder** must advise the **Department** in writing of the actual date of commencement.
8. The **approval holder** must maintain accurate records substantiating all activities associated with or relevant to the conditions of approval, including measures taken to implement the plans and strategies required by this approval, and make them available upon request to the **Department**. Such records may be subject to audit by the **Department** or an independent auditor in accordance with section 458 of the **EPBC Act**, or used to verify compliance with the conditions of approval. Summaries of audits may be posted on the **Department's** website. The results of audits may also be publicised through the general media.
9. By 1 October of each year after the **commencement** of the **action**, **approval holder** must publish a report on its website addressing compliance with the conditions of this approval over the previous 12 months, including implementation of any management plans and strategies as specified in the conditions. The **Approval Holder** may discontinue publishing annual compliance reports with the written agreement of the **Minister**.
10. Non-compliance with any of the conditions of this approval must be reported to the **Department** within 48 hours of discovery by the **approval holder**.
11. If the **approval holder** wishes to carry out any activity otherwise than in accordance with the plans and strategies specified in the conditions, the **approval holder** must submit to the **Department** for the Minister's written approval a revised version of that plan or strategy. The **approval holder** must not commence the varied activity until the **Minister** has approved the varied plan or strategy in writing. The **Minister** will not approve a varied plan or strategy unless the revised plan or strategy would result in an equivalent or improved environmental outcome over time. If the **Minister** approves the revised plan or strategy, the **approval holder** must implement that plan or strategy in place of the plan or strategy previously approved.
12. If the **Minister** believes that it is necessary or convenient for the protection of the environment to do so, the Minister may request that the person taking the action make specified revisions to the plans and strategies specified in the conditions and submit the revised plan or strategy for the Minister's written approval. The person taking the action must comply with any such request. The **approval holder** must implement the revised approved plan or strategy. Unless the **Minister** has approved the revised plan or strategy, then the revised approved plan or strategy must continue to implement the plan or strategy previously approved, as specified in the conditions.

13. If, at any time after 7 years from the date of this approval, the **approval holder** has not substantially commenced the action, then the **approval holder** must not commence the action without the written agreement of the **Minister**.
14. Unless otherwise agreed to in writing by the **Minister**, the **approval holder** must publish all plans and strategies referred to in these conditions of approval on its website. Each plan and strategy must be published on the website within 1 month of being approved and must remain published for the life of the approval.
15. Unless otherwise agreed to in writing by the **Minister**, the **approval holder** must provide a copy of each approved plan and strategy referred to in these conditions of approval to members of the public upon request. Copies must be provided within a reasonable time of the request.

Definitions:

Action – the removal of heritage buildings in the **project area** at RAAF base Amberley near Ipswich, Queensland.

Approval holder – the person to whom the approval is granted, or to whom the approval is transferred under s145B of the EPBC Act.

Commencement – the demolition of any part of **heritage buildings**.

Department – The Australian Government Department administering the **EPBC Act**.

EPBC Act – the *Environment Protection and Biodiversity Conservation Act 1999*.

Heritage Buildings – all existing Commonwealth heritage listed buildings and structures at RAAF Base Amberley within the **project area** in [Figure 1](#).

Koala – *Phascolarctos cinereus* (combined populations of Qld, NSW and the ACT) the listed threatened species under the **EPBC Act**.

Minister - The Minister administering the EPBC Act or a delegate of the Minister.






Project area – the flight line area at RAAF Base Amberley near Ipswich, Queensland, within the line designated as the flight line boundary at [Figure 1](#).

Qualified fauna spotter-catcher – a natural person who carries a valid Spotter Catcher Endorsed Rehabilitation Permit issued by the Queensland Department of Environment and Heritage Protection and who has at least five years experience in relation to the Koala.

Relocation Activities – any human-mediated activity involved in the capture of Koalas from the project area and release into suitable koala habitat, including trapping, handling, holding in captivity, veterinary treatment, transportation and release.

Figure 1



- Key:**
-  RAAF Base Amberley
 -  Buildings
 -  Cadastre
 -  Roads and pavement
 -  Flight Line boundary

RAAF BASE AMBERLEY
Existing facilities JAN 2014
60286741

Source: Department of Natural Resources and Mines 2011

0 100 200 400 m

Fig 1