Ordinary Meeting of Council

Held at Western Downs Regional Council's Chinchilla Cultural Centre

On Wednesday, 19 January 2022

Commencing at 09:30 AM

J. TAYLOR
CHIEF EXECUTIVE OFFICER **19 January 2022**

Ordinary Meeting of Council Agenda

Location: **Chinchilla Cultural Centre**
80-86 Heeney Street
Chinchilla QLD 4413

Pages

1. DECLARATION OF MEETING OPENING

2. OPENING PRAYER AND MINUTE SILENCE

3. APOLOGIES

4. CONGRATULATIONS

5. CONFIRMATION OF MINUTES

5.1. **Adopt Ordinary Meeting of Council Minutes 8 December 2021** 1
The Purpose of this Report is for Council to adopt the Minutes of the Ordinary Meeting of Council held on Wednesday, 8 December 2021

6. BUSINESS ARISING FROM THE MINUTES OF PREVIOUS MEETINGS

7. DECLARATIONS OF CONFLICTS OF INTEREST

8. DECLARATION OF CONFLICT OF INTEREST

9. PRESENTATION OF PETITIONS BY COUNCILLORS

10. MAYORAL UPDATE

10.1. **Executive Services Mayoral Report December 2021** 38
The purpose of this Report is to provide Council with significant meetings, forums and delegations attended by the Mayor during the month of December 2021.

11. CONFIDENTIAL ITEMS

Section 254J of the Local Government Regulation 2012 in relation to Closed meetings provides:

(1) A local government may resolve that all or part of a meeting of the local government be closed to the public.

(2) A committee of a local government may resolve that all or part of a meeting of the committee be closed to the public.

(3) However, a local government or a committee of a local government may make a resolution about a local government meeting under subsection (1) or (2) only if its councillors or members consider it necessary to close the meeting to discuss one or more of the following matters—

(a) the appointment, discipline or dismissal of the chief executive officer;

(b) industrial matters affecting employees;

(c) the local government's budget;

(d) rating concessions;

(e) legal advice obtained by the local government or legal proceedings involving the local government including, for example, legal proceedings that may be taken by or against the local government;

(f) matters that may directly affect the health and safety of an individual or a group of individuals;

(g) negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government;

(h) negotiations relating to the taking of land by the local government under the Acquisition of Land Act 1967;

(i) a matter the local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State.

(4) However, a local government or a committee of a local government must not resolve that a part of a local government meeting at which a decision mentioned in section 150ER(2), 150ES(3) or 150EU(2) of the Act will be considered, discussed, voted on or made be closed.

(5) A resolution that a local government meeting be closed must—

(a) state the matter mentioned in subsection (3) that is to be discussed; and

(b) include an overview of what is to be discussed while the meeting is closed.

(6) A local government or a committee of a local government must not make a resolution (other than a procedural resolution) in a local government meeting, or a part of a local government meeting, that is closed.

11.1. EXECUTIVE SERVICES

11.2. CORPORATE SERVICES

11.2.1. Corporate Services Confidential Report Amendment Management Agreement Swim Fit

The purpose of this report is to seek approval to adjust the current terms of the Swim Fit Management Agreement.

11.3. COMMUNITY AND LIVEABILITY

11.4. INFRASTRUCTURE SERVICES

11.4.1. Infrastructure Services Confidential Tender Evaluation Report Tender No MM10-21-22 Dalby Corporate Office Solar Upgrade

The purpose of this Report is to provide Council with an assessment of the tenders received for Tender MM10-21-22 Dalby Corporate Office Solar Upgrade and to consider awarding the Contract.

11.4.2. Infrastructure Services Confidential Tender Evaluation Report Tender No MM05-21-22 Boyd St Chinchilla Sewage Pump Station 1 Upgrade

The purpose of this Report is to provide Council with an assessment of the tenders received for Tender MM05-21-22 Boyd St Chinchilla Sewage Pump Station (SPS) 1 Upgrade and to consider awarding the contract.

11.4.3. Infrastructure Services Confidential Report Russell Park Mountain Bike Trail Project - MM08-21-22 Trailhead Contract Award, Project Update and Budget Increase Request

The purpose of this Report is to provide an update on the Russell Park Mountain Bike Trail project and seek Council's approval to award MM08-21-22 contract for the trailhead construction component of the project.

12. DEPUTATION

13. PLANNING

13.1. 030&040.2021.500.001 Community and Liveability Report Development Application Material Change of Use Extractive Industry Operational Work Lot 42 on AG3324 5610 Bunya Highway Cooranga Pickering C/- SVR Environmental & Town Planning

The purpose of this Report is for Council to decide the development application for a Material Change of Use to establish an Extractive Industry (Quarry up to 100,000 tonnes per annum) and Operational Work (Roadworks, Earthworks and Drainage) on land described as Lot 42 on AG3324, located at 5610 Bunya Highway, Cooranga.

13.2. (030.2021.519.001) Community and Liveability Report Development Application Material Change of Use Low Impact Industry (Metal Fabrication Business) Lot 7 on RP840797 5 Watt Street Dalby McNeale 366
The purpose of this Report is for Council to decide the development application seeking a development approval for a Material Change of Use for Low Impact Industry (Metal Fabrication Business) on land legally described as Lot 7 on RP840797, located at 5 Watt Street, Dalby.

13.3. (030.2021.610.001) Community and Liveability Report Development Application Material Change of Use Undefined Use (Micro Brewery) and Extension to Tourist Park (10 Cabins) 1 Braithwaite Street Chinchilla JFW Enterprises T/A Australian Agricultural and Envi 404
The purpose of this Report is for Council to decide the proposed development for Material Change of Use to establish an Undefined Use (Micro Brewery) and extension to Tourist Park (10 Cabins) on land described as Lot 3 on SP227690, located at 1 Braithwaite Street, Chinchilla.

13.4. (030.2021.95.001) Community and Liveability Report Development Application Material Change of Use Tourist Park at 210 Halliford Road Ducklo MD Al-Amin Mahmud Khan C/- BPlanned and Surveyed Pty Ltd 442
The purpose of this report is for Council to decide the proposed development for a Material Change of Use to establish a Tourist Park on land described as Lot 12 on RP850451 situated at 210 Halliford Road, Ducklo.

13.5. (030.2021.571.001) Community and Liveability Report Request for Negotiated Decision Development Application Material Change of Use Undefined Use (Data Services Facility) at Warrego Highway Columboola Genesis Data Pty Ltd 494
The purpose of this report is for Council to decide the request for a Negotiated Decision for an approved Material Change of Use to establish an Undefined Use (Data Services Facility) on land described as Lot 68 on BWR179 and Easement D on AP7606, situated at Warrego Highway, Columboola.

14. EXECUTIVE SERVICES

14.1. Executive Services Chief Executive Officer Report December 2021 512
The purpose of this Report is to provide Council with the significant meetings, forums and delegations attended by the Chief Executive Officer during the month of December 2021.

14.2. Executive Services Report Outstanding Actions December 2021 514
The purpose of this Report is to provide Council with an updated on the status of outstanding Council Meeting Action Items to 8 December 2021.

15. CORPORATE SERVICES

15.1. Corporate Services Report Land Disposal Part Lot 9 SP254412 Carmichael Street Chinchilla Ison Haulage 517
The purpose of this Report is to seek Council's direction regarding the proposed disposal of Part of Lot 9 SP254412, Carmichael Street Chinchilla, to the adjoining landholder, Ison Haulage.

15.2. Corporate Services Report Sale of Lot 4 Drew Street, Dalby 549
The purpose of this report is to seek Council's direction regarding the proposed sale of Lot 4 Drew Street, Dalby.

15.3. Corporate Services Financial Report December 2021 576
The purpose of this Report is to provide Council with the Financial Report for the period ending 31 December 2021.

16. INFRASTRUCTURE SERVICES

16.1. Infrastructure Services Report Capital Works December 2021/2022 Progress Update 587
The purpose of this Report is for the Works Department to provide an update to Council regarding the 2021/2022 Capital Works Program for the month of December 2021.

17. COMMUNITY AND LIVEABILITY

17.1. Community and Liveability Report Health Services Governance Report 590
The purpose of this Report is to provide Council with an update in relation to key governance areas within the Health Services Department.

18. NOTICES OF MOTION

18.1. CONSIDERATION OF NOTICES OF MOTION/BUSINESS

18.2. RECEPTION OF NOTICES OF MOTION FOR NEXT MEETING

19. URGENT GENERAL BUSINESS

20. MEETING CLOSURE

Title	**Adopt Ordinary Meeting of Council Minutes 8 December 2021**
Date	11 January 2022
Responsible Manager	J. Taylor, CHIEF EXECUTIVE OFFICER

Summary

The Purpose of this Report is for Council to adopt the Minutes of the Ordinary Meeting of Council held on Wednesday, 8 December 2021

Link to Corporate Plan

Nil

Material Personal Interest/Conflict of Interest

Nil

Officer's Recommendation

That this Report be received and that:

1. The Unconfirmed Minutes of the Ordinary Meeting of Council held on 8 December 2021, copies of which have been circulated to Members, be taken as read and confirmed.

Human Rights Considerations

Section 4(b) of the *Human Rights Act 2019* (Qld) (the Human Rights Act) requires public entities 'to act and make decisions in a way compatible with human rights'.

There are no human rights implications associated with this report.

Attachments

1. Copy of Unconfirmed Minutes of the Ordinary Meeting of Council held on Wednesday, 8 December 2021.

Authored by: A. Lyell, EXECUTIVE SERVICES ADMINISTRATION OFFICER

Ordinary Meeting of Council Minutes

Date:	**Wednesday, 8 December 2021**
Time:	**9.30am**
Location:	**Dalby Corporate Office** **30 Marble Street,** **Dalby Qld 4405**
Councillors:	**Cr. P. M. McVeigh (Chairperson)** **Cr. A. N. Smith** **Cr. K. A. Bourne** **Cr. P. T. Saxelby** **Cr. K. A. Maguire** **Cr. I. J. Rasmussen** **Cr. M. J. James** **Cr. C. T. Tillman**
Officers:	**J. K. Taylor, Acting Chief Executive Officer** **S. M. Peut, General Manager (Corporate Services)** **G. K. Cook, General Manager (infrastructure Services)** **A. Yardley, Acting General Manager (Community and Liveability)** **A. G. Lyell, Executive Services Administration officer** **H. Wex, Executive Officer to the Mayor** **E. Kendall, Communications and Marketing Manager**

1. DECLARATION OF MEETING OPENING

The Chairperson declared the Meeting open at 9.30AM.

Cr. A. N. Smith was not in attendance at commencement of the meeting.

COUNCIL RESOLUTION

Moved By Cr. K. A. Bourne
Seconded By Cr. I. J. Rasmussen

That Council approves the attendance of Cr. A. N. Smith by teleconference.

CARRIED
Absent Did Not Vote: Cr. O. G. Moore, Cr. A. N. Smith

Cr. A. N. Smith joined the meeting by teleconference at 9:32am.

2. OPENING PRAYER AND MINUTE SILENCE

Joel Pukallus from the Lutheran Church, delivered the opening prayer. This was followed by the observance of a minute silence.

3. APOLOGIES

COUNCIL RESOLUTION

Moved By Cr. I. J. Rasmussen
Seconded By Cr. M. J. James

That Council accept the apology for non-attendance from Cr. O. G. Moore.

CARRIED
Absent Did Not Vote: Cr. O. G. Moore

4. CONGRATULATIONS

Cr. C. T. Tillman requested that congratulations be extended to St Josephs Dalby for their recently celebration of their 100-year Anniversary.

Cr. A. N. Smith requested that congratulations be extended to Demi Hays from Glenmorgan for becoming Captain of the Women's 7's Rugby Union Team.

Cr. M. J. James requested that congratulations be extended to beef enterprise '4 Daughters' from Meandarra who took out the inaugural Youth Award in the 2021 Shine Swards.

5. CONFIRMATION OF MINUTES

5.1 Adopt Minutes Ordinary Meeting of Council

5.1.1 Adopt Ordinary Meeting of Council Minutes 17 November 2021

The Purpose of this Report is for Council to adopt the Minutes of the Ordinary Meeting of Council held on Wednesday, 17 November 2021

COUNCIL RESOLUTION

Moved By Cr. K. A. Bourne
Seconded By Cr. P. T. Saxelby

That this Report be received and that:

1.The Unconfirmed Minutes of the Ordinary Meeting of Council held on 17 November 2021, copies of which have been circulated to Members, be taken as read and confirmed.

CARRIED
Absent Did Not Vote: Cr. O. G. Moore

6. BUSINESS ARISING FROM THE MINUTES OF PREVIOUS MEETINGS

Nil

7. DECLARATION OF CONFLICT OF INTEREST

Corporate Services Confidential Report Appointment of Chief Executive Officer

Cr. K. A. Bourne

In accordance with Chapter 6, Part 2, Division 5B of the *Local Government Act 2009*, Cr. K. A. Bourne informed the meeting of a declarable conflict of interest in respect to this matter due to:

1. She has a friendship with an applicant in the 2nd round of the Chief Executive Officer Employment Process.

Having given due consideration to her position she determined that she would leave the Meeting while the matter is considered and voted on.

A/CEO J. Taylor

In accordance with Chapter 6, Part 2, Division 5B of the *Local Government Act 2009*, A/CEO J. Taylor informed the meeting of a declarable conflict of interest in respect to this matter due to:

1. Her applying for the position of CEO.

Having given due consideration to her position she determined that she would leave the Meeting while the matter is considered and voted on.

Community and Liveability Confidential Report Health Services Governance Report & Community and Liveability Confidential Report Transfer of Health Services

Cr. C. T. Tillman

In accordance with Chapter 6, Part 2, Division 5B of the *Local Government Act 2009*, Cr. C. T. Tillman informed the meeting of a declarable conflict of interest in respect to this matter due to:

1. She is on the board of Ningana.

Having given due consideration to her position she determined that she would leave the Meeting while the matter is considered and voted on.

Cr. P. T. Saxelby

In accordance with Chapter 6, Part 2, Division 5B of the *Local Government Act 2009*, Cr. P.T. Saxelby informed the meeting of a declarable conflict of interest in respect to this matter due to:

1. He and his brother as Enduring Powers of Attorney have applied for a bed for their mother at the Illoura Aged Care Facility in Chinchilla.

Having given due consideration to his position he determined that he would leave the meeting while the matter is considered and voted on.

Community and Liveability Report 2022 Australia Day Awards Local Volunteer of the Year Award

Cr. K. A. Bourne

In accordance with Chapter 6, Part 2, Division 5B of the *Local Government Act 2009*, Cr. K. A. Bourne informed the meeting of a declarable conflict of interest in respect to this matter due to:

1. One of the nominees is a close associate.

Having given due consideration to her position she determined that she would leave the Meeting while the matter is considered and voted on.

Community and Liveability Report 2022 Australia Day Awards Local Community Organisation Achievement Award

Cr. K. A. Maguire

In accordance with Chapter 6, Part 2, Division 5B of the *Local Government Act 2009*, Cr. K. A. Maguire informed the meeting of a declarable conflict of interest in respect to this matter due to:

1. One of the nominees is a close associate.

Having given due consideration to her position she determined that she would leave the Meeting while the matter is considered and voted on.

Community and Liveability Report Museums and Galleries Funding Agreements 2022-2024

Cr. K. A. Bourne

In accordance with Chapter 6, Part 2, Division 5B of the *Local Government Act 2009*, Cr. K. A. Bourne informed the meeting of a declarable conflict of interest in respect to this matter due to:

1. She provides support and advice to the Miles Historical Village.

Having given due consideration to her position she determined that she would leave the Meeting while the matter is considered and voted on.

Cr. P. T. Saxelby

In accordance with Chapter 6, Part 2, Division 5B of the *Local Government Act 2009*, Cr. P. T. Saxelby informed the meeting of a declarable conflict of interest in respect to this matter due to:

1. He is the Junior Vice President of Lapunyah Art Gallery

Having given due consideration to his position he determined that he would leave the Meeting while the matter is considered and voted on.

Cr. C. T. Tillman

In accordance with Chapter 6, Part 2, Division 5B of the *Local Government Act 2009*, Cr. C. T. Tillman informed the meeting of a declarable conflict of interest in respect to this matter due to:

1. She is the president of Gallery107@Dalby.

Having given due consideration to her position she determined that she would leave the Meeting while the matter is considered and voted on.

8. PRESENTATION OF PETITIONS BY COUNCILLORS

8.1 Corporate Services Report Petition Tara Memorial Swimming Pool

The purpose of this report is to provide a report to Council on the petition in relation to the Tara Memorial Pool project tabled at the Ordinary Meeting of Council held on 17 November 2021.

COUNCIL RESOLUTION

Moved By Cr. I. J. Rasmussen
Seconded By Cr. K. A. Bourne

That this report be received and noted.

CARRIED
Absent Did Not Vote: Cr. O. G. Moore

9. MAYORAL UPDATE

9.1 Executive Services Mayoral Report November 2021

The purpose of this Report is to provide Council with significant meetings, forums and delegations attended by the Mayor during the month of November 2021.

COUNCIL RESOLUTION

Moved By Cr. P. T. Saxelby
Seconded By Cr. C. T. Tillman

That this Report be received and noted

CARRIED
Absent Did Not Vote: Cr. O. G. Moore

10. CONFIDENTIAL ITEMS

Section 254J of the Local Government Regulation 2012 in relation to Closed meetings provides:

(1) A local government may resolve that all or part of a meeting of the local government be closed to the public.

(2) A committee of a local government may resolve that all or part of a meeting of the committee be closed to the public.

(3) However, a local government or a committee of a local government may make a resolution about a local government meeting under subsection (1) or (2) only if its councillors or members consider it necessary to close the meeting to discuss one or more of the following matters—

(a) the appointment, discipline or dismissal of the chief executive officer;

(b) industrial matters affecting employees;

(c) the local government's budget;

(d) rating concessions;

(e) legal advice obtained by the local government or legal proceedings involving the local government including, for example, legal proceedings that may be taken by or against the local government;

(f) matters that may directly affect the health and safety of an individual or a group of individuals;

(g) negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government;

(h) negotiations relating to the taking of land by the local government under the Acquisition of Land Act 1967;

(i) a matter the local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State.

(4) However, a local government or a committee of a local government must not resolve that a part of a local government meeting at which a decision mentioned in section 150ER(2), 150ES(3) or 150EU(2) of the Act will be considered, discussed, voted on or made be closed.

(5) A resolution that a local government meeting be closed must—

(a) state the matter mentioned in subsection (3) that is to be discussed; and

(b) include an overview of what is to be discussed while the meeting is closed.

(6) A local government or a committee of a local government must not make a resolution (other than a procedural resolution) in a local government meeting, or a part of a local government meeting, that is closed.

COUNCIL RESOLUTION - CLOSE MEETING

Moved By Cr. K. A. Bourne
Seconded By Cr. K. A. Maguire

That Council resolve to close the Meeting in accordance with Sections 254J (3) (A-H) of the *Local Government Regulation 2012* at 10:01am to discuss the following Confidential Reports:

1. Corporate Services Confidential Report Tara Memorial Pool Project Tender (g);
2. Community and Liveability Confidential Report Health Services Governance Report (b,g);
3. Community and Liveability Confidential Report - Transfer of Health Services (b,g); and
4. Infrastructure Services Confidential Report Tender MM12-21-22 Bundi Road Bridge Replacement Award Construction Contractor (g).

COUNCIL RESOLUTION - REOPEN MEETING

Moved By Cr. P. T. Saxelby
Seconded By Cr. K. A. Maguire

That Council resolve to reopen the Meeting at 10:29am.

CARRIED
Absent Did Not Vote: Cr. O. G. Moore

10.1 EXECUTIVE SERVICES

10.2 CORPORATE SERVICES

10.2.1 Corporate Services Confidential Report Appointment of Chief Executive Officer

Cr. K. A. Bourne

In accordance with Chapter 6, Part 2, Division 5B of the Local Government Act 2009, Cr. K. A. Bourne informed the meeting of a declarable conflict of interest in respect to this matter due to:

1. *She has a friendship with an applicant in the 2nd round of the Chief Executive Officer Employment Process.*

Having given due consideration to her position she determined that she would leave the Meeting while the matter is considered and voted on.

A/CEO J. Taylor

In accordance with Chapter 6, Part 2, Division 5B of the Local Government Act 2009, ACEO J. Taylor informed the meeting of a declarable conflict of interest in respect to this matter due to:

1. *Her applying for the position of CEO.*

Having given due consideration to her position she determined that she would leave the Meeting while the matter is considered and voted on.

COUNCIL RESOLUTION

Moved By Cr. C. T. Tillman
Seconded By Cr. M. J. James

That this Report be received and that:

1. Council adopt the recommendation of the Chief Executive Officer Assessment Panel to appoint Mrs Jodie Taylor to the position of Chief Executive Officer;

2. She be offered the position under a performance-based contract with a maximum term of five (5) years; and

3. The Mayor be delegated the authority to negotiate the remuneration and the terms and conditions of employment as per recommendations in this report.

CARRIED
Absent Did Not Vote: Cr. O. G. Moore and Cr. K. A. Bourne

10.2.2 Corporate Services Confidential Report Tara Memorial Pool Project Tender

The purpose of this Report is to seek approval from Council to award the tender for the Tara Memorial Pool Redevelopment project.

COUNCIL RESOLUTION

Moved By Cr. M. J. James
Seconded By Cr. C. T. Tillman

That this Report be received and that:

1. Council resolves to award the tender to Taylor Builders for the amount of $7,455,589.09 (excluding GST) and increase the capital budget allocation by $1,926,791.09 (excluding GST) to redevelop the former Memorial Pool into a new aquatic facility at Tara.

2. Council resolves to delegate authority to the Chief Executive Officer to negotiate, make, vary and discharge the contract associated with the tender.

CARRIED
Absent Did Not Vote: Cr. O. G. Moore

10.3 COMMUNITY AND LIVEABILITY

10.3.1 Community and Liveability Confidential Report Health Services Governance Report

The purpose of this Report is to provide Council with an update in relation to key governance areas within the Health Services Department

Cr. P. T. Saxelby
In accordance with Chapter 6, Part 2, Division 5B of the Local Government Act 2009, Cr. P.T. Saxelby informed the meeting of a declarable conflict of interest in respect to this matter due to:

> *a. He and his brother as EPA's have applied for a bed for their mother at the Illoura Aged Care Facility in Chinchilla.*

Having given due consideration to his position he determined that he would leave the meeting while the matter is considered and voted on.

Cr. C. T. Tillman
In accordance with Chapter 6, Part 2, Division 5B of the Local Government Act 2009, Cr. C. T. Tillman informed the meeting of a declarable conflict of interest in respect to this matter due to:

1. *She is on the board of Ningana.*

Having given due consideration to her position she determined that she would leave the Meeting while the matter is considered and voted on.

Cr. C. T. Tillman and Cr. P. T. Saxelby left the meeting during the discussion at 10:13am.

Cr. C. T. Tillman and Cr. P. T. Saxelby left the meeting during the vote at 11:26am.

COUNCIL RESOLUTION

Moved By Cr. I. J. Rasmussen
Seconded By Cr. K. A. Bourne

That this report be received and noted.

CARRIED
Absent Did Not Vote: Cr. O. G. Moore

10.3.2 Community and Liveability Confidential Report Transfer of Health Services

The purpose of this Report is to seek Council approval for the Chief Executive Officer to execute the contracts associated with the transfer of Council's Aged and Community Care Services to Southern Cross Care (Qld) Ltd on 1 April 2022.

Cr. P. T. Saxelby
In accordance with Chapter 6, Part 2, Division 5B of the Local Government Act 2009, Cr. P.T. Saxelby informed the meeting of a declarable conflict of interest in respect to this matter due to:

> *a. He and his brother as EPA's have applied for a bed for their mother at the Illoura Aged Care Facility in Chinchilla.*

Having given due consideration to his position he determined that he would leave the meeting while the matter is considered and voted on.

Cr. C. T. Tillman
In accordance with Chapter 6, Part 2, Division 5B of the Local Government Act 2009, Cr. C. T. Tillman informed the meeting of a declarable conflict of interest in respect to this matter due to:

> *1. She is on the board of Ningana.*

Having given due consideration to her position she determined that she would leave the Meeting while the matter is considered and voted on.

COUNCIL RESOLUTION

Moved By Cr. K. A. Bourne
Seconded By Cr. I. J. Rasmussen

That this report be received and that:

1. Council approves the transfer of its Aged and Community Care Services to Southern Cross Care (Qld) Ltd from 1 April 2022. This transfer, together with cash compensation of $11,880,000, is an investment by Council to ensure the future of aged and community care for the Region and includes:
    - Tarcoola Residential Aged Care services, facility, and associated plant & equipment
    - Carinya Residential Aged Care services, facility, and associated plant & equipment: and
    - Community Care services and associated facilities, plant & equipment.
2. Council approves the payment of redundancies to eligible Health Services staff at 31 March 2022 and the agreed staff retention payment of $5,000 to eligible employees of Tarcoola who continue to work at Tarcoola up to 31 March 2022.
3. Council approves the terms and conditions of the Business Transfer Agreement and ancillary property contracts, leases and trustee leases attached to this Report.

4. Council authorises the Chief Executive Officer to execute the Business Transfer Agreement and all ancillary agreements referred to in this Report and all documents necessary to effect completion.

CARRIED

Absent Did Not Vote: Cr. O. G. Moore, Cr. P. T. Saxelby and Cr. C. T. Tillman

Cr. C. T. Tillman and Cr. P. T. Saxelby re-joined the meeting at 10:28am.

Cr. C. T. Tillman and Cr. P. T. Saxelby re-joined the meeting at 11:32am.

10.4 INFRASTRUCTURE SERVICES

10.4.1 Infrastructure Services Confidential Report Tender MM12-21-22 Bundi Road Bridge Replacement Award Construction Contractor

The purpose of this report is to seek Council's approval to award Tender MM12-21-22 for the construction and delivery of the Bundi Road Bridge Ch 1.3, Wandoan Upgrade Project.

COUNCIL RESOLUTION

Moved By Cr. I. J. Rasmussen
Seconded By Cr. K. A. Bourne

That this report be received and that:

1. Council resolves to enter into a large-size contractual arrangement for the construction and delivery of the Bundi Road Bridge Replacement under tender MM12-21-22 to Bellwether Contractors Pty Ltd ABN 57 151 250 047 for the tendered price of $3,213,162.58 (ex GST).

2. Council resolves to delegate authority to the Chief Executive Officer to negotiate, make, vary and discharge the contractual arrangement with Bellwether Contractors Pty Ltd ABN 57 151 250 047.

CARRIED
Absent Did Not Vote: Cr. O. G. Moore

11. DEPUTATION

11.1 Tamara Clark

Tamara Clark addressed Council in regards to the COVID-19 Mandate. Tamara outlined a number of concerns she has regarding the mandate and requested further communication and clarity from Council on this issue.

11.2 Andrew Chambers

Andrew Chambers addressed council in regards to the COVID-19 Mandate. Andrew specifically raised his concern that the mandate will have a significate impact on local businesses in our region and requested Council advocate to the State Government.

11.3 Miriam Fessler

Miriam Fessler addressed Council in regards to the COVID-19 Mandate. Miriam requested council consult with the community and businesses throughout the region to see how they feel about the mandate.

Moved By Cr. C. T. Tillman
Seconded By Cr. M. J. James

That Council resolve to adjourn the Meeting.

The Meeting adjourned at 10:59am

The Meeting resumed at 11:18am

12. PLANNING

12.1 (030.2021.315.001) Community and Liveability Report Development Application Material Change of Use High Impact Industry (50MW Green Hydrogen Production Facility) and ERA 7(6) Chemical Manufacturing Warrego Highway Columboola Hygen Energy

The purpose of this Report is for Council to decide the proposed development for a Material Change of Use to establish a High Impact Industry (50MW Green Hydrogen Production Facility) and Environmentally Relevant Activity 7(6) Chemical Manufacturing on land described as Lot 68 on BWR179 and Easement D on AP7606, situated at Warrego Highway, Columboola.

COUNCIL RESOLUTION

Moved By Cr. I. J. Rasmussen
Seconded By Cr. P. T. Saxelby

That this report be received and that:

The application for a Material Change of Use for a High Impact Industry (50MW Green Hydrogen Production Facility) and Environmentally Relevant Activity 7(6) Chemical Manufacturing on land described as Lot 68 on BWR179 and Easement D on AP7606 and situated at Warrego Highway, Columboola is approved as a Preliminary Approval only, subject to the following conditions

PRELIMINARY APPROVAL - MATERIAL CHANGE OF USE

1. The approved development is a Material Change of Use for a High Impact Industry (50MW Green Hydrogen Production Facility) and Environmentally Relevant Activity 7(6) Chemical Manufacturing.

This Development Approval is a Preliminary Approval only. In accordance with Section 49(2) of the *Planning Act 2016*, the Preliminary Approval approves the development but does not authorise the carrying out of assessable development.

FURTHER APPROVALS

2. Submit an application for a Development Permit for a Material Change of Use subject to the conditions of this approval.

WATER SUPPLY

3. An adequate water supply must be confirmed for the proposed Hydrogen Production Facility operations. The applicant is to submit details of the water supply proposed for the development, including details of the source, the adequacy of the supply and any specific details for any on-site treatment required.

4. Water supply for the Hydrogen Production Facility shall not be sourced from any potable water supply.

ENVIRONMENTAL MANAGEMENT PLAN

5. The applicant is to submit an Environmental Management Plan prepared by a suitably qualified person. The Plan must be specific to the site and include strategies for management of a Hydrogen Production Facility. The Plan shall address, but not be limited to the following matters:

5.1 Noise;

5.2 Location and details of any proposed acoustic wall (if applicable);

5.3 Odours and airborne contaminants;

5.4 Hydrogen safety, including details of any safety zones to be created based on the results of a technical study conducted to assess risks of fire and explosion;

5.5 Generally hydrogen fires do not emit visible light, therefore appropriate fire detection and fire fighting measures shall be implemented; provide a Site Based Management Plan addressing fire detection, fire fighting and mitigation of the potential impacts in the event of an explosion; and

5.6 Bushfire management, including management measures to address potential fire risks during construction, operation and decommissioning.

CARRIED

Absent Did Not Vote: Cr. O. G. Moore

12.2 (030.2021.469.001) Community and Liveability Report Development Application for Material Change of Use for a Tourist Park at Lot 167 on BWR476 1164 Moores-Bice Road Drillham Sinnamon

The purpose of this Report is for Council to decide the proposed development for a Material Change of Use to establish a Tourist Park on land described as Lot 167 on BWR476, located at 1164 Moores-Bice Road, Drillham.

COUNCIL RESOLUTION

Moved By Cr. K. A. Bourne
Seconded By Cr. C. T. Tillman

That this Report be received and that:

1.The application for a Material Change of Use to establish a Tourist Park on land described as Lot 167 on BWR476 and situated at 1164 Moores-Bice Road, Drillham, be approved, subject to the following conditions:

APPROVED PLANS

1.The development shall be carried out generally in accordance with the Approved Plans listed below, subject to and modified by the conditions of this approval:

Plan No:LH01

Description: Site Plan, prepared by Lake Haven dated 08.08.2021

Plan No:LH01

Description: Site Plan - Aerial, prepared by Lake Haven dated 08.08.2021

Plan No:-

Description: Camp Kitchen, prepared by Southern Cross Sheds, dated 12/08/2021

Plan No:-

Description: Amenities Block, prepared by Panelfab

Plan No:-

Description: Office Building, prepared by Panelfab

2.Where there is any conflict between the conditions of this development approval and the details shown on the Approved Plans, the conditions of this development approval must prevail.

3.The following further Development Permits must be obtained prior to commencement of any work associated with the process:

3.1 Building Work; and

3.2Plumbing Works.

APPROVED DEVELOPMENT

4. The approved development is a Material Change Use for a Tourist Park (50 Caravan/Camping Sites) as shown on the Approved Plans.

5. The development is to occur sequentially in the following stages as shown on the Approved Plans:

Stage 1:50 Caravan/Camp Sites and internal access road

Stage 2: Camp Kitchen, Amenities Building, Office Building and Water Tanks

6. Conditions within this approval are applicable to each Stage of the development, unless otherwise specified.

COMPLIANCE, TIMING AND COSTS

7. All conditions of the approval shall be complied with before the change occurs (prior to commencement of the use) and while the use continues, unless otherwise noted within these conditions.

8. All costs associated with compliance with these conditions shall be the responsibility of the developer unless otherwise noted.

FEES AND CHARGES

9. All fees, rates, interest and other charges levied on the property, shall be paid in full, in accordance with the rate at the time of payment.

MAINTENANCE

10. The development (including landscaping, parking, driveways and other external spaces) shall be maintained in accordance with the Approved Plans, subject to and modified by any conditions of this approval.

11.The site shall be maintained in a clean and orderly state at all times, to Council's satisfaction.

INFRASTRUCTURE CHARGES

12.All infrastructure charges including those associated with Council's Water, Sewer, Stormwater, Transport and Parks Networks are now levied under the *Planning Act 2016*. As required under Section 119 of the *Planning Act 2016*, a separate ***Infrastructure Charges Notice*** is attached relevant to each Stage of the development.

OUTDOOR LIGHTING - IMPACT MITIGATION

13. Outdoor lighting of the development shall mitigate adverse lighting and illumination impacts by:

13.1providing outdoor lighting that is designed, installed and regulated in accordance with the parameters outlined in Australian Standard 1158.1.1 – Control of Obtrusive Effects of Outdoor Lighting; and

13.2 installation of outdoor lighting that:

13.2.1provides graduated intensity lighting with lower level brightness at the perimeter of the subject land and higher intensities at the centre of the subject land;

13.2.2 is directed onto the subject land and away from neighbouring properties; and

13.2.3uses shrouding devices to preclude light overspill onto surrounding properties where necessary.

LANDSCAPING

14.All declared weeds and pests shall be removed from the subject land and the subject land kept clear of such nuisance varieties at all times during the course of the development work and any ensuing defects liability period.

15.Apart from declared weeds and pests, trees, shrubs and landscaped areas currently existing on the subject land shall be retained where possible, and action taken to minimise disturbance during construction work.

FENCING

16. Any fencing that is installed is to be in keeping with the character of the surrounding area.

17. Boundary fences are not to be erected in a parallel arrangement with existing fences erected along the same boundary. That is, the existing fence shall be completely removed.

VISUAL AND GENERAL AMENITY – STAGE 2

18.Any graffiti on the buildings must be removed.

19.The buildings and the site must be maintained in a clean and tidy manner at all times.

20.All plant, air-conditioning equipment and the like shall be visually screened from the street.

REFUSE STORAGE AREA AND COLLECTION – STAGE 1

21.The development site shall be kept in a clean and tidy state at all times. All waste is to be removed from site by guests upon departure. In the event that waste is left by a guest, the operator must collect and appropriately dispose of this waste immediately.

REFUSE STORAGE AREA AND COLLECTION – STAGE 2

22.Refuse bin storage areas must be provided on the premises within an enclosed structure so that they are screened from public view with a minimum 1.5 metre high solid fence or wall.

23.The developer must provide a sufficient number of general waste bins with a sufficient capacity throughout the development footprint for the disposal of waste and rubbish associated with the use.

24. The size and capacity of the refuse storage areas must be sufficient to accommodate the level of waste likely to be generated from the development having regard to the frequency of refuse collection.

25.Waste collection must be undertaken in a manner that complies with the following requirements:

25.1the bins must be located in a manner that allows the refuse vehicle to pick them up automatically without the driver or any other person having to relocate them;

25.2the collection of putrescible waste arising from any activities undertaken on this development must be collected and removed at periods not exceeding seven days;

25.3the collection of waste must be undertaken so as to minimise, so far as reasonable and practical, excessive noise to neighbouring occupants;

25.4the collection method must ensure that waste is adequately managed to prevent escape of contamination; and

25.5waste removal is to be conducted between the hours of 7am and 6pm from Monday to Friday and between 8am and 6pm Saturdays and Sundays.

26.Refuse bin collection areas must be maintained in a manner that complies with the following requirements:

26.1waste containers must be kept in a clean state and in good repair;

26.2waste containers are to be provided with tight-fitting lid assemblies designed to prevent ingress of pests and water;

26.3all waste containers supplied must be kept within the boundaries of the premises; and

26.4unobstructed access must be provided to all waste containers for the removal of waste.

WASTE MANAGEMENT

27. All waste generated from construction of the premises must be effectively controlled on-site before disposal. All waste must be disposed of in accordance with the *Waste Reduction and Recycling Act 2011*.

28. All waste generated on-site must be managed in accordance with the waste management hierarchy as detailed in the *Waste Reduction and Recycling Act 2011*.

NOISE EMISSIONS

29.Noise emissions from the development shall not cause environmental harm or nuisance to adjoining properties or "Sensitive Receptors" in accordance with the *Environmental Protection (Noise) Policy 2008*.

30.In the event that Council receives a bonafide noise complaint regarding noise emissions produced from the site, Council reserves the right to review the approved operating and loading/unloading hours and to require the applicant to re-assess site management procedures already in place. In this instance, the applicant may be required to undertake an assessment of noise impacts through a third party and implement any recommendations in relation to noise attenuation by a date agreed to by Council.

AIR EMISSIONS

31.Air emissions (odour and dust) from the development shall not cause environmental harm or nuisance to adjoining properties or "Sensitive Land Uses" in accordance with the *Environmental Protection (Air) Policy 2019*.

ENGINEERING WORKS

32.Undertake Engineering designs and construction in accordance with Council's Planning Scheme, Development Manual and Standard Drawings, and relevant Australian Standards.

33.Be responsible for the full cost of any alterations necessary, to easements and/or other public utility installations in connection with the development.

LOCATION, PROTECTION AND REPAIR OF DAMAGE TO COUNCIL AND PUBLIC UTILITY SERVICES INFRASTRUCTURE AND ASSETS

34.Be responsible for the location and protection of any Council and public utility services infrastructure and assets that may be impacted during construction of the development.

35.Repair all damage incurred to Council and public utility services infrastructure and assets, as a result of the proposed development immediately should hazards exist for public health and safety or vehicular safety. Otherwise, repair all damage immediately upon completion of work associated with the development.

STORMWATER MANAGEMENT

36.Design and construct stormwater drainage to ensure that there is no nuisance or interference to the current use or potential future use of all downstream properties including road reserves and the like, for design storms of ARI2, ARI5, ARI10, ARI20 and ARI50.

37.Provide overland flow paths that do not adversely alter the characteristics of existing overland flows or create an increase in flood damage on other properties.

38.Ensure that adjoining properties and roadways are protected from ponding as a result of any site works undertaken.

WATER SUPPLY

39.Provide a suitable water supply for the development. Drinking water shall be potable and water quality monitored to ensure compliance with Australian Drinking Water Guidelines - current edition 2011 and enHealth Guidance of Use of Standards for Potable Water**.**

ON-SITE WASTEWATER DISPOSAL – STAGE 2

40.Any future amenities block (including camp kitchen) shall be connected to an on-site wastewater disposal system, in accordance with AS1547 and the Queensland Plumbing and Waste Water Code. Obtain a Development Permit for Plumbing Work for the on-site sewerage treatment system.

41.If the development generates wastewater discharge volumes 21EP or greater, an Environmentally Relevant Activity approval shall be obtained from the Queensland Department of Environment and Science.

PARKING AND ACCESS - GENERAL

42.Design and construct all internal driveway and parking areas to provide a gravelled surface finish.

43.Provide a minimum of one (1) car parking space per site.

44.Provide appropriate signage to identify the designated parking area.

45. Ensure access to car parking spaces and manoeuvring areas and driveways remain unobstructed and available for their intended purpose during the hours of operation.

VEHICLE ACCESS - TURNOUT

46.Design and construct a vehicle turnout in accordance with Council's Standard Drawing No. R-004.

ELECTRICITY – STAGE 2

47.Provide the development with adequate electricity supply to satisfy the expected needs of the use. Electricity supply can be provided via reticulated electricity, a generator, solar system, wind power or any other alternative agreed upon by Council's authorised delegate.

EROSION AND SEDIMENT CONTROL - GENERAL

48.Ensure that all reasonable action is taken to prevent sediment or sediment laden water from being transported to adjoining properties, roads and/or stormwater drainage systems.

49.Remove and clean-up sediment or other pollutants in the event that sediment or other pollutants are tracked/released onto adjoining streets or stormwater systems, at no cost to Council.

ENVIRONMENTAL HEALTH

50.Undertake operations and construction work associated with this development to the requirements of Council, including the following:

50.1do not cause nuisance to adjoining residents by the way of smoke, dust, stormwater discharge or siltation of drains, at any time, including non-working hours;

50.2remove immediately, any material spilled or carried onto existing roads to avoid dust nuisance and ensure traffic safety; and

50.3do not carry out work on Sundays or Public Holidays (unless approved otherwise by Council).

51.Do not release contaminants or contaminated water directly or indirectly from the land subject to this approval, or to the ground or groundwater at the land subject to this approval, except for:

51.1uncontaminated overland stormwater flow; and

51.2uncontaminated stormwater to the stormwater system.

A D V I S O R Y N O T E S

NOTE 1 -Relevant Periods

Material Change of Use

*"A part of a development approval lapses at the end of the following period (the **currency period**)—*

(a)for any part of the development approval relating to a material change of use—if the first change of use does not happen within—

(i) the period stated for that part of the approval; or

*(ii)if no period is stated—**6 years** after the approval starts to have effect."*

NOTE 2 -Aboriginal Cultural Heritage

It is advised that under Section 23 of the *Aboriginal Cultural Heritage Act 2003*, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the “cultural heritage duty of care”). Maximum penalties for breaching the duty of care are listed in the Aboriginal cultural heritage legislation. The information on Aboriginal cultural heritage is available on the Department of Aboriginal and Torres Strait Islander and Partnerships' website .

http://www.datsip.qld.gov.au/

NOTE 3 -General Environmental Duty

General environmental duty under the *Environmental Protection Act 1994* prohibits unlawful environmental nuisance caused by noise, aerosols, particles, dust, ash, fumes, light, odour or smoke beyond the boundaries of the development site during all stages of the development including earthworks, construction and operation.

NOTE 4 -General Safety of Public During Construction

The *Work Health and Safety Act 2011* and *Manual of Uniform Traffic Control Devices* must be complied with in carrying out any construction works, and to ensure safe traffic control and safe public access in respect of works being constructed on a road.

NOTE 5 -Property Note (Audit of Conditions)

An inspection of the property to ascertain compliance with conditions will be undertaken three (3) months after the approval takes effect. If the works are completed prior to this time, please contact Council for an earlier inspection. A property note to this effect will be placed on Council's records.

NOTE 6 -Duty to Notify of Environmental Harm

If a person becomes aware that serious or material environmental harm is caused or threatened by an activity or an associated activity, that person has a duty to notify Western Downs Regional Council.

NOTE 7 - Referral Agency Response

The Referral Agency response is attached to the approval.

NOTE 8 - Infrastructure Charges

An Infrastructure Charges Notice is attached to this approval in accordance with the conditions of approval.

CARRIED
Absent Did Not Vote: Cr. O. G. Moore

13. EXECUTIVE SERVICES

13.1 Executive Services Acting Chief Executive Officer Report November 2021 and Communications and Marketing Quarterly Report July to September

The purpose of this Report is to provide Council with the significant meetings, forums and delegations attended by the Acting Chief Executive Officer during the month of November 2021.

COUNCIL RESOLUTION

Moved By Cr. P. T. Saxelby
Seconded By Cr. K. A. Maguire

That this Report be received and noted.

CARRIED
Absent Did Not Vote: Cr. O. G. Moore

13.2 Executive Services Report Outstanding Actions November 2021

The purpose of this Report is to provide Council with an updated on the status of outstanding Council Meeting Action Items to 17 November 2021.

COUNCIL RESOLUTION

Moved By Cr. P. T. Saxelby
Seconded By Cr. M. J. James

That this Report be received and noted.

CARRIED
Absent Did Not Vote: Cr. O. G. Moore

14. CORPORATE SERVICES

14.1 Corporate Services Report Chinchilla Weir Monument Proposal

The purpose of this Report is to seek Council approval to proceed with the development of a small monument and interpretive signage at the Chinchilla Weir to recognise the historical significance of the Weir.

COUNCIL RESOLUTION

Moved By Cr. P. T. Saxelby
Seconded By Cr. K. A. Maguire

That this Report be received and that:

1. Council approve the development of a small monument and interpretive signage at the Chinchilla Weir as outlined in the following report.

CARRIED
Absent Did Not Vote: Cr. O. G. Moore

14.2 Corporate Services Report Policy Framework Council Policy

The purpose of this Report is to present the proposed amendments to the Policy Framework - Council Policy for Council's consideration and approval.

COUNCIL RESOLUTION

Moved By Cr. C. T. Tillman
Seconded By Cr. I. J. Rasmussen

That this Report be received and that:

1. Council adopt the Policy Framework - Council Policy as amended.

CARRIED
Absent Did Not Vote: Cr. O. G. Moore

14.3 Corporate Services Financial Report November 2021

The purpose of this Report is to provide Council with the Financial Report for the period ending 24 November 2021.

COUNCIL RESOLUTION

Moved By Cr. I. J. Rasmussen
Seconded By Cr. K. A. Bourne

That this Report be received and that:

1.Council receives and notes the Financial Report as at 24 November 2021; and

2.Council resolves to allocate $6.930 million received in Local Roads and Community Infrastructure Program Phase 3 funding program to fund the Chinchilla Cultural Precinct project over the next two years.

Cr. I. J. Rasmussen **Withdrew the Motion**

Cr. P. T. Saxelby

In accordance with Chapter 6, Part 2, Division 5B of the Local Government Act 2009, Cr. P. T. Saxelby informed the meeting of a declarable conflict of interest in respect to this matter due to:

a. He is the Junior Vice President of Lapunyah Art Gallery

Having given due consideration to his position he determined that he would leave the Meeting while the matter is considered and voted on.

Cr. P. T. Saxelby left the meeting at 12:05pm.

Moved By Cr. I. J. Rasmussen
Seconded By Cr. K. A. Bourne

That this Report be received and that:

1.Council receives and notes the Financial Report as at 24 November 2021; and

2.Council resolves to allocate $6.930 million received in Local Roads and Community Infrastructure Program Phase 3 funding program to fund the Chinchilla Cultural Precinct project over the next two years.

CARRIED
Absent Did Not Vote: Cr. O. G. Moore and Cr. P. T. Saxelby

Cr. P. T. Saxelby re-joined the meeting at 12:09pm.

14.4 Corporate Services Create and Connect Project Update

The purpose of this Report is to provide Council with an update in relation to the 'Create and Connect Project', a community partnership between the Facilities Department at WDRC and a local manufacturing and fabrication business MFE Pty Ltd in Chinchilla.

COUNCIL RESOLUTION

Moved By Cr. M. J. James
Seconded By Cr. K. A. Maguire

That this Report be received and noted.

CARRIED
Absent Did Not Vote: Cr. O. G. Moore

15. INFRASTRUCTURE SERVICES

15.1 Infrastructure Services Report Capital Works November 2021/2022 Progress Update

The purpose of this Report is for the Works Department to provide an update to Council regarding the 2021/22 Capital Works Program for the month of November 2021.

COUNCIL RESOLUTION

Moved By Cr. K. A. Maguire
Seconded By Cr. C. T. Tillman

That this Report be received and noted.

CARRIED
Absent Did Not Vote: Cr. O. G. Moore

Moved By Cr. M. J. James
Seconded By Cr. I. J. Rasmussen

That Council resolve to adjourn the Meeting.

The Meeting adjourned at 12:15pm.

The Meeting resumed at 12:49pm.

16. COMMUNITY AND LIVEABILITY

16.1 Community and Liveability Report 2022 Australia Day Awards Regional Citizen of the Year Award

The purpose of this report is to seek Council's decision on the successful nomination for the 2022 Australia Day awards category of Regional Citizen of the Year Award.

COUNCIL RESOLUTION

Moved By Cr. P. T. Saxelby
Seconded By Cr. M. J. James

That this report be received, and that nominee (a) be awarded the 2022 Australia Day Award in the category of Regional Citizen of the Year.

CARRIED
Absent Did Not Vote: Cr. O. G. Moore

16.2 Community and Liveability Report 2022 Australia Day Awards Regional Young Citizen of the Year Award

The purpose of this report is to seek Council's decision on the successful nomination for the 2022 Australia Day Awards category of Regional Young Citizen of the Year Award.

COUNCIL RESOLUTION

Moved By Cr. K. A. Maguire
Seconded By Cr. I. J. Rasmussen

That this report be received and that nominee (e) be awarded the 2022 Australia Day Award in the category of Regional Young Citizen of the Year.

CARRIED
Absent Did Not Vote: Cr. O. G. Moore

16.3 Community and Liveability Report 2022 Australia Day Awards Local Volunteer of the Year Award

The purpose of this report is to seek Council's decision on the successful nominations for the 2022 Australia Day Awards category of Local Volunteer of the Year Award.

Cr. K. A. Bourne

In accordance with Chapter 6, Part 2, Division 5B of the Local Government Act 2009, Cr. K. A. Bourne informed the meeting of a declarable conflict of interest in respect to this matter due to:

a. One of the nominees is a close associate.

Having given due consideration to her position she determined that she would leave the Meeting while the matter is considered and voted on.

Cr. K. A. Bourne left the meeting at 12:50pm.

COUNCIL RESOLUTION

Moved By Cr. I. J. Rasmussen
Seconded By Cr. P. T. Saxelby

That this report be received, and that the following nominees be awarded a 2022 Australia Day award in the category of Local Volunteer of the Year: Chinchilla and District - nominee (b), Dalby and District - nominee (a), Jandowae and District - nominee (c), Miles and District - nominee (c), Tara and District - nominee (c) and Wandoan and District - nominee(b).

CARRIED
Absent Did Not Vote: Cr. O. G. Moore and Cr. K. A. Bourne

Cr. K. A. Bourne re-joined the meeting at 12:51pm.

16.4 Community and Liveability Report 2022 Australia Day Awards Local Creative Arts Award

The purpose of this report is to seek Council's decision on the successful nominations for the 2022 Australia Day Awards category of Local Creative Arts Award.

COUNCIL RESOLUTION

Moved By Cr. K. A. Maguire
Seconded By Cr. K. A. Bourne

That this report be received and that the following nominees be awarded a 2022 Australia Day Award in the category of Local Creative Arts Award: Chinchilla and District - nominee (c), Dalby and District - nominee (a) Miles and District - nominee (a), Tara and District - nominee (a) and Wandoan and District - nominee (a).

CARRIED
Absent Did Not Vote: Cr. O. G. Moore

16.5 Community and Liveability Report 2022 Australia Day Awards Local Community Organisation Achievement Award

The purpose of this report is to seek Council's decision on the successful nominations for the 2022 Australia Day Awards category of Local Community Organisation Achievement Award.

Cr. K. A. Maguire

In accordance with Chapter 6, Part 2, Division 5B of the Local Government Act 2009, Cr. K. A. Maguire informed the meeting of a declarable conflict of interest in respect to this matter due to:

a. One of the nominees is a close associate.

Having given due consideration to her position she determined that she would leave the Meeting while the matter is considered and voted on.

Cr. K.A Maguire left the meeting at 12:52.

COUNCIL RESOLUTION

Moved By Cr. K. A. Bourne
Seconded By Cr. C. T. Tillman

That this report be received, and that the following nominees be awarded a 2022 Australia Day Award in the category of Local Community Organisation Award: Chinchilla and District - nominee (a), Miles and District - nominee (a) and Wandoan and District - nominee (b).

CARRIED
Absent Did Not Vote: Cr. O. G. Moore and Cr. K. A. Maguire

Cr. K. A. Maguire re-joined the meeting at 12:53pm.

16.6 Community and Liveability Report 2022 Australia Day Awards Local Sports Award

The purpose of this report is to seek Council's decision on the successful nominations for the 2022 Australia Day Awards category of Local Sports Award.

COUNCIL RESOLUTION

Moved By Cr. A. N. Smith
Seconded By Cr. M. J. James

That this report be received, and that the following nominees be awarded a 2022 Australia Day Award in the category of Local Sports Award: Chinchilla and District - nominee (b), Dalby and District - nominee (a), Miles and District - nominee (e), Tara and District - nominee (a) and Wandoan and District - nominee (a).

CARRIED
Absent Did Not Vote: Cr. O. G. Moore

16.7 Community and Liveability Quarterly Report July to September 2021

The purpose of this Report is to provide Council with an update in relation to the Community and Liveability Division for the first quarter of the 2020 / 2021 Financial Year.

COUNCIL RESOLUTION

Moved By Cr. K. A. Bourne
Seconded By Cr. K. A. Maguire

That this Report be received and noted.

CARRIED
Absent Did Not Vote: Cr. O. G. Moore

16.8 Community and Liveability Report 'Not Just For Laughs 6' Regional Comedy Tour

The purpose of this report is to update Council on the recent 'Not Just For Laughs' Comedy Shows that were held in Kaimkillenbun, Brigalow and Condamine from 11-13 November 2021.

COUNCIL RESOLUTION

Moved By Cr. M. J. James
Seconded By Cr. C. T. Tillman

That this report be received and noted.

CARRIED
Absent Did Not Vote: Cr. O. G. Moore

16.9 Community and Liveability Report Museums and Galleries Funding Agreements 2022-2024

The purpose of this Report is to seek Council's approval for Museums and Galleries Funding Agreements for the period 2022-2024.

Cr. K. A. Bourne

In accordance with Chapter 6, Part 2, Division 5B of the Local Government Act 2009, Cr. K. A. Bourne informed the meeting of a declarable conflict of interest in respect to this matter due to:

1. She provides support and advice to the Miles Historical Village.

Having given due consideration to her position she determined that she would leave the Meeting while the matter is considered and voted on.)

Cr. P. T. Saxelby

In accordance with Chapter 6, Part 2, Division 5B of the Local Government Act 2009, Cr. P. T. Saxelby informed the meeting of a declarable conflict of interest in respect to this matter due to:

1. He is the Junior Vice President of Lapunyah Art Gallery

Having given due consideration to his position he determined that he would leave the Meeting while the matter is considered and voted on.)

Cr. C. T. Tillman

In accordance with Chapter 6, Part 2, Division 5B of the Local Government Act 2009, Cr. C. T. Tillman informed the meeting of a declarable conflict of interest in respect to this matter due to:

1. She is the president of Gallery107@Dalby.

Having given due consideration to her position she determined that she would leave the Meeting while the matter is considered and voted on.)

Cr. K. A. Bourne, Cr. P. T. Saxelby and Cr. C. T. Tillman left the meeting at 12:58pm.

Cr. K. A. Bourne, Cr. P. T. Saxelby and Cr. C. T. Tillman re-joined the meeting at 1:04pm.

GM Yardley left the meeting at 1:04pm.

That this Report be received, and Council endorse the 2022-2024 Museums and Galleries Funding Agreements and payment schedule as outlined below.

COUNCIL RESOLUTION

Moved By Cr. M. J. James
Seconded By Cr. K. A. Maguire

That the report be received and that :

1. Council approve 12 months funding based on the 21/22 allocation, plus CPI; and
2. A full review of the funding model for Museums and Galleries be undertaken within the next 12 months.

CARRIED
Absent Did Not Vote: Cr. O. G. Moore, Cr. K. A. Bourne, Cr. P. T. Saxelby and Cr. C. T. Tillman

17. NOTICES OF MOTION

17.1 CONSIDERATION OF NOTICES OF MOTION/BUSINESS

17.2 RECEPTION OF NOTICES OF MOTION FOR NEXT MEETING

18. URGENT GENERAL BUSINESS

COVID-19 VACCINATION MANDATE

COUNCIL RESOLUTION

Moved By Cr. M. J. James
Seconded By Cr. C. T. Tillman

That Council communicate with the community regarding the impacts of the COVID vaccination mandate on Council facilities and advocate for support for business and the community.

FORESHADOWED MOTION

Cr. I. J. Rasmussen foreshadowed that if the motion on the floor failed he would move;

That Council communicate with the community regarding the impacts of the COVID vaccination mandate on Council facilities and hold an information session to develop a plan for advocacy and support for businesses and the community as a whole.

The **Original Motion** was **Put** and **CARRIED (5 to 3)**
For: Cr. P. M. McVeigh, Cr. K. A. Bourne, Cr. P. T. Saxelby, Cr. M. J. James, and Cr. C. T. Tillman
Against: Cr. A. N. Smith, Cr. K. A. Maguire, and Cr. I. J. Rasmussen
Absent Did Not Vote: Cr. O. G. Moore

19. MEETING CLOSURE

The Meeting concluded at 1:40pm.

Title	**Executive Services Mayoral Report December 2021**
Date	10 January 2022
Responsible Manager	J. Taylor, CHIEF EXECUTIVE OFFICER

Summary

The purpose of this Report is to provide Council with significant meetings, forums and delegations attended by the Mayor during the month of December 2021.

Link to Corporate Plan

Strategic Priority: Active Vibrant Communities
- We are a region without boundaries, united in community pride.
- Our community members are the loudest advocates for what's great about our region.
- Our social, cultural and sporting events are supported locally and achieve regional participation.
- Our parks, open spaces, and community facilities are well utilised and connect people regionally.
- A recognised culture of volunteerism is active throughout our communities.

Material Personal Interest/Conflict of Interest

Nil

Officer's Recommendation

That this Report be received and noted

Background Information

Nil

Report

Meetings, delegations and forums attended by the Mayor during the month of December 2021:

1st December 2021	• Television interview with Chanel 7	Dalby
2nd December 2021	• Dalby Christian College Awards	Dalby
3rd December 2021	• Breakfast with Acting CEO and Police Inspector Wayne Rasmussen	Dalby
6th December 2021	• Councillor Information Sessions	Dalby
7th December 2021	• DAP Meeting • Councillor Information Sessions	Dalby Dalby
8th December 2021	• Ordinary Meeting of Council • TSBE Energy CEO Christmas Party	Dalby Brisbane
9th December 2021	• Meeting with QTM Energy • LGAQ Policy Executive End of Year Dinner	Brisbane Brisbane
10th December 2021	• LGAQ Policy Executive Meeting	Brisbane
11th December 2021	• Dalby Community Christmas Carrols	Dalby

14th December 2021	• Children's Christmas Book Reading • Meeting with CTSCo Pty Ltd	Dalby Dalby
15th December 2021	• Opening of the Tara Lagoon • Tara Building Business and Community Event • Morning tea at Tarcoola • Lunch at Carinya • Meeting with Miles resident	Tara Tara Tara Miles Miles
17th December 2021	• LDMG Debrief	Teleconference
18th December 2021	• Mayoral Christmas Carols	Chinchilla

Consultation (Internal/External)

Nil

Legal/Policy Implications (Justification if applicable)

Nil

Budget/Financial Implications

Nil

Human Rights Considerations

Section 4(b) of the *Human Rights Act 2019* (Qld) (the Human Rights Act) requires public entities 'to act and make decisions in a way compatible with human rights'.

There are no human rights implications associated with this report.

Conclusion

The forgoing represents activities undertaken by the Mayor during the month of December 2021.

Attachments

Nil

Authored by: Hailey Wex, Executive Assistant

Title	**030&040.2021.500.001 Community and Liveability Report Development Application Material Change of Use Extractive Industry Operational Work Lot 42 on AG3324 5610 Bunya Highway Cooranga Pickering C/- SVR Environmental & Town Planning**
Date	21 December 2021
Responsible Manager	T. Summerville, PLANNING AND ENVIRONMENT MANAGER

Summary

The purpose of this Report is for Council to decide the development application for a Material Change of Use to establish an Extractive Industry (Quarry up to 100,000 tonnes per annum) and Operational Work (Roadworks, Earthworks and Drainage) on land described as Lot 42 on AG3324, located at 5610 Bunya Highway, Cooranga.

Link to Corporate Plan

Strategic Priority: Strong Diverse Economy
- We aggressively attract business and investment opportunities.
- Our region is a recognised leader in agribusiness, energy, and manufacturing.
- We deliver water security to enable future economic growth.
- We proactively advance our region as a tourism destination.
- Our business and industry actively live and buy local.

Material Personal Interest/Conflict of Interest

Nil

Officer's Recommendation

That this Report be received and that:

1. The application for a Material Change of Use to establish an Extractive Industry (Quarry up to a maximum of 100,000 tonnes per annum) and Operational Work (Roadworks, Earthworks and Drainage) on land described as Lot 42 on AG3324 and situated at 5610 Bunya Highway, Cooranga, be approved, subject to the following conditions:

   M A T E R I A L C H A N G E O F U S E

   APPROVED PLANS AND DOCUMENTS

   1. The development shall be carried out generally in accordance with the Approved Plans and Documents listed below, subject to and modified by the conditions of this approval:

      Plan No: ZA00771.PO5
      Description: Overall Site Plan, prepared by Downes Group, dated 29/04/2021

      Plan No: ZA00771.PO5
      Description: Quarry Site Extent, prepared by Downes Group, not dated

      Plan No: SO-01
      Description: Site Office, prepared by SVR, dated 22/10/2021

      Plan No.: SC-01
      Description: Storage Container, prepared by SVR, dated 22/10/2021

Document: Environmental Management Plan, prepared by Downes Group Pty Ltd, Version 1, dated 11/06/2021

Document: Bell Quarry: Stormwater Management Plan, prepared by Groundwork Plus, Issue 3, dated May 2021

Document: Noise Impact Assessment, Version 1, prepared by Range Environmental Consultants, dated 22/10/2021

2. Where there is any conflict between the conditions of this development approval and the details shown on the Approved Plans and Documents, the conditions of this development approval must prevail.

3. The following further Development Permits must be obtained prior to commencement of any work associated with the process:

   3.1 Building Work; and

   3.2 Plumbing Works.

APPROVED DEVELOPMENT

4. The approved development is a Material Change of Use for an Extractive Industry (Quarry up to a maximum of 100,000 tonnes per annum) as shown on the Approved Plans.

COMPLIANCE, TIMING AND COSTS

5. All conditions of the approval shall be complied with before the change occurs (prior to commencement of the use) and while the use continues, unless otherwise noted within these conditions.

6. All costs associated with compliance with these conditions shall be the responsibility of the developer unless otherwise noted.

FEES AND CHARGES

7. All fees, rates, interest and other charges levied on the property, shall be paid in full, in accordance with the rate at the time of payment.

MAINTENANCE

8. A record of each year's output must be kept on-site and be available for review at the request of Council's Planning and Environment Manager or authorised delegate, within 48 hours of such request.

   8.1 Material extracted from the site must not exceed an output of 100,000 tonnes per annum.

9. The development (including landscaping, parking, driveways and other external spaces) shall be maintained in accordance with the Approved Plans and Documents subject to and modified by any conditions of this approval.

APPLICATION DOCUMENTATION

10. It is the developer’s responsibility to ensure all entities associated with this Development Permit have a legible copy of the Approved Plans and Documents bearing "*Council Approval*" and the Decision Notice.

CONTOUR PLANS

11. Prior to commencement of any extraction, Council must be provided with an initial Contour Plan of the general extraction area shown on the Approved Plans. The Plan is to be prepared by a Licensed Surveyor.

12. On the first anniversary of this Development Permit taking effect, and every twelve (12) months thereafter, a new Contour Plan of the active Extraction Pit/s must be prepared by a Licensed Surveyor and must be submitted to Council for review.

HOURS OF OPERATION/LOADING AND UNLOADING

13. Quarrying operations and transport haulage must only operate between the following hours:

Monday to Friday:	7:00am to 6:00pm
Saturday:	8:00am to 2:00pm
Sunday and Public Holidays:	No operation

14. Drilling and blasting must only occur between the following hours:

Monday to Friday:	9:00am to 3:00pm
Saturday:	Not permitted
Sunday and Public Holidays:	Not permitted

ENVIRONMENTAL MANAGEMENT PLAN

15. The approved use must be carried out in accordance with the Approved Environmental Management Plan, prepared by Downes Group Pty Ltd, Version 1, dated 11 June 2021, except as altered by conditions of this development approval.

16. The Environmental Management Plan must be implemented, maintained and modified where necessary, to maintain compliance with the requirements of this Development Approval at all times.

NOISE EMISSIONS

17. Noise emissions from the development shall not cause environmental harm or nuisance to adjoining properties or "Sensitive Land Uses".

18. Construct and maintain a 6 metre high earthen or rock bund around the northern portion of the fixed crushing plant areas as shown in Figure 3 of the Noise Impact Assessment prepared by Range Environmental Consultants, Version 1, dated 22 October 2021.

AIR EMISSIONS

19. Air emissions (dust) from the development shall not cause environmental harm or nuisance to adjoining properties or "Sensitive Land Uses" in accordance with the *Environmental Protection (Air) Policy 2019*.

WASTE MANAGEMENT

20. All waste generated from construction of the premises must be effectively controlled on-site before disposal. All waste must be disposed of in accordance with the *Waste Reduction and Recycling Act 2011.*

21. All waste generated on-site must be managed in accordance with the waste management hierarchy as detailed in the *Waste Reduction and Recycling Act 2011.*

ENGINEERING WORKS

22. Undertake Engineering designs and construction in accordance with Council's Planning Scheme, Development Manual and Standard Drawings, and relevant Australian Standards.

23. Applicant is responsible for the full cost of any alterations necessary, to any infrastructure services and/or other public utility installations resulting from the development or from road and drainage works required in connection with the development.

LOCATION, PROTECTION AND REPAIR OF DAMAGE TO COUNCIL AND PUBLIC UTILITY SERVICES INFRASTRUCTURE AND ASSETS

24. Be responsible for the location and protection of any Council and public utility services infrastructure and assets that may be impacted during construction of the development.

25. Repair damage to any Council and public utility services infrastructure and assets where damage is a result of the proposed development.

26. Repair any damage to infrastructure assets immediately where it creates a hazard to the community, including a pedestrian or vehicular safety hazard and all other instances repair immediately upon completion of the work associated with the development.

ROADWORKS AND SAFETY

27. Install signage for all works on or near roadways in accordance with the “Manual for Uniform Traffic Control Devices – Part 3, Works on Roads”.

STORMWATER MANAGEMENT

28. Provide Stormwater management generally in accordance with the Approved Stormwater Management Plan prepared by Groundwork Plus, Issue 3, dated May 2021 subject to detailed design and except as altered by conditions of this Development Approval.

29. Design and construct stormwater drainage to ensure that the development will achieve "no worsening" as described in the Queensland Urban Drainage Manual (QUDM).

30. Provide overland flow paths that do not aversely alter the characteristics of existing overland flows on other properties or that create an increase in flood damage on other properties.

VEHICLE ACCESS

31. Design and construct the proposed crossover between the property boundary and the edge of the Bunya Highway road pavement to the Department of Transport and Main Roads' standards.

32. Design and construct the access internal to the site in accordance with Approved Plan No. 013-013-300, Revision A, prepared by Bax Engineering Pty Ltd, dated 14 June 2021.

33. Measures shall be implemented to mitigate gravel being tracked onto the Bunya Highway.

FUEL STORAGE

34. Diesel is to be stored and handled in accordance with *Australian Standard 1940-2004 The Storage and Handling of Flammable and Combustible Liquids*.

PARKING AND MANOEUVRING

35. The premises shall be provided with adequate on-site car parking spaces for employees, customers and manoeuvring for a minimum of a 26 metre B-double.

PONDING OF STORMWATER

36. Adjoining properties and roadways to the development are to be protected from ponding or nuisance from stormwater as a result of any activities undertaken as part of the proposed development.

EROSION AND SEDIMENT CONTROL

37. Undertake erosion and sediment control in accordance with the Erosion and Sediment Control Plan, prepared by Bax Engineering, Revision A, dated 20 June 2021.

ON-SITE WASTEWATER DISPOSAL

38. Connect the development to an on-site wastewater disposal system, in accordance with AS1547 and the Queensland Plumbing and Waste Water Code.

39. Obtain a Development Permit for Plumbing Work for the on-site sewerage treatment system.

WATER SUPPLY

40. Provide a potable water supply for staff and visitors. Monitor water quality continuously to ensure compliance with the Australian Drinking Water Guidelines - current edition 2011 and enHealth Guidance of Use of Standards for Potable Water**.**

ENVIRONMENTAL

41. The operations and construction work associated with this development shall be carried out to the requirements of Council. Where material is spilled or carried onto existing roads by vehicles emanating from the Quarry, it is to be removed forthwith so as to restrict dust nuisance and ensure traffic safety.

REHABILITATION

42. Rehabilitate the site at the time of decommissioning the extraction operations generally in accordance with Section 7 Rehabilitation Management Plan included in the Approved Environmental Management Plan, prepared by Downes Group Pty Ltd, Version 1, dated 11 June 2021.

O P E R A T I O N A L W O R K

1. Undertake all approved work at no cost to Council and in accordance with the Approved Plans, approval conditions and Western Downs Regional Council's Planning Scheme Policy 1 Design and Construction Standards.

2. This approval extends to drainage work, access driveway, internal roads, erosion and sediment control and design vehicle manoeuvring as detailed.

   Comment: Works proposed within the State-controlled road reserve do not form a part of this approval.

3. The approval is subject to construction being undertaken in accordance with the Approved Plans listed below:

   Plan No: 013-013-100, Revision A
   Description: Overall Layout Plan, prepared by Bax Engineering Pty Ltd, dated 14.06.21

   Plan No: 013-013-250, Revision A
   Description: Sediment and Erosion Control Plan Sheet 1 of 2, prepared by Bax Engineering Pty Ltd, dated 14.06.21

Plan No: 013-013-251, Revision A
Description: Sediment and Erosion Control Plan Sheet 2 of 2, prepared by Bax Engineering Pty Ltd, dated 14.06.21

Plan No: 013-013-252, Revision A
Description: Sediment and Erosion Detail Sheet 1 of 3, prepared by Bax Engineering Pty Ltd, dated 14.06.21

Plan No: 013-013-253, Revision A
Description: Sediment and Erosion Detail Sheet 2 of 3, prepared by Bax Engineering Pty Ltd, dated 14.06.21

Plan No: 013-013-254, Revision A
Description: Sediment and Erosion Detail Sheet 3 of 3, prepared by Bax Engineering Pty Ltd, dated 14.06.21

Plan No: 013-013-300, Revision A
Description: Roadworks Layout Plan - Sheet 1 of 4, prepared by Bax Engineering Pty Ltd, dated 14.06.21

Plan No: 013-013-301, Revision A
Description: Roadworks Layout Plan - Sheet 2 of 4, prepared by Bax Engineering Pty Ltd, dated 14.06.21

Plan No: 013-013-302, Revision A
Description: Roadworks Layout Plan - Sheet 3 of 4, prepared by Bax Engineering Pty Ltd, dated 14.06.21

Plan No: 013-013-303, Revision A
Description: Roadworks Layout Plan - Sheet 4 of 4, prepared by Bax Engineering Pty Ltd, dated 14.06.21

Plan No: 013-013-304, Revision A
Description: Road Typical Details, prepared by Bax Engineering Pty Ltd, dated 14.06.21

Plan No: 013-013-310, Revision A
Description: Roadworks Longitudinal Section - Sheet 1 of 5, prepared by Bax Engineering Pty Ltd, dated 14.06.21

Plan No: 013-013-311, Revision A
Description: Roadworks Longitudinal Section - Sheet 2 of 5, prepared by Bax Engineering Pty Ltd, dated 14.06.21

Plan No: 013-013-312, Revision A
Description: Roadworks Longitudinal Section – Sheet 3 of 5, prepared by Bax Engineering Pty Ltd, dated 14.06.21

Plan No: 013-013-313, Revision A
Description: Roadworks Longitudinal Section - Sheet 4 of 5, prepared by Bax Engineering Pty Ltd, dated 14.06.21

Plan No: 013-013-314, Revision A
Description: Roadworks Longitudinal Section - Sheet 5 of 5, prepared by Bax Engineering Pty Ltd, dated 14.06.21

Plan No: 013-013-330, Revision A
Description: Roadworks Cross Sections - Sheet 1 of 7, prepared by Bax Engineering Pty Ltd, dated 14.06.21

Plan No: 013-013-331, Revision A
Description: Roadworks Cross Sections - Sheet 2 of 7, prepared by Bax Engineering Pty Ltd, dated 14.06.21

Plan No: 013-013-332, Revision A
Description: Roadworks Cross Sections - Sheet 3 of 7, prepared by Bax Engineering Pty Ltd, dated 14.06.21

Plan No: 013-013-333, Revision A
Description: Roadworks Cross Sections - Sheet 4 of 7, prepared by Bax Engineering Pty Ltd, dated 14.06.21

Plan No: 013-013-334, Revision A
Description: Roadworks Cross Sections - Sheet 5 of 7, prepared by Bax Engineering Pty Ltd, dated 14.06.21

Plan No: 013-013-335, Revision A
Description: Roadworks Cross Sections - Sheet 6 of 7, prepared by Bax Engineering Pty Ltd, dated 14.06.21

Plan No: 013-013-336, Revision A
Description: Roadworks Cross Sections - Sheet 6 of 7, prepared by Bax Engineering Pty Ltd, dated 14.06.21

Plan No: 013-013-340, Revision A
Description: Roadworks Typical Details, prepared by Bax Engineering Pty Ltd, dated 14.06.21

Plan No: 013-013-400, Revision A
Description: Sight Distance Layout Plan, prepared by Bax Engineering Pty Ltd, dated 14.06.21

Plan No: 013-013-410, Revision A
Description: Sight Distance Longitudinal Sections, prepared by Bax Engineering Pty Ltd, dated 14.06.21

Plan No: 013-013-500, Revision A
Description: Manoeuvring Plans - Sheet 1 of 6, prepared by Bax Engineering Pty Ltd, dated 14.06.21

Plan No: 013-013-501, Revision A
Description: Manoeuvring Plans - Sheet 2 of 6, prepared by Bax Engineering Pty Ltd, dated 14.06.21

Plan No: 013-013-502, Revision A
Description: Manoeuvring Plans - Sheet 3 of 6, prepared by Bax Engineering Pty Ltd, dated 14.06.21

Plan No: 013-013-503, Revision A
Description: Manoeuvring Plans - Sheet 4 of 6, prepared by Bax Engineering Pty Ltd, dated 14.06.21

Plan No: 013-013-504, Revision A
Description: Manoeuvring Plans - Sheet 5 of 6, prepared by Bax Engineering Pty Ltd, dated 14.06.21

Plan No: 013-013-505, Revision A
Description: Manoeuvring Plans - Sheet 6 of 6, prepared by Bax Engineering Pty Ltd, dated 14.06.21

4. Pay to Council, applicable inspection fees based on Council's Fees and Charges current at the time of inspection. The fee must be calculated based on the estimated project cost.

5. Provide proof that the Queensland State Government Portable Long Service Leave and other associated charges have been paid, prior to commencement of any work as applicable.

6. Adhere to the following hours of construction unless otherwise approved in writing by Council:

Monday to Saturday:	6.30am to 6.30pm	work permitted
Monday to Sunday:	6.30pm to 6.30am	No work permitted
Sunday and Public Holidays:		No work permitted

Do not conduct work or business that causes audible noise from or on the site outside the above hours.

7. Be responsible to carry out Work Health and Safety legislative requirements.

8. Ensure all work sites are maintained in a clean, orderly state at all times.

9. Manage all waste in accordance with the relevant legislation and regulations and dispose of regulated waste at a licensed facility of Western Downs Regional Council by a licensed regulated waste disposal contractor.

10. Be responsible for the location and protection of any Council and public utility services infrastructure and assets that may be impacted during construction of the development.

11. Repair all damage incurred to Council and public utility services infrastructure and assets, as a result of completed or incomplete work under this approval, immediately should hazards exist for public health and safety or vehicular safety. Otherwise, repair all damage immediately upon completion of work associated with the development.

12. Submit to Council, certification from a suitably qualified Engineer (RPEQ) that the work has been undertaken in accordance with the Approved Plans, Documents and specifications and to Council's requirements, prior to commencement of the use.

13. Ensure that development work on the subject land does not lead to ponding of stormwater or cause actionable nuisance to adjoining properties, and drains freely to a lawful point of discharge in accordance with the Queensland Urban Drainage Manual.

14. Be responsible for the protection of nearby properties from dust pollution arising from construction and maintenance of the work required by this approval and comply with any lawful instructions from the Assessment Manager if, in their opinion, a dust nuisance exists.

15. Undertake any work for the safety or health of the community or protection of infrastructure where Council deems it necessary.

WORKS-ON-COMPLETION INSPECTION

16. Upon completion of the work and prior to commencement of the use, submit to Council, a written request stating that all approved work has been completed and ready for Council inspection.

17. Prior to commencement of the use, undertake any rectification work as directed by a Council Officer further to the works-on-completion inspection.

R E F E R R A L A G E N C Y R E S P O N S E

1. The applicant be advised of the attached Concurrence Agency response from the Department of State Development, Infrastructure, Local Government and Planning dated 11 August 2021.

A D V I S O R Y N O T E S

NOTE 1 - Special Rates

In lieu of levying infrastructure charges payable in conjunction with this Development Permit in accordance with the *Planning Act 2016*, road maintenance and depreciation costs associated with the Extractive Industry operations will be recouped by levying an annual special rate on the land on which the Extractive Industry is located.

NOTE 2 - Relevant Periods

*"A part of a development approval lapses at the end of the following period (the **currency period**)—*

Material Change of Use

(a) for any part of the development approval relating to a Material Change of Use—if the first change of use does not happen within—

(i) the period stated for that part of the approval; or

(ii) if no period is stated—6 years after the approval starts to have effect.

Operational Work

(c) for any other part of the development approval—if the development does not substantially start within—

(i) the period stated for that part of the approval; or

(ii) if no period is stated—2 years after the approval starts to take effect."

NOTE 3 - Aboriginal Cultural Heritage

It is advised that under Section 23 of the *Aboriginal Cultural Heritage Act 2003*, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the "cultural heritage duty of care"). Maximum penalties for breaching the duty of care are listed in the Aboriginal cultural heritage legislation. The information on Aboriginal cultural heritage is available on the Department of Aboriginal and Torres Strait Islander and Partnerships' website www.datsip.qld.gov.au

NOTE 4 - General Environmental Duty

General environmental duty under the *Environmental Protection Act 1994* prohibits unlawful environmental nuisance caused by noise, aerosols, particles, dust, ash, fumes, light, odour or smoke beyond the boundaries of the development site during all stages of the development including earthworks, construction and operation.

NOTE 5 - General Safety of Public during Construction

The *Work Health and Safety Act 2011* and *Manual of Uniform Traffic Control Devices* must be complied with in carrying out any construction work, and to ensure safe traffic control and safe public access in respect of work being constructed on a road.

NOTE 6 - Property Note (Audit of Conditions)

An inspection of the property to ascertain compliance with conditions will be undertaken three (3) months after the approval takes effect. If the work is completed prior to this time, please contact Council for an earlier inspection. A property note to this effect will be placed on Council's records.

NOTE 7 - Duty to Notify of Environmental Harm

If a person becomes aware that serious or material environmental harm is caused or threatened by an activity or an associated activity, that person has a duty to notify Western Downs Regional Council.

NOTE 8 - Referral Agency Response

The Referral Agency response is attached to the approval.

NOTE 9 - Commencement of Use

Prior to commencement of this use, the applicant is to request a Compliance Inspection be undertaken by Council to confirm that all conditions of this Development Permit are considered compliant.

Upon receipt of confirmation from Council that all conditions of this Development Permit are considered compliant, the applicant is to notify Council within 20 business days, that this approved use has lawfully commenced.

Background Information

The relevant background information of this application is as follows:

Application No: 030.2021.500.001	**Assessment No:** A41362	**Keywords Index:** AD6.6.2, LG7.6.1 & LG7.7.1
Assessing Officer:	Kim Reeve CONSULTANT PLANNING OFFICER	
PART 1: APPLICATION		
Applicant:	Harry Pickering C/- SVR Environmental &Town Planning	
Owner:	Harry Edward Pickering	
Site Address:	5610 Bunya Highway, Cooranga	
Site Area:	505.90 ha	
Real Property Description:	Lot 42 on AG3324	
Proposed Development:	Extractive Industry (up to 100,000 tonnes per annum) and Operational Work (Roadworks, Earthworks and Drainage)	
Level of Assessment:	Impact	
Type of Application:	Material Change of Use and Operational Work	
Relevant Planning Scheme:	Western Downs Planning Scheme 2017 incorporating Amendment 1	
Zone:	Rural	
Precinct:	N/A	

Overlays:	· Biodiversity · Bushfire Risk · Flood Hazard · Agricultural Land · Water Resource Catchment · Scenic Amenity · Waterway Corridors · Noise Corridor · Infrastructure	- MSES Regulated Vegetation - Medium Bushfire Hazard - Potential - Class A - Groundwater Vulnerability Area - High Landscape Value Areas - Scenic Routes Buffer 100m - Waterway Corridor - Categories 2 – 4 - Highway/Main Road
Pre-lodgement Meeting:	No	
Application Lodgement Date:	23/06/2021	
Properly Made Application:	Yes	Date: 23/06/2021
Confirmation Notice Issued:	Yes	Date: 05/07/2021
PART 2: REFERRALS		
State Assessment and Referral Agency (SARA) Department of Transport and Main Roads as Technical Agency	· 05/07/2021 - The applicant referred the application to SARA. · 14/07/2021 - SARA issued a Confirmation Notice to the applicant. · 11/08/2021 - SARA issued a Referral Agency response approving the development, with conditions.	
PART 3: INFORMATION REQUEST		
Information Request Issued:	Yes	Date: 16/07/2021
Applicant's Response:	Yes	Date: 25/10/2021
PART 4: PUBLIC NOTIFICATION		
Start Date:	Yes	Date: 05/11/2021
Notice of Compliance Received:	Yes	Date: 27/11/2021
Submissions:	Nil	
PART 5: DECISION PERIOD		
Date Commenced:	29/11/2021	
Decision Due Date:	**19/01/2022**	

Report

1. Site

The subject site, Lot 42 on AG3324, is located at 5610 Bunya Highway, Cooranga. The property is within the Rural Zone, gains access from the Bunya Highway, and is 505.90ha in area.

The Biodiversity, Bushfire Risk, Flood Hazard, Agricultural Land, Water Resource Catchment, Scenic Amenity, Waterway Corridors Overlays, Noise Corridor and Infrastructure Overlays impact the land. The site is developed and contains a dwelling house and ancillary outbuildings. The site is primarily utilised for low intensity cattle grazing.

The subject site has sole frontage to the Bunya Highway which is a State-controlled Road. The property is serviced by telecommunication and electricity networks and is provided with an on-site water supply and effluent treatment system.

2. Proposal

The applicant has submitted a combined Development Application for a Material Change of Use to establish an Extractive Industry (up to a maximum 100,000 tonnes per annum) and Operational Work (Roadworks, Earthworks and Drainage) on the subject site.

An Extractive Industry is defined under the Western Downs Planning Scheme 2017 incorporating Amendment 1 (the Planning Scheme) as:

"Premises used for –

(a) Extracting or processing extractive resources; and

(b) Any related activities, including for example, transporting the resources to market."

The proposed development will involve the extraction of hard basalt rock which is intended to be utilised for high quality aggregate for concrete, asphalt and road base. The development site will include sedimentation ponds, a stockpile area, fixed plant storage area, overburden pit and hard rock pit. A site operations and storage area will also be developed and will include an office building (18m² gross floor area [GFA]), staff amenities and storage container (14.95m² GFA). A bunded diesel storage tank with a capacity of 3,500L will be provided on the development site. Operations will include extraction, drilling and blasting, crushing, screening and stockpiling of material prior to the haulage of the material from site.

Access to the site will be taken via the existing crossover to the Bunya Highway which is a State-controlled road. No formal car parking area is proposed.

The applicant has stated that the operating hours, including extraction and processing, haulage and site maintenance will be restricted to 7:00am to 6:00pm Monday to Friday, and 8:00am to 2:00pm Saturday. No operations will occur on Sunday or public holidays. Drilling and blasting will also be undertaken 2 – 3 times per year (for up to 3-4 days at a time) however, these operations will be restricted to the hours of 9:00am to 3:00pm Monday to Friday.

The development is expected to employ 3 full-time staff for machinery operation and maintenance.

The development also requires an Environmental Authority for Environmentally Relevant Activities (ERA) 16(2) Extracting, other than by dredging, in a year, 5,000t to 100,000t material, and ERA 16(3) Screening, in a year, 5,000t – 100,000t of material. It is noted that these are not concurrence ERAs under the *Environmental Protection Regulation 2008*. The applicant has advised that the Environmental Authority has been approved by the Department of Environment and Science on 26 November 2021 (Reference No. P-EA-100124846).

3. Assessment

The following are the benchmarks applying to this development:

ASSESSMENT MATTERS	
Assessment Benchmarks	The proposed development was assessed against the following assessment benchmarks: ▪ Western Downs Planning Scheme 2017 incorporating Amendment 1 · Rural Zone Code · Extractive Industry Code · Transport, Access and Parking Code · Infrastructure Services Code · Operational Works Code · Biodiversity Overlay Code · Bushfire Risk Overlay Code · Flood Hazard Overlay Code · Natural Resources Overlay Code · Infrastructure Overlay Code · Scenic Amenity Overlay Code · Waterway Corridors Overlay Code
Reasons for Decision	The development was assessed against all of the assessment benchmarks listed above and complies with all of these, with the exceptions listed below:

	Assessment Benchmark	Reasons for the Approval Despite Non-compliance with Benchmark
	Extractive Industry Code	
	AO1.1 *Extractive industry* operations that involve blasting, crushing or screening are located with a minimum separation distance of 1,000 metres from a *sensitive land use* or land in a residential zone category.	**Alternative Solution** The proposed Extractive Industry maintains a separation distance of 1,000m to all nearby sensitive receivers, with the exception of one sensitive receiver which is located 870m north-east of the development site area on the opposite side of the Bunya Highway. The associated Performance Outcome seeks to ensure that the effects of Extractive Industry operations (dust, air and noise emissions, blasting, vibration and overpressure) and from associated transport movements, do not create significant environmental harm or unreasonably disrupt the amenity of sensitive land uses. The applicant has submitted a Noise Impact Assessment and Airblast Overpressure and Vibration Assessment to address the Performance Outcome. The Noise Impact Assessment has recommended a 6m high earthen or rock bund be provided around the northern portion of the fixed crushing plant area to attenuate extraction and processing plant noise. The assessment has also recommended operational noise sources be limited to day-time period (7:00am – 6:00pm) except in the event of an emergency. The Noise Impact Assessment has concluded that the proposed Quarry presents a low risk of impact to acoustic amenity and is unlikely to cause environmental nuisance at sensitive receptors subject to the implementation of the recommendations of the assessment. The development will be conditioned to comply with these recommendations. The Airblast Overpressure and Vibration Assessment has found that the proposed Quarry will comply with the relevant vibration and overpressure criteria. The development will be conditioned to limit blasting activities to between 9:00am and 3:00pm Monday to Friday. The development will also be conditioned to ensure dust impacts are managed in accordance with the *Environmental Protection (Air) Policy 2019.* It is noted that the development takes direct access from the State-controlled Road network (Bunya Highway) which is suitable to cater for the associated vehicle movements of the development. The alternative solution is considered to meet the Performance Outcome noting that adequate separation and buffering is provided to adjacent uses subject to the recommended conditions of approval.
	Transport, Access and Parking Code	

	AO4 Car parking is provided in accordance with the requirements identified in Table 9.4.5.2 - Car parking generation rates and service vehicle requirements.	**Alternative Solution** Table 9.4.5.2 - Car Parking Generation Rates does not nominate a specific rate for an Extractive Industry use. The table notes that car parking is provided at a rate sufficient to accommodate the expected demand for the use. The associated Performance Outcome seeks to ensure that car parking is: *(a) "adequate for the expected demand;* *(b) designed to ensure safe and functional operation for motorists and pedestrians;* *(c) allows for the safe and efficient servicing of the site; and* *(d) located to protect the amenity of surrounding land uses."* The applicant has noted that sufficient area for parking will be provided within the proposed Quarry operations area. A condition has been included to ensure that provision is made for on-site parking spaces for employees and customers. Given the nature and location of the use, the alternative solution is considered to meet the Performance Outcome, subject to the recommended conditions of approval.
	Natural Resources Overlay Code	
	AO8.1 The following activities are not located on land identified as a Water Resource Catchment Area on Water resource catchment areas overlay maps (OM- 009): (a) *Animal keeping*; (b) *Intensive animal industry*; (c) *Intensive horticulture*; (d) *Industry activities*	The subject land is identified within a Water Resource Catchment Area on the Water Resources Catchment Areas Overlay Map. Schedule 1 Definitions of the Planning Scheme includes an Extractive Industry use in the Industry Activities activity group. The associated Performance Outcome seeks to ensure that development in water resource catchment areas ensures groundwater quality is maintained. The applicant has submitted a Stormwater Management Plan and an Erosion and Sediment Control Plan to ensure stormwater quality is appropriately managed. Appropriate conditions have been included to ensure compliance with the recommendations of these plans. A condition of approval has also been included to ensure diesel storage associated with the use is stored and handled in accordance with Australian Standard 1940-2004 The Storage and Handling of Flammable and Combustible Liquids. The development will be constructed and operated to meet the associated Performance Outcome by ensuring groundwater quality is maintained, subject to the recommended conditions of approval.

3.1 Strategic Plan

Extractive resources are an important economic resource that support construction activity in and beyond the region. The material extracted from the development is intended to be utilised for high quality aggregate for concrete, asphalt and road base. The development will be located on land within the Rural Zone in which the development of an Extractive Industry is a consistent use.

The development site area is located outside of Class A and Class B Agricultural Land and does not compromise rural activities and production. Furthermore, the development site area is suitably setback from biodiversity areas, significant vegetation and waterways.

The development is suitably located, and can be conditioned to ensure that it does not result in adverse impacts on the natural environment and surrounding rural land users. Further, a Noise Impact Assessment and Airblast Overpressure and Vibration Assessment has been prepared to ensure environmental hazards, including particulate and noise emissions, from the development do not impact on the health and safety of the surrounding area.

The proposed development is consistent with the Policy intent of the Strategic Plan of the Planning Scheme.

3.2 Rural Zone Code

The proposed development is generally consistent with the overall outcomes sought for development in the Rural Zone. The proposed development seeks to establish an Extractive Industry use which is a consistent use under the provisions of the Rural Zone Code. Furthermore, the development is directly associated with a natural resource and requires a location remote from urban uses because of the potential impacts of the operation.

The proposal complies with the setback, height and screening requirements for development in the Rural Zone.

The development site is suitably located to avoid Class A and Class B Agricultural Land to ensure the development does not alienate or diminish the productive capacity of the subject land. The development will be suitably set back and screened from the adjacent road frontage by existing vegetation, and the development will maintain the landscape values of the subject land noting that the development will not result in the clearing of significant vegetation.

Adequate separation and buffering are provided to adjacent uses, and the development will be operated to ensure it does not result in amenity impacts on nearby sensitive land uses including those related to noise, dust and vibration impacts. In this regard, it is noted a Noise Impact Assessment and Airblast Overpressure and Vibration Assessment have been prepared for the development. The development will be conditioned to comply with the recommendations of these assessments. The development will also be conditioned to ensure dust impacts are managed in accordance with the *Environmental Protection (Air) Policy 2019*.

The development is consistent with the Rural Zone Code, subject to the recommended conditions of approval.

3.3 Overlays

Bushfire Risk Overlay Code

The property is identified as containing Medium Bushfire Hazard areas on the Bushfire Risk Overlay Mapping.

Buildings and structures associated with the proposed development are appropriately separated from the Medium Bushfire Hazard areas on the site.

The Bunya Highway and the proposed internal roads are considered capable of providing access for fire fighting and other emergency vehicles.

The development is consistent with the Bushfire Risk Overlay Code.

Flood Hazard Overlay

The property is identified as containing limited Potential Flood Hazard Areas on the Flood Hazard Overlay Mapping.

The development site area, including internal access, is appropriately separated from the Potential Flood Hazard Areas on the site.

The development is consistent with the Flood Hazard Overlay Code.

Biodiversity Overlay Code

The property is identified as containing MSES Regulated Vegetation on the Biodiversity Overlay Mapping.

The development site is set back a minimum of 50m from the MSES Regulated Vegetation areas and accordingly, the development is not expected to impact the identified environmental values.

It is considered that the development is consistent with the Biodiversity Overlay Code.

Natural Resources Overlay Code

The subject site is located in a Groundwater Vulnerability Area under the Water Resource Catchment Overlay. The applicant has submitted a Stormwater Management Plan and an Erosion and Sediment Control Plan to ensure stormwater quality is appropriately managed. Conditions have been included to ensure compliance with the recommendations of the Stormwater Management Plan and the Erosion and Sediment Control Plan, and to ensure diesel storage associated with the use is stored and handled in accordance with relevant standards. The development complies with the Acceptable Outcomes relating to Groundwater Vulnerability Area under the Natural Resources Overlay Code, subject to the recommended conditions of approval.

The subject site contains areas identified as Agricultural Land Classification – Class A, however, the development footprint, including site access, is not located within this area. Accordingly, the development complies with the Acceptable Outcomes relating to Agricultural Land Classification under the Natural Resources Overlay Code.

Infrastructure Overlay Code

The subject site is identified within a Noise Corridor (Mandatory Categories 2 – 4) and is adjacent to a Highway/Main Road. The development does not involve a sensitive land use and accordingly, the Acceptable Outcomes relating to the Noise Corridor under the Infrastructure Overlay Code are not applicable to the development.

The proposed development will maintain the existing mature vegetation between the development site area and adjacent an identified Highway/Main Road. As a result, the development is considered to comply with the applicable Performance Outcome of the Infrastructure Overlay Code.

Scenic Amenity Overlay Code

The subject site is mapped as being within 100m of a Scenic Route (Bunya Highway) and within a High Landscape Value Area. The proposed development complies with all Acceptable Outcomes relating to the Scenic Route and High Landscape Value Area, and subsequently complies with the Scenic Amenity Overlay Code.

Waterway Corridors Overlay Code

The property is identified as containing a Waterway Corridor on the Waterway Corridors Overlay Mapping. The development site area is not located in proximity to the identified Waterway Corridor and is appropriately set back from the corridor in accordance with the requirements of the Code. As a result, the development is consistent with the Waterway Corridors Overlay Code.

3.4 Development Codes

Extractive Industry Code

The proposed development does not maintain a separation distance of 1,000m from a sensitive receptor as required by the Extractive Industry Code. Notwithstanding, the applicant has demonstrated the development is appropriately separated from nearby sensitive land uses to ensure the effects from the operations (dust, air and noise emissions, blasting, vibration and overpressure) do not create significant environmental harm or unreasonably disrupt the amenity of sensitive land uses. In this regard, it is noted that the following supporting documentation has been provided to address amenity impacts:

- Noise Impact Assessment;
- Airblast Overpressure and Vibration Assessment; and
- Site Based Management Plan.

The development will be conditioned to comply with the recommendations within the supporting documentation. The development will also be conditioned to ensure dust impacts are managed in accordance with the *Environmental Protection (Air) Policy 2019.*

The proposed haulage route involves a State-controlled Road (Bunya Highway) and is appropriate for the nature and scale of the development.

The development will maintain operating hours consistent with the Extractive Industry Code and will be appropriately conditioned in this regard and as per the recommendations of the Noise Impact Assessment.

The submitted Site Based Management Plan illustrates how operations will be undertaken in a safe and efficient manner and includes a Rehabilitation and Exit Plan to ensure that the land is appropriately remediated once the development ceases on the site.

The development is consistent with the Extractive Industry Code, subject to the recommended conditions of approval.

Infrastructure Services Code

The development is located within a rural area and reticulated services are not available for connection to the subject site. The development will be conditioned to ensure appropriate potable water supply and an on-site wastewater disposal system are provided to the site in accordance with the Infrastructure Services Code.

Transport, Access and Parking Code

Table 9.4.5.2 of the Transport, Access and Parking Code does not nominate a parking rate for an Extractive Industry use; therefore, parking should be provided at a rate sufficient to accommodate the expected demand for the use. The applicant has noted that sufficient area for parking will be provided within the proposed Quarry operations area. A condition has been included to ensure that provision is made for on-site parking spaces for employees and customers, and that adequate manoeuvring for a 26m B-double is provided on-site.

A condition has been included to ensure internal access is provided in accordance with Council's standards and that a crossover is constructed to the Bunya Highway in accordance with the Department of Transport and Main Road's standards.

Haulage associated with the proposed development is expected to primarily utilise the State-controlled Road network, noting the site takes direct access from the Bunya Highway.

The proposed development complies with the Transport, Access and Parking Code, subject to the recommended conditions of approval.

Operational Works Code

Council's Consultant Development Engineer has assessed the development application against the Operational Works Code and provided conditions of approval where relevant.

The proposed development complies with the Operational Works Code, subject to the recommended conditions of approval.

4. Other Relevant Matters

4.1 Public Notification

The applicant undertook formal public notification of the development for a period of 15 business days between 5 November 2021 and 26 November 2021. Public Notification was undertaken in accordance with the requirements of the *Planning Act 2016* and Development Assessment Rules. No submissions were received during the Public Notification Period.

4.2 Referral

The application triggered referral to the State Assessment and Referral Agency (SARA) as a Concurrence Agency, with the Department of Transport and Main Roads as Technical Agency.

On 11 August 2021, SARA provided a Concurrence Agency response which included conditions of approval. The Concurrence Agency response is attached to this Report for consideration.

Consultation (Internal/External)

Internal

Council's Consultant Development Engineer has assessed the development application and provided conditions of approval where relevant.

Council's A/Principal Planner and A/Planning and Environment Manager have reviewed this Report and provided comments where necessary.

External

The State Assessment and Referral Agency has provided a Concurrence Agency response for the application which is attached to this Report.

Legal/Policy Implications (Justification if applicable)

An applicant may elect to appeal against Council's decision in accordance with the relevant Section of the *Planning Act 2016*, which states:

"Chapter 6 Dispute Resolution

Part 1 Appeal Rights

229 Appeals to Tribunal or P&E Court

(1) Schedule 1 states -

(a) matters that may be appealed to -

(i) either a tribunal or the P&E Court; or
(ii) only a tribunal; or
(iii) only the P&E Court; and

(b) the person -

*(i) who may appeal a matter (the **appellant**); and*
(ii) who is a respondent in an appeal of the matter; and
(iii) who is a co-respondent in an appeal of the matter; and
(iv) who may elect to be a co-respondent in an appeal of the matter.

(2) An appellant may start an appeal within the appeal period.

*(3) The **appeal period** is -*

(a) for an appeal by a building advisory agency - 10 business days after a Decision Notice for the decision is given to the Agency; or

(b) for an appeal against a deemed refusal - at any time after the deemed refusal happens; or

(c) for an appeal against a decision of the Minister, under Chapter 7, Part 4, to register premises or to renew the registration of premises - 20 business days after a Notice is published under Section 269(3)(a) or (4); or

(d) for an appeal against an Infrastructure Charges Notice - 20 business days after the Infrastructure Charges Notice is given to the person; or

(e) for an appeal about a deemed approval of a development application for which a Decision Notice has not been given - 30 business days after the applicant gives the Deemed Approval Notice to the Assessment Manager; or…

…(g) for any other appeal - 20 business days after a Notice of the decision for the matter, including an Enforcement Notice, is given to the person.

Note - See the P&E Court Act for the Court's power to extend the appeal period."

Budget/Financial Implications

Nil

Human Rights Considerations

Section 4(b) of the *Human Rights Act 2019* (Qld) (the *Human Rights Act*) requires public entities "*to act and make decisions in a way compatible with human rights*".

There are no human rights implications associated with this Report.

Conclusion

The proposed development has been assessed against the requirements of the Western Downs Planning Scheme 2017 incorporating Amendment 1. It is considered that the proposed development is consistent with the assessment benchmarks of the Western Downs Planning Scheme 2017 incorporating Amendment 1, subject to the recommended conditions of approval.

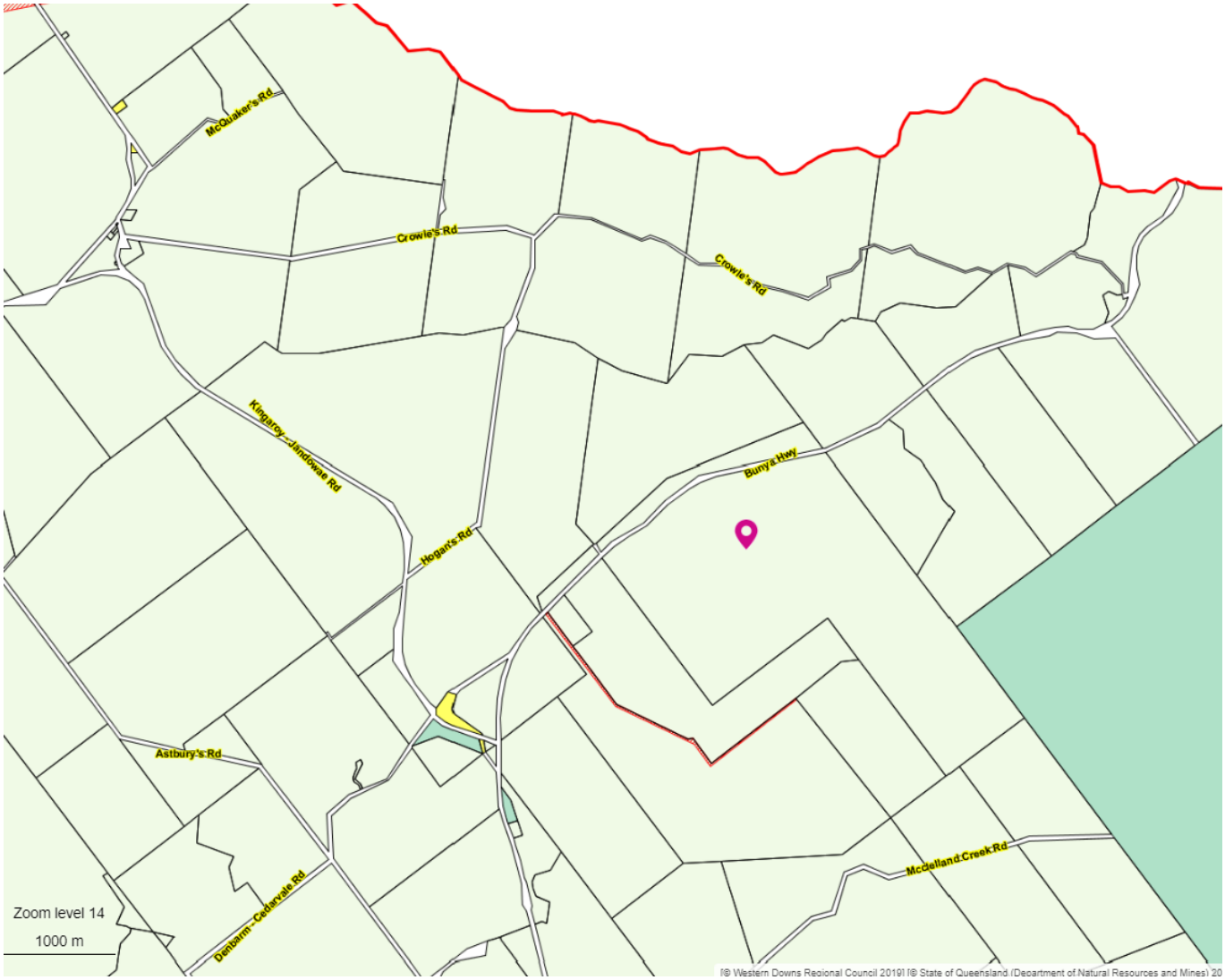
Attachments

1. Locality Plans
2. Proposal Plans and Documents
3. Referral Agency Response

Authored by: Kim Reeve, CONSULTANT PLANNING OFFICER, PRECINCT URBAN PLANNING

Attachment 1 - Locality Plans

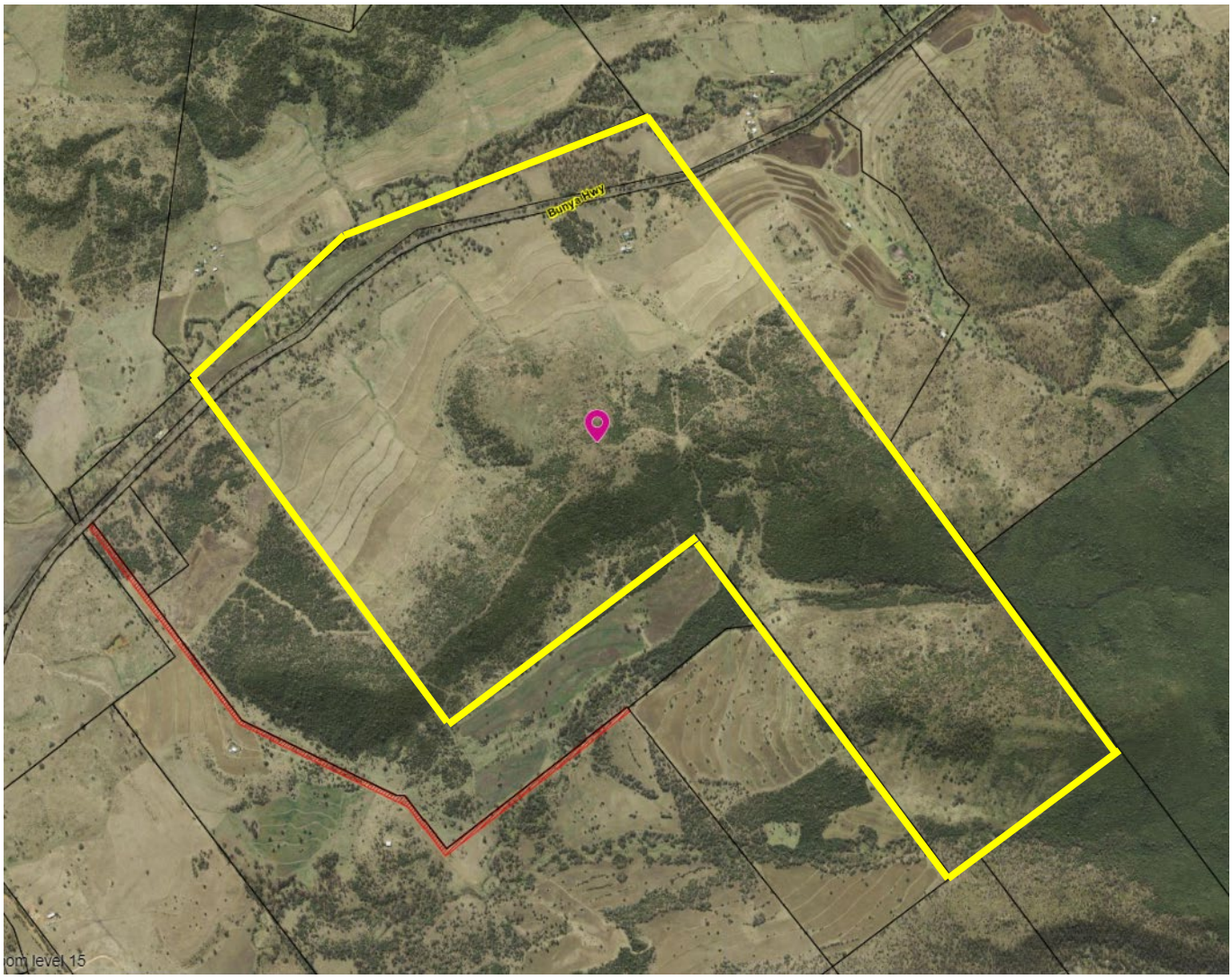
Zoning Map - Western Downs Planning Scheme 2017 incorporating Amendment 1



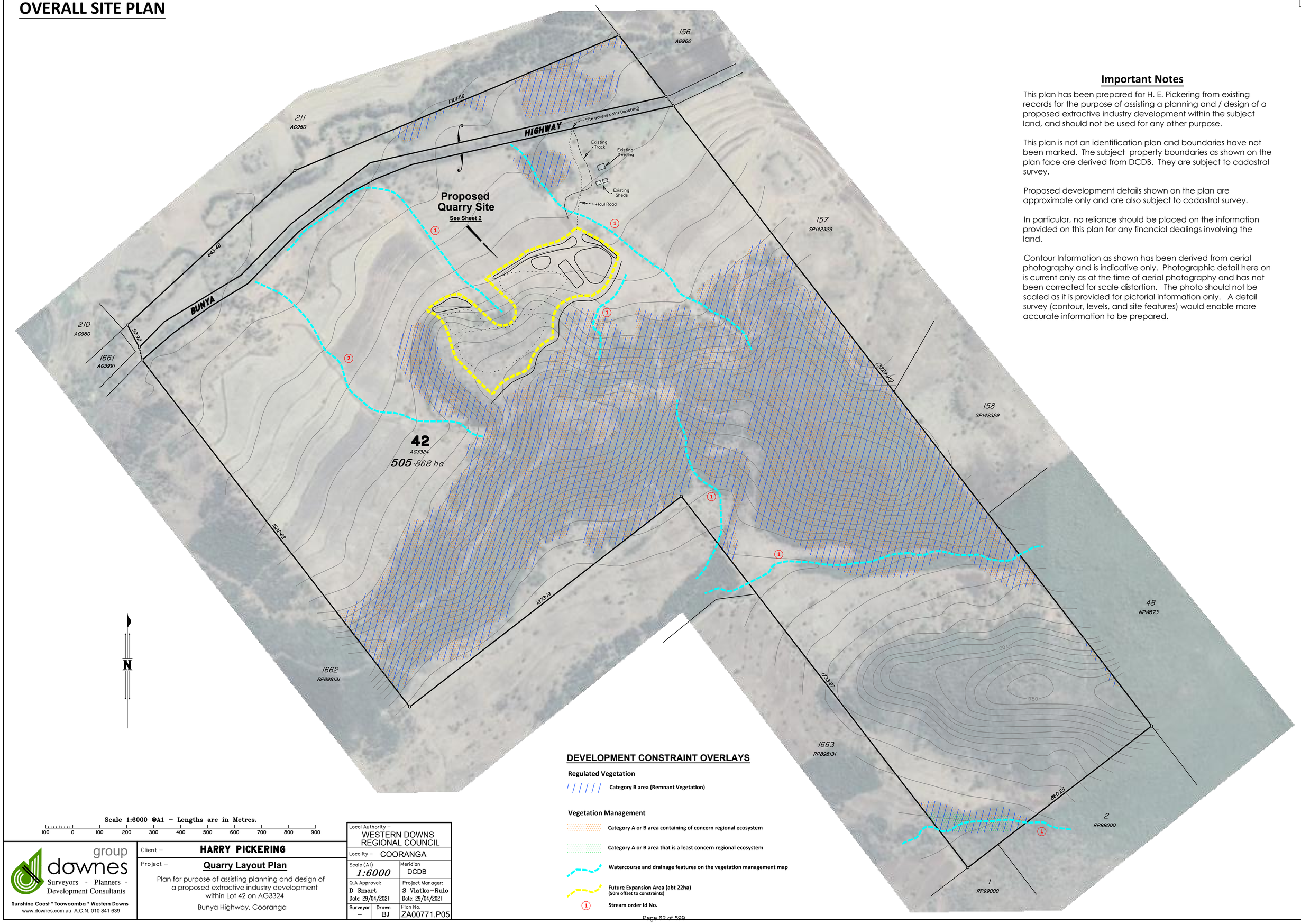
Planning Zones

- Community Facilities Zone
- Local Centre Zone
- District Centre Zone
- Major Centre Zone
- Low Density Residential Zone
- Medium Density Residential Zone
- Low Impact Industry Zone
- Medium Impact Industry Zone
- High Impact Industry Zone
- Recreation and Open Space Zone
- Rural Residential Zone / Rural Residential 20000 ...
- Rural Residential Zone / Rural Residential 4000 P...
- Rural Residential Zone / Rural Residential 8000 P...
- Rural Zone
- Rural Zone / Rural 10 Precinct
- Rural Zone / Rural 100 Precinct
- Township Zone
- Township Zone / Mowbullan - Bunya Mountains T...

Aerial Map



OVERALL SITE PLAN



Important Notes

This plan has been prepared for H. E. Pickering from existing records for the purpose of assisting a planning and / design of a proposed extractive industry development within the subject land, and should not be used for any other purpose.

This plan is not an identification plan and boundaries have not been marked. The subject property boundaries as shown on the plan face are derived from DCDB. They are subject to cadastral survey.

Proposed development details shown on the plan are approximate only and are also subject to cadastral survey.

In particular, no reliance should be placed on the information provided on this plan for any financial dealings involving the land.

Contour Information as shown has been derived from aerial photography and is indicative only. Photographic detail here on is current only as at the time of aerial photography and has not been corrected for scale distortion. The photo should not be scaled as it is provided for pictorial information only. A detail survey (contour, levels, and site features) would enable more accurate information to be prepared.

DEVELOPMENT CONSTRAINT OVERLAYS

Regulated Vegetation

Category B area (Remnant Vegetation)

Vegetation Management

Category A or B area containing of concern regional ecosystem

Category A or B area that is a least concern regional ecosystem

Watercourse and drainage features on the vegetation management map

Future Expansion Area (abt 22ha)
(50m offset to constraints)

① Stream order Id No.

Scale 1:6000 @A1 – Lengths are in Metres.

100 0 100 200 300 400 500 600 700 800 900

group downes
Surveyors - Planners - Development Consultants
Sunshine Coast * Toowoomba * Western Downs
www.downes.com.au A.C.N. 010 841 639

Client – **HARRY PICKERING**

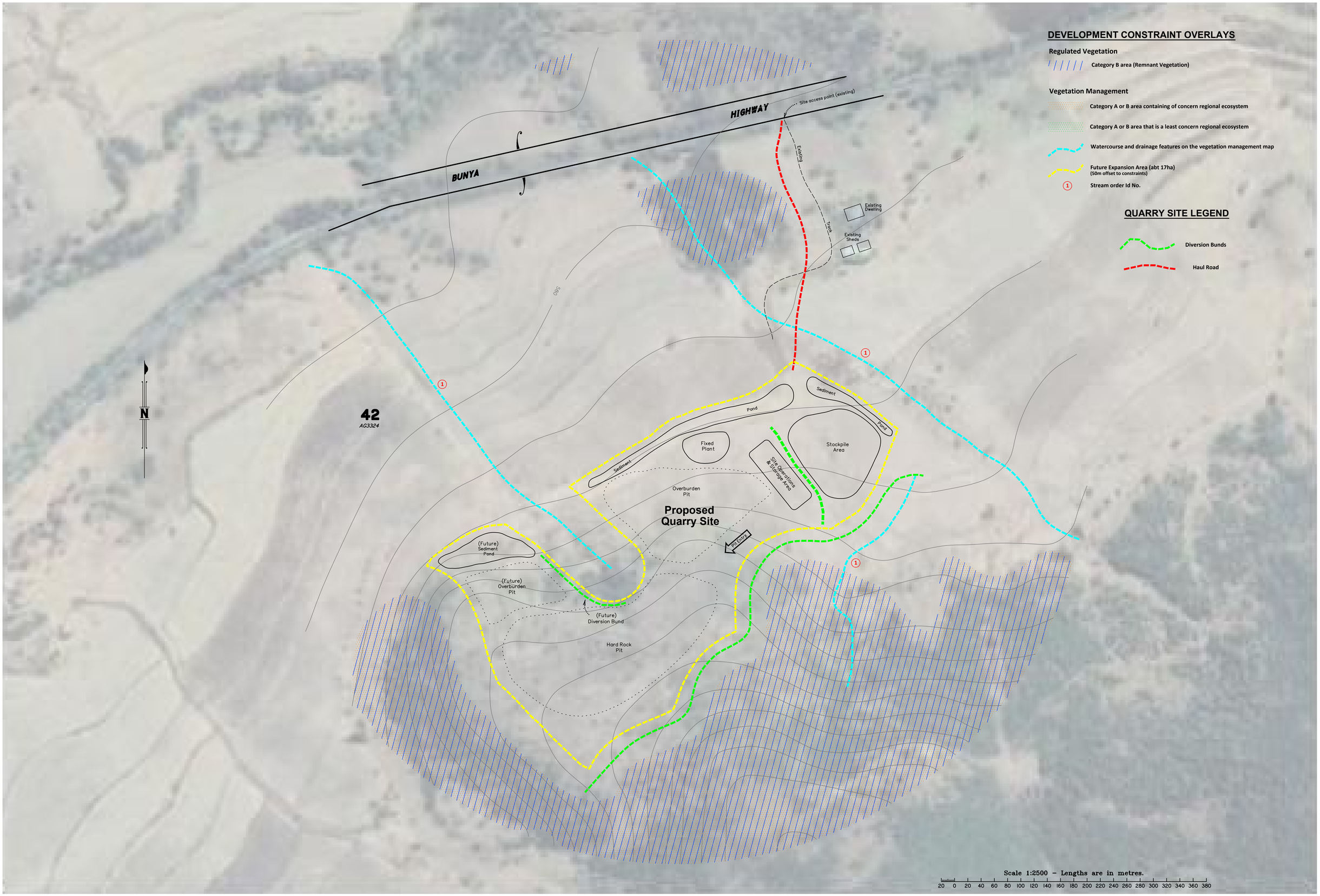
Project – **Quarry Layout Plan**

Plan for purpose of assisting planning and design of a proposed extractive industry development within Lot 42 on AG3324

Bunya Highway, Cooranga

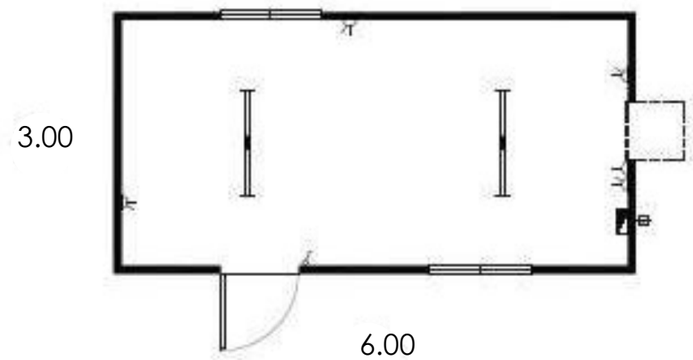
Local Authority – WESTERN DOWNS REGIONAL COUNCIL	
Locality – COORANGA	
Scale (A1) 1:6000	Meridian DCDB
Q.A Approval: D Smart Date: 29/04/2021	Project Manager: S Vlatko-Rulo Date: 29/04/2021
Surveyor –	Drawn BJ
Plan No. ZA00771.P05	

QUARRY SITE EXTENT

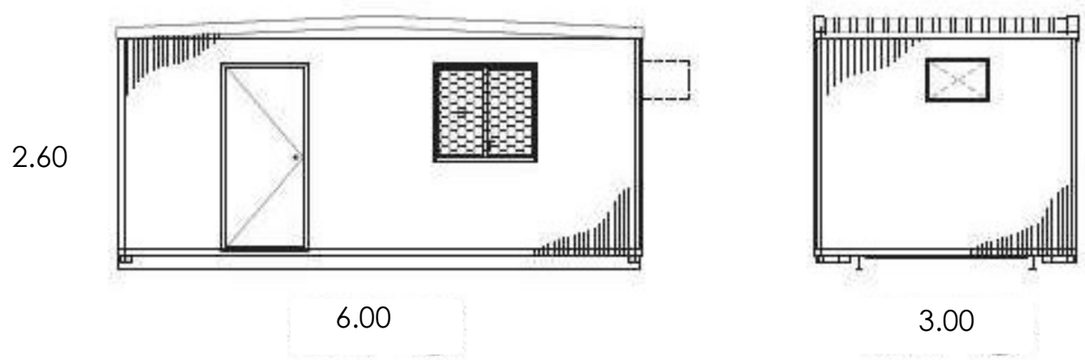


Plan No. ZA00771.P05

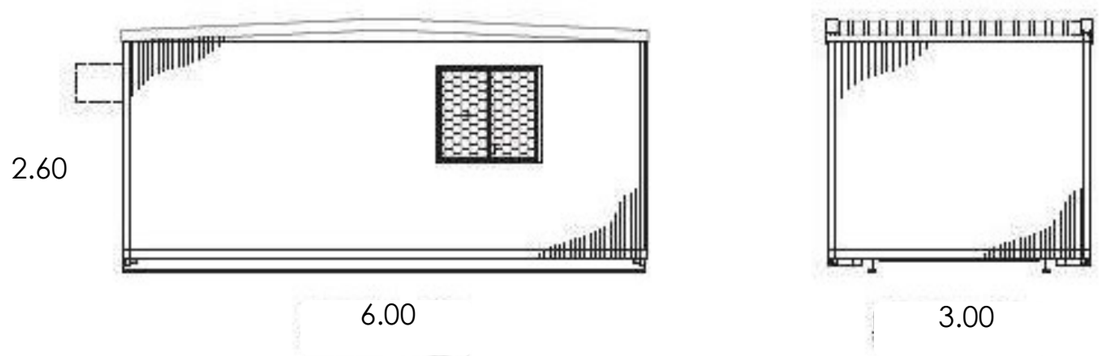
Site Office



Floor Plan

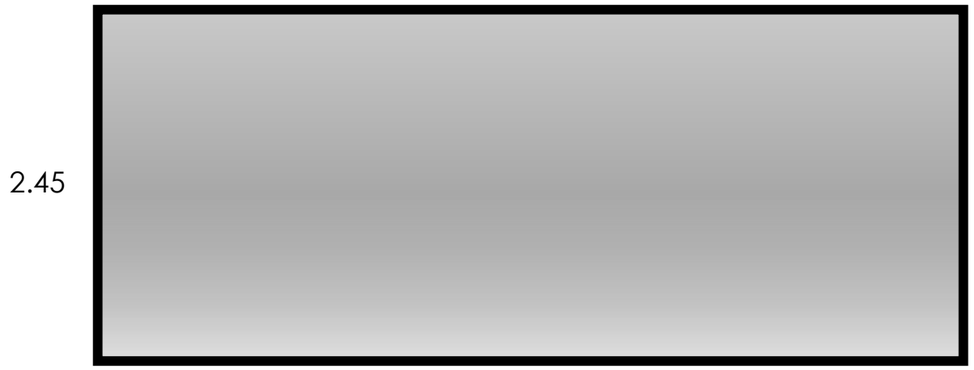


Elevations

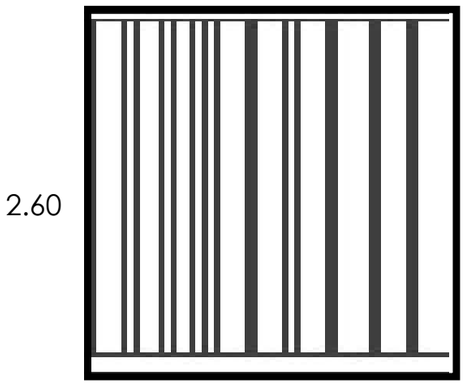


Client: Harry Pickering – Bell Quarry		**Plan Name:** Site Office	**Rev:A**	**Drawn:** SVR
Project: MCU of Use and Operational Work Extractive Industry (up to 100,000 tonnes per annum) Bunya Highway, Cooranga – Lot 42 AG3324		**Plan No:** SO-01	**Date:** 22/10/2021	**Comments:** N.T.S

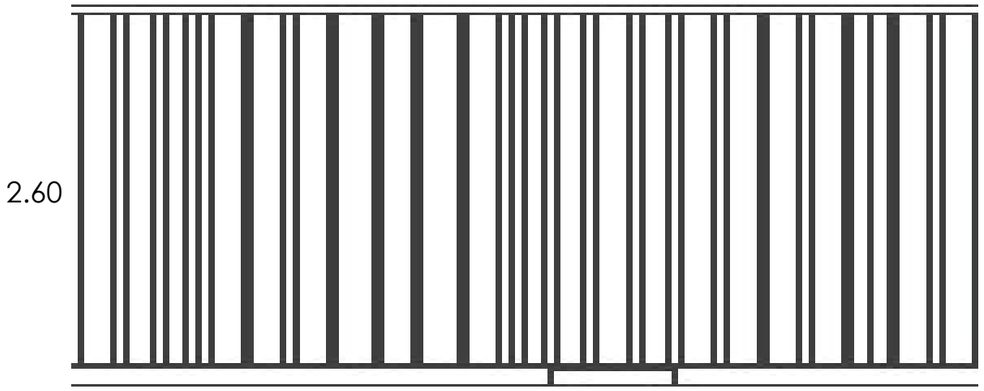
Storage Container



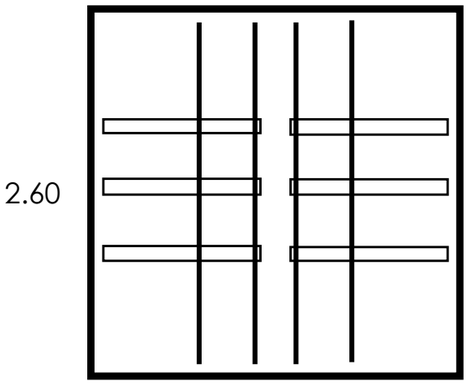
Floor Plan



End Elevation



Side Elevation



End Elevation

Client: Harry Pickering – Bell Quarry	**Plan Name:** Storage Container	**Rev:A**	**Drawn:** SVR
Project: MCU of Use and Operational Work Extractive Industry (up to 100,000 tonnes per annum) Bunya Highway, Cooranga – Lot 42 AG3324	**Plan No:** SC-01	**Date:** 22/10/2021	**Comments:** N.T.S

ENVIRONMENTAL MANAGEMENT PLAN

Construction and Operation of Bell Quarry

5610 Bunya Highway, Cooranga

For

H. Pickering

(Registered Suitable Operator Ref. No. RSO004454)

PDF processed with CutePDF evaluation edition www.CutePDF.com

© Downes Group Pty Ltd (DG) [2013].

Copyright in the drawings, information and data recorded in this document (the information) is the property of DG. This document and the information are solely for the use of the authorised recipient and this document may not be used, copied or reproduced in whole or part for any purpose other than that for which it was supplied by DG. DG makes no representation, undertakes no duty and accepts no responsibility to any third party who may use or rely upon this document or the information.

Report version:	1.0		
Written by:	SVR	Date:	11/06/2021
Reviewed by:		Date:	
Distribution:	Department of Environment and Science Western Downs Regional Council Harry Pickering		

CONTENTS

1.0 INTRODUCTION 5

1.1 Site Details 5

1.2 Purpose 5

1.3 Relevant Legislation 6

1.3.1 Management System 6

1.3.2 EMP Compliance 7

1.3.3 Permits and Approvals 7

1.3.4 Structure 7

1.4 Other Relevant Management Plans 7

1.5 Auditing and Review 7

2.0 PROJECT DESCRIPTION 9

2.1 Site location and details 9

2.2 Project activities 9

2.2.1 Establishment and Construction Phase 9

2.2.2 Operation Phase 10

2.2.3 Machinery 10

2.3 Description of environment 10

2.4 Environmental values 10

2.5 Environmental protection commitments 11

3.0 EMP OPERATION 12

3.1 Project responsibilities 12

3.2 Performance indicators 12

3.3 Monitoring and reporting 12

3.4 Non-conformances, incidents and complaints 13

3.5 Corrective actions 13

3.6 Auditing and review 14
3.7 Documentation control and data management 14
3.8 Training 14
3.8.1 Environmental Site Induction 15
4.0 RISK ASSESSMENT 18
4.1 Risk identification 18
4.2 Risk analysis methodology 19
4.3 Risk analysis results 21
5.0 EMP ELEMENTS AND PERFORMANCE TARGETS 22
5.1 Air Quality 22
5.2 Erosion and Sediment 22
5.3 Flora and Fauna 22
5.4 Noise and Vibration 22
5.5 Waste Management 23
5.6 Water Quality 23
5.7 Weed Management 23
5.8 Hazardous Substances 23
5.9 Cultural Heritage 24
6.0 MANAGEMENT OF ACTIVITIES 25
6.1 Establishment & Construction 25
6.2 Operations 26
7.0 REHABILITATION MANAGEMENT PLAN 27

APPENDICES

APPENDIX 1 QUARRY LAYOUT PLAN

APPENDIX 2 STORMWATER MANAGEMENT PLAN

APPENDIX 3 EROSION AND SEDIMENT CONTROL PLAN

APPENDIX 4 ENVIRONMENTAL RISK ASSESSMENT

APPENDIX 5 ENVIRONMENTAL CONTROL PLANS

APPENDIX 6 ENVIRONMENTAL INCIDENTS AND COMPLANTS FORM

1.0 INTRODUCTION

This environmental management plan (EMP) has been prepared for Bell Quarry (BQ)for the establishment, construction and operation of a hard rock quarry. This environmental management plan is a requirement of the following Environmental Authority (EA).

Environmental Authority for Environmentally Relevant Activities (ERAs):

Extractive Industry and Environmentally Relevant Activity (ERA)

16(2)(a) – Extractive and screening activities (Extracting rock or other materials: 5,000-100,000t/yr) and ERA 3(a) – Screening rock or other material (5,000-100,000t/yr)

1.1 Site Details

Table 1 – Site Information

Address:	5610 Bunya Highway, Cooranga
Lot/Plan:	Lot 42 AG3324 (Lot 42 Deposited Plan SP319216)
Area:	505.868ha (473.7ha)
Registered Owner	Harry Edward Pickering
Local Government Authority:	Western Downs Regional Council (WDRC)
Current Land Use Activities:	Rural – grazing and cropping (with residence and sheds)

1.2 Purpose

This Environment Management Plan (EMP) provides a guideline for the management of the construction and operational phases of the quarry.

This document is for use by:

- The owners and operators of Bell Quarry; and
- All contractors and subcontractors associated with the construction and operation of the quarry.

The key purposes of this EMP:

1. That it is specific to the site where the activity will occur;
2. Outline the environmental values of the site and surrounding area;
3. Identify potential risks specific to site's environment from the proposed quarrying activity and operation;
4. Develop and implement mitigation and control measures to minimise the potential for environmental harm;
5. Monitor and review environmental performance;
6. Establish a procedure for handling and recording of complaints and incidents;

7. Provide environmental awareness training and induction to the operators, staff and contractors involved with the quarry; and
8. Comply with requirements under the *Environmental Protection Act 1994* (EP Act).

For the purposes of this EMP the works has been divided into phases:

1. Establishment and Construction;
2. Operation; and
3. Rehabilitation

The purpose of this division is to make obvious distinctions between the types of activities undertaken with each phase and implement specific and appropriate measures to mitigate any potential environmental impacts.

The underlying fundamental principles of the EMP are that adjoining areas are to be conserved in their current state and protected from impacts, while the activities within the operational areas of the quarry are to be controlled to create minimal impacts that can be mitigated.

1.3 Relevant Legislation

The primary environmental legislation in Queensland that regulates these activities is the *Environmental Protection Act 1994* (EP Act). The objective of the EP Act is to:

"protect Queensland's environment while allowing for development that improves the total quality of life, both now and in the future, in a way that maintains the ecological processes on which life depends (ecologically sustainable development)".

Under s 319 of the EP Act, there is a requirement of General Environmental Duty on corporations, government departments and individuals, in order to take all reasonable and practicable measures to prevent or minimise environmental harm.

In addition, the EP Act states that it is an offence to:

- cause environmental nuisance;
- cause material or serious environmental harm;
- breach a condition of an Environmental Authority.

1.3.1 Management System

Bell Quarry has developed this EMP as the primary management tool for the establishment and operation of the quarry by establishing the procedures for the operators and staff to be aware of and implement to manage any potential environmental impacts to an acceptable level. Ongoing monitoring, recording and reporting will be a key component of operational management.

1.3.2 EMP Compliance

The EMP has been formulated to comply with:

• General environmental duty of care (under the EP Act);

• Western Downs Regional Council Policies and Local Laws (relating to environmental management, conservation, protection of waterways);

• State government legislation and regulations

- Environmental Protection Act (1994), Environmental Protection (Water) Policy 1997,

- Environmental Protection (Air) Policy 1997, Environmental Protection (Noise) Policy 1997,

- Environmental Protection (Waste Management) Policy 1997

- Aboriginal Cultural Heritage Act (2003); and

• Workplace Health and Safety Regulations

- Silica dust

1.3.3 Permits and Approvals

Relevant conditions of other permits and approvals for the land use, construction and operational works are also applicable to the activities on the site.

1.3.4 Structure

The EMP includes:

- General Rules (Section 3.8.1)
- EMP Elements and Performance Targets (Section 5)
- Management of Activities (Section 6.0)
- Environmental Risk Assessment (Appendix 4)
- Environmental Control Plans (Appendix 5)

1.4 Other Relevant Management Plans

Stormwater Management Plan is included at **Appendix 2**

Erosion and Sediment Control Plan (ESCP) is included at **Appendix 3**.

1.5 Auditing and Review

Regular auditing shall be undertaken to ensure the Registered Operator is meeting the performance targets of this EMP and any permit or approval conditions.

Auditing is to be carried out by the Site Environmental Consultant (SEC) at monthly intervals during the establishment and construction phase and quarterly during the operation phase.

A formal audit meeting can take place between the SEC and BQ representative. The meeting should address the compliance of construction activities. Copies of inspection, monitoring and incident reports will be made available for the auditor. It is recommended a joint site inspection should be carried out.

An audit report will be prepared as soon as possible following the audit, assessing compliance, with comments on achievements and any non-conformances and forwarded to BQ management. The auditor's report will assess if there is a need for procedures outlined in the EMP to be reviewed or amended to improve environmental performance.

The auditor's reports shall also be made available for DES or WDRC inspection and review, if requested.

The auditor is to have the capacity to request additional site inspections or meetings with consent of the Contractor.

2.0 PROJECT DESCRIPTION

The Bell Quarry is located upon an identified basalt deposit with potential to produce high quality hard rock suitable for aggregate production to be used in roadbase, concrete and bitumen and a range of material for general or embankment fill.

It is expected that the projected output will be greater than 5,000 tonnes per annum but less than 100,000 tonnes per annum. The quarry output is primarily intended for use within the local Western Downs and South Burnett Council local government regions.

The quarry will be an open-cut excavation with blast operations (estimated 2 -3 blast programs annually). The blasted rock material will be crushed and screened to produce aggregate for use in concrete or asphalt and mixed with overburden material won on-site to produce engineered roadbase gravels.

2.1 Site location and details

The works are wholly located within part of the freehold property identified as follows:

Address: 5610 Bunya Highway, Cooranga ("Cattle Camp")

Lot / Plan: Lot 42 AG3324 (Lot 42 Deposited Plan SP319216)

The proposed quarry area covers an area of approximately 17 hectares on the lower slopes of the main ridge that runs in a south-west to north-east direction.

Refer to **Appendix 1 – Quarry Site Plan ZA00771.P05**

2.2 Project activities

The key project activities for each phase are detailed below.

2.2.1 Establishment and Construction Phase

1. External road works on Bunya Highway – This involves road widening and driveway crossover directly adjacent to the existing property access. These works will be carried out in accordance with Department of Transport & Main Roads (DTMR) permits and Construction Management Plan (CMP) prepared specifically to cover these works.
2. Survey, staking and marking of quarry extents area and haul road centreline.
3. Internal Haul Road – This involves the construction of a haul road extending form the property boundary through to the quarry operations area.
4. Erosion and Sediment Control – This involves the initial establishment of diversion bunds, wheelshaker device and other measures to prevent the transport of sediment from outside of the disturbance area.
5. Vegetation clearing and topsoil stripping works – quarry operations area, stockpile area and sediment basin and silt water storage pond.
6. Excavation of sediment basin and silt pond.
7. Establishment of fixed plant.

8. Establishment of Site operations and storage area.

2.2.2 Operation Phase

1. Vegetation stripping and topsoil stripping works – hard rock and overburden pit areas.
2. Establishment of internal drains to sediment basin.
3. Excavation of overburden pit area.
4. Drilling and Controlled Blasting of hard rock pit area (2-3 events per annum).
5. Excavation, crushing, screening, stockpiling and export of quarry products.
6. Progressive stabilisation and rehabilitation.

2.2.3 Machinery

A range of earthmoving machinery will be used to undertake the construction and operation of the quarry including (but not limited to) the following:

- Excavators;
- Dozers;
- Loaders;
- Trucks;
- Crushers (cone and jaw types);
- Screens; and
- Blasthole drill rigs.

2.3 Description of environment

The quarry extents predominantly consist of lower ridge slopes with scattered vegetation and open grassed areas. There are several ephemeral drainage lines surrounding the quarry area which convey overland flows in periods of high to significant rainfall, otherwise are dry.

2.4 Environmental values

The key environmental values relating to the site to be protected are:

- Regulated vegetation;
- Mapped watercourses (surface water);
- Groundwater;
- Any native animals that may use the areas as habitats or linkages to habitats
- Air quality;
- Indigenous cultural heritage;
- The existing visual and noise amenity of adjoining properties;

- Land – soils.

2.5 Environmental protection commitments

The operators of Bell Quarry are committed to the protection of the environmental values during the construction and operational phases of the quarry by:

- Accepting accountability and responsibility for adherence to this EMP;
- Ensuring that the EMP is integrated into the construction process;
- Applying risk-based thinking to the activities;
- Ensure that resources required to implement the EMP are available;
- Defining roles, responsibilities and authorities for all personnel and support personnel to comply with the EMP; and
- Providing induction and awareness of the EMP.

3.0 EMP OPERATION

3.1 Project responsibilities

Table 1 – Management, Monitoring and Reporting Responsibilities

Project Phase	Position	Organisation	Responsibilities	Contact
Establishment & Construction and Operation (All phases)	Site Environmental Consultant (SEC)	TBC	Environmental advisor and auditor	TBC
	Suitable Registered Operator (SRO)	Bell Quarry	Implement, manage and review EMP, ensure adequate resources are provided to manage environmental performance	Harry Pickering 5610 Bunya Highway Cooranga QLD 4408 Ph: 07 4688 6708 Email: pickharry@outlook.com
	Quarry Manager (QM)	Bell Quarry	Ensures Contractors /staff comply with requirements of EMP, nsure inspections are performed and report complaints and incidents	Liam Pickering Ph: 0427 969323 Email: liam@ljindustriescom.au

3.2 Performance indicators

The criteria to determine if activities are achieving the expected level of environmental performance are contained within each of the elements and corresponding environmental control plans (**Appendix 5**). They include applicable standards, legislative requirements or visible indicators. It is important that performance levels for each element are understood by all individuals working on the project.

3.3 Monitoring and reporting

It is essential that the potential impacts derived from activities are measured and recorded in order to establish if the expected level of environmental performance is achieved. This also enables the opportunity to implement corrective actions to improve performance if certain activities are responsible for creating unforeseen adverse environmental impacts.

The RSO and QM must ensure that monitoring is carried out during all phases of the works by the staff and/or contractors responsible for any phase of the work or by a suitably qualified consultant. The staff and/or contractors must be aware of the monitoring requirements. Monitoring is generally the responsibility of the QM however there may be certain elements which require the services of a suitably qualified consultant to carry out the monitoring, e.g. water quality.

Management, monitoring and reporting responsibilities are included in Table 1.

3.4 Non-conformances, incidents and complaints

The RSO and QM will record any Environmental Complaints and Incidents – refer to **Appendix 6 – Environmental Incident and Complaints Form**. All complaints received and incidents are to be recorded. Corrective actions are to implemented to respond to complaint or avoid recurrence of incident.

Any incidents of environmental damage (even where damage is minimal) and complaints should be reported to the SEC and/or DES as soon as practicable.

All legitimate and verifiable complaints received will be investigated and details recorded.

Reporting should identify the nature of the complaint or incident, investigations undertaken and remedial measures undertaken if warranted.

Complaint and Incident recording should include as a minimum:

- date, time and method of incident or complaint (e.g. phone, personal contact, letter);
- complainant details (name, address and contact details);
- nature of complaint or incident;
- response initiated;
- results of any specific monitoring undertaken;
- action taken; and
- photos.

3.5 Corrective actions

Corrective actions are to be implemented when monitoring indicates that the environmental performance criteria of any element is not being achieved. In many cases, particularly during construction, it should be obvious to site personnel that environmental performance is below expected levels before monitoring detects adverse impacts. For example, if machinery is generating a significant and noticeable dust nuisance, it is expected that operations cease and actions taken to prevent the dust from becoming a nuisance before a complaint is received. Likewise, if an erosion and sediment control is visibly damaged or ineffective, the QM should be notified and corrective action should be carried out immediately and not left until the monitoring process detects adverse environmental impacts.

The steps taken to implement corrective action should be:

1. Cease the operation that may be causing or has the potential to cause an adverse environmental impact.

2. Notify person responsible for environmental management.

3. If monitoring detects adverse impacts, investigate and determine the cause.

4. Implement corrective action.

5. Review operations to determine if procedures are being followed or procedures have to be changed to prevent re-occurrence.

6. Record all details of incident, any corrective action, any review outcomes to include in environmental reporting.

3.6 Auditing and review

Auditing of the EMP is to be carried out at the following intervals:

1. Monthly during construction activities and at completion of construction;
2. Quarterly during operation; and
3. Following a major environmental incident.

The audit report will address compliance with this EMP.

3.7 Documentation control and data management

A copy of this EMP is to be made accessible to all staff in either electronic or hard copy form.

Site inspection checklists/toolbox/pre-start forms, complaint/incident reports should be available or accessible at all times.

3.8 Training

The RSO is responsible for and committed to ensuring that all staff and sub-contractors are provided adequate environmental induction training.

Training is to be delivered prior to any personnel commence working on the site and should be held in conjunction with site-specific safety inductions. Training updates need to occur in response to any amendments to this EMP.

This EMP will form the basis of the environmental site induction.

3.8.1 Environmental Site Induction

The environmental site induction is to include the environmental values of the site (as stated in Section 2.4. A record of all inductions is to be kept.

The following rules have to be addressed in the environmental site induction.

General Rules

- Areas outside of the quarry extents are to be protected.
- No waste to be discarded on-site

Access

- No vehicles or machinery to travel outside of quarry extents or haul road.

Air Quality

- 10km/h maximum speed limit on-site.
- Use dust suppression measures to minimise dust generation.
- Machinery to be fitted with effective exhaust systems and not to be left running unnecessarily.
- No burning of waste.
- All loads entering or leaving site to be covered.

Noise & Vibration

- No work outside the hours of Monday to Saturday 7.00am – 5.00pm.
- Machinery to be fitted with effective exhaust systems and not to bel left running unnecessarily.
- Provide notification to adjoining residents of pending blast activities

Amenity

- Retention of vegetation outside of quarry extents and haul road
- Minimise numbers of vehicles and movements.
- Lighting not to be directed or reflected to adjacent properties.
- No work outside the hours of Monday to Friday 6:00am – 6:00pm and Saturday 8.00am – 2.00pm.
- No rubbish to be left on or around site.

Weed and Pest Species Management

- All construction machinery and vehicles to be free of weed seeds, soil pathogens and debris prior to arrival on-site.
- All imported construction materials such as, soil, aggregate and roadbase gravel, and landscaping material such as, mulch and plants to be weed, pest and disease free.

Flora & fauna

- No impacts to occur on protected areas and retained vegetation.
- No death or injury to fauna.

Hazardous Substances

- All hazardous substances to be stored and handled as per Material Safety Data Sheets.
- Re-fuelling to only to occur in designated area or by mobile fuel tankers.
- All spills to be cleaned up immediately.

Erosion & Sediment Control

- Erosion and sediment controls to be installed prior to commencement of works.
- All construction vehicles to exit site via a wheelshaker device to minimise potential of soil deposition on established roads.
- Maintain all erosion and sediment controls.

Stormwater Quality

- Maintain all erosion and sediment controls.
- No uncontrolled discharges to occur.

Waste Management

- No burning of any waste on-site.
- All waste to be collected and stored in appropriate containers and disposed off-site at approved waste facility.
- All bins to be covered.
- No rubbish to be left on or around site.

Cultural Heritage

- No damage to cultural heritage artefacts.
- Report any possible archaeological findings to Department of Environment and Science (DES).

4.0 RISK ASSESSMENT

A qualitative assessment was undertaken to consider risks to the natural environmental values of the site and immediate surrounding area, including risks associated with the staff and the public community. The proposed activities and identified aspects, as listed in Sections 2.2 and 2.4, form the basis of the assessment and analysis.

This technique uses descriptive terms to define the likelihood and consequence of risk events and is an acceptable methodology for determining risk levels.

4.1 Risk identification

Environmental risks to be managed on site have been identified with consideration for the severity and frequency of potential impacts from site activities.

To provide a systematic framework to identify environmental risks, the following basic process was used:

- Identification of the activities that are being undertaken on the site (Section 2.2);
- Selection of the component of the surrounding environment that may be impacted by that activity;
- Identification of the potential environmental impacts for each aspect, as a result of these activities; and
- Outline of these findings on a matrix, as provided in **Appendix 4** to provide a summary of the identified risk before and after mitigation strategies are applied.

Table 2 - Format for Preliminary Risk Identification

Activity	Environmental Aspect	Environmental Impact
Identifies the Project's activities that may affect the Environmental Value of the site/ surrounds	Components of the surrounding environment that can be affected by the project.	Describes any changes to the environment which could potentially result, wholly or partly, from the activities of the project.

4.2 Risk analysis methodology

Each risk was analysed using a five-level qualitative ranking of consequence and likelihood of risk events, as provided in Table 3 and Table 4.

Consequences have been determined with an analysis of environmental impact, legal and local government requirements as well as impacts on human health instances (staff and local residents).

Table 3 - Environmental Consequence Measure

Severity Level	Environmental Impact*	Legal/ Approval Conditions	Human Health and Amenity
(1) Insignificant	Negligible impact on flora/fauna, habitat, aquatic ecosystems or water resources.	**Incident reporting according to routine protocols*** Low-level legal implications. Technical non-compliance with Conditions with unlikely consequences. Ongoing scrutiny/ attention from regulators.	Low level short-term inconvenience or symptoms.
(2) Minor	Impact on flora, fauna and/ or habitat but no negative effects on ecosystem.	**Requires immediate regulator notification.** Minor legal issues, non-compliances and breaches. Minor prosecution or litigation possible. Increased hardship from regulators.	Minor level short-term symptoms with no impairment to human health.
(3) Moderate	Short-term impacts on sensitive environmental features but not affecting ecosystem function. (eg. Significant spills)	**Triggers regulatory investigation** Serious breach of regulation/ Conditions with investigation or report to authorities clearly required. Prosecution or moderate fine probable. Significant scrutiny in corrective action/ investigation process undertaken by Contractor.	Objective but reversible impairment to human health.

(4) Major	Material Environmental Harm*- Long-term impact of regional significance on sensitive environmental features.	**Regulatory intervention/ action** Major breach of regulation/ Conditions with potential major fine and/or investigation and prosecution by authorities. Major litigation. Project approval seriously affected.	Serious long-term impairment to human health.
(5) Catastrophic	Serious Environmental Harm*- Destruction of sensitive environmental features. Irreversible, high impact, widespread effects on a significant environment (eg. Environmentally Sensitive Ecosystem)	**Regulatory and high level government intervention/action** Immediate investigation by authority with significant prosecution and fine. Very serious litigation. License to continue Project threatened.	Fatal, long-term or permanently disabling effects on human health, more than one person affected.

**Term Sourced from Environmental Protection Act 1994*

Likelihoods have been determined primarily on the basis of how often the consequence may occur every time the activity is undertaken. In this context, level is expressed in terms ranging from "Rare" to "Almost certain" and provided with a level rating of A to E.

Table 4 - Environmental Likelihood Measure

Level	Descriptor	Description
A	**Almost Certain**	Consequence is expected to occur in most circumstances
B	**Likely**	Consequence will probably occur in most circumstances
C	**Occasionally**	Consequence should occur at some time
D	**Unlikely**	Consequence could occur at some time
E	**Rare**	Consequence may only occur in exceptional circumstances

By using the above qualitative rankings, a five by five risk analysis matrix was yielded and has resulted in four levels of defined risk from "Low" to "Extreme" as demonstrated in Table 5.

Table 5 – Risk Analysis Matrix

	Maximum Reasonable Consequence				
Likelihood of the Consequence	**(1) Insignificant**	**(2) Minor**	**(3) Moderate**	**(4) Major**	**(5) Catastrophic**
(A) Almost Certain	High	High	Extreme	Extreme	Extreme
(B) Likely	Moderate	High	High	Extreme	Extreme
(C) Occasionally	Low	Moderate	High	Extreme	Extreme
(D) Unlikely	Low	Low	Moderate	High	Extreme
(E) Rare	Low	Low	Moderate	High	High

4.3 Risk analysis results

Mitigation controls have been developed for all identified risk prior to levels being assessed. A hierarchy of risk treatment has been used to develop the mitigation controls consisting of:

1. Where reasonable and practicable AVOID the risk
2. Manage the risk to ELIMINATE harm.
3. Manage the risk to CONTROL the degree of harm.
4. Retain the risk but MANAGE the consequence.

Level of risk was assessed based upon on analysis with pre-determined mitigation controls. The outcomes of this assessment are provided in **Appendix 4.**

5.0 EMP ELEMENTS AND PERFORMANCE TARGETS

5.1 Air Quality

This relates to the management of dust and/or emissions generated from quarrying activities.

Performance Targets

- Dust and emissions minimised through implementation of control measures and contained within quarry extents;
- No complaints received regarding dust or reduced air quality from adjoining or nearby sensitive receptors.

5.2 Erosion and Sediment

This relates to the potential for erosion and sediment transport from disturbed areas and stockpiles that will impact on surface water quality beyond the quarry extents.

Performance Targets

- Install and maintain control measures in accordance with ESC Plan;
- No sediment transport beyond quarry extents.

5.3 Flora and Fauna

This relates to the ongoing protection of the regulated vegetation outside of the approved works area and the fauna (marsupials, birds and reptiles in particular) that may be present within works area have opportunity of safe passage to adjoining preserved habitats.

Performance Targets

- No death or injury to fauna;
- Vegetation outside of quarry extents protected;
- No weed species introduced

While no specific species have been identified directly at risk due to the proposed activities, it is important to note that native fauna particularly birds and reptiles potentially utilise the adjacent areas as habitat.

5.4 Noise and Vibration

This relates to disruption to the amenity of residents on adjoining properties and immediate surrounding areas adjacent to the quarry as a result of machinery operation and blasting.

Performance Targets

- Noise and blast (overpressure and vibration) limits to be in accordance with EA conditions;
- No noise complaints received from nearby sensitive receptors

5.5 Waste Management

This relates to the management, storage and disposal of waste generated from the construction activities.

Performance Targets

- All waste contained and stored on site for disposal to appropriate facility

5.6 Water Quality

This relates to maintaining the existing quality of surface and groundwater resources on and adjacent to the quarry extents.

Performance Targets

- Stormwater from disturbed areas and stockpiles directed to sediment ponds
- Releases from sediment ponds to be in accordance with release limits conditions in EA
- Excavations to not cause groundwater drawdown

5.7 Weed Management

This relates to the introduction and spreading of weeds (via seeds and soil debris) from machinery and trucks.

Performance Targets

- No quarry-related vehicle or machinery movement outside of quarry extents and haul road
- No 'new' weed species introduced to site

5.8 Hazardous Substances

This relates to the management, storage and proper use of hazardous material and chemicals utilised during construction and quarrying operations.

Performance Targets

- No contamination caused by spills or incorrect storage of fuels or chemicals

5.9 Cultural Heritage

This relates to the finding of any archaeological material that may be discovered and identified during excavation.

Performance Targets

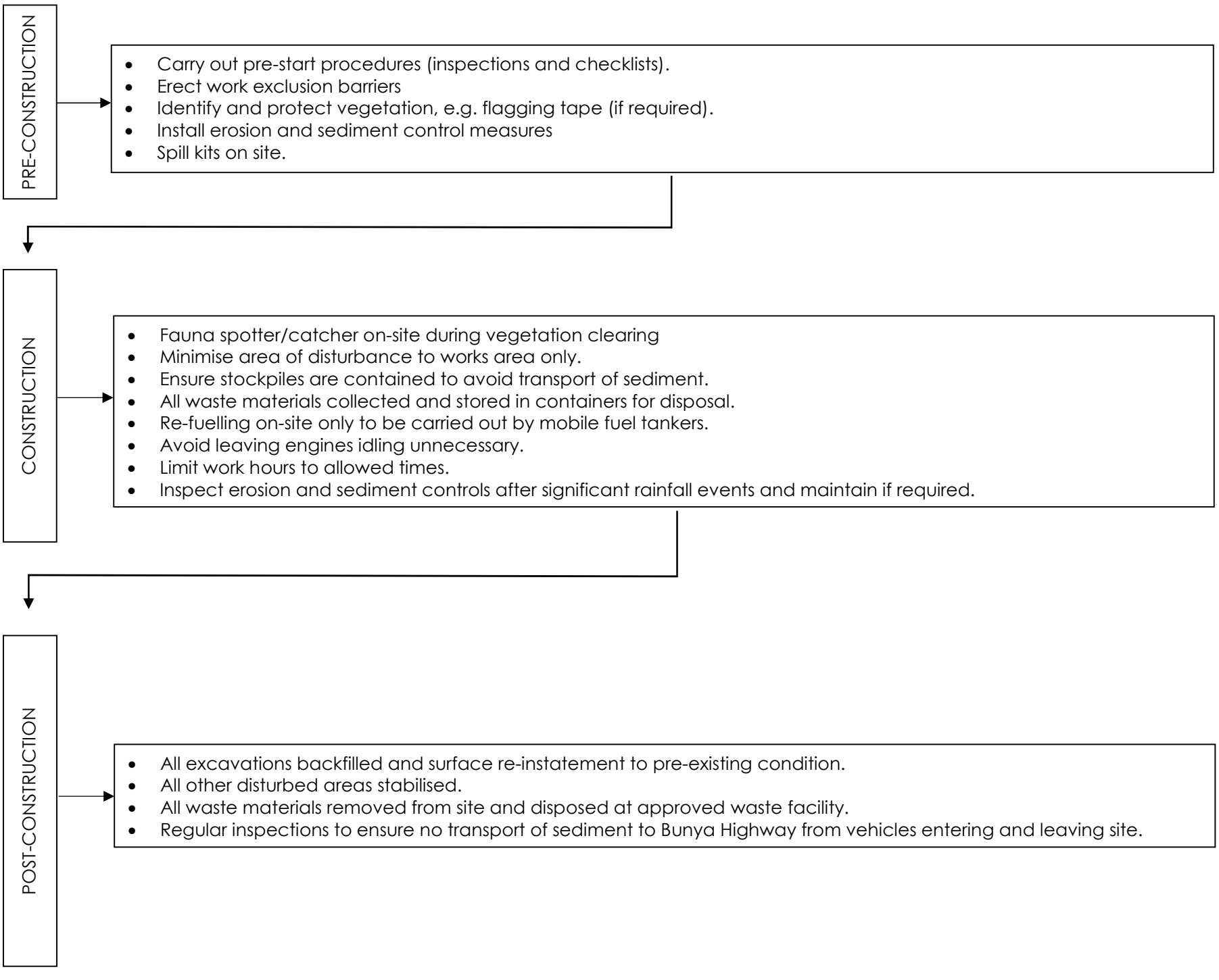
- Avoid any harm to cultural heritage values that may exist or be discovered at the site

Procedures for management of the EMP elements are detailed in **Appendix 5 – Environmental Control Plans.**

6.0 MANAGEMENT OF ACTIVITIES

6.1 Establishment & Construction

This section outlines the steps taken in the construction of the works associated with the project. This includes construction of the haul road, the quarry operations area and initial site works for each new section of the hard rock and overburden pits



6.2 Operations

This section outlines the steps taken to manage ongoing operations within the quarry extents, the haul road and site access.

MONITORING

- Undertake regular inspections and toolbox meetings.
- Ensure work exclusion barriers and signage are in place.
- Check erosion and sediment control measures are functional (particularly after significant rain events or storms)
- Spill kits on site.

BLASTING EVENTS

- Ensure notification is provided to adjoining owners at least two weeks in advance. Notification to include blast date/times and contact details for complaints or enquiries.
- Blast management plan has been prepared for each event.
- Correct storage of explosive materials.
- Blasting events can only occur Monday – Friday 9am to 3pm. No blasting allowed on Saturdays, Sundays or public holidays.

QUARRYING

- No work outside allowed operating times.
- Fauna spotter/catcher to be on site during all clearing activities.
- Implement progressive extraction program to minimise disturbance area.
- Deploy dust suppression measures when dust is visibly leaving quarry extents area or truck movements on haul road causing excessive dust.
- Progressive stabilisation of areas where quarrying has ceased.
- Maintenance of stormwater drainage paths and erosion and sediment control measures.
- Avoid needless idling of machinery or vehicles not in use.
- All waste materials removed from site and disposed at approved waste facility.

7.0 Rehabilitation Management Plan

The key objectives are to achieve a stable landform and to ensure the waterbody can be used for future agricultural purposes.

Actions

- Rehabilitate areas progressively as final excavation depth or resource depletion is reached;
- Profile and shape terraces and batters (maximum slope 1:2.5 where practicable)
- Spread topsoil and spoils to achieve minimum depth of 100mm;
- Hydromulch to be used where soil placement cannot be achieved;
- Ameliorate soil if required to aid germination;
- Revegetation with grasses and native species;
- Remove machinery, quarrying plant, and structures no longer in use;
- Waterbody outlets to be constructed with level spreader design;
- Retain sediment ponds until stabilisation achieved

Performance Targets

- No erosion;
- Minimum 70% soil cover;
- No introduction of weed species;
- No concentrated flows from outlet of waterbody;
- Water quality suitable for agricultural use;
- No contaminated soil or materials to be left on site;
- No sediment transported beyond quarry extents.

Monitoring

Regular monitoring to identify:

- Vegetation cover;
- Stable batter slopes;
- Presence of weed species;
- Presence of eroded and exposed surfaces;
- Sediment transport;
- Water quality testing.

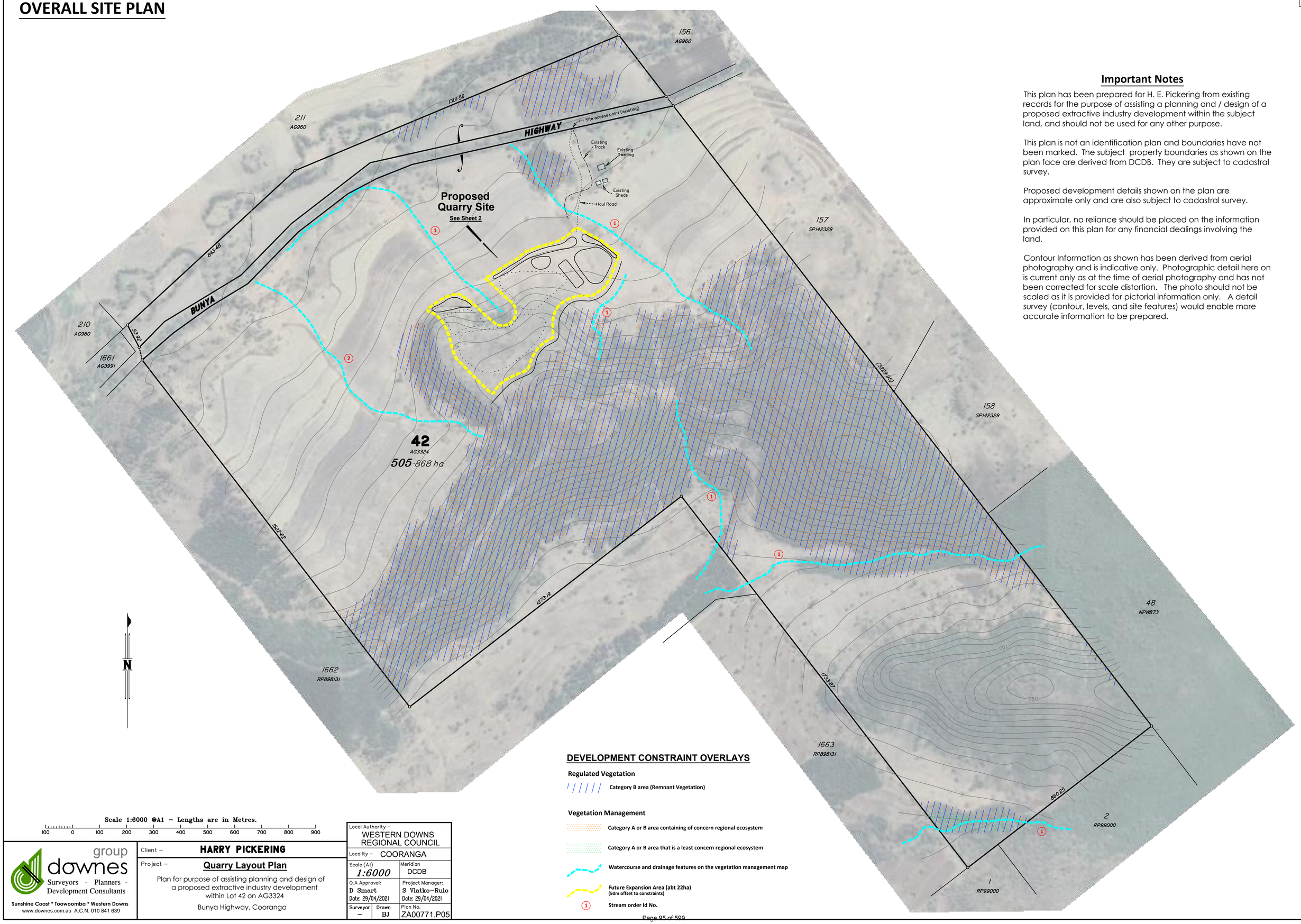
Corrective Procedures

- Where monitoring identifies deficiencies, undertake remediation to achieve performance targets.

Appendix 1

Quarry Layout Plan

OVERALL SITE PLAN



Important Notes

This plan has been prepared for H. E. Pickering from existing records for the purpose of assisting a planning and / design of a proposed extractive industry development within the subject land, and should not be used for any other purpose.

This plan is not an identification plan and boundaries have not been marked. The subject property boundaries as shown on the plan face are derived from DCDB. They are subject to cadastral survey.

Proposed development details shown on the plan are approximate only and are also subject to cadastral survey.

In particular, no reliance should be placed on the information provided on this plan for any financial dealings involving the land.

Contour Information as shown has been derived from aerial photography and is indicative only. Photographic detail here on is current only as at the time of aerial photography and has not been corrected for scale distortion. The photo should not be scaled as it is provided for pictorial information only. A detail survey (contour, levels, and site features) would enable more accurate information to be prepared.

DEVELOPMENT CONSTRAINT OVERLAYS

Regulated Vegetation

Category B area (Remnant Vegetation)

Vegetation Management

Category A or B area containing of concern regional ecosystem

Category A or B area that is a least concern regional ecosystem

Watercourse and drainage features on the vegetation management map

Future Expansion Area (abt 22ha)
(50m offset to constraints)

1 Stream order Id No.

Scale 1:6000 @A1 – Lengths are in Metres.

100 0 100 200 300 400 500 600 700 800 900

group downes
Surveyors - Planners - Development Consultants
Sunshine Coast * Toowoomba * Western Downs
www.downes.com.au A.C.N. 010 841 639

Client – **HARRY PICKERING**

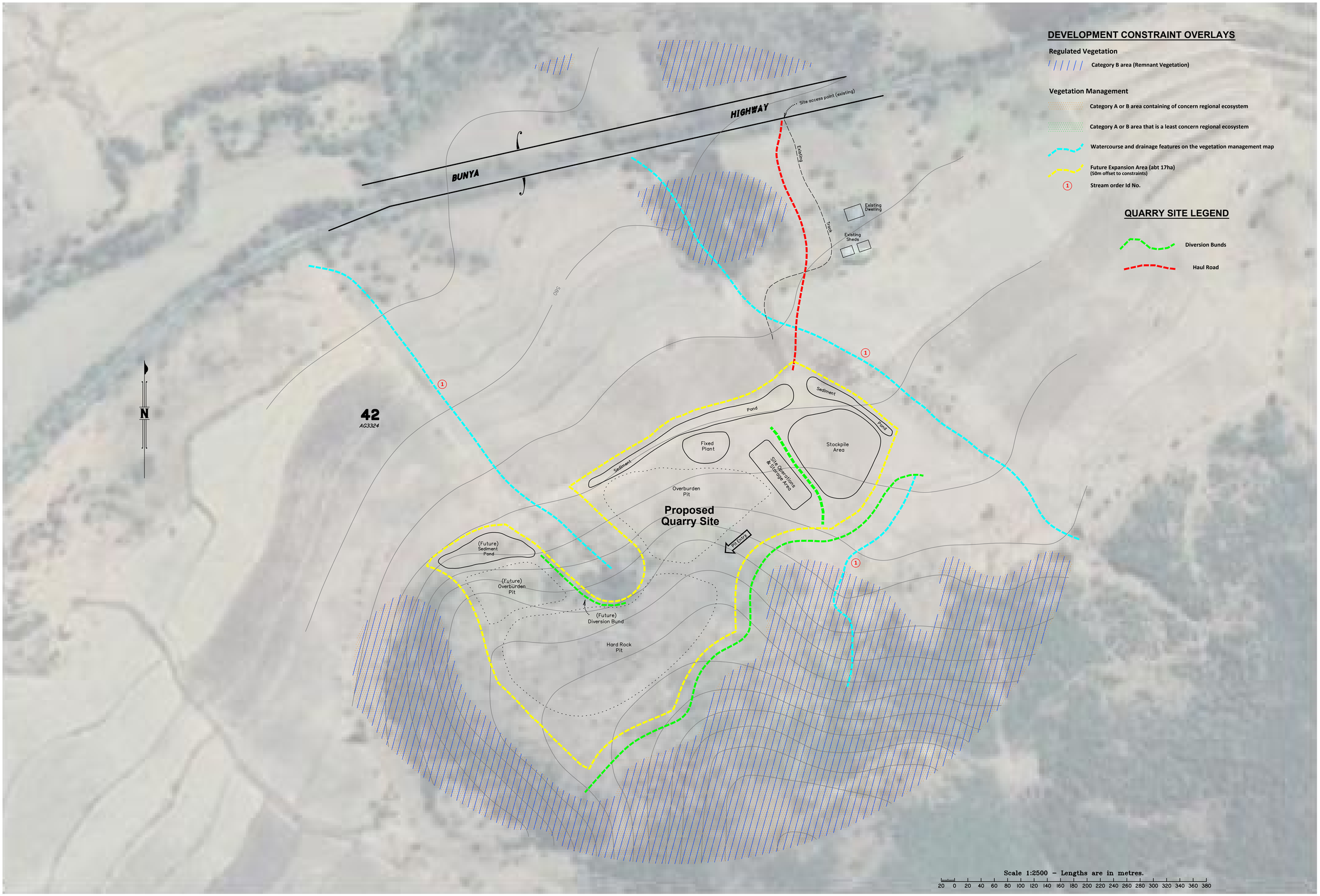
Project – **Quarry Layout Plan**

Plan for purpose of assisting planning and design of a proposed extractive industry development within Lot 42 on AG3324

Bunya Highway, Cooranga

Local Authority – WESTERN DOWNS REGIONAL COUNCIL	
Locality – COORANGA	
Scale (A1) 1:6000	Meridian DCDB
Q.A Approval: D Smart Date: 29/04/2021	Project Manager: S Vlatko-Rulo Date: 29/04/2021
Surveyor –	Drawn BJ
Plan No. ZA00771.P05	

QUARRY SITE EXTENT



Plan No. ZA00771.P05

Appendix 2

Stormwater Management Plan

BELL QUARRY

STORMWATER MANAGEMENT PLAN

Prepared for:
Harry Pickering

Date:
May 2021

File Ref:
2535.800.001

Document Control

Project/ Report Details

Document Title:	Bell Quarry: Stormwater Management Plan
Principal Author:	M. Folker
Client:	Harry Pickering
Ref. No.	2535.800.001

Engineering Certification

Name	*RPEQ Number*	*Date*	*Signature*
Mark Folker	17269	23/04/2021	

Document Status

Issue	*Description*	*Date*	*Author*	*Reviewer*
1	Issued for approval	March 2021	M. Folker	T. Lowien
2	Updated Layout	April 2021	M. Folker	T. Lowien
3	Updated Layout	May 2021	M. Folker	T. Lowien

Distribution Record

Recipient	*Distribution method*
Client	Electronic x 1

Groundwork Plus ABN: 13 609 422 791

Queensland
6 Mayneview Street, Milton Qld 4064
PO Box 1779, Milton BC, Qld 4064
P: +61 7 3871 0411
F: +61 7 3367 3317
E: info@groundwork.com.au

South Australia
Shops 2 & 3, 16 Second Street,
Nuriootpa SA 5355
PO Box 854, Nuriootpa SA 5355
P: +61 8 8562 4158

Copyright ©
These materials or parts of them may not be reproduced in any form, by any method, for any purpose except with written permission from Groundwork Plus.

Table of Contents

1. Introduction 1
1.1 Background 1
1.2 Scope of the SMP 1
1.3 Site Location 1
1.4 Proposed Operating Conditions 1

2. Operational Procedures 3

3. Stormwater Quantity Assessment 6
3.1 Stormwater Quantity Management Objective 6
3.1.1 Hydrologic Modelling 6
3.1.2 Release Point RP1 7
3.1.3 Peak Discharge Comparison 7
3.2 Surface Water Harvesting / Reuse 7
3.3 Flood Impact Assessment 8

4. Stormwater Quality Management 9
4.1 Water Quality Objectives 9
4.2 Stormwater Treatment System Details 9

5. Responsibilities 10
5.1 Monitoring Management Measures 10
5.2 Auditing and Review 10
5.3 Responsibility 10
5.4 Identification of Incident or Failure 10

6. Environmental Incidents 11
6.1 Investigation 11
6.2 Reporting 11

7. Conclusion 12

FIGURES 13

ATTACHMENT 1 – SEDIMENT BASIN DESIGN 14

ATTACHMENT 2 – DRAINS MODELLING RESULTS 15

LIST OF TABLES

Table 1 – Summary of Subject Land 1
Table 2 – Proposed Surface Water Operating Conditions 2
Table 5 – Inspections and Maintenance of Stormwater and Wastewater Treatment Systems 5
Table 6 – Intensity Frequency Duration (IFD) Data 6
Table 7 – Release Point Locations 7

1. Introduction

1.1 Background

Groundwork Plus were commissioned by the client to prepare a Stormwater Management Plan (SMP) for a proposed quarry located on land at 5610 Bunya Highway, Cooranga, QLD, 4626 RP Lot 42 AG3324 (herein referred to as the 'site').

The proposed quarry will be authorised by an Environmental Authority ('EA'), which will regulate for relevant Environmentally Relevant Activities ('ERAs) including:

- ERA 16(2)(a) – Extractive and screening activities (Extracting rock or other materials: 5,000-100,000t/yr); and
- ERA 16(3)(c) – Screening rock or other material (5,000-100,000t/yr)

1.2 Scope of the SMP

The scope of this SMP includes:

- Proposed operational management procedures for management of stormwater quantity and quality, relating to the proposed quarry;
- Compliance requirements for the operation, with reference to the ERA model conditions which are assumed to be applied;
- Stormwater quality and quantity assessment for existing and proposed operations to demonstrate non-worsening hydrology conditions; and
- Implementation and maintenance strategy.

This SMP outlines the operational management procedures to be adopted in order to integrate stormwater management (quality and quantity) into the proposed quarry operations to ensure compliance with the site EA and industry best practice.

1.3 Site Location

Refer to **Table 1 – Summary of Subject Land** for site location details.

Table 1 – Summary of Subject Land

Real Property Description	Lot 42 AG3324
Site Area	505 Hectares
Access	Access to the site is from the Bunya Highway.
Local Government	Western Downs Regional Council

1.4 Proposed Operating Conditions

The ERA 16 Model Operating Conditions (Extractive and Screening Activities) prescribe a number of conditions relating to stormwater and water quality management. These are assumed to apply to the proposed quarry and proposed conditions that are consistent with ERA 16 are summarised in **Table 2 – Proposed Surface Water Operating Conditions** and addressed in **Section 2 – Operational Procedures**.

Table 2 – Proposed Surface Water Operating Conditions

<table>
<tr><th>Condition Number</th><th>Proposed Condition Details</th></tr>
<tr><td>Water 1</td><td>The only contaminants to be released to surface waters are at Release Point RP1 & RP2 as identified in Drawing 2535.DRG.004 Revision 3 - in accordance with each of the limits specified in Table W1 – Water Quality Release Criteria for each quality characteristic.

Table W1 – Water Quality Release Criteria
<table><tr><th>Quality Characteristic Determination</th><th>Release Limits</th><th>Frequency</th></tr><tr><td>Total Suspended Solids</td><td>Maximum 50mg/L</td><td>Prior to discharge and daily during discharge</td></tr></table>
Associated monitoring requirements
• Monitoring must be in accordance with the methods prescribed in the current edition of the Department of Environment and Heritage Protection’s Water Quality Sampling Manual.
• Samples must be taken using representative samples.
• All determinations must employ analytical practical quantification limits sufficiently low enough to enable comparisons to be made against water quality objectives / limits relevant to the particular water quality characteristic.
• Monitoring must be undertaken during a released as per the frequency stated.
• All monitoring devices must be correctly calibrated and maintained.</td></tr>
<tr><td>Water 2</td><td>Monitoring must be undertaken and records kept of contaminant releases at the monitoring points, frequency and for the parameters specified in condition Water 1.</td></tr>
<tr><td>Water 3</td><td>Stormwater runoff from disturbed areas of the site, generated by (up to and including) a 24hour storm event with an average recurrence interval of 1 in 5 years must be retained on site or managed to remove contaminants prior to release.</td></tr>
<tr><td>Water 4</td><td>The release to waters permitted under condition Water 1 must not contain any other properties at a concentration capable of causing environmental harm.</td></tr>
<tr><td>Water 5</td><td>The release to waters permitted under condition Water 1 must not produce any slick or other visible evidence of oil or grease, scum, litter or other visually objectionable matter.</td></tr>
</table>

2. Operational Procedures

An overview of the proposed Operational Procedures for implementation at the site are summarised below. These are to be regularly reviewed and updated to reflect changes in operations or EA conditions.

Aspect	Details
Purpose	The Operational Procedures have been prepared to manage potential environmental impacts that may result from the operation in relation to stormwater management.
Risk Sources and Potential Impacts	Adverse impacts resulting from current and future operations may include the following: • Overtopping of clean water dams and/or sediment basins; • Overland flow from disturbed areas, including unsealed internal access and haulage roads; • Overland flow from topsoil, overburden, raw material and product stockpile areas; • Wastewater from processing plant; • Overland flows from storage and handling areas of oils, greases, fuels and other chemicals; • Wastewater from vehicle wash-down facility; • Construction and maintenance of carpark, roads and hardstands; • Spillage during handling of materials; and • Use and storage of oils, greases, fuels and other chemicals.
Performance Targets	The overarching performance targets for the site relating to monitoring targets are detailed in the EA and outlined in **Section 1.4 – Proposed Operating Conditions**.
Responsibilities	The Operations Manager will be primarily responsible for the implementation of this SMP.
Strategies/mitigation measures	***Sediment basin and clean water dam infrastructure*** The infrastructure required to manage the requirements of the EA conditions and associated performance targets are outlined in **Section 4 – Stormwater Quality Management,** comprising a sediment basin and associated drainage features. The sediment basins will be operated and maintained in accordance with **Section 4 – Stormwater Quality Management** and the requirements below: • Freeboard must be maintained in each sediment basin and clean water dam prior to rainfall events occurring to ensure adequate capture volume is available to meet EA conditions; • All releases from the site to waters must be carried out in accordance with EA ***Diversion of clean surface water runoff*** The site is subject to upstream surface water from external catchment areas. The quarry must monitor and divert upstream catchments away from site operations wherever practical. Any drains or bunds proposed for diversion should have greater than 80% vegetation coverage where applicable or stabilised using an alternative material (rock lined, geofabric, erosion matting etc.). This coverage is required to be in-place at all times. Seeding of the exposed areas using approved native grass species. The grass species will be required to have the following characteristics (as per IECA 2008): • Plants with a fibrous root system. • Plants that primarily grow horizontal rather than upright clumping plants. • Leguminous plants. • Non-invasive plants.

	Oil separators, and Bunding of Fuels and Chemicals Clearly designate storage areas and do not deviate from assigned bunded areas for storage of chemicals and fuels unless a suitable secondary bund is provided. Oil separators to be provided where necessary. Storing and handling of hazardous chemicals, corrosive substances, toxic substances, gases, dangerous goods, flammable and combustible liquids in accordance with the relevant legislative requirements and Australian Standards including but not limited to the provisions of: • AS 1692-2006 - Steel tanks for flammable and combustible liquids • AS 3780:2008 – The storage and handling of corrosive substances • AS 1940:2004 – The storage and handling of flammable and combustible liquid • AS 3833:2007 - Storage and handling of mixed classes of dangerous goods in packaged and intermediate bulk containers ***Stockpile areas*** Stockpiles must be: • Adequately protected from wind, rain, concentrated surface flow and excessive upslope stormwater surface flows. • Placated to direct drainage water to sediment basin systems in event of surface water runoff. • Maintained in a moist state including by use of sprinklers to minimise the risk of movement by wind.
Auditing	Stormwater management reviews are required to be carried out on a periodic bases to assess the implementation of the management strategies.
Identification of Incident or Failure	Non-compliance with the performance criteria herein will be identified by: • Lack of monitoring at the frequencies indicated in the EA • Stormwater in treatment system exceeds capacity after rainfall event due to insufficient freeboard • Release of contaminants from the site • Poor vegetation establishment • Poorly maintained, damaged or failed stormwater management devices
Corrective Action	The authorised representative shall be responsible for identification of incident or failure and completion of corrective actions. Following identification of incident or failure, the source/cause is to be immediately identified and rectified with records kept preventing future incidents occurring.
Internal Reporting	A copy of all incidents and complaints will be stored at the site within the incident and complaint register.
External Reporting	Reporting of non-compliance events including discharge of contaminants from the site are to be reported in accordance with EA requirements.

An inspection and maintenance program should be implemented as detailed in **Table 3 - Inspections and Maintenance of Stormwater and Wastewater Treatment Systems.** A summary schedule of the various inspections, performance criteria and responses that shall be performed on site is shown below.

Table 3 – Inspections and Maintenance of Stormwater and Wastewater Treatment Systems

Device	Minimum Frequency	Performance Criteria	Required Actions
Sediment Basins	Prior to forecast rainfall event, and after each rainfall event	• Ensure adequate freeboard volume available, all ponds in satisfactory condition, no leaking or erosion	• Water to be managed or treated as required to meet EA requirements prior to release from site
Drainage lines including catch drains, Contour drains and diversions	Prior to forecast rainfall event, and after each rainfall event	• Erosion in areas adjacent to water conveyancing structures	• Eroded areas shall be rehabilitated
Hardstand areas	Weekly	• Sediment accumulation • Visible silt	• Ensure site entry hardstand area is regularly swept to remove freestanding sediment and dust • Monitor and manage the external catchment that flows across hardstand and divert away from release point.
Waste containers	Weekly	• Waste is stored in appropriate containers • Waste receptacles labelled	• Ensure waste material is stored and disposed of properly and in accordance with conditions of the EA and legislative requirements
Spill response stations	Weekly and following use	• Equipment is properly maintained	• Maintain equipment • Replace used equipment
Maintenance / refuelling area	Weekly	• Fuel, oil spills	• Clean up fuel spills and investigate source
		• Equipment maintenance	• Maintain equipment maintenance records
		• Fuel storage integrity maintained	• Investigate and repair potential leaks

3. Stormwater Quantity Assessment

3.1 Stormwater Quantity Management Objective

The stormwater quantity management objective is to demonstrate compliance with EA condition Water 3, which states that stormwater runoff from disturbed areas, generated by (up to and including) a 24 hour storm event with an average recurrence interval (ARI) of 1 in 5 years must be retained on-site. In addition to the EA, the proposed development must demonstrate non-worsening peak discharge conditions for a range of AEP events (50% - 1%) to comply with state controlled road requirements, as the site is located within 25m of a state-controlled road.

3.1.1 Hydrologic Modelling

Hydrologic modelling was undertaken using DRAINS (a computer simulation program by Watercom) as shown **in Diagram 1 – DRAINS Schematic**. Site-based rainfall polynomial coefficients were obtained using the Design Rainfall Data System 2016, available on the Bureau of Meteorology's website. The IFD data is shown in **Table 6 – Intensity Frequency Duration (IFD) Data**. The existing case conditions were modelled and then compared to each proposed stage of the southern extension of the quarry.

Diagram 1 - DRAINS Schematic

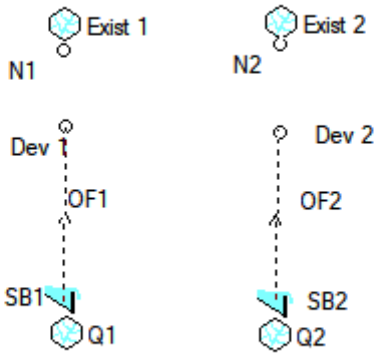


Table 3 – Intensity Frequency Duration (IFD) Data

Duration of Rainfall	Annual Exceedance Probability (AEP)						
	6EY	4EY	3EY	2EY	1EY	0.5EY	0.2EY
20 min	25	32.9	38.6	46.5	60.2	76.1	96.4
25 min	22.1	29	34	41	53.2	67.3	85.4
30 min	19.8	26	30.5	36.8	47.8	60.5	76.8
45 min	15.4	20.1	23.5	28.3	36.9	46.6	59.3
1 hour	12.7	16.5	19.3	23.3	30.3	38.3	48.6
1.5 hour	9.57	12.4	14.4	17.4	22.6	28.5	36
2 hour	7.8	10.1	11.7	14.1	18.3	22.9	28.9
3 hour	5.81	7.46	8.65	10.4	13.4	16.8	21
4.5 hour	4.32	5.53	6.4	7.65	9.85	12.3	15.2
6 hour	3.51	4.47	5.17	6.16	7.91	9.82	12.1
9 hour	2.62	3.32	3.83	4.55	5.82	7.19	8.79
12 hour	2.13	2.7	3.1	3.68	4.69	5.78	7.04
18 hour	1.59	2.01	2.3	2.73	3.46	4.26	5.18
24 hour	1.29	1.63	1.87	2.2	2.79	3.44	4.19

Note: All rainfall intensities in mm/hr.

3.1.2 Release Point RP1

For the existing and proposed stages of development, the nominated site Release Point RP1 & RP2 were considered, as shown in **Table 5 – Release Point Locations**. The pre / post development peak discharge rates were examined, with the operational areas of the quarry being modelled to also retain the 1 in 5 ARI 24 hour event (0.2 EY) as required by the EA.

Table 4 – Release Point Locations

Release Point ID	Description
RP1	Proposed release point from the quarry pit sediment basin. Discharging north into the existing water course towards Bunya Highway. Refer **Figure 1 – Stormwater Management Pla**n for details.
RP2	Proposed release point from the quarry overburden and processing sediment basin. Discharging north into the existing water course towards Bunya Highway. Refer **Figure 1 – Stormwater Management Pla**n for details.

3.1.3 Peak Discharge Comparison

A comparison of estimated peak discharge at the nominated release points are shown in **Table 6 – Peak Discharge Comparison (Release Point 1)** and **Table 7 – Peak Discharge Comparison (Release Point 2).** Peak discharge was modelled on a 1 hour storm duration for each AEP event as shown, and considers that the quarry operational areas retain the 1 in 5 year ARI 24 hour duration event as required by the EA.

Table 6 – Peak Discharge Comparison (Release Point 1)

Scenario	Annual Exceedance Probability (AEP)						Peak Discharge
	1%	2%	5%	10%	20%	50%	
Existing	2.95	2.61	2.13	1.79	1.74	1.17	m^3/s
Developed	2.46	2.16	1.97	1.69	1.46	1.00	

Table 7 – Peak Discharge Comparison (Release Point 2)

Scenario	Annual Exceedance Probability (AEP)						Peak Discharge
	1%	2%	5%	10%	20%	50%	
Existing	3.18	2.81	2.28	1.93	1.63	1.09	m^3/s
Developed	2.50	2.20	1.99	1.68	1.32	0.89	

As demonstrated by the DRAINS modelling, there is non-worsening of peak discharge and associated runoff for all AEP events from 1% - 50% AEP. This is partially due to the EA requirement to retain all runoff from disturbed areas up to and including the 1 in 5 year 24 hour duration event, however is more significantly impacted by the proposed quarry development. Details of the sediment basin design criteria and volume requirements are details in **Section 4 – Stormwater Quality Management**.

As demonstrated on the development plans, no additional discharge points are proposed which will impact on the downstream environment and stormwater systems.

3.2 Surface Water Harvesting / Reuse

The quarry will draw water from the sediment basin for operations including dust suppression. It is noted that in addition to capture and reuse, surface water may be treated and released back into the receiving environment in accordance with the EA in order to restore operating freeboard.

The source of the surface water is proposed to be overland flow from Catchment Q1 & Q2 as depicted in **Figure 1 – Stormwater Management Plan**. This overland flow source is considered to be necessary to satisfy the requirements of the site environmental authority, subject to its final condition requirements and associated development application assessment.

Therefore an assessment against the State Code 10 of the State Development Assessment Provisions will not be applicable or required.

Any additional water that is required for the quarry over the course of its operation will be sourced from external supply subject to any applicable permits and/or approvals.

3.3 Flood Impact Assessment

As shown in **Figure 1 – Stormwater Management Plan** the proposed development is not within a defined floodplain and there is no further flood impact assessment required.

4. Stormwater Quality Management

4.1 Water Quality Objectives

In accordance with the proposed EA conditions, stormwater runoff from disturbed areas, generated by (up to and including) a 24 hour storm event with an average recurrence interval of 1 in 5 years must be retained on-site or managed to remove contaminants before release.

4.2 Stormwater Treatment System Details

The total upper settling storage requirements for sediment basins were estimated based on the following formula (EHP, 2014):

Vs = A *Cv * R (1 in 5; 24hr), where:
A = Catchment Area (m^2)
Cv = Coefficient of Discharge
R = Rainfall depth (m) from 24 hour storm, and ARI of 1 in 5 years

Table 10 – Sediment Basin Storage Requirements details the sediment basin storage requirements for each catchment, based on a rainfall depth (R) of 0.100m, from an adopted average intensity of 4.19mm/h (Source: Bureau of Meteorology).

Table 10 – Sediment Basin Storage Requirements

Basin ID	Location	Disturbed Catchment Area (Ha)	Required Upper Settling Volume (ML)	Freeboard level below spillway (m)
SB1	Catchment Q1	7.99	6.63	2.0
SB2	Catchment Q2	8.87	7.36	1.5

The quarry will be responsible to ensure the upper settling volumes are maintained in each structured as required. The sediment basin is to be maintained in accordance with **Section 2 – Operational Procedures.** Since the sediment basin is required to restore freeboard in order to manage the upper settling volume, it is recommended that appropriate pumping infrastructure to reuse captured water in operations as far as practical, for example for use in dust suppression / water cart.

5. Responsibilities

5.1 Monitoring Management Measures

The following management measures will be implemented during facility operations:

- The **Quarry Manager** or authorised representative is to regularly inspect the water quality management devices, particularly prior to forecasted wet weather and following major rainfall events to ensure that these devices are in good working order. All inspections should be documented (including photos) and available on Site at all times.
- The **Quarry Manager** shall carry out general surveillance to qualitatively assess stormwater releases from Site during discharge events.

5.2 Auditing and Review

The effectiveness of the SMP will be reviewed as necessary (e.g. following a change in site operations) and at least once every year. The review shall take into account changes to Site activities, available surface water monitoring results, any complaints, pollution incidents and any corrective actions taken.

5.3 Responsibility

The following details the responsibilities with regard to the ongoing operations:

- The **Quarry Manager** will be responsible for the implementation of this SMP and for training of Site personnel in their responsibilities in relation to this SMP.
- The **Quarry Manager** will be responsible for ensuring that all stormwater devices constructed on the Site have adequate free water storage capacity.
- All complaints pertaining to water quality received will be recorded in the complaints register/log maintained on-site.
- The **Quarry Manager** or a suitably qualified consultant will prepare water monitoring records if and when required by the regulatory authority.
- Records, including results of any monitoring program undertaken on-site, complaints or incidents will be kept on-site for a minimum of five (5) years.

5.4 Identification of Incident or Failure

An incident or failure may include, but not be limited to:

- Deterioration in surface water quality within waters discharged from Site
- Receipt of a stormwater quality release complaint
- Not maintaining on-site stormwater controls or treatment devices.

Any identification of incident or failure will be recorded on Site.

6. Environmental Incidents

The **Quarry Manager** will be responsible for ensuring that all employees at the Site are familiar with the procedure for incidents recording. Any employee becoming aware of an incident with actual or potential environmental implications, shall be reported to the **Quarry Manager**, or delegate immediately.

The **Quarry Manager** will notify upper management regarding any environmental incident. An Environmental Incident Report must be completed for all incidents.

Should reporting of an **environmental incident** to the relevant regulatory authority be required, this will be undertaken in accordance with the following.

When an environmental incident occurs, the **Quarry Manager** will notify administering authority via telephone and in writing.

The contact details of the administering authority are as follows:

Department of Environment and Science
Phone: 1300 130 372
Email: PollutionHotline@des.qld.gov.au

Following notification against this condition, an investigation and further reporting will be required, as per Section 6.1 and 6.2 below.

6.1 Investigation

All incidents should be investigated. The investigations should include:

- Determining what activities were being carried out at the time of the complaint/incident and any equipment involved.
- Identifying whether equipment or activities on-site were the cause of the incident or complaint.
- Determining what potential actions may be carried out to resolve the matter and/or minimise the likelihood of further impacts.

An assessment is to be conducted to determine what corrective actions are to be taken to remedy the matter and/or prevent a similar incident from occurring in the future. If monitoring is to be undertaken to investigate an incident or complaint these results should be supplied with the final report to the administering authority.

6.2 Reporting

A written notice detailing the following information may need to be provided to the administering authority, following the initial notification**.** General information likely to be required for any further reporting to the administering authority may include the following:

- The name of the operator.
- The name and telephone number of a designated contact person.
- A description of the event.
- The results of any monitoring performed in relation to the event.
- Actions taken to mitigate any environmental harm caused by the event.
- Proposed actions to prevent a recurrence of the event.

7. Conclusion

This SMP outlines the appropriate treatment measures and operational procedures to be adopted to integrate adequate stormwater management into daily operations and Site activity. Specifically, this document has prepared to ensure that appropriate measures will be developed to meet the requirements of the Site's Environmental Authority (EA) including the existing case and all future proposed development associated with the southern extension.

Operational procedures outlined in this SMP will assist to ensure compliance as a minimum standard.

FIGURES

42
AG3324

Bunya Highway

Sediment Basin SB2
Upper Sett. Vol = 7.36ML
Sed Storage Vol = 3.68ML
Total Volume = 11.04ML
Maintain 1.5m Freeboard
(Total depth 3.0m)

Release Point RP2
E: 347333.341
N: 7036201.444

Additional Silt /
Water Storage Dam

Release Point RP1
E: 347003.812
N: 7035914.300

Fixed Plant

Stockpile
Area

Site operations
& storage

Catchment Q2
Area 8.87Ha

Overburden Pit

Future
Overburden Pit

Hard Rock Pit

Sediment Basin SB1
Upper Sett. Vol = 6.63ML
Sed Storage Vol = 3.31ML
Total Volume = 9.94ML
Maintain 2.0m Freeboard
(Total depth 4.0m)

Catchment Q1
Area 7.99Ha

Catchment C1
Area 4.85Ha

42
AG3324

FILE NAME:F:\Jobs\2500\2535 Pickeringbt - Bell\2 Drawings\Drawing\2535.DRG.004 - SW Management Plan R3.dwg
JOB SUB #:
CREATED: 17 May 2021

REV	DESCRIPTION	DATE	BY

Data Sources:
Photography: Digital Globe, Google Earth
Topography: QSC 10m Contours_2019-08-26 (publication)
Cadastre: QSC_Wester Downs DCDB Extract_2019-07-28 (publication)
Ecosystem:
Other:

THESE DESIGNS AND PLANS ARE COPYRIGHT AND ARE NOT TO BE USED OR REPRODUCED WHOLLY OR IN PART OR TO BE USED ON ANY PROJECT WITHOUT THE WRITTEN PERMISSION OF GROUNDWORK PLUS PTY LTD. ABN: 13 609 422 791

Legend:
- Site Boundary
- Cadastral Boundary
- Easement Boundary
- Cadastral Boundary - Watercourse
- Proposed Haul Road
- Clean surface water
- Disturbed surface water
- —DB— Drainage Bund

PROJECT: Bell Quarry

CLIENT: Harry Pickering

TITLE: Figure 1 - Stormwater Management Plan

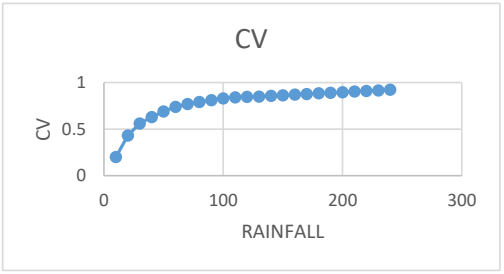
GROUNDWORK plus
PH: +61 7 3871 0411
WWW.GROUNDWORK.COM.AU

SCALE: 1:8,000 When Printed On A3 — 0 — 160m
DRAWING NUMBER: 2535.DRG.004
REVISION: 3
DATE: 17 May 2021 | DRAWN: MRESCAR
PRINTED: 17 May 2021 | CHECKED: MKIRK
DATUM: HORIZONTAL / VERTICAL / ZONE
MGA / AHD / 56

ATTACHMENT 1 – SEDIMENT BASIN DESIGN

Sediment Basin Storage Volume Estimation
(Stormwater Guideline - Environmentally Relevant Activities - DEHP)

Project Name: 2535
Sediment Basin: SB1



$V_s = A * C_v * R_{(1 \text{ in } 5;\ 24hr)}$

$A =$ 79,900 m^2

$C_{v\ (composite)} =$ 0.825

$R_{(1 \text{ in } 5;\ 24hr)} =$ 100.56 mm
$R_{(1 \text{ in } 5;\ 24hr)} =$ 0.10056 m

Source: (BoM IFD)

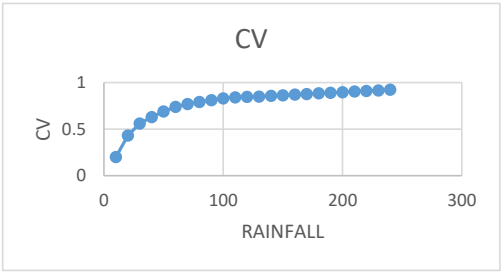
$V_s =$ 6,629 m^3
$V_s =$ 6.63 ML

$V_{SED} = 0.5 * V_s$
$V_{SED} =$ 3.31 ML

Sediment Basin Requires a Upper Settling Volume of **6.63 ML**
Sediment Basin Requires a Sediment Storage Volume of **3.31 ML**
Total Sediment Basin Storage Volume is **9.94 ML**

Sediment Basin Storage Volume Estimation
(Stormwater Guideline - Environmentally Relevant Activities - DEHP)

Project Name: 2535
Sediment Basin: SB2



$V_s = A * C_v * R_{(1 \text{ in } 5;\ 24hr)}$

$A =$ 88,746 m^2

$C_{v\ (composite)} =$ 0.825

$R_{(1 \text{ in } 5;\ 24hr)} =$ 100.56 mm
$R_{(1 \text{ in } 5;\ 24hr)} =$ 0.10056 m

Source: (BoM IFD)

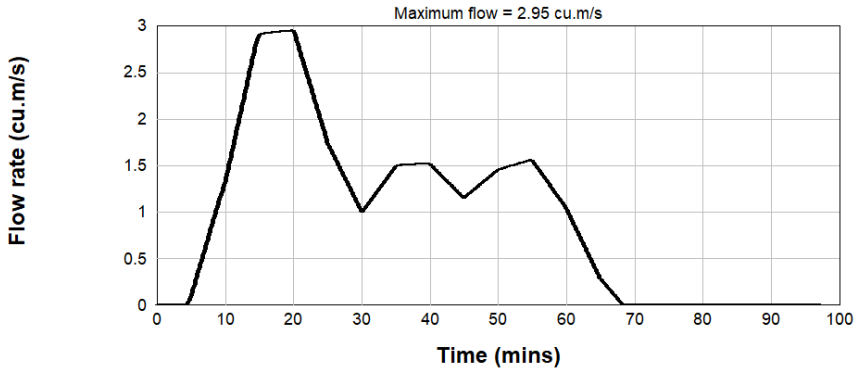
$V_s =$ 7,363 m^3
$V_s =$ 7.36 ML

$V_{SED} = 0.5 * V_s$
$V_{SED} =$ 3.68 ML

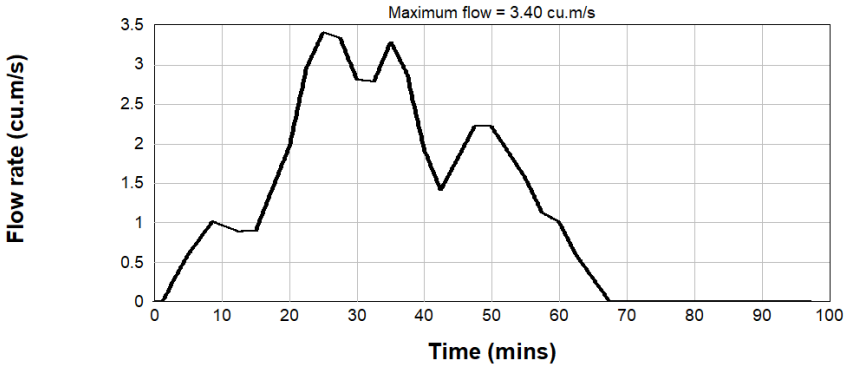
Sediment Basin Requires a Upper Settling Volume of **7.36 ML**
Sediment Basin Requires a Sediment Storage Volume of **3.68 ML**
Total Sediment Basin Storage Volume is **11.04 ML**

ATTACHMENT 2 – DRAINS MODELLING RESULTS

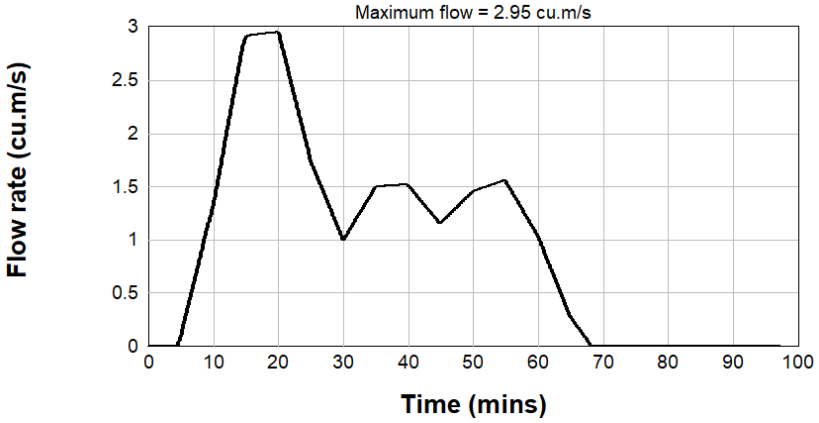
Hydrograph 1 % AEP, 1 Hour Duration, Existing Case Scenario (Release Point RP1)



Hydrograph 1 % AEP, 1 Hour Duration, Developed Case Scenario – Sediment Basin Inflow



Hydrograph 1 % AEP, 1 Hour Duration, Developed Case Scenario – Sediment Basin Outflow (Release Point RP1)



DRAINS results prepared from Version 2020.061										
PIT / NODE DETAILS				Version 8						
Name	Max HGL	Max Pond	Max Surfac	Max Pond	Min	Overflow	Constraint			
		HGL	Flow Arrivin	Volume	Freeboard	(cu.m/s)				
			(cu.m/s)	(cu.m)	(m)					
SUB-CATCHMENT DETAILS										
Name	Max	Paved	Grassed	Paved	Grassed	Supp.	Due to Storm			
	Flow Q	Max Q	Max Q	Tc	Tc	Tc				
	(cu.m/s)	(cu.m/s)	(cu.m/s)	(min)	(min)	(min)				
Exist 1	2.947	0	2.947	10	10	0	1% AEP, 1 hour burst, Storm 6			
Q1	3.404	3.404	0	7.5	7.5	0	1% AEP, 1 hour burst, Storm 9			
Q2	3.779	3.779	0	7.5	7.5	0	1% AEP, 1 hour burst, Storm 9			
Exist 2	3.176	0	3.176	12.5	12.5	0	1% AEP, 1 hour burst, Storm 6			
PIPE DETAILS										
Name	Max Q	Max V	Max U/S	Max D/S	Due to Storm					
	(cu.m/s)	(m/s)	HGL (m)	HGL (m)						
CHANNEL DETAILS										
Name	Max Q	Max V			Due to Storm					
	(cu.m/s)	(m/s)								
OVERFLOW ROUTE DETAILS										
Name	Max Q U/S	Max Q D/S	Safe Q	Max D	Max DxV	Max Width	Max V	Due to Storm		
OF1	2.455	2.455	11.042	0.136	0.19	20.14	1.4	1% AEP, 1 hour burst, Storm 6		
OF2	2.498	2.498	11.042	0.136	0.19	20.17	1.41	1% AEP, 1 hour burst, Storm 2		
DETENTION BASIN DETAILS										
Name	Max WL	MaxVol	Max Q	Max Q	Max Q					
			Total	Low Level	High Level					
SB1	24.44	11602.1	2.455	0	2.455					
SB2	23.44	13371.3	2.498	0	2.498					
Run Log for 2535 DRAINS V3.drn run at 08:32:19 on 14/5/2021 using version 2020.061										
Flows were safe in all overflow routes.										

Appendix 3

Erosion and Sediment Control Plan

CIVIL ENGINEERING PROJECT MANAGEMENT
SEDIMENT AND EROSION CONTROL

EROSION AND SEDIMENT CONTROL PLAN
'Bell Quarry'
Civil Operations
5610 Bunya Highway, COORANGA

DATE:	**20.06.21**	**REF:**	**013-013-01 Bell Quarry CPESC certification**
ATT:	**Harry Pickering**	**EMAIL:**	**pickharry@outlook.com.au**
REV:	**A**		
COUNCIL REF:			

CONTENTS PAGE

1.0 INTRODUCTION 4

2.0 THE SITE AND ITS CONTEXT 5

2.1 Project Works 5

2.2 Site Analysis 6

3.0 SITE INSTRUCTIONS 7

3.1 Disturbance of Soils 7

3.2 Sediment Basin Calculations 7

3.3 Peak Flow Calculations 9

3.4 Water Quality Objectives 10

4.0 CONSTRUCTION STAGING 11

Phase A Site Preparation 11

General 12

Sediment Basin Construction 13

5.0 MAINTENANCE AND MONITORING 15

6.0 CONCLUSION 16

7.0 CERTIFICATION 16

REFERENCES 17

2261 DAVID LOW WAY, PEREGIAN BEACH, QLD 4573 ACN: 626 671 092 INFO@BAXENGINEERING.COM.AU

LIST OF FIGURES

Figure 1 Locality Plan

LIST OF TABLES

Table 1 - Type B Sediment Basin Design 8
Table 2 - Peak Flow Data for 1 in 10 year ARI 9

LIST OF APPENDICES

Appendix A Sediment and Erosion Control Plan
Prepared by Bax Engineering dated June 2021

Appendix B Data Sheets and Design Calculations
Prepared by Bax Engineering dated June 2021

Appendix C Site Checklist Example
Prepared by Bax Engineering

1.0 INTRODUCTION

Bax Engineering has been commissioned by Mr Harry Pickering to compile a Sediment and Erosion Management Plan for the proposed earthworks phase for the proposed quarry operations; located at 5610 Bunya Highway in Cooranga, Queensland. The plan outlines the proposed soil and water management requirements for the site during the operations process and the proposed works to identify suitable measures to overcome these erosion risks though monitoring and maintenance procedures. These preventative measures are to be installed in accordance with the *Best Practice Erosion and Sediment Control (IECA Australasia, 2012)* and any other relevant local or statutory authority policies.

Any part of the plan herein is a guide in the use of suitable measures which could be implemented on the site. However not all of the measures may be applicable depending on the construction methodology employed. While all efforts have been made to ensure compliance, it is the ultimate responsibility of the Principal Contractor to implement best practices to manage the severity and extent of soil erosion in accordance with all relevant policies.

2261 DAVID LOW WAY, PEREGIAN BEACH, QLD 4573 ACN: 626 671 092 INFO@BAXENGINEERING.COM.AU

2.0 THE SITE AND ITS CONTEXT

2.1 Project Works

The site is located on lot 42 on AG3324 on 5610 Bunya Highway, Cooranga. It is part of a rural property and is located to the south of the Bunya Highway access and existing residence. The quarry location is situated on a hill currently used for agricultural activities.

The site is currently cleared with some grass cover and remnant vegetation. It covers a total area of around 14.3ha and has steep grades to the north of around 25%. Overland flow paths are present to the east and west of the location with another flow path at the midpoint of the location. All flows appear to flow to the north towards the Bunya Highway.

The subject site is identified in Figure 1 and the limit of disturbance shown on Bax Engineering drawing 013-013-SE01 as part of Appendix A.

Figure 1: Locality Plan

Source: Queensland Globe

2.2 Site Analysis

The site has been selected due to the discovery of hard rock deposits that have the potential to be excavated and developed into crushed rock products. To expose this material it is expected that works will consist of preliminary stripping, clearing and grubbing within the project bounds. Cut earthworks material will then follow. The continual extraction of the substrata product will then continue.

Currently the site has areas of undisturbed grassed vegetation and fall to the north. The land appears to be acceptable for use as a quarry however there will need to be a reasonable degree of soil and water constraints implemented and standard design techniques incorporated to minimise the potential of sediment leaving the site.

2261 DAVID LOW WAY, PEREGIAN BEACH, QLD 4573 ACN: 626 671 092 INFO@BAXENGINEERING.COM.AU

3.0 SITE INSTRUCTIONS

This sediment and erosion management report is to be read in conjunction with the engineering plans and any other information in relation to the development of the site. All works are to be undertaken in conjunction with the *Best Practice Erosion and Sediment Control* (IECA Australasia, 2012) and the instructions outlined in this report.

The clearing and stripping for the site will be in excess of 250m^2 resulting in an erosion risk assessment being required. From the data provided, the detailed calculations to determine the average annual soil loss are shown in Appendix B.

3.1 Disturbance of Soils

Using the 'revised' equation known as RUSLE a combined calculated soil loss of **6101 T/ha/yr** has been calculated (Refer *Appendix B*). It is noted that soil erodibility parameters are developed from the agricultural industry and ordinarily related to surface soils. Therefore the K-factor representations used to calculate this figure are very approximate due to the unknown potential of erosion of the subsoil materials above the hard rock strata that is expected.

Nonetheless, by careful planning and staging of the management of the works, the reduction in the areas of exposed material will reduce this potential soil loss significantly. As more hardstand engineering surfaces are exposed, the need for erosion controls may be reduced however will not be eliminated.

It is expected that C-factors will reach values of 1.0 during construction and remain at this level throughout the lifetime of the quarry operations.

3.2 Sediment Basin Calculations

It is noted that new sediment basin design standards have been legislated by the state government and outlined by the *Best Practice Erosion and Sediment Control* (IECA Australasia, 2018 Appendix B). The major changes to sediment basin designs have been the introduction of continuous flow basins – *Type A* and *Type B* (with automatic dosage systems).

In accordance with the IECA Best Practice Erosion and Sediment Control (Revised Appendix B – Table B1) the requirement for a sediment basin for catchment areas over 10,000m2 (1ha) and a soil type 1 is triggered by RUSLE soil losses greater than 75 T/ha/yr.

It is proposed that *Type B* sediment basins should be constructed at the quarry site to maximise the potential for water reuse. This water would be particularly useful for site works and dust mitigation. It is proposed to divert overland flows from outside the quarry site to reduce the catchment and therefore the basin sizes as much as possible. The *Type B* basin properties are shown in Table 1 (with calculations included in *Appendix B)*.

Sediment Basin Data	Sediment Basin A	Sediment Basin B	Sediment Basin C
Time of Concentration (mins)	10	8	9
Intensity $I_{1\ yhr}$ (mm/hr)	82	89	85
$0.5Q_1$	0.464 m^3/s	0.322 m^3/s	0.562 m^3/s
Catchment Area	5.12ha	3.26ha	5.95ha
Settling Zone Volume (2.0m deep)	8,325m^3	5,788m^3	10,090m^3
Sediment Storage Volume (1.0m deep)	2,497m^3	1,736m^3	3,027m^3
Total Basin Volume	10,822m^3	7,525m^3	13,117m^3
Basin Shape L:W ratio	6:1	6:1	2:1
Basin Depth at Spillway	2.6m	2.7m	2.7m
Basin Dimensions (Batters = 1:2)	182m x 30m	156m x 26m	108m x 54m

Table 1 - Type B Sediment Basin Design

3.3 Peak Flow Calculations

The Rational formula has been used to calculate the peak flows for the project. Based on the slope gradient and lengths and using a roughness coefficient to mimic the predicted exposed surface, a time of concentration (t_c) value of between **8** and **10 minutes** were derived using Friends Equation for each of the proposed drains.

Using the ARI data supplied as part of *Appendix B* and based on the design standard of 1 in 10 year ARI for a drainage structure constructed for a period of greater than 24 months (IECA 2012; table 4.3.1), rainfall intensities of **151mm/hr** and **164mm/hr** ($I_{yr,tc}$) were interpolated. The runoff coefficient (C_{10}) for such rainfall events based on a soil hydrological group Type C soil is shown as **0.88** (IECA). Using this information and a frequency factor of 1, the following peak flows shown in Table 2 were calculated for a 1 in 10 year ARI event with the detailed calculations supplied as part of *Appendix B*.

Peak Flow Data	Catchment A	Catchment B	Catchment C	Clean A	Clean B
Horton's roughness value (n)	0.0275	0.0275	0.0275	0.0275	0.0275
Length of flow path (L)	180m	166m	195m	160m	306m
Slope Gradient (S)	12%	37%	25%	25%	26%
Time of Concentration (t_c) using Friends Equation $t_c=(107nL^{0.333})/S^{0.2}$	10mins.	8mins.	9mins.	8mins.	10mins.
Soil Hydrological Group	C	C	C	C	C
Runoff Coefficient for ARI of 10 years (C_{10})	0.88	0.88	0.88	0.88	0.88
Rainfall Intensity ($I_{2yr,xmin}$)	151mm/hr	164mm/hr	157mm/hr	164mm/hr	151mm/hr
Catchment Area (A)	5.12ha	3.26ha	5.95ha	4.77ha	6.94ha
Frequency Factor (F_y)	1.0	1.0	1.0	1.0	1.0
Peak Flow (Q_y) using Rational Formula $Qy=0.00278 \times C_{10} \times F_y \times I_{y,tc} \times A$	1.891m^3/s	1.308m^3/s	2.285m^3/s	1.914m^3/s	2.564m^3/s

Table 2 - Peak Flow Data for 1 in 10 year ARI

3.4 Water Quality Objectives

As outlined in the *Best Practice Erosion and Sediment Control* (IECA Australasia, 2012) the allowable maximum concentration of total suspended solids (TSS) discharging from site during the construction phase is 50mg/L. The release of flow from the site to any waterway, stormwater drain or drainage line leading to a waterway or area of native vegetation over this limit will be sensibly enforced and is generally linked to one or more failures in the design, operation or maintenance of control devices on the site. It is intended to employ appropriate measures and best practice methods to ensure water quality objectives are met. Where possible, water from external catchments will be diverted around the site via lined, cut-off drains while runoff from the exposed site will be channelled to detention sediment basins and treated to meet the water quality objectives. Additional measures including sediment fencing and bunding will also be incorporated to minimise the run-off potential of turbid water into adjacent waterways.

Testing and treatment of the detained runoff prior to release and the monitoring of water quality at any points of discharge into adjacent waterways is to be undertaken by an environmental representative nominated by the principal contractor and approved by the superintendent. Testing and treatment are to be undertaken during and after any rainfall event that generates stormwater run-off on site or as directed by the superintendent.

If the upper limit level of the TSS is exceeded, the local authority shall be notified in order to identify and present feedback on problems within the design and maintenance procedure.

A water quality monitoring schedule or approved similar showing all the inspection details is to be utilised and kept on-site at all times.

4.0 CONSTRUCTION STAGING

It is intended to control the onsite erosion by limiting the exposure of the disturbed areas where possible. It is suggested to implement the proposed devices into stages during the initial site establishment. Upon completion and stabilisation of the first stage, works will then proceed with the consequent stages therefore reducing the exposure of disturbed land at any one time.

The sediment and erosion control phases are described below.

Phase A Site Preparation

1. Installation of stabilised site access off the quarry entrance. ***All access to the works during the project lifetime will be from this location.***
2. Erection of No-Go Zone fencing around areas to remain undisturbed.
3. Construct lined clean water catch drains around perimeter of the site and where shown through the site. This includes all scour protection and adjacent sediment fencing.
4. Install vehicle crossings across the drain to points where access is required.
5. Immediately stabilise area to ensure clean water discharge to existing drainage outlets.
6. Add rock check dams and scour protection where necessary.
7. Installation of sediment fencing where indicated.
8. Construction of a main access track for on-site equipment to limit unnecessary disturbance.
9. Excavate and construct sediment basins complete. Note the basin walls should not be constructed using any dispersive material such as any Emerson Class 2 material identified.
10. Construct lined dirty water catch drains (including rock check dams and batter chutes etc.) to discharge into sediment basin.
11. Provide scour protection to all drainage outlet points.
12. Clear and grub and strip areas to be readily worked and avoid opening excessive amounts of exposed ground.
13. Progressively strip and stockpile topsoil and use as diversion bunds where shown. Protect exposed faces of stockpile bunds.

2261 DAVID LOW WAY, PEREGIAN BEACH, QLD 4573 ACN: 626 671 092 INFO@BAXENGINEERING.COM.AU

General

The staging of the works is to be undertaken as described above with the following points to be adhered to:

- All site workers are to clearly recognise areas where access is limited or restricted. No-Go zones where existing vegetation is to be preserved shall be protected using barrier fencing or a similar distinguishable perimeter protection.
- Any soil materials are to be replaced in the same order they are removed from the ground. All subsoils are to be buried and topsoils to remain on the surface at the completion of the works
- Large, unprotected areas are to be kept moist (not wet) during windy weather to keep dust suppressed
- Earth batters shall be constructed with as low a gradient as possible with grades and lengths in accordance with those outlined in the *Best Practice Erosion and Sediment Control* (IECA Australasia, 2012)
- All earthworks including drains and spillways to be constructed in a manner to withstand a minimum of a 10-year ARI storm event.
- The stabilisation of any rehabilitation areas should be undertaken immediately after the respreading of the topsoil is completed.
- Foot and vehicle traffic to be kept away from all recently stabilised areas
- Stabilised areas are to be maintained to include regular watering patterns, mowing/slashing of excessive growth and restabilising areas with unsuccessful strike.
- Progressive stabilisation and soil cover requirements as outlined in the *Best Practice Erosion and Sediment Control* (IECA Australasia, 2012)
- Stockpiles are to be placed at least 2.0m clear from potential hazardous areas such as steep slopes and concentrated flow paths. All flows are to be directed around stockpiles.
- For the details of all devices to be used on site refer to the *Best Practice Erosion and Sediment Control* (IECA Australasia, 2012)
- An adequate supply of materials for the maintenance and repair of all control devices on site is to be stored for immediate usage if required.

Sediment Basin Construction

The effectiveness of the basins to trap sediment laden water relies on the correct installation and maintenance of the device. The following points should be adhered to:

- The batters and embankments are to be constructed at the appropriate batter slopes and stabilised. Dispersible material is not to be used for this construction.
- For personal safety the internal batter gradients of the basin should have a gradient of between 40% and 20% depending on factors such as the depth of water surcharging, the protection of the basin and the 'slipperiness' of the saturated sediment
- The inlet should be stabilised and a forebay area introduced to reduce the flow velocity. This will allow the early settling of any large particles as well as prevent the re-suspension of settled sediment already in the basin.
- Where possible the basin is to be of a minimum length to width ratio of 3:1 (baffles should be installed if required to allow the minimum length to width ratio to be achieved.
- A suitable all-weather access to the basin is to be installed for flocculation, de-watering, de-silting and maintenance purposes.
- Based on a design life of greater than 12 months the minimum design storm to be used for the emergency spillway design is to be 1 in 50-year ARI (IECA 2012; table B12). Refer 'Storm Flow Calculations' attached as part of *Appendix B* for calculated peak flow values for this storm period. The emergency overflow weir is to be correctly installed and stabilised and should be of open construction to avoid blockages. The crest should be at least 300mm above the primary outlet, 300mm below the basin embankment if formed in virgin soil or 450mm below the basin embankment if formed from fill (IECA 2012).
- Outlet structures on the basin are specified to be designed to pass the peak flow from the design storm event and have an outlet at least 300mm below any emergency outlet
- The basin outlet is to be lined to prevent scour. The Auckland Regional Council (1999) recommends the spillway be well compacted with a high standard of stabilisation and constructed with a trapezoidal cross section of width equal to the basin floor width or 6m whichever is the greater. To avoid hydrological damage downstream the construction should allow stream flows to mimic at least a 10-year ARI event (IECA 2012; table 4.3.1). Refer section 3.3 and 'Storm Flow Calculations' attached as part of *Appendix B* for calculated peak flow values for this storm period.
- The de-watering method of the basin (by pumping or an outlet decant system) is to be installed. Water is to be drawn from the surface of the basin away from the sediment storage zone.
- No-Go fencing is to be installed where required to prevent access from unauthorised persons. It is

suggested to comply with the local authority requirements for safety fencing to basins where the sediment depth exceeds 300mm or the permanent water level exceeds 150mm.

- A depth gauge is to be installed to monitor when the basin has reached capacity for de-watering and de-silting.
- A supply of coagulant for flocculation as well as all testing and de-watering equipment is to be stored to allow convenient and immediate usage when required.

5.0 MAINTENANCE AND MONITORING

During the quarry operations, a maintenance and monitoring system should be established. A self-auditing check sheet set similar to those attached in *Appendix C* is recommended to be completed for each relevant inspection undertaken by the site supervisor.

These inspections are to be conducted immediately immediately following rainfall events (with the potential to generate runoff on site) and on a regular basis.

The inspections will include the recording of the functionality of the device, any corrective actions required for a faulty device and any maintenance required to devices. Corrective actions are to be undertaken prior to imminent rainfall.

It is suggested that the maintenance and installation of all on-site sediment and erosion management works be overseen by a suitably competent person. These include but are not limited to:

- Maintenance of drainage systems.
- Stockpile locations.
- Maintenance of stabilised areas
- Removal of pollutants from sediment traps.
- Water quality monitoring in accordance with the *Best Practice Erosion and Sediment Control* (IECA Australasia, 2012)
- Sediment detention basin maintenance to ensure all sediment laden waters are directed to them
- Sediment removal from the basin settling zone to ensure the design capacity is not exceeded
- Replacement of all degradable products to ensure devices are in full working order

Copies should also be kept on site for presentation to relevant authorities if required.

Any suggested measures in addition to the sediment and erosion control plan caused by changes in conditions or where devices are inadequate should be rectified at the earliest opportunity. Further preventative methods and revision of the plan can then be undertaken as necessary.

6.0 CONCLUSION

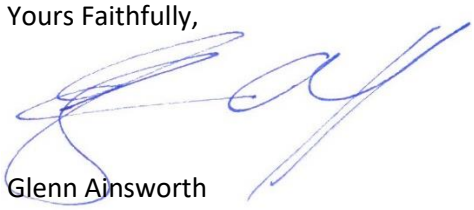
The report aims to reduce the impact on the environment caused by the disturbance of the existing ground conditions at the proposed quarry site at 5610 Bunya Highway in Cooranga. With the implementation of sensible and best practice measures described herein, as well as those described in the *Best Practice Erosion and Sediment Control* (IECA Australasia, 2012) the standards and objectives for water quality should be achieved resulting in a better and more cost-effective environmental outcome.

7.0 CERTIFICATION

I certify that this erosion and sediment control plan (Ref: 013-013-001 CPESC Certification) has been prepared to satisfy the intentions and minimum standards nominated within the IECA Best Practice Erosion and Sediment Control Guidelines and the relevant standards required.

If followed, the plan will assist the operator, in meeting the environmental obligations defined under the Environmental Protection Act (1994) and the Environmental Protection (Water) Policy (2009)

Yours Faithfully,



Glenn Ainsworth
CPESC No: 7678 RPEQ No: 19204
Bax Engineering Pty. Ltd.
2261 David Low Way, Peregian Beach Q 4573

REFERENCES

Auckland Regional Council 1999, *Technical Publication No. 90 Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region*, March 1999.

Australian Government Bureau of Meteorology n.d, '*Rainfall Intensity Frequency Duration Data (IFD)'*, viewed 25 April 2012, http://www.bom.gov.au/hydro/has/cdirswebx/cdirsdoc.shtml

Brisbane City Council 2001a, Urban Management Division Reference Specifications for Civil Engineering Work S190 Landscaping, December 2001

Brisbane City Council 2001b, *Sediment Basin Design, Construction and Maintenance*, January, 2001

FloCal software, Version 2.2.0, SEEC Morse McVey (adopted for drain lining and velocity calculations)

Gilley, J & Flanagan, D 2007, 'Early investment in soil conservation research continues to provide dividends', *2007 American Society of Agricultural and Biological Engineers*, vol. 50, no.5, pp.1595-1601

IECA 2018, Best Practice Erosion and Sediment Control, International Erosion Control Association (Australasia).

Morse, R 2004, 'Quantitative erosion control on highly erodible lands: a selection of tools based on the revised universal soil loss equation', presented ISCO 2004 - 13th International Soil Conservation Organisation Conference - Brisbane, July 2004.

Rosewell, C 1997, 'Potential sources of sediments and nutrients: sheet and rill erosion and phosphorus sources', *Australia: State of the Environment Technical Paper Series (Inland Waters), Department of the Environment, Sport and Territories, Canberra*.

SEEC Morse McVey Sediment Basin Design and RUSLE spread sheets (adopted for soil loss and peak flows calculations)

Simms, A, Woodroffe, C & Jones, B 2003, 'Application of RUSLE for erosion management in a coastal catchment, southern NSW', Proceedings of MODSIM 2003: International Congress on Modelling and Simulation, 2 (Integrative Modelling of Biophysical, Social and Economic Systems for Resource Management Solutions), 14-17 July 2003, Townsville, pp.678-683

Sunshine Coast Regional Council 2008, '*Manual for Erosion & Sediment Control Version 1.2',* November 2008.

APPENDIX A

Sediment and Erosion Control Plans

Prepared by BAX Engineering dated June, 2021

LEGEND

- CATCH DRAIN (CLEAN)
- CATCH DRAIN (DIRTY)
- EXISTING OVERLAND FLOW PATHS
- NO-GO ZONE FENCING
- STABILISED SITE ACCESS
- SCOUR PROTECTION
- SANDBAG TEMPORARY BUND
- PIT PROTECTION FILTER
- TEMPORARY LINED BUND
- NO-GO ZONE — NO-GO ZONE SIGN (TO BE INSTALLED IN VISIBLE LOCATION)
- SEDIMENT BASIN

NOTE:

THE SEDIMENT AND EROSION PLANS CONTAINED HEREIN OUTLINE THE POSSIBLE MANAGEMENT REQUIREMENTS DURING THE OPERATION PHASE OF THE QUARRY..
THE PLANS SHOULD BE COMPLETED BY THE PRINCIPAL CONTRACTOR, BE USED AS A GUIDE ONLY AND ANY DEVICES INSTALLED IN ACCORDANCE WITH THE RELEVANT STATUTORY AUTHORITY POLICIES. THE PLANS ARE TO GUIDE IN THE USE OF SUITABLE MEASURES WHICH COULD BE IMPLEMENTED HOWEVER NOT ALL OF THE MEASURES MAY BE APPLICABLE TO THE SITE AND THE PLANS SHOULD BE ADJUSTED TO SUIT. WHILE EFFORTS TO ENSURE COMPLIANCE, IT IS THE ULTIMATE RESPONSIBILITY OF THE PRINCIPAL CONTRACTOR TO IMPLEMENT BEST PRACTICES TO MANAGE THE SEVERITY AND EXTENT OF SOIL EROSION IN ACCORDANCE WITH ALL RELEVANT POLICIES.

SEDIMENT BASIN A (TYPE B)

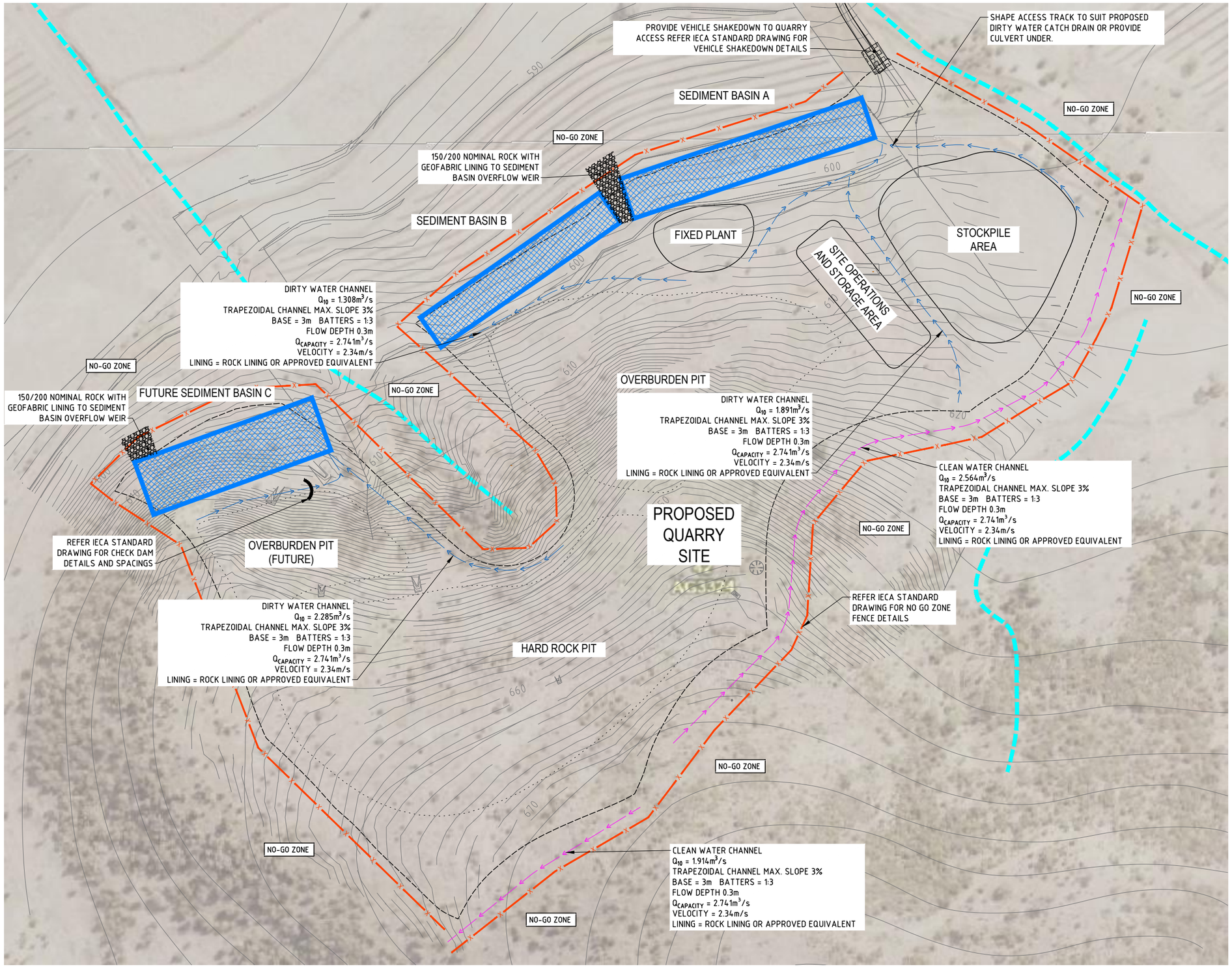
TIME OF CONCENTRATION = 10 mins.
INTENSITY I_1 = 82 mm/hr
$0.5Q_1$ = 0.464 m^3/s
CATCHMENT AREA = 5.12ha
SETTLING ZONE (2.0m deep) = 8,325m^3
SEDIMENT STORAGE (1.0m deep) = 2,497m^3
TOTAL BASIN VOLUME = 10,822m^3
BASIN DIMENSIONS (Batter - 1:2, L:W ratio - 6:1, av. depth at spillway - 2.6m)
LENGTH = 182m
WIDTH = 30m

SEDIMENT BASIN B (TYPE B)

TIME OF CONCENTRATION = 8 mins.
INTENSITY I_1 = 89 mm/hr
$0.5Q_1$ = 0.322 m^3/s
CATCHMENT AREA = 3.26ha
SETTLING ZONE (2.0m deep) = 5,788m^3
SEDIMENT STORAGE (1.0m deep) = 1,736m^3
TOTAL BASIN VOLUME = 7,525m^3
BASIN DIMENSIONS (Batter - 1:2, L:W ratio - 6:1, av. depth at spillway - 2.7m)
LENGTH = 156m
WIDTH = 26m

SEDIMENT BASIN C (TYPE B)

TIME OF CONCENTRATION = 9 mins.
INTENSITY I_1 = 85 mm/hr
$0.5Q_1$ = 0.562 m^3/s
CATCHMENT AREA = 5.95ha
SETTLING ZONE (2.0m deep) = 10,090m^3
SEDIMENT STORAGE (1.0m deep) = 3,027m^3
TOTAL BASIN VOLUME = 13,117m^3
BASIN DIMENSIONS (Batter - 1:2, L:W ratio - 2:1, av. depth at spillway - 2.7m)
LENGTH = 108m
WIDTH = 54m



No.	DATE	REVISIONS	BY	CKD
A	20.06.21	ISSUE FOR APPROVAL	TG	GWA

SCALE: 0 15 30 45 60 75m
Scale 1:1500 - A1 (1:3000 - A3)

PROJECT NO: 013-013
LOCAL AUTHORITY APPROVAL NO: -

DATE	20.06.21
CHECKED	GWA
DRAWN	CQ
DESIGNED	CQ

SURVEYED:
DATUM: AHD
APPROVED:
GLENN AINSWORTH
CPESC No: 7678
RPEQ No: 19204
FOR AND ON BEHALF OF BAX ENGINEERING PTY. LTD.

BAX Engineering PTY. LTD.
2261 DAVID LOW WAY, PEREGIAN BEACH, QLD 4573
INFO@BAXENGINEERING.COM.AU

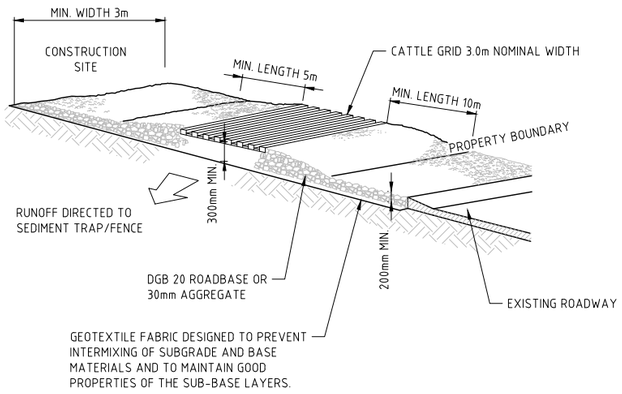
CLIENT: MR. HARRY PICKERING

PROJECT: BELL QUARRY
5610 BUNYA HIGHWAY, COORANGA

NORTH POINT

TITLE: PROPOSED SEDIMENT AND EROSION CONTROL DETAILS
Quarry Operations

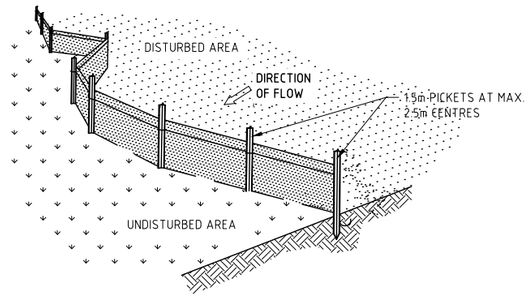
PLAN No 013-013-SE1 | REVISION A | A1



CONSTRUCTION NOTES:

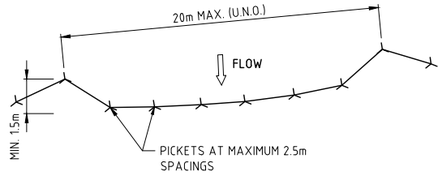
1. STRIP THE TOPSOIL, LEVEL THE SITE AND COMPACT THE SUBGRADE.
2. COVER THE AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
3. CONSTRUCT A 200mm THICK PAD OVER THE GEOTEXTILE USING ROAD BASE OR 30mm AGGREGATE.
4. ENSURE THE STRUCTURE IS AT LEAST 15 METRES LONG OR TO BUILDING ALIGNMENT AND AT LEAST 3 METRES WIDE.
5. WHERE A SEDIMENT FENCE JOINS ONTO THE STABILISED ACCESS, CONSTRUCT A HUMP IN THE STABILISED ACCESS TO DIVERT WATER TO THE SEDIMENT FENCE.

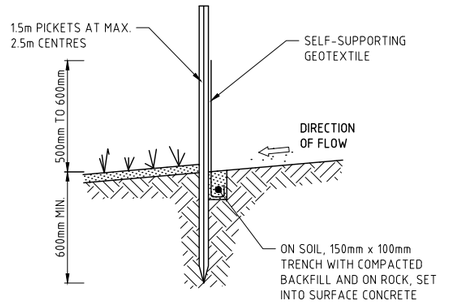
STABILISED SITE ACCESS



CONSTRUCTION NOTES:

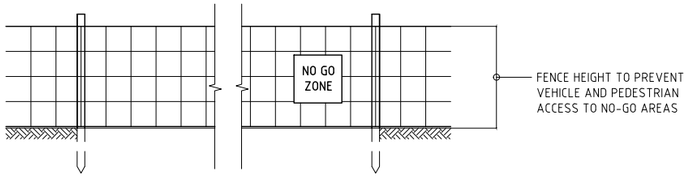
1. CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE. PROVIDE SMALL RETURNS AS SHOWN TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION.
2. WHERE POSSIBLE, LIMIT CATCHMENTS TO APPROXIMATELY 50 L/s FOR A Q10 DESIGN STORM EVENT.
3. CUT A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED
4. DRIVE 1.5 METRE LONG PICKETS ALONG THE DOWNSLOPE EDGE OF THE TRENCH AT 2.5 METRE MAXIMUM INTERVALS. IF STAR PICKETS ARE USED ENSURE THEY ARE FITTED WITH SAFETY CAPS
5. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING (NOT SHADE CLOTH).FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS AND TO BASE OF TRENCH. FIX GEOTEXTILE WITH WIRE TIES OR CONNECTIONS RECOMMENDED BY THE MANUFACTURER.
6. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP
7. BACKFILL THE TRENCH OVER FABRIC BASE AND COMPACT THOROUGHLY.





SECTION DETAIL

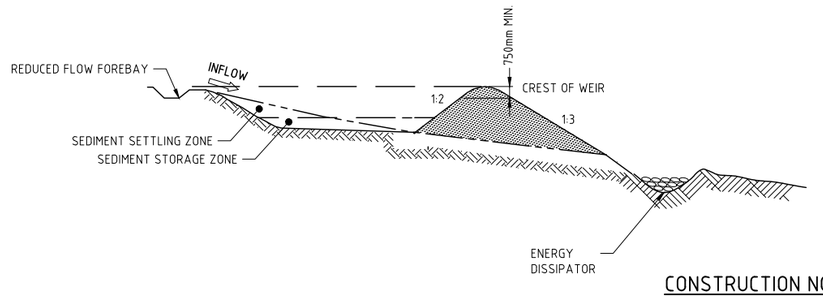
SEDIMENT FENCE

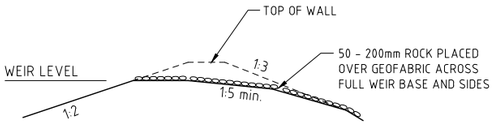


CONSTRUCTION NOTES:

1. INSTALL FENCING WHERE SHOWN WITH SIGNS AT REGULAR INTERVALS IN CLEARLY VISIBLE LOCATIONS. MAINTAIN UNTIL DIRECTED OTHERWISE.

BARRIER FENCE





WEIR PROTECTION DETAIL

CONSTRUCTION NOTES:

1. REMOVE ALL VEGETATION AND TOPSOIL FROM UNDER THE DAM WALL AND FROM WITHIN STORAGE AREA.
2. CONSTRUCT BASIN SIZE, DECANT SYSTEM, OUTLET PIPE AND WEIR IN ACCORDANCE WITH THE SITE SPECIFIC CALCULATIONS PROVIDED IN THE ESCP.
3. BASIN WALLS TO BE CONSTRUCTED OF MATERIAL THAT IS NON-DISPERSIVE AND FREE OF ROOTS, WOOD, ROCK, LARGE STONE OR FOREIGN MATERIAL.
4. PREPARE THE SITE UNDER THE EMBANKMENT BY RIPPING TO AT LEAST 100mm TO HELP BOND COMPACTED FILL TO THE EXISTING SUBSTRATE.
5. SPREAD THE FILL IN 100mm TO 150mm LAYERS AND COMPACT IT AT OPTIMUM MOISTURE CONTENT.
6. CONSTRUCT THE EMERGENCY SPILLWAY.
7. REHABILITATE THE STRUCTURE.

SEDIMENT BASIN
TYPE B

No.	DATE	REVISIONS	BY	CKD
A	20.06.21	ISSUE FOR APPROVAL	TG	GWA

SCALE:

PROJECT NO: 013-013
LOCAL AUTHORITY APPROVAL NO: -

DATE	20.06.21
CHECKED	GWA
DRAWN	CQ
DESIGNED	CQ

SURVEYED: group downes
DATUM: AHD
APPROVED:
GLENN AINSWORTH
CPESC No: 7678
RPEQ No: 19204
FOR AND ON BEHALF OF BAX ENGINEERING PTY. LTD.

BAX Engineering PTY. LTD.
2261 DAVID LOW WAY, PEREGIAN BEACH, QLD 4573
INFO@BAXENGINEERING.COM.AU

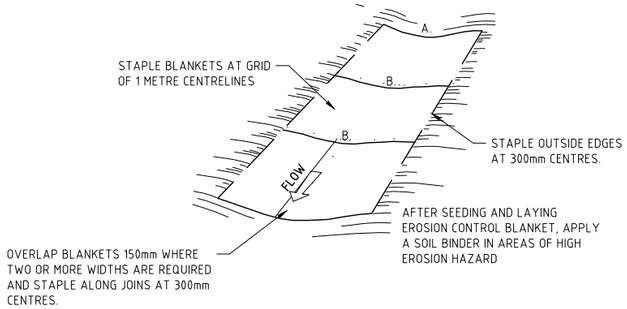
CLIENT: MR. HARRY PICKERING

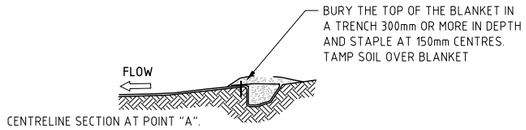
PROJECT: BELL QUARRY
5610 BUNYA HIGHWAY, COORANGA

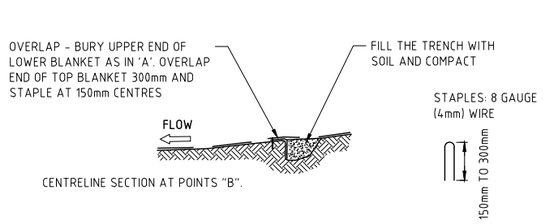
NORTH POINT

TITLE: PROPOSED SEDIMENT AND EROSION CONTROL DETAILS
Quarry Operations
DETAIL SHEET 1

PLAN No 013-013-SE2 | REVISION A | A1



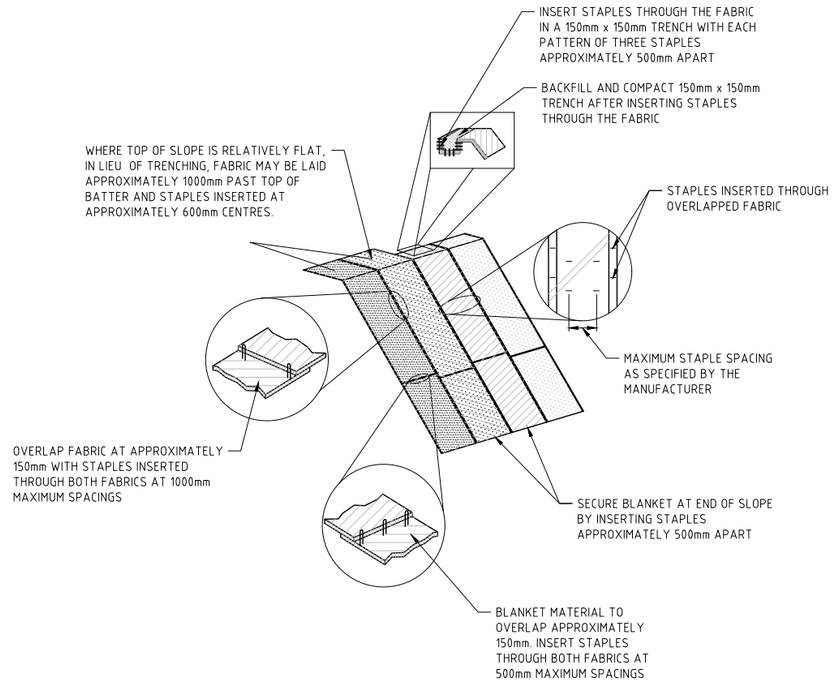




CONSTRUCTION NOTES:

1. REMOVE ANY ROCKS, CLODS, STICKS OR GRASS FROM THE SURFACE BEFORE LAYING MATTING.
2. ENSURE THAT TOPSOIL IS AT LEAST 75mm DEEP.
3. COMPLETE FERTILISING AND SEEDING BEFORE LAYING THE MATTING.
4. ENSURE FABRIC WILL BE CONTINUOUSLY IN CONTACT WITH THE SOIL BY GRADING THE SURFACE CAREFULLY FIRST.
5. LAY THE FABRIC IN "SHINGLE-FASHION", WITH THE END OF EACH UPSTREAM ROLL OVERLAPPING THOSE DOWNSTREAM. ENSURE EACH ROLL IS ANCHORED PROPERLY AT ITS UPSLOPE END.
6. ENSURE THAT THE FULL WIDTH OF FLOW IN THE CHANNEL IS COVERED BY THE MATTING UP TO THE DESIGN STORM EVENT (USUALLY A 10-YEAR ARI TIME OF CONCENTRATION STORM EVENT).
7. DIVERT WATER FROM THE STRUCTURE UNTIL VEGETATION IS STABILISED PROPERLY.

CONCENTRATED FLOW CATCH DRAIN



CONSTRUCTION NOTES:

1. REMOVE ANY ROCKS, CLODS, STICKS OR GRASS FROM THE GROUND SURFACE BEFORE LAYING THE MATTING.
2. SPREAD TOPSOIL TO AT LEAST 75mm DEPTH.
3. COMPLETE FERTILISING AND SEEDING ON A PROPERLY PREPARED SEEDBED WHERE REQUIRED PRIOR TO LAYING MATTING.
4. ENSURE FABRIC IS CONTINUOUSLY IN CONTACT WITH THE SOIL BY GRADING THE SURFACE CAREFULLY FIRST.
5. MATTING TO BE LAID "SHINGLE-FASHION" WITH ENDS OF EACH UPSTREAM ROLL OVERLAPPING NEXT DOWNSLOPE ROLL.
6. ENSURE SUFFICIENT STAPLES ARE USED TO MAINTAIN A GOOD CONTACT BETWEEN SOIL AND MATTING.

BATTER SHEET FLOW

No.	DATE	REVISIONS	BY	CKD
A	20.06.21	ISSUE FOR APPROVAL	TG	GWA

SCALE:

PROJECT NO: 013-013

LOCAL AUTHORITY APPROVAL NO: -

DATE	20.06.21
CHECKED	GWA
DRAWN	CQ
DESIGNED	CQ

SURVEYED:

DATUM: AHD

APPROVED:

GLENN AINSWORTH
CPESC No: 7678
RPEQ No: 19204

FOR AND ON BEHALF OF BAX ENGINEERING PTY. LTD.

BAX Engineering PTY. LTD.
2261 DAVID LOW WAY, PEREGIAN BEACH, QLD 4573
INFO@BAXENGINEERING.COM.AU

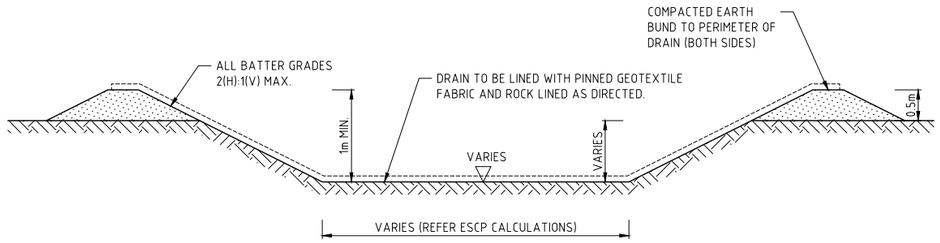
CLIENT: MR. HARRY PICKERING

PROJECT: BELL QUARRY
5610 BUNYA HIGHWAY, COORANGA

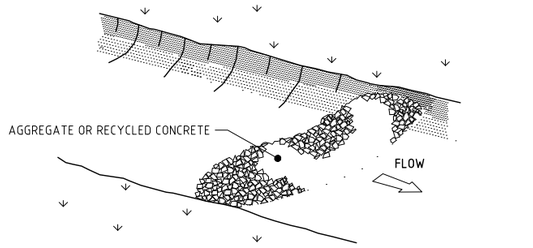
NORTH POINT

TITLE: PROPOSED SEDIMENT AND EROSION CONTROL DETAILS
Quarry Operations
DETAIL SHEET 2

PLAN No 013-013-SE3 | REVISION A | A1



CLEAN WATER CATCH DRAIN



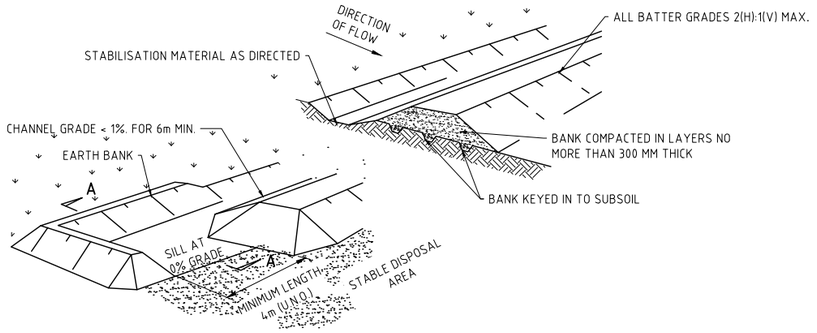
TYPICAL CHANNEL SECTION

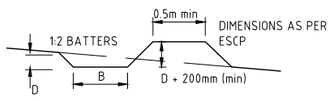
TYPICAL LONGITUDINAL SECTION

CONSTRUCTION NOTES:

1. CHECK DAMS TO BE BUILT WITH VARIOUS MATERIALS, INCLUDING ROCKS, LOGS AND SANDBAGS. THE MAINTENANCE PROGRAM SHOULD ENSURE INTEGRITY IS RETAINED.
2. TRENCH CHECK DAM 200mm INTO THE GROUND ACROSS WHOLE WIDTH. WHERE ROCK IS USED, FILL TRENCHES TO AT LEAST 100mm ABOVE GROUND SURFACE TO REDUCE RISK OF UNDERCUTTING.
3. TRENCH MAXIMUM HEIGHT SHOULD NOT EXCEED 600mm ABOVE GULLY FLOOR. THE CENTRE SHOULD ACT AS A SPILLWAY, BEING AT LEAST 150mm LOWER THAN OUTER EDGES.
4. SPACE DAMS SO THE TOE OF THE UPSTREAM DAM IS LEVEL WITH THE SPILLWAY OF THE FOLLOWING DOWNSTREAM DAM.

ROCK CHECK DAM





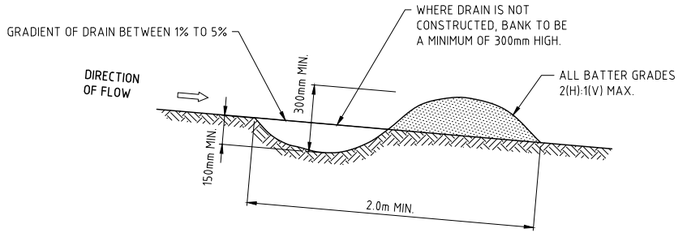
TYPICAL CHANNEL SECTION

SECTION AA

CONSTRUCTION NOTES:

1. CONSTRUCT AT THE GRADIENT SPECIFIED (PREFERABLY BETWEEN 1 AND 5 PERCENT)
2. WORK AROUND EXISTING VEGETATION AND AVOID REMOVING TREES AND SHRUBS WHERE POSSIBLE.
3. ENSURE THE STRUCTURES ARE FREE OF PROJECTIONS OR OTHER IRREGULARITIES THAT COULD IMPEDE WATER FLOW.
4. BUILD DRAINS WITH CIRCULAR, PARABOLIC OR TRAPEZOIDAL CROSS SECTIONS, NOT V-SHAPED, AT THE DIMENSIONS SHOWN ON THE ESCP.
5. ENSURE THE BANKS ARE PROPERLY COMPACTED TO PREVENT FAILURE.
6. WHERE DISCHARGING TO ERODIBLE LANDS, ENSURE OUTLET THROUGH A PROPERLY CONSTRUCTED LEVEL SPREADER.
7. CONSTRUCT THE LEVEL SPREADER AT GRADIENTS SPECIFIED (PREFERABLY LESS THAN 1 PERCENT LEVEL)
8. WHERE POSSIBLE, ENSURE WATER DISCHARGES ONTO STABILISED OR UNDISTURBED AREAS WITHIN THE SAME SUBCATCHMENT FROM WHICH IT ORIGINATED.

EARTH BANK (HIGH FLOWS)



CONSTRUCTION NOTES:

1. LOW FLOW DRAINS TO BE USED WHERE THE MAXIMUM UPSLOPE LENGTH IS 80m
2. BUILD WITH GRADIENTS BETWEEN 1 PERCENT AND 5 PERCENT
3. WHERE POSSIBLE WORK AROUND EXISTING VEGETATION.
4. ENSURE THE STRUCTURE IS FREE OF PROJECTIONS OR IRREGULARITIES THAT COULD IMPEDE FLOW.
5. DRAINS TO BE CONSTRUCTED WITH CIRCULAR, PARABOLIC OR TRAPEZOIDAL CROSS SECTIONS (NOT V SHAPED)
6. ENSURE BANKS ARE PROPERLY COMPACTED TO PREVENT FAILURE
7. WHERE POSSIBLE COMPLETE PERMANENT OR TEMPORARY STABILISATION WITHIN 10 DAYS OF CONSTRUCTION

EARTH BANK (LOW FLOW) CATCH DRAINS

No.	DATE	REVISIONS	BY	CKD
A	20.06.21	ISSUE FOR APPROVAL	TG	GWA

SCALE:

PROJECT NO: 013-013

LOCAL AUTHORITY APPROVAL NO: -

DATE	20.06.21
CHECKED	GWA
DRAWN	CQ
DESIGNED	CQ

SURVEYED:

DATUM: AHD

APPROVED:

GLENN AINSWORTH
CPESC No: 7678
RPEQ No: 19204

FOR AND ON BEHALF OF BAX ENGINEERING PTY. LTD.

BAX Engineering PTY. LTD.
2261 DAVID LOW WAY, PEREGIAN BEACH, QLD 4573
INFO@BAXENGINEERING.COM.AU

CLIENT: MR. HARRY PICKERING

PROJECT: BELL QUARRY
5610 BUNYA HIGHWAY, COORANGA

NORTH POINT

TITLE: PROPOSED SEDIMENT AND EROSION CONTROL DETAILS
Quarry Operations
DETAIL SHEET 3

PLAN No 013-013-SE4 | REVISION A | A1

APPENDIX B

Data Sheets & Design Calculations

Prepared by BAX Engineering dated June, 2021

Australian Government
Bureau of Meteorology

Location

Latitude: -26.814 [Nearest grid cell: 26.8125 (S)]

Longitude:151.4548 [Nearest grid cell: 151.4625 (E)]

IFD Design Rainfall Intensity (mm/h)

Rainfall intensity for Durations, Exceedance per Year (EY), and Annual Exceedance Probabilities (AEP).
FAQ for New ARR probability terminology

	Annual Exceedance Probability (AEP)						
Duration	**63.2%**	**50%#**	**20%***	**10%**	**5%**	**2%**	**1%**
1 min	141	161	221	262	301	353	392
2 min	119	136	189	227	264	309	344
3 min	111	127	176	210	243	285	317
4 min	106	120	166	198	228	268	297
5 min	101	115	158	188	216	253	281
6 min	96.4	110	151	179	206	241	267
7 min	92.3	105	144	171	196	230	255
8 min	88.5	101	138	164	188	220	244
9 min	85.1	96.8	133	157	180	211	234
10 min	81.9	93.2	128	151	173	203	225
11 min	78.9	89.8	123	146	167	196	217
12 min	76.1	86.7	119	141	161	189	210
13 min	73.6	83.8	115	136	156	183	203
14 min	71.2	81.1	111	132	151	177	197
15 min	69.0	78.5	108	128	147	172	191
16 min	66.9	76.2	105	124	142	167	185
17 min	65.0	74.0	102	120	138	162	180
18 min	63.1	71.9	98.9	117	134	158	175
19 min	61.4	69.9	96.3	114	131	153	170
20 min	59.8	68.1	93.7	111	128	149	166
25 min	52.8	60.2	83.0	98.3	113	133	148
30 min	47.5	54.1	74.6	88.5	102	120	133
45 min	36.6	41.7	57.6	68.4	79.0	92.9	104
1 hour	30.1	34.2	47.2	56.1	64.9	76.4	85.2
1.5 hour	22.4	25.4	35.0	41.6	48.1	56.8	63.5

2 hour	18.1	20.5	28.0	33.3	38.5	45.5	50.9
3 hour	13.3	15.0	20.3	24.1	27.9	32.9	36.9
4.5 hour	9.73	10.9	14.7	17.4	20.0	23.7	26.5
6 hour	7.80	8.72	11.7	13.7	15.8	18.7	21.0
9 hour	5.72	6.37	8.47	9.94	11.4	13.5	15.2
12 hour	4.60	5.11	6.77	7.94	9.13	10.8	12.1
18 hour	3.38	3.75	4.97	5.84	6.72	7.95	8.92
24 hour	2.72	3.02	4.01	4.72	5.44	6.44	7.23
30 hour	2.30	2.55	3.40	4.01	4.64	5.50	6.17
36 hour	2.00	2.22	2.97	3.52	4.08	4.84	5.43
48 hour	1.60	1.79	2.41	2.86	3.33	3.95	4.44
72 hour	1.17	1.30	1.78	2.13	2.49	2.96	3.33
96 hour	0.926	1.04	1.42	1.70	1.99	2.37	2.67
120 hour	0.773	0.868	1.18	1.41	1.66	1.97	2.22
144 hour	0.666	0.747	1.01	1.20	1.40	1.67	1.88
168 hour	0.587	0.657	0.881	1.04	1.20	1.44	1.62

Note:
The 50% AEP IFD **does not** correspond to the 2 year Average Recurrence Interval (ARI) IFD. Rather it corresponds to the 1.44 ARI.
* The 20% AEP IFD **does not** correspond to the 5 year Average Recurrence Interval (ARI) IFD. Rather it corresponds to the 4.48 ARI.

This page was created at **13:18 on Tuesday 22 June 2021 (AEST)**

© Copyright Commonwealth of Australia 2021, Bureau of Meteorology (ABN 92 637 533 532) | CRICOS Provider 02015K | Disclaimer | Privacy | Accessibility

1. Site Data Sheet

Site Name: Bell Quarry

Site Location: Bunya Highway, Cooranga

Precinct: Western Downs

Description of Site: Quarry Operations

Site area	Sub-catchments						Remarks
	A	B	C				
Total catchment area (ha)	5.12	3.26	5.95				
Disturbed catchment area (ha)	5.12	3.26	5.95				

Rainfall data

Design rainfall depth (days)							
Design rainfall depth (percentile)							
x-day, y-percentile rainfall event							
Rainfall R-factor (if known)							
IFD: 2-year, 6-hour storm (if known)	8.72	8.72	8.72				

RUSLE Factors

Rainfall erosivity (*R*-factor)	1750	1750	1750	1750	1750	1750	Auto-filled from above
Soil erodibility (*K*-factor)	0.053	0.053	0.053				
Slope length (m)	150	166	195				
Slope gradient (%)	12	37	25				
Length/gradient (*LS*-factor)	5.77	25.76	19.06				
Erosion control practice (*P*-factor)	1.3	1.3	1.3				
Ground cover (*C*-factor)	1	1	1				

Calculations

Soil loss (t/ha/yr)	696	3106	2299				
Soil Loss Class	5	7	7				
Soil loss (m^3/ha/yr)	535	2389	1768				

TYPE B SEDIMENT BASIN SIZING - OPTION 2B

														SEDIMENT STORAGE			APPROX. DIMENSIONS			
BASIN ID	CATCH AREA (HA)	BATTERS (1 IN X)	L:W RATIO	D_S (m)	C_1	TIME OF CONC (MINS)	I_1 (mm/hr)	$0.5Q_1$ (m^3/s)	LAB SETTLE RATE (m/hr)	FLOC SETTLE DEPTH (m)	MINIMUM A_s (m^2)	ACTUAL V_S (m^3)	SCOUR CHECK	MIN. SED STORAGE DEPTH (m)	MIN SED. STORAGE VOLUME (m^3)	APPROX. REQ SED STORAGE DEPTH (m)	APPROX. LENGTH AT SPILLWAY (m)	APPROX. WIDTH AT SPILLWAY (m)	APPROX. DEPTH AT SPILLWAY (m)	TOTAL VOLUME AT SPILLWAY (m^3)
Basin A	5.12	2	6	2.00	0.80	10	82	0.464	0.40	1.50	4162	8325	OK	1	2497	0.6	182.0	30.3	2.6	10822.2
Basin B	3.26	2	6	2.00	0.80	8	89	0.322	0.40	1.50	2894	5788	OK	1	1736	0.7	155.8	26.0	2.7	7524.8
Basin C	5.95	2	2	2.00	0.80	9	85	0.562	0.40	1.50	5045	10090	OK	1	3027	0.7	108.4	54.2	2.7	13116.6
								0.000	0.40	1.00	0	0	OK	0.2	0	0	0.0	0.0	0.0	0.0
								0.000	0.40	0.60	0	0	OK	0.2	0	0	0.0	0.0	0.0	0.0
								0.000	0.40	0.60	0	0	OK	0.2	0	0	0.0	0.0	0.0	0.0
								0.000	0.40	0.60	0	0	OK	0.2	0	0	0.0	0.0	0.0	0.0
								0.000	0.40	0.60	0	0	OK	0.2	0	0	0.0	0.0	0.0	0.0
								0.000	0.40	0.60	0	0	OK	0.2	0	0	0.0	0.0	0.0	0.0
								0.000	0.40	0.60	0	0	OK	0.2	0	0	0.0	0.0	0.0	0.0
								0.000	0.40	0.60	0	0	OK	0.2	0	0	0.0	0.0	0.0	0.0
								0.000	0.40	0.60	0	0	OK	0.2	0	0	0.0	0.0	0.0	0.0
								0.000	0.40	0.60	0	0	OK	0.2	0	0	0.0	0.0	0.0	0.0
								0.000	0.40	0.60	0	0	OK	0.2	0	0	0.0	0.0	0.0	0.0
								0.000	0.40	0.60	0	0	OK	0.2	0	0	0.0	0.0	0.0	0.0
								0.000	0.40	0.60	0	0	OK	0.2	0	0	0.0	0.0	0.0	0.0
								0.000	0.40	0.60	0	0	OK	0.2	0	0	0.0	0.0	0.0	0.0
								0.000	0.40	0.60	0	0	OK	0.2	0	0	0.0	0.0	0.0	0.0
								0.000	0.40	0.60	0	0	OK	0.2	0	0	0.0	0.0	0.0	0.0
								0.000	0.40	0.60	0	0	OK	0.2	0	0	0.0	0.0	0.0	0.0
								0.000	0.40	0.60	0	0	OK	0.2	0	0	0.0	0.0	0.0	0.0

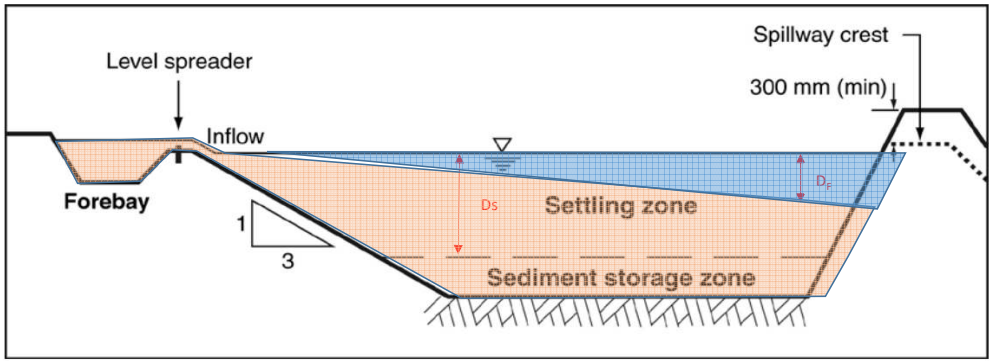


Figure B6 – Long-section of a typical Type B basin

Storm Flow Calculations

Peak flow is given by the Rational Formula:

$$Qy = 0.00278 \times C_{10} \times F_Y \times I_{y,\,tc} \times A$$

where: Q_y is peak flow rate (m^3/sec) of average recurrence interval (ARI) of "Y" years

C_{10} is the runoff coefficient (dimensionless) for ARI of 10 years. Rural runoff coefficients are given in Volume 2, figure 5 of Pilgrim (1998), while urban runoff coefficients are given in Volume 1, Book VIII, figure 1.13 of Pilgrim (1998) and construction runoff coefficients are given in Appendix F

F_y is a frequency factor for "Y" years. Rural values are given in Volume 1, Book IV, Table 1.1 of Pilgrim (1998) while urban coefficients are given in Volume 1, Book VIII, Table 1.6 of Pilgrim (1998)

A is the catchment area in hectares (ha)

$I_{y,\,tc}$ is the average rainfall intensity (mm/hr) for an ARI of "Y" years and a design duration of "tc" (minutes or hours)

Time of concentration (t_c) = $(107\ \mathbf{n}\ L^{0.333}) / S^{0.2,}$ in minutes - Friends Equation
or use table of standard inlet times (QUDM Table 4.06.1)

where: n is Hortons roughness value for the surface (similar to Mannings value)
L is length of flow path in metres
S is slope in %

n= 0.0275 L = 180 m S = 12 to 12%

Time of concentration (t_c) = 10 mins

Peak flow calculations, 1

z

Site	A (ha)	tc (mins)	Rainfall intensity, I, mm/hr							C_{10}
			$1_{yr,tc}$	$2_{yr,tc}$	$5_{yr,tc}$	$10_{yr,tc}$	$20_{yr,tc}$	$50_{yr,tc}$	$100_{yr,tc}$	
Catch A	5.12	10	81.9	100	130	151	173	203	225	0.88
Catch B	3.26	8	88.5	108	140	164	188	220	244	0.88
Catch C	5.95	9	85.1	103	135	157	180	211	234	0.88
Clean 1	4.77	8	88.5	108	140	164	188	220	244	0.88
Clean 2	6.94	10	81.9	100	130	151	173	203	225	0.88

Peak flow calculations, 2

ARI (yrs)	Frequency factor (F_y)	Peak flows							Comment
		Catch A (m^3/s)	Catch B (m^3/s)	Catch C (m^3/s)	Clean 1 (m^3/s)	Clean 2 (m^3/s)	(m3/s)	(m3/s)	
1 yr,tc	0.8	0.821	0.565	0.991	0.826	1.112			
2 yr,tc	0.85	1.065	0.732	1.274	1.071	1.443			
5 yr,tc	0.95	1.547	1.061	1.867	1.552	2.097			
10 yr,tc	1	1.891	1.308	2.285	1.914	2.564			
20 yr,tc	1.05	2.275	1.574	2.751	2.304	3.084			
50 yr,tc	1.15	2.924	2.018	3.532	2.952	3.964			
100 yr,tc	1.2	3.382	2.153	4.087	3.417	4.584			

APPENDIX C

Site Checklist Example

Prepared by BAX Engineering dated February, 2017

SEDIMENT AND EROSION CONTROL SITE CHECKLISTS

EXAMPLE

PROJECT : **CIVIL CONSTRUCTION**

DESCRIPTION: **CHECKLIST TEMPLATES FOR THE IMPLEMENTATION OF SEDIMENT AND EROSION CONTROL MEASURES**

REVISION A
FEBRUARY 2017

CONTENTS PAGE

1.0 INTRODUCTION 3

2.0 MANAGEMENT PLAN 3

3.0 INITIAL INSPECTION CHECKLISTS 4

4.0 SITE REHABILITATION CHECKLISTS 11

5.0 DAILY SITE INSPECTION CHECKLISTS 13

6.0 WEEKLY SITE INSPECTION CHECKLISTS 17

7.0 NON-CONFORMANCE REPORT 22

EXAMPLE

1.0 INTRODUCTION

The Sediment and Erosion checklists contained herein outline the possible management requirements during the earthworks and construction phases of a project. The checklists should be completed by the principal contractor, be used as a guide only and any devices installed in accordance with the relevant statutory authority policies.

The checklists are to guide in the use of suitable measures which could be implemented on a civil construction site. However not all of the measures will be applicable to every site and the checklists should be adjusted to suit. While efforts to ensure compliance, it is the ultimate responsibility of the Principal Contractor to implement best practices to manage the severity and extent of soil erosion during the earthworks and construction phases in accordance with all relevant policies.

2.0 MANAGEMENT PLAN

The checklists have been separated into the following:

- Initial Inspection Checklists
- Site Rehabilitation Checklists
- Daily Site Inspection
- Weekly Site Inspection
- Non Conformance Report

EXAMPLE

3.0 INITIAL INSPECTION CHECKLISTS

Project Name: ***Job No:***

Location of Project:

Principal Contractor:

Principal Contractor Representative:

Reviewer: ***Date:***

Following the preparation and submission of the sediment and erosion control plans and all supporting documentation for the project, the following initial inspections should be undertaken with all relevant stakeholders present.
No earthworks or clearing should commence until all relevant controls are in place and all parties are satisfied that the severity and extent of soil erosion will be adequately managed.

EXAMPLE

GENERAL

ITEM	CONTROL	CHECKED/OK	
1	Have Sediment and erosion plans been supplied to the Principal Contractor for use?	YES	NO
2	Has an inspection of the project site been carried out to identify areas where possible environmental harm could occur?	YES	NO
3	Does the Principal Contractor agree the plans reflect actual site conditions? (topography shown, sufficient areas for construction operations to occur, any potential constraints or restrictions identified etc.)	YES	NO
4	Does the Principal Contractor agree with the proposed phasing and staging shown on plans?	YES	NO
5	Has the Principal Contractor allowed for sufficient resources to implement the proposed controls?	YES	NO
6	Have areas of existing habitats, wetlands and all vegetation to be retained been identified and buffer zones established with “no-go zone” fencing and signage etc.?	YES	NO
7	Have areas of high erosion potential been identified? (Existing exposed steep batters, areas of exposed dispersible soil etc.)	YES	NO
8	Do the proposed control measures appear adequate to handle the increased runoff generated from additional impervious areas, clearing and proposed construction practices?	YES	NO
9	Is the perimeter of site protected from unlawful pedestrian and vehicle access?	YES	NO
10	Have areas been identified where additional controls (other than those shown on plans) may be required?	YES	NO

11	Have all receiving waterways and potential drainage problems been identified?	YES	NO
12	Have the soil types on site been identified and has any preliminary testing been undertaken? (Testing for acid sulphate soil and dispersible soils etc.)	YES	NO
13	Are procedures in place for the length of the project? (Inspection and reporting intervals, works scheduled around potential wet weather, water testing and maintenance procedures etc.) All checklists and data recorded are to be retained as part of the on-site register.	YES	NO
14	Are all site staff and contractors aware of the sediment and erosion control plan?	YES	NO
15	Are the intended actions defined and understood by all parties?	YES	NO

SITE ESTABLISHMENT

ITEM	CONTROL	CHECKED/OK	
1	Has the location of site office and surrounding amenities been identified?	YES	NO
2	Have off-site and on-site vehicle parking areas been identified?	YES	NO
3	Have site access points been identified and kept to a minimum?	YES	NO
4	Are the access points approved with the local authority?	YES	NO
5	Has the site office area and vehicle parking area been gravelled/sealed to avoid material being tracked off-site and onto public roadways?	YES	NO
6	Have temporary access tracks been minimised and defined through the site?	YES	NO
7	Have material drop off points been identified and located away from retained vegetation and overland flow paths?	YES	NO
8	Have stockpile locations been identified and located away from retained vegetation and overland flow paths?	YES	NO
9	Have suitable locations been identified and adequately constructed for chemical, oil and fuel storage, wash down areas and waste disposal etc.?	YES	NO
10	Have areas for sediment basin(s) been identified and are they sufficient to accommodate the basin sizes calculated?	YES	NO
11	Has an approved rain gauge been installed on-site?	YES	NO
12	Are all initial control devices in place prior to the commencement of any clearing and earthworks?	YES	NO
13	Are additional material supplies available and on-standby to allow for prompt repairs and resetting of devices following a rain event? Including additional sediment fence, geotextile, aggregate and rock, coagulant, pumping and testing equipment etc.	YES	NO
14	Is the site prepared for inclement weather?	YES	NO

EXAMPLE

DRAINAGE

ITEM	CONTROL	CHECKED/OK	
1	Is drainage from the site access being directed onto site for treatment and not onto any adjacent public roadways?	YES	NO
2	Have clean water catch drains been installed and lined. Are they effective in diverting upslope flows around the site?	YES	NO
3	Have the changes in overland flow paths and site topography been addressed and will all flows be contained and treated on-site?	YES	NO
4	Are clean water and dirty water catch drains shaped correctly and of the correct width and depth?	YES	NO
5	Are constructed drains able to contain flows from the catchments?	YES	NO
7	Are drains diverting flows away from exposed and unstabilised areas?	YES	NO
8	Are drains stabilised with the correct lining (to suit designed flow velocity)?	YES	NO
9	Are all linings suitably anchored?	YES	NO
10	If geofabric is used for lining, is it overlapped in the direction of flow?	YES	NO
11	Are all flows being channelled to prevent erosion or damage to the lining and drain batters?	YES	NO
12	If rock is used for stabilisation does all rock have a geofabric underlay?	YES	NO
13	Is the rock stabilisation laid so the profile does not prevent or constrict the channel flows?	YES	NO
14	Are any check dams required in catch drains and if so are they located at appropriate spacings?	YES	NO
15	Are check dams constructed to ensure water flows over them and does not divert around them? (Are outer edges higher than the crest)	YES	NO
16	Are check dams free draining and not holding water?	YES	NO
17	Do all drains discharge through a stabilised outlet	YES	NO
18	Are outlets positioned to prevent concentrated or unlawful discharge to adjacent properties?	YES	NO
19	Do outlets have sufficient protection and energy dissipaters installed? (Appropriate rock sizing and placement)	YES	NO
20	If water crossings are required on-site, is runoff from the approach roads being constrained from entering the water course	YES	NO
21	If water crossing are in place, is additional damage to the water course being prevented?	YES	NO

EXAMPLE

EROSION

ITEM	CONTROL	CHECKED/OK	
1	Are all high erosion risk areas covered or stabilised?	YES	NO
2	Are areas of high erosion risk protected from possible rainfall events at the close of each day?	YES	NO
3	Are all batters free from erosion?	YES	NO
4	Are steep batters adequately stabilised and if necessary anchored in place?	YES	NO
5	Is rubbish being contained onsite using acceptable methods?	YES	NO
6	Are any identified dispersible soils protected or covered?	YES	NO
7	Are all stockpile locations located away from concentrated flow paths?	YES	NO
8	Are catch drains located upslope of stockpile locations to divert overland flows away?	YES	NO
9	Are staging plans in place to delay the disturbance of existing ground cover for as long as possible and minimise the time of exposure?	YES	NO
10	Are plans in place to ensure controls are installed prior to new areas being cleared or exposed	YES	NO
11	Are measures in place to accommodate any new surface drainage patterns	YES	NO

SEDIMENT

ITEM	CONTROL	CHECKED/OK	
1	Are public access roads clear of sediment tracked by site traffic?	YES	NO
2	Are dust controls in place?		
3	Are there areas where stormwater could bypass sediment traps or fences?	YES	NO
4	Are all reasonable and practical measures being taken to control erosion and prevent sediment laden runoff from leaving site?	YES	NO
5	Are all control devices installed so as not to cause a safety hazard or cause localised flooding?	YES	NO
6	Are controls appropriate for site conditions?	YES	NO
7	Are sediment fences (or suitable control devices) located downstream of stockpile locations?	YES	NO
8	Are sediment fences located along contours and not used in concentrated flow paths?	YES	NO
9	Are sediment fences securely fixed to supports adequately spaced?	YES	NO
10	Do sediment fences have regular returns and spill through weirs? (20m-30m spacings)	YES	NO
11	Are sediment fences securely buried and returned upslope at ends to prevent flow bypass?	YES	NO
12	Is sediment fence material adequate for proposed flows?	YES	NO
13	Will control devices to stormwater inlets allow adequate ponding to capture sediment?	YES	NO
14	Do control devices to stormwater inlets trap sediment and not divert the water away to uncontrolled or unstabilised areas?	YES	NO
15	Will all sediment laden water be captured for treatment prior to being discharged from site?	YES	NO

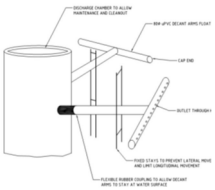
EXAMPLE

SEDIMENT BASIN

It is assumed the sediment basin will be constructed and used to accommodate runoff from sites containing higher percentages of silt and clay particles (Type D & F soils) that will require chemical flocculation prior to release.

ITEM	CONTROL	CHECKED/OK	
1	Is the basin inlet adequate to accommodate design flows?	YES	NO
2	Is the basin inlet stabilised using rock with a geotextile underlay (or similar approved stabilisation)?	YES	NO
3	Does the inlet have appropriate energy dissipation controls in place to prevent stirring and resuspension of water in the basin?	YES	NO
4	Has a shallow forebay been installed at the inlet of the sediment basin to reduce flow velocities and allow initial settling?	YES	NO
5	If a forebay has been installed, is the spillway into the sediment basin stabilised and the full width of the basin?	YES	NO
6	Has the basin been constructed to the effective dimensions (min. desirable length to width ratio of 3:1) to allow the maximum distance between the inlet and outlet?	YES	NO
7	If not practicable to construct the sediment basin using the minimum 3:1 length width ratio, have baffles been installed to increase settling time? (baffles to be set below the inlet level to allow water to flow over them and prevent resuspension of settled sediment)	YES	NO
8	Has the basin been constructed to the correct depth to allow for settling and sediment storage?	YES	NO
9	Are the inlet and outlets at the correct levels?	YES	NO
10	Does the basin have a solid, impermeable base?	YES	NO
11	Are the embankments constructed using suitable material and compacted in accordance with relevant specifications?	YES	NO
12	Are batter slopes acceptable and all embankments stable?	YES	NO
13	Could a person achieve a firm footing and exit the basin if they fell in? (considering the 'slipperiness' of the wet material and the batter slopes)	YES	NO
14	Has an emergency spillway been installed to a correct level? (300mm above the primary outlet and 300mm below a natural bank or 750mm below a filled bank)	YES	NO
15	Has the emergency spillway been installed to the correct dimensions? (minimum width of 2.5m and 6.0m in length)	YES	NO
16	Has the emergency spillway been adequately stabilised over its face and downstream?	YES	NO
17	Is energy dissipation in place on the downstream outlets?	YES	NO
18	Has a maintenance vehicle access been provided for maintenance and treatment purposes?	YES	NO

EXAMPLE

19	Has public safety been considered and access by unauthorised persons limited	YES	NO
20	Is a safety fence required? (When the sediment depth will be greater than 300mm or their will be 150mm of permanent water)	YES	NO
21	Has a depth gauge marker been installed showing the water and sediment desilting depths?	YES	NO
22	Is the coagulant being used for flocculation been approved for use and checked for potential environmental harm?	YES	NO
23	Are the proposed coagulant dosing rates and dosing techniques approved?	YES	NO
24	Is the relevant testing equipment available to test treated water prior to release? (pH, EC and NTU/TSS)	YES	NO
25	If treated water is to be pumped from the basin has a pump inlet been connected to an anchored floatation device?	YES	NO
26	Will the floatation device allow the pump hose to draw water from the surface only and prevent from drawing from the settled sediment zone?	YES	NO
27	If treated water is to be pumped, does the proposed pump have the capability of draining the basin within 24 hours?	YES	NO
28	Will a self-draining outlet system be installed?	YES	NO
	<u>Self Draining System</u> *A possible self draining outlet system could consist of a 1050dia. concrete manhole chamber with 'T' shaped uPVC 100mm dia. outlet arms located at different levels down the chamber. The outlet arms would float on the surface of the basin and decant clean water through holes drilled in the face. The top of the chamber would also be open to allow large flows to outlet.*		
29	If treated water is to outlet from the basin using a self draining system, will it allow clean water to decant from the surface only (using 'T' shaped outlet arms).	YES	NO
30	Is the maximum overflow level of the self draining system chamber lower in height in relation to the emergency spillway level?	YES	NO
31	Are the flow rates (holes drilled) on the outlet arms of the self draining system adequate?	YES	NO
32	Are the outlet arms connected to the self draining system using flexible rubber couplings to allow them to stay on the surface of the water?	YES	NO
33	Is the horizontal movement of the outlet arms restricted?	YES	NO
34	Is the vertical movement of the outlet arms limited by stays (to prevent arms from lowering into sediment zone)?	YES	NO
35	Is outlet pipe from the self draining system placed at the correct level on the outlet side of the basin wall?	YES	NO
36	Is an anti-seep collar in place around the outlet pipe in the basin wall?	YES	NO
37	Is an anti-vortex plate installed in the self draining system chamber?	YES	NO
38	Is a valve system in place on the downstream pipe to regulate discharge?	YES	NO
39	Are plans in place for the disposal of sediment so as not to cause an erosion hazard? i.e. mixed with site material and buried or removed from site	YES	NO

EXAMPLE

Comments:

Accepted by the Principal Contractor **YES NO**

Signed: **Date:**

Reviewer signed: **Date:**

EXAMPLE

4.0 SITE REHABILITATION CHECKLISTS

Project Name: ***Job No:***

Location of Project:

Principal Contractor:

Principal Contractor Representative:

Reviewer: ***Date:***

Site rehabilitation should commence where practical immediately after finished surface levels are achieved. The rehabilitation should commence in stages with the areas of exposure at any one time limited to as little as possible.

EXAMPLE

TOPSOIL

ITEM	CONTROL	CHECKED/OK	
1	Has the topsoil been tested to ensure no adjustments are required to achieve good revegetation? (pH, nutrients etc.)	YES	NO
2	Is the topsoil free of debris, rocks etc.?	YES	NO
3	Has subsoil surface been conditioned prior to the application of the topsoil?	YES	NO
4	Has the subsoil been scarified to break up the surface and allow keying of both soils? (ensure ripping occurs along the contour)	YES	NO
5	Is the topsoil moist and not wet prior to respreading (to prevent clodding and compaction into an impervious surfaces)	YES	NO
6	Is the topsoil being laid to an adequate depth	YES	NO
7	Is the topsoil allowing adequate coverage of the exposed areas	YES	NO
8	Is the topsoil lightly compacted and roughened to allow moisture infiltration and reduce potential runoff	YES	NO
9	Is there sufficient cultivation and amelioration to topsoil to allow planting?	YES	NO

COVERAGE

ITEM	CONTROL	CHECKED/OK	
1	Do all exposed areas have sufficient cover?	YES	NO
2	Has a plan been implemented to establish cover as the job progresses?	YES	NO
3	Is the stabilisation adequate for the location it is applied? (consider overland flows and ground slope)	YES	NO

4	If grass seeded, is the grass type and application rates acceptable for the season and environment?	YES	NO
5	Has a certificate of the seed analysis been supplied by the revegetation contractor	YES	NO
6	Do drainage channels have adequate cover and anchorage (consider flow velocity)	YES	NO
7	Will the landscaping be undertaken as soon as possible?	YES	NO
8	Has a proposed watering program been implemented?	YES	NO
9	Have turf strips been laid adjacent to newly constructed impervious surfaces (footpaths, back of kerb etc.)?	YES	NO
10	Has turf been laid at a level low enough to ensure overland flows are not impeded?	YES	NO

Comments:

EXAMPLE

Accepted by the Principal Contractor **YES NO**

Signed: **Date:**

Reviewer signed: **Date:**

5.0 DAILY SITE INSPECTION CHECKLISTS

Project Name: ***Job No:***

Location of Project:

Principal Contractor:

Principal Contractor Representative:

Reviewer: ***Date:***

The daily checklist should be completed by the Principal Contractors site representative and be kept as part of the on-site register. The checklist should be completed prior to and immediately after rainfall causing runoff has occurred. Any damage or rehabilitation identified as part of the inspection should be rectified immediately.

EXAMPLE

GENERAL

ITEM	CONTROL	CHECKED/OK	
1	Have areas of existing habitats, wetlands and all vegetation to be retained have been inspected for damage or disturbance?	YES	NO
2	Have areas of high erosion potential been inspected for erosion? (existing exposed steep batters, areas of exposed dispersible soil etc.)	YES	NO
3	Has the perimeter of the site been inspected for unlawful access	YES	NO
4	Have receiving waterways been inspected for signs of sediment laden discharge?	YES	NO
5	Have any potential drainage problems been identified?	YES	NO
6	Is the weather being monitored and the site construction works adjusted accordingly?	YES	NO
7	Is the site office and surrounds clear of any debris?	YES	NO
8	Are the site access points clear of sediment and in working order?	YES	NO
9	Are the public roadways adjacent to the site clean of sediment being tracked from site	YES	NO
10	Are material drop off points in good condition?	YES	NO
11	Have chemical, oil and fuel storage, wash down areas and waste disposal areas etc. been inspected and in good condition?	YES	NO
12	Has the rain gauge been emptied and all site rainfall amounts recorded?	YES	NO
13	Is the recorded rainfall data up to date and included in the site register?	YES	NO
14	Is the site prepared for inclement weather?	YES	NO

DRAINAGE

ITEM	CONTROL	CHECKED/OK	
1	Is site access drainage being directed onto site for treatment and not onto the adjacent public roadway?	YES	NO
2	Are clean water catch drains effectively diverting upslope flows around the site?	YES	NO
3	Are all dirty water catch drains in working order?	YES	NO
4	Are drain linings free of sediment and debris and showing no signs of damage or erosion?	YES	NO
5	All linings are suitably anchored and secure?	YES	NO
6	Has rock stabilisation been inspected and is the geofabric underlay showing no signs of damage or erosion?	YES	NO
7	Is the rock stabilisation not preventing or constricting channel flows?	YES	NO
8	Are all check dams clean of silt and debris	YES	NO
9	Are check dams working so flows do not divert around them?	YES	NO
10	Are check dams free draining and not holding water?	YES	NO
11	Are the stabilised outlets clean and free of silt and debris?	YES	NO
12	Have outlets been inspected to ensure no concentrated or unlawful discharge is being released to adjacent properties?	YES	NO
13	Do all outlet protections and energy dissipaters appear to be in working order?	YES	NO
14	Are any on-site water crossings clean and free from sediment laden runoff entering the water course?	YES	NO
15	Are any water crossings free of damage?	YES	NO
16	Are all drains, chutes, batter coverage, water crossings, inlets and outlets free of debris and sediment and in good working order?	YES	NO

EXAMPLE

EROSION

ITEM	CONTROL	CHECKED/OK	
1	Are all high erosion risk areas covered or stabilised?	YES	NO
2	Are all batters free from erosion?	YES	NO
3	Are areas of high erosion risk protected from possible rainfall events at the close of each day?	YES	NO
4	Are steep batters adequately stabilised and anchored in place?	YES	NO
5	Are any dispersible soils protected or covered?	YES	NO
6	Are all stockpiles free from erosion?	YES	NO
7	Are the catch drains located upslope of stockpiles in good working order and free from debris and sediment?	YES	NO
8	Are earthwork activities being minimised prior to periods of inclement weather?	YES	NO

SEDIMENT

ITEM	CONTROL	CHECKED/OK	
1	Are dust controls in place and working?	YES	NO
2	Is drainage from site access being directed onto site for treatment and not onto adjacent public roadway?	YES	NO
3	Is all stormwater being captured and not bypassing sediment traps or fences?	YES	NO
4	Are all reasonable and practical measures being taken to control erosion and prevent sediment laden runoff from leaving site?	YES	NO
5	Control devices are installed correctly and not causing a safety hazard or localised flooding?	YES	NO
6	All controls appear to be working adequately for site conditions?	YES	NO
7	All sediment traps are free from sediment and in working order?	YES	NO
8	All drains are working?	YES	NO
9	Is all rock stabilisation free of sediment and working?	YES	NO
10	Are sediment fences (or suitable control devices) located downstream of stockpile locations?	YES	NO
11	Are all sediment fences securely fixed, working and clean of sediment and debris?	YES	NO
12	Are all sediment fences securely buried with no evidence of flow bypass?	YES	NO
13	Are sediment fences still located along changing contours and not used in concentrated flow paths?	YES	NO
14	Is the sediment fence material working effectively and containing site flows?	YES	NO
15	Are control devices to stormwater inlets ponding flows and capturing any sediment?	YES	NO
16	Are all control devices to stormwater inlets trapping sediment and not diverting the water away to uncontrolled or unstabilised areas?	YES	NO
17	Are all stormwater inlet control devices in good working order and free from sediment?	YES	NO
18	Does all sediment laden water appear to be captured for treatment prior to being discharged from site?	YES	NO
19	Are outlets clean of debris and sediment build up?	YES	NO

EXAMPLE

SEDIMENT BASIN

It is assumed the sediment basin will be constructed and used to accommodate runoff from sites containing fine material particles (Type D & F soils) that will require chemical flocculation prior to release.

ITEM	CONTROL	CHECKED/OK	
1	Is the sediment basin inlet stabilisation free from erosion and working?	YES	NO
2	Do the energy dissipaters in the inlet appear to be preventing stirring and resuspension of water in the basin?	YES	NO
3	Is a shallow forebay installed? If so is it free of sediment build up?	YES	NO
4	If a shallow forebay is installed, is the spillway into the basin showing no signs of erosion and appears to be in good working order?	YES	NO

5	If baffles are installed are they in good working order?	YES	NO
6	Are all the basin embankments free from slumping, slip and seepage?	YES	NO
7	Is the emergency spillway free from erosion and in good working order?	YES	NO
8	Are the energy dissipaters in the downstream outlets free from erosion, sediment build-up and debris?	YES	NO
9	Is the safety fence free from damage and restricting unwanted access?	YES	NO
10	Is water quality being achieved prior to discharge? ▪ pH between 6.5 and 8.5 ▪ Total suspended solids (TSS) <50mg/L ▪ Electrical conductivity (EC) is dependant on local geology and soil types and receiving waterway levels in accordance with Queensland Water Quality Guidelines. A moderate representation would be approx. <520us/cm ▪ No visible signs of oil and grease	YES	NO
11	Are records of testing available, up to date and compliant with release conditions? Are all records included in the on-site register?	YES	NO

Comments:

EXAMPLE

Accepted by the Principal Contractor **YES NO**

Signed: **Date:**

Reviewer signed: **Date:**

6.0 WEEKLY SITE INSPECTION CHECKLISTS

Project Name: ***Job No:***

Location of Project:

Principal Contractor:

Principal Contractor Representative:

Reviewer: ***Date:***

The weekly checklist should be completed by the Principal Contractors site representative and be kept as part of the on-site register. The checklist should be completed in conjunction with the daily inspection checklist with a focus on the site's overall sediment and erosion control and the progressive stabilisation being undertaken. Any changes should be implemented in accordance with the sites changing topography.

EXAMPLE

GENERAL

ITEM	CONTROL	CHECKED/OK	
1	Do the plans and phasing still reflect actual site conditions? (topography shown, sufficient areas for construction operations to occur, any potential constraints or restrictions identified etc.)	YES	NO
2	Do the proposed control measures appear to be handling increased runoff from additional impervious areas, clearing and proposed construction practices?	YES	NO
3	Are the control devices adequately treating the site? If not are additional controls required (other than those shown on plans)?	YES	NO
4	Are records up to date? Including inspection and reporting intervals, works planning around potential wet weather, water testing and maintenance procedures etc. Any checklists and data recorded are to be retained as part of the on-site register.	YES	NO
5	Is the site office location and surrounding amenities still adequate?	YES	NO
6	Is off-site and on-site vehicle parking adequate?	YES	NO
7	Are site access points satisfactory?	YES	NO
8	Is the stabilised site office area and vehicle parking area working to avoid material being tracked off-site and onto public roadways?	YES	NO
9	Are temporary access tracks through the site still operational?	YES	NO
10	Are material drop off points satisfactory?	YES	NO
11	Are stockpile locations satisfactory?	YES	NO
12	Are chemical, oil and fuel storage, wash down areas and waste disposal etc. functioning effectively?	YES	NO

13	Are control material supplies being restocked and are they sufficient to allow for prompt repairs and resetting of devices following a rain event?	YES	NO

DRAINAGE

ITEM	CONTROL	CHECKED/OK	
1	Are the changes in overland flow paths and site topography being addressed and are devices being amened to suit changes?	YES	NO
2	Do clean water and dirty water catch drains need to be reshaped or any repairs made to the cross sectional area to accommodate flow changes?	YES	NO
3	Do drains appear to be containing flows from catchments?	YES	NO
4	Are drains diverting flows away from exposed and unstabilised areas?	YES	NO
5	Are drains situated upslope of exposed areas?	YES	NO
6	Are the linings of the drains in good condition? (they suit designed flow velocity and do not need changing or relaying)	YES	NO
7	Are all drain linings suitably anchored?	YES	NO
8	Are the drain batters and linings free from erosion and wear?	YES	NO
9	Does the rock used for stabilisation need to be desilted or replaced with clean rock?	YES	NO
10	Do check dams suit the adjusted drain profiles and do the spacing intervals suit any change in slope?	YES	NO
11	Do outlets have sufficient protection and energy dissipaters to suit any changes in site conditions? (appropriate rock sizing and placement)	YES	NO

EXAMPLE

EROSION

ITEM	CONTROL	CHECKED/OK	
1	Are all finished surface levels being topsoiled and stabilised as works progress and as soon as possible after finished surface levels are achieved?	YES	NO
2	Is the disturbance to existing ground cover being managed to minimise the time from exposure to finished level and stabilisation?	YES	NO
3	Is rubbish being contained onsite using acceptable methods?	YES	NO
4	Are controls free of damage and not being displaced by stormwater, wind or raindrop impact?	YES	NO
5	Are all stockpile locations still adequate?	YES	NO
6	Are the batter slopes and heights of stockpiles in accordance with relevant authorities (slope usually 2:1 and height less than 3m)?	YES	NO
7	Are the surfaces of “long term” stockpiles protected from erosion?	YES	NO
8	Are temporary covers applied to stockpiles where there is a high erosion risk and are the covers working satisfactorily?	YES	NO
9	Are disturbed areas being stabilised within the required time frame?	YES	NO

10	Are control measures being applied to all disturbed areas?	YES	NO
11	Are controls installed prior to new areas being cleared or exposed?	YES	NO
12	Where possible have exposed surface areas been roughened to allow water penetration and reduce run-off?	YES	NO
13	Are measures in place to accommodate new surface drainage patterns?	YES	NO
14	Are all drains, chutes, batter coverage, water crossings, inlets and outlets working?	YES	NO

SEDIMENT

ITEM	CONTROL	CHECKED/OK	
1	Are site accesses/shaker grids and approaches clear of excessive sediment? (Are the rocks being replaced and any captured sediment removed periodically)	YES	NO
2	Is all sediment laden runoff being contained on site?	YES	NO
3	Is any collected sediment being disposed of in an appropriate manner?	YES	NO
4	Are all drains working? If not should drains be added, amended or improved to suit changing site topography	YES	NO

SEDIMENT BASIN

It is assumed the sediment basin will be constructed and used to accommodate runoff from sites containing fine material particles (Type D & F soils) that will require chemical flocculation prior to release.

ITEM	CONTROL	CHECKED/OK	
1	Is the basin inlet and outlet in good working order and adequate to accommodate flows?	YES	NO
2	Does the basin have the capacity to capture a design rainfall event considering the changing site conditions?	YES	NO
3	Does the basin still have the correct depth to allow for settling and sediment storage?	YES	NO
4	Is the basin being desilted to retain sufficient storage capacity?	YES	NO
5	Is any silt removed from the basin being disposed of correctly?	YES	NO
6	Are the inlet and outlets at the correct levels?	YES	NO
7	Is the maintenance vehicle access adequate for treatment purposes?	YES	NO
8	Is public safety satisfactory and access by unauthorised persons being limited?	YES	NO
9	Is the pumping system including the intake pipe in good working order?	YES	NO
10	If treated water is being released from the basin using a self draining outlet system, is the system free of sediment and debris and in good working order?	YES	NO
11	Are the flow rates from the outlet arms of the self draining system adequate?	YES	NO
12	Is the self draining system free of sediment and debris?	YES	NO

EXAMPLE

TOPSOIL

ITEM	CONTROL	CHECKED/OK	
1	Is the topsoil being tested to ensure no adjustments are required to achieve good revegetation (pH, nutrients etc.)?	YES	NO
2	Is any topsoil laid free of debris, rocks etc.?	YES	NO
3	Is the subsoil surface being conditioned prior to the application of topsoil?	YES	NO
4	Is the subsoil being scarified to break up surface and allow keying of both soils?	YES	NO
5	Is the topsoil moist and not being respread wet?	YES	NO
6	Is the topsoil being spread at an adequate depth and coverage of the exposed areas?	YES	NO
7	Is the topsoil being lightly compacted and roughened to allow moisture infiltration and reduce potential runoff?	YES	NO

COVERAGE

ITEM	CONTROL	CHECKED/OK	
1	Is the stabilisation providing adequate cover?	YES	NO
2	Do drainage channels have adequate cover and anchorage to suit changing site conditions (consider flow velocity)?	YES	NO
3	Is landscaping be undertaken and managed as the job progresses?	YES	NO
4	Are grass seeded areas achieving strike?	YES	NO
5	Are grass seeded areas developing sufficient ground cover?	YES	NO
6	Is the proposed watering program working?	YES	NO
7	Are areas with no strike achieved being reseeded to achieve cover?	YES	NO
8	Are turf strips being laid adjacent to newly constructed impervious surfaces (footpaths, back of kerb etc.)?	YES	NO
9	Has turf taken root to areas where laid?	YES	NO
10	Has turf been laid at a level low enough to ensure overland flows are not impeded?	YES	NO
11	Has turf been re-laid to areas where required?	YES	NO
12	Has cover been established to all exposed areas?	YES	NO

EXAMPLE

Comments:

Accepted by the Principal Contractor **YES NO**

Signed: **Date:**

Reviewer signed: **Date:**

EXAMPLE

7.0 NON-CONFORMANCE REPORT

Project Name: ***Job No:***

Location of Project:

Principal Contractor:

Principal Contractor Representative:

Reviewer: ***Date:***

The Non-conformance report should be completed by the reviewer and any items identified actioned as soon as possible. The report should be kept with the relevant inspection checklist and filed as part of the on-site register.

Details of non-conformance items:

EXAMPLE

Preventative action to be taken:

Date Non-conformance was resolved:

Comments:

EXAMPLE

Accepted by the Principal Contractor **YES NO**

Signed: **Date:**

Reviewer Signed:

Appendix 4

Environmental Risk Assessment

Environmental Risk Assessment

Activity	Environmental Aspect	Environmental Impact	Risk Assessment			Mitigation Control	Revised Risk Assessment		
			C	L	R		C	L	R
Pre-Construction Phase									
Site Access & Establishment relating to: *e.g* • *Upgrading and construction of site access.* • *Placement of equipment, materials and stockpiles* • *Erecting of site fencing and barricades* • *Stabilisation of disturbed and exposed soil areas* **Tasks:** *e.g.* ✓ *Machinery Set-up*	**Erosion & Sedimentation**	Reduced water quality of surface flows Direct soil/water pollution	3	A	E	▪ Minimise disturbance to land where possible. ▪ Implementation of erosion and sediment controls ▪ Construct clean water diversion bunds around works area if required. ▪ Install and maintain wheelshakers or rumble pads at site access points, if required. ▪ Disturbed and exposed soil areas shall be stabilised as soon as practicable. ▪ Any soil stockpiles shall not be located within overflow paths ▪ Sediment fencing shall be installed around stockpiles.	2	C	M
	Vegetation Clearance **Habitat disturbance**	Loss of amenity Loss of native flora & fauna	3	B	H	▪ Avoid clearing vegetation outside work areas ▪ Install barriers or signage ▪ Restrict vehicle movements to work areas only.	3	D	M
	Dust Generation	Degradation of air quality	3	A	E	▪ Appropriately allocate machinery to activity. ▪ Implement vehicle movement/ speed controls ▪ Installation of rumble bars & shakers where applicable. ▪ Minimise transfer points and drop heights. ▪ Limit exposure of bare surfaces/ movement of soil.	3	D	M
	Noise & vibration generation	Degradation of noise amenity (cumulative) Ground-borne vibration	3	B	H	▪ Work hours Monday to Friday 6:00am to 6:00pm, Saturday 8:00am to 2:00pm ▪ Appropriately allocate machinery to activity. ▪ Implement vehicle movement/ speed controls. ▪ Minimise drop heights.	2	C	M
	Movement of pests & weeds	Pests & weeds introduced &/ or spread into the landscape	4	A	E	▪ Ensure vehicles are cleaned prior to arriving on site. ▪ Installation of rumble bars & shake down pads at work entry points to reduce contaminated soil importation. ▪ Spot checks of machines.	3	D	M

Activity	Environmental Aspect	Environmental Impact	Risk Assessment			Mitigation Control	Revised Risk Assessment		
			C	L	R		C	L	R
Construction Phase									
Haul Road and Quarry Operations Area relating to: *e.g* • *Earthworks* • *Vegetation Clearing*	**Erosion & Sedimentation**	Reduced water quality of surface flows Direct soil/water pollution	3	A	E	▪ Minimise disturbance to land where possible. ▪ Maintenance of erosion and sediment controls ▪ Maintain clean water diversion bunds around works area if required. ▪ Disturbed and exposed soil areas shall be stabilised as soon as practicable. ▪ Maintain installed sediment controls around stockpiles.	2	C	M
	Vegetation Clearance **Habitat disturbance**	Loss of amenity Loss of native flora & fauna	3	B	H	▪ Avoid clearing vegetation outside works area ▪ Install barriers or signage ▪ Restrict vehicle movements to work areas only.	3	D	M
	Dust Generation	Degradation of air quality	3	A	E	▪ Appropriately allocate machinery to activity. ▪ Implement vehicle movement/ speed controls ▪ Installation of rumble bars & shakers where applicable. ▪ Minimise transfer points and drop heights. ▪ Limit exposure of bare surfaces/ movement of soil.	3	D	M
	Waste Management (spills & contamination)		3	C	H	▪ Spill kits on site ▪ Spills cleaned up immediately ▪ Waste stored and disposed of in accordance with requirements	2	C	M
	Noise & vibration generation	Degradation of noise amenity (cumulative) Ground-borne vibration	3	B	H	▪ Work hours Monday to Friday 6:00am to 6:00pm, Saturday 8:00am to 2:00pm ▪ Appropriately allocate machinery to activity. ▪ Implement vehicle movement/ speed controls ▪ Minimise drop heights.	2	C	M
	Movement of pests & weeds	Pests & weeds introduced &/ or spread into the landscape	4	A	E	▪ Ensure vehicles are cleaned prior to arriving on site ▪ Installation of rumble bars & shake down pads at work entry points to reduce contaminated soil importation. ▪ Spot checks of machines	3	D	M

Activity	Environmental Aspect	Environmental Impact	Risk Assessment			Mitigation Control	Revised Risk Assessment		
			C	L	R		C	L	R
Operation Phase									
Quarrying relating to: *e.g* • *Vegetation Clearing* • *Earthworks* • *Drilling/Blasting* • *Crushing/Screening* • *Materials Transport*	**Erosion & Sedimentation**	Reduced water quality of surface flows Direct soil/water pollution	3	A	E	▪ Implementation of SWMP & ESCP. ▪ Minimise disturbance to quarry extents area. ▪ Maintenance of erosion and sediment controls. ▪ Maintain clean water diversion bunds. ▪ Maintain freeboard in sediment ponds. ▪ Disturbed and exposed soil areas shall be stabilised as soon as practicable. ▪ Controlled releases from sediment ponds.	2	C	M
	Vegetation Clearance **Habitat disturbance**	Loss of amenity Loss of native flora & fauna	3	B	H	▪ Fauna spotter/catcher on site during clearing. ▪ Avoid clearing vegetation outside works area. ▪ Install barriers or signage. ▪ Restrict vehicle movements to work areas only.	3	D	M
	Dust Generation	Degradation of air quality	3	A	E	▪ Appropriately allocate machinery to activity. ▪ Implement dust suppression measures. ▪ Implement vehicle movement/ speed controls ▪ Limit exposure of bare surfaces/ movement of soil.	3	D	M
	Waste Management (spills & contamination)		3	C	H	▪ Spill kits on site ▪ Spills cleaned up immediately ▪ Waste stored and disposed of in accordance with requirements	2	C	M
	Noise & vibration generation	Degradation of noise amenity (cumulative) Ground-borne vibration	3	B	H	▪ Work hours Monday to Friday 6:00am to 6:00pm, Saturday 8:00am to 2:00pm ▪ Blasting hours limited to Monday to Friday 9:00am to 3:00pm (no public holidays) ▪ Blasting in accordance with noise and vibration limits ▪ Appropriately allocate machinery to activity. ▪ Implement vehicle movement/ speed controls ▪ Minimise drop heights.	2	C	M
	Movement of pests & weeds	Pests & weeds introduced &/ or spread into the landscape	4	A	E	▪ Ensure vehicles are cleaned prior to arriving on site ▪ Installation of rumble bars & shake down pads at work entry points to reduce contaminated soil importation. ▪ Spot checks of machines	3	D	M

Appendix 5

Environmental Control Plans

Air Quality Environmental Control Plan

ELEMENT	Air Quality
Policy	▪ No environmental harm or nuisance to adjoining sensitive areas relating to dust or vehicle emissions from the site.
Objectives	▪ No complaints relating to any dust or odour emissions from the site ▪ No emissions of visible dust beyond the boundary of the site

Actions	**Odour** ▪ Vehicles and machinery fitted with effective exhaust systems. ▪ No burning of waste. ▪ Wastes shall be stored and managed to prevent odour emissions. **Dust** ▪ Observe wind speed and direction during activities that may result in dust emissions. ▪ Vehicle speeds to be limited to 10km/h ▪ Heavy vehicles exiting or entering the site shall have their loads covered. ▪ Dust suppression to be used (e.g. water truck). ▪ Exposed soil areas to be stabilised.
Monitoring	▪ Regular inspections of site, work areas and practices ▪ If requested by Council in response to a complaint, a suitably qualified consultant shall be engaged to undertake air quality monitoring.

Erosion & Sediment Environmental Control Plan

ELEMENT	Erosion and Sediment Control
Policy	Manage soils in a manner that minimises the risk of short and/or long-term environmental harm.
Objectives	Ensure that the works do not result in erosion and sedimentation that causes environmental nuisance or harm to area adjacent to the site and existing water quality is not negatively impacted.

Actions	▪ Implement SWMP (refer to Appendix 2) and ESCP (refer to Appendix 3) ▪ Construct clean water diversion bunds around quarry extents. ▪ Construct and maintain sediment ponds. ▪ Install and maintain wheelshakers or rumble pads at site access point. ▪ Exposed soil areas shall be stabilised ▪ Sediment controls shall be installed around stockpiles. ▪ Stockpiles are not to be located within or directly adjacent to natural drainage lines. ▪ Water to be tested prior to discharge to release points. ▪ Discharges from the sediment basin to meet the following criteria: - pH 6.5 to 8.5 - Turbidity 100 ntu (maximum)
Monitoring	▪ Regular inspections of site, work areas and practices.
Reporting and Documentation	▪ Test results of controlled water releases, if required
Corrective Action	If the results of monitoring indicate objectives are not met undertake one or all of the following: ▪ Stabilise disturbed areas as soon as practicable and undertake any appropriate remedial works.

Flora and Fauna Environmental Control Plan

ELEMENT	Fauna
Policy	▪ To protect existing flora and fauna habitat on site and adjacent to the site.
Objectives	▪ To cause no destruction of habitat outside areas of development. ▪ To minimise the impact on surrounding fauna populations. ▪ To cause no terrestrial or avian fauna deaths.
Actions	▪ Fauna spotter/catcher to be present during all clearing activities. ▪ Avoid clearing during nesting periods, if possible ▪ Clearing to be contained within quarry extents and haul road areas only. ▪ Open excavations to be excavated in a manner that allows for escape for trapped fauna (e.g. ramps). ▪ Regular inspections of trenches or excavations to be carried out for trapped fauna and re-located by qualified fauna spotter/catcher. ▪ Maintain speed limits on site. ▪ No quarry-related vehicle or machinery movements outside of quarry extents area. ▪ Minimise potential for introduction of weed species
Monitoring	▪ Regular observations by staff of any fauna species using the site. ▪ Regular inspections for weed infestations.
Reporting	▪ Notify DES/ QPWS / Council of any native fauna injury or death
Corrective Action	If the results of monitoring indicate performance indicators are not met undertake one or all of the following: ▪ Undertake an investigation to identify possible source of impact to flora & fauna. ▪ Take all necessary measures to prevent any further impact.

Noise and Vibration Environmental Control Plan

ELEMENT	Noise and Vibration
Policy	▪ No environmental nuisance to adjoining properties relating to noise emissions or vibration from activities undertaken at the site.
Objectives	▪ No complaints received relating to noise emissions or vibration.

Actions

▪ Work hours as per table below

Site Activity	Days & Hours of Operation
Drilling & Blasting (2-3 times per annum)	Monday to Friday 9:00am – 3:00pm
Extraction & processing (crushing & screening) Haulage from site	Monday to Friday 6:00am – 6:00pm Saturday 8:00am to 2:00pm
Site Maintenance*	Monday to Friday 6:00am – 6:00pm Saturday 8:00am to 2:00pm

*No operations on Sundays or public holidays unless emergency maintenance works are required (e.g. erosion and sediment control, stormwater management)

Drilling & Blasting

- Notification letters provided to adjoining owners at least two weeks in advance. Notification to include blast date/times and contact details for complaints or enquiries.
- Blasting can only be carried out by licensed and registered contractor.
- A blast management plan to be prepared for each event in accordance with industry standards.
- Storage and handling of explosive substances to be in accordance with current legislation and standards.
- No explosives to be stored on site between blast events.

Quarrying Operations

- All plant and equipment shall be fitted with an appropriate exhaust system in accordance with the manufacturer specifications.
- All plant and equipment shall be maintained in sound mechanical condition.
- No unnecessary idling of vehicles or plant when not in use.

Monitoring	▪ Regular general inspections of site, work areas and practices. ▪ If requested by Council in response to a complaint of nuisance, the operator may be required to engage a suitably qualified consultant to undertake noise or vibration monitoring.
Reporting and Documentation	▪ The results of any noise or vibration monitoring undertaken at the request of Council shall be prepared by a suitably qualified consultant. A copy of the report shall be provided to Council upon request.
Corrective Action	If the results of monitoring indicate objectives are not met undertake one or all of the following: ▪ Review current methods and investigate alternative methods to limit noise and vibration emissions. ▪ Ensure that the site is only operational during normal work hours.

Waste Management Environmental Control Plan

ELEMENT	Waste Management
Policy	▪ No environmental harm associated with the generation, management and disposal of wastes.
Objectives	▪ To contain all waste on site. ▪ To ensure wastes are properly managed and disposed of without harm to the surrounding environment.
Actions	▪ Implement waste management procedures
Monitoring	▪ Regular inspection and clean-up of work areas. ▪ Provide and service site toilets.
Reporting and Documentation	▪ Inspection checklists to be completed and retained ▪ Retain all waste disposal receipts (general waste, recyclable waste, portable toilets and waste to approved facilities.
Corrective Action	If the results of monitoring indicate objectives are not met undertake one or all of the following: ▪ Immediately remove any waste that has left the boundaries of the site. ▪ Repair or replace waste disposal containers. ▪ Reinforce waste management education with all personnel

Weed Management Environmental Control Plan

ELEMENT	Pest and Weed Management
Policy	▪ No environmental harm associated with the generation, management and disposal of wastes.
Objectives	▪ No new weed species introduced to site. ▪ No new pest species introduced to site (e.g. fire ants). ▪ All construction machinery operating on site to arrive on site cleaned. ▪ All turf and imported materials (soils, gravels, sands & mulch) arriving on site to be weed-free and pest-free.
Actions	▪ Implement weed management procedures ▪ All construction machinery and vehicles to be free of weed seeds, soil pathogens and debris prior to arrival on-site. ▪ All imported construction materials such as, soil, aggregate and roadbase gravel, and landscaping material such as, mulch and plants to be weed and pest free. ▪ The creation of ponded areas other than sediment ponds should be minimised to limit potential breeding areas for mosquitoes and cane toads.
Monitoring	▪ Regular inspection and clean-up of work areas. ▪ Inspection of vehicles and machinery arriving on-site.
Reporting and Documentation	▪ Inspection checklist to be completed and retained
Corrective Action	If the results of monitoring indicate objectives are not met undertake one or all of the following: ▪ Determine cause of pest or weed infestation ▪ Increase inspection regime ▪ Review procedures

Hazardous Substances & Dangerous Goods Environmental Control Plan

ELEMENT	Hazardous Substances and Dangerous Goods
Policy	▪ Hazardous substances and dangerous goods shall be correctly stored and handled to minimise the risk of harm to the environment.
Objectives	▪ To use, store and handle hazardous substances and dangerous goods in a manner that poses the lowest practical risk to the environment. ▪ To comply with the hazardous substances and dangerous good storage and use requirements specified in relevant legislation (including workplace health and safety legislation), Australian Standards, MSDS and Codes of Practice.
Actions	▪ All hazardous substances and dangerous goods shall be stored, used and handled in accordance with relevant legislation (including workplace health and safety legislation), Australian Standards, MSDS and Codes of Practice. ▪ Spill kits to be kept on site and all plant operators and maintenance personnel shall be trained in spill response. ▪ Any spills or leaks shall be immediately contained and cleaned up.
Monitoring	▪ All spills, near misses or storage or handling issues shall be reported. ▪ Regular inspections of site, work areas and practices
Reporting	▪ Incident Report to be completed for any spills, leaks or issues regarding hazardous substances or dangerous goods ▪ MSDS register to be maintained. ▪ Inspection checklist to be completed and retained.
Corrective Action	If the results of monitoring indicate objectives are not met undertake one or all of the following: ▪ Reduce the quantity of hazardous substances or dangerous goods stored at the site. ▪ Review the storage, use and handling of hazardous substances and dangerous goods with respect to legal and other requirements and rectify where necessary to achieve compliance.

Cultural Heritage Environmental Control Plan

ELEMENT	Cultural Heritage
Policy	▪ No harm to any cultural heritage values that may exist at the site in accordance with the *Aboriginal Cultural Heritage Act 2003* and the *Queensland Heritage Act 1992*.
Objectives	▪ To prevent any harm to cultural heritage values that may exist at the site by exercising a 'Cultural Heritage Duty of Care'.

Actions	▪ If archaeological material is identified during construction activities, work must cease in the vicinity of the material to allow its significance to be established and an appropriate course of action undertaken. ▪ Where work has ceased because of the possible presence of a site of archaeological significance, the possible site shall be clearly marked with tape and protected from other ongoing construction activities. ▪ Work shall not resume in the isolated area until authorized to do so in writing by DES.
Monitoring	▪ Visual inspections during excavations
Reporting and Documentation	▪ The findings of any cultural heritage material must be reported within 24 hours to DES.
Corrective Action	If the results of monitoring indicate objectives are not met undertake all of the following: ▪ Immediately stop work in the area of any items suspected to be of cultural heritage value ▪ Immediately report any finds of items suspected to be of cultural heritage value ▪ Consult with DES.

Appendix 6

Environmental Complaints & Incident Form

ENVIRONMENTAL COMPLAINTS & INCIDENTS FORM

All environmental complaints received and incidents are to be recorded. Corrective actions are to implemented to respond to complaint or avoid recurrence of incident.

COMPLAINTS AND INCIDENTS REGISTER		
DATE:		
TIME:		
NATURE OF COMPLAINT:		
METHOD OF COMPLAINT: *(i.e. phone complaint, in person, as a result of site inspection etc)*		
CONTACT DETAILS FOR PERSONS MAKING COMPLAINTS:	*Name:* *Phone:*	*Address:*
NATURE OF INCIDENT: *Provide a full description of the incident.*		
RESPONSE INITIATED: *Detail all responses, including investigations and monitoring undertaken to substantiate the complain/, incident.*		
ACTION TAKEN:		
OUTCOME:		
EXTERNAL AGENCIES CONTACTED/ NOTIFIED:		
RECOMMENDED CHANGES TO EMP/ MANAGEMENT PLANS: *If any.*		

TAKE PHOTOS AND FORWARD TO SITE ENVIRONMENTAL CONSULTANT

BELL QUARRY

STORMWATER MANAGEMENT PLAN

Prepared for:
Harry Pickering

Date:
May 2021

File Ref:
2535.800.001

Document Control

Project/ Report Details

Document Title:	Bell Quarry: Stormwater Management Plan
Principal Author:	M. Folker
Client:	Harry Pickering
Ref. No.	2535.800.001

Engineering Certification

Name	*RPEQ Number*	*Date*	*Signature*
Mark Folker	17269	23/04/2021	

Document Status

Issue	*Description*	*Date*	*Author*	*Reviewer*
1	Issued for approval	March 2021	M. Folker	T. Lowien
2	Updated Layout	April 2021	M. Folker	T. Lowien
3	Updated Layout	May 2021	M. Folker	T. Lowien

Distribution Record

Recipient	*Distribution method*
Client	Electronic x 1

Groundwork Plus ABN: 13 609 422 791

Queensland
6 Mayneview Street, Milton Qld 4064
PO Box 1779, Milton BC, Qld 4064
P: +61 7 3871 0411
F: +61 7 3367 3317
E: info@groundwork.com.au

South Australia
Shops 2 & 3, 16 Second Street,
Nuriootpa SA 5355
PO Box 854, Nuriootpa SA 5355
P: +61 8 8562 4158

Copyright ©
These materials or parts of them may not be reproduced in any form, by any method, for any purpose except with written permission from Groundwork Plus.

Table of Contents

1. Introduction 1
1.1 Background 1
1.2 Scope of the SMP 1
1.3 Site Location 1
1.4 Proposed Operating Conditions 1

2. Operational Procedures 3

3. Stormwater Quantity Assessment 6
3.1 Stormwater Quantity Management Objective 6
3.1.1 Hydrologic Modelling 6
3.1.2 Release Point RP1 7
3.1.3 Peak Discharge Comparison 7
3.2 Surface Water Harvesting / Reuse 7
3.3 Flood Impact Assessment 8

4. Stormwater Quality Management 9
4.1 Water Quality Objectives 9
4.2 Stormwater Treatment System Details 9

5. Responsibilities 10
5.1 Monitoring Management Measures 10
5.2 Auditing and Review 10
5.3 Responsibility 10
5.4 Identification of Incident or Failure 10

6. Environmental Incidents 11
6.1 Investigation 11
6.2 Reporting 11

7. Conclusion 12

FIGURES 13

ATTACHMENT 1 – SEDIMENT BASIN DESIGN 14

ATTACHMENT 2 – DRAINS MODELLING RESULTS 15

LIST OF TABLES

Table 1 – Summary of Subject Land 1
Table 2 – Proposed Surface Water Operating Conditions 2
Table 5 – Inspections and Maintenance of Stormwater and Wastewater Treatment Systems 5
Table 6 – Intensity Frequency Duration (IFD) Data 6
Table 7 – Release Point Locations 7

1. Introduction

1.1 Background

Groundwork Plus were commissioned by the client to prepare a Stormwater Management Plan (SMP) for a proposed quarry located on land at 5610 Bunya Highway, Cooranga, QLD, 4626 RP Lot 42 AG3324 (herein referred to as the 'site').

The proposed quarry will be authorised by an Environmental Authority ('EA'), which will regulate for relevant Environmentally Relevant Activities ('ERAs) including:

- ERA 16(2)(a) – Extractive and screening activities (Extracting rock or other materials: 5,000-100,000t/yr); and
- ERA 16(3)(c) – Screening rock or other material (5,000-100,000t/yr)

1.2 Scope of the SMP

The scope of this SMP includes:

- Proposed operational management procedures for management of stormwater quantity and quality, relating to the proposed quarry;
- Compliance requirements for the operation, with reference to the ERA model conditions which are assumed to be applied;
- Stormwater quality and quantity assessment for existing and proposed operations to demonstrate non-worsening hydrology conditions; and
- Implementation and maintenance strategy.

This SMP outlines the operational management procedures to be adopted in order to integrate stormwater management (quality and quantity) into the proposed quarry operations to ensure compliance with the site EA and industry best practice.

1.3 Site Location

Refer to **Table 1 – Summary of Subject Land** for site location details.

Table 1 – Summary of Subject Land

Real Property Description	Lot 42 AG3324
Site Area	505 Hectares
Access	Access to the site is from the Bunya Highway.
Local Government	Western Downs Regional Council

1.4 Proposed Operating Conditions

The ERA 16 Model Operating Conditions (Extractive and Screening Activities) prescribe a number of conditions relating to stormwater and water quality management. These are assumed to apply to the proposed quarry and proposed conditions that are consistent with ERA 16 are summarised in **Table 2 – Proposed Surface Water Operating Conditions** and addressed in **Section 2 – Operational Procedures**.

Table 2 – Proposed Surface Water Operating Conditions

<table>
<tr><th>Condition Number</th><th>Proposed Condition Details</th></tr>
<tr><td>Water 1</td><td>The only contaminants to be released to surface waters are at Release Point RP1 & RP2 as identified in Drawing 2535.DRG.004 Revision 3 - in accordance with each of the limits specified in Table W1 – Water Quality Release Criteria for each quality characteristic.

Table W1 – Water Quality Release Criteria
<table>
<tr><th>Quality Characteristic Determination</th><th>Release Limits</th><th>Frequency</th></tr>
<tr><td>Total Suspended Solids</td><td>Maximum 50mg/L</td><td>Prior to discharge and daily during discharge</td></tr>
</table>
Associated monitoring requirements
• Monitoring must be in accordance with the methods prescribed in the current edition of the Department of Environment and Heritage Protection's Water Quality Sampling Manual.
• Samples must be taken using representative samples.
• All determinations must employ analytical practical quantification limits sufficiently low enough to enable comparisons to be made against water quality objectives / limits relevant to the particular water quality characteristic.
• Monitoring must be undertaken during a released as per the frequency stated.
• All monitoring devices must be correctly calibrated and maintained.</td></tr>
<tr><td>Water 2</td><td>Monitoring must be undertaken and records kept of contaminant releases at the monitoring points, frequency and for the parameters specified in condition Water 1.</td></tr>
<tr><td>Water 3</td><td>Stormwater runoff from disturbed areas of the site, generated by (up to and including) a 24hour storm event with an average recurrence interval of 1 in 5 years must be retained on site or managed to remove contaminants prior to release.</td></tr>
<tr><td>Water 4</td><td>The release to waters permitted under condition Water 1 must not contain any other properties at a concentration capable of causing environmental harm.</td></tr>
<tr><td>Water 5</td><td>The release to waters permitted under condition Water 1 must not produce any slick or other visible evidence of oil or grease, scum, litter or other visually objectionable matter.</td></tr>
</table>

2. Operational Procedures

An overview of the proposed Operational Procedures for implementation at the site are summarised below. These are to be regularly reviewed and updated to reflect changes in operations or EA conditions.

Aspect	Details
Purpose	The Operational Procedures have been prepared to manage potential environmental impacts that may result from the operation in relation to stormwater management.
Risk Sources and Potential Impacts	Adverse impacts resulting from current and future operations may include the following: • Overtopping of clean water dams and/or sediment basins; • Overland flow from disturbed areas, including unsealed internal access and haulage roads; • Overland flow from topsoil, overburden, raw material and product stockpile areas; • Wastewater from processing plant; • Overland flows from storage and handling areas of oils, greases, fuels and other chemicals; • Wastewater from vehicle wash-down facility; • Construction and maintenance of carpark, roads and hardstands; • Spillage during handling of materials; and • Use and storage of oils, greases, fuels and other chemicals.
Performance Targets	The overarching performance targets for the site relating to monitoring targets are detailed in the EA and outlined in **Section 1.4 – Proposed Operating Conditions**.
Responsibilities	The Operations Manager will be primarily responsible for the implementation of this SMP.
Strategies/mitigation measures	***Sediment basin and clean water dam infrastructure*** The infrastructure required to manage the requirements of the EA conditions and associated performance targets are outlined in **Section 4 – Stormwater Quality Management,** comprising a sediment basin and associated drainage features. The sediment basins will be operated and maintained in accordance with **Section 4 – Stormwater Quality Management** and the requirements below: • Freeboard must be maintained in each sediment basin and clean water dam prior to rainfall events occurring to ensure adequate capture volume is available to meet EA conditions; • All releases from the site to waters must be carried out in accordance with EA ***Diversion of clean surface water runoff*** The site is subject to upstream surface water from external catchment areas. The quarry must monitor and divert upstream catchments away from site operations wherever practical. Any drains or bunds proposed for diversion should have greater than 80% vegetation coverage where applicable or stabilised using an alternative material (rock lined, geofabric, erosion matting etc.). This coverage is required to be in-place at all times. Seeding of the exposed areas using approved native grass species. The grass species will be required to have the following characteristics (as per IECA 2008): • Plants with a fibrous root system. • Plants that primarily grow horizontal rather than upright clumping plants. • Leguminous plants. • Non-invasive plants.

	Oil separators, and Bunding of Fuels and Chemicals Clearly designate storage areas and do not deviate from assigned bunded areas for storage of chemicals and fuels unless a suitable secondary bund is provided. Oil separators to be provided where necessary. Storing and handling of hazardous chemicals, corrosive substances, toxic substances, gases, dangerous goods, flammable and combustible liquids in accordance with the relevant legislative requirements and Australian Standards including but not limited to the provisions of: • AS 1692-2006 - Steel tanks for flammable and combustible liquids • AS 3780:2008 – The storage and handling of corrosive substances • AS 1940:2004 – The storage and handling of flammable and combustible liquid • AS 3833:2007 - Storage and handling of mixed classes of dangerous goods in packaged and intermediate bulk containers ***Stockpile areas*** Stockpiles must be: • Adequately protected from wind, rain, concentrated surface flow and excessive upslope stormwater surface flows. • Placated to direct drainage water to sediment basin systems in event of surface water runoff. • Maintained in a moist state including by use of sprinklers to minimise the risk of movement by wind.
Auditing	Stormwater management reviews are required to be carried out on a periodic bases to assess the implementation of the management strategies.
Identification of Incident or Failure	Non-compliance with the performance criteria herein will be identified by: • Lack of monitoring at the frequencies indicated in the EA • Stormwater in treatment system exceeds capacity after rainfall event due to insufficient freeboard • Release of contaminants from the site • Poor vegetation establishment • Poorly maintained, damaged or failed stormwater management devices
Corrective Action	The authorised representative shall be responsible for identification of incident or failure and completion of corrective actions. Following identification of incident or failure, the source/cause is to be immediately identified and rectified with records kept preventing future incidents occurring.
Internal Reporting	A copy of all incidents and complaints will be stored at the site within the incident and complaint register.
External Reporting	Reporting of non-compliance events including discharge of contaminants from the site are to be reported in accordance with EA requirements.

An inspection and maintenance program should be implemented as detailed in **Table 3 - Inspections and Maintenance of Stormwater and Wastewater Treatment Systems.** A summary schedule of the various inspections, performance criteria and responses that shall be performed on site is shown below.

Table 3 – Inspections and Maintenance of Stormwater and Wastewater Treatment Systems

Device	Minimum Frequency	Performance Criteria	Required Actions
Sediment Basins	Prior to forecast rainfall event, and after each rainfall event	• Ensure adequate freeboard volume available, all ponds in satisfactory condition, no leaking or erosion	• Water to be managed or treated as required to meet EA requirements prior to release from site
Drainage lines including catch drains, Contour drains and diversions	Prior to forecast rainfall event, and after each rainfall event	• Erosion in areas adjacent to water conveyancing structures	• Eroded areas shall be rehabilitated
Hardstand areas	Weekly	• Sediment accumulation • Visible silt	• Ensure site entry hardstand area is regularly swept to remove freestanding sediment and dust • Monitor and manage the external catchment that flows across hardstand and divert away from release point.
Waste containers	Weekly	• Waste is stored in appropriate containers • Waste receptacles labelled	• Ensure waste material is stored and disposed of properly and in accordance with conditions of the EA and legislative requirements
Spill response stations	Weekly and following use	• Equipment is properly maintained	• Maintain equipment • Replace used equipment
Maintenance / refuelling area	Weekly	• Fuel, oil spills	• Clean up fuel spills and investigate source
		• Equipment maintenance	• Maintain equipment maintenance records
		• Fuel storage integrity maintained	• Investigate and repair potential leaks

3. Stormwater Quantity Assessment

3.1 Stormwater Quantity Management Objective

The stormwater quantity management objective is to demonstrate compliance with EA condition Water 3, which states that stormwater runoff from disturbed areas, generated by (up to and including) a 24 hour storm event with an average recurrence interval (ARI) of 1 in 5 years must be retained on-site. In addition to the EA, the proposed development must demonstrate non-worsening peak discharge conditions for a range of AEP events (50% - 1%) to comply with state controlled road requirements, as the site is located within 25m of a state-controlled road.

3.1.1 Hydrologic Modelling

Hydrologic modelling was undertaken using DRAINS (a computer simulation program by Watercom) as shown **in Diagram 1 – DRAINS Schematic**. Site-based rainfall polynomial coefficients were obtained using the Design Rainfall Data System 2016, available on the Bureau of Meteorology's website. The IFD data is shown in **Table 6 – Intensity Frequency Duration (IFD) Data**. The existing case conditions were modelled and then compared to each proposed stage of the southern extension of the quarry.

Diagram 1 - DRAINS Schematic

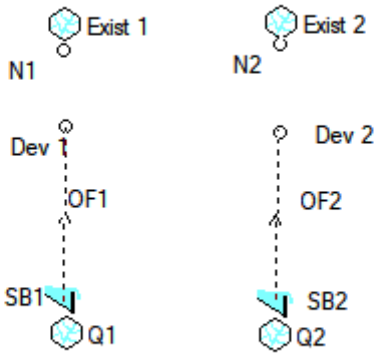


Table 3 – Intensity Frequency Duration (IFD) Data

Duration of Rainfall	Annual Exceedance Probability (AEP)						
	6EY	4EY	3EY	2EY	1EY	0.5EY	0.2EY
20 min	25	32.9	38.6	46.5	60.2	76.1	96.4
25 min	22.1	29	34	41	53.2	67.3	85.4
30 min	19.8	26	30.5	36.8	47.8	60.5	76.8
45 min	15.4	20.1	23.5	28.3	36.9	46.6	59.3
1 hour	12.7	16.5	19.3	23.3	30.3	38.3	48.6
1.5 hour	9.57	12.4	14.4	17.4	22.6	28.5	36
2 hour	7.8	10.1	11.7	14.1	18.3	22.9	28.9
3 hour	5.81	7.46	8.65	10.4	13.4	16.8	21
4.5 hour	4.32	5.53	6.4	7.65	9.85	12.3	15.2
6 hour	3.51	4.47	5.17	6.16	7.91	9.82	12.1
9 hour	2.62	3.32	3.83	4.55	5.82	7.19	8.79
12 hour	2.13	2.7	3.1	3.68	4.69	5.78	7.04
18 hour	1.59	2.01	2.3	2.73	3.46	4.26	5.18
24 hour	1.29	1.63	1.87	2.2	2.79	3.44	4.19

Note: All rainfall intensities in mm/hr.

3.1.2 Release Point RP1

For the existing and proposed stages of development, the nominated site Release Point RP1 & RP2 were considered, as shown in **Table 5 – Release Point Locations**. The pre / post development peak discharge rates were examined, with the operational areas of the quarry being modelled to also retain the 1 in 5 ARI 24 hour event (0.2 EY) as required by the EA.

Table 4 – Release Point Locations

Release Point ID	Description
RP1	Proposed release point from the quarry pit sediment basin. Discharging north into the existing water course towards Bunya Highway. Refer **Figure 1 – Stormwater Management Pla**n for details.
RP2	Proposed release point from the quarry overburden and processing sediment basin. Discharging north into the existing water course towards Bunya Highway. Refer **Figure 1 – Stormwater Management Pla**n for details.

3.1.3 Peak Discharge Comparison

A comparison of estimated peak discharge at the nominated release points are shown in **Table 6 – Peak Discharge Comparison (Release Point 1)** and **Table 7 – Peak Discharge Comparison (Release Point 2).** Peak discharge was modelled on a 1 hour storm duration for each AEP event as shown, and considers that the quarry operational areas retain the 1 in 5 year ARI 24 hour duration event as required by the EA.

Table 6 – Peak Discharge Comparison (Release Point 1)

Scenario	Annual Exceedance Probability (AEP)						Peak Discharge
	1%	2%	5%	10%	20%	50%	
Existing	2.95	2.61	2.13	1.79	1.74	1.17	m^3/s
Developed	2.46	2.16	1.97	1.69	1.46	1.00	

Table 7 – Peak Discharge Comparison (Release Point 2)

Scenario	Annual Exceedance Probability (AEP)						Peak Discharge
	1%	2%	5%	10%	20%	50%	
Existing	3.18	2.81	2.28	1.93	1.63	1.09	m^3/s
Developed	2.50	2.20	1.99	1.68	1.32	0.89	

As demonstrated by the DRAINS modelling, there is non-worsening of peak discharge and associated runoff for all AEP events from 1% - 50% AEP. This is partially due to the EA requirement to retain all runoff from disturbed areas up to and including the 1 in 5 year 24 hour duration event, however is more significantly impacted by the proposed quarry development. Details of the sediment basin design criteria and volume requirements are details in **Section 4 – Stormwater Quality Management**.

As demonstrated on the development plans, no additional discharge points are proposed which will impact on the downstream environment and stormwater systems.

3.2 Surface Water Harvesting / Reuse

The quarry will draw water from the sediment basin for operations including dust suppression. It is noted that in addition to capture and reuse, surface water may be treated and released back into the receiving environment in accordance with the EA in order to restore operating freeboard.

The source of the surface water is proposed to be overland flow from Catchment Q1 & Q2 as depicted in **Figure 1 – Stormwater Management Plan**. This overland flow source is considered to be necessary to satisfy the requirements of the site environmental authority, subject to its final condition requirements and associated development application assessment.

Therefore an assessment against the State Code 10 of the State Development Assessment Provisions will not be applicable or required.

Any additional water that is required for the quarry over the course of its operation will be sourced from external supply subject to any applicable permits and/or approvals.

3.3 Flood Impact Assessment

As shown in **Figure 1 – Stormwater Management Plan** the proposed development is not within a defined floodplain and there is no further flood impact assessment required.

4. Stormwater Quality Management

4.1 Water Quality Objectives

In accordance with the proposed EA conditions, stormwater runoff from disturbed areas, generated by (up to and including) a 24 hour storm event with an average recurrence interval of 1 in 5 years must be retained on-site or managed to remove contaminants before release.

4.2 Stormwater Treatment System Details

The total upper settling storage requirements for sediment basins were estimated based on the following formula (EHP, 2014):

Vs = A *Cv * R (1 in 5; 24hr), where:
A = Catchment Area (m^2)
Cv = Coefficient of Discharge
R = Rainfall depth (m) from 24 hour storm, and ARI of 1 in 5 years

Table 10 – Sediment Basin Storage Requirements details the sediment basin storage requirements for each catchment, based on a rainfall depth (R) of 0.100m, from an adopted average intensity of 4.19mm/h (Source: Bureau of Meteorology).

Table 10 – Sediment Basin Storage Requirements

Basin ID	Location	Disturbed Catchment Area (Ha)	Required Upper Settling Volume (ML)	Freeboard level below spillway (m)
SB1	Catchment Q1	7.99	6.63	2.0
SB2	Catchment Q2	8.87	7.36	1.5

The quarry will be responsible to ensure the upper settling volumes are maintained in each structured as required. The sediment basin is to be maintained in accordance with **Section 2 – Operational Procedures.** Since the sediment basin is required to restore freeboard in order to manage the upper settling volume, it is recommended that appropriate pumping infrastructure to reuse captured water in operations as far as practical, for example for use in dust suppression / water cart.

5. Responsibilities

5.1 Monitoring Management Measures

The following management measures will be implemented during facility operations:

- The **Quarry Manager** or authorised representative is to regularly inspect the water quality management devices, particularly prior to forecasted wet weather and following major rainfall events to ensure that these devices are in good working order. All inspections should be documented (including photos) and available on Site at all times.
- The **Quarry Manager** shall carry out general surveillance to qualitatively assess stormwater releases from Site during discharge events.

5.2 Auditing and Review

The effectiveness of the SMP will be reviewed as necessary (e.g. following a change in site operations) and at least once every year. The review shall take into account changes to Site activities, available surface water monitoring results, any complaints, pollution incidents and any corrective actions taken.

5.3 Responsibility

The following details the responsibilities with regard to the ongoing operations:

- The **Quarry Manager** will be responsible for the implementation of this SMP and for training of Site personnel in their responsibilities in relation to this SMP.
- The **Quarry Manager** will be responsible for ensuring that all stormwater devices constructed on the Site have adequate free water storage capacity.
- All complaints pertaining to water quality received will be recorded in the complaints register/log maintained on-site.
- The **Quarry Manager** or a suitably qualified consultant will prepare water monitoring records if and when required by the regulatory authority.
- Records, including results of any monitoring program undertaken on-site, complaints or incidents will be kept on-site for a minimum of five (5) years.

5.4 Identification of Incident or Failure

An incident or failure may include, but not be limited to:

- Deterioration in surface water quality within waters discharged from Site
- Receipt of a stormwater quality release complaint
- Not maintaining on-site stormwater controls or treatment devices.

Any identification of incident or failure will be recorded on Site.

6. Environmental Incidents

The **Quarry Manager** will be responsible for ensuring that all employees at the Site are familiar with the procedure for incidents recording. Any employee becoming aware of an incident with actual or potential environmental implications, shall be reported to the **Quarry Manager**, or delegate immediately.

The **Quarry Manager** will notify upper management regarding any environmental incident. An Environmental Incident Report must be completed for all incidents.

Should reporting of an **environmental incident** to the relevant regulatory authority be required, this will be undertaken in accordance with the following.

When an environmental incident occurs, the **Quarry Manager** will notify administering authority via telephone and in writing.

The contact details of the administering authority are as follows:

Department of Environment and Science
Phone: 1300 130 372
Email: PollutionHotline@des.qld.gov.au

Following notification against this condition, an investigation and further reporting will be required, as per Section 6.1 and 6.2 below.

6.1 Investigation

All incidents should be investigated. The investigations should include:

- Determining what activities were being carried out at the time of the complaint/incident and any equipment involved.
- Identifying whether equipment or activities on-site were the cause of the incident or complaint.
- Determining what potential actions may be carried out to resolve the matter and/or minimise the likelihood of further impacts.

An assessment is to be conducted to determine what corrective actions are to be taken to remedy the matter and/or prevent a similar incident from occurring in the future. If monitoring is to be undertaken to investigate an incident or complaint these results should be supplied with the final report to the administering authority.

6.2 Reporting

A written notice detailing the following information may need to be provided to the administering authority, following the initial notification**.** General information likely to be required for any further reporting to the administering authority may include the following:

- The name of the operator.
- The name and telephone number of a designated contact person.
- A description of the event.
- The results of any monitoring performed in relation to the event.
- Actions taken to mitigate any environmental harm caused by the event.
- Proposed actions to prevent a recurrence of the event.

7. Conclusion

This SMP outlines the appropriate treatment measures and operational procedures to be adopted to integrate adequate stormwater management into daily operations and Site activity. Specifically, this document has prepared to ensure that appropriate measures will be developed to meet the requirements of the Site's Environmental Authority (EA) including the existing case and all future proposed development associated with the southern extension.

Operational procedures outlined in this SMP will assist to ensure compliance as a minimum standard.

FIGURES

42
AG3324

Bunya Highway

Sediment Basin SB2
Upper Sett. Vol = 7.36ML
Sed Storage Vol = 3.68ML
Total Volume = 11.04ML
Maintain 1.5m Freeboard
(Total depth 3.0m)

Release Point RP2
E: 347333.341
N: 7036201.444

Additional Silt /
Water Storage Dam

Release Point RP1
E: 347003.812
N: 7035914.300

Fixed Plant

Stockpile
Area

Site operations
& storage

Catchment Q2
Area 8.87Ha

Overburden Pit

Future
Overburden Pit

Hard Rock Pit

Sediment Basin SB1
Upper Sett. Vol = 6.63ML
Sed Storage Vol = 3.31ML
Total Volume = 9.94ML
Maintain 2.0m Freeboard
(Total depth 4.0m)

Catchment Q1
Area 7.99Ha

Catchment C1
Area 4.85Ha

550 555 560 565 570 575 580 585 590 595 600 605 610 615 620 625 630 635 640 645 650 655 660 665 670 675 680 685 690 695 700 705 710 715

42
AG3324

FILE NAME:F:\Jobs\2500\2535 Pickering\t - Bell\2 Drawings\Drawing\2535.DRG.004 - SW Management Plan R3.dwg
JOB SUB #
CREATED: 17 May 2021

REV	DESCRIPTION	DATE	BY

Data Sources:
Photography: Digital Globe, Google Earth
Topography: QSC 10m Contours_2019-08-26 (publication)
Cadastre: QSC_Wester Downs DCDB Extract_2019-07-28 (publication)
Ecosystem:
Other:

THESE DESIGNS AND PLANS ARE COPYRIGHT AND ARE NOT TO BE USED OR REPRODUCED WHOLLY OR IN PART OR TO BE USED ON ANY PROJECT WITHOUT THE WRITTEN PERMISSION OF GROUNDWORK PLUS PTY LTD. ABN: 13 609 422 791

Legend:

- Site Boundary
- Cadastral Boundary
- Easement Boundary
- Cadastral Boundary - Watercourse
- Proposed Haul Road
- Clean surface water
- Disturbed surface water
- —DB— Drainage Bund

PROJECT: Bell Quarry

CLIENT: Harry Pickering

TITLE: Figure 1 - Stormwater Management Plan

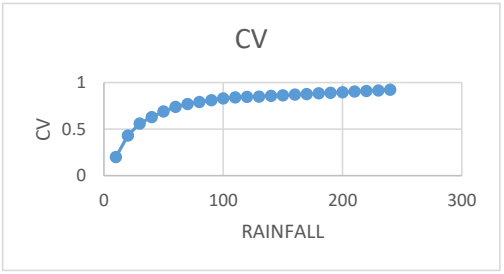
GROUNDWORK plus
PH: +61 7 3871 0411
WWW.GROUNDWORK.COM.AU

SCALE: 1:8,000 When Printed On A3 — 0 — 160m
DRAWING NUMBER: 2535.DRG.004
REVISION: 3
DATE: 17 May 2021 | DRAWN: MRESCAR
PRINTED: 17 May 2021 | CHECKED: MKIRK
DATUM: HORIZONTAL / VERTICAL / ZONE
MGA / AHD / 56

ATTACHMENT 1 – SEDIMENT BASIN DESIGN

Sediment Basin Storage Volume Estimation
(Stormwater Guideline - Environmentally Relevant Activities - DEHP)

Project Name: 2535
Sediment Basin: SB1



$V_s = A * C_v * R_{(1 \text{ in } 5;\ 24hr)}$

$A =$ 79,900 m^2

$C_{v\ (composite)} =$ 0.825

$R_{(1 \text{ in } 5;\ 24hr)} =$ 100.56 mm
$R_{(1 \text{ in } 5;\ 24hr)} =$ 0.10056 m

Source: (BoM IFD)

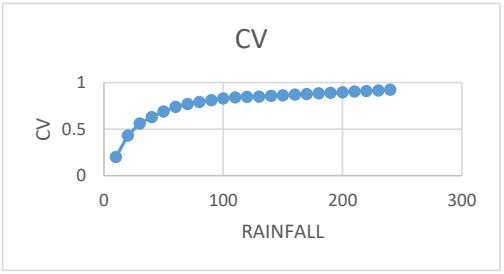
$V_s =$ 6,629 m^3
$V_s =$ 6.63 ML

$V_{SED} = 0.5 * V_s$
$V_{SED} =$ 3.31 ML

Sediment Basin Requires a Upper Settling Volume of **6.63 ML**
Sediment Basin Requires a Sediment Storage Volume of **3.31 ML**
Total Sediment Basin Storage Volume is **9.94 ML**

Sediment Basin Storage Volume Estimation
(Stormwater Guideline - Environmentally Relevant Activities - DEHP)

Project Name: 2535
Sediment Basin: SB2



$V_s = A * C_v * R_{(1 \text{ in } 5;\ 24hr)}$

$A =$ 88,746 m^2

$C_{v\ (composite)} =$ 0.825

$R_{(1 \text{ in } 5;\ 24hr)} =$ 100.56 mm
$R_{(1 \text{ in } 5;\ 24hr)} =$ 0.10056 m

Source: (BoM IFD)

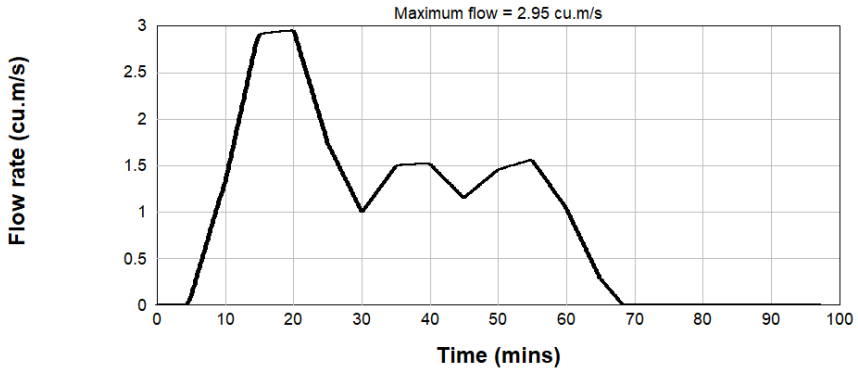
$V_s =$ 7,363 m^3
$V_s =$ 7.36 ML

$V_{SED} = 0.5 * V_s$
$V_{SED} =$ 3.68 ML

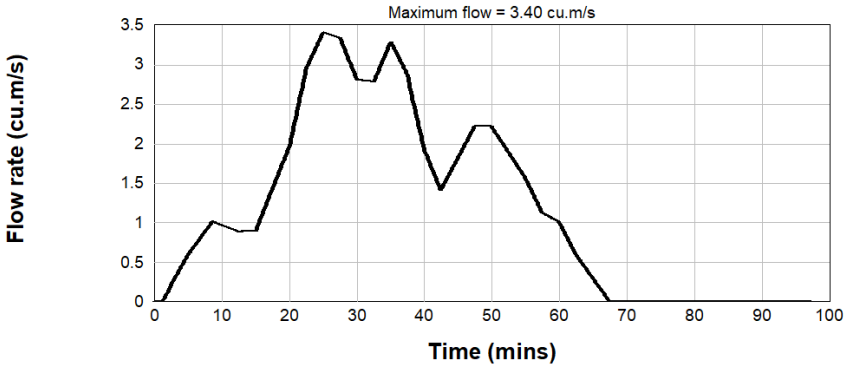
Sediment Basin Requires a Upper Settling Volume of **7.36 ML**
Sediment Basin Requires a Sediment Storage Volume of **3.68 ML**
Total Sediment Basin Storage Volume is **11.04 ML**

ATTACHMENT 2 – DRAINS MODELLING RESULTS

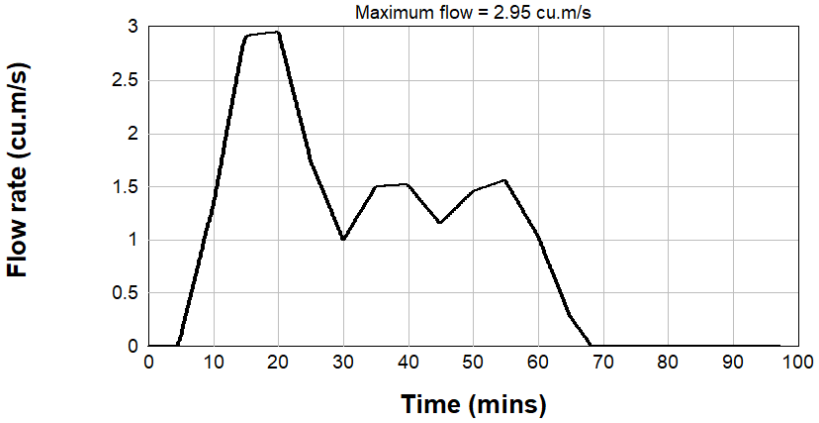
Hydrograph 1 % AEP, 1 Hour Duration, Existing Case Scenario (Release Point RP1)



Hydrograph 1 % AEP, 1 Hour Duration, Developed Case Scenario – Sediment Basin Inflow



Hydrograph 1 % AEP, 1 Hour Duration, Developed Case Scenario – Sediment Basin Outflow (Release Point RP1)



DRAINS results prepared from Version 2020.061										
PIT / NODE DETAILS				Version 8						
Name	Max HGL	Max Pond	Max Surfac	Max Pond	Min	Overflow	Constraint			
		HGL	Flow Arrivin	Volume	Freeboard	(cu.m/s)				
			(cu.m/s)	(cu.m)	(m)					
SUB-CATCHMENT DETAILS										
Name	Max	Paved	Grassed	Paved	Grassed	Supp.	Due to Storm			
	Flow Q	Max Q	Max Q	Tc	Tc	Tc				
	(cu.m/s)	(cu.m/s)	(cu.m/s)	(min)	(min)	(min)				
Exist 1	2.947	0	2.947	10	10	0	1% AEP, 1 hour burst, Storm 6			
Q1	3.404	3.404	0	7.5	7.5	0	1% AEP, 1 hour burst, Storm 9			
Q2	3.779	3.779	0	7.5	7.5	0	1% AEP, 1 hour burst, Storm 9			
Exist 2	3.176	0	3.176	12.5	12.5	0	1% AEP, 1 hour burst, Storm 6			
PIPE DETAILS										
Name	Max Q	Max V	Max U/S	Max D/S	Due to Storm					
	(cu.m/s)	(m/s)	HGL (m)	HGL (m)						
CHANNEL DETAILS										
Name	Max Q	Max V			Due to Storm					
	(cu.m/s)	(m/s)								
OVERFLOW ROUTE DETAILS										
Name	Max Q U/S	Max Q D/S	Safe Q	Max D	Max DxV	Max Width	Max V	Due to Storm		
OF1	2.455	2.455	11.042	0.136	0.19	20.14	1.4	1% AEP, 1 hour burst, Storm 6		
OF2	2.498	2.498	11.042	0.136	0.19	20.17	1.41	1% AEP, 1 hour burst, Storm 2		
DETENTION BASIN DETAILS										
Name	Max WL	MaxVol	Max Q	Max Q	Max Q					
			Total	Low Level	High Level					
SB1	24.44	11602.1	2.455	0	2.455					
SB2	23.44	13371.3	2.498	0	2.498					
Run Log for 2535 DRAINS V3.drn run at 08:32:19 on 14/5/2021 using version 2020.061										
Flows were safe in all overflow routes.										

NOISE IMPACT ASSESSMENT

5610 Bunya Highway, Cooranga - 'Bell Quarry'

Client: Harry Pickering

Range Environmental Consultants
266 Margaret Street
Toowoomba Q 4350
T 07 4620 0148
E admin@rangeenviro.com.au

Project Number: J000667
Status: Final
Date: 22/10/2021

Important Note

We have prepared this report for the sole purposes of **Harry Pickering** (the Client) for the specific purpose for which it is supplied (the Purpose). This report is strictly limited for use by the client for the purpose and the facts and matters stated in it and it shall not be used directly or indirectly for any other use.

Third parties may not rely on this report. Range Environmental Consultants waives all liability to any third party loss, damage, liability or claim arising out of or incidental to a third party publishing, using or relying on the facts, content, opinions or subject matter contained in this report.

We have assumed that all information provided to us by the Client or other third parties which was relied upon, wholly or in part in reporting, was complete, current and accurate at the time of supply. Range Environmental Consultants waives all responsibility for any loss or damage relating to the accuracy, currency and completeness of information provided by the Client or other third parties.

This report and all its components is copyright. All enquiries regarding this report shall be directed to Range Environmental Consultants.

Document Version Register

Version	Purpose	Lead Author	Reviewer	Approved for Issue	
				Approver	Date
1	Final	RJM	LMT	LMT	22/10/2021

Contents

1. Introduction 1
   1.1 Background 1
   1.2 WDRC Information Request 1
2. Project Description 4
   2.1 Site Description 4
   2.2 Proposed Development 4
   2.3 Hours of Operation 4
   2.4 Operational Noise Sources 5
   2.5 Noise Sensitive Receptors 5
3. Ambient Noise Measurements 8
   3.1 Noise Measurement Standard 8
   3.2 Noise Logger 8
   3.3 Noise Logger Location and Siting 8
   3.4 Instrument Settings 9
   3.5 Weather Conditions 9
   3.6 Ambient Noise Levels 10
4. Noise Assessment Criteria 11
   4.1 Acoustic Quality Objectives (AQO) 11
   4.2 Planning Noise Levels 11
5. Noise Impact Assessment 13
   5.1 Approach 13
   5.2 Noise Source Levels 13
   5.3 Input Parameters 14
   5.4 Model Assumptions 15
   5.5 Noise Attenuation 16
   5.6 Weather Conditions 17
   5.7 Predicted Noise Levels at Noise Sensitive Receptors 17
      5.7.1 Standard Meteorological Conditions 18
      5.7.2 Noise-Enhancing Meteorological Conditions 20
6. Discussion 22
7. Recommendations 23
8. Summary 24
9. References 25

Figures

Figure 1 Site Locality 3
Figure 2 Noise sensitive receptors 7
Figure 3 Fixed crushing plant area noise attenuation bunding location 17

Tables

Table 1 Hours of operation 5
Table 2 Noise sensitive receptors 6
Table 3 Average ambient noise levels 10
Table 4 Acoustic Quality Objectives from the Noise EPP 11
Table 5 Design noise source power levels 13
Table 6 Cumulative noise modelling of variable noise sources 15
Table 7 Noise modelling scenarios 15
Table 8 Noise sources considered in the noise impact assessment 16
Table 9 Comparison of predicted cumulative variable noise levels with assessment criteria (day, standard meteorological conditions) 19
Table 10 Comparison of predicted cumulative variable noise levels with assessment criteria (day, noise-enhancing meteorological conditions) 21

Photographs

Photograph 1 View to the east of the noise logger in position 9

Appendices

Appendix A: Development Plans A.1
Appendix B: Ambient Noise Survey Data B.1
Appendix C: Noise Source Locations C.1
Appendix D: Noise Contour Diagrams D.1

1. Introduction

1.1 Background

Range Environmental Consultants (Range Environmental) was engaged by Harry Pickering (hereafter 'the Client') to conduct a noise impact assessment for a proposed extractive industry (quarry) at 5610 Bunya Highway, Cooranga (hereafter 'the site') (Figure 1). The site is formally described as Lot 42 AG3324 and Lot 42 DP319216.

This noise impact assessment was undertaken to address the following:

- Acceptable Outcome AO1.1 of the Extractive Industry Code under the Western Downs Planning Scheme 2017; and
- Items 1 & 2 of the Western Downs Regional Council's (WDRC) Information Request for a Material Change of Use and Operational Works (Application no. 030&040.2021.500.001), dated 16 July 2021.

1.2 WDRC Information Request

Items 1 & 2 of the WDRC Information Request are outlined below.

Item 1. Sensitive Receptor Locations

Issue

AO1.1 of the Extractive Industry Code requires operations that involve blasting, crushing or screening are to be located with a minimum separation distance of 1000 metres from a sensitive land use. It is acknowledged that the assessment against AO1.1 states that the development will be located in excess of 1000 metres from sensitive land uses, however, Figure 8 within the submitted Planning Report does not accurately illustrate distances from nearby sensitive land uses from the outermost boundary of the Quarry site extent.

Information Required

Please submit an amended plan illustrating the separation distance from the outermost boundary of the Quarry site extent to the nearest sensitive land uses.

Item 2. Air Quality Emissions and Amenity

Issue and Information Required

Provide an Environmental Assessment prepared by a suitably qualified person to demonstrate the operations of the proposed development, including dust, air and noise emissions, blasting,

vibration and overpressure, will not create significant environmental harm or unreasonably disrupt the amenity of nearby sensitive land uses.

Figure 1
Site locality

Project: Noise Impact Assessment

Client: Harry Pickering

Project No.: J000667

Compiled by: MW Date:15/10/2021
Approved by: RM Date: 15/10/2021

Metres
0 240 480

Legend

- Site Boundary
- Cadastre
- Roads
- Proposed Development
- Haul Road

The content of this document includes third party data. Range Environmental Consultants does not gaurantee the accuracy of such data.

Source: Cadastral data sourced from DNRME (2021).

N

range environmental consultants

2. Project Description

2.1 Site Description

The site is located at 5610 Bunya Highway, Cooranga and is formally described as Lot 42 AG3324 and Lot 42 DP319216. The site is zoned as Rural under the Western Downs Planning Scheme 2017.

The surrounding land zoning and land uses included:

- North: Rural zoning (cropping land and isolated rural dwellings) and Bunya Highway.
- East: Rural zoning (cropping land and isolated rural dwellings) and Recreation and Open Space Zone zoning which includes the Bunya Mountains National Park.
- South: Rural zoning (cropping land and isolated rural dwellings.
- West: Rural zoning (cropping land and isolated rural dwellings).

The key existing noise sources in the local area included road traffic noise from the Bunya Highway (north). Wind turbines were visible approximately 2km to the north-west but were not audible during the field survey.

2.2 Proposed Development

The development application is for a Material Change of Use - Impact - Extractive Industry for the following Environmentally Relevant Activities (ERA):

- ERA 16(2) – Extracting, other than by dredging, in a year, the following quantity of material – 5,000t to 100,000t; and
- ERA 16(3) – Screening, in a year, the following quantity of material – 5,000t to 100,000t.

The proposed operational activities at the site include drilling, blasting, extracting and screening works. Site plans of the proposed quarry are provided at Appendix A:.

2.3 Hours of Operation

The proposed hours of operation are at Table 1. The site will not be operated on Sundays or public holidays.

Table 1 Hours of operation

Site Activity	Days and Hours of Operation
Drilling & Blasting (2-3 times per annum for up to 3-4 days at a time).	• 9:00am to 3:00pm, Monday to Friday.
Extraction & processing (crushing & screening).	• 7:00am to 6:00pm, Monday to Friday. • 8:00am to 2:00pm, Saturdays.
Haulage from site.	• 7:00am to 6:00pm, Monday to Friday. • 8:00am to 2:00pm, Saturdays.
Site Maintenance[1]	• 7:00am to 6:00pm, Monday to Friday. • 8:00am to 2:00pm, Saturdays.

2.4 Operational Noise Sources

The key noise sources considered in the assessment are as follows:

- Primary Jaw Crusher
- Cone Crusher
- Screen
- Dump Truck
- Front End Loader
- Excavator
- Road Truck
- Water Truck
- Light Vehicle
- Fuel Tanker
- Drill rig (only for blasting occurrences and shall be undertaken by an external blasting contractor)

2.5 Noise Sensitive Receptors

The nearest most potentially affected noise sensitive receptors are shown in Figure 2 and Table 2.

[1] No operations on Sundays or public holidays unless emergency site maintenance works are required (e.g., erosion and sediment control, stormwater management).

Table 2 Noise sensitive receptors

Identification	Real Property Description	Street Address	Receptor Type
Receptor 1	Lot 236 AG3274	5494 Bunya Highway, Cooranga	Existing dwelling
Receptor 2	Lot 1661 AG3991	5553 Bunya Highway, Cooranga	Existing dwelling
Receptor 3	Lot 211 AG960	Lot 211 Bunya Highway, Cooranga	Existing dwelling
Receptor 4	Lot 156 AG960	5827 Bunya Highway, Cooranga	Existing dwelling
Receptor 5	Lot 157 SP142329	5822 Bunya Highway, Cooranga	Existing dwelling
Receptor 6	Lot 48 NPW873	57 Bunya Avenue, Dalby	Existing National Park

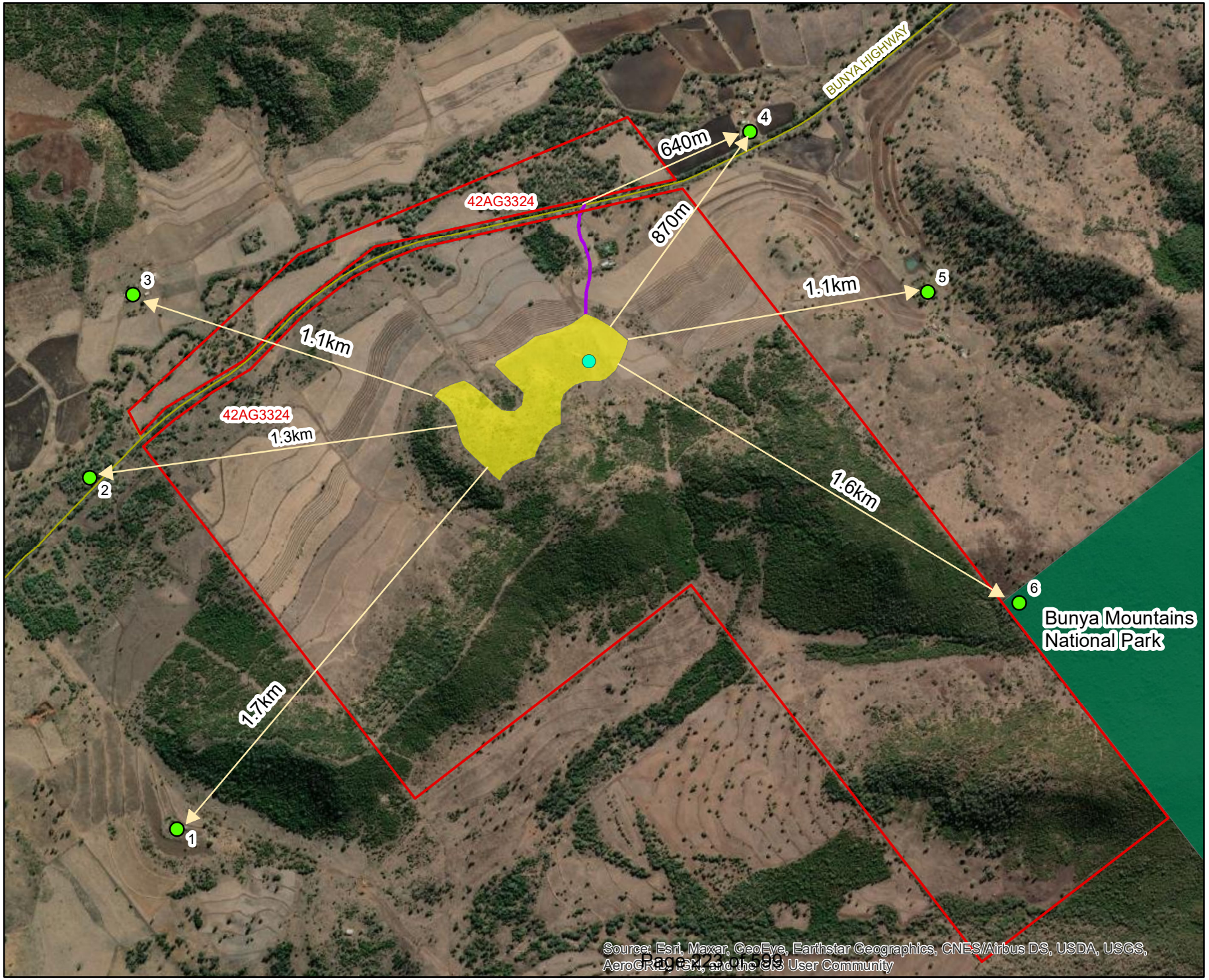


Figure 2 Noise Sensitive receptors

Project: Noise Impact Assessment

Client: Harry Pickering

Project No.: J000667

Compiled by: MW Date:15/10/2021
Approved by: RM Date: 15/10/2021

Metres
0 250 500

Legend

- Site Boundary
- Roads
- Protected Area
- Proposed Development
- Haul Road
- Sensitive Receptors
- Noise logger location

The content of this document includes third party data. Range Environmental Consultants does not gaurantee the accuracy of such data.

Source: Cadastral data sourced from DNRME (2021).

N

range environmental consultants

3. Ambient Noise Measurements

3.1 Noise Measurement Standard

The ambient noise survey was undertaken in accordance with Australian Standard AS1055.1:1997 - Acoustics - Description and measurement of environmental noise - Part 1: General procedures and the Department of Environment and Science's (DES) Noise Measurement Manual 2020. Ambient noise levels were recorded from 1 September 2021 to 9 September 2021. The noise measurement method recorded total noise levels from all noise sources.

3.2 Noise Logger

A BSWA 309 sound level meter was used for the ambient noise survey. The instrument was calibrated before and after the logging session and was found to match the reference signal. The instrument and the calibrator hold current calibration certificates from a NATA certified calibration laboratory.

3.3 Noise Logger Location and Siting

The microphone of the noise logger was situated 1.4 m above ground level and in a free field position (Photograph **1**). The location of the noise logger in relation to the site boundary is shown in . The noise logger was sited in this location to represent the ambient noise levels at nearby rural dwellings (dominant sensitive receptor type).

Photograph 1 **View to the east of the noise logger in position**

3.4 Instrument Settings

The following instrument settings were used:

- 'A' frequency weighting;
- 'Fast' time weighting; and
- 15-minute sample integration time.

3.5 Weather Conditions

Weather data was taken from the Dalby Airport (weather station ID: 041522) in the absence of more detailed site-specific weather data for the site or nearby townships. Overall weather conditions during the measurement period were suitable for noise monitoring. This was confirmed by field readings of wind speed and direction at logger deployment and collection.

3.6 Ambient Noise Levels

Ambient noise survey data are presented graphically at Appendix B: and average values are summarised in Table 3.

Table 3 Average ambient noise levels

Time of Day	$L_{A01,15\ min}$	$L_{A10,15\ min}$	$L_{A90,15\ min}$	$L_{Aeq,15\ min}$	$L_{Amax,15\ min}$
Day (7am-6pm)	51	44	31	41	63
Evening (6pm-10pm)	47	40	31	38	55
Night (10pm-7am)	48	41	31	39	58

Dominant noise sources observed at the logging site included road traffic noise on the Bunya Highway (north).

4. Noise Assessment Criteria

4.1 Acoustic Quality Objectives (AQO)

AO8.1 requires developments to achieve the AQOs provided at Schedule 1 of the Environmental Protection (Noise) Policy 2019 (Noise EPP) (Table 4). L_{Aeq} is the most relevant descriptor for the proposed quarry.

Table 4 Acoustic Quality Objectives from the Noise EPP

Sensitive Receptor	Time of Day	$L_{Aeq,adj,1hr}$	$L_{A10,adj,1hr}$	$L_{A01,adj,1hr}$
Residence (for outdoors)	Day and evening	50	55	65
Residence (for indoors)[2]	Day and evening	45	50	55
	Night	40	45	50

4.2 Planning Noise Levels

The Department of Environment and Science's (DES) Guideline for application requirements for activities with noise impacts (2021, Version 3.05) was considered to ensure background creep was prevented or minimised in the area because of the site's proposed operations.

DES's guideline refers to the Planning for noise control guideline (2016) (hereafter 'Noise Guideline') to address background creep. Assessment against the background creep levels were addressed by assessing L_{eq} and L_{90} noise sources against the Planning Level ($L_{A90,1hr}$) criteria, which is outlined below. L_{max} noise sources are not assessed against the Planning Level criteria, as they are too infrequent to affect the outcome of the $L_{A90,1hr}$ data.

There were no continuous noise sources such as generators proposed for the site's operations. However, due to the existing rural acoustic environment, the dominant L_{eq} noise sources at the site were assessed against the Planning Level criteria outlined below, as they have the potential to impact the background noise level (L_{90}) of the area.

Planning Level ($L_{A90,1hr}$) Criteria

As outlined in Section 2.3, extractive industry operations will be limited to the day-time period (7:00am to 6:00pm).

[2] Values have been corrected by 10 dBA to account for the façade attenuation provided by a normal, naturally ventilated building with partially closed windows

The Planning Level noise criteria for the day-time period was calculated to be 31dB, per the following:

- Assessment Background Level (ABL): Seven (7) days of $L_{90,15min}$ data calculated to $L_{90,1hr}$ data.
- Rating Background Level (RBL) - Median of all ABLs = 26 dB.
- The RBL (26 dB) is below the recommended level for a 'very rural area' (35 dB) by more than 6 dB, therefore, as per Table 2 of the Noise Guideline, the Planning Level is set at 5 dB above the RBL.
- RBL (26 dB) + 5 dB = Planning Level criteria of 31 dB.

5. Noise Impact Assessment

5.1 Approach

Forecasts noise emissions from the proposed quarry have been calculated with SoundPlan v8.0, using the prediction methodology from the Concawe Standard.

The predicted noise levels are considered to represent the average propagation under meteorological conditions including wind and temperature inversion.

All prediction models have limits to their accuracy of prediction. This is due to the inherent nature of the calculation algorithms that go into the design of the models, the assumptions made in the implementation of the model, and the availability of good source sound power data. Concawe has an estimated accuracy for broadband noise of ±3 dB at 1000 metres. Atmospheric and meteorological factors are applicable to the assessment and have been considered, as outlined below:

- Standard meteorological conditions with wind at 0.5 m/s source to the receptor, stability class D; and
- Noise-enhancing meteorological conditions with wind at 2 m/s source to the receptor, stability class F.

5.2 Noise Source Levels

Noise source design sound power levels (SWL) of activities considered representative of those at the site have been used (Table 5). The sound power levels (SWL) have been derived from previous measurements and SoundPlan v8.0. If changes to the extent of the noise attenuation measures outlined in this assessment are proposed, site-specific noise measurements of the operational fixed plant area may be undertaken to support a revised noise impact assessment and a revised extent of the attenuation bunding where applicable.

Table 5 Design noise source power levels

Name	Descriptor	Sound Power Levels in dB(Z) 1/1 Octave SWL L_{Zeq}								Total in dB(A) L_{eq}	Total in dB(A) L_{max}
		63 Hz	125 Hz	250 Hz	500 Hz	1kHz	2 kHz	4 kHz	8 kHz		
Primary Jaw Crusher	L_{eq} and L_{max}	123	117	114	112	110	106	100	89	115	121
Cone Crusher	L_{eq} and L_{max}	96	98	102	103	100	96	89	80	104	110
Screen	L_{eq} and L_{max}	101	97	95	95	96	95	90	82	101	107

Name	Descriptor	Sound Power Levels in dB(Z) 1/1 Octave SWL L_{Zeq}								Total in dB(A) L_{eq}	Total in dB(A) L_{max}
		63 Hz	125 Hz	250 Hz	500 Hz	1kHz	2 kHz	4 kHz	8 kHz		
Drill Rig	L_{eq} and L_{max}	109	118	113	113	113	112	110	104	118	124
Dump Truck	L_{eq} and L_{max}	109	114	117	112	110	107	101	95	115	121
Front End Loader	L_{eq} and L_{max}	78	102	107	104	106	106	99	89	111	117
Excavator	L_{eq} and L_{max}	113	106	105	105	101	99	96	91	107	113
Road Truck	L_{eq} and L_{max}	102	96	92	90	90	86	82	79	94	100
Water Truck	L_{eq} and L_{max}	82	89	94	99	96	97	98	94	104	110
Light Vehicle	L_{eq} and L_{max}	78	85	79	76	79	80	76	73	85	91
Diesel Tank (Electric Pump)	L_{eq} and L_{max}	107	101	99	103	100	95	87	78	104	110

5.3 Input Parameters

The key noise sources considered in the assessment are as follows:

- Primary Jaw Crusher.
- Cone Crusher.
- Screen.
- Drill Rig.
- Dump Truck.
- Front End Loader.
- Excavator.
- Road Truck.
- Water Truck.
- Light Vehicle.
- Diesel Tank (Electric Pump).

Table 6 below shows that the cumulative noise emissions from the variable noise sources at the site were divided into four (4) separate operational groups.

The following operational groups will not occur simultaneously:

- Drilling and Site Maintenance.
- Extraction/Processing and Site Maintenance.

There were no continuous noise sources such as generators proposed for the site's operations. Noise source locations are presented in Appendix C:.

Table 6 Cumulative noise modelling of variable noise sources

Source	Drilling	Extraction and Processing	Site Maintenance	Haulage from Site
Primary Jaw Crusher	-	Yes	-	-
Cone Crusher	-	Yes	-	-
Screen	-	Yes	-	-
Drill Rig	Yes	-	-	-
Dump Truck	-	-	-	-
Front End Loader	-	Yes	-	-
Excavator	-	Yes	-	-
Road Truck	-	-	Yes	Yes
Water Truck	-	-	Yes	-
Light Vehicle	-	-	Yes	-
Diesel Tank	-	Yes	-	-

5.4 Model Assumptions

Table 7 below shows the modelling scenarios used to represent the cumulative noise emissions from the site.

Table 7 Noise modelling scenarios

Model Scenarios	Description
Scenario 1	• Drilling. • Extraction and Processing. • Haulage from Site.
Scenario 2	• Extraction and Processing. • Haulage from Site.
Scenario 3	• Haulage from Site. • Site Maintenance.

L_{max} noise source results were not provided as the site will only operate during the day-time period (7:00am to 6:00pm) and the relevant noise assessment criteria do not assess L_{max} noise sources. For this reason, blasting was not included in the noise modelling as it is a discrete noise source that is best described by the L_{max} descriptor and will only occur 2-3 times per annum for up to 3-4 days at a time.

Table 8 outlines how the noise sources were applied to the noise model.

5m ground contours sourced from Geoscience Australia were used to represent the site and the surrounding topography.

Table 8 Noise sources considered in the noise impact assessment

Source	Day	Evening	Night	Variable	Continuous	L_{max}
Primary Jaw Crusher	100%	-	-	Yes	-	Yes
Cone Crusher	100%	-	-	Yes	-	Yes
Screen	100%	-	-	Yes	-	Yes
Drill Rig	100%	-	-	Yes	-	Yes
Dump Truck	2vph @ 20kph	-	-	Yes	-	Yes
Front End Loader	4vph @ 20kph	-	-	Yes	-	Yes
Excavator	100%	-	-	Yes	-	Yes
Road Truck	4vph @ 40kph	-	-	Yes	-	Yes
Water Truck	2vph @ 20kph	-	-	Yes	-	Yes
Light Vehicle	2vph @ 40kph	-	-	Yes	-	Yes
Diesel Tank	100%	-	-	Yes	-	Yes

5.5 Noise Attenuation

Extraction and processing plant noise attenuation consisted of a 6 m high earthen or rock bund around the northern end of the fixed crushing plant area as shown in Figure 3.

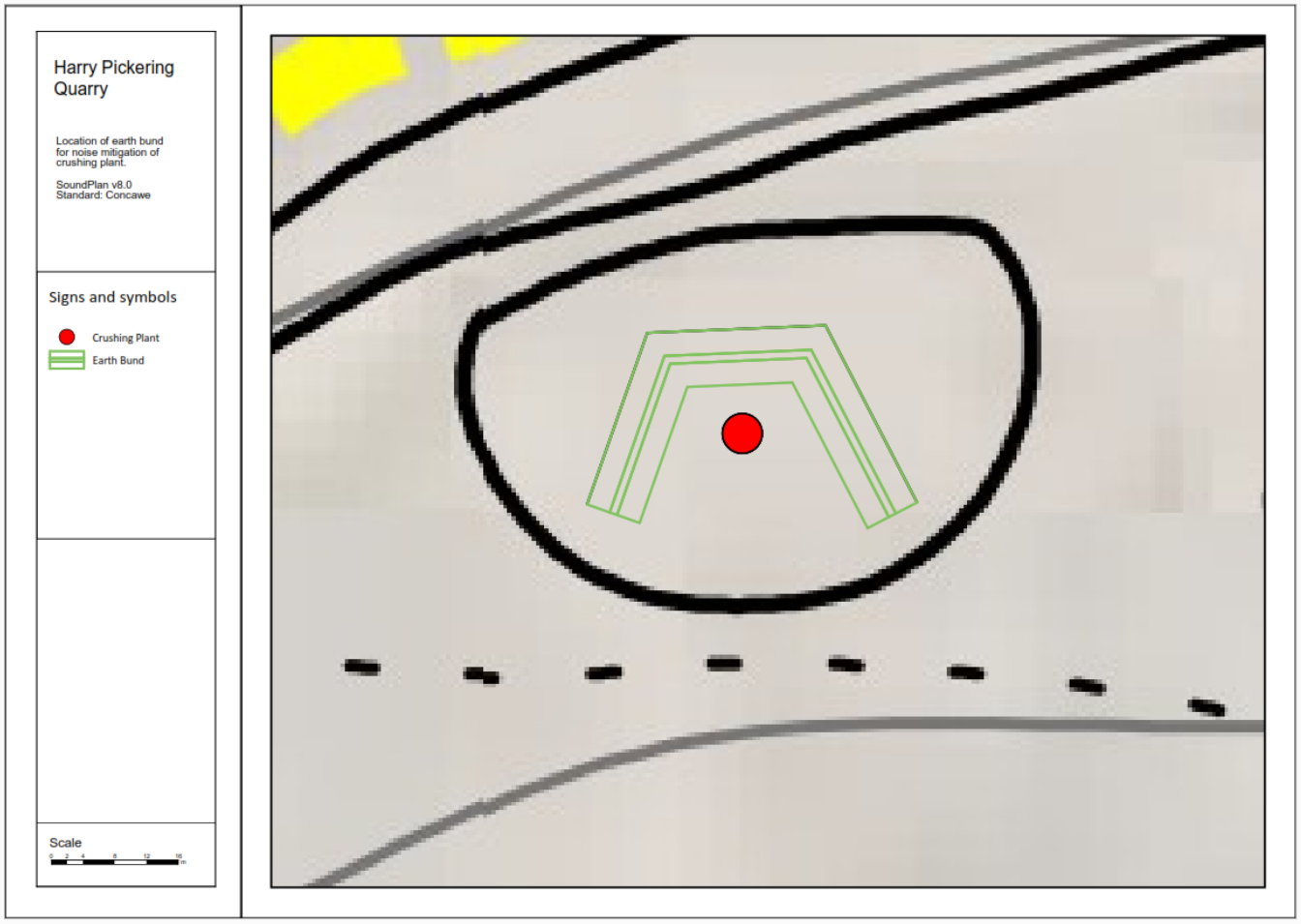


Figure 3 Fixed crushing plant area noise attenuation bunding location

5.6 Weather Conditions

Noise modelling has been made using the prediction methodology from the Concawe Standard as follows:

- Standard meteorological conditions with wind at 0.5 m/s source to the receptor, stability class D; and
- Noise-enhancing meteorological conditions with wind at 2 m/s source to the receptor, stability class F.

5.7 Predicted Noise Levels at Noise Sensitive Receptors

The predicted noise levels outlined below include the standard and noise-enhancing climatic variations to represent a worst-case scenario at the site.

5.7.1 Standard Meteorological Conditions

Predicted noise levels and a comparison with the relevant noise assessment criteria are provided below as follows for standard meteorological conditions:

- Table 9 - Comparison of predicted cumulative variable noise levels with assessment criteria (day, standard meteorological conditions).

Noise level contour diagrams are provided at Appendix D:.

The results outlined in Table 9 are summarised as follows:

- Exceedances of 3-4 dB of the Planning Level criteria at Receptors 2, 3 and 4 were due to the drill rig's inclusion in the cumulative noise modelling for Scenario 1 as a worst-case scenario. Predicted noise levels for Scenario 1 met the AQOs at all sensitive receptors.
- Predicted noise levels for sensitive receptors for Scenario 2 (dominant land use) and Scenario 3 (haulage and maintenance) complied with the relevant noise assessment criteria.

Table 9 Comparison of predicted cumulative variable noise levels with assessment criteria (day, standard meteorological conditions)

Receptor	Descriptor	Scenario 1 predicted noise level at the receptor (L_{Aeq})[3]	Scenario 2 predicted noise level at the receptor (L_{Aeq})	Scenario 3 predicted noise level at the receptor (L_{Aeq})	Variable noise assessment criteria (L_{Aeq})
Receptor 1	$L_{Aeq,1hr}$	7	3	0	31 (day) - Planning Level Criteria 45 (day) - AQOs (Noise EPP)
Receptor 2	$L_{Aeq,1hr}$	34	24	19	
Receptor 3	$L_{Aeq,1hr}$	35	25	20	
Receptor 4	$L_{Aeq,1hr}$	35	28	23	
Receptor 5	$L_{Aeq,1hr}$	17	12	4	
Receptor 6	$L_{Aeq,1hr}$	8	4	0	

[3] Exceedances are caused by the drill rig used 2-3 times per annum during the day-time period.

5.7.2 Noise-Enhancing Meteorological Conditions

Predicted noise levels and a comparison with the relevant noise assessment criteria are provided below as follows for noise-enhancing meteorological conditions:

- Table 10 - Comparison of predicted cumulative variable noise levels with assessment criteria (day, noise-enhancing meteorological conditions).

Noise level contour diagrams are provided at Appendix D:.

The results outlined in Table 10 are summarised as follows:

- Exceedances of 6-7 dB of the Planning Level criteria at Receptors 2, 3 and 4 were due to the drill rig's inclusion in the cumulative noise modelling for Scenario 1 as a worst-case scenario. Predicted noise levels for Scenario 1 met the AQOs at all sensitive receptors.
- Predicted noise levels for sensitive receptors in Scenario 2 (dominant land use) and Scenario 3 (haulage and maintenance) complied with the relevant noise assessment criteria.

Table 10 Comparison of predicted cumulative variable noise levels with assessment criteria (day, noise-enhancing meteorological conditions)

Receptor	Descriptor	Scenario 1 predicted noise level at the receptor (L_{Aeq})[4]	Scenario 2 predicted noise level at the receptor (L_{Aeq})	Scenario 3 predicted noise level at the receptor (L_{Aeq})	Variable noise assessment criteria (L_{Aeq})
Receptor 1	$L_{Aeq,1hr}$	10	6	0	31 (day) - Planning Level Criteria 45 (day) - AQOs (Noise EPP)
Receptor 2	$L_{Aeq,1hr}$	37	27	22	
Receptor 3	$L_{Aeq,1hr}$	38	28	24	
Receptor 4	$L_{Aeq,1hr}$	38	31	26	
Receptor 5	$L_{Aeq,1hr}$	20	15	8	
Receptor 6	$L_{Aeq,1hr}$	11	8	0	

[4] Exceedances are caused by the drill rig used 2-3 times per annum during the day-time period.

6. Discussion

Noise emissions from the proposed quarry are predicted to meet the relevant noise assessment criteria for the cumulative noise emissions from the primary day-to-day proposed uses at the site (Scenarios 2 and 3) when standard and noise-enhancing meteorological conditions were applied to the assessment.

Exceedances of the Planning Level criteria for Scenario 1 were predicted at Sensitive Receptors 2, 3 and 4 under both standard and noise-enhancing meteorological conditions. These exceedances were not found to present a significant risk to the acoustic amenity at sensitive receptors because:

- The exceedances were due to the operation of the drill rig which will have highly limited and infrequent use (2-3 times per annum for up to 3-4 days at a time). Therefore, the frequency and duration of this activity is negligible with consideration to routine quarry operations.
- The drill rig will only operate during the daytime period which is the least sensitive period.
- Predicted noise levels at all receptors under Scenario 1 complied with the AQOs which have been developed to protect human health and wellbeing.

The proposed quarry was found to present a low risk of impact to acoustic amenity and unlikely to cause environmental nuisance at sensitive receptors with the full implementation of the recommendations at Section 7.

7. Recommendations

The following noise attenuation measures are recommended for the proposed quarry:

1. Extraction and processing plant noise attenuation consisted of a 6 m high earthen or rock bund around the northern portion of the fixed crushing plant area as shown in Figure 3.
2. All operational noise sources outlined in this assessment shall be restricted to the day-time period (7:00am to 6:00pm), except in the event of an emergency.

8. Summary

- A noise impact assessment was completed for a proposed quarry at 5610 Bunya Highway, Cooranga.
- Predicted noise emissions from the proposed development were assessed against the requirements of the Planning Level criteria under the Planning for noise control guideline (2016) and the AQOs in the EPP (Noise).
- The proposed quarry is predicted to achieve practical compliance with the relevant assessment criteria with a 6m high bund around the northern portion of the fixed crushing plant area.
- All operational noise sources outlined in this assessment shall be restricted to the day-time period (7:00am to 6:00pm), except in the event of an emergency.
- The proposed quarry presents a low risk of impact to acoustic amenity and is unlikely to cause environmental nuisance at sensitive receptors with the full implementation of the recommendations at Section 7.

9. References

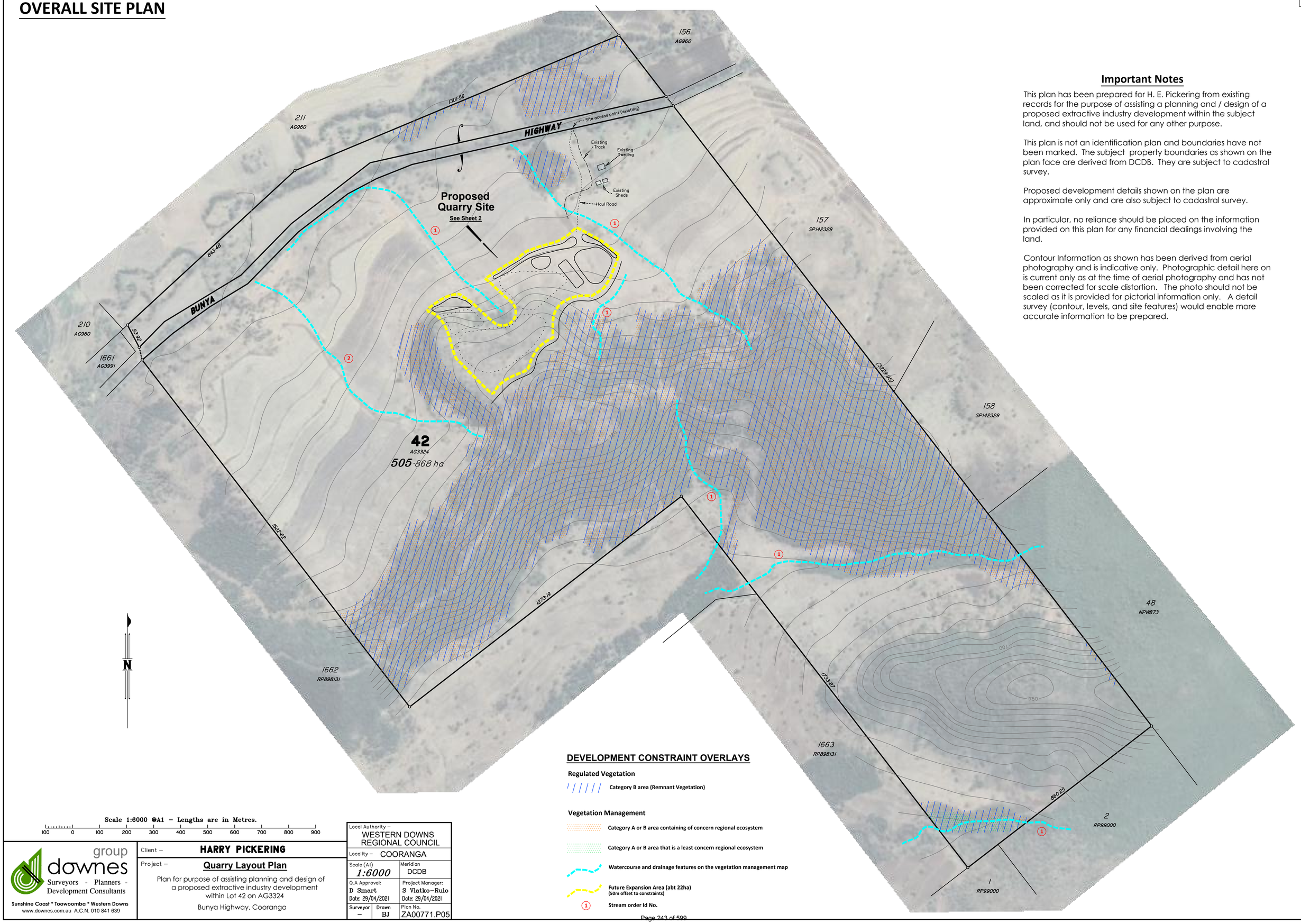
Australian Standard AS1055.1:1997 - Acoustics - Description and measurement of environmental noise - Part 1: General procedures.

Department of Environmental and Science. 2020. Noise Measurement Manual.

Department of Environment and Heritage Protection (DEHP). 2016. Planning for Noise Control Guideline. State of Queensland. Brisbane, Queensland.

Appendix A: Development Plans

OVERALL SITE PLAN



Important Notes

This plan has been prepared for H. E. Pickering from existing records for the purpose of assisting a planning and / design of a proposed extractive industry development within the subject land, and should not be used for any other purpose.

This plan is not an identification plan and boundaries have not been marked. The subject property boundaries as shown on the plan face are derived from DCDB. They are subject to cadastral survey.

Proposed development details shown on the plan are approximate only and are also subject to cadastral survey.

In particular, no reliance should be placed on the information provided on this plan for any financial dealings involving the land.

Contour Information as shown has been derived from aerial photography and is indicative only. Photographic detail here on is current only as at the time of aerial photography and has not been corrected for scale distortion. The photo should not be scaled as it is provided for pictorial information only. A detail survey (contour, levels, and site features) would enable more accurate information to be prepared.

DEVELOPMENT CONSTRAINT OVERLAYS

Regulated Vegetation

Category B area (Remnant Vegetation)

Vegetation Management

Category A or B area containing of concern regional ecosystem

Category A or B area that is a least concern regional ecosystem

Watercourse and drainage features on the vegetation management map

Future Expansion Area (abt 22ha)
(50m offset to constraints)

Stream order Id No.

Scale 1:6000 @A1 – Lengths are in Metres.

100 0 100 200 300 400 500 600 700 800 900

group downes
Surveyors - Planners - Development Consultants
Sunshine Coast * Toowoomba * Western Downs
www.downes.com.au A.C.N. 010 841 639

Client – **HARRY PICKERING**

Project – **Quarry Layout Plan**

Plan for purpose of assisting planning and design of a proposed extractive industry development within Lot 42 on AG3324

Bunya Highway, Cooranga

Local Authority – WESTERN DOWNS REGIONAL COUNCIL	
Locality – COORANGA	
Scale (A1) 1:6000	Meridian DCDB
Q.A Approval: D Smart Date: 29/04/2021	Project Manager: S Vlatko-Rulo Date: 29/04/2021
Surveyor –	Drawn BJ
Plan No. ZA00771.P05	

QUARRY SITE EXTENT

HIGHWAY

BUNYA

Site access point (existing)

Existing Track

Existing Dwelling

Existing Sheds

500

42
AG3324

N

Pond

Sediment Pond

Fixed Plant

Stockpile Area

Site Operations & Storage Area

Overburden Pit

Proposed Quarry Site

Pit entry

(Future) Sediment Pond

(Future) Overburden Pit

(Future) Diversion Bund

Hard Rock Pit

DEVELOPMENT CONSTRAINT OVERLAYS

Regulated Vegetation

Category B area (Remnant Vegetation)

Vegetation Management

Category A or B area containing of concern regional ecosystem

Category A or B area that is a least concern regional ecosystem

Watercourse and drainage features on the vegetation management map

Future Expansion Area (abt 17ha)
(50m offset to constraints)

① Stream order Id No.

QUARRY SITE LEGEND

Diversion Bunds

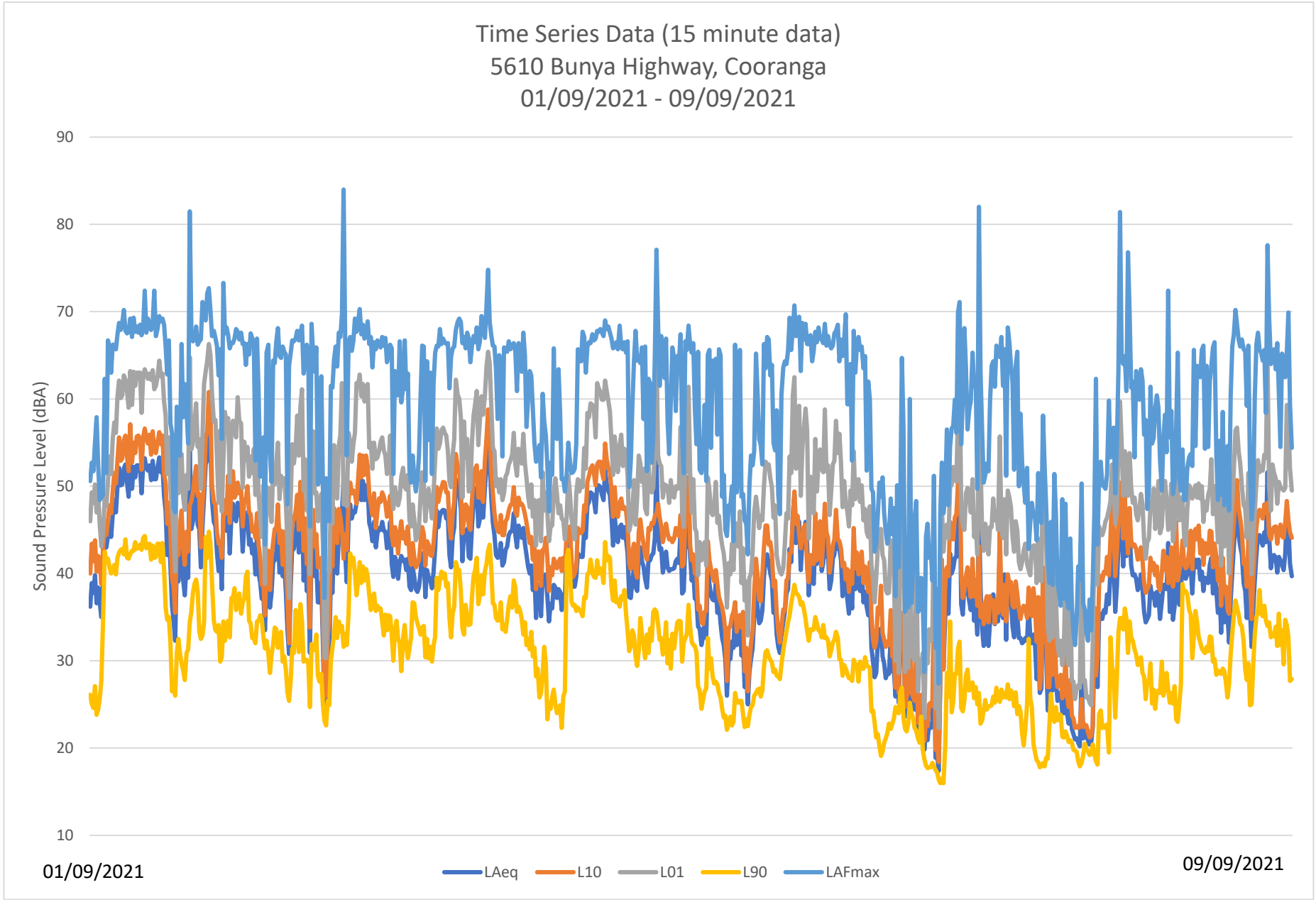
Haul Road

Scale 1:2500 – Lengths are in metres.

20 0 20 40 60 80 100 120 140 160 180 200 220 240 260 280 300 320 340 360 380

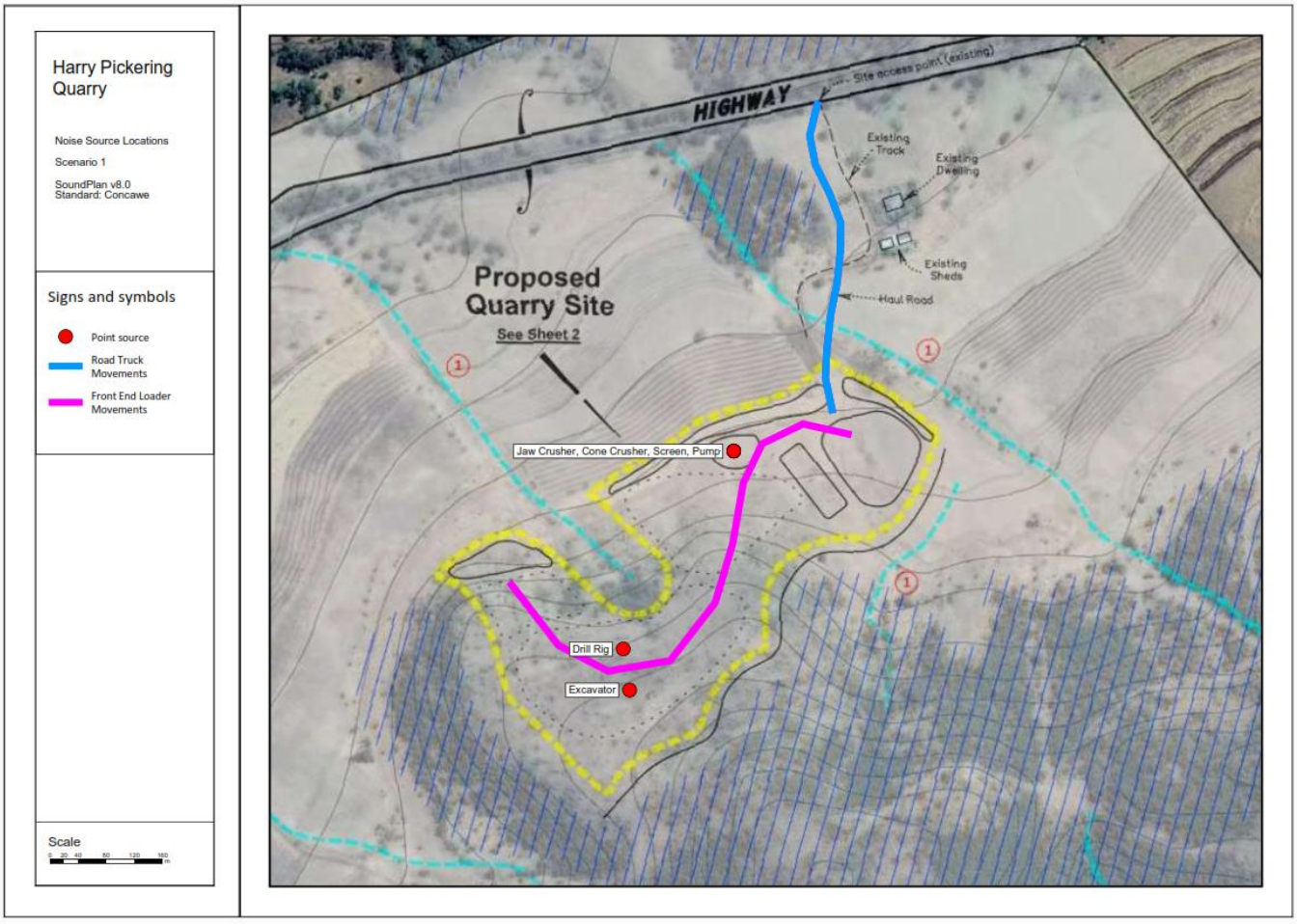
Plan No. ZA00771.P05

Appendix B: Ambient Noise Survey Data

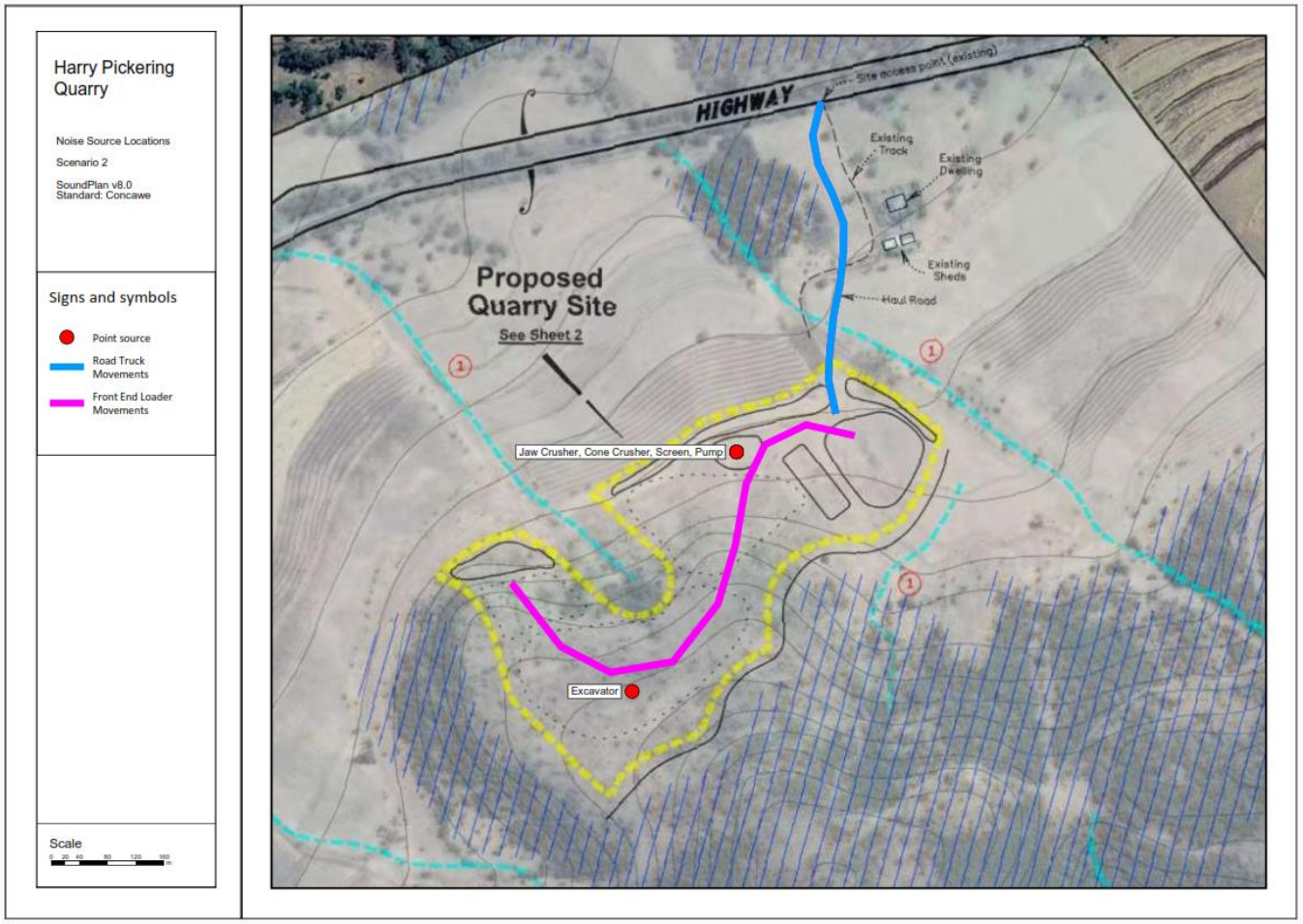

Time Series Data (15 minute data)
5610 Bunya Highway, Cooranga
01/09/2021 - 09/09/2021
Sound Pressure Level (dBA)
90
80
70
60
50
40
30
20
10
01/09/2021
09/09/2021
LAeq
L10
L01
L90
LAFmax

Appendix C: Noise Source Locations

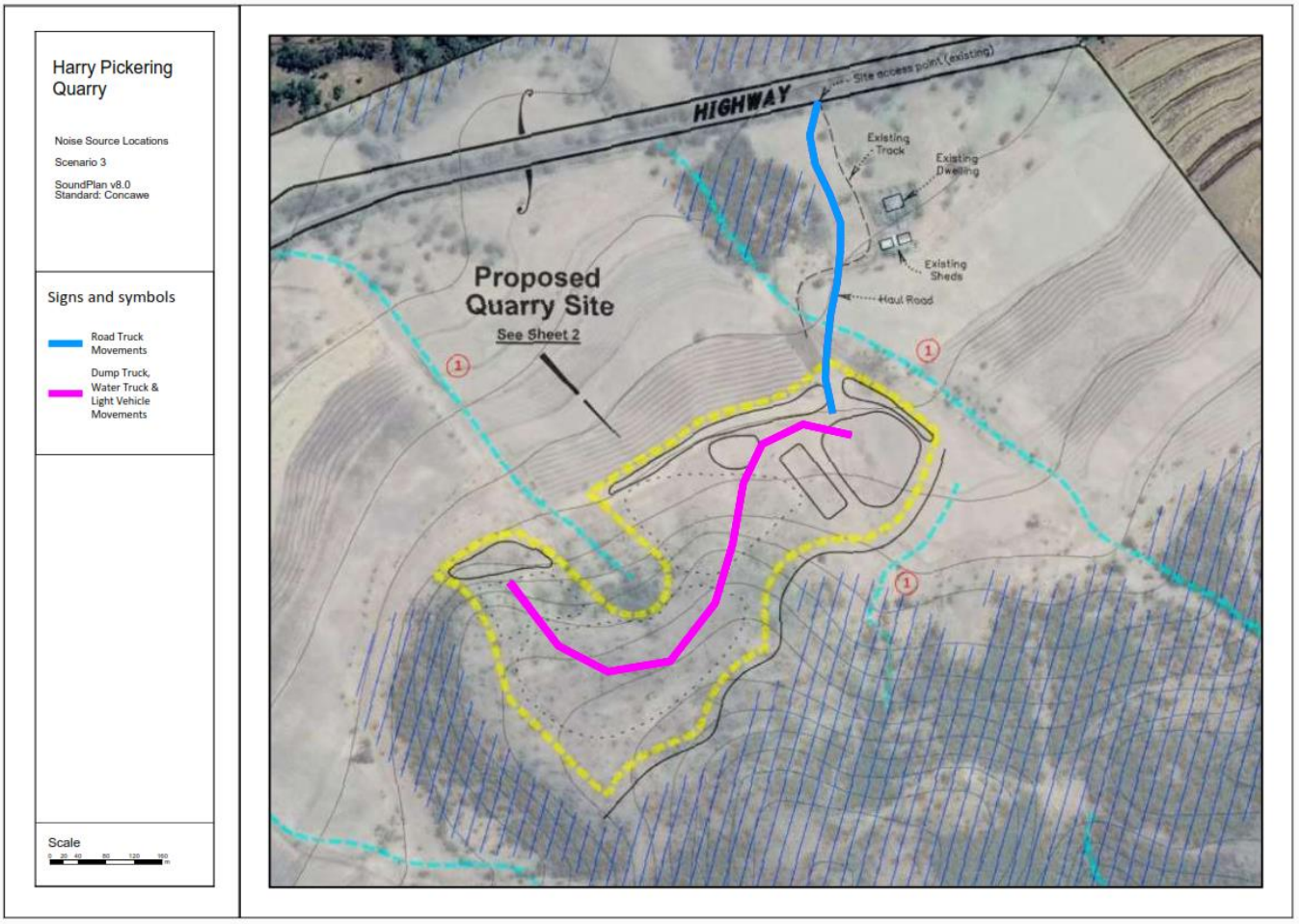
Scenario 1 (worst-case scenario) drilling, fixed plant and haulage source locations (L_{eq})



Scenario 2 (dominant land use) fixed plant and haulage source locations (L_{eq})



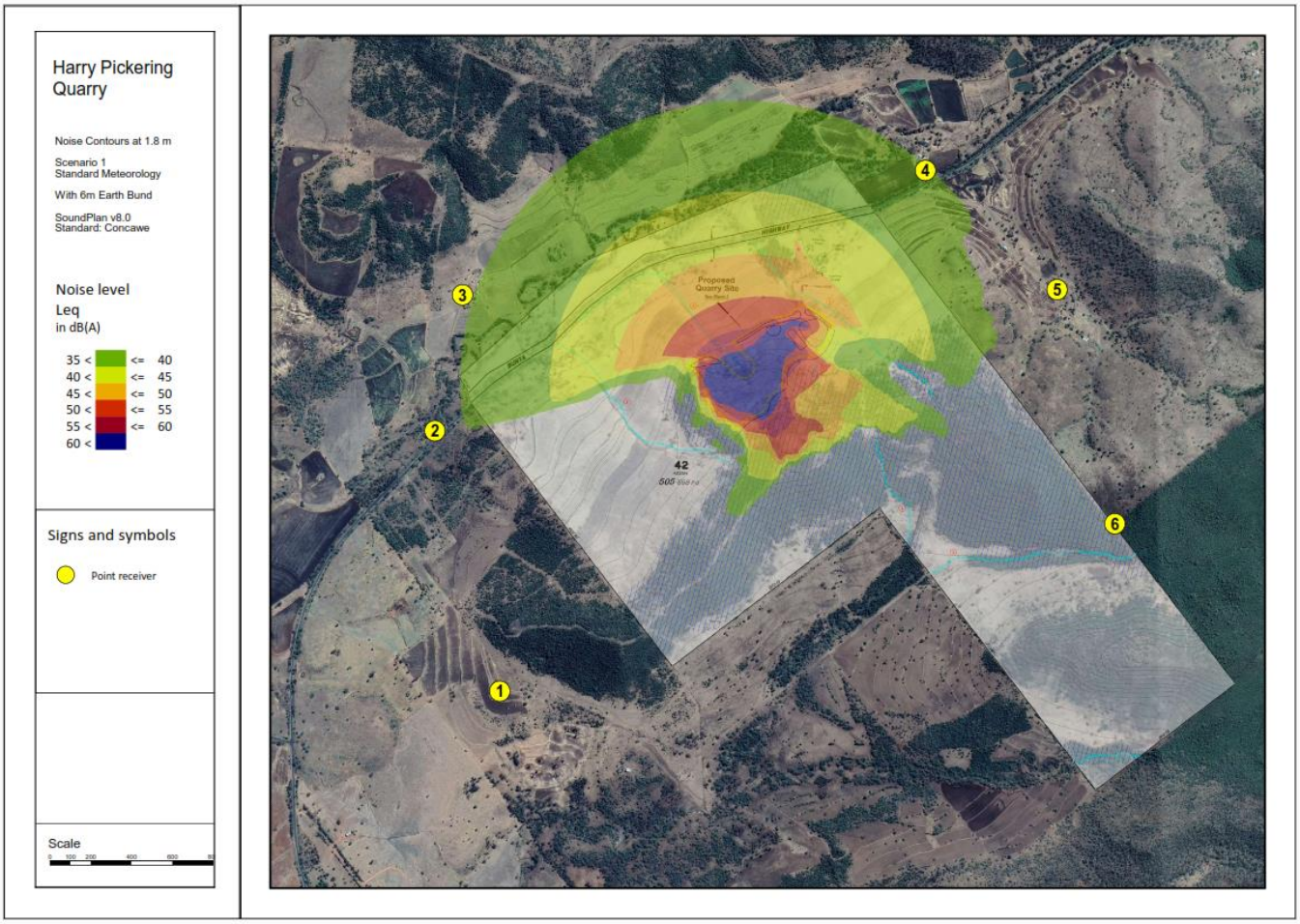
Scenario 3 haulage and site maintenance source locations (L_{eq})



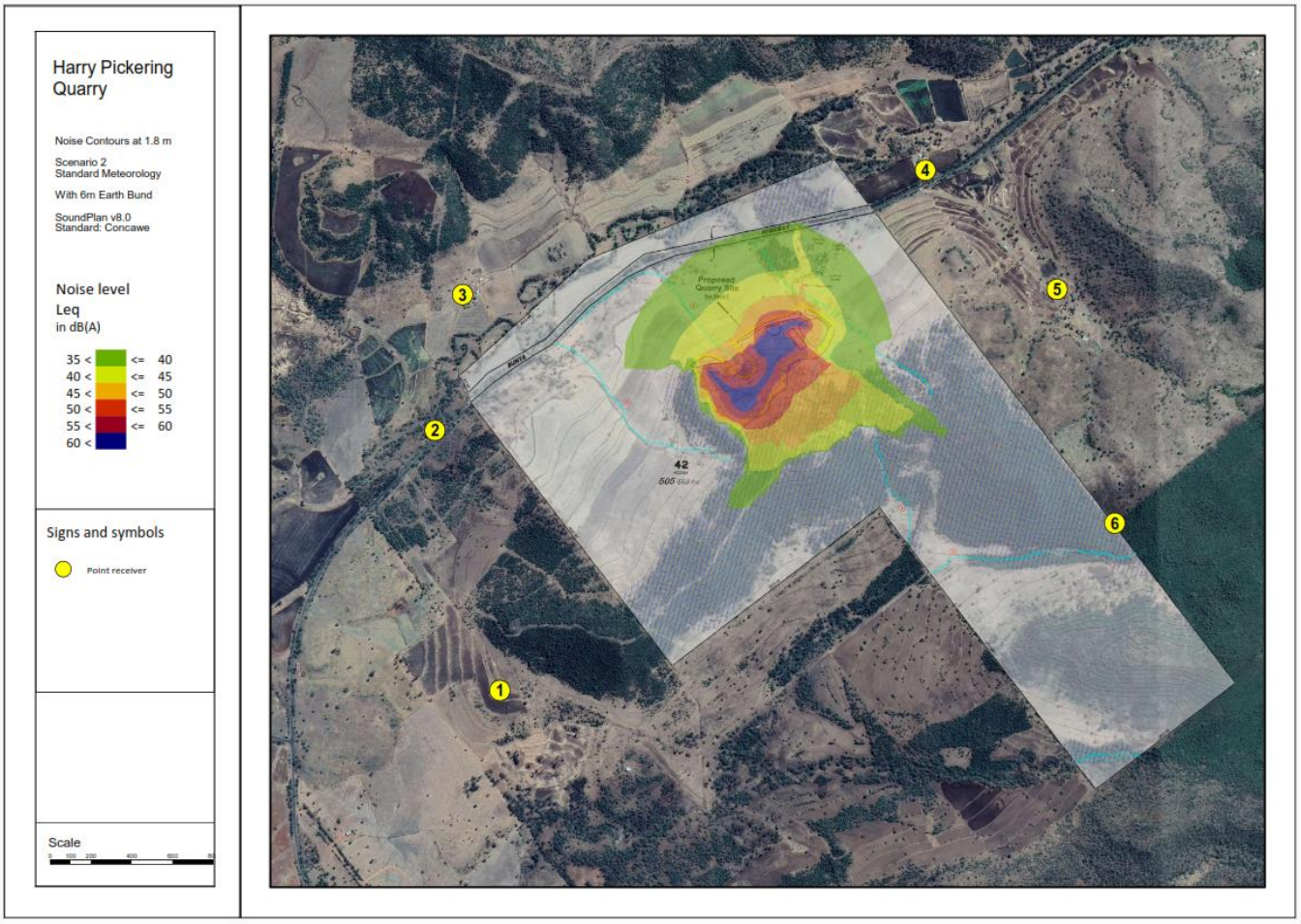
Appendix D: Noise Contour Diagrams

Standard Meteorological Conditions

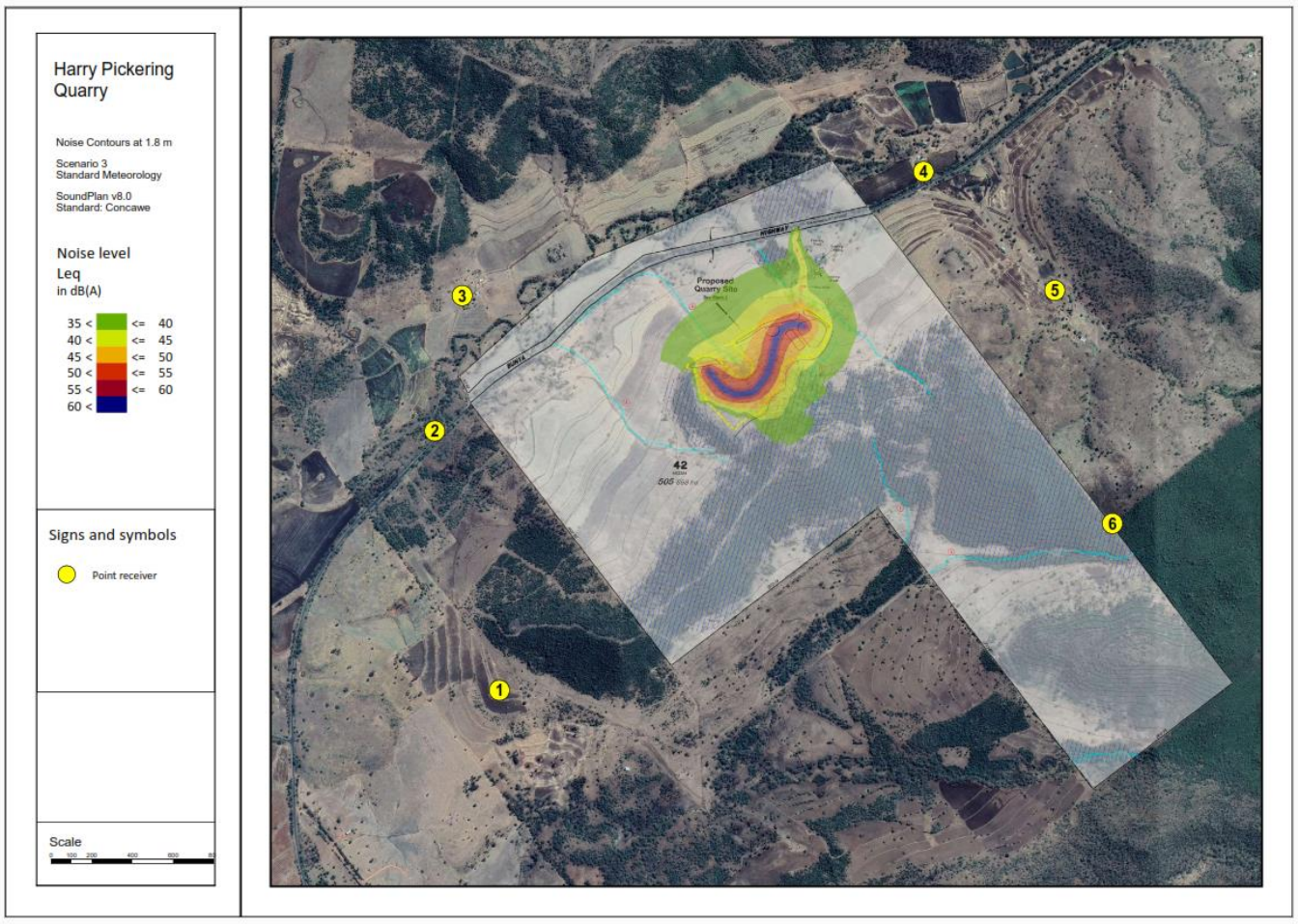
Noise contours at 1.8 m, Scenario 1 (worst-case scenario) day-time cumulative variable noise sources. Levels are in dB(A), $L_{eq,1hr}$



Noise contours at 1.8 m, Scenario 2 (dominant land use) day-time cumulative variable noise sources. Levels are in dB(A), $L_{eq,1hr}$

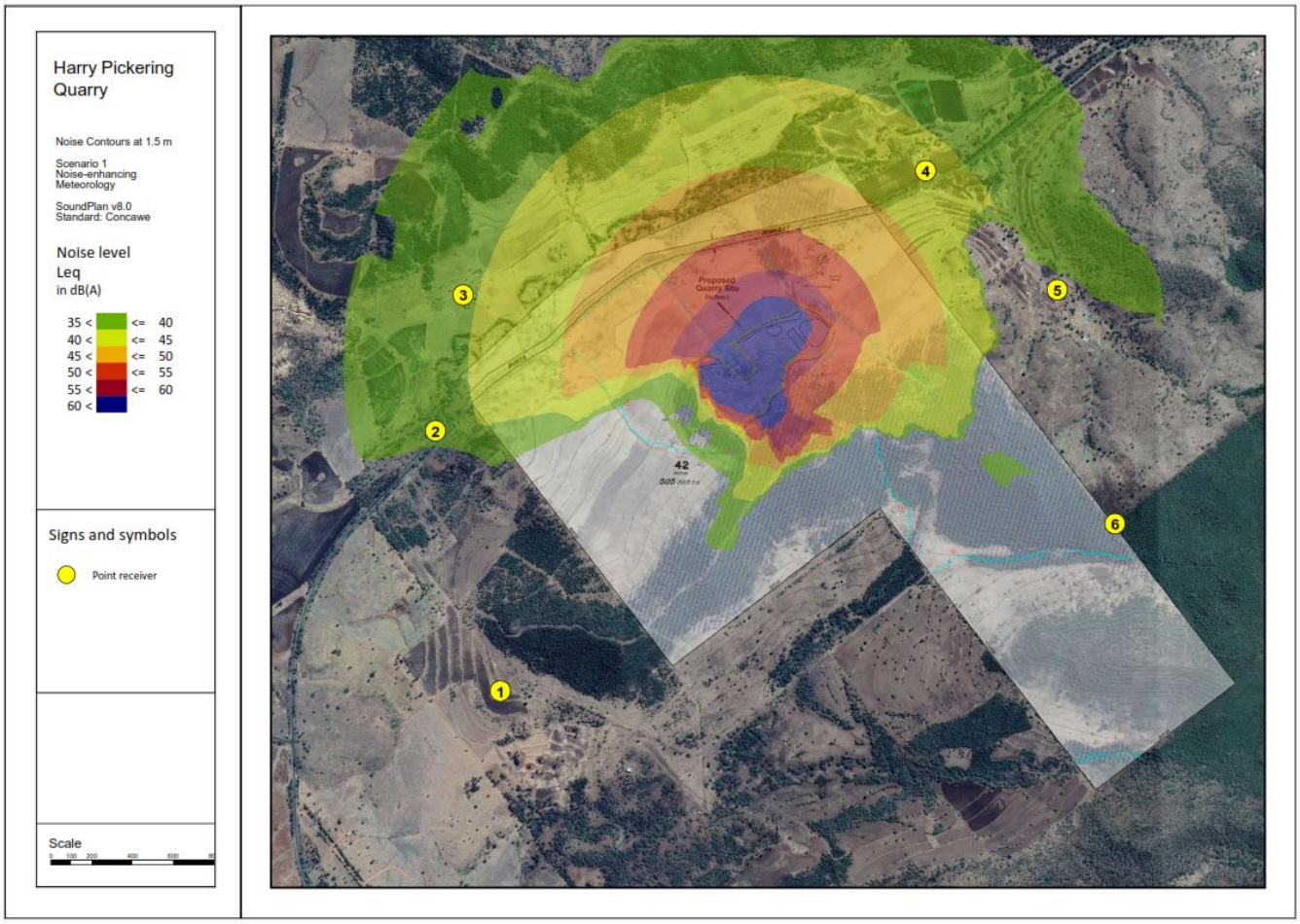


Noise contours at 1.8 m, Scenario 3 (haulage and maintenance) day-time cumulative variable noise sources. Levels are in dB(A), $L_{eq,1hr}$

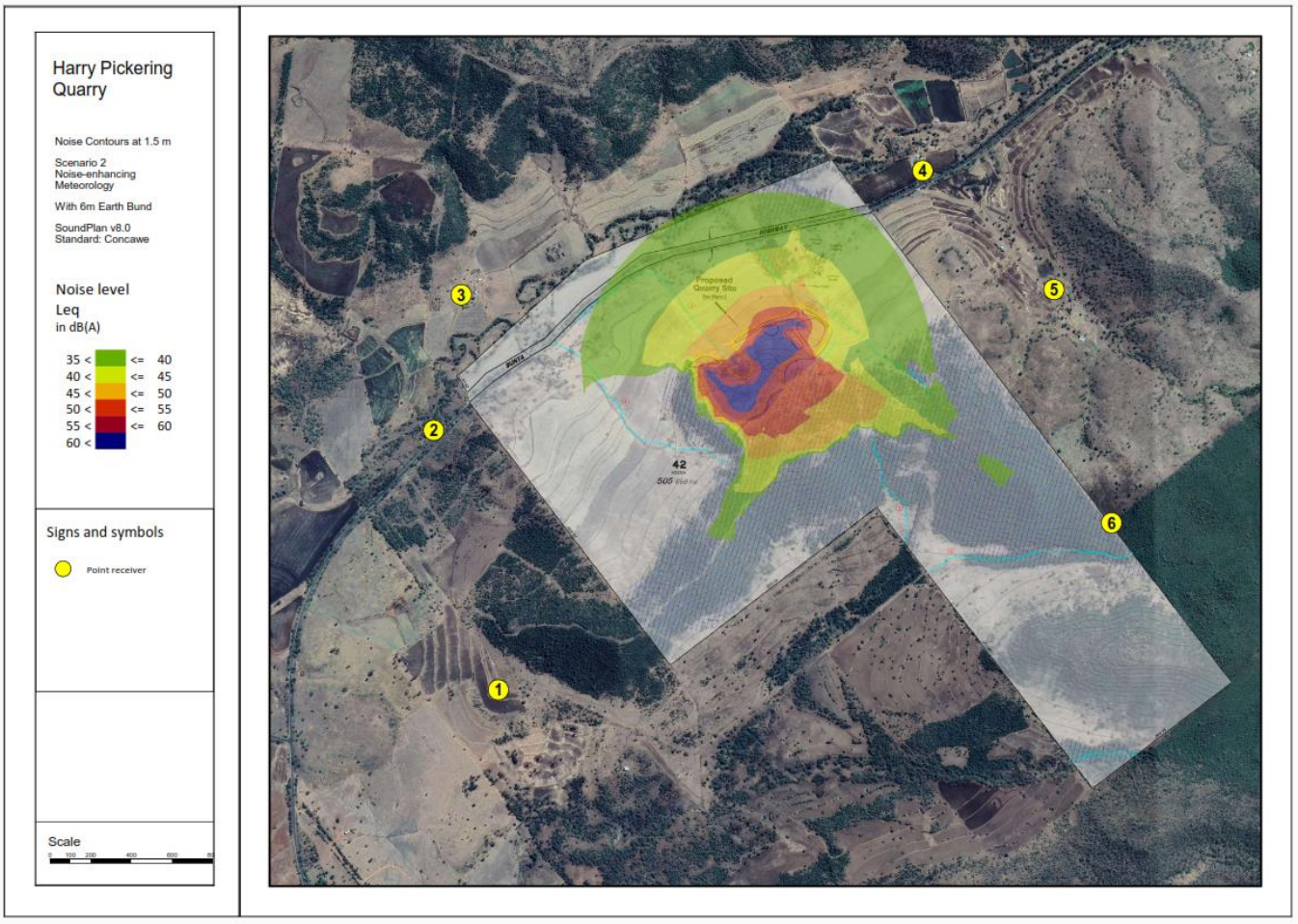


Enhanced Meteorological Conditions

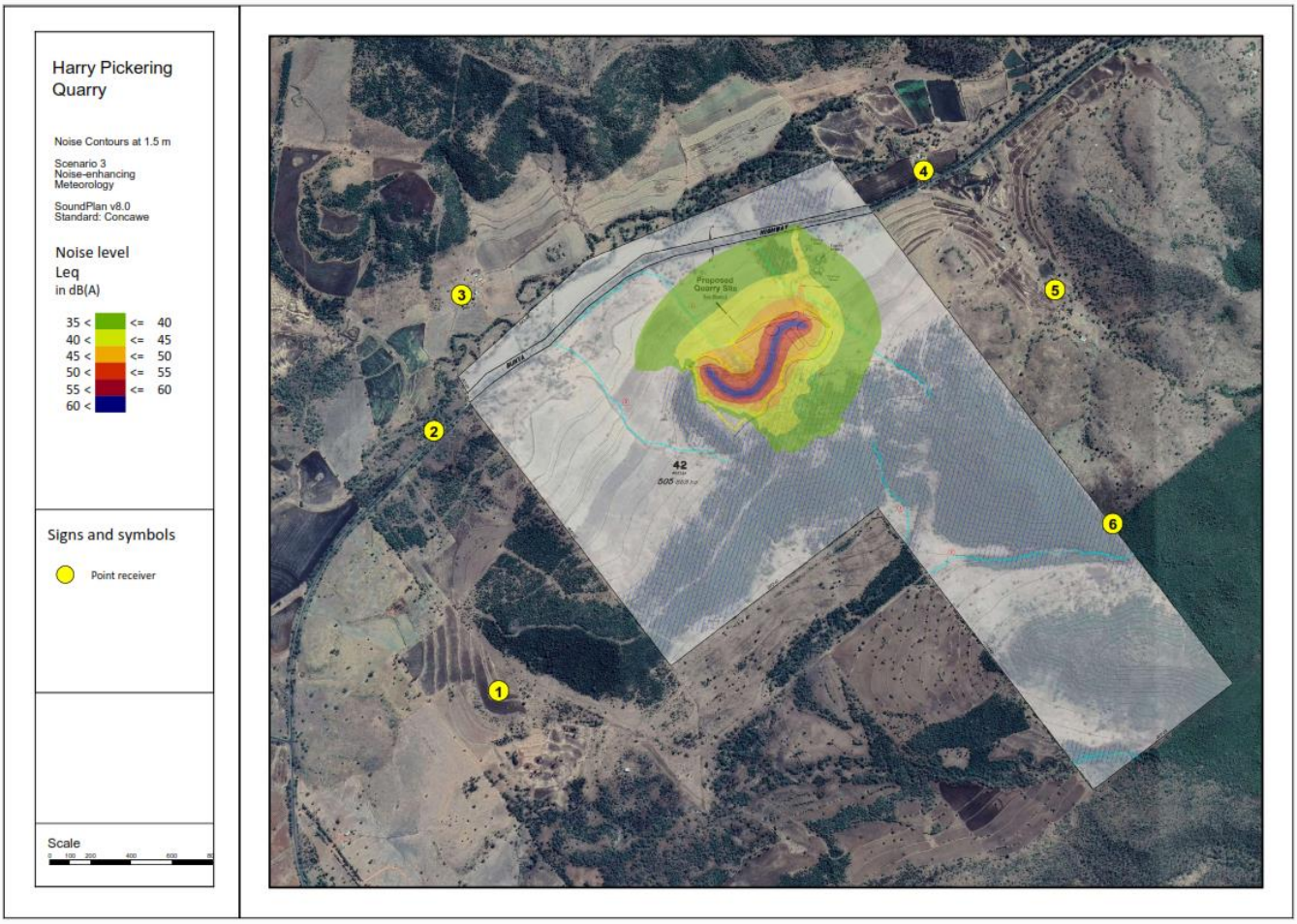
Noise contours at 1.5 m, Scenario 1 (worst-case scenario) day-time cumulative variable noise sources. Levels are in dB(A), $L_{eq,1hr}$



Noise contours at 1.5 m, Scenario 2 (dominant land use) day-time cumulative variable noise sources. Levels are in dB(A), $L_{eq,1hr}$



Noise contours at 1.5 m, Scenario 3 (haulage and maintenance) day-time cumulative variable noise sources. Levels are in dB(A), $L_{eq,1hr}$



BUNYA HWY

EXISTING DRIVEWAY

PROPOSED HAULROAD

PROPOSED QUARRY AREA

LEGEND

- EXISTING MINOR CONTOUR
- 596.0 EXISTING MAJOR CONTOUR
- EXISTING FENCE
- EXISTING POST BOX
- EXISTING TELSTRA PIT
- EXISTING GATE
- EXISTING TREE
- PROPOSED BOUNDARY
- PROPOSED KERB AND CHANNEL (TYPE M1)
- PROPOSED HAULROAD PAVEMENT
- PROPOSED PAVMENT (FLEXIBLE)

No.	DATE	REVISIONS	BY	CKD
A	14.06.21	ISSUED FOR APPROVAL	TG	GWA

SCALE: 0 20 40 60 80 100m
Scale 1:2000 - A1 (1:4000 - A3)

PROJECT NO: 013-013
LOCAL AUTHORITY APPROVAL NO: -

DATE	14.06.21
CHECKED	GWA
DRAWN	TG
DESIGNED	TG

SURVEYED: downes group
DATUM: AHD
APPROVED: GLENN AINSWORTH
CPESC No: 7678
RPEQ No: 19204
FOR AND ON BEHALF OF BAX ENGINEERING PTY. LTD.

BAX Engineering PTY. LTD.
2261 DAVID LOW WAY, PEREGIAN BEACH, QLD 4573
INFO@BAXENGINEERING.COM.AU

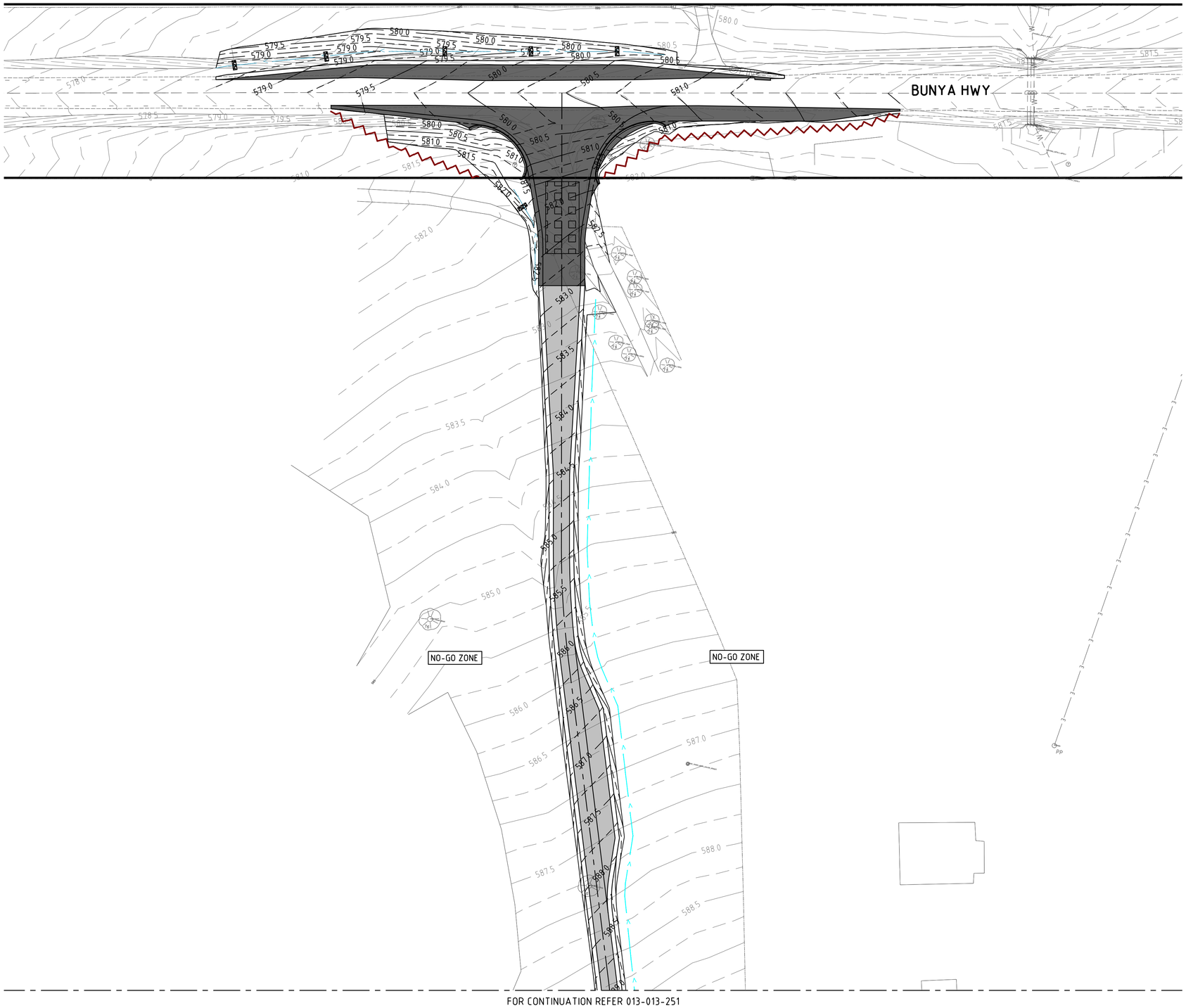
CLIENT: MR HARRY PICKERING

PROJECT: BELL QUARRY, LOT 42 ON AG3324, BUNYA HIGHWAY COORANGA

NORTH POINT

TITLE: OVERALL LAYOUT PLAN

PLAN No 013-013-100 | REVISION A | A1



LEGEND

- EXISTING MINOR CONTOUR
- 596.0 EXISTING MAJOR CONTOUR
- EXISTING FENCE
- S EXISTING SEWER AND MANHOLE
- SW EXISTING STORMWATER PIPE
- E EXISTING OVERHEAD ELECTRICITY
- T EXISTING TELSTRA
- P EXISTING POWER POLE
- M EXISTING WATER METER
- EXISTING TREE
- PROPOSED BOUNDARY
- PROPOSED KERB AND CHANNEL (TYPE M1)
- 590.6 PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED HAULROAD PAVEMENT
- PROPOSED PAVMENT (FLEXIBLE)
- PROPOSED CLEAN DRAIN
- SEDIMENT FENCE
- STABILISED SITE ACCESS
- PIT PROTECTION FILTER
- NO-GO ZONE NO-GO ZONE SIGN (TO BE
- SAND BAG TEMPORARY BUND
- ROCK CHECK DAM

FOR CONTINUATION REFER 013-013-251

No.	DATE	REVISIONS	BY	CKD
A	14.06.21	ISSUED FOR APPROVAL	TG	GWA

SCALE: 0 5 10 15 20 25m
Scale 1:500 - A1 (1:1000 - A3)

PROJECT NO: 013-013
LOCAL AUTHORITY APPROVAL NO: -

DATE	14.06.21
CHECKED	GWA
DRAWN	TG
DESIGNED	TG

SURVEYED: group downes
DATUM: AHD

APPROVED:
GLENN AINSWORTH
CPESC No: 7678
RPEQ No: 19204
FOR AND ON BEHALF OF BAX ENGINEERING PTY. LTD.

BAX Engineering PTY. LTD.
2261 DAVID LOW WAY, PEREGIAN BEACH, QLD 4573
INFO@BAXENGINEERING.COM.AU

CLIENT: MR HARRY PICKERING

PROJECT: BELL QUARRY, LOT 42 ON AG3324, BUNYA HIGHWAY COORANGA

NORTH POINT

TITLE: SEDIMENT AND EROSION CONTROL PLAN SHEET 1 OF 2

PLAN No 013-013-250 | REVISION A | A1

FOR CONTINUATION REFER 013-013-250

LEGEND

- EXISTING MINOR CONTOUR
- 596.0 EXISTING MAJOR CONTOUR
- EXISTING FENCE
- S EXISTING SEWER AND MANHOLE
- SW EXISTING STORMWATER PIPE
- E EXISTING OVERHEAD ELECTRICITY
- T EXISTING TELSTRA
- P EXISTING POWER POLE
- M EXISTING WATER METER
- EXISTING TREE
- PROPOSED BOUNDARY
- PROPOSED KERB AND CHANNEL (TYPE M1)
- 590.6 PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED HAULROAD PAVEMENT
- PROPOSED PAVMENT (FLEXIBLE)
- PROPOSED CLEAN DRAIN
- SEDIMENT FENCE
- STABILISED SITE ACCESS
- PIT PROTECTION FILTER
- NO-GO ZONE NO-GO ZONE SIGN (TO BE
- SAND BAG TEMPORARY BUND
- ROCK CHECK DAM

No.	DATE	REVISIONS	BY	CKD
A	14.06.21	ISSUED FOR APPROVAL	TG	GWA

SCALE: 0 5 10 15 20 25m
Scale 1:500 - A1 (1:1000 - A3)

PROJECT NO: 013-013
LOCAL AUTHORITY APPROVAL NO: -

DATE	14.06.21
CHECKED	GWA
DRAWN	TG
DESIGNED	TG

SURVEYED: downes group
DATUM: AHD
APPROVED: GLENN AINSWORTH
CPESC No: 7678
RPEQ No: 19204
FOR AND ON BEHALF OF BAX ENGINEERING PTY. LTD.

BAX Engineering PTY. LTD.
2261 DAVID LOW WAY, PEREGIAN BEACH, QLD 4573
INFO@BAXENGINEERING.COM.AU

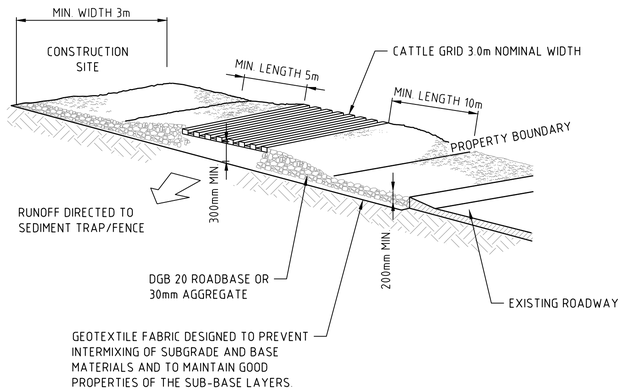
CLIENT: MR HARRY PICKERING

PROJECT: BELL QUARRY, LOT 42 ON AG3324, BUNYA HIGHWAY COORANGA

NORTH POINT

TITLE: SEDIMENT AND EROSION CONTROL PLAN SHEET 2 OF 2

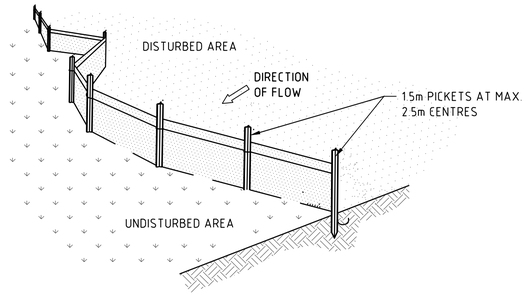
PLAN No 013-013-251 | REVISION A | A1



CONSTRUCTION NOTES:

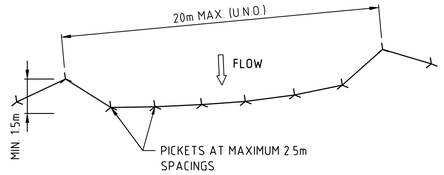
1. STRIP THE TOPSOIL, LEVEL THE SITE AND COMPACT THE SUBGRADE.
2. COVER THE AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
3. CONSTRUCT A 200mm THICK PAD OVER THE GEOTEXTILE USING ROAD BASE OR 30mm AGGREGATE.
4. ENSURE THE STRUCTURE IS AT LEAST 15 METRES LONG OR TO BUILDING ALIGNMENT AND AT LEAST 3 METRES WIDE.
5. WHERE A SEDIMENT FENCE JOINS ONTO THE STABILISED ACCESS, CONSTRUCT A HUMP IN THE STABILISED ACCESS TO DIVERT WATER TO THE SEDIMENT FENCE.

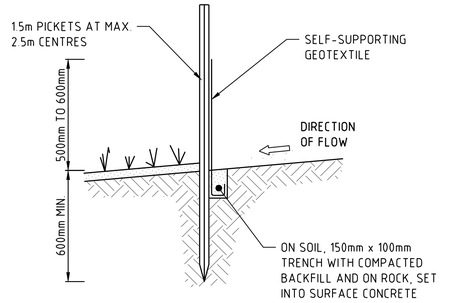
STABILISED SITE ACCESS



CONSTRUCTION NOTES:

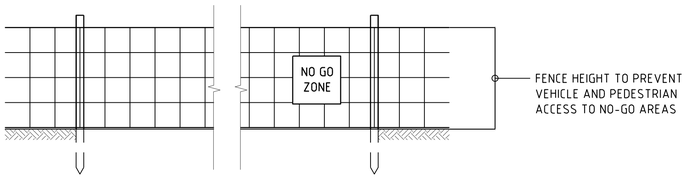
1. CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE. PROVIDE SMALL RETURNS AS SHOWN TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION.
2. WHERE POSSIBLE, LIMIT CATCHMENTS TO APPROXIMATELY 50 L/s FOR A Q10 DESIGN STORM EVENT.
3. CUT A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED
4. DRIVE 1.5 METRE LONG PICKETS ALONG THE DOWNSLOPE EDGE OF THE TRENCH AT 2.5 METRE MAXIMUM INTERVALS. IF STAR PICKETS ARE USED ENSURE THEY ARE FITTED WITH SAFETY CAPS.
5. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING (NOT SHADE CLOTH).FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS AND TO BASE OF TRENCH. FIX GEOTEXTILE WITH WIRE TIES OR CONNECTIONS RECOMMENDED BY THE MANUFACTURER.
6. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP.
7. BACKFILL THE TRENCH OVER FABRIC BASE AND COMPACT THOROUGHLY.





SECTION DETAIL

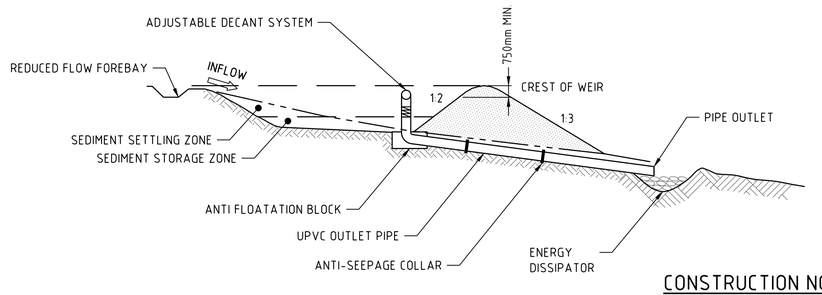
SEDIMENT FENCE

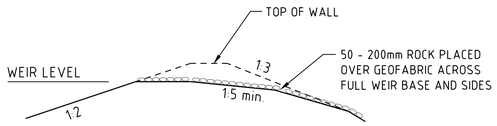


CONSTRUCTION NOTES:

1. INSTALL FENCING WHERE SHOWN WITH SIGNS AT REGULAR INTERVALS IN CLEARLY VISIBLE LOCATIONS. MAINTAIN UNTIL DIRECTED OTHERWISE.

BARRIER FENCE





WEIR PROTECTION DETAIL

CONSTRUCTION NOTES:

1. REMOVE ALL VEGETATION AND TOPSOIL FROM UNDER THE DAM WALL AND FROM WITHIN STORAGE AREA.
2. CONSTRUCT BASIN SIZE, DECANT SYSTEM, OUTLET PIPE AND WEIR IN ACCORDANCE WITH THE SITE SPECIFIC CALCULATIONS PROVIDED IN THE ESCP.
3. BASIN WALLS TO BE CONSTRUCTED OF MATERIAL THAT IS NON-DISPERSIVE AND FREE OF ROOTS, WOOD, ROCK, LARGE STONE OR FOREIGN MATERIAL.
4. PREPARE THE SITE UNDER THE EMBANKMENT BY RIPPING TO AT LEAST 100mm TO HELP BOND COMPACTED FILL TO THE EXISTING SUBSTRATE.
5. SPREAD THE FILL IN 100mm TO 150mm LAYERS AND COMPACT IT AT OPTIMUM MOISTURE CONTENT.
6. CONSTRUCT THE EMERGENCY SPILLWAY.
7. REHABILITATE THE STRUCTURE.

SEDIMENT BASIN

No.	DATE	REVISIONS	BY	CKD
A	14.06.21	ISSUED FOR APPROVAL	TG	GWA

SCALE:

PROJECT NO: 013-013

LOCAL AUTHORITY APPROVAL NO: -

DATE	14.06.21
CHECKED	GWA
DRAWN	TG
DESIGNED	TG

SURVEYED: group downes

DATUM: AHD

APPROVED:

GLENN AINSWORTH
CPESC No: 7678
RPEQ No: 19204

FOR AND ON BEHALF OF BAX ENGINEERING PTY. LTD.

BAX Engineering PTY. LTD.
2261 DAVID LOW WAY, PEREGIAN BEACH, QLD 4573
INFO@BAXENGINEERING.COM.AU

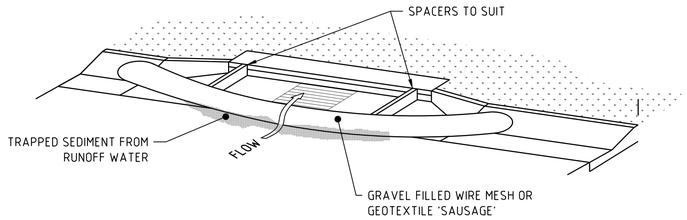
CLIENT: MR HARRY PICKERING

PROJECT: BELL QUARRY, LOT 42 ON AG3324, BUNYA HIGHWAY COORANGA

NORTH POINT

TITLE: SEDIMENT AND EROSION DETAIL SHEET 1 OF 3

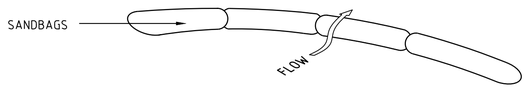
PLAN No 013-013-252 | REVISION A | A1



CONSTRUCTION NOTES:

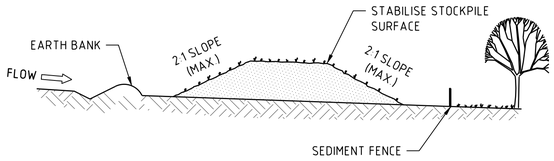
1. INSTALL FILTERS TO KERB INLETS AT SAG POINTS ONLY
2. 'SAUSAGE' TO BE FILLED WITH 25mm TO 50mm GRAVEL, SHAPED INTO AN ELLIPTICAL CROSS SECTION APPROX. 150mm HIGH AND 400mm WIDE AND BE NO LONGER THAN LENGTH OF INLET PIT
3. SPACERS TO PROVIDE MIN. 100mm GAP BETWEEN FILTER AND KERB INLET AND FORM SEAL WITH KERB TO PREVENT SEDIMENT BYPASSING FILTER
4. GRAVEL FILLED SANDBAGS CAN BE USED AS A SUBSTITUTE FOR 'SAUSAGE'. SANDBAGS MUST BE FIRMLY PLACED AND INTERLOCKED TO PREVENT SEDIMENT PASSING BETWEEN THEM

GRAVEL INLET FILTER



PROVIDE SAND BAGS ACROSS FLOW PATH AS DETERMINED ON SITE BY SUPERINTENDENT.

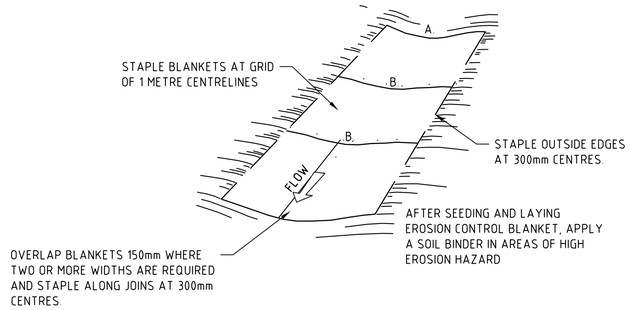
SANDBAG TEMPORARY BUND

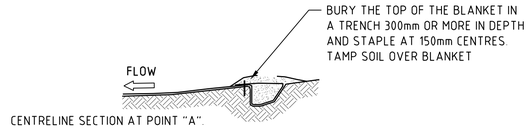


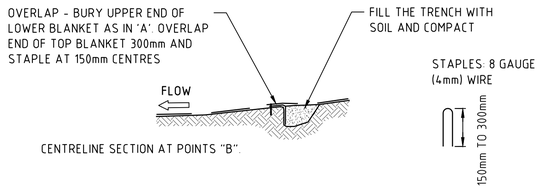
CONSTRUCTION NOTES:

1. PLACE STOCKPILES MORE THAN 2 (PREFERABLY 5) METRES FROM EXISTING VEGETATION, CONCENTRATED WATER FLOW, ROADS AND HAZARD AREAS.
2. CONSTRUCT ON CONTOURS AS LOW, FLAT, ELONGATED MOUNDS.
3. WHERE POSSIBLE, RESTRICT TOPSOIL STOCKPILES TO LESS THAN 2 METRES IN HEIGHT.
4. WHERE PLACED FOR MORE THAN 10 DAYS, STABILISE TO REDUCE THE C-FACTOR TO LESS THAN 0.10.
5. CONSTRUCT DIVERSION DRAINS ON THE UPSLOPE SIDE AND SEDIMENT FENCES 1 TO 2 METRES DOWNSLOPE.

STOCKPILES



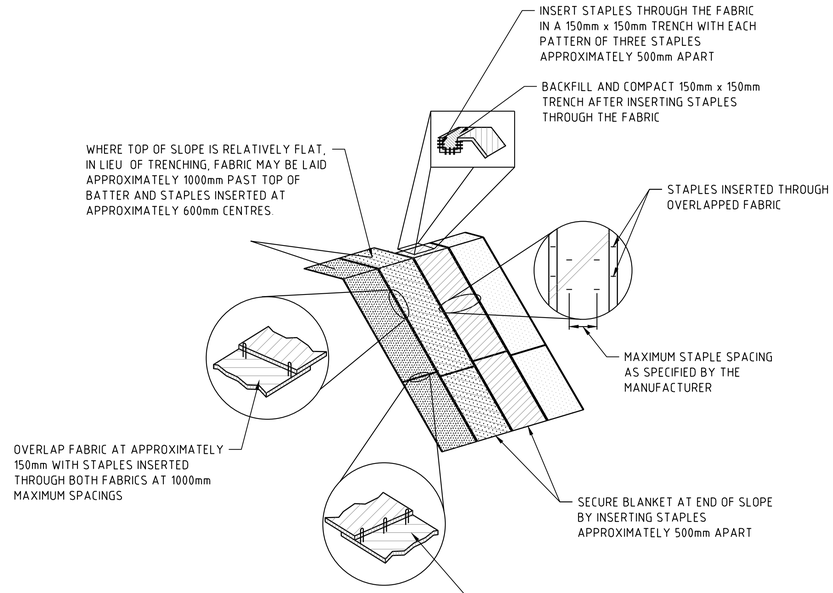




CONSTRUCTION NOTES:

1. REMOVE ANY ROCKS, CLODS, STICKS OR GRASS FROM THE SURFACE BEFORE LAYING MATTING.
2. ENSURE THAT TOPSOIL IS AT LEAST 75mm DEEP.
3. COMPLETE FERTILISING AND SEEDING BEFORE LAYING THE MATTING.
4. ENSURE FABRIC WILL BE CONTINUOUSLY IN CONTACT WITH THE SOIL BY GRADING THE SURFACE CAREFULLY FIRST.
5. LAY THE FABRIC IN "SHINGLE-FASHION", WITH THE END OF EACH UPSTREAM ROLL OVERLAPPING THOSE DOWNSTREAM. ENSURE EACH ROLL IS ANCHORED PROPERLY AT ITS UPSLOPE END.
6. ENSURE THAT THE FULL WIDTH OF FLOW IN THE CHANNEL IS COVERED BY THE MATTING UP TO THE DESIGN STORM EVENT (USUALLY A 10-YEAR ARI TIME OF CONCENTRATION STORM EVENT).
7. DIVERT WATER FROM THE STRUCTURE UNTIL VEGETATION IS STABILISED PROPERLY.

CONCENTRATED FLOW CATCH DRAIN



CONSTRUCTION NOTES:

1. REMOVE ANY ROCKS, CLODS, STICKS OR GRASS FROM THE GROUND SURFACE BEFORE LAYING THE MATTING.
2. SPREAD TOPSOIL TO AT LEAST 75mm DEPTH.
3. COMPLETE FERTILISING AND SEEDING ON A PROPERLY PREPARED SEEDBED WHERE REQUIRED PRIOR TO LAYING MATTING.
4. ENSURE FABRIC IS CONTINUOUSLY IN CONTACT WITH THE SOIL BY GRADING THE SURFACE CAREFULLY FIRST.
5. MATTING TO BE LAID "SHINGLE-FASHION" WITH ENDS OF EACH UPSTREAM ROLL OVERLAPPING NEXT DOWNSLOPE ROLL.
6. ENSURE SUFFICIENT STAPLES ARE USED TO MAINTAIN A GOOD CONTACT BETWEEN SOIL AND MATTING.

BATTER SHEET FLOW

No.	DATE	REVISIONS	BY	CKD
A	14.06.21	ISSUED FOR APPROVAL	TG	GWA

SCALE: -

PROJECT NO: 013-013
LOCAL AUTHORITY APPROVAL NO: -

DATE	14.06.21
CHECKED	GWA
DRAWN	TG
DESIGNED	TG

SURVEYED:
DATUM: AHD
APPROVED:
GLENN AINSWORTH
CPESC No: 7678
RPEQ No: 19204
FOR AND ON BEHALF OF BAX ENGINEERING PTY. LTD.

BAX Engineering PTY. LTD.
2261 DAVID LOW WAY, PEREGIAN BEACH, QLD 4573
INFO@BAXENGINEERING.COM.AU

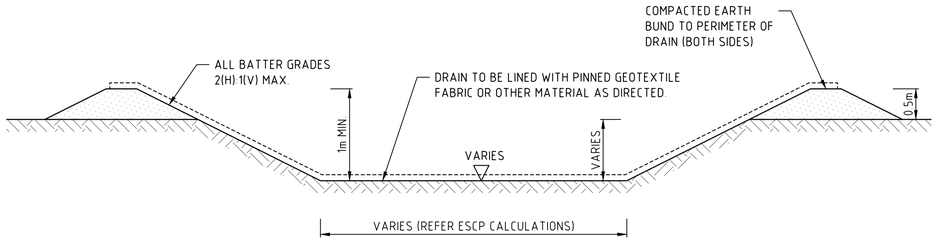
CLIENT: MR HARRY PICKERING

PROJECT: BELL QUARRY, LOT 42 ON AG3324, BUNYA HIGHWAY COORANGA

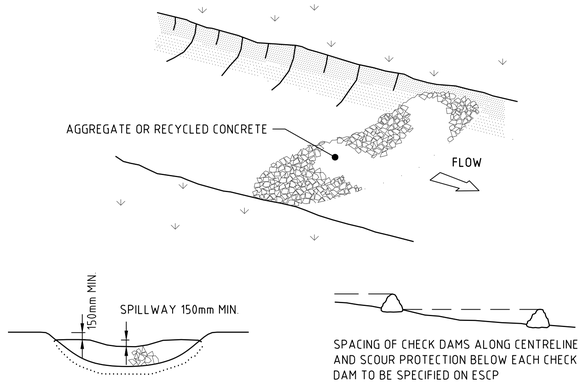
NORTH POINT

TITLE: SEDIMENT AND EROSION DETAIL SHEET 2 OF 3

PLAN No 013-013-253 | REVISION A | A1



CLEAN WATER CATCH DRAIN

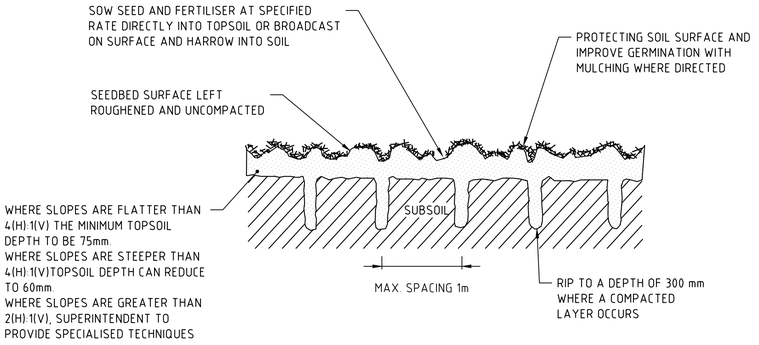


TYPICAL CHANNEL SECTION TYPICAL LONGITUDINAL SECTION

CONSTRUCTION NOTES:

1. CHECK DAMS TO BE BUILT WITH VARIOUS MATERIALS, INCLUDING ROCKS, LOGS AND SANDBAGS. THE MAINTENANCE PROGRAM SHOULD ENSURE INTEGRITY IS RETAINED.
2. TRENCH CHECK DAM 200mm INTO THE GROUND ACROSS WHOLE WIDTH. WHERE ROCK IS USED, FILL TRENCHES TO AT LEAST 100mm ABOVE GROUND SURFACE TO REDUCE RISK OF UNDERCUTTING.
3. TRENCH MAXIMUM HEIGHT SHOULD NOT EXCEED 600mm ABOVE GULLY FLOOR. THE CENTRE SHOULD ACT AS A SPILLWAY, BEING AT LEAST 150mm LOWER THAN OUTER EDGES.
4. SPACE DAMS SO THE TOE OF THE UPSTREAM DAM IS LEVEL WITH THE SPILLWAY OF THE FOLLOWING DOWNSTREAM DAM.

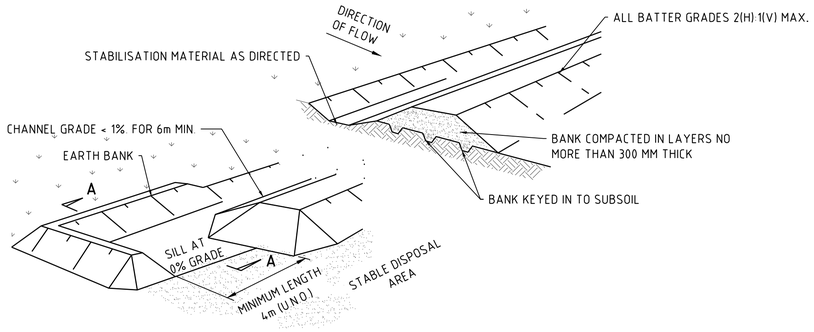
ROCK CHECK DAM

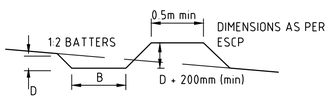


CONSTRUCTION NOTES:

1. LOOSEN COMPACTED SOIL BEFORE SOWING SEED. IF NECESSARY, RIP SURFACE TO A DEPTH OF 300mm. AVOID ROTARY HOE CULTIVATION.
2. AVOID COMPACTION BY WORKING THE GROUND A MINIMAL AMOUNT IN ORDER TO ACHIEVE THE DESIRED TILTH AND GOOD SEED BED.
3. AVOID CULTIVATION IN VERY WET OR VERY DRY CONDITIONS.
4. CULTIVATE ALONG THE CONTOUR, NOT UP AND DOWN THE SLOPE.

SEEDBED PREPARATION





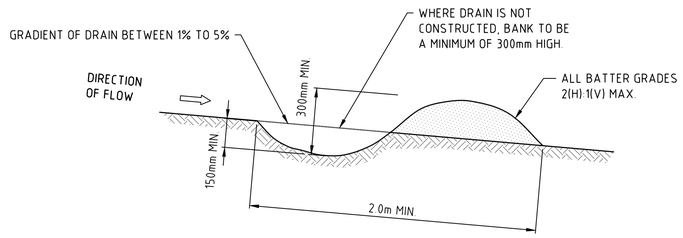
TYPICAL CHANNEL SECTION

SECTION AA

CONSTRUCTION NOTES:

1. CONSTRUCT AT THE GRADIENT SPECIFIED (PREFERABLY BETWEEN 1 AND 5 PERCENT)
2. WORK AROUND EXISTING VEGETATION AND AVOID REMOVING TREES AND SHRUBS WHERE POSSIBLE.
3. ENSURE THE STRUCTURES ARE FREE OF PROJECTIONS OR OTHER IRREGULARITIES THAT COULD IMPEDE WATER FLOW.
4. BUILD DRAINS WITH CIRCULAR, PARABOLIC OR TRAPEZOIDAL CROSS SECTIONS, NOT V-SHAPED, AT THE DIMENSIONS SHOWN ON THE ESCP.
5. ENSURE THE BANKS ARE PROPERLY COMPACTED TO PREVENT FAILURE.
6. WHERE DISCHARGING TO ERODIBLE LANDS, ENSURE OUTLET THROUGH A PROPERLY CONSTRUCTED LEVEL SPREADER.
7. CONSTRUCT THE LEVEL SPREADER AT GRADIENTS SPECIFIED (PREFERABLY LESS THAN 1 PERCENT LEVEL)
8. WHERE POSSIBLE, ENSURE WATER DISCHARGES ONTO STABILISED OR UNDISTURBED AREAS WITHIN THE SAME SUBCATCHMENT FROM WHICH IT ORIGINATED.

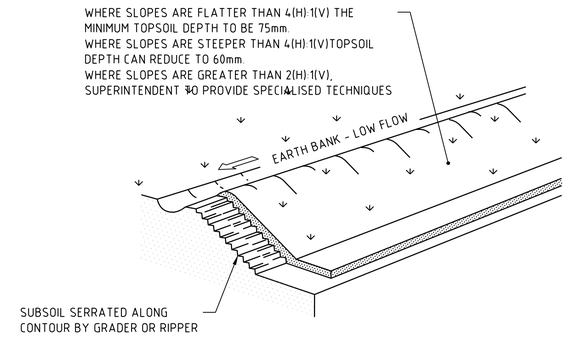
EARTH BANK (HIGH FLOWS)



CONSTRUCTION NOTES:

1. LOW FLOW DRAINS TO BE USED WHERE THE MAXIMUM UPSLOPE LENGTH IS 80m
2. BUILD WITH GRADIENTS BETWEEN 1 PERCENT AND 5 PERCENT
3. WHERE POSSIBLE WORK AROUND EXISTING VEGETATION.
4. ENSURE THE STRUCTURE IS FREE OF PROJECTIONS OR IRREGULARITIES THAT COULD IMPEDE FLOW.
5. DRAINS TO BE CONSTRUCTED WITH CIRCULAR, PARABOLIC OR TRAPEZOIDAL CROSS SECTIONS (NOT V SHAPED)
6. ENSURE BANKS ARE PROPERLY COMPACTED TO PREVENT FAILURE.
7. WHERE POSSIBLE COMPLETE PERMANENT OR TEMPORARY STABILISATION WITHIN 10 DAYS OF CONSTRUCTION

EARTH BANK (LOW FLOW) CATCH DRAINS



CONSTRUCTION NOTES:

1. SCARIFY SURFACE ALONG THE LINE OF THE CONTOUR TO A DEPTH OF 50mm TO 100mm TO BREAK UP ANY HARDSETTING SURFACES AND TO PROVIDE A GOOD BOND BETWEEN THE RESPREAD MATERIAL AND SUBSOIL.
2. ADD SOIL AMELIORANTS AS REQUIRED.
3. IF COMPACTED LAYERS OCCUR RIP TO A DEPTH OF 300mm.

REPLACING TOPSOIL

No.	DATE	REVISIONS	BY	CKD
A	14.06.21	ISSUED FOR APPROVAL	TG	GWA

SCALE:

PROJECT NO: 013-013

LOCAL AUTHORITY APPROVAL NO: -

DATE	14.06.21
CHECKED	GWA
DRAWN	TG
DESIGNED	TG

SURVEYED:

DATUM: AHD

APPROVED:

GLENN AINSWORTH
CPESC No: 7678
RPEQ No: 19204

FOR AND ON BEHALF OF BAX ENGINEERING PTY. LTD.

BAX Engineering PTY. LTD.
2261 DAVID LOW WAY, PEREGIAN BEACH, QLD 4573
INFO@BAXENGINEERING.COM.AU

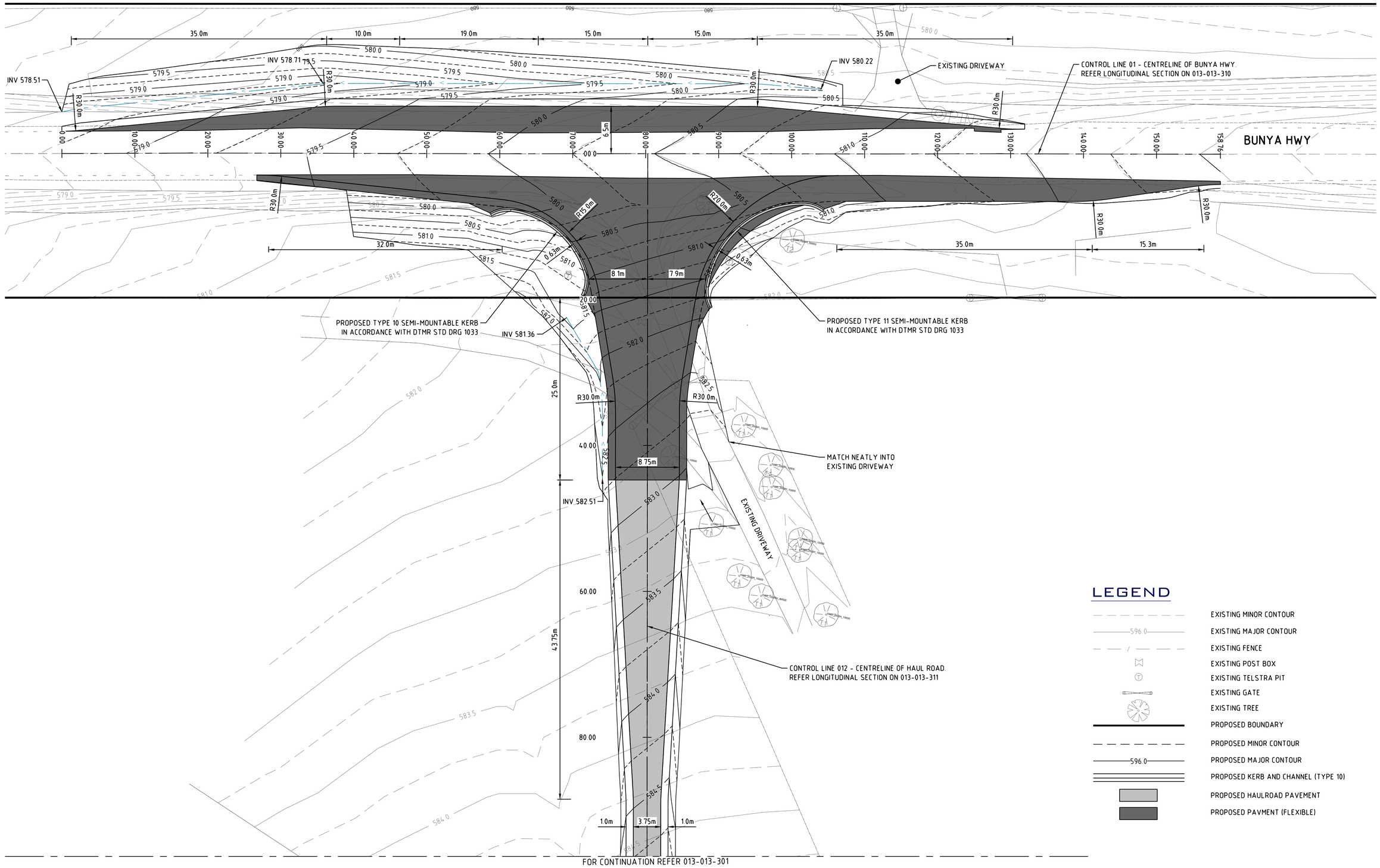
CLIENT: MR HARRY PICKERING

PROJECT: BELL QUARRY, LOT 42 ON AG3324, BUNYA HIGHWAY COORANGA

NORTH POINT

TITLE: SEDIMENT AND EROSION DETAIL SHEET 3 OF 3

PLAN No 013-013-254 | REVISION A | A1



LEGEND

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR (596.0)
- EXISTING FENCE
- EXISTING POST BOX
- EXISTING TELSTRA PIT
- EXISTING GATE
- EXISTING TREE
- PROPOSED BOUNDARY
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR (596.0)
- PROPOSED KERB AND CHANNEL (TYPE 10)
- PROPOSED HAULROAD PAVEMENT
- PROPOSED PAVMENT (FLEXIBLE)

No.	DATE	REVISIONS	BY	CKD
A	14.06.21	ISSUED FOR APPROVAL	TG	GWA

SCALE: 0 2.5 5 7.5 10 12.5m
Scale 1:250 - A1 (1:500 - A3)

PROJECT NO: 013-013
LOCAL AUTHORITY APPROVAL NO: -

DATE	14.06.21
CHECKED	GWA
DRAWN	TG
DESIGNED	TG

SURVEYED: downes group
DATUM: AHD
APPROVED: GLENN AINSWORTH
CPESC No: 7678
RPEQ No: 19204
FOR AND ON BEHALF OF BAX ENGINEERING PTY. LTD.

BAX Engineering PTY. LTD.
2261 DAVID LOW WAY, PEREGIAN BEACH, QLD 4573
INFO@BAXENGINEERING.COM.AU

CLIENT: MR HARRY PICKERING

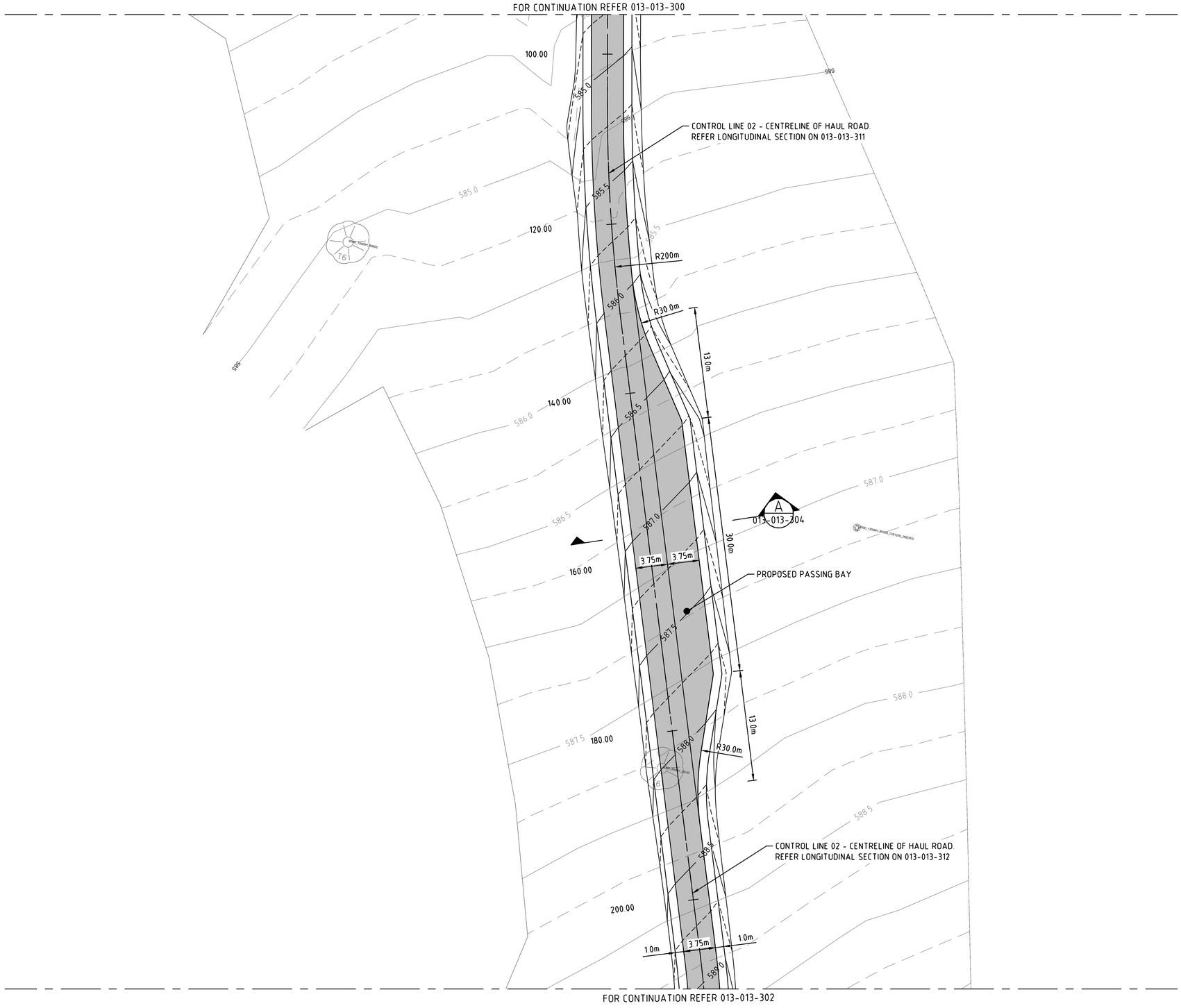
PROJECT: BELL QUARRY, LOT 42 ON AG3324, BUNYA HIGHWAY COORANGA

NORTH POINT

TITLE: ROADWORKS LAYOUT PLAN - SHEET 1 OF 4

PLAN No 013-013-300 | REVISION A | A1

FOR CONTINUATION REFER 013-013-300



FOR CONTINUATION REFER 013-013-302

LEGEND

- EXISTING MINOR CONTOUR
- 596.0 EXISTING MAJOR CONTOUR
- EXISTING FENCE
- EXISTING POST BOX
- EXISTING TELSTRA PIT
- EXISTING GATE
- EXISTING TREE
- PROPOSED BOUNDARY
- PROPOSED MINOR CONTOUR
- 596.0 PROPOSED MAJOR CONTOUR
- PROPOSED KERB AND CHANNEL (TYPE 10)
- PROPOSED HAULROAD PAVEMENT
- PROPOSED PAVMENT (FLEXIBLE)

No.	DATE	REVISIONS	BY	CKD
A	14.06.21	ISSUED FOR APPROVAL	TG	GWA

SCALE: 0 2.5 5 7.5 10 12.5m
Scale 1:250 - A1 (1:500 - A3)

PROJECT NO: 013-013
LOCAL AUTHORITY APPROVAL NO: -

DATE	14.06.21
CHECKED	GWA
DRAWN	TG
DESIGNED	TG

SURVEYED: downes group
DATUM: AHD

APPROVED:
GLENN AINSWORTH
CPESC No: 7678
RPEQ No: 19204
FOR AND ON BEHALF OF BAX ENGINEERING PTY. LTD.

BAX Engineering PTY. LTD.
2261 DAVID LOW WAY, PEREGIAN BEACH, QLD 4573
INFO@BAXENGINEERING.COM.AU

CLIENT: MR HARRY PICKERING

PROJECT: BELL QUARRY, LOT 42 ON AG3324, BUNYA HIGHWAY COORANGA

NORTH POINT

TITLE: ROADWORKS LAYOUT PLAN - SHEET 2 OF 4

PLAN No 013-013-301 | REVISION A | A1

FOR CONTINUATION REFER 013-013-301

200.00

1.0m | 3.75m | 1.0m

589.0

220.00

R82.9m

R77.1m

589.5

R80.0m

CONTROL LINE 02 - CENTRELINE OF HAUL ROAD
REFER LONGITUDINAL SECTION ON 013-013-312

B
013-013-304

240.00

590.0

590.5

260.00

T8

591.0

280.00

591.5

591.0

591.5

592.0

592.5

300.00

591.0

591.5

320.00

R50.0m

588.0

588.5

087.5

FOR CONTINUATION REFER 013-013-303

LEGEND

- EXISTING MINOR CONTOUR
- 596.0 EXISTING MAJOR CONTOUR
- EXISTING FENCE
- EXISTING POST BOX
- EXISTING TELSTRA PIT
- EXISTING GATE
- EXISTING TREE
- PROPOSED BOUNDARY
- PROPOSED MINOR CONTOUR
- 596.0 PROPOSED MAJOR CONTOUR
- PROPOSED KERB AND CHANNEL (TYPE 10)
- PROPOSED HAULROAD PAVEMENT
- PROPOSED PAVMENT (FLEXIBLE)

No.	DATE	REVISIONS	BY	CKD
A	14.06.21	ISSUED FOR APPROVAL	TG	GWA

SCALE: 0 2.5 5 7.5 10 12.5m
Scale 1:250 - A1 (1:500 - A3)

PROJECT NO: 013-013
LOCAL AUTHORITY APPROVAL NO: -

DATE	14.06.21
CHECKED	GWA
DRAWN	TG
DESIGNED	TG

SURVEYED: group downes
DATUM: AHD
APPROVED: GLENN AINSWORTH
CPESC No: 7678
RPEQ No: 19204
FOR AND ON BEHALF OF BAX ENGINEERING PTY. LTD.

BAX Engineering PTY. LTD.
2261 DAVID LOW WAY, PEREGIAN BEACH, QLD 4573
INFO@BAXENGINEERING.COM.AU

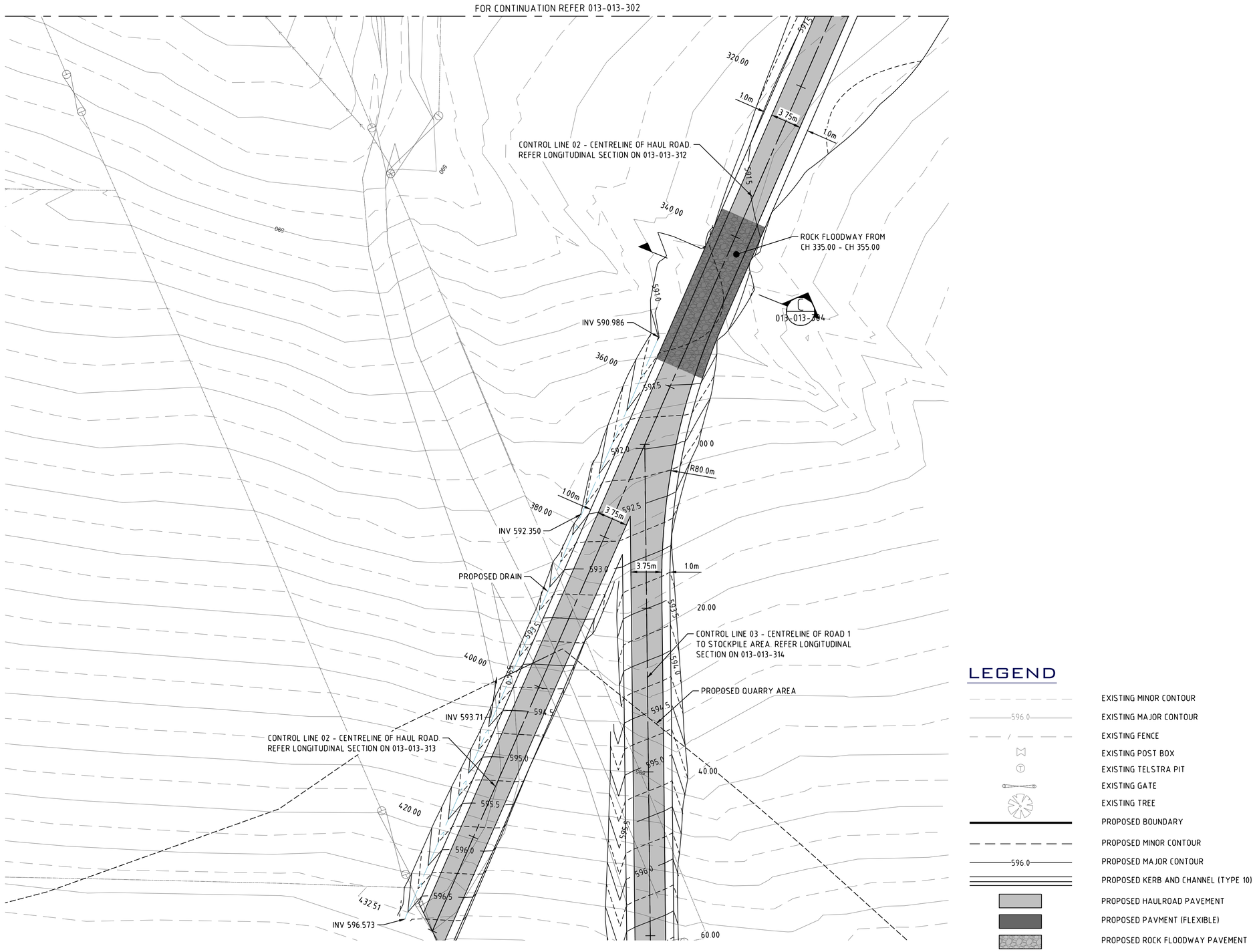
CLIENT: MR HARRY PICKERING

PROJECT: BELL QUARRY, LOT 42 ON AG3324, BUNYA HIGHWAY COORANGA

NORTH POINT

TITLE: ROADWORKS LAYOUT PLAN - SHEET 3 OF 4

PLAN No 013-013-302 | REVISION A | A1



No.	DATE	REVISIONS	BY	CKD
A	14.06.21	ISSUED FOR APPROVAL	TG	GWA

SCALE: 0 2.5 5 7.5 10 12.5m
Scale 1:250 - A1 (1:500 - A3)

PROJECT NO: 013-013
LOCAL AUTHORITY APPROVAL NO: -

DATE	14.06.21
CHECKED	GWA
DRAWN	TG
DESIGNED	TG

SURVEYED: group downes
DATUM: AHD
APPROVED: GLENN AINSWORTH CPESC No: 7678 RPEQ No: 19204
FOR AND ON BEHALF OF BAX ENGINEERING PTY. LTD.

BAX Engineering PTY. LTD.
2261 DAVID LOW WAY, PEREGIAN BEACH, QLD 4573
INFO@BAXENGINEERING.COM.AU

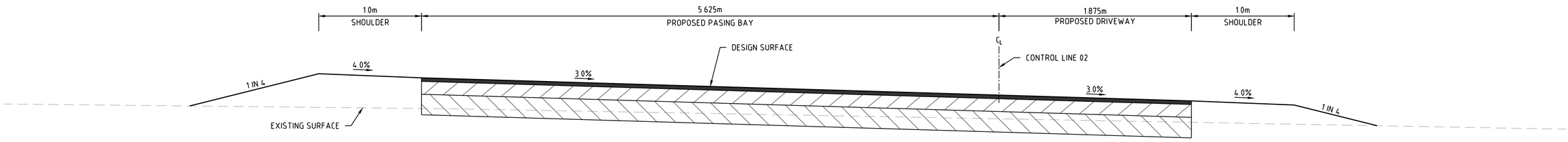
CLIENT: MR HARRY PICKERING

PROJECT: BELL QUARRY, LOT 42 ON AG3324, BUNYA HIGHWAY COORANGA

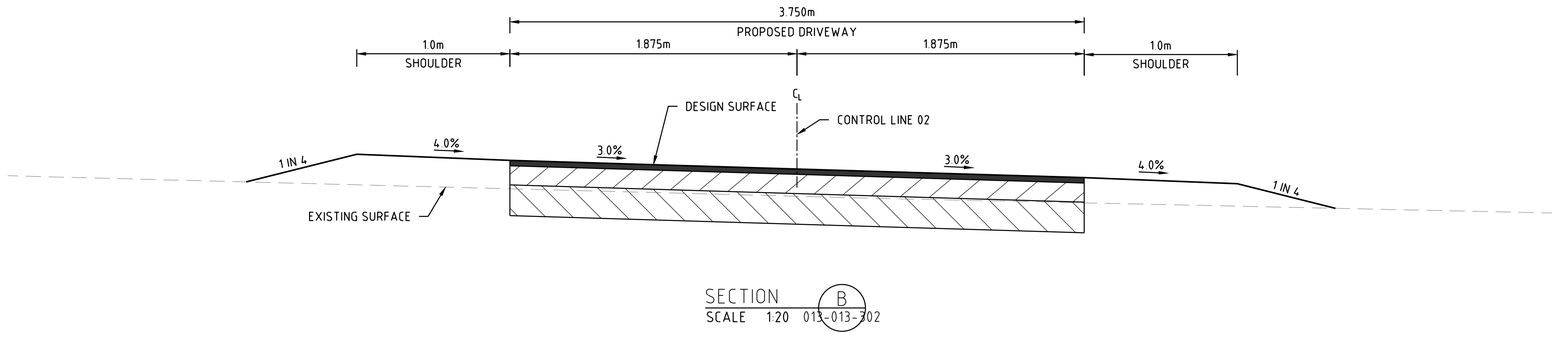
NORTH POINT

TITLE: ROADWORKS LAYOUT PLAN - SHEET 4 OF 4

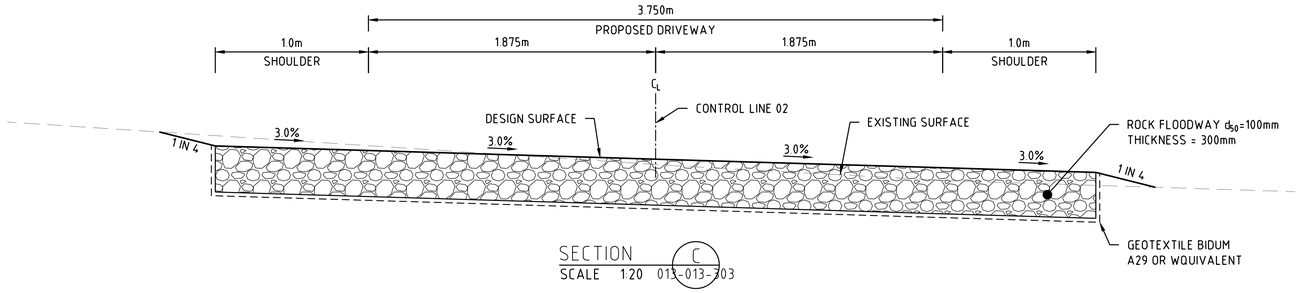
PLAN No 013-013-303 | REVISION A | A1



SECTION A
SCALE 1:20 013-013-301



SECTION B
SCALE 1:20 013-013-302



SECTION C
SCALE 1:20 013-013-303

FROM CH 335.00 - CH 355.00

No.	DATE	REVISIONS	BY	CKD
A	14.06.21	ISSUED FOR APPROVAL	TG	GWA

SCALE: 0 0.2 0.4 0.6 0.8 1.0m
Scale 1:20 - A1 (1:40 - A3)

PROJECT NO: 013-013
LOCAL AUTHORITY APPROVAL NO: -

DATE	14.06.21
CHECKED	GWA
DRAWN	TG
DESIGNED	TG

SURVEYED: group downes
DATUM: AHD

APPROVED:
GLENN AINSWORTH
CPESC No: 7678
RPEQ No: 19204
FOR AND ON BEHALF OF BAX ENGINEERING PTY. LTD.

BAX Engineering PTY. LTD.
2261 DAVID LOW WAY, PEREGIAN BEACH, QLD 4573
INFO@BAXENGINEERING.COM.AU

CLIENT: MR HARRY PICKERING

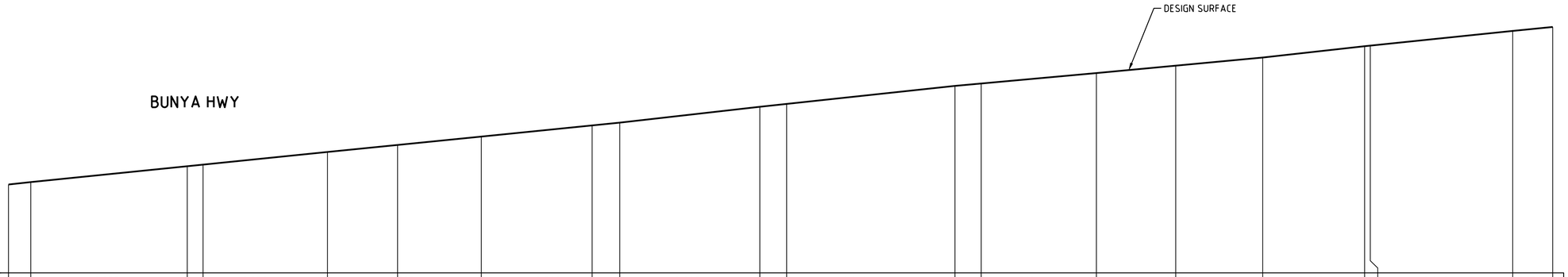
PROJECT: BELL QUARRY, LOT 42 ON AG3324, BUNYA HIGHWAY COORANGA

NORTH POINT

TITLE: ROAD TYPICAL DETAILS

PLAN No 013-013-304 | REVISION A | A1

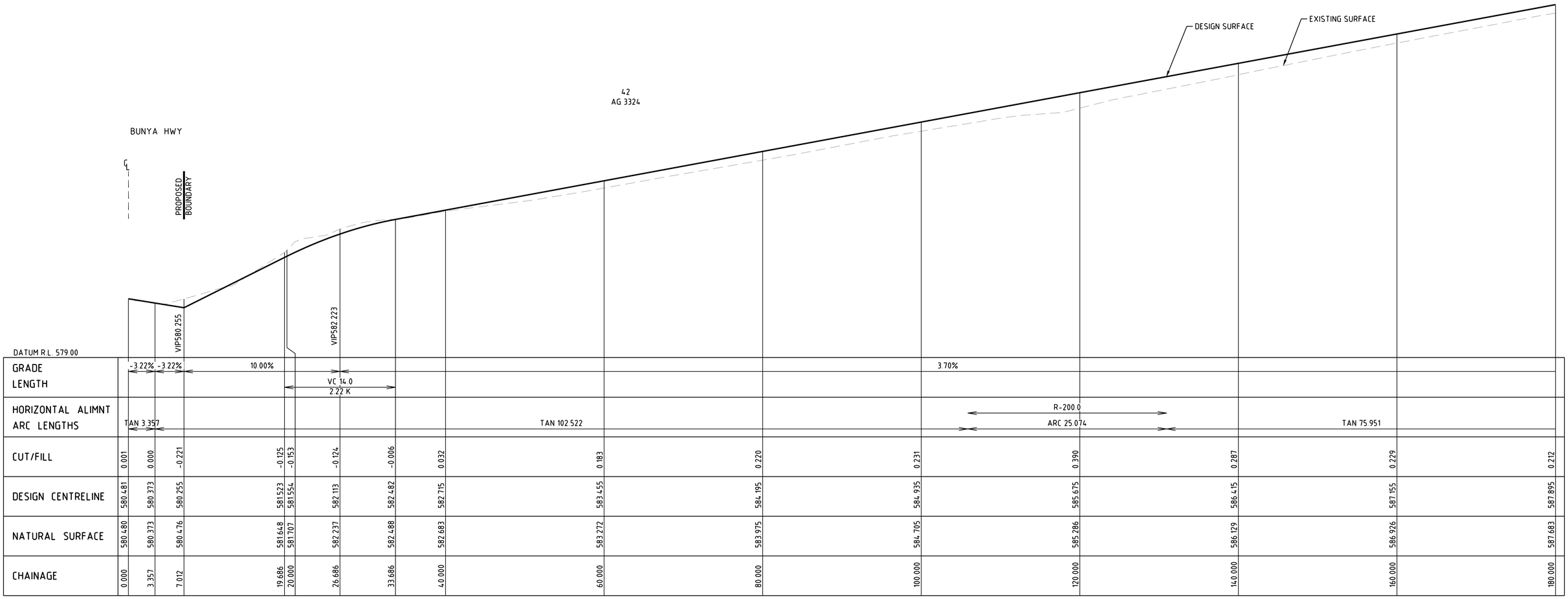
CONTROL LINE 01 - CENTRELINE OF BUNYA HWY					
PT	CHAINAGE	EASTING	NORTHING	LEVEL	BEARING
IP1	0	347288.176	7036501.504	578.817	77°12'27.47"
IP2	2.289	347290.409	7036502.011	578.867	
MJ	10	347297.925	7036503.733	579.023	77°05'45.97"
IP3	18.378	347306.091	7036505.604	579.193	
MJ	20	347307.674	7036505.959	579.226	77°21'52.45"
MJ	30	347317.432	7036508.146	579.429	77°21'52.45"
IP4	32.792	347320.156	7036508.757	579.486	
MJ	40	347327.192	7036510.323	579.63	77°26'59.03"
IP5	48.606	347335.592	7036512.193	579.802	
MJ	50	347336.953	7036512.496	579.83	77°27'10.79"
MJ	60	347346.714	7036514.668	580.032	77°27'10.79"
IP6	62.84	347349.487	7036515.285	580.089	
MJ	70	347356.468	7036516.872	580.251	77°11'48.03"
IP7	77.24	347363.529	7036518.477	580.415	
MJ	80	347366.221	7036519.081	580.474	77°21'09.35"
MJ	90	347375.979	7036521.27	580.689	77°21'09.35"
IP8	97.3	347383.102	7036522.869	580.845	
MJ	100	347385.736	7036523.459	580.894	77°22'51.00"
MJ	110	347395.495	7036525.643	581.075	77°22'51.00"
IP9	111.844	347397.294	7036526.046	581.108	
MJ	120	347405.247	7036527.854	581.261	77°11'44.02"
IP10	128.943	347413.969	7036529.836	581.428	
MJ	130	347415	7036530.065	581.451	77°28'29.97"
IP11	139.42	347424.196	7036532.108	581.661	
MJ	140	347424.762	7036532.234	581.673	77°25'11.41"
MJ	150	347434.522	7036534.412	581.879	77°25'11.41"
IP12	154.641	347439.052	7036535.423	581.975	
IP13	158.756	347443.065	7036536.331	582.056	77°15'10.51"



DATUM R.L. 577.00

| | | | | |

CONTROL LINE 02 - CENTRELINE OF HAUL ROAD								
PT	CHAINAGE	EASTING	NORTHING	LEVEL	BEARING	RAD/SPIRAL	A.LENGTH	D.ANGLE
IP1	0	347366.498	7036519.143	580.481	167°21'09.35"			
MJ	20	347370.877	7036499.628	581.554	167°21'09.35"			
MJ	40	347375.256	7036480.114	582.715	167°21'09.35"			
MJ	60	347379.635	7036460.599	583.455	167°21'09.35"			
MJ	80	347384.014	7036441.084	584.195	167°21'09.35"			
MJ	100	347388.393	7036421.569	584.935	167°21'09.35"			
TC	105.879	347389.68	7036415.833	585.153	167°21'09.35"			
IP2	118.416	347392.429	7036403.584	585.617		-200	25.074	7°10'59.92"
MJ	120	347393.256	7036402.175	585.675	163°18'25.82"			
CT	130.953	347396.688	7036391.775	586.081	160°10'09.44"			
MJ	140	347399.757	7036383.265	586.415	160°10'09.44"			
MJ	160	347406.542	7036364.451	587.155	160°10'09.44"			
MJ	180	347413.327	7036345.637	587.895	160°10'09.44"			
MJ	200	347420.111	7036326.823	588.635	160°10'09.44"			
TC	206.905	347422.454	7036320.328	588.891	160°10'09.44"			
MJ	220	347425.87	7036307.701	589.375	169°32'53.46"			
IP3	228.338	347429.904	7036299.669	589.684		80	42.867	30°42'03.29"
MJ	240	347427.015	7036287.786	590.115	183°52'19.66"			
CT	249.771	347425.762	7036278.101	590.455	190°52'12.73"			
MJ	260	347423.833	7036268.056	590.691	190°52'12.73"			
MJ	280	347420.062	7036248.415	591.031	190°52'12.73"			
MJ	300	347416.29	7036228.774	591.371	190°52'12.73"			
MJ	320	347412.518	7036209.133	591.634	190°52'12.73"			
MJ	340	347408.747	7036189.492	591.385	190°52'12.73"			
MJ	360	347404.975	7036169.85	591.512	190°52'12.73"			
MJ	380	347401.203	7036150.209	592.71	190°52'12.73"			
MJ	400	347397.432	7036130.568	594.238	190°52'12.73"			
MJ	420	347393.66	7036110.927	595.857	190°52'12.73"			
IP4	432.508	347391.301	7036098.643	596.87	190°52'12.73"			



CONTROL LINE 02 LONGITUDINAL SECTION (CHAINAGE 0 - 180)

SCALE HOR 1:250
VER 1:50

0 0.5 1 1.5 2 2.5m
Vert. Scale 1:50 - A1 (1:100 - A3)

0 2.5 5 7.5 10 12.5m
Horiz. Scale 1:250 - A1 (1:500 - A3)

No.	DATE	REVISIONS	BY	CKD
A	14.06.21	ISSUED FOR APPROVAL	TG	GWA

SCALE:

PROJECT NO: 013-013
LOCAL AUTHORITY APPROVAL NO: -

DATE	14.06.21
CHECKED	GWA
DRAWN	TG
DESIGNED	TG

SURVEYED:
DATUM: AHD
APPROVED:
GLENN AINSWORTH
CPESC No: 7678
RPEQ No: 19204
FOR AND ON BEHALF OF BAX ENGINEERING PTY. LTD.

BAX Engineering PTY. LTD.
2261 DAVID LOW WAY, PEREGIAN BEACH, QLD 4573
INFO@BAXENGINEERING.COM.AU

CLIENT: MR HARRY PICKERING

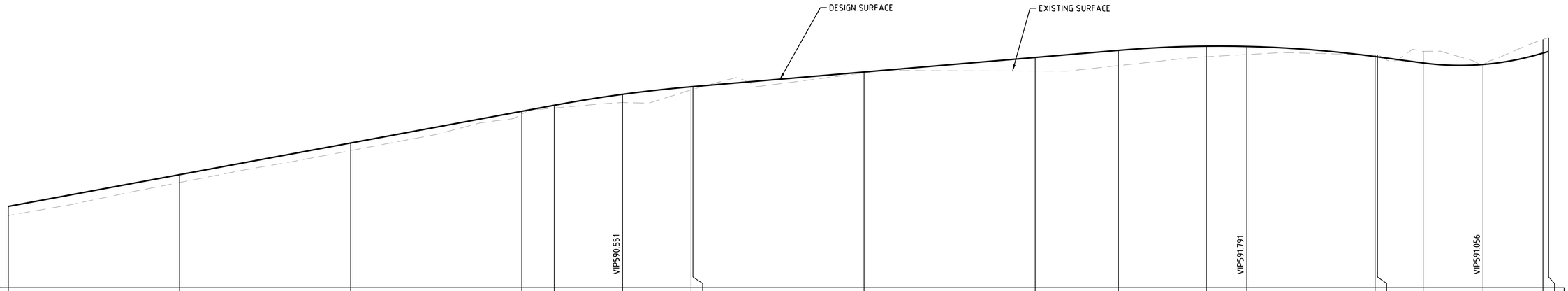
PROJECT: BELL QUARRY, LOT 42 ON AG3324, BUNYA HIGHWAY COORANGA

NORTH POINT

TITLE: ROADWORKS LONGITUDINAL SECTION - SHEET 2 OF 5

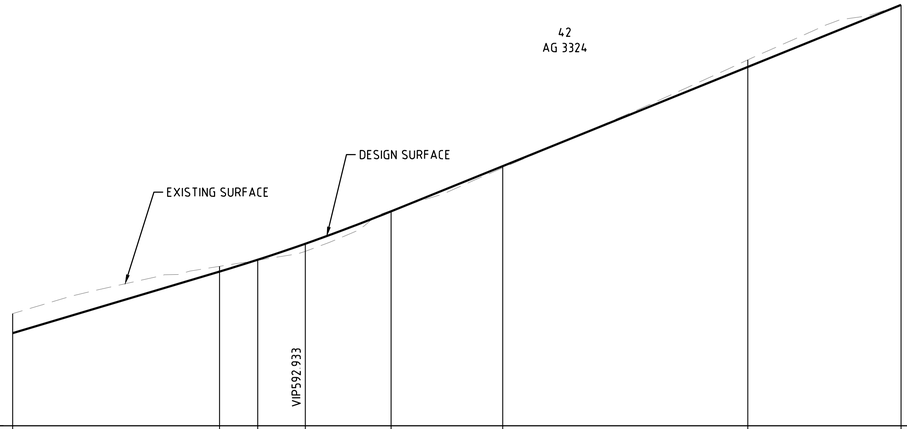
PLAN No 013-013-311 | REVISION A | A1

42
AG 3324



DATUM R.L. 586.00

| | | |



GRADE		5.95%					8.10%		
LENGTH				VC 14.0					
				6.52 K					
HORIZONTAL ALIMNT									
ARC LENGTHS						TAN 182.737			
CUT/FILL	-0.318	-0.085	0.008	0.124	-0.015	0.029	-0.115	0.002	
DESIGN CENTRELINE	591.512	592.517	592.710	592.971	593.500	594.238	595.857	596.870	
NATURAL SURFACE	591.830	592.602	592.702	592.847	593.515	594.209	595.972	596.868	
CHAINAGE	360.000	376.885	380.000	383.885	390.885	400.000	420.000	432.508	

CONTROL LINE 02 LONGITUDINAL SECTION (CHAINAGE 360 - 432.508)

SCALE HOR 1:250
VER 1:50

0 0.5 1 1.5 2 2.5m
Vert. Scale 1:50 - A1 (1:100 - A3)

0 2.5 5 7.5 10 12.5m
Horiz. Scale 1:250 - A1 (1:500 - A3)

No.	DATE	REVISIONS	BY	CKD
A	14.06.21	ISSUED FOR APPROVAL	TG	GWA

SCALE:

PROJECT NO: 013-013
LOCAL AUTHORITY APPROVAL NO: -

DATE	14.06.21
CHECKED	GWA
DRAWN	TG
DESIGNED	TG

SURVEYED:
DATUM: AHD

APPROVED:
GLENN AINSWORTH
CPESC No: 7678
RPEQ No: 19204
FOR AND ON BEHALF OF BAX ENGINEERING PTY. LTD.

BAX Engineering PTY. LTD.
2261 DAVID LOW WAY, PEREGIAN BEACH, QLD 4573
INFO@BAXENGINEERING.COM.AU

CLIENT: MR HARRY PICKERING

PROJECT: BELL QUARRY, LOT 42 ON AG3324, BUNYA HIGHWAY COORANGA

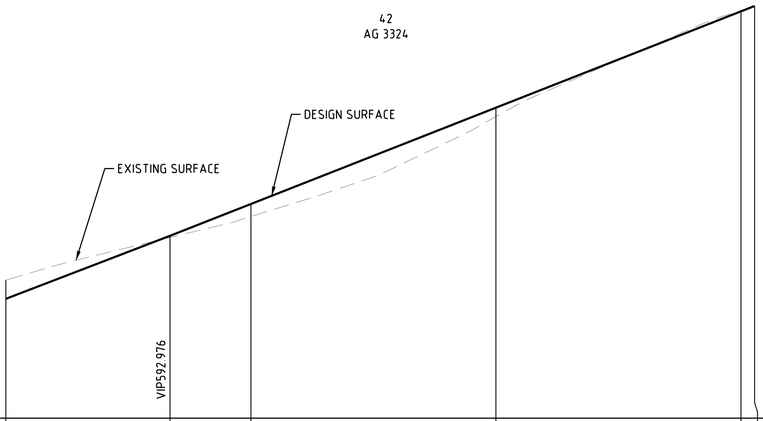
NORTH POINT

TITLE: ROADWORKS LONGITUDINAL SECTION - SHEET 4 OF 5

PLAN No 013-013-313 | REVISION A | A1

CONTROL LINE 03 (CENTRELINE OF ROAD 1)

PT	CHAINAGE	EASTING	NORTHING	LEVEL	BEARING
IP1	0	347403.525	7036162.302	591.947	166°38'45.81"
MJ	20	347408.145	7036142.843	593.495	166°38'45.81"
MJ	40	347412.764	7036123.384	595.067	166°38'45.81"
MJ	60	347417.383	7036103.925	596.639	166°38'45.81"
IP2	61.113	347417.64	7036102.842	596.727	166°38'45.81"



DATUM R.L. 590.00

GRADE / LENGTH		7.69%		7.86%		
HORIZONTAL ALIMNT / ARC LENGTHS				TAN 61.113		
CUT/FILL	-0.305	0.027	0.204	0.145	-0.015	0.002
DESIGN CENTRELINE	591.947	592.976	593.495	595.067	596.639	596.727
NATURAL SURFACE	592.251	592.949	593.291	594.922	596.654	596.725
CHAINAGE	0.000	13.397	20.000	40.000	60.000	61.113

CONTROL LINE 03 LONGITUDINAL SECTION (CENTRELINE OF ROAD 1)

SCALE HOR 1:250
VER 1:50

0 0.5 1 1.5 2 2.5m
Vert. Scale 1:50 - A1 (1:100 - A3)

0 2.5 5 7.5 10 12.5m
Horiz. Scale 1:250 - A1 (1:500 - A3)

No.	DATE	REVISIONS	BY	CKD
A	14.06.21	ISSUED FOR APPROVAL	TG	GWA

SCALE:

PROJECT NO: 013-013
LOCAL AUTHORITY APPROVAL NO: -

DATE	14.06.21
CHECKED	GWA
DRAWN	TG
DESIGNED	TG

SURVEYED:
DATUM: AHD
APPROVED:
GLENN AINSWORTH
CPESC No: 7678
RPEQ No: 19204
FOR AND ON BEHALF OF BAX ENGINEERING PTY. LTD.

BAX Engineering PTY. LTD.
2261 DAVID LOW WAY, PEREGIAN BEACH, QLD 4573
INFO@BAXENGINEERING.COM.AU

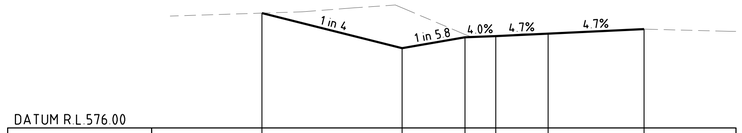
CLIENT: MR HARRY PICKERING

PROJECT: BELL QUARRY, LOT 42 ON AG3324, BUNYA HIGHWAY COORANGA

NORTH POINT

TITLE: ROADWORKS LONGITUDINAL SECTION - SHEET 5 OF 5

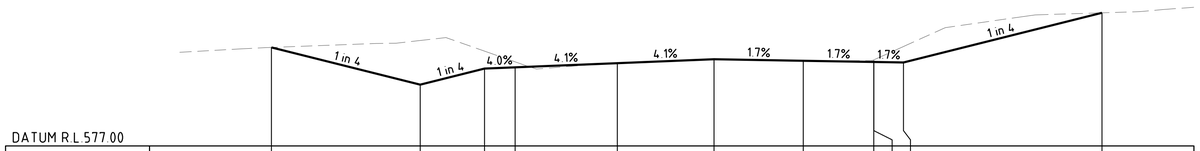
PLAN No 013-013-314 | REVISION A | A1



DATUM R.L. 576.00

FINISHED SURFACE LEVEL	579.748	578.604	578.959	578.999	579.079	579.226	
EXISTING SURFACE LEVEL	579.748	579.920	579.052	579.005	579.079	579.226	
DEPTH	0.000	1.315	0.093	0.006	-0.000	0.000	
OFFSET FROM CONTROL LINE	-12.477	-7.901	-5.847	-4.842	-3.133	0.000	

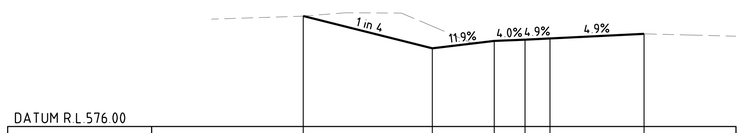
CH 20.000



DATUM R.L. 577.00

FINISHED SURFACE LEVEL	580.216	579.002	579.527	579.567	579.702	579.830	579.780	579.741	579.741	579.725	581.345
EXISTING SURFACE LEVEL	580.216	580.442	580.096	579.745	579.702	579.830	579.781	579.812	579.812	580.245	581.345
DEPTH	0.000	1.440	0.569	0.178	-0.000	-0.000	0.000	0.071	0.071	0.520	0.000
OFFSET FROM CONTROL LINE	-14.449	-9.593	-7.493	-6.493	-3.158	0.000	2.913	5.215	5.215	6.185	12.668

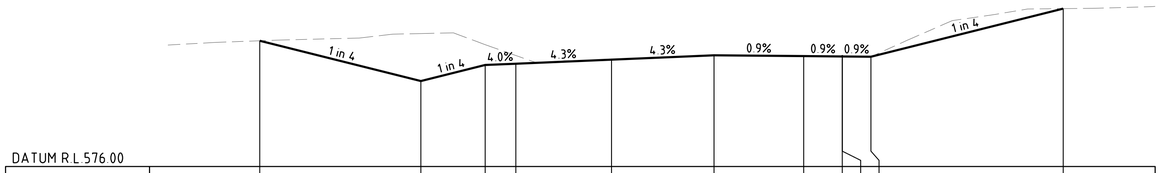
CH 50.000



DATUM R.L. 576.00

FINISHED SURFACE LEVEL	579.605	578.552	578.793	578.833	578.873	579.023
EXISTING SURFACE LEVEL	579.605	579.275	578.785	578.860	578.872	579.024
DEPTH	0.000	0.722	-0.008	0.027	-0.001	0.000
OFFSET FROM CONTROL LINE	-11.127	-6.914	-4.891	-3.887	-3.072	0.000

CH 10.000



DATUM R.L. 576.00

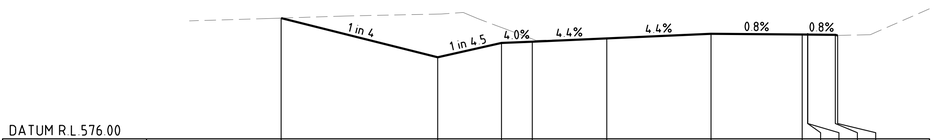
FINISHED SURFACE LEVEL	580.103	578.789	579.314	579.354	579.487	579.630	579.603	579.592	579.592	579.584	581.153
EXISTING SURFACE LEVEL	580.103	580.339	579.976	579.623	579.487	579.630	579.603	579.584	579.584	579.600	581.153
DEPTH	0.000	1.551	0.662	0.270	-0.000	-0.000	-0.000	-0.008	-0.008	0.016	0.000
OFFSET FROM CONTROL LINE	-14.830	-9.571	-7.471	-6.471	-3.345	0.000	2.928	4.188	4.188	5.123	11.402

CH 40.000

DATUM R.L. 576.00

FINISHED SURFACE LEVEL	578.512	578.512	578.639	578.666	578.666	578.817	
EXISTING SURFACE LEVEL	578.512	578.512	578.655	578.666	578.666	578.817	
DEPTH	0.000	0.000	0.016	-0.000	-0.000	-0.000	
OFFSET FROM CONTROL LINE	-5.712	-5.712	-3.720	-3.048	-3.048	0.000	

CH 0.000



DATUM R.L. 576.00

FINISHED SURFACE LEVEL	579.941	578.663	579.131	579.172	579.279	579.429	579.405	579.403	579.403	579.396	579.376
EXISTING SURFACE LEVEL	579.941	580.073	579.634	579.259	579.279	579.429	579.404	579.403	579.403	579.376	579.376
DEPTH	0.000	1.409	0.503	0.087	-0.000	-0.000	-0.000	-0.000	-0.000	-0.020	0.000
OFFSET FROM CONTROL LINE	-14.034	-8.924	-6.840	-5.835	-3.402	0.000	2.977	3.157	3.157	4.058	4.135

CH 30.000

NOTE:
CROSS SECTIONS FOLLOW CONTROL LINE 01

No.	DATE	REVISIONS	BY	CKD
A	14.06.21	ISSUED FOR APPROVAL	TG	GWA

SCALE: 0 12.5 25 37.5 50 62.5m
Scale 1:1250 - A1 (1:2500 - A3)

PROJECT NO: 013-013
LOCAL AUTHORITY APPROVAL NO: -

DATE	14.06.21
CHECKED	GWA
DRAWN	TG
DESIGNED	TG

SURVEYED: downes group
DATUM: AHD
APPROVED: GLENN AINSWORTH
CPESC No: 7678
RPEQ No: 19204
FOR AND ON BEHALF OF BAX ENGINEERING PTY. LTD.

BAX Engineering PTY. LTD.
2261 DAVID LOW WAY, PEREGIAN BEACH, QLD 4573
INFO@BAXENGINEERING.COM.AU

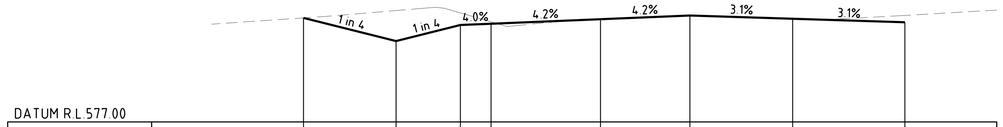
CLIENT: MR HARRY PICKERING

PROJECT: BELL QUARRY, LOT 42 ON AG3324, BUNYA HIGHWAY COORANGA

NORTH POINT

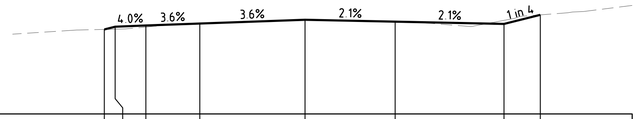
TITLE: ROADWORKS CROSS SECTIONS - SHEET 1 OF 7

PLAN No 013-013-330 | REVISION A | A1



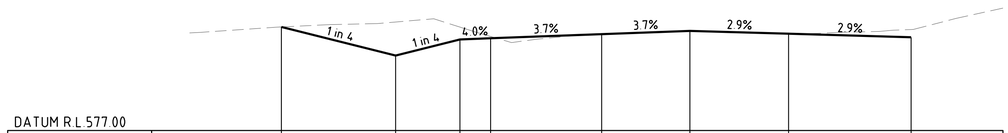
DATUM R.L 577.00								
FINISHED SURFACE LEVEL	580.395	579.639	580.164	580.204	580.353	580.474	580.369	580.254	
EXISTING SURFACE LEVEL	580.395	580.636	580.559	580.267	580.353	580.474	580.369	580.476	
DEPTH	0.000	0.997	0.395	0.062	-0.000	0.000	0.000	0.222	
OFFSET FROM CONTROL LINE	-12.615	-9.592	-7.492	-6.492	-2.919	0.000	3.356	7.018	

CH 80.000



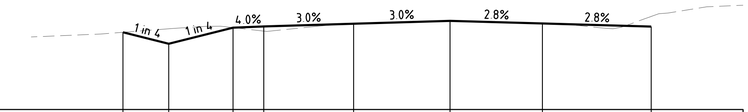
DATUM R.L 578.00								
FINISHED SURFACE LEVEL	580.759	580.848	580.888	580.951	581.075	581.013	580.938	581.234	
EXISTING SURFACE LEVEL	580.759	580.767	580.836	580.951	581.075	581.013	581.055	581.234	
DEPTH	0.000	-0.080	-0.052	0.000	0.000	0.000	0.117	0.000	
OFFSET FROM CONTROL LINE	-6.552	-6.199	-5.195	-3.435	0.000	2.942	6.496	7.681	

CH 110.000



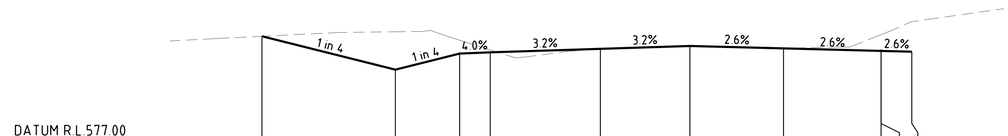
DATUM R.L 577.00								
FINISHED SURFACE LEVEL	580.379	579.447	579.972	580.012	580.145	580.251	580.159	580.044	
EXISTING SURFACE LEVEL	580.379	580.541	580.375	580.069	580.145	580.251	580.159	580.295	
DEPTH	0.000	1.094	0.403	0.057	0.000	0.000	0.000	0.252	
OFFSET FROM CONTROL LINE	-13.337	-9.607	-7.507	-6.507	-2.880	0.000	3.221	7.223	

CH 70.000



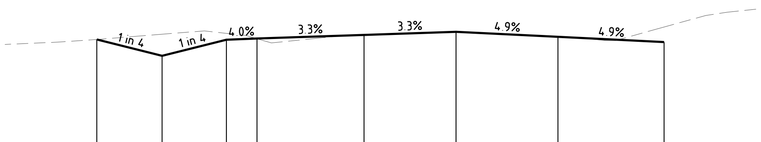
DATUM R.L 578.00								
FINISHED SURFACE LEVEL	580.520	580.146	580.671	580.711	580.799	580.894	580.808	580.707	
EXISTING SURFACE LEVEL	580.520	580.634	580.673	580.559	580.799	580.894	580.808	581.037	
DEPTH	0.000	0.488	0.001	-0.152	-0.000	0.000	-0.000	0.331	
OFFSET FROM CONTROL LINE	-10.678	-9.185	-7.085	-6.081	-3.146	0.000	3.017	6.568	

CH 100.000



DATUM R.L 577.00									
FINISHED SURFACE LEVEL	580.348	579.259	579.784	579.824	579.938	580.032	579.953	579.871	579.871	579.845	
EXISTING SURFACE LEVEL	580.348	580.495	580.221	579.902	579.938	580.032	579.953	580.401	580.401	580.824	
DEPTH	0.000	1.236	0.437	0.078	-0.000	0.000	0.000	0.530	0.530	0.980	
OFFSET FROM CONTROL LINE	-13.973	-9.616	-7.516	-6.516	-2.924	0.000	3.056	6.242	6.242	7.246	

CH 60.000



DATUM R.L 577.00								
FINISHED SURFACE LEVEL	580.439	579.906	580.431	580.471	580.588	580.689	580.525	580.355	
EXISTING SURFACE LEVEL	580.439	580.611	580.639	580.464	580.588	580.689	580.525	580.846	
DEPTH	0.000	0.705	0.207	-0.008	-0.000	0.000	-0.000	0.491	
OFFSET FROM CONTROL LINE	-11.729	-9.597	-7.497	-6.497	-3.003	0.000	3.329	6.794	

CH 90.000

NOTE:
CROSS SECTIONS FOLLOW CONTROL LINE 01

No.	DATE	REVISIONS	BY	CKD
A	14.06.21	ISSUED FOR APPROVAL	TG	GWA

SCALE: 0 12.5 25 37.5 50 62.5m
Scale 1:1250 - A1 (1:2500 - A3)

PROJECT NO: 013-013
LOCAL AUTHORITY APPROVAL NO: -

DATE	14.06.21
CHECKED	GWA
DRAWN	TG
DESIGNED	TG

SURVEYED: downes group
DATUM: AHD
APPROVED: GLENN AINSWORTH CPESC No: 7678 RPEQ No: 19204
FOR AND ON BEHALF OF BAX ENGINEERING PTY. LTD.

BAX Engineering PTY. LTD.
2261 DAVID LOW WAY, PEREGIAN BEACH, QLD 4573
INFO@BAXENGINEERING.COM.AU

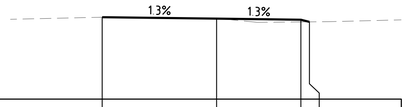
CLIENT: MR HARRY PICKERING

PROJECT: BELL QUARRY, LOT 42 ON AG3324, BUNYA HIGHWAY COORANGA

NORTH POINT

TITLE: ROADWORKS CROSS SECTIONS - SHEET 2 OF 7

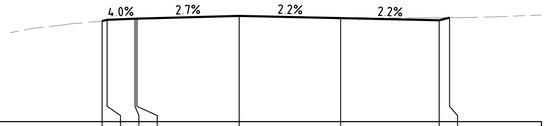
PLAN No 013-013-331 | REVISION A | A1



DATUM R.L.579.00

FINISHED SURFACE LEVEL	581.673	581.626	581.591	581.522	
EXISTING SURFACE LEVEL	581.673	581.626	581.519	581.522	
DEPTH	-0.000	0.000	-0.072	0.000	
OFFSET FROM CONTROL LINE	0.000	3.734	6.486	6.765	

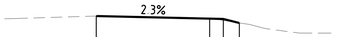
CH 140.000



DATUM R.L.578.00

FINISHED SURFACE LEVEL	581.284	581.325	581.361	581.363	581.451	581.379	581.310	581.394	
EXISTING SURFACE LEVEL	581.284	581.299	581.359	581.363	581.452	581.379	581.393	581.394	
DEPTH	0.000	-0.026	-0.002	-0.000	0.000	-0.000	0.084	0.000	
OFFSET FROM CONTROL LINE	-4.476	-4.313	-3.401	-3.338	0.000	3.312	6.529	6.869	

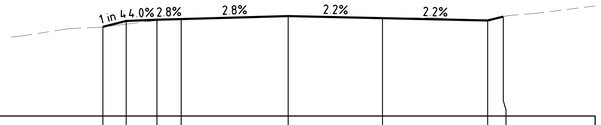
CH 130.000



DATUM R.L.579.00

FINISHED SURFACE LEVEL	582.056	581.970	581.959	581.829	
EXISTING SURFACE LEVEL	582.056	581.970	581.914	581.829	
DEPTH	0.000	0.000	-0.046	0.000	
OFFSET FROM CONTROL LINE	0.000	3.703	4.149	4.671	

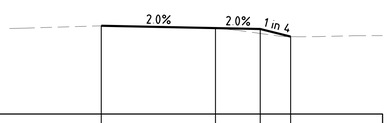
CH 158.750



DATUM R.L.578.00

FINISHED SURFACE LEVEL	580.911	581.102	581.142	581.164	581.261	581.193	581.118	581.245	
EXISTING SURFACE LEVEL	580.911	580.999	581.117	581.164	581.261	581.193	581.151	581.245	
DEPTH	0.000	-0.103	-0.025	0.000	0.000	0.000	0.033	0.000	
OFFSET FROM CONTROL LINE	-6.051	-5.288	-4.284	-3.493	0.000	3.079	6.512	7.021	

CH 120.000



DATUM R.L.579.00

FINISHED SURFACE LEVEL	581.879	581.804	581.774	581.526	
EXISTING SURFACE LEVEL	581.879	581.804	581.629	581.526	
DEPTH	-0.000	0.000	-0.145	0.000	
OFFSET FROM CONTROL LINE	0.000	3.730	5.190	6.183	

CH 150.000

NOTE:
CROSS SECTIONS FOLLOW CONTROL LINE 01

No.	DATE	REVISIONS	BY	CKD
A	14.06.21	ISSUED FOR APPROVAL	TG	GWA

SCALE: 0 12.5 25 37.5 50 62.5m
Scale 1:1250 - A1 (1:2500 - A3)

PROJECT NO: 013-013
LOCAL AUTHORITY APPROVAL NO: -

DATE	14.06.21
CHECKED	GWA
DRAWN	TG
DESIGNED	TG

SURVEYED: group downes
DATUM: AHD

APPROVED:
GLENN AINSWORTH
CPESC No: 7678
RPEQ No: 19204
FOR AND ON BEHALF OF BAX ENGINEERING PTY. LTD.

BAX Engineering PTY. LTD.
2261 DAVID LOW WAY, PEREGIAN BEACH, QLD 4573
INFO@BAXENGINEERING.COM.AU

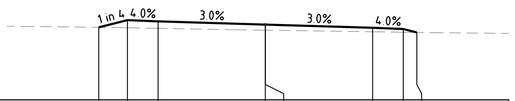
CLIENT: MR HARRY PICKERING

PROJECT: BELL QUARRY, LOT 42 ON AG3324, BUNYA HIGHWAY COORANGA

NORTH POINT

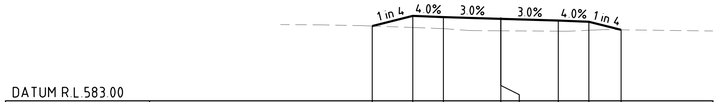
TITLE: ROADWORKS CROSS SECTIONS - SHEET 3 OF 7

PLAN No 013-013-332 | REVISION A | A1



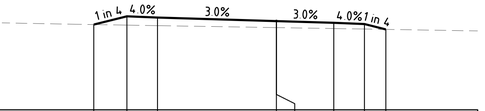
DATUM R.L 581.00								
FINISHED SURFACE LEVEL	583.366	583.600	583.560	583.455	583.455	583.350	583.310	583.199
EXISTING SURFACE LEVEL	583.366	583.352	583.334	583.272	583.272	583.221	583.206	583.199
DEPTH	0.000	-0.248	-0.227	-0.183	-0.183	-0.130	-0.104	0.000
OFFSET FROM CONTROL LINE	-5.439	-4.503	-3.503	0.000	0.000	3.503	4.503	4.947

CH 60.000



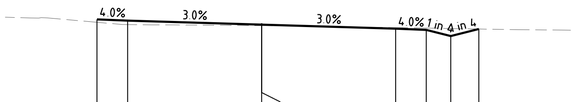
DATUM R.L 583.00									
FINISHED SURFACE LEVEL	585.441	585.772	585.732	585.675	585.675	585.619	585.579	585.317	
EXISTING SURFACE LEVEL	585.441	585.392	585.356	585.286	585.286	585.272	585.302	585.317	
DEPTH	0.000	-0.379	-0.376	-0.390	-0.390	-0.347	-0.277	0.000	
OFFSET FROM CONTROL LINE	-4.199	-2.875	-1.875	0.000	0.000	1.875	2.875	3.925	

CH 120.000



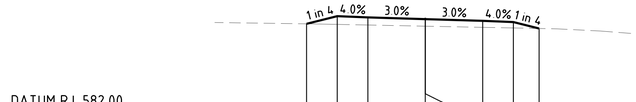
DATUM R.L 585.00								
FINISHED SURFACE LEVEL	587.782	588.052	588.012	587.895	587.895	587.839	587.799	587.624
EXISTING SURFACE LEVEL	587.782	587.764	587.747	587.683	587.683	587.652	587.636	587.624
DEPTH	0.000	-0.288	-0.264	-0.212	-0.212	-0.187	-0.163	0.000
OFFSET FROM CONTROL LINE	-5.961	-4.881	-3.881	0.000	0.000	1.875	2.875	3.574

CH 180.000



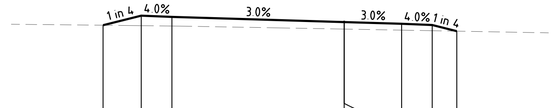
DATUM R.L 580.00									
FINISHED SURFACE LEVEL	582.887	582.847	582.715	582.715	582.584	582.544	582.344	582.574	
EXISTING SURFACE LEVEL	582.793	582.719	582.683	582.683	582.620	582.603	582.590	582.574	
DEPTH	-0.093	-0.128	-0.032	-0.032	0.035	0.059	0.245	0.000	
OFFSET FROM CONTROL LINE	-5.375	-4.375	0.000	0.000	4.375	5.375	6.175	7.093	

CH 40.000



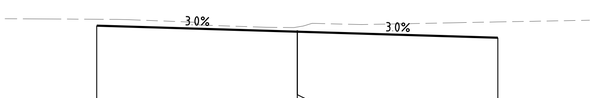
DATUM R.L 582.00									
FINISHED SURFACE LEVEL	584.781	585.032	584.992	584.935	584.935	584.879	584.839	584.629	
EXISTING SURFACE LEVEL	584.781	584.763	584.743	584.705	584.705	584.667	584.646	584.629	
DEPTH	0.000	-0.268	-0.249	-0.231	-0.231	-0.213	-0.193	0.000	
OFFSET FROM CONTROL LINE	-3.877	-2.875	-1.875	0.000	0.000	1.875	2.875	3.715	

CH 100.000



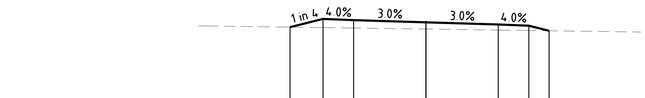
DATUM R.L 584.00								
FINISHED SURFACE LEVEL	587.052	587.364	587.324	587.155	587.155	587.099	587.059	586.859
EXISTING SURFACE LEVEL	587.052	587.038	587.026	586.926	586.926	586.892	586.874	586.859
DEPTH	0.000	-0.326	-0.298	-0.229	-0.229	-0.207	-0.186	0.000
OFFSET FROM CONTROL LINE	-7.873	-6.625	-5.625	0.000	0.000	1.875	2.875	3.676

CH 160.000



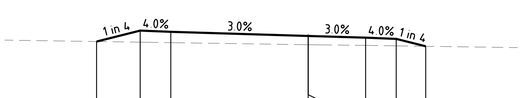
DATUM R.L 579.00				
FINISHED SURFACE LEVEL	581.750	581.554	581.554	581.358
EXISTING SURFACE LEVEL	581.960	581.707	581.707	581.873
DEPTH	0.210	0.153	0.153	0.516
OFFSET FROM CONTROL LINE	-6.548	0.000	0.000	6.548

CH 20.000



DATUM R.L 581.00								
FINISHED SURFACE LEVEL	584.037	584.306	584.266	584.195	584.195	584.125	584.085	583.919
EXISTING SURFACE LEVEL	584.037	584.022	584.008	583.975	583.975	583.942	583.929	583.919
DEPTH	0.000	-0.284	-0.258	-0.220	-0.220	-0.182	-0.156	0.000
OFFSET FROM CONTROL LINE	-4.435	-3.360	-2.360	0.000	0.000	2.360	3.360	4.021

CH 80.000



DATUM R.L 584.00								
FINISHED SURFACE LEVEL	586.234	586.590	586.550	586.415	586.415	586.359	586.319	586.079
EXISTING SURFACE LEVEL	586.234	586.212	586.197	586.129	586.129	586.107	586.092	586.079
DEPTH	0.000	-0.378	-0.353	-0.287	-0.287	-0.252	-0.227	0.000
OFFSET FROM CONTROL LINE	-6.909	-5.485	-4.485	0.000	0.000	1.875	2.875	3.838

CH 140.000

NOTE:
CROSS SECTIONS FOLLOW CONTROL LINE 02

No.	DATE	REVISIONS	BY	CKD
A	14.06.21	ISSUED FOR APPROVAL	TG	GWA

SCALE: 0 12.5 25 37.5 50 62.5m
Scale 1:1250 - A1 (1:2500 - A3)

PROJECT NO: 013-013
LOCAL AUTHORITY APPROVAL NO: -

DATE	14.06.21
CHECKED	GWA
DRAWN	TG
DESIGNED	TG

SURVEYED: downes group
DATUM: AHD
APPROVED: GLENN AINSWORTH CPESC No: 7678 RPEQ No: 19204
FOR AND ON BEHALF OF BAX ENGINEERING PTY. LTD.

BAX Engineering PTY. LTD.
2261 DAVID LOW WAY, PEREGIAN BEACH, QLD 4573
INFO@BAXENGINEERING.COM.AU

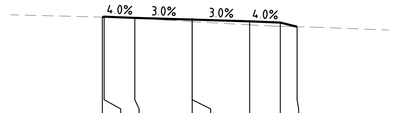
CLIENT: MR HARRY PICKERING

PROJECT: BELL QUARRY, LOT 42 ON AG3324, BUNYA HIGHWAY COORANGA

NORTH POINT

TITLE: ROADWORKS CROSS SECTIONS - SHEET 4 OF 7

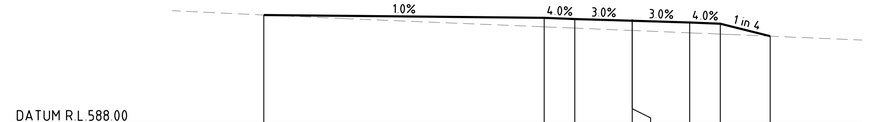
PLAN No 013-013-333 | REVISION A | A1



DATUM R.L 587.00

FINISHED SURFACE LEVEL	590.197	590.212	590.172	590.115	590.115	590.059	590.019	589.882	
EXISTING SURFACE LEVEL	590.197	590.195	590.170	590.048	590.048	589.944	589.895	589.882	
DEPTH	0.000	-0.017	-0.002	-0.067	-0.067	-0.115	-0.124	0.000	
OFFSET FROM CONTROL LINE	-2.935	-2.875	-1.875	0.000	0.000	1.875	2.875	3.425	

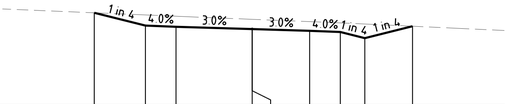
CH 240.000



DATUM R.L 588.00

FINISHED SURFACE LEVEL	591.559	591.467	591.427	591.371	591.371	591.315	591.275	590.867	
EXISTING SURFACE LEVEL	591.559	591.173	591.132	591.054	591.054	590.977	590.935	590.867	
DEPTH	0.000	-0.295	-0.296	-0.317	-0.317	-0.338	-0.339	0.000	
OFFSET FROM CONTROL LINE	-12.030	-2.875	-1.875	0.000	0.000	1.875	2.875	4.505	

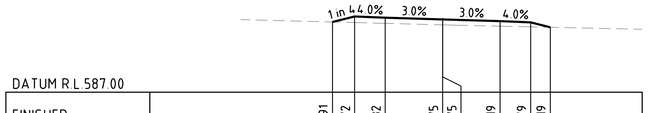
CH 300.000



DATUM R.L 589.00

FINISHED SURFACE LEVEL	592.043	591.626	591.586	591.512	591.512	591.456	591.416	591.216	591.606
EXISTING SURFACE LEVEL	592.043	591.973	591.931	591.830	591.830	591.755	591.714	591.677	591.606
DEPTH	0.000	0.347	0.345	0.318	0.318	0.299	0.298	0.461	0.000
OFFSET FROM CONTROL LINE	-5.157	-3.488	-2.488	0.000	0.000	1.875	2.875	3.675	5.233

CH 360.000



DATUM R.L 587.00

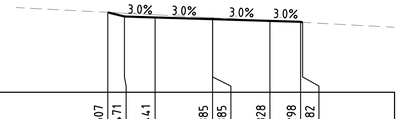
FINISHED SURFACE LEVEL	589.291	589.472	589.432	589.375	589.375	589.319	589.279	589.119	
EXISTING SURFACE LEVEL	589.291	589.272	589.246	589.198	589.198	589.155	589.133	589.119	
DEPTH	0.000	-0.199	-0.185	-0.178	-0.178	-0.165	-0.146	0.000	
OFFSET FROM CONTROL LINE	-3.597	-2.875	-1.875	0.000	0.000	1.875	2.875	3.515	

CH 220.000

DATUM R.L 588.00

FINISHED SURFACE LEVEL	591.127	591.127	591.087	591.031	591.031	590.975	590.935	590.883	
EXISTING SURFACE LEVEL	591.128	591.128	591.087	591.010	591.010	590.932	590.891	590.883	
DEPTH	0.001	0.001	0.000	-0.021	-0.021	-0.042	-0.044	0.000	
OFFSET FROM CONTROL LINE	-2.875	-2.875	-1.875	0.000	0.000	1.875	2.875	3.083	

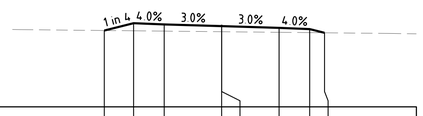
CH 280.000



DATUM R.L 589.00

FINISHED SURFACE LEVEL	591.607	591.471	591.441	591.385	591.385	591.328	591.298	591.282	
EXISTING SURFACE LEVEL	591.607	591.579	591.527	591.430	591.430	591.340	591.285	591.282	
DEPTH	0.000	0.108	0.086	0.046	0.046	0.012	-0.013	0.000	
OFFSET FROM CONTROL LINE	-3.421	-2.875	-1.875	0.000	0.000	1.875	2.875	2.942	

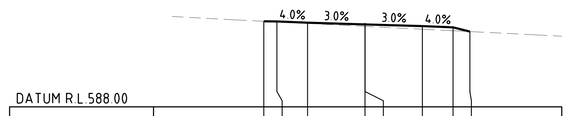
CH 340.000



DATUM R.L 586.00

FINISHED SURFACE LEVEL	588.492	588.732	588.692	588.635	588.635	588.579	588.539	588.418	
EXISTING SURFACE LEVEL	588.492	588.482	588.472	588.453	588.453	588.433	588.423	588.418	
DEPTH	0.000	-0.249	-0.220	-0.183	-0.183	-0.146	-0.116	0.000	
OFFSET FROM CONTROL LINE	-3.832	-2.875	-1.875	0.000	0.000	1.875	2.875	3.360	

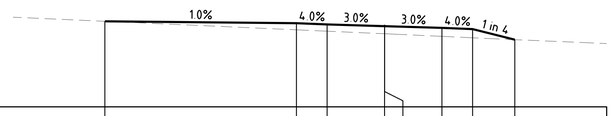
CH 200.000



DATUM R.L 588.00

FINISHED SURFACE LEVEL	590.792	590.787	590.747	590.691	590.691	590.635	590.595	590.457	
EXISTING SURFACE LEVEL	590.792	590.770	590.721	590.627	590.627	590.534	590.485	590.457	
DEPTH	0.000	-0.017	-0.027	-0.064	-0.064	-0.101	-0.110	0.000	
OFFSET FROM CONTROL LINE	-3.304	-2.875	-1.875	0.000	0.000	1.875	2.875	3.425	

CH 260.000



DATUM R.L 589.00

FINISHED SURFACE LEVEL	591.793	591.731	591.691	591.634	591.634	591.578	591.538	591.194	
EXISTING SURFACE LEVEL	591.793	591.515	591.470	591.387	591.387	591.301	591.254	591.194	
DEPTH	0.000	-0.216	-0.220	-0.247	-0.247	-0.277	-0.284	0.000	
OFFSET FROM CONTROL LINE	-9.130	-2.875	-1.875	0.000	0.000	1.875	2.875	4.253	

CH 320.000

NOTE:
CROSS SECTIONS FOLLOW CONTROL LINE 02

No.	DATE	REVISIONS	BY	CKD
A	14.06.21	ISSUED FOR APPROVAL	TG	GWA

SCALE: 0 12.5 25 37.5 50 62.5m
Scale 1:1250 - A1 (1:2500 - A3)

PROJECT NO: 013-013
LOCAL AUTHORITY APPROVAL NO: -

DATE	14.06.21
CHECKED	GWA
DRAWN	TG
DESIGNED	TG

SURVEYED: downes group
DATUM: AHD
APPROVED: GLENN AINSWORTH, CPESC No: 7678, RPEQ No: 19204
FOR AND ON BEHALF OF BAX ENGINEERING PTY. LTD.

BAX Engineering PTY. LTD.
2261 DAVID LOW WAY, PEREGIAN BEACH, QLD 4573
INFO@BAXENGINEERING.COM.AU

CLIENT: MR HARRY PICKERING

PROJECT: BELL QUARRY, LOT 42 ON AG3324, BUNYA HIGHWAY COORANGA

NORTH POINT

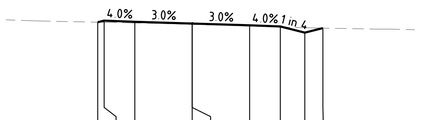
TITLE: ROADWORKS CROSS SECTIONS - SHEET 5 OF 7

PLAN No 013-013-334 | REVISION A | A1

DATUM R.L 593.00

FINISHED SURFACE LEVEL	595.994	595.994	595.954	595.914	595.857	595.857	595.801	595.761	595.561	595.915	
EXISTING SURFACE LEVEL	595.994	595.994	595.995	595.995	595.972	595.972	595.951	595.940	595.931	595.915	
DEPTH	0.000	0.000	0.041	0.081	0.115	0.115	0.150	0.179	0.370	0.000	
OFFSET FROM CONTROL LINE	-3.035	-2.875	-2.875	-1.875	0.000	0.000	1.875	2.875	3.675	5.090	

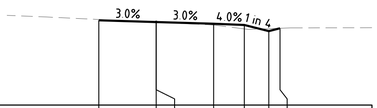
CH 420.000



DATUM R.L 591.00

FINISHED SURFACE LEVEL	594.282	594.334	594.294	594.238	594.238	594.182	594.142	593.942	594.090	
EXISTING SURFACE LEVEL	594.282	594.277	594.256	594.209	594.209	594.154	594.125	594.102	594.090	
DEPTH	0.000	-0.057	-0.038	-0.029	-0.029	-0.027	-0.017	0.160	0.000	
OFFSET FROM CONTROL LINE	-3.085	-2.875	-1.875	0.000	0.000	1.875	2.875	3.675	4.266	

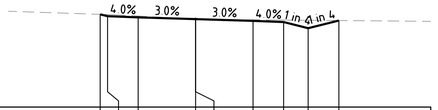
CH 400.000



DATUM R.L 590.00

FINISHED SURFACE LEVEL	592.766	592.710	592.710	592.653	592.613	592.413	592.505
EXISTING SURFACE LEVEL	592.792	592.702	592.702	592.612	592.485	592.492	592.505
DEPTH	0.026	-0.008	-0.008	-0.042	-0.128	0.079	0.000
OFFSET FROM CONTROL LINE	-1.875	0.000	0.000	1.875	2.875	3.675	4.042

CH 380.000



DATUM R.L 594.00

FINISHED SURFACE LEVEL	597.026	596.966	596.926	596.870	596.870	596.814	596.774	596.574	596.824
EXISTING SURFACE LEVEL	597.026	597.018	596.971	596.868	596.868	596.847	596.840	596.833	596.824
DEPTH	0.000	0.052	0.045	-0.002	-0.002	0.033	0.067	0.259	0.000
OFFSET FROM CONTROL LINE	-3.115	-2.875	-1.875	0.000	0.000	1.875	2.875	3.675	4.677

CH 432.508

NOTE:
CROSS SECTIONS FOLLOW CONTROL LINE 02

No.	DATE	REVISIONS	BY	CKD
A	14.06.21	ISSUED FOR APPROVAL	TG	GWA

SCALE: 0 12.5 25 37.5 50 62.5m
Scale 1:1250 - A1 (1:2500 - A3)

PROJECT NO: 013-013
LOCAL AUTHORITY APPROVAL NO: -

DATE	14.06.21
CHECKED	GWA
DRAWN	TG
DESIGNED	TG

SURVEYED: downes group
DATUM: AHD
APPROVED:
GLENN AINSWORTH
CPESC No: 7678
RPEQ No: 19204
FOR AND ON BEHALF OF BAX ENGINEERING PTY. LTD.

BAX Engineering PTY. LTD.
2261 DAVID LOW WAY, PEREGIAN BEACH, QLD 4573
INFO@BAXENGINEERING.COM.AU

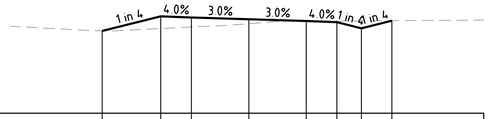
CLIENT: MR HARRY PICKERING

PROJECT: BELL QUARRY, LOT 42 ON AG3324, BUNYA HIGHWAY COORANGA

NORTH POINT

TITLE: ROADWORKS CROSS SECTIONS - SHEET 6 OF 7

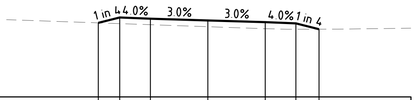
PLAN No 013-013-335 | REVISION A | A1



DATUM R.L 592.00

FINISHED SURFACE LEVEL	594.686	595.163	595.123	595.067	595.011	594.971	594.771	595.020	
EXISTING SURFACE LEVEL	594.686	594.765	594.815	594.922	595.002	595.008	595.013	595.020	
DEPTH	0.000	-0.399	-0.308	-0.145	-0.009	0.037	0.242	0.000	
OFFSET FROM CONTROL LINE	-4.786	-2.875	-1.875	0.000	1.875	2.875	3.675	4.670	

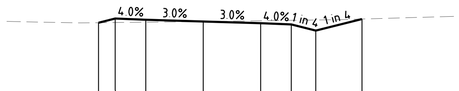
CH 40.000



DATUM R.L 591.00

FINISHED SURFACE LEVEL	593.416	593.591	593.551	593.495	593.439	593.399	593.210	
EXISTING SURFACE LEVEL	593.416	593.391	593.356	593.291	593.226	593.208	593.210	
DEPTH	0.000	-0.200	-0.195	-0.204	-0.213	-0.191	0.000	
OFFSET FROM CONTROL LINE	-3.577	-2.875	-1.875	0.000	1.875	2.875	3.632	

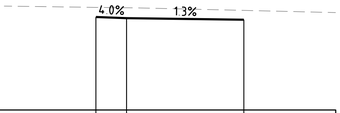
CH 20.000



DATUM R.L 594.00

FINISHED SURFACE LEVEL	596.687	596.823	596.783	596.727	596.670	596.630	596.430	596.807	
EXISTING SURFACE LEVEL	596.687	596.693	596.704	596.725	596.751	596.765	596.776	596.807	
DEPTH	0.000	-0.130	-0.079	-0.002	0.080	0.134	0.345	0.000	
OFFSET FROM CONTROL LINE	-3.418	-2.875	-1.875	0.000	1.875	2.875	3.675	5.184	

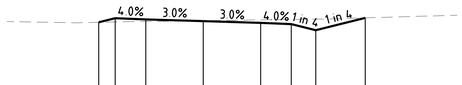
CH 61.113



DATUM R.L 589.00

FINISHED SURFACE LEVEL	592.037	591.997	591.947	
EXISTING SURFACE LEVEL	592.350	592.336	592.251	
DEPTH	0.313	0.340	0.305	
OFFSET FROM CONTROL LINE	-4.828	-3.828	0.000	

CH 0.000



DATUM R.L 594.00

FINISHED SURFACE LEVEL	596.601	596.735	596.695	596.639	596.583	596.543	596.343	596.746	
EXISTING SURFACE LEVEL	596.601	596.614	596.628	596.654	596.680	596.694	596.705	596.746	
DEPTH	0.000	-0.121	-0.067	0.015	0.097	0.151	0.362	0.000	
OFFSET FROM CONTROL LINE	-3.413	-2.875	-1.875	0.000	1.875	2.875	3.675	5.288	

CH 60.000

NOTE:
CROSS SECTIONS FOLLOW CONTROL LINE 03

No.	DATE	REVISIONS	BY	CKD
A	14.06.21	ISSUED FOR APPROVAL	TG	GWA

SCALE: 0 12.5 25 37.5 50 62.5m
Scale 1:1250 - A1 (1:2500 - A3)

PROJECT NO: 013-013
LOCAL AUTHORITY APPROVAL NO: -

DATE	14.06.21
CHECKED	GWA
DRAWN	TG
DESIGNED	TG

SURVEYED: group downes
DATUM: AHD
APPROVED: GLENN AINSWORTH CPESC No: 7678 RPEQ No: 19204
FOR AND ON BEHALF OF BAX ENGINEERING PTY. LTD.

BAX Engineering PTY. LTD.
2261 DAVID LOW WAY, PEREGIAN BEACH, QLD 4573
INFO@BAXENGINEERING.COM.AU

CLIENT: MR HARRY PICKERING

PROJECT: BELL QUARRY, LOT 42 ON AG3324, BUNYA HIGHWAY COORANGA

NORTH POINT

TITLE: ROADWORKS CROSS SECTIONS - SHEET 6 OF 7

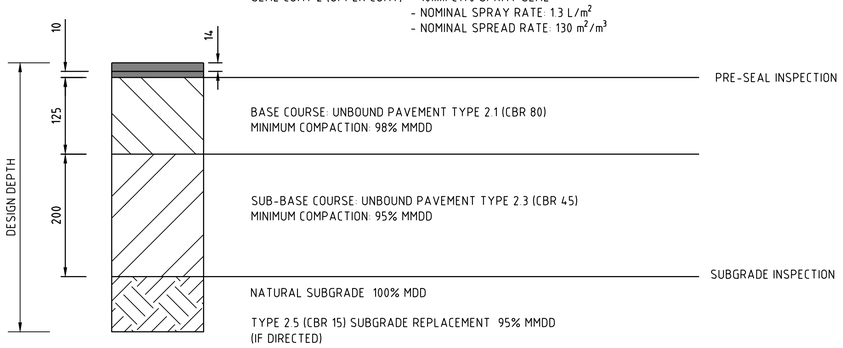
PLAN No 013-013-336 | REVISION A | A1

BUNYA HWY

AMCO PRIME - NOMINAL SPRAY RATE: 1.0 L/m²

SEAL COAT 1 (LOWER COAT) - 14mm C170 SPRAY SEAL
- NOMINAL SPRAY RATE: 1.6 L/m²
- NOMINAL SPREAD RATE: 95 m²/m³

SEAL COAT 2 (UPPER COAT) - 10mm C170 SPRAY SEAL
- NOMINAL SPRAY RATE: 1.3 L/m²
- NOMINAL SPREAD RATE: 130 m²/m³



PRIMER SEAL TO COMPRISE OF A 10mm AGGREGATE AND A MINIMUM COVERAGE OF 170m²/m³

FINAL PAVEMENT DEPTH TO BE DETERMINED FOLLOWING SOIL TESTS BY GEOTECHNICAL ENGINEER.

SUBGRADE COMPACTED TO 100% STANDARD COMPACTION.

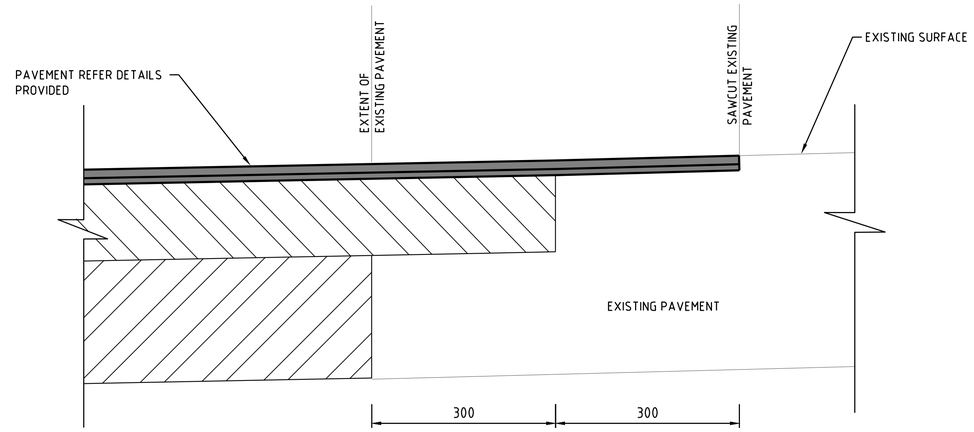
SUBSOIL DRAINAGE BENEATH ALL KERBS.

MMDD : MODIFIED MAXIMUM DRY DENSITY
MDD : STANDARD MAXIMUM DRY DENSITY

REFER PAVEMENT NOTES

BUNYA HWY PAVEMENT DESIGN

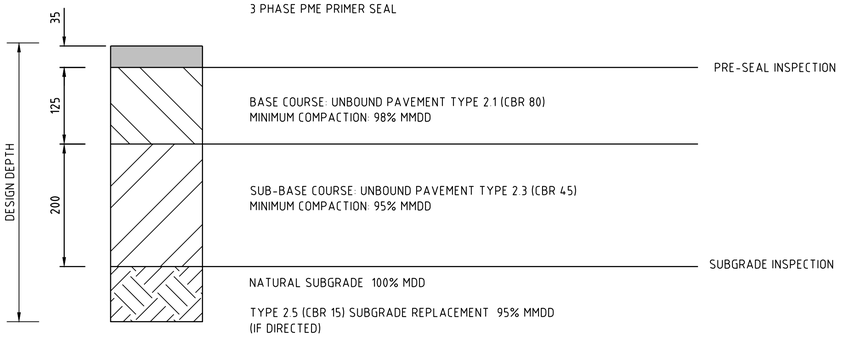
SCALE 1:5



TIE-IN DETAIL

SCALE 1:5

HAUL ROAD
AC10M 35mm ASPHALT
3 PHASE PME PRIMER SEAL



PRIMER SEAL TO COMPRISE OF A 10mm AGGREGATE AND A MINIMUM COVERAGE OF 170m²/m³

FINAL PAVEMENT DEPTH TO BE DETERMINED FOLLOWING SOIL TESTS BY GEOTECHNICAL ENGINEER.

SUBGRADE COMPACTED TO 100% STANDARD COMPACTION.

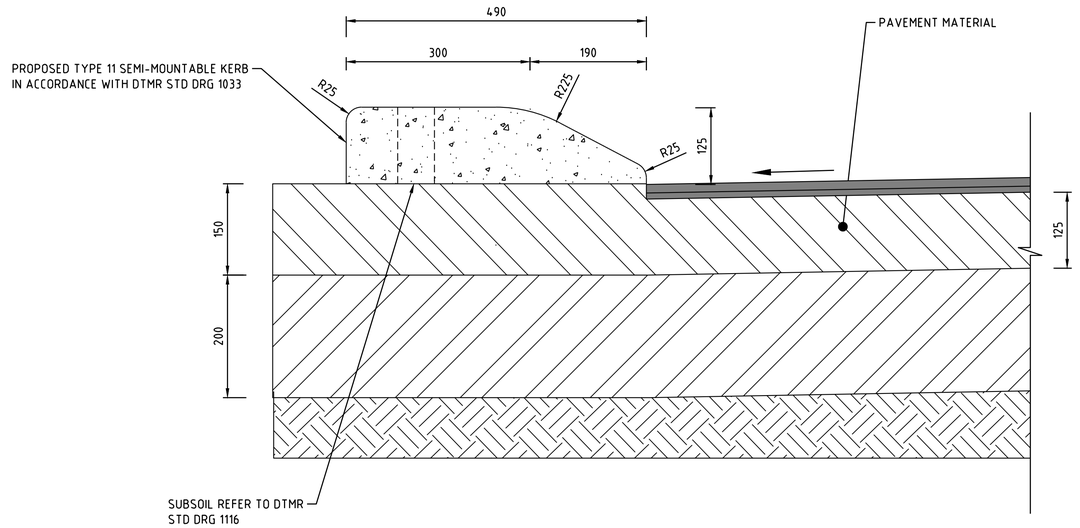
SUBSOIL DRAINAGE BENEATH ALL KERBS.

MMDD : MODIFIED MAXIMUM DRY DENSITY
MDD : STANDARD MAXIMUM DRY DENSITY

REFER PAVEMENT NOTES

HAULROAD PAVEMENT DESIGN

SCALE 1:5



TYPICAL SECTION
KERB AND CHANNEL (TYPE 11)

SCALE 1:5

No.	DATE	REVISIONS	BY	CKD
A	14.06.21	ISSUED FOR APPROVAL	TG	GWA

SCALE: 0 0.05 0.1 0.15 0.2 0.25m
Scale 1:5 - A1 (1:10 - A3)

PROJECT NO: 013-013
LOCAL AUTHORITY APPROVAL NO: -

DATE	14.06.21
CHECKED	GWA
DRAWN	TG
DESIGNED	TG

SURVEYED:
DATUM: AHD
APPROVED:
GLENN AINSWORTH
CPESC No: 7678
RPEQ No: 19204
FOR AND ON BEHALF OF BAX ENGINEERING PTY. LTD.

BAX Engineering PTY. LTD.
2261 DAVID LOW WAY, PEREGIAN BEACH, QLD 4573
INFO@BAXENGINEERING.COM.AU

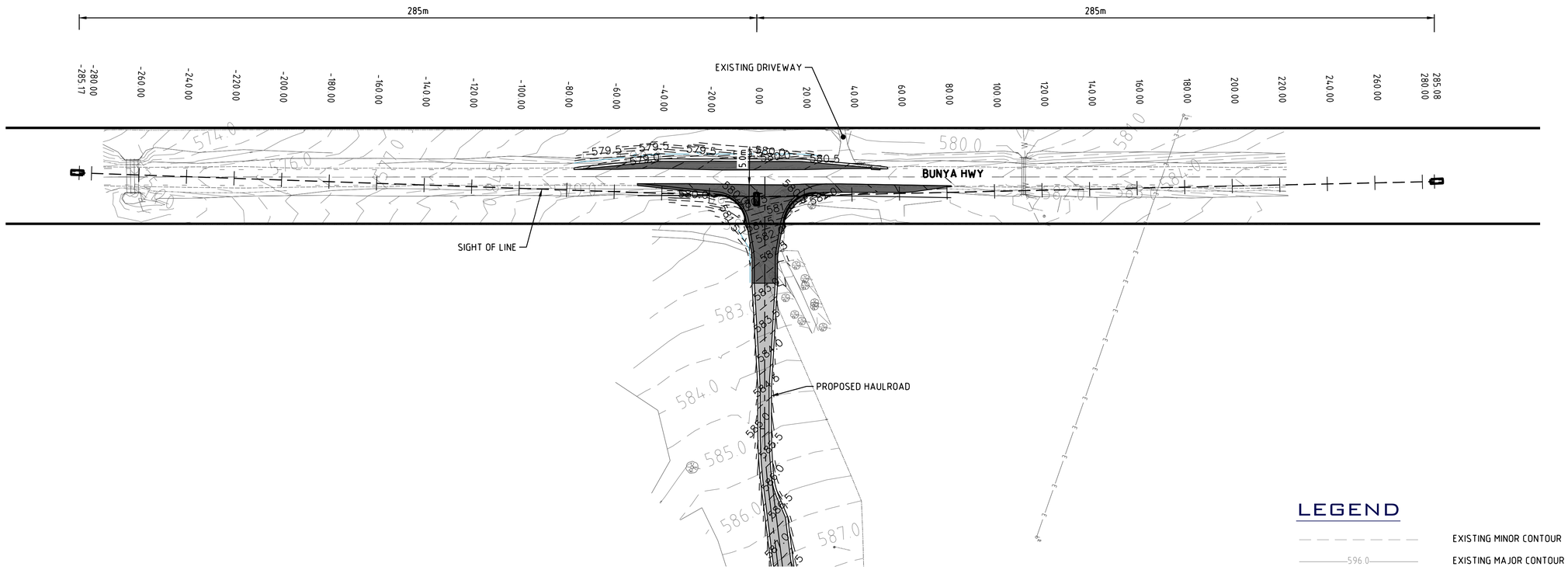
CLIENT: MR HARRY PICKERING

PROJECT: BELL QUARRY, LOT 42 ON AG3324, BUNYA HIGHWAY COORANGA

NORTH POINT

TITLE: ROADWORKS TYPICAL DETAILS

PLAN No 013-013-340 | REVISION A | A1



LEGEND

- EXISTING MINOR CONTOUR
- 596.0 EXISTING MAJOR CONTOUR
- EXISTING FENCE
- EXISTING POST BOX
- EXISTING TELSTRA PIT
- EXISTING GATE
- EXISTING TREE
- PROPOSED BOUNDARY
- PROPOSED MINOR CONTOUR
- 596.0 PROPOSED MAJOR CONTOUR
- PROPOSED KERB AND CHANNEL (TYPE 10)
- PROPOSED HAULROAD PAVEMENT
- PROPOSED PAVMENT (FLEXIBLE)

No.	DATE	REVISIONS	BY	CKD
A	14.06.21	ISSUED FOR APPROVAL	TG	GWA

SCALE: 0 10 20 30 40 50m
Scale 1:1000 - A1 (1:2000 - A3)

PROJECT NO: 013-013
LOCAL AUTHORITY APPROVAL NO: -

DATE	14.06.21
CHECKED	GWA
DRAWN	TG
DESIGNED	TG

SURVEYED:
DATUM: AHD
APPROVED:
GLENN AINSWORTH
CPESC No: 7678
RPEQ No: 19204
FOR AND ON BEHALF OF BAX ENGINEERING PTY. LTD.

BAX Engineering PTY. LTD.
2261 DAVID LOW WAY, PEREGIAN BEACH, QLD 4573
INFO@BAXENGINEERING.COM.AU

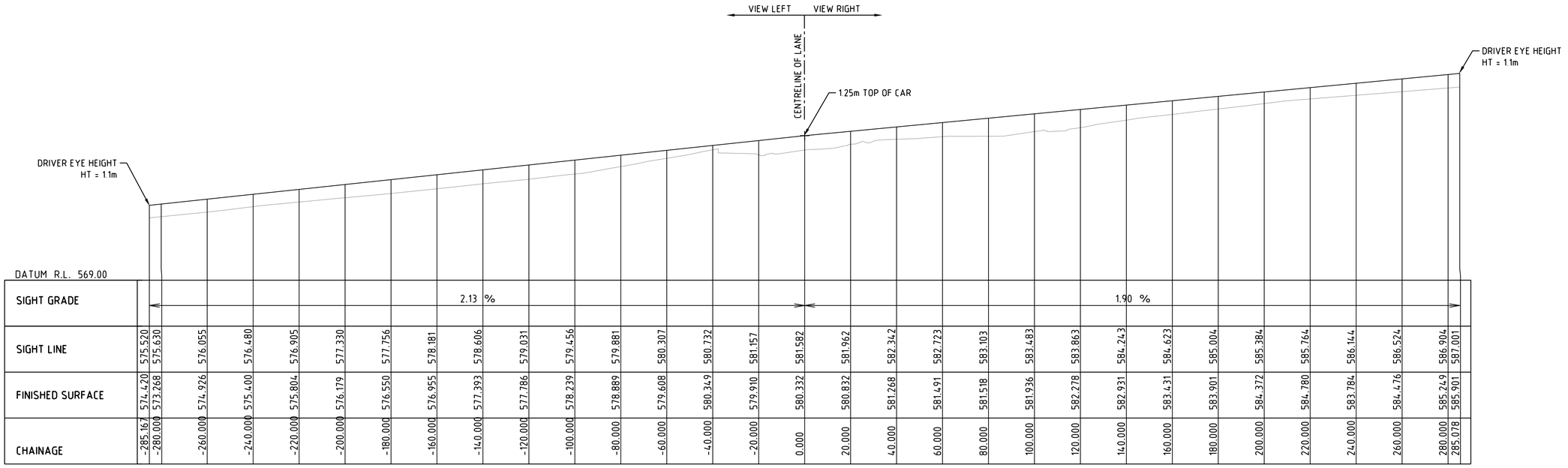
CLIENT: MR HARRY PICKERING

PROJECT: BELL QUARRY, LOT 42 ON AG3324, BUNYA HIGHWAY COORANGA

NORTH POINT

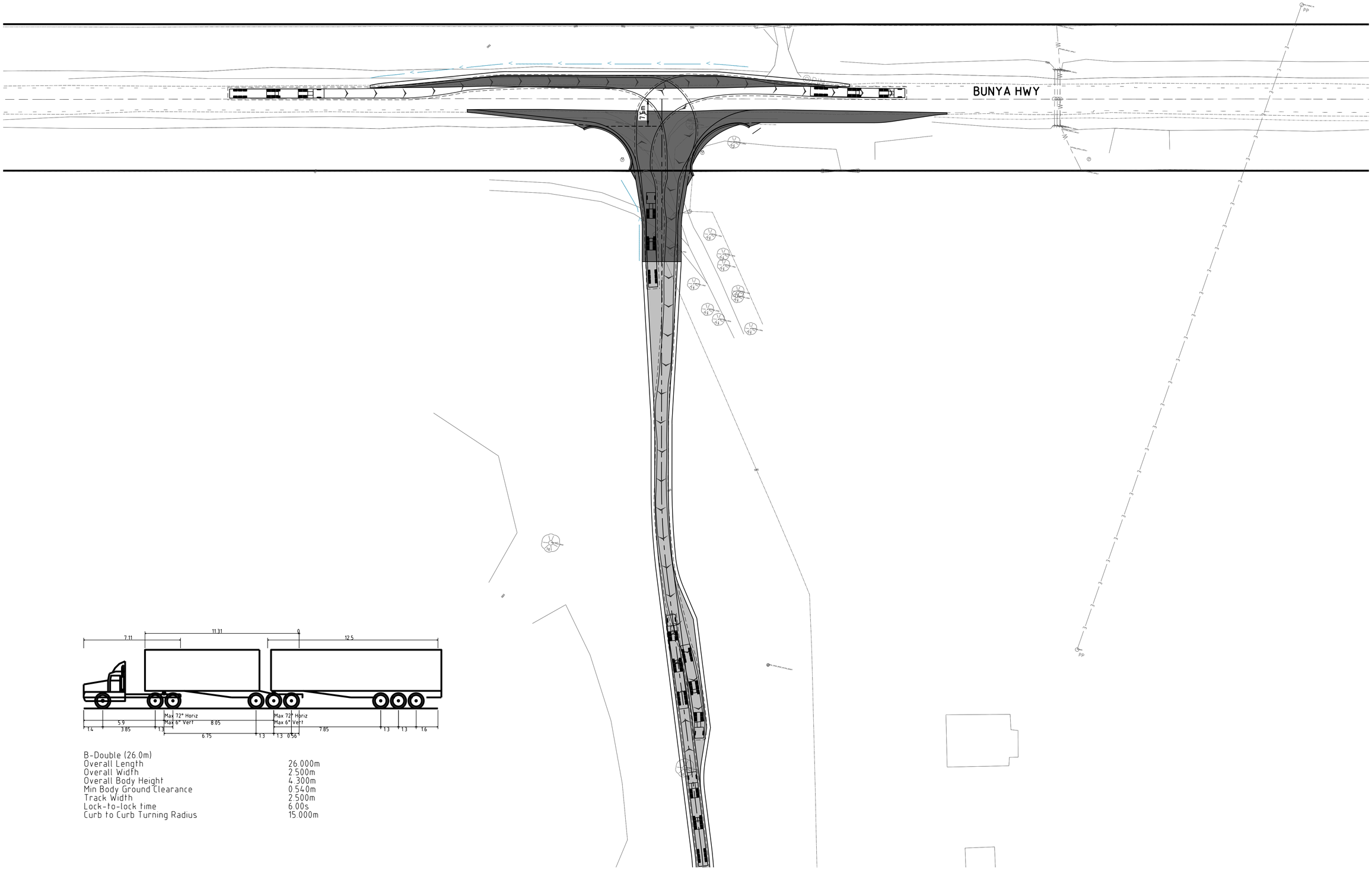
TITLE: SIGHT DISTANCE LAYOUT PLAN

PLAN No 013-013-400 | REVISION A | A1



DATUM R.L. 569.00

| | | |



B-Double (26.0m)

Overall Length	26.000m
Overall Width	2.500m
Overall Body Height	4.300m
Min Body Ground Clearance	0.540m
Track Width	2.500m
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	15.000m

No.	DATE	REVISIONS	BY	CKD
A	14.06.21	ISSUED FOR APPROVAL	TG	GWA

SCALE: 0 5 10 15 20 25m
Scale 1:500 - A1 (1:1000 - A3)

PROJECT NO: 013-013

LOCAL AUTHORITY APPROVAL NO: -

DATE	14.06.21
CHECKED	GWA
DRAWN	TG
DESIGNED	TG

SURVEYED: downes group

DATUM: AHD

APPROVED:

GLENN AINSWORTH
CPESC No: 7678
RPEQ No: 19204

FOR AND ON BEHALF OF BAX ENGINEERING PTY. LTD.

BAX Engineering PTY. LTD.
2261 DAVID LOW WAY, PEREGIAN BEACH, QLD 4573
INFO@BAXENGINEERING.COM.AU

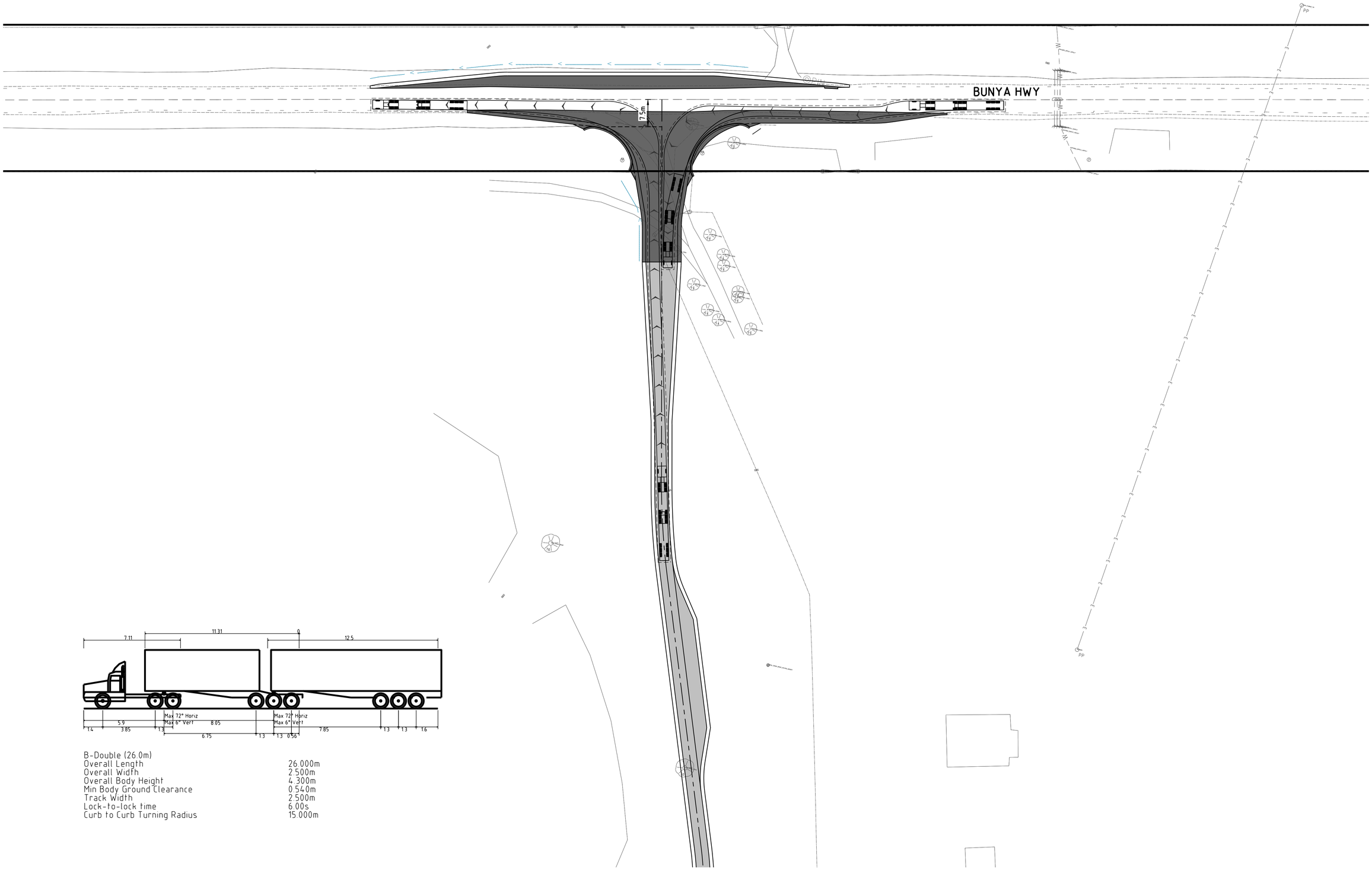
CLIENT: MR HARRY PICKERING

PROJECT: BELL QUARRY, LOT 42 ON AG3324, BUNYA HIGHWAY COORANGA

NORTH POINT

TITLE: MANOEUVRING PLANS - SHEET 1 OF 6

PLAN No 013-013-500 | REVISION A | A1



B-Double (26.0m)

Overall Length	26.000m
Overall Width	2.500m
Overall Body Height	4.300m
Min Body Ground Clearance	0.540m
Track Width	2.500m
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	15.000m

No.	DATE	REVISIONS	BY	CKD
A	14.06.21	ISSUED FOR APPROVAL	TG	GWA

SCALE: 0 5 10 15 20 25m
Scale 1:500 - A1 (1:1000 - A3)

PROJECT NO: 013-013
LOCAL AUTHORITY APPROVAL NO: -

DATE	14.06.21
CHECKED	GWA
DRAWN	TG
DESIGNED	TG

SURVEYED: group downes
DATUM: AHD

APPROVED:
GLENN AINSWORTH
CPESC No: 7678
RPEQ No: 19204
FOR AND ON BEHALF OF BAX ENGINEERING PTY. LTD.

BAX Engineering PTY. LTD.
2261 DAVID LOW WAY, PEREGIAN BEACH, QLD 4573
INFO@BAXENGINEERING.COM.AU

CLIENT: MR HARRY PICKERING

PROJECT: BELL QUARRY, LOT 42 ON AG3324, BUNYA HIGHWAY COORANGA

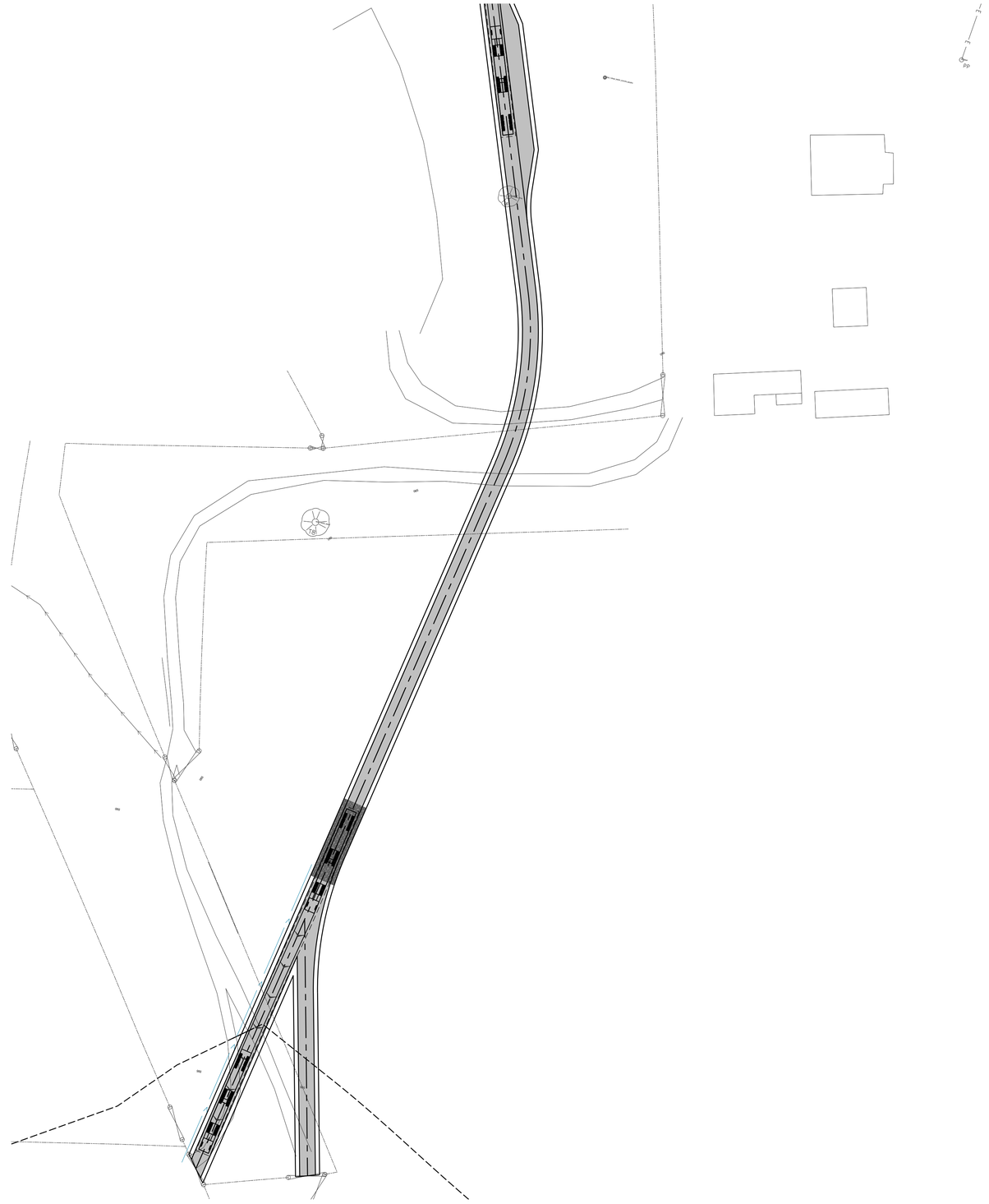
NORTH POINT

TITLE: MANOEUVRING PLANS - SHEET 2 OF 6

PLAN No 013-013-501 | REVISION A | A1

B-Double (26.0m)

Overall Length	26.000m
Overall Width	2.500m
Overall Body Height	4.300m
Min Body Ground Clearance	0.540m
Track Width	2.500m
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	15.000m



No.	DATE	REVISIONS	BY	CKD
A	14.06.21	ISSUED FOR APPROVAL	TG	GWA

SCALE: 0 6 12 18 24 30m
Scale 1:300 - A1 (1:600 - A3)

PROJECT NO: 013-013
LOCAL AUTHORITY APPROVAL NO: -

DATE	14.06.21
CHECKED	GWA
DRAWN	TG
DESIGNED	TG

SURVEYED: downes group
DATUM: AHD
APPROVED:
GLENN AINSWORTH
CPESC No: 7678
RPEQ No: 19204
FOR AND ON BEHALF OF BAX ENGINEERING PTY. LTD.

BAX Engineering PTY. LTD.
2261 DAVID LOW WAY, PEREGIAN BEACH, QLD 4573
INFO@BAXENGINEERING.COM.AU

CLIENT: MR HARRY PICKERING

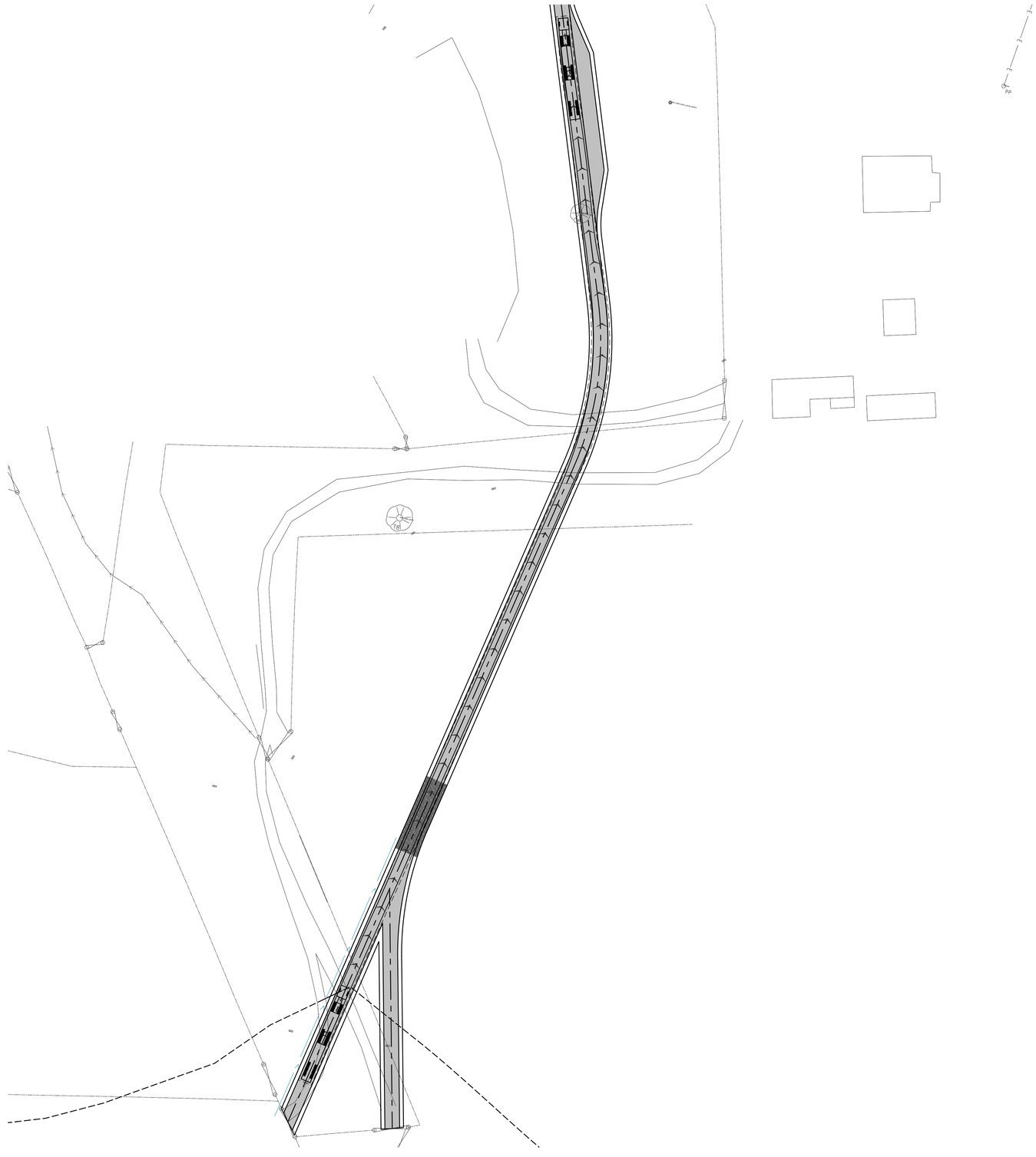
PROJECT: BELL QUARRY, LOT 42 ON AG3324, BUNYA HIGHWAY COORANGA

NORTH POINT

TITLE: MANOEUVRING PLANS - SHEET 3 OF 6

PLAN No 013-013-502 | REVISION A | A1

B-Double (26.0m)	
Overall Length	26.000m
Overall Width	2.500m
Overall Body Height	4.300m
Min Body Ground Clearance	0.540m
Track Width	2.500m
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	15.000m



No.	DATE	REVISIONS	BY	CKD
A	14.06.21	ISSUED FOR APPROVAL	TG	GWA

SCALE: 0 6 12 18 24 30m
Scale 1:300 - A1 (1:600 - A3)

PROJECT NO: 013-013
LOCAL AUTHORITY APPROVAL NO: -

DATE	14.06.21
CHECKED	GWA
DRAWN	TG
DESIGNED	TG

SURVEYED: downes group
DATUM: AHD

APPROVED:
GLENN AINSWORTH
CPESC No: 7678
RPEQ No: 19204
FOR AND ON BEHALF OF BAX ENGINEERING PTY. LTD.

BAX Engineering PTY. LTD.
2261 DAVID LOW WAY, PEREGIAN BEACH, QLD 4573
INFO@BAXENGINEERING.COM.AU

CLIENT: MR HARRY PICKERING

PROJECT: BELL QUARRY, LOT 42 ON AG3324, BUNYA HIGHWAY COORANGA

NORTH POINT

TITLE: MANOEUVRING PLANS - SHEET 4 OF 6

PLAN No 013-013-503 | REVISION A | A1

B-Double (26.0m)	
Overall Length	26.000m
Overall Width	2.500m
Overall Body Height	4.300m
Min Body Ground Clearance	0.540m
Track Width	2.500m
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	15.000m

No.	DATE	REVISIONS	BY	CKD
A	14.06.21	ISSUED FOR APPROVAL	TG	GWA

SCALE: 0 6 12 18 24 30m
Scale 1:300 - A1 (1:600 - A3)

PROJECT NO: 013-013
LOCAL AUTHORITY APPROVAL NO: -

DATE	14.06.21
CHECKED	GWA
DRAWN	TG
DESIGNED	TG

SURVEYED: downes group
DATUM: AHD
APPROVED: GLENN AINSWORTH
CPESC No: 7678
RPEQ No: 19204
FOR AND ON BEHALF OF BAX ENGINEERING PTY. LTD.

BAX Engineering PTY. LTD.
2261 DAVID LOW WAY, PEREGIAN BEACH, QLD 4573
INFO@BAXENGINEERING.COM.AU

CLIENT: MR HARRY PICKERING

PROJECT: BELL QUARRY, LOT 42 ON AG3324, BUNYA HIGHWAY COORANGA

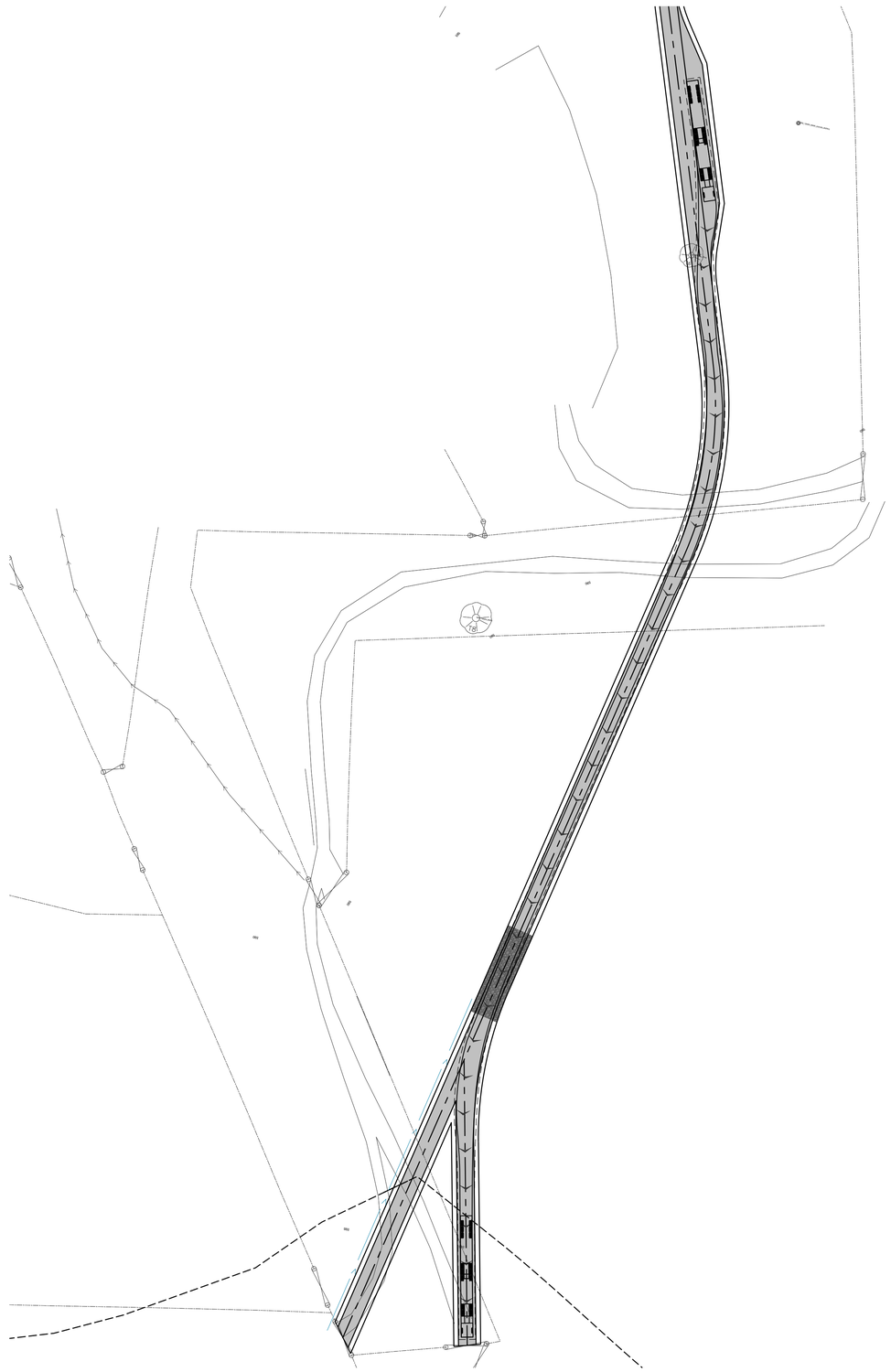
NORTH POINT

TITLE: MANOEUVRING PLANS - SHEET 5 OF 6

PLAN No 013-013-504 | REVISION A | A1

B-Double (26.0m)

Overall Length	26.000m
Overall Width	2.500m
Overall Body Height	4.300m
Min Body Ground Clearance	0.540m
Track Width	2.500m
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	15.000m



No.	DATE	REVISIONS	BY	CKD
A	14.06.21	ISSUED FOR APPROVAL	TG	GWA

SCALE: 0 6 12 18 24 30m
Scale 1:300 - A1 (1:600 - A3)

PROJECT NO: 013-013
LOCAL AUTHORITY APPROVAL NO: -

DATE	14.06.21
CHECKED	GWA
DRAWN	TG
DESIGNED	TG

SURVEYED: downes group
DATUM: AHD

APPROVED: GLENN AINSWORTH
CPESC No: 7678
RPEQ No: 19204
FOR AND ON BEHALF OF BAX ENGINEERING PTY. LTD.

ISO 9001 — UKAS MANAGEMENT SYSTEMS

BAX Engineering PTY. LTD.
2261 DAVID LOW WAY, PEREGIAN BEACH, QLD 4573
INFO@BAXENGINEERING.COM.AU

CLIENT: MR HARRY PICKERING

PROJECT: BELL QUARRY, LOT 42 ON AG3324, BUNYA HIGHWAY COORANGA

NORTH POINT

TITLE: MANOEUVRING PLANS - SHEET 6 OF 6

PLAN No 013-013-505 | REVISION A | A1

Queensland Government

SARA reference: 2107-23453 SRA
Council reference: 030.2021.500.001
Applicant reference: ZA00717

11 August 2021

Chief Executive Officer
Western Downs Regional Council
PO Box 551
DALBY QLD 4405
info@wdrc.qld.gov.au

Attention: Kim Reeve

Dear Kim

SARA response—5610 Bunya Highway, Cooranga

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 7 July 2021.

Response

Outcome:	Referral agency response – with conditions.
Date of response:	11 August 2021
Conditions:	The conditions in **Attachment 1** must be attached to any development approval.
Advice:	Advice to the applicant is in **Attachment 2**.
Reasons:	The reasons for the referral agency response are in **Attachment 3**.

Development details

Description:	Development permit	Material Change of Use for Extractive Industry (up to 100,000 tonnes per annum) and Environmentally Relevant Activity 16(2)(a) & 16(3)(a)
	Development permit	Operational Works for filling and excavation that involves taking or interfering with water
SARA role:	Referral Agency.	
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 (10.9.4.1.1.1)—Development impacting on state transport	

	infrastructure (Planning Regulation 2017) Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (10.9.4.2.4.1)—Material change of use near a state transport corridor (Planning Regulation 2017) Schedule 10, Part 19, Division 1, Subdivision 3, Table 1, Item 1 (10.19.1.3.1.1)—Operational work that involves taking or interfering with water (Planning Regulation 2017)
SARA reference:	2107-23453 SRA
Assessment Manager:	Western Downs Regional Council
Street address:	5610 Bunya Highway, Cooranga
Real property description:	Lot 42 on AG3324
Applicant name:	Harry Pickering c/- Downes Group Pty Ltd
Applicant contact details:	PO Box 39 Nambour QLD 4560 svr@downes.com.au
State-controlled road access permit:	This referral included an application for a road access location, under section 62A(2) of *Transport Infrastructure Act 1994*. Below are the details of the decision: • Approved • Reference: TMR21-033543 • Date: 3 August 2021 If you are seeking further information on the road access permit, please contact the Department of Transport and Main Roads at downs.south.west.idas@tmr.qld.gov.au

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules) Copies of the relevant provisions are in **Attachment 4**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Brittany Hughes, A/Senior Planning Officer, on 07 4616 7332 or via email ToowoombaSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely

Darren Cooper
Manager - DDSW (Planning)

cc Harry Pickering c/- Downes Group Pty Ltd, svr@downes.com.au

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations about a referral agency response provisions
Attachment 5 - Approved plans and specifications

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the plans and specifications referenced below are found at Attachment 5)

No.	Conditions	Condition timing
Material Change of Use		
10.9.4.1.1.1 and 10.9.4.2.4.1— Development impacting on state transport infrastructure and material change of use near a state transport corridor—The chief executive administering the *Planning Act 2016* nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	Any excavation, filling/backfilling/compaction, retaining and other works involving ground disturbance must not encroach or de-stabilise the state-controlled road including all transport infrastructure, or the land supporting this infrastructure or cause similar adverse impacts.	At all times.
2.	(a) The road access location is to be located generally in accordance with is to be located generally in accordance with Figure 6.1, Bell Quarry Traffic and Pavement Impact Assessment Report prepared by Traffic Transport Plus dated 4 May 2021 (as amended in red). (b) Road access works comprising a Basic Left-Turn and Basic Right-Turn treatment must be provided at the existing road access location. (c) The road works must be designed and constructed in accordance with the *Road Planning and Design Manual*, and any other material or standards referenced therein.	Prior to the commencement of use.
3.	In accordance with Section 4.3 of the Bell Quarry Traffic and Pavement Impact Assessment Report prepared by Traffic Transport Plus dated 4 May 2021 (as amended in red), haulage is restricted to: • the hours of 7:00am-6:00pm Monday-Saturday • the use of the heavy vehicles of 13T payload tandem trucks and 40T payload Truck and Dogs only.	At all times
Operational Works		
10.19.1.3.1.1— Operational work that involves taking or interfering with water—The chief executive administering the *Planning Act 2016* nominates the Director-General of the Department of Regional Development, Manufacturing and Water to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
4.	Works must be in accordance with the requirements of an approved environmental authority.	At all times.
5.	Contaminated runoff water must not be released to the downstream catchment.	At all times.
6.	Erosion and sediment control measures which are in accordance with the *Best Practice Erosion and Sediment Control (BPESC) guidelines for Australia (International Erosion Control Association),*	At all times.

	are to be installed and maintained to prevent the release of sediment to the downstream catchment.	
7.	The haul road and clean water catchment diversion must ensure there are no adverse impact on the stability and operation of the eastern drain and no impoundment or diversion of water is to occur.	At all times.

Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the *Planning Act 2016* its regulation or the State Development Assessment Provisions (SDAP) (v2.6). If a word remains undefined it has its ordinary meaning.
2.	**Road access works approval**: Under section 33 of the *Transport Infrastructure Act 1994*, written approval is required from the Department of Transport and Main Roads to carry out road works that are road access works (including driveways) on a state-controlled road. Please contact the Department of Transport and Main Roads on 07 4639 0828 or email downs.south.west.idas@tmr.qld.gov.au to make an application for road works approval. This approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). The road access works approval process takes time–please contact Transport and Main Roads as soon as possible to ensure that gaining approval does not delay construction

Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for SARA's decision are:

Subject to conditions, the development complies with *State code 1: Development in a state-controlled road environment*, *State code 6: Protection of state transport infrastructure* and *State code 10: Taking or interfering with water* of the SDAP. Specifically, the development:

- does not create a safety hazard for users of a state-controlled road
- does not compromise the structural integrity of state-controlled roads, road transport infrastructure or road works
- does not result in a worsening of the physical condition or operating performance of state-controlled roads and the surrounding road network
- does not compromise the state's ability to construct, or significantly increase the cost to construct state-controlled roads and future state-controlled roads
- does not compromise the state's ability to maintain and operate state-controlled roads, or significantly increase the cost to maintain and operate state-controlled roads
- does not create a safety hazard for users of a state-controlled road
- does not adversely impact on the natural riverine ecosystem
- is consistent with the requirements for taking or interfering with water under the *Water Act 2000*
- does not adversely impact the water security of other users and their access to the water resource
- minimises the volume of overland flow water taken

Material used in the assessment of the application:

- The development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- The SDAP (version 2.6), as published by SARA
- The Development Assessment Rules
- SARA DA Mapping system
- *Human Rights Act 2019*

Attachment 4—Representations about a referral agency response provisions

(page left intentionally blank)

Attachment 5—Approved plans and specifications

(page left intentionally blank)

Our ref TMR21-033543
Your ref ZA00771
Enquiries Jason McGuire

Queensland Government

Department of
Transport and Main Roads

3 August 2021

Decision Notice – Permitted Road Access Location

(s62(1) *Transport Infrastructure Act 1994***)**

This is not an authorisation to commence work on a state-controlled road[1]

Development application reference number 030.2021.500.001, lodged with Western Downs Regional Council involves constructing or changing a vehicular access between Lot 42AG3324 the land the subject of the application, and the Bunya Highway (a state-controlled road).

In accordance with section 62A(2) of the *Transport Infrastructure Act 1994* (TIA), this development application is also taken to be an application for a decision under section 62(1) of TIA.

Applicant Details

Name and address	Harry Pickering c/- Downes Group Pty Ltd PO box 39 Nambour QLD 4560

Application Details

Address of Property	5610 Bunya Highway, Cooranga QLD 4408
Real Property Description	42AG3324
Aspect/s of Development	for Extractive Industry - Up to 100,000 tonnes per annum

Decision (given under section 67 of TIA)

It has been decided to approve the application, subject to the following conditions:

No.	Conditions of Approval	Condition Timing
Road Access Location		
A. General		
1	The permitted road access location is to be located generally in accordance with Figure 6.1, Bell Quarry Traffic and Pavement Impact Assessment Report prepared by Traffic Transport Plus dated 4 May 2021.	At all times.
2	Road access works comprising a BAL/BAR must be provided at the existing road access location. (a) The road works must be designed and constructed in accordance with the *Road Planning and Design Manual*, and any	MCU - Prior to commencement of use

[1] Please refer to the further approvals required under the heading 'Further approvals'

No.	Conditions of Approval	Condition Timing
	other material or standards referenced therein. (b) The use of the permitted road access location is restricted to between the hours of 7:00am-6:00pm Monday-Saturday.	
3	The use of the permitted road access location is to be restricted to 13T payload tandem trucks and 40T payload Truck and Dogs, in accordance with the submitted Bell Quarry Traffic and Pavement Impact Assessment Report prepared by Traffic Transport Plus dated 4 May 2021.	At all times.

Reasons for the decision

The reasons for this decision are as follows:

- Transport and Main Roads manage road accesses between individual properties and the state-controlled road network in accordance with the Transport Infrastructure Act 1994; and
- To provide an all- weather access for the types of heavy vehicles specified above in Condition 3 using the quarry.

Please refer to **Attachment A** for the findings on material questions of fact and the evidence or other material on which those findings were based.

Information about the Decision required to be given under section 67(2) of TIA

1. There is no guarantee of the continuation of road access arrangements, as this depends on future traffic safety and efficiency circumstances.

2. In accordance with section 70 of the TIA, the applicant for the planning application is bound by this decision. A copy of section 70 is attached as **Attachment B**, as required, for information.

Further information about the decision

1. In accordance with section 67(7) of TIA, this decision notice:
    a) starts to have effect when the development approval has effect; and
    b) stops having effect if the development approval lapses or is cancelled; and
    c) replaces any earlier decision made under section 62(1) in relation to the land.

2. In accordance with section 485 of the TIA and section 31 of the *Transport Planning and Coordination Act 1994* (TPCA), a person whose interests are affected by this decision may apply for a review of this decision only within 28 days after notice of the decision was given under the TIA. A copy of the review provisions under TIA and TPCA are attached in **Attachment C** for information.

3. In accordance with section 485B of the TIA and section 35 of TPCA a person may appeal against a reviewed decision. The person must have applied to have the decision reviewed before an appeal about the decision can be lodged in the Planning and Environment Court. A copy of the Appeal Provisions under TIA and TPCA is attached in **Attachment C** for information.

Further approvals
The Department of Transport and Main Roads also provides the following information in relation to this approval:

1. Road Access Works Approval Required – Written approval is required from the department to carry out road works that are road access works (including driveways) on a state-controlled road in accordance with section 33 of the TIA. This approval must be obtained prior to commencing any works on the state-controlled road. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). Please contact the department to make an application.

If further information about this approval or any other related query is required, Mr Jeff Lavey should be contacted on (07) 46390828.

Yours sincerely

Jason McGuire
Senior Town Planner

Attachments: Attachment A – Decision evidence and findings
Attachment B - Section 70 of TIA
Attachment C - Appeal Provisions

Attachment A

Decision Evidence and Findings

Findings on material questions of fact:

- s62 of the Transport Infrastructure Act 1994 governs the management of access between individual properties and a state-controlled road;
- s62(1)(b-d) allows the Department to make a decision with conditions and/or restrictions on the use of a permitted road access;

Evidence or other material on which findings were based:

Transport Infrastructure Act 1994
Road Planning and Design Manual (2 nd Edition)
Manual of Uniform Traffic Control Devices
Road Access Location (Identified in condition 1)

Attachment B

Section 70 of TIA

Transport Infrastructure Act 1994
Chapter 6 Road transport infrastructure
Part 5 Management of State-controlled roads

---

70 Offences about road access locations and road access works, relating to decisions under s 62(1)

(1) This section applies to a person who has been given notice under section 67 or 68 of a decision under section 62(1) about access between a State-controlled road and adjacent land.

(2) A person to whom this section applies must not—

(a) obtain access between the land and the State-controlled road other than at a location at which access is permitted under the decision; or

(b) obtain access using road access works to which the decision applies, if the works do not comply with the decision and the noncompliance was within the person's control; or

(c) obtain any other access between the land and the road contrary to the decision; or

(d) use a road access location or road access works contrary to the decision; or

(e) contravene a condition stated in the decision; or

(f) permit another person to do a thing mentioned in paragraphs (a) to (e); or

(g) fail to remove road access works in accordance with the decision.

Maximum penalty—200 penalty units.

(3) However, subsection (2)(g) does not apply to a person who is bound by the decision because of section 68.

Attachment C

Appeal Provisions

Transport Infrastructure Act 1994
Chapter 16 General provisions

---

485 Internal review of decisions

(1) A person whose interests are affected by a decision described in schedule 3 (the *original decision*) may ask the chief executive to review the decision.

(2) The person is entitled to receive a statement of reasons for the original decision whether or not the provision under which the decision is made requires that the person be given a statement of reasons for the decision.

(3) The *Transport Planning and Coordination Act 1994*, part 5, division 2—

(a) applies to the review; and

(b) provides—

(i) for the procedure for applying for the review and the way it is to be carried out; and

(ii) that the person may apply to QCAT to have the original decision stayed.

485B Appeals against decisions

(1) This section applies in relation to an original decision if a court (the appeal court) is stated in schedule 3 for the decision.

(2) If the reviewed decision is not the decision sought by the applicant for the review, the applicant may appeal against the reviewed decision to the appeal court.

(3) The Transport Planning and Coordination Act 1994, part 5, division 3—

(a) applies to the appeal; and

(b) provides—

(i) for the procedure for the appeal and the way it is to be disposed of; and

(ii) that the person may apply to the appeal court to have the original decision stayed.

(4) Subsection (5) applies if—

(a) a person appeals to the Planning and Environment Court against a decision under section 62(1) on a planning application that is taken, under section 62A(2), to also be an application for a decision under section 62(1); and

(b) a person appeals to the Planning and Environment Court against a decision under the Planning Act on the planning application.

(5) The court may order—

(a) the appeals to be heard together or 1 immediately after the other; or

(b) 1 appeal to be stayed until the other is decided.

(6) Subsection (5) applies even if all or any of the parties to the appeals are not the same.

(7) In this section—

original decision means a decision described in schedule 3.

reviewed decision means the chief executive's decision on a review under section 485.

31 Applying for review

(1) A person may apply for a review of an original decision only within 28 days after notice of the original decision was given to the person under the transport Act.

(2) However, if—

(a) the notice did not state the reasons for the original decision; and

(b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)

the person may apply within 28 days after the person is given the statement of the reasons.

(3) In addition, the chief executive may extend the period for applying.

(4) An application must be written and state in detail the grounds on which the person wants the original decision to be reviewed.

32 Stay of operation of original decision

(1) If a person applies for review of an original decision, the person may immediately apply for a stay of the decision to the relevant entity.

(2) The relevant entity may stay the original decision to secure the effectiveness of the review and any later appeal to or review by the relevant entity.

(3) In setting the time for hearing the application, the relevant entity must allow at least 3 business days between the day the application is filed with it and the hearing day.

(4) The chief executive is a party to the application.

(5) The person must serve a copy of the application showing the time and place of the hearing and any document filed in the relevant entity with it on the chief executive at least 2 business days before the hearing.

(6) The stay—

(a) may be given on conditions the relevant entity considers appropriate; and

(b) operates for the period specified by the relevant entity; and

(c) may be revoked or amended by the relevant entity.

(7) The period of a stay under this section must not extend past the time when the chief executive reviews the original decision and any later period the relevant entity allows the applicant to enable the applicant to appeal against the decision or apply for a review of the decision as provided under the QCAT Act.

(8) The making of an application does not affect the original decision, or the carrying out of the original decision, unless it is stayed.

(9) In this section—

relevant entity means—

(a) if the reviewed decision may be reviewed by QCAT—QCAT; or

(b) if the reviewed decision may be appealed to the appeal court—the appeal court.

35 Time for making appeals

(1) A person may appeal against a reviewed decision only within—

(a) if a decision notice is given to the person—28 days after the notice was given to the person; or

(b) if the chief executive is taken to have confirmed the decision under section 34(5)—56 days after the application was made.

(2) However, if—

(a) the decision notice did not state the reasons for the decision; and

(b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)(a);

the person may apply within 28 days after the person is given a statement of the reasons.

(3) Also, the appeal court may extend the period for appealing.

TRAFFIC TRANSPORT plus

Bell Quarry

TRAFFIC AND PAVEMENT IMPACT ASSESSMENT REPORT

Prepared for: Harry Pickering

Date:
May 2021

File Ref:
documents / 20210504_10502_730_TIA

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE
Queensland Government
SARA ref: 2107-23453 SRA
Date: 11 August 2021

Table of Contents

Project / Report Details

Document Title:	Traffic and Pavement Impact Assessment Report
Principal Author:	Margaret Mak
Client:	Harry Pickering
Ref. No.	20210504_10502_730_TIA

Document Status

Issue	*Description*	*Date*	*Author*	*Reviewer*
1	Traffic Report	4 May 2021	Margaret Mak	Bryce Trevilyan

Distribution Record

Recipient	*Distribution Method*
Groundwork Plus	1e

Traffic and Transport Plus ABN: 54 619 700 239

Queensland
6 Mayneview Street, Milton Qld 4064
PO Box 1779, Milton BC, Qld 4064
P: +61 7 3871 0411
F: +61 7 3367 3317
E: enquiry@ttplus.com.au

Copyright ©
These materials or parts of them may not be reproduced in any form, by any method, for any purpose except with written permission from Traffic and Transport Plus.

Table of Contents

1 Introduction 5

2 Subject Site 6
2.1 Site Location and Site Layout Plan 6
2.2 Existing Road Network 6

3 The Transport Routes 7

4 Traffic Volumes 8
4.1 2018 Traffic Volumes 8
4.2 Base Traffic Volumes 9
4.3 Trip Generating Characteristics of the Proposal 9
4.4 Design Traffic Volumes 11

5 Traffic Impact Assessment 12
5.1 Intersection Performance of the Bunya Highway Site Access Intersection 12
5.2 Intersection Performance of the Bunya Highway / Kingaroy-Jandowae Road Intersection 13

6 Safety Assessment 15
6.1 Sight Distances 15
6.2 Turn Lane Treatments 16
6.2.1 Turn Lane Assessment of the Bunya Highway Site Access Intersection 18
6.2.2 Turn Lane Assessment of the Bunya Highway / Kingaroy-Jandowae Road Intersection 19
6.3 Crash Statistics 20
6.4 Conclusions in relation to Safety 20

7 Pavement Contribution Assessment 21
7.1 Pavement Contribution Assessment on State-controlled Roads 21
7.1.1 Assessment Parameters 21
7.1.2 Project Operational Parameters 21
7.1.3 Pavement Contribution on State-controlled Roads 21

8 Summary of Findings 22

Amended in red by SARA on
11 August 2021

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE
SARA ref: 2107-23453 SRA
Date: 11 August 2021

Table of Contents

TABLES

Table 2-1 – Existing Local Road Hierarchy 6
Table 5-1 – 2023 and 2033 Operational Characteristics of the Bunya Highway / Site Access Road Intersection 12
Table 5-2 – 2023 Operational Characteristics of the Bunya Highway / Kingaroy-Jandowae Road Intersection 13
Table 5-3 – 2033 Operational Characteristics of the Bunya Highway / Kingaroy-Jandowae Road Intersection 14
Table 6-1 – Review of the Sight Distances 15
Table 6-2 – Design Traffic Volume Parameters – Bunya Highway Site Access Intersection 18
Table 6-3 – Design Traffic Volume Parameters – Bunya Highway / Kingaroy-Jandowae Road Intersection 19

FIGURES

Figure 2-1 – Locality Map 6
Figure 3-1 – Transport Routes 7
Figure 4-1 – Location of Traffic Surveys 8
Figure 5-1 – Modelled Configuration of the Bunya Highway Site Access Intersection 12
Figure 5-2 – Modelled Existing Configuration of the Bunya Highway / Kingaroy-Jandowae Road Intersection 13
Figure 6-1 – Contour Map and Sight Distances 16
Figure 6-2 – Warrants for Turn Lane Treatments 17
Figure 6-3 – Calculation of Major Road Traffic Volumes 18
Figure 6-4 – Warrants for Turn Lane Treatments – Bunya Highway Site Access Intersection 19
Figure 6-5 – Warrants for Turn Lane Treatments – Bunya Highway / Kingaroy-Jandowae Road Intersection 20

APPENDICES

Appendix A Site Layout Plan
Appendix B Traffic Volume Diagrams
Appendix C Results of SIDRA Analyses
Appendix D Results of Traffic Surveys
Appendix E Results of Pavement Contribution Assessment

Amended in red by SARA on
11 August 2021

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE
Queensland Government
SARA ref: 2107-23453 SRA
Date: 11 August 2021

1 Introduction

Traffic & Transport Plus (**TTPlus**) has been commissioned by Harry Pickering (**HP**) to prepare a traffic and pavement impact assessment report as part of a development application for Bell Quarry located on land adjacent to the Bunya Highway, described as Lot 42 on AG3324 (**Subject Site**).

This development application proposes that the quarry will produce up to 80,000 tonnes per annum (**tpa**), commencing in 2022 / 2023 (**the Proposal**). For the purpose of this traffic and pavement impact assessment, it is conservatively assumed that the Proposal would start operation in 2023, therefore adopting the traditional ten-year design horizon planning approach, the design horizon year for the proposed quarry is 2033.

The demand for material follows economic cycles, so it is often difficult to provide definitive volume output estimates, HP has advised that the annual production would be likely to increase gradually from 30,000 tpa in 2023 to 80,000 tpa over the next 10 years. As a design consideration, the production profile of the proposed quarry is likely to be in the order of the following:

- Year 1 (2023): 30,000 tpa;
- Year 2 (2024): 40,000 tpa;
- Year 3 (2025): 45,000 tpa;
- Year 4 (2026): 50,000 tpa;
- Year 5 (2027): 55,000 tpa;
- Year 6 (2028): 60,000 tpa;
- Year 7 (2029): 65,000 tpa;
- Year 8 (2030): 70,000 tpa;
- Year 9 (2031): 75,000 tpa, and
- Year 10 (≥2032): 80,000 tpa.

An assessment of the operational impacts of the Proposal on the external road network has been undertaken using SIDRA 9 intersection analysis software (**SIDRA**). As part of the SIDRA analysis, the assessment philosophy has included the concept of a "peak hour factor" (more information provided in Section 4.3), to provide additional surety that suitable infrastructure is in place at commencement of, and through the life of the Proposal, to cater for the likely 'worst-case-scenario' peak operating conditions of the Proposal. This methodology is considered to be a suitably conservative approach to the analysis.

This report addresses the following traffic-related issues:

- The transport routes;
- Additional trips (both heavy and light vehicles) associated with the Proposal;
- Traffic impacts on the adjacent external road network associated with the Proposal;
- Safety issues on the adjacent external road network in consideration of the additional traffic generated by the Proposal, and
- Pavement impacts / contributions associated with the Proposal.

A summary of findings is provided in Section 8.

2 Subject Site

2.1 Site Location and Site Layout Plan

The Subject Site is located approximately 3.8km north-east of the Bunya Highway / Kingaroy-Jandowae Road intersection. Figure 2-1 illustrates the location of the site relative to the Bunya Highway and Kingaroy-Jandowae Road.

The trips that would be likely to be generated by the Proposal would use the existing site access of an existing dwelling on the Bunya Highway (demonstrated by the green arrow on Figure 2-1). It is recommended to upgrade the existing site access to accommodate the traffic associated with the proposed site (the recommended works have been discussed in Section 6 of this report).

The site layout plan for the Proposal is included as **Appendix A**.

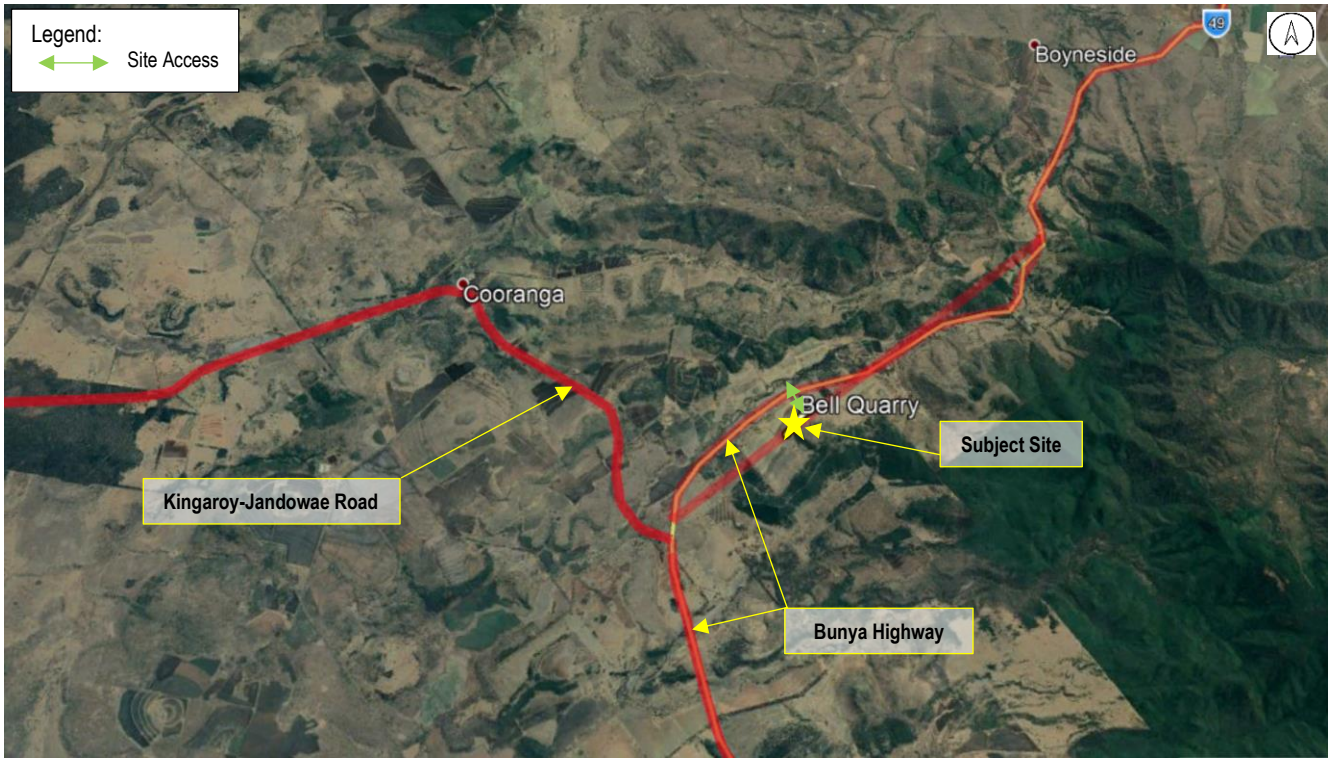


Figure 2-1 – Locality Map
Source: Google Earth [annotations and road names added by TTPlus]
Note: The red shaded lines indicate State-controlled roads.

2.2 Existing Road Network

The hierarchical classification and characteristics of the roads in the vicinity of the Subject Site are described in Table 2-1 below.

Table 2-1 – Existing Local Road Hierarchy

Road	Traffic Lanes	Authority	Speed Limit
Bunya Highway	2 (undivided)	Department of Transport and Main Roads (**DTMR**)	100km/h
Kingaroy-Jandowae Road	2 (undivided)	DTMR	100km/h*

*It is assumed that Kingaroy-Jandowae Road has a speed limit of 100km/h as there is no posted speed limit (the speed limit outside built-up areas in Queensland is 100km/h unless otherwise indicated by signs).

3 The Transport Routes

TTPlus has been advised that the quarried material is anticipated to be transported to the South Burnett Council area (towards Taabinga and Kingaroy) and the Western Downs Council area (towards Dalby).

The road network in the vicinity of the Subject Site has been assessed to assist in determining the appropriate transport routes for haulage of material to the likely destinations. The proposed transport routes utilising the Bunya Highway, illustrated on Figure 3-1, are the recommended transport routes to be used for haulage of material from the site.

The proposed transport routes are detailed below:

- To / from the north-east (towards Taabinga and Kingaroy):
  - via the Bunya Highway (north-east), and
- To / from the south-west (towards Dalby):
  - via the Bunya Highway (south-west).

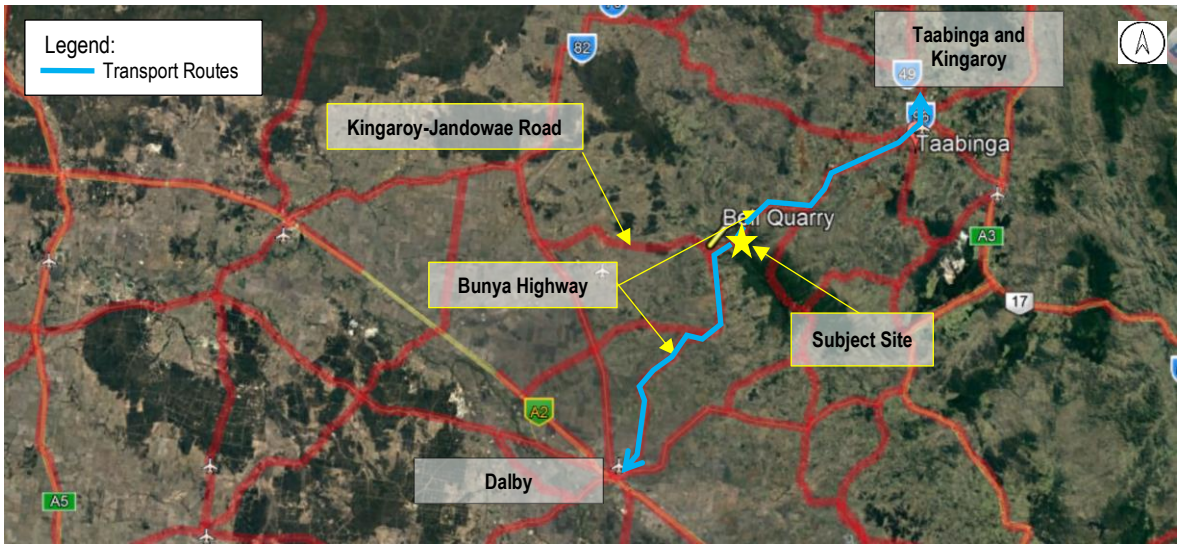


Figure 3-1 – Transport Routes
Source: Google Earth [annotations added by TTPlus]
Note: The red shaded lines indicate State-controlled roads.

4 Traffic Volumes

4.1 2018 Traffic Volumes

To assist in the preparation of this assessment, determination of existing background traffic volumes was required. Traffic surveys were undertaken at the Bunya Highway / Kingaroy-Jandowae Road intersection on Wednesday 17 March 2021 from 6:30am to 9:30am and from 2:30pm to 6:00pm. The location of the traffic surveys is illustrated on Figure 4-1.

The detailed results of the traffic surveys are included in **Appendix D**.

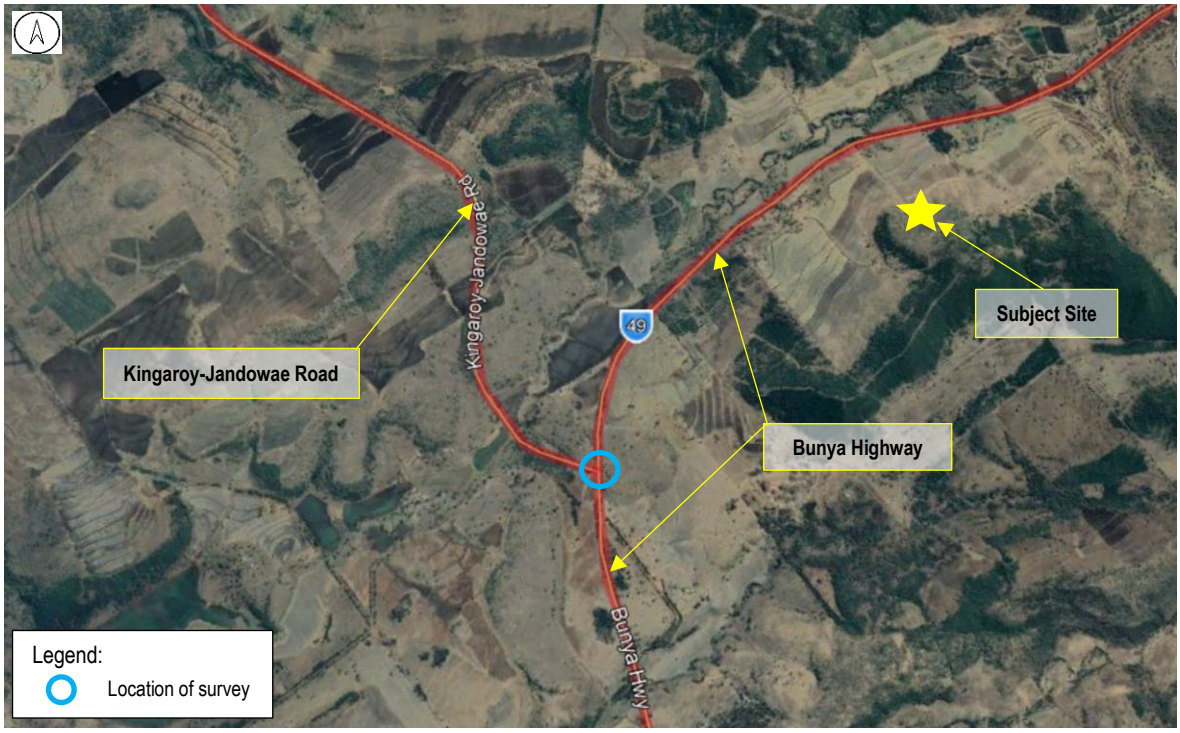


Figure 4-1 – Location of Traffic Surveys
Source: Google Earth [Survey location and annotations added by TTPlus]
Note: The red shaded lines indicate State-controlled roads.

The observed AM and PM peak hour periods were identified as being 8:00am to 9:00am and 2:30pm to 3:30pm. Figure B1 within **Appendix B** illustrates the 2021 observed AM and PM peak hourly traffic volumes.

4.2 Base Traffic Volumes

As discussed previously, it is conservatively assumed that the Proposal would start operation in 2023, and therefore adopting the traditional ten-year design horizon planning approach, the design horizon year for the proposed quarry is 2033.

Background traffic data was sourced from DTMR traffic census stations along the Bunya Highway and Kingaroy-Jandowae Road to assist in forecasting an appropriate background traffic growth rate to utilise for assessment purposes. The average annual daily traffic (**AADT**) and growth rates of the nearby state-controlled roads (**SCR**s) are listed below:

- Bunya Highway (station no. 20542 / 37737), near the Subject Site:
  - From 1,006 vehicles per day (**vpd**) in 2012 to 855vpd in 2019
  - Growth rate: -2.3% p.a. (compound)
- Bunya Highway (station no. 30045), south of Kingaroy-Jandowae Road:
  - From 551vpd in 2012 to 731vpd in 2019
  - Growth rate: 4.1% p.a. (compound)
- Kingaroy-Jandowae Road (station no. 32121):
  - From 118vpd in 2012 to 135vpd in 2019
  - Growth rate: 1.9% p.a. (compound)

Whilst future traffic growth can only be estimated, for the purpose of this assessment, a traffic growth rate of 3% p.a. (compound) has been adopted to estimate future background traffic volumes on State-controlled roads (**SCR**s) proximate to the Subject Site.

Figures B2 and B3 within **Appendix B** illustrate the 2023 and 2033 base AM and PM peak hour traffic volumes (without the Proposal).

4.3 Trip Generating Characteristics of the Proposal

TTPlus has been advised that the operational hours of the haulage activities of the Proposal sought are from 7:00am to 6:00pm from Monday to Saturday (11 hours). No haulage activities will occur on Sunday or public holidays.

For the purpose of this traffic impact assessment, it is required to estimate the trips associated with the Proposal in 2023 (the first year of operation) to 2033 (10-year design horizon). As mentioned previously, the maximum production rate anticipated during the year of opening of 2023 is 30,000 tpa 'ramping' up over ten years to the sought maximum of 80,000 tpa in 2033.

It is difficult to forecast the future actual peak production per annum at this planning stage, therefore in this instance, the identified maximum production of 30,000 tpa in 2023 and 80,000pta in 2033 have been adopted to assess the traffic impacts of the Proposal. This is considered to be sufficiently conservative to enable all potential traffic impacts to be quantified. In reality, the actual production rate would be likely to be less this modelled profile.

Amended in red by SARA on
11 August 2021

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE
Queensland Government
SARA ref: 2107-23453 SRA
Date: 11 August 2021

Truck Trips

In order to ensure sufficient infrastructure is in place to cater for the 'worst-case' operational scenario, the analysis has conservatively assumed that the site would be likely to generate more than the typical hourly traffic volumes during the peak hour periods by introducing the concept of a "peak hour factor". In this instance, a peak hour factor of 3 has been adopted – refer to second footnote below which outlines the details of the "peak hour factor".

The estimated trip generation associated with the Proposal is outlined below.

- Operational weeks per year: 50 weeks;
- Operational days per week: 6 days per week (from Monday to Saturday);
- Operational hours: 7:00am to 6:00pm (from Monday to Saturday);
- Average Operational hours per day: 11 hours per day;
- Average mass of material per vehicle*: 26.50 tonnes per vehicle;
- Peak hour factor**: 3;

In 2023

- Annual production rate: 30,000 tpa;
- Peak hour traffic volume (IN): 30,000 / 50 / 6 / 11 / 26.50 × 3 = 1.03 → 1vph, and
- Peak hour traffic volume (OUT): 1vph (assumed same as IN traffic volumes).

In 2033

- Annual production rate: 80,000 tpa;
- Peak hour traffic volume (IN): 80,000 / 50 / 6 / 11 / 26.50 × 3 = 2.74 → 4vph has been conservatively adopted in this assessment, and
- Peak hour traffic volume (OUT): 4vph (assumed same as IN traffic volumes).

**TTPlus has been advised that 13t payload tandem trucks (50%) and 40t payload truck and dogs (50%) would be used for haulage. The average mass of material assumed to be transported per vehicle has been calculated by factoring the mass of material able to be transported by these vehicles and the relative proportions of them within the vehicle fleet. Therefore, the average mass of material per vehicle = 13t x 0.50 + 40t x 0.50 = 26.50 tonnes per vehicle.*

***The peak hour factor is the ratio of the absolute peak operating conditions to the average operating conditions, as modelled for the Subject Site. This represents what is considered to be the 'worst-case' peak operational scenario and accounts for all aspects of variations expected throughout each day and the year.*

These resultant volume forecasts are considered to be appropriately conservative for the purpose of this assessment. It is also conservatively assumed within the modelling that the development peak and the on-road peak are coincident.

This 'worst-case' operational scenario is a design consideration only and is unlikely to occur as part of the actual day to day operations. The analysis methodology used is intended to ensure that sufficient infrastructure is provided in the vicinity of the site and to enable the safe and efficient operation of the surrounding road network.

Car Trips

TTPlus has been advised that there would be 3 staff working at the site.

Staff and visitors would generally not arrive / leave the site during the AM and PM haulage peak periods; notwithstanding this, allowances of 2vph during both the AM and PM peak hour period (1vph IN + 1vph OUT) have been included in the analysis. This is a conservatively high allowance for staff / visitor car trips coinciding with the haulage and on-road peak periods (the assumption of coincidence of these peaks is also conservative). The allowance for additional trips generated by staff and visitors (car trips) is in addition to the additional trips generated by the haulage activities (truck trips) of the proposed quarry. The travel routes of staff / visitors are not known at this stage, however, for the purpose of this assessment, it has been assumed that all of the staff would travel to / from the site from / to the south (Dalby).

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE
Queensland Government
SARA ref: 2107-23453 SRA
Date: 11 August 2021

Amended in red by SARA on
11 August 2021

Trip Distribution

TTPlus has been advised that ~50% of the quarried material would be transported to the South Burnett Council area (towards Taabinga and Kingaroy) and the remaining ~50% would be transported to the Western Downs Council area (towards Dalby).

The trips forecast to be generated by the Proposal in 2023 and 2033 are illustrated on Figure B4 and Figure B5 respectively within **Appendix B**.

4.4 Design Traffic Volumes

For the reasons outlined earlier in this report, the resultant volume forecasts are considered to be appropriately conservative for the purpose of this assessment. It is also conservatively assumed within the modelling that the development peak and the on-road peak hours are coincident.

Adding the forecast "additional" peak hour trips generated by the Proposal [Figure B4 and Figure B5] to the 2023 and 2033 base traffic volumes [Figure B2 and Figure B3] yields the 2023 and 2033 design peak hour traffic volumes with the Proposal. These are illustrated on Figures B6 and B7 within **Appendix B**.

Amended in red by SARA on
11 August 2021

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE
SARA ref: 2107-23453 SRA
Date: 11 August 2021

5 Traffic Impact Assessment

Future operation of the Bunya Highway site access intersection and the Bunya Highway / Kingaroy-Jandowae Road intersection have been assessed. The following sections of this report outline the results of the analyses of the key intersections. The detailed results of the SIDRA analyses for both intersections are provided as **Appendix C**.

5.1 Intersection Performance of the Bunya Highway Site Access Intersection

The trips that would be likely to be generated by the Proposal would use the existing site access of an existing dwelling on the Bunya Highway. It is recommended to provide BAL and BAR treatments at the site access (the turn lane warrant assessment has been included in Section 6.2.1). In addition, it is also recommended that the first 25m or so of the site access road to be sealed and widened to accommodate two-way traffic such that a haul vehicle can prop whilst another vehicle enters.

The modelled configuration of the Bunya Highway site access intersection as assessed using SIDRA, is shown as Figure 5-1.

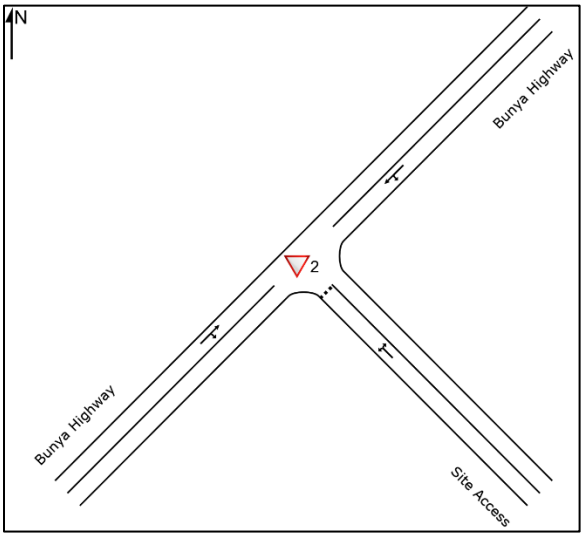


Figure 5-1 – Modelled Configuration of the Bunya Highway Site Access Intersection

Results from the analyses of the Bunya Highway site access intersection for the design scenarios with the Proposal in 2023 (first operational year) and in 2033 (10-year design horizon) are summarised in Table 5-1.

Table 5-1 – 2023 and 2033 Operational Characteristics of the Bunya Highway / Site Access Road Intersection

Leg	Movement	2023 Design (with the Proposal)				2033 Design (with the Proposal)			
		AM		PM		AM		PM	
		Degree of Sat (v/c)	95% Back of Queue (m)	Degree of Sat (v/c)	95% Back of Queue (m)	Degree of Sat (v/c)	95% Back of Queue (m)	Degree of Sat (v/c)	95% Back of Queue (m)
Site Access (Southeast)	L	0.00	0	0.00	0	0.01	0	0.01	0
	R	0.00	0	0.00	0	0.01	0	0.01	0
Bunya Highway (Northeast)	L	0.02	0	0.02	0	0.02	0	0.02	0
	T	0.02	0	0.02	0	0.02	0	0.02	0
Bunya Highway (Southwest)	T	0.01	0	0.02	0	0.02	0	0.02	0
	R	0.01	0	0.02	0	0.02	0	0.02	0

*Note: Practical Maximum Degree of Saturation (**DOS**) for a priority intersection is 0.80.*

The results provided in Table 5-1 indicate that the Bunya Highway site access intersection as assessed would operate well within satisfactory operating parameters beyond the 10-year design horizon with the Proposal from a capacity viewpoint.

5.2 Intersection Performance of the Bunya Highway / Kingaroy-Jandowae Road Intersection

The modelled existing configuration of the Bunya Highway / Kingaroy-Jandowae Road intersection as assessed using SIDRA, is shown as Figure 5-2.

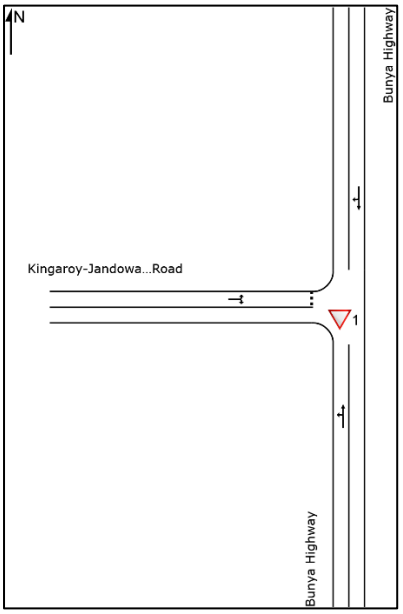


Figure 5-2 – Modelled Existing Configuration of the Bunya Highway / Kingaroy-Jandowae Road Intersection

Results from the analyses of the Bunya Highway / Kingaroy-Jandowae Road intersection for the base and design scenarios with the Proposal in 2023 (first operational year) and in 2033 (10-year design horizon) are summarised in Table 5-2 and Table 5-3.

Table 5-2 – 2023 Operational Characteristics of the Bunya Highway / Kingaroy-Jandowae Road Intersection

Leg	Movement	2023 Base (without the Proposal)				2023 Design (with the Proposal)			
		AM		PM		AM		PM	
		Degree of Sat (v/c)	95% Back of Queue (m)	Degree of Sat (v/c)	95% Back of Queue (m)	Degree of Sat (v/c)	95% Back of Queue (m)	Degree of Sat (v/c)	95% Back of Queue (m)
Bunya Highway (South)	L	0.01	0	0.02	0	0.01	0	0.02	0
	T	0.01	0	0.02	0	0.01	0	0.02	0
Bunya Highway (North)	T	0.01	0	0.02	0	0.01	0	0.02	0
	R	0.01	0	0.02	0	0.01	0	0.02	0
Kingaroy-Jandowae Road (West)	L	0.01	0	0.00	0	0.01	0	0.00	0
	R	0.01	0	0.00	0	0.01	0	0.00	0

Note: Practical Maximum DOS for a priority intersection is 0.80.

Table 5-3 – 2033 Operational Characteristics of the Bunya Highway / Kingaroy-Jandowae Road Intersection

Leg	Movement	2033 Base (without the Proposal)				2033 Design (with the Proposal)			
		AM		PM		AM		PM	
		Degree of Sat (v/c)	95% Back of Queue (m)	Degree of Sat (v/c)	95% Back of Queue (m)	Degree of Sat (v/c)	95% Back of Queue (m)	Degree of Sat (v/c)	95% Back of Queue (m)
Bunya Highway (South)	L	0.01	0	0.02	0	0.01	0	0.02	0
	T	0.01	0	0.02	0	0.01	0	0.02	0
Bunya Highway (North)	T	0.02	0	0.02	0	0.02	0	0.02	0
	R	0.02	0	0.02	0	0.02	0	0.02	0
Kingaroy-Jandowae Road (West)	L	0.01	0	0.00	0	0.01	0	0.00	0
	R	0.01	0	0.00	0	0.01	0	0.00	0

Note: Practical Maximum DOS for a priority intersection is 0.80.

The results provided in Table 5-2 and Table 5-3 indicate that the existing Bunya Highway / Kingaroy-Jandowae Road intersection as assessed would operate well within satisfactory operating parameters beyond the 10-year design horizon with the Proposal from a capacity viewpoint.

6 Safety Assessment

Whilst the previous section considers the operation of the key intersections from a capacity viewpoint, safety of these intersections is also required to be assessed.

In consideration of safety, it is important to consider the appropriate geometries and locations of these intersections. This includes consideration of the following features:

- Sight distances;
- Turn lane warrants;
- Crash data, and
- Any other relevant safety features.

There are no other relevant safety features other than sight distances, crash data and the need to consider higher order turn lane treatments (which have been assessed in the following sections).

6.1 Sight Distances

Sight distances available for the Bunya Highway site access intersection, have been assessed.

The required safe intersection sight distances (**SISD**) and approach sight distances (**ASD**) as per the requirements identified in Austroads' "*Guide to Road Design Part 4A: Unsignalised and Signalised Intersection, 2017*"; and whether the sight distances available for the Bunya Highway site access intersection comply with the Austroads' requirements are summarised in Table 6-1.

The required SISD (285m) related to the site access is illustrated on Figure 6-1. Based on a review of available aerial imagery and contour lines of Queensland Globe (refer to Figure 6-1), it is apparent that the Bunya Highway is relatively straight and flat proximate to the site access, therefore the sight distances available at the Bunya Highway site access intersection comply with the Austroads' requirements.

This would be verified at the detailed design stage.

Table 6-1 – Review of the Sight Distances

Intersection	Direction of Major Road	Design Speed of Major Road*	Required SISD	Required ASD	Available Sight Distance complies with Austroads' Requirements	
					SISD	ASD
Bunya Highway site access	Eastbound	110km/h	285m	193m	Yes	Yes
	Westbound	110km/h	285m	193m	Yes	Yes

**the analysis has adopted a design speed allowance of 10km/h above the posted speed limit.*

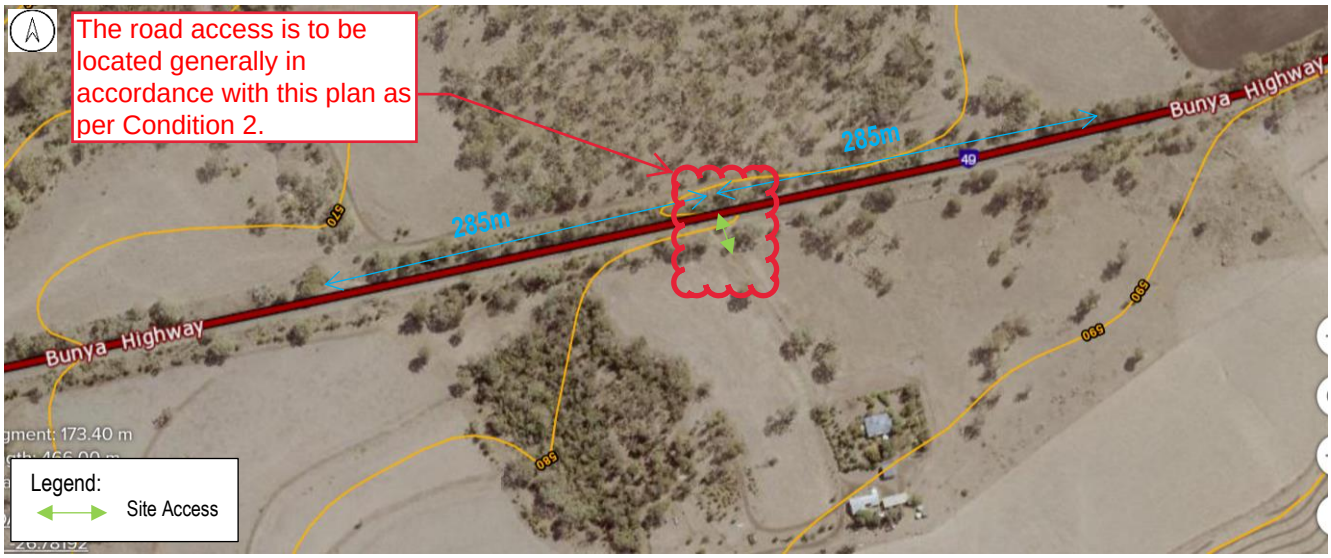


Figure 6-1 – Contour Map and Sight Distances

Source: https://qldglobe.information.qld.gov.au/ [annotations and sight distances added by TTPlus]

6.2 Turn Lane Treatments

Considering the ultimate likely design traffic scenarios (2033 AM and PM design scenarios) ensures the warrants for the possible need to consider higher order turn lane treatments at the above key intersections are properly tested for all anticipated traffic conditions with the Proposal.

The identified turn lane treatments that would be sought for the above key intersections to ensure appropriately safe operation are determined by plotting the base and design traffic volumes on the graphs included as *Figure 4A-1 Warrants – Major Road Turn Treatments - Normal Design Domain* contained within DTMR's "*Supplement to Austroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersections"* (Ref.1) duplicated as Figure 6-2.

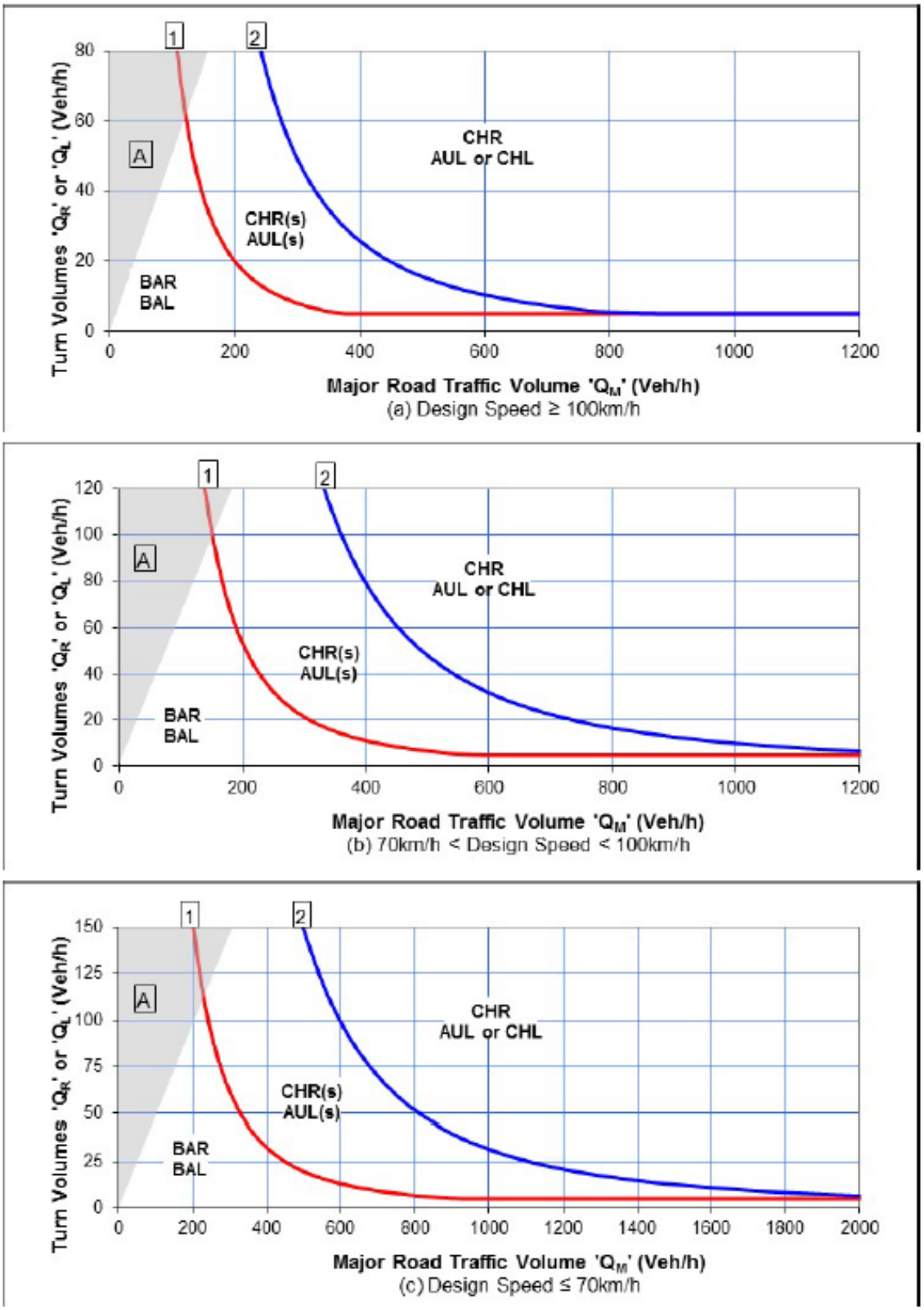
Amended in red by SARA on
11 August 2021

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE
SARA ref: 2107-23453 SRA
Date: 11 August 2021

[1] "Supplement to Austroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersections, Road Planning and Design Manual – Edition 2: Volume 3", DTMR, August 2014.

Supplement to Austroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersections

Figure 4A-1 - Warrants - major road turn treatments - Normal Design Domain



(*) the minimum right turn treatment for multi-lane roads is a CHR(s)

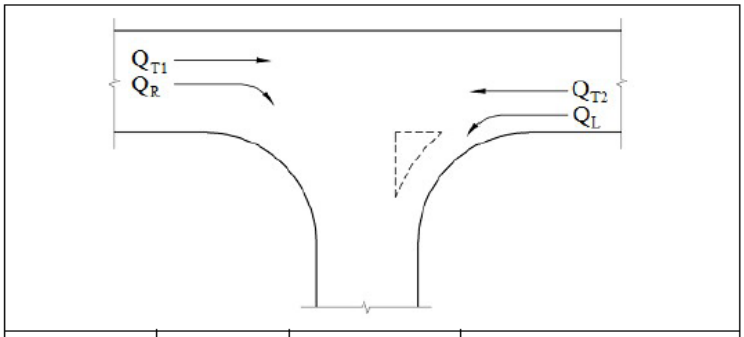
Figure 6-2 – Warrants for Turn Lane Treatments

(Source: Ref.1)

The x-axis (Q_M) and y-axis (Q_L and Q_R) on these graphs relate to the following:

- Q_R = Right turn traffic volume (vph).
- Q_L = Left turn traffic volume (vph).
- Q_M = Major road traffic volume which is calculated in accordance with Figure 4A-2 Calculation of the Major Road Traffic Volume Parameter 'Q_M' (Ref.1), duplicated as Figure 6-3.

Figure 4A-2 - Calculation of the major road traffic volume parameter 'Q_M'



Road Type	Turn Type	Splitter Island	Q_M (veh/h)
2 Lane 2 Way	Right	No	= Q_{T1} + Q_{T2} + Q_L
		Yes	= Q_{T1} + Q_{T2}
	Left	Yes/No	= Q_{T2}
4 Lane 2 Way	Right	No	= 50% x Q_{T1} + Q_{T2} + Q_L
		Yes	= 50% x Q_{T1} + Q_{T2}
	Left	Yes/No	= 50% x Q_{T2}
6 Lane 2 Way	Right	No	= 33% x Q_{T1} + Q_{T2} + Q_L
		Yes	= 33% x Q_{T1} + Q_{T2}
	Left	Yes/No	= 33% x Q_{T2}

Figure 6-3 – Calculation of Major Road Traffic Volumes

(Source: Ref.1)

6.2.1 Turn Lane Assessment of the Bunya Highway Site Access Intersection

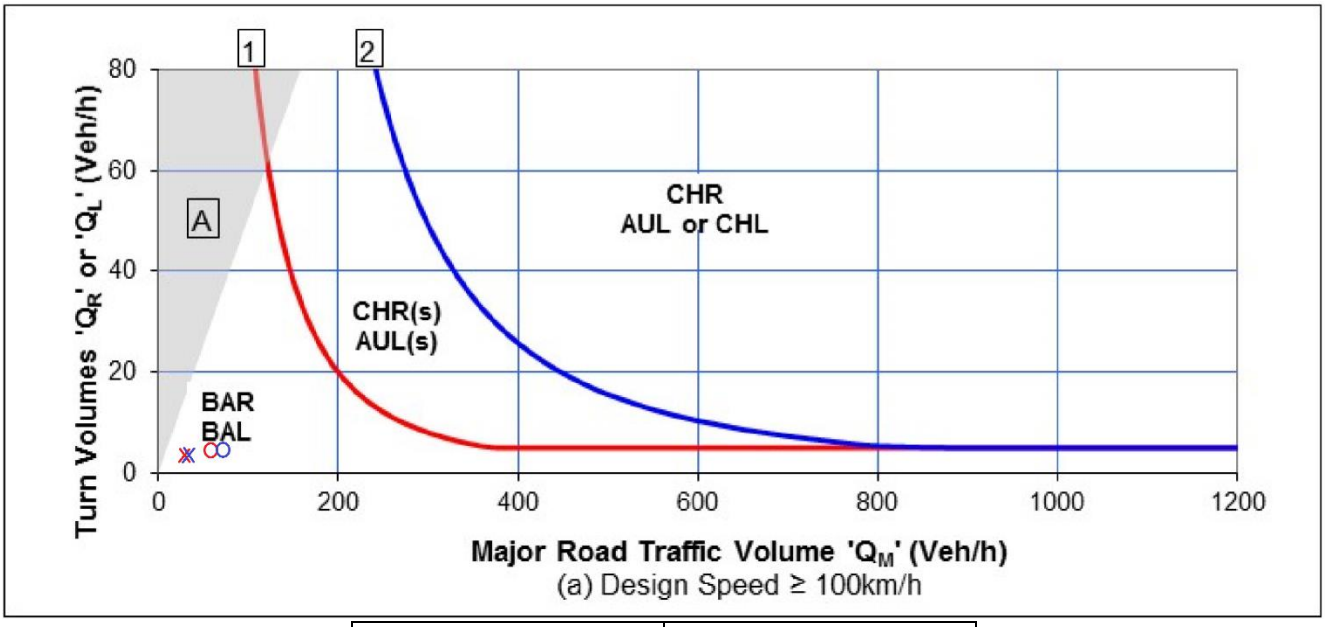
By applying the calculations indicated from within Figure 6-3, the following relevant traffic volume parameters for the left turn, right turn and through movements for 2033 AM and PM design scenarios were established. The traffic volume parameters for each assessment scenario are summarised in Table 6-2.

Table 6-2 – Design Traffic Volume Parameters – Bunya Highway Site Access Intersection

Scenario	Traffic Movement	Traffic Volume (vph)	
		2033 Design (with the Proposal)	
		AM	PM
Left Turn Scenario	Q_L	2	2
	Q_{ML}	30	36
Right Turn Scenario	Q_R	3	3
	Q_{MR}	56	71

In order to illustrate the identified turn lane treatment ideally sought to be provided at the site access intersection for each of the above scenarios, the traffic volume parameters determined in Table 6-2 have been plotted on Figure 4A-1(a) (Ref.1) (refer to Figure 6-2). It is noted that the posted speed limit on the Bunya Highway is 100km/h (therefore the analysis has adopted a design speed of 110km/h, being a commonly adopted design allowance of 10km/h above the speed limit).

The coordinates of the assessed cases are as indicated approximately on Figure 6-4.



x	2033 AM – Right Turn	x	2033 PM – Right Turn
o	2033 AM – Right Turn	o	2033 PM – Right Turn

Figure 6-4 – Warrants for Turn Lane Treatments – Bunya Highway Site Access Intersection

Based on the results illustrated on Figure 6-4, a basic left turn (**BAL**) and basic right turn (**BAR**) treatment would typically be required to be provided at the Bunya Highway site access.

It is recommended to provide BAL and BAR treatments at the site access. In addition, it is also recommended that the first 25m or so of the site access road to be sealed and widened to accommodate two-way traffic.

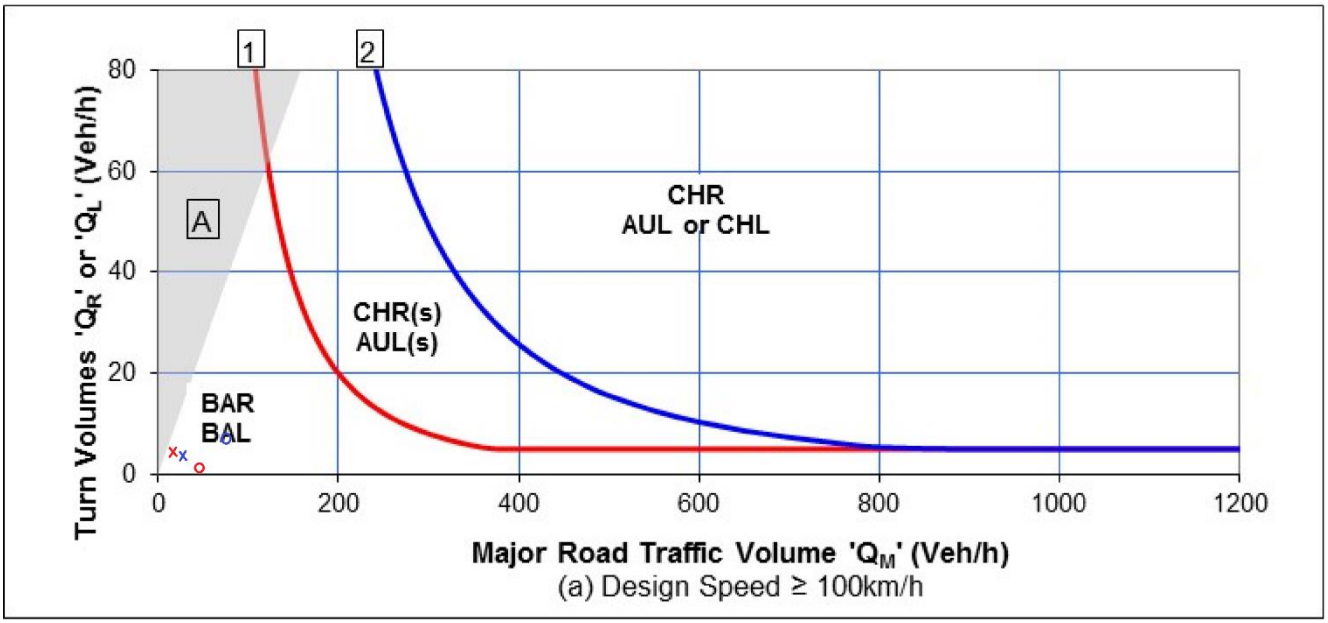
6.2.2 Turn Lane Assessment of the Bunya Highway / Kingaroy-Jandowae Road Intersection

By applying the calculations indicated from within Figure 6-3, the following relevant traffic volume parameters for the left turn, right turn and through movements for 2033 AM and PM design scenarios were established. The traffic volume parameters for each assessment scenario are summarised in Table 6-3.

Table 6-3 – Design Traffic Volume Parameters – Bunya Highway / Kingaroy-Jandowae Road Intersection

Scenario	Traffic Movement	Traffic Volume (vph)	
		2033 Design (with the Proposal)	
		AM	PM
Left Turn Scenario	Q_L	4	3
	Q_{ML}	19	33
Right Turn Scenario	Q_R	1	7
	Q_{MR}	55	68

The coordinates of the assessed cases are as indicated approximately on Figure 6-5.



x	2033 AM – Right Turn	x	2033 PM – Right Turn
o	2033 AM – Right Turn	o	2033 PM – Right Turn

Figure 6-5 – Warrants for Turn Lane Treatments – Bunya Highway / Kingaroy-Jandowae Road Intersection

Based on the results illustrated on Figure 6-5, it is apparent that a higher order turn lane treatment is not required to be provided at the Bunya Highway / Kingaroy-Jandowae Road intersection.

Therefore, the existing geometry of the Bunya Highway / Kingaroy-Jandowae Road intersection is considered to be appropriate.

6.3 Crash Statistics

The Queensland Government database (https://www.data.qld.gov.au/dataset/crash-data-from-queensland-roads) provides recorded road crash data that can be used to understand what, if any, crash history exists at the key intersections along the transport route.

The routinely adopted crash frequency and time window metric when issues may be considered to be significant is 3 casualty crashes in the last 5 years.

From review of the crash data from 2015 to the end of 2019 (ie. the most recent 5 years of data), there have been no reported crashes at the existing Bunya Highway site access location and the Bunya Highway / Kingaroy-Jandowae Road intersection. Accordingly, it is considered that there are no systematic safety issues at these key intersections that would reasonably require further consideration.

6.4 Conclusions in relation to Safety

Based on the results of the SIDRA analysis, the turn lane treatment assessment and the review of historic crash data, the additional traffic associated with the Proposal would only generate marginal impacts at the key intersections, even including the concept of a “peak hour factor”. No additional infrastructure improvement works associated with the Proposal are considered to be necessary to ensure the safe and efficient operation of the road network, except the improvement works recommended to be provided at the site access intersection on the Bunya Highway.

7 Pavement Contribution Assessment

7.1 Pavement Contribution Assessment on State-controlled Roads

HP has advised that the annual production would likely increase gradually from less than 30,000 tpa in 2023 to a maximum of 80,000 tpa over the next 10 years. The profile adopted as noted in Section 1 of this report has been adopted for assessment purposes as it represents a conservatively high estimate of likely sales.

The appropriate contribution for pavement impacts associated with the Proposal on SCRs has been determined using DTMR's "*Guide to Traffic Impact Assessment*" (**GTIA**) (Ref.2) and the adopted haulage profile.

7.1.1 Assessment Parameters

The following assessment parameters have been adopted in this pavement contribution assessment:

- Production profile: presented in Section 1 of this report;
- First assessment year: 2023;
- AADT data: 2019 data sourced from DTMR;
- AADT growth rate: 3.0% p.a. (compound), which is consistent with the traffic growth rate adopted in the traffic impact assessment of this report, and
- Marginal Cost: 2019 data sourced from DTMR.

7.1.2 Project Operational Parameters

The likely operational parameters of the Proposal have been previously discussed in Section 4.3 of this report.

7.1.3 Pavement Contribution on State-controlled Roads

The calculation of pavement contributions for the pavement impacts on the SCRs associated with the Proposal, undertaken based on DTMR's GTIA, has been included as **Appendix E**. An electronic copy of the excel file can be provided (if required) upon request.

With the proposed annual production increasing gradually from 30,000 tpa in 2023 to 80,000 tpa over the next 10 years, the results of the pavement contribution assessment indicates that the appropriate pavement contribution associated with the Proposal is zero.

[2] *"Guide to Traffic Impact Assessment", DTMR, 2017.*

8 Summary of Findings

TTPlus has been commissioned by Harry Pickering (**HP**) to prepare a traffic and pavement impact assessment report as part of a development application for Bell Quarry located on land adjacent to the Bunya Highway, described as Lot 42 on AG3324.

This development application proposes that the quarry will remove up to 80,000 tpa, commencing in 2022 / 2023. The demand for quarried material follows economic cycles, so it is often difficult to provide definitive volume output estimates, however HP has advised that the annual production would likely increase gradually from 30,000 tpa in 2023 to 80,000 tpa over the next 10 years – the assessment outlined herein has taken this into account. The site layout plan for the Proposal is included as **Appendix A**.

Site Access

The trips that would be likely to be generated by the Proposal would use the existing site access of an existing dwelling on the Bunya Highway.

It is recommended to provide BAL and BAR treatments at the Bunya Highway site access intersection. In addition, it is also recommended that the first 25m or so of the site access road to be sealed and widened to accommodate two-way traffic.

Transport Routes

Figure 3-1**,** contained in Section 3 of this report**,** illustrates the proposed transport routes related to the quarry.

Traffic Impact Assessment and Safety Assessment

The results of the SIDRA analyses included in Section 5 of this report illustrate that the Bunya Highway site access intersection and the Bunya Highway / Kingaroy-Jandowae Road intersection as assessed, would operate well within satisfactory operating parameters with the Proposal from a capacity viewpoint.

The results of the safety assessment (including a turn lane treatment assessment) included in Section 6 of this report indicate that there are no specific safety concerns along the transport route and that higher order turn lane treatments are not required to be provided at the Bunya Highway / Kingaroy-Jandowae Road intersection. No additional infrastructure improvement works associated with the Proposal are considered to be necessary to ensure the safe and efficient operation of the road network, except the improvement works recommended to be provided at the site access intersection on the Bunya Highway.

Pavement Contribution on State-Controlled Roads

With the proposed annual production increasing gradually from 30,000 tpa in 2023 to 80,000 tpa over the next 10 years, the results of the pavement contribution assessment indicates that the appropriate pavement contribution associated with the Proposal is zero.

Conclusion

Based on the assessment and recommendations herein, the Proposal can be approved from a traffic engineering perspective.

Appendix A

Site Layout Plan

Important Notes

This plan has been prepared for H. E. Pickering from existing records for the purpose of assisting a planning and / design of a proposed extractive industry development within the subject land, and should not be used for any other purpose.

This plan is not an identification plan and boundaries have not been marked. The subject property boundaries as shown on the plan face are derived from DCDB. They are subject to cadastral survey.

Proposed development details shown on the plan are approximate only and are also subject to cadastral survey.

In particular, no reliance should be placed on the information provided on this plan for any financial dealings involving the land.

Contour Information as shown has been derived from aerial photography and is indicative only. Photographic detail here on is current only as at the time of aerial photography and has not been corrected for scale distortion. The photo should not be scaled as it is provided for pictorial information only. A detail survey (contour, levels, and site features) would enable more accurate information to be prepared.

156 AG960

211 AG960

210 AG960

1661 AG3991

1662 RP898131

157 SP142329

158 SP142329

48 NPW873

1663 RP898131

2 RP99000

1 RP99000

42 AG3324

505·868 ha

Proposed Quarry 7·5ha

abt 300·0

abt 250·0

abt 250·0

abt 300·0

HIGHWAY

BUNYA

Site access point (existing)

Existing Track

Existing Dwelling

Existing Sheds

1301·56

843·48

93·82

1822·62

1273·19

396·0

1733·87

860·25

(1229·85)

N

DEVELOPMENT CONSTRAINT OVERLAYS

Regulated Vegetation

Category B area (Remnant Vegetation)

Vegetation Management

Category A or B area containing of concern regional ecosystem

Category A or B area that is a least concern regional ecosystem

Watercourse and drainage features on the vegetation management map

Future Expansion Area (abt 22ha) (50m offset to constraints)

① Stream order Id No.

Scale 1:6000 @A1 – Lengths are in Metres.

100 0 100 200 300 400 500 600 700 800 900

group downes
Surveyors - Planners - Development Consultants
Sunshine Coast * Toowoomba * Western Downs
www.downes.com.au A.C.N. 010 841 639

Client – **HARRY PICKERING**

Project – **Quarry Concept Plan**

Plan for purpose of assisting planning and design of a proposed extractive industry development within Lot 42 on AG3324

Bunya Highway, Cooranga

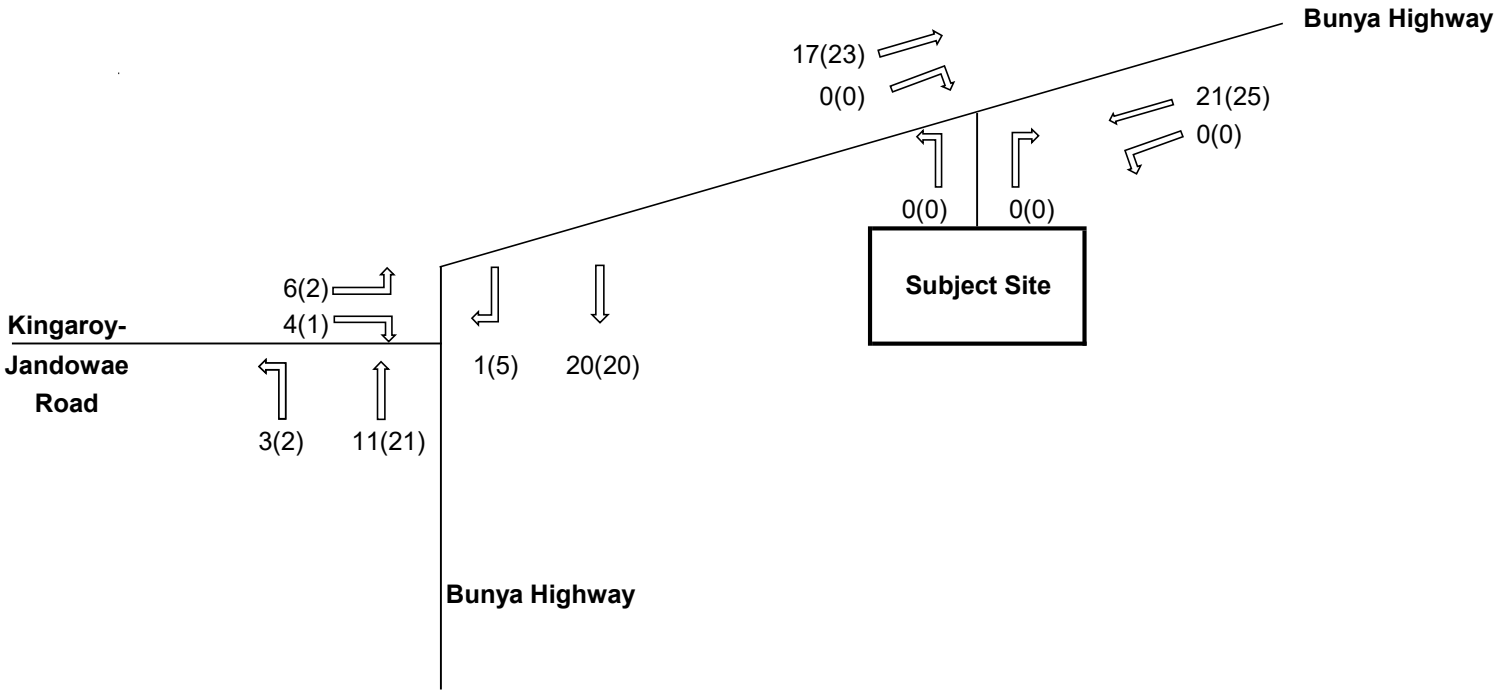
Local Authority – WESTERN DOWNS REGIONAL COUNCIL	
Locality – COORANGA	
Scale (A1) 1:6000	Meridian DCDB
Q.A Approval: D Smart Date: 31/08/2020	Project Manager: S Vlatko-Rulo Date: 31/08/2020
Surveyor –	Drawn BJ
Plan No. ZA00771.P02	

Appendix B

Traffic Volume Diagrams

Note:

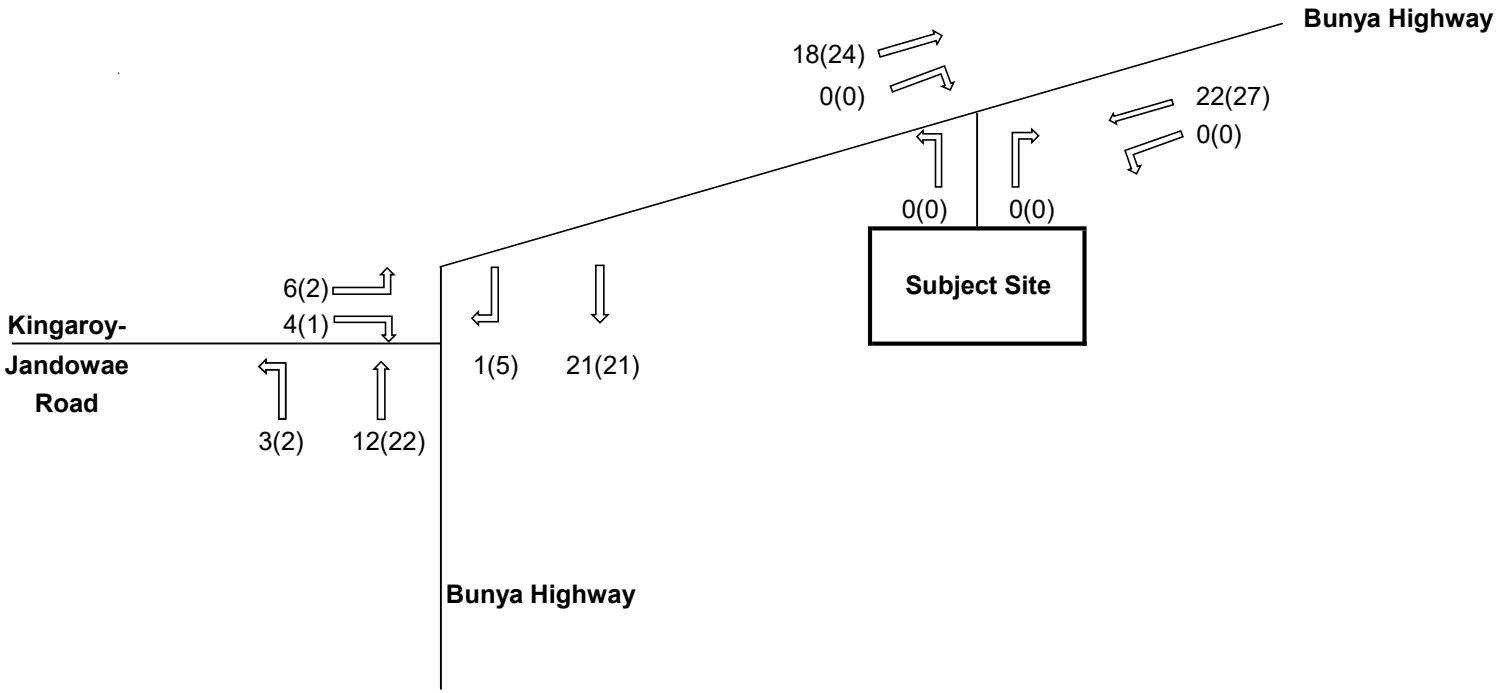
1. all units are vehicles per hour
2. 20 (30) = Weekday AM peak hour traffic volume (Weekday PM peak hour traffic volume)



Bell Quarry	**2021 Observed Traffic Volumes**	April 2021
		TTPlus Project No: 10502
	Figure B1	TRAFFIC TRANSPORT plus

Note:

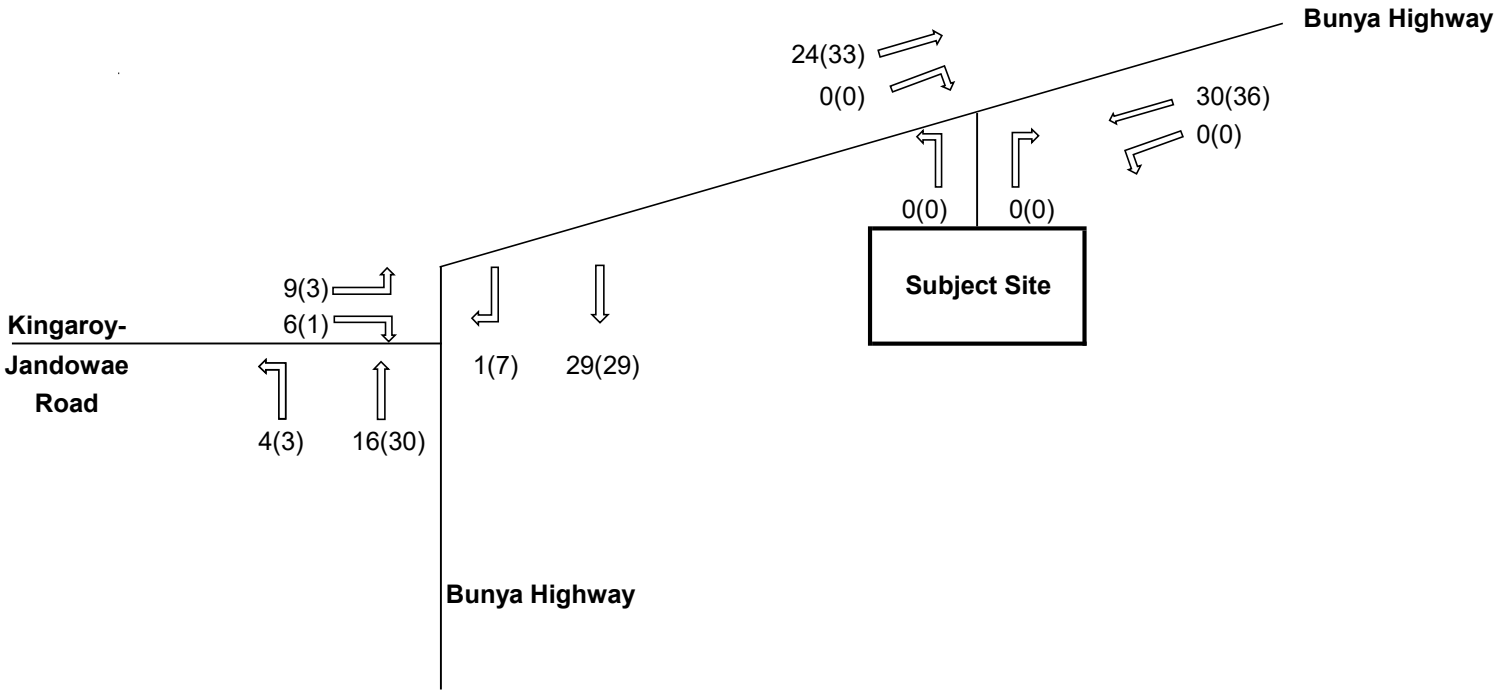
1. all units are vehicles per hour
2. 20 (30) = Weekday AM peak hour traffic volume (Weekday PM peak hour traffic volume)



Bell Quarry	**2023 Base Traffic Volumes**	April 2021 TTPlus Project No: 10502
	Figure B2	TRAFFIC TRANSPORT plus

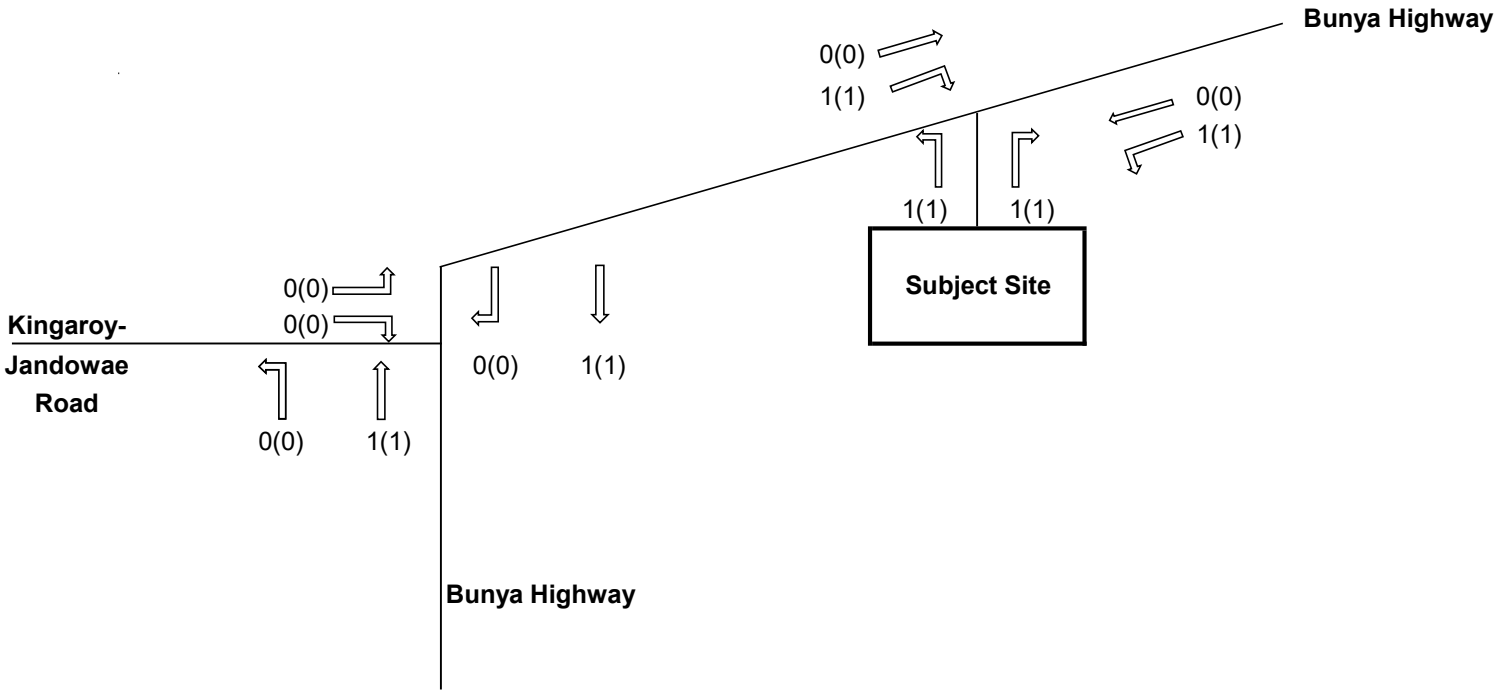
Note:

1. all units are vehicles per hour
2. 20 (30) = Weekday AM peak hour traffic volume (Weekday PM peak hour traffic volume)



Bell Quarry	**2033 Base Traffic Volumes**	April 2021 TTPlus Project No: 10502
	Figure B3	TRAFFIC TRANSPORT plus

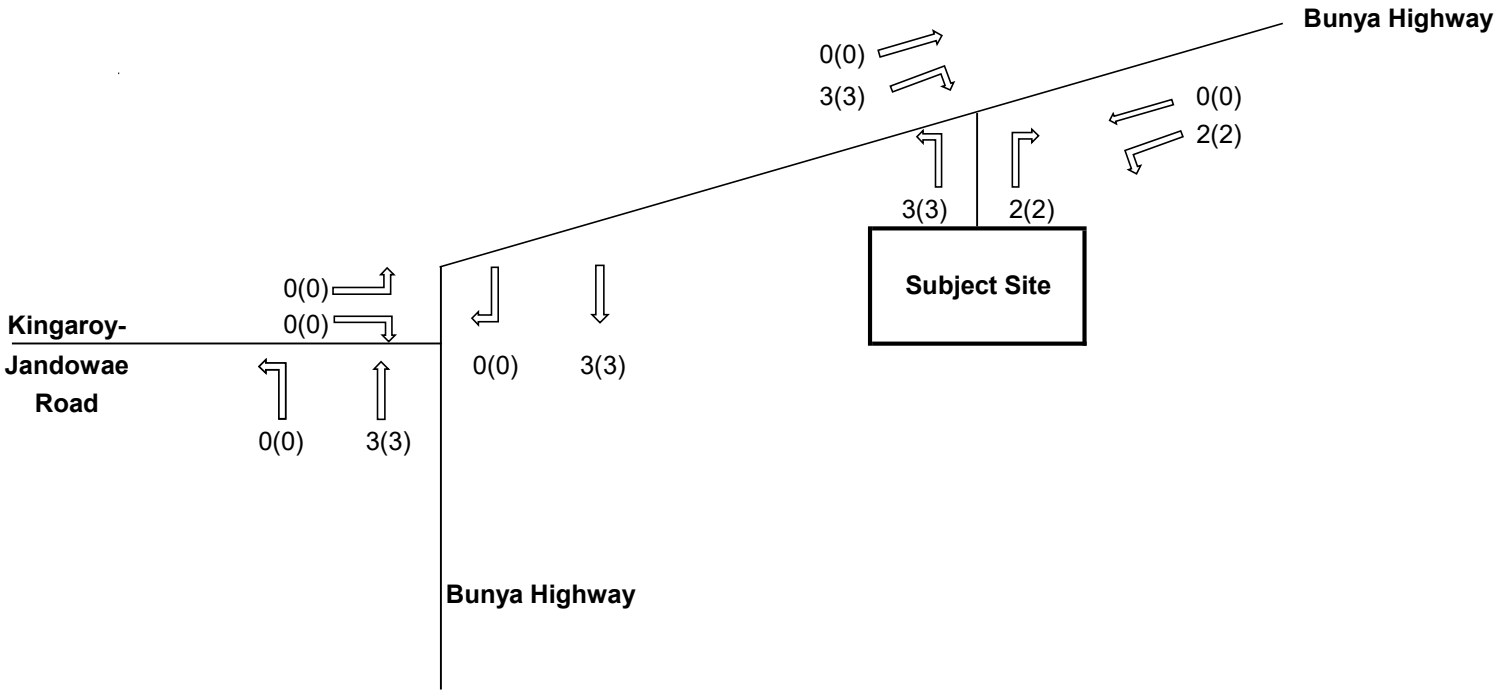
Note:
1. all units are vehicles per hour
2. 20 (30) = Weekday AM peak hour traffic volume (Weekday PM peak hour traffic volume)



Bell Quarry	**2023 Development Traffic Volumes**	April 2021 TTPlus Project No: 10502
	Figure B4	TRAFFIC TRANSPORT plus

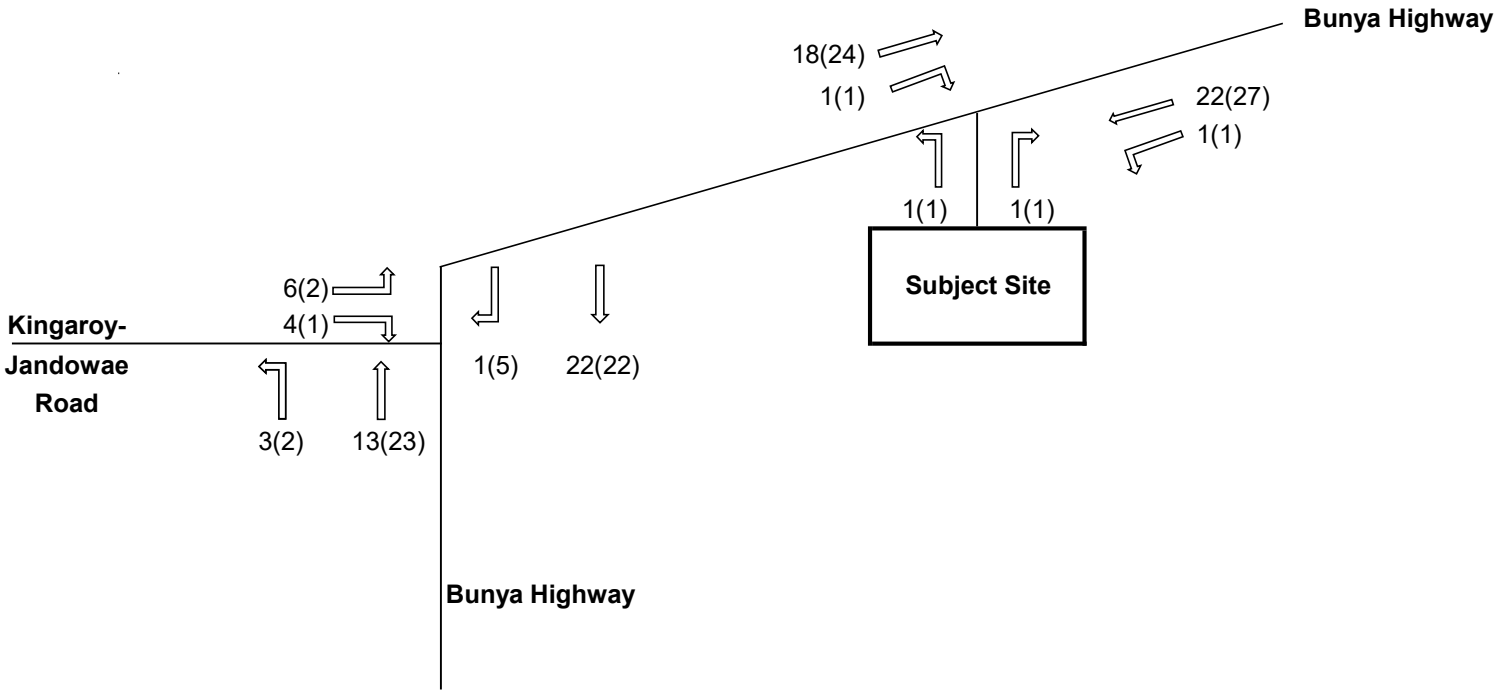
Note:

1. all units are vehicles per hour
2. 20 (30) = Weekday AM peak hour traffic volume (Weekday PM peak hour traffic volume)



Bell Quarry	**2033 Development Traffic Volumes**	April 2021 TTPlus Project No: 10502
	Figure B5	TRAFFIC TRANSPORT plus

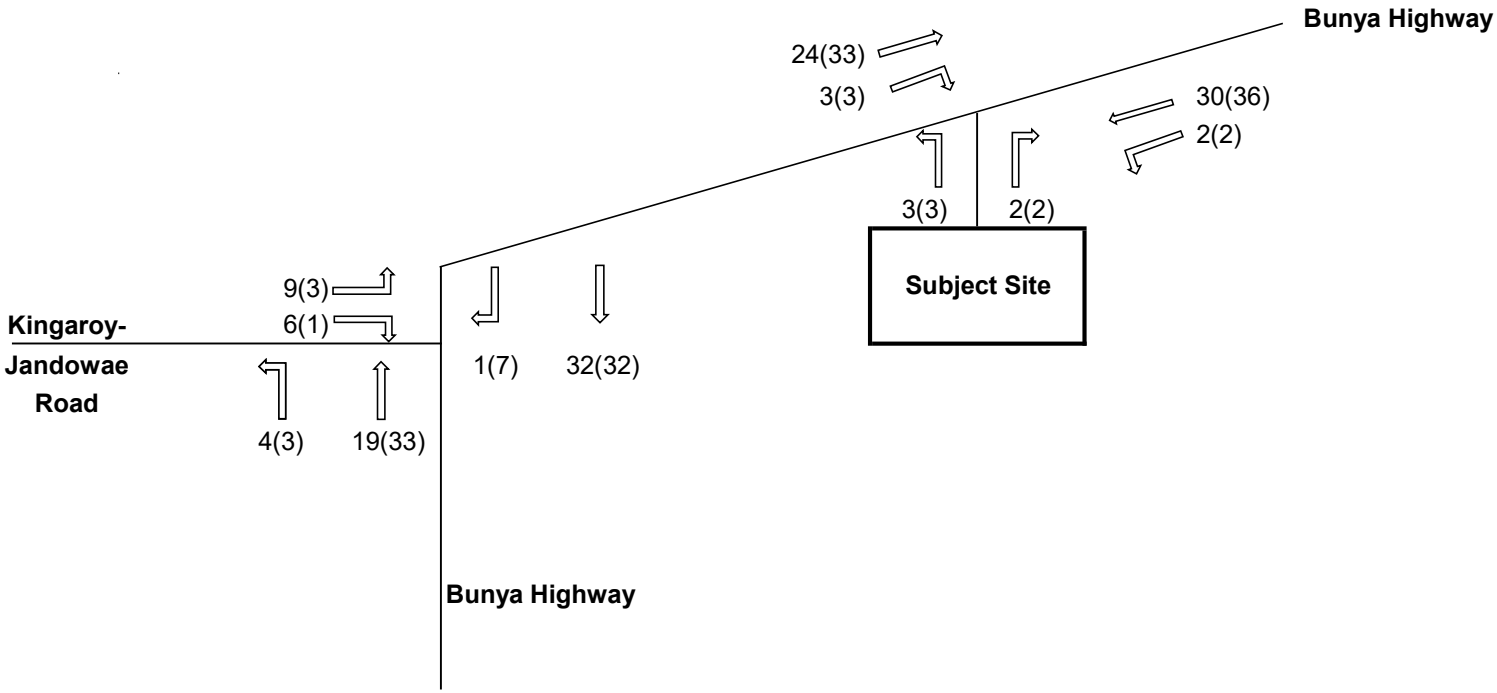
Note:
1. all units are vehicles per hour
2. 20 (30) = Weekday AM peak hour traffic volume (Weekday PM peak hour traffic volume)



Bell Quarry	**2023 Design Traffic Volumes**	April 2021 TTPlus Project No: 10502
	Figure B6	TRAFFIC TRANSPORT plus

Note:

1. all units are vehicles per hour
2. 20 (30) = Weekday AM peak hour traffic volume (Weekday PM peak hour traffic volume)



Bell Quarry	**2033 Design Traffic Volumes**	April 2021
		TTPlus Project No: 10502
	Figure B7	TRAFFIC TRANSPORT plus

Appendix C

Results of SIDRA Analyses

MOVEMENT SUMMARY

Site: 2 [2023 Design AM Peak Hour (Site Folder: Proposed Site Access)]

Bunya Highway site access
Site Category: Proposed Design 1
Give-Way (Two-Way)

Vehicle Movement Performance

Mov ID	Turn	INPUT VOLUMES [Total veh/h	HV] %	DEMAND FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE [Veh. veh	Dist] m	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
SouthEast: Site Access														
21	L2	1	80.0	1	80.0	0.002	6.6	LOS A	0.0	0.1	0.11	0.55	0.11	50.1
23	R2	1	80.0	1	80.0	0.002	6.7	LOS A	0.0	0.1	0.11	0.55	0.11	49.4
Approach		2	80.0	2	80.0	0.002	6.6	LOS A	0.0	0.1	0.11	0.55	0.11	49.8
NorthEast: Bunya Highway														
24	L2	1	80.0	1	80.0	0.015	6.5	LOS A	0.0	0.0	0.00	0.02	0.00	54.5
25	T1	22	25.0	23	25.0	0.015	0.0	LOS A	0.0	0.0	0.00	0.02	0.00	59.9
Approach		23	27.4	24	27.4	0.015	0.3	NA	0.0	0.0	0.00	0.02	0.00	59.7
SouthWest: Bunya Highway														
31	T1	18	18.0	19	18.0	0.012	0.0	LOS A	0.0	0.1	0.01	0.03	0.01	59.9
32	R2	1	80.0	1	80.0	0.012	6.6	LOS A	0.0	0.1	0.01	0.03	0.01	53.6
Approach		19	21.3	20	21.3	0.012	0.4	NA	0.0	0.1	0.01	0.03	0.01	59.5
All Vehicles		44	27.1	46	27.1	0.015	0.6	NA	0.0	0.1	0.01	0.05	0.01	59.1

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.
Delay Model: SIDRA Standard (Geometric Delay is included).
Queue Model: SIDRA Standard.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

SIDRA INTERSECTION 9.0 | Copyright © 2000-2020 Akcelik and Associates Pty Ltd | sidrasolutions.com
Organisation: TRAFFIC AND TRANSPORT PLUS | Licence: PLUS / 1PC | Processed: Tuesday, 13 April 2021 3:41:05 PM

MOVEMENT SUMMARY

Site: 2 [2023 Design PM Peak Hour (Site Folder: Proposed Site Access)]

Bunya Highway site access
Site Category: Proposed Design 1
Give-Way (Two-Way)

Vehicle Movement Performance

Mov ID	Turn	INPUT VOLUMES [Total veh/h	HV] %	DEMAND FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE [Veh. veh	Dist] m	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
SouthEast: Site Access														
21	L2	1	80.0	1	80.0	0.002	6.6	LOS A	0.0	0.1	0.12	0.55	0.12	50.1
23	R2	1	80.0	1	80.0	0.002	6.8	LOS A	0.0	0.1	0.12	0.55	0.12	49.4
Approach		2	80.0	2	80.0	0.002	6.7	LOS A	0.0	0.1	0.12	0.55	0.12	49.7
NorthEast: Bunya Highway														
24	L2	1	80.0	1	80.0	0.017	6.5	LOS A	0.0	0.0	0.00	0.02	0.00	54.5
25	T1	27	15.0	28	15.0	0.017	0.0	LOS A	0.0	0.0	0.00	0.02	0.00	59.9
Approach		28	17.3	29	17.3	0.017	0.2	NA	0.0	0.0	0.00	0.02	0.00	59.7
SouthWest: Bunya Highway														
31	T1	24	23.8	25	23.8	0.016	0.0	LOS A	0.0	0.1	0.01	0.02	0.01	59.9
32	R2	1	80.0	1	80.0	0.016	6.6	LOS A	0.0	0.1	0.01	0.02	0.01	53.6
Approach		25	26.0	26	26.0	0.016	0.3	NA	0.0	0.1	0.01	0.02	0.01	59.6
All Vehicles		55	23.6	58	23.6	0.017	0.5	NA	0.0	0.1	0.01	0.04	0.01	59.2

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.
Delay Model: SIDRA Standard (Geometric Delay is included).
Queue Model: SIDRA Standard.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

SIDRA INTERSECTION 9.0 | Copyright © 2000-2020 Akcelik and Associates Pty Ltd | sidrasolutions.com
Organisation: TRAFFIC AND TRANSPORT PLUS | Licence: PLUS / 1PC | Processed: Tuesday, 13 April 2021 3:41:06 PM

MOVEMENT SUMMARY

Site: 2 [2033 Design AM Peak Hour (Site Folder: Proposed Site Access)]

Bunya Highway site access
Site Category: Proposed Design 1
Give-Way (Two-Way)

Vehicle Movement Performance

Mov ID	Turn	INPUT VOLUMES [Total veh/h	HV] %	DEMAND FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE [Veh. veh	Dist] m	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
SouthEast: Site Access														
21	L2	3	80.0	3	80.0	0.005	6.6	LOS A	0.0	0.2	0.13	0.54	0.13	50.1
23	R2	2	80.0	2	80.0	0.005	6.8	LOS A	0.0	0.2	0.13	0.54	0.13	49.4
Approach		5	80.0	5	80.0	0.005	6.7	LOS A	0.0	0.2	0.13	0.54	0.13	49.8
NorthEast: Bunya Highway														
24	L2	2	80.0	2	80.0	0.021	6.5	LOS A	0.0	0.0	0.00	0.04	0.00	54.4
25	T1	30	25.0	32	25.0	0.021	0.0	LOS A	0.0	0.0	0.00	0.04	0.00	59.9
Approach		32	28.4	34	28.4	0.021	0.4	NA	0.0	0.0	0.00	0.04	0.00	59.5
SouthWest: Bunya Highway														
31	T1	24	18.0	25	18.0	0.018	0.0	LOS A	0.0	0.2	0.04	0.07	0.04	59.7
32	R2	3	80.0	3	80.0	0.018	6.6	LOS A	0.0	0.2	0.04	0.07	0.04	53.4
Approach		27	24.9	28	24.9	0.018	0.8	NA	0.0	0.2	0.04	0.07	0.04	58.9
All Vehicles		64	31.0	67	31.0	0.021	1.1	NA	0.0	0.2	0.03	0.09	0.03	58.4

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.
Delay Model: SIDRA Standard (Geometric Delay is included).
Queue Model: SIDRA Standard.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

SIDRA INTERSECTION 9.0 | Copyright © 2000-2020 Akcelik and Associates Pty Ltd | sidrasolutions.com
Organisation: TRAFFIC AND TRANSPORT PLUS | Licence: PLUS / 1PC | Processed: Tuesday, 13 April 2021 3:41:07 PM

MOVEMENT SUMMARY

Site: 2 [2033 Design PM Peak Hour (Site Folder: Proposed Site Access)]

Bunya Highway site access
Site Category: Proposed Design 1
Give-Way (Two-Way)

Vehicle Movement Performance

Mov ID	Turn	INPUT VOLUMES [Total veh/h	HV] %	DEMAND FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE [Veh. veh	Dist] m	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
SouthEast: Site Access														
21	L2	3	80.0	3	80.0	0.005	6.7	LOS A	0.0	0.2	0.14	0.54	0.14	50.0
23	R2	2	80.0	2	80.0	0.005	6.9	LOS A	0.0	0.2	0.14	0.54	0.14	49.3
Approach		5	80.0	5	80.0	0.005	6.8	LOS A	0.0	0.2	0.14	0.54	0.14	49.7
NorthEast: Bunya Highway														
24	L2	2	80.0	2	80.0	0.023	6.5	LOS A	0.0	0.0	0.00	0.03	0.00	54.5
25	T1	36	15.0	38	15.0	0.023	0.0	LOS A	0.0	0.0	0.00	0.03	0.00	59.9
Approach		38	18.4	40	18.4	0.023	0.3	NA	0.0	0.0	0.00	0.03	0.00	59.6
SouthWest: Bunya Highway														
31	T1	33	23.8	35	23.8	0.024	0.0	LOS A	0.0	0.2	0.03	0.05	0.03	59.7
32	R2	3	80.0	3	80.0	0.024	6.6	LOS A	0.0	0.2	0.03	0.05	0.03	53.5
Approach		36	28.5	38	28.5	0.024	0.6	NA	0.0	0.2	0.03	0.05	0.03	59.2
All Vehicles		79	26.9	83	26.9	0.024	0.9	NA	0.0	0.2	0.02	0.07	0.02	58.7

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.
Delay Model: SIDRA Standard (Geometric Delay is included).
Queue Model: SIDRA Standard.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

SIDRA INTERSECTION 9.0 | Copyright © 2000-2020 Akcelik and Associates Pty Ltd | sidrasolutions.com
Organisation: TRAFFIC AND TRANSPORT PLUS | Licence: PLUS / 1PC | Processed: Tuesday, 13 April 2021 3:41:07 PM

MOVEMENT SUMMARY

Site: 1 [2023 Base AM Peak Hour (Site Folder: Existing Geometry)]

Bunya Highway / Kingaroy-Jandowae Road Intersection
Site Category: Existing Design
Give-Way (Two-Way)

Vehicle Movement Performance

Mov ID	Turn	INPUT VOLUMES [Total veh/h	HV] %	DEMAND FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE [Veh. veh	Dist] m	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
South: Bunya Highway														
1	L2	3	20.0	3	20.0	0.009	5.8	LOS A	0.0	0.0	0.00	0.12	0.00	56.4
2	T1	12	20.0	13	20.0	0.009	0.0	LOS A	0.0	0.0	0.00	0.12	0.00	58.9
Approach		15	20.0	16	20.0	0.009	1.2	NA	0.0	0.0	0.00	0.12	0.00	58.4
North: Bunya Highway														
8	T1	21	20.0	22	20.0	0.013	0.0	LOS A	0.0	0.1	0.01	0.03	0.01	59.7
9	R2	1	20.0	1	20.0	0.013	5.7	LOS A	0.0	0.1	0.01	0.03	0.01	56.4
Approach		22	20.0	23	20.0	0.013	0.3	NA	0.0	0.1	0.01	0.03	0.01	59.6
West: Kingaroy-Jandowae Road														
10	L2	6	20.0	6	20.0	0.008	5.8	LOS A	0.0	0.2	0.06	0.56	0.06	52.6
12	R2	4	20.0	4	20.0	0.008	5.8	LOS A	0.0	0.2	0.06	0.56	0.06	52.0
Approach		10	20.0	11	20.0	0.008	5.8	LOS A	0.0	0.2	0.06	0.56	0.06	52.4
All Vehicles		47	20.0	49	20.0	0.013	1.7	NA	0.0	0.2	0.02	0.17	0.02	57.5

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.
Delay Model: SIDRA Standard (Geometric Delay is included).
Queue Model: SIDRA Standard.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

SIDRA INTERSECTION 9.0 | Copyright © 2000-2020 Akcelik and Associates Pty Ltd | sidrasolutions.com
Organisation: TRAFFIC AND TRANSPORT PLUS | Licence: PLUS / 1PC | Processed: Tuesday, 13 April 2021 3:52:25 PM

MOVEMENT SUMMARY

Site: 1 [2023 Base PM Peak Hour (Site Folder: Existing Geometry)]

Bunya Highway / Kingaroy-Jandowae Road Intersection
Site Category: Existing Design
Give-Way (Two-Way)

Vehicle Movement Performance

Mov ID	Turn	INPUT VOLUMES [Total veh/h	HV] %	DEMAND FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE [Veh. veh	Dist] m	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
South: Bunya Highway														
1	L2	2	20.0	2	20.0	0.015	5.8	LOS A	0.0	0.0	0.00	0.05	0.00	56.9
2	T1	22	20.0	23	20.0	0.015	0.0	LOS A	0.0	0.0	0.00	0.05	0.00	59.5
Approach		24	20.0	25	20.0	0.015	0.5	NA	0.0	0.0	0.00	0.05	0.00	59.3
North: Bunya Highway														
8	T1	21	20.0	22	20.0	0.016	0.0	LOS A	0.0	0.3	0.04	0.11	0.04	58.8
9	R2	5	20.0	5	20.0	0.016	5.8	LOS A	0.0	0.3	0.04	0.11	0.04	55.6
Approach		26	20.0	27	20.0	0.016	1.1	NA	0.0	0.3	0.04	0.11	0.04	58.2
West: Kingaroy-Jandowae Road														
10	L2	2	20.0	2	20.0	0.002	5.8	LOS A	0.0	0.1	0.09	0.55	0.09	52.5
12	R2	1	20.0	1	20.0	0.002	5.9	LOS A	0.0	0.1	0.09	0.55	0.09	52.0
Approach		3	20.0	3	20.0	0.002	5.9	LOS A	0.0	0.1	0.09	0.55	0.09	52.3
All Vehicles		53	20.0	56	20.0	0.016	1.1	NA	0.0	0.3	0.02	0.11	0.02	58.3

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.
Delay Model: SIDRA Standard (Geometric Delay is included).
Queue Model: SIDRA Standard.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

SIDRA INTERSECTION 9.0 | Copyright © 2000-2020 Akcelik and Associates Pty Ltd | sidrasolutions.com
Organisation: TRAFFIC AND TRANSPORT PLUS | Licence: PLUS / 1PC | Processed: Tuesday, 13 April 2021 3:52:26 PM

MOVEMENT SUMMARY

Site: 1 [2023 Design AM Peak Hour (Site Folder: Existing Geometry)]

Bunya Highway / Kingaroy-Jandowae Road Intersection
Site Category: Existing Design
Give-Way (Two-Way)

Vehicle Movement Performance

Mov ID	Turn	INPUT VOLUMES [Total veh/h	HV] %	DEMAND FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE [Veh. veh	Dist] m	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
South: Bunya Highway														
1	L2	3	20.0	3	20.0	0.010	5.8	LOS A	0.0	0.0	0.00	0.11	0.00	56.4
2	T1	13	20.0	14	20.0	0.010	0.0	LOS A	0.0	0.0	0.00	0.11	0.00	59.0
Approach		16	20.0	17	20.0	0.010	1.1	NA	0.0	0.0	0.00	0.11	0.00	58.5
North: Bunya Highway														
8	T1	22	20.0	23	20.0	0.014	0.0	LOS A	0.0	0.1	0.01	0.03	0.01	59.7
9	R2	1	20.0	1	20.0	0.014	5.7	LOS A	0.0	0.1	0.01	0.03	0.01	56.4
Approach		23	20.0	24	20.0	0.014	0.3	NA	0.0	0.1	0.01	0.03	0.01	59.6
West: Kingaroy-Jandowae Road														
10	L2	6	20.0	6	20.0	0.008	5.8	LOS A	0.0	0.2	0.06	0.56	0.06	52.6
12	R2	4	20.0	4	20.0	0.008	5.8	LOS A	0.0	0.2	0.06	0.56	0.06	52.0
Approach		10	20.0	11	20.0	0.008	5.8	LOS A	0.0	0.2	0.06	0.56	0.06	52.4
All Vehicles		49	20.0	52	20.0	0.014	1.7	NA	0.0	0.2	0.02	0.16	0.02	57.6

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.
Delay Model: SIDRA Standard (Geometric Delay is included).
Queue Model: SIDRA Standard.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

SIDRA INTERSECTION 9.0 | Copyright © 2000-2020 Akcelik and Associates Pty Ltd | sidrasolutions.com
Organisation: TRAFFIC AND TRANSPORT PLUS | Licence: PLUS / 1PC | Processed: Tuesday, 13 April 2021 3:52:26 PM

MOVEMENT SUMMARY

Site: 1 [2023 Design PM Peak Hour (Site Folder: Existing Geometry)]

Bunya Highway / Kingaroy-Jandowae Road Intersection
Site Category: Existing Design
Give-Way (Two-Way)

Vehicle Movement Performance

Mov ID	Turn	INPUT VOLUMES [Total veh/h	HV] %	DEMAND FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE [Veh. veh	Dist] m	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
South: Bunya Highway														
1	L2	2	20.0	2	20.0	0.015	5.8	LOS A	0.0	0.0	0.00	0.05	0.00	57.0
2	T1	23	20.0	24	20.0	0.015	0.0	LOS A	0.0	0.0	0.00	0.05	0.00	59.6
Approach		25	20.0	26	20.0	0.015	0.5	NA	0.0	0.0	0.00	0.05	0.00	59.3
North: Bunya Highway														
8	T1	22	20.0	23	20.0	0.017	0.0	LOS A	0.0	0.3	0.04	0.11	0.04	58.9
9	R2	5	20.0	5	20.0	0.017	5.8	LOS A	0.0	0.3	0.04	0.11	0.04	55.6
Approach		27	20.0	28	20.0	0.017	1.1	NA	0.0	0.3	0.04	0.11	0.04	58.2
West: Kingaroy-Jandowae Road														
10	L2	2	20.0	2	20.0	0.002	5.9	LOS A	0.0	0.1	0.09	0.55	0.09	52.5
12	R2	1	20.0	1	20.0	0.002	5.9	LOS A	0.0	0.1	0.09	0.55	0.09	52.0
Approach		3	20.0	3	20.0	0.002	5.9	LOS A	0.0	0.1	0.09	0.55	0.09	52.3
All Vehicles		55	20.0	58	20.0	0.017	1.1	NA	0.0	0.3	0.02	0.11	0.02	58.4

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.
Delay Model: SIDRA Standard (Geometric Delay is included).
Queue Model: SIDRA Standard.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

SIDRA INTERSECTION 9.0 | Copyright © 2000-2020 Akcelik and Associates Pty Ltd | sidrasolutions.com
Organisation: TRAFFIC AND TRANSPORT PLUS | Licence: PLUS / 1PC | Processed: Tuesday, 13 April 2021 3:52:27 PM

MOVEMENT SUMMARY

Site: 1 [2033 Base AM Peak Hour (Site Folder: Existing Geometry)]

Bunya Highway / Kingaroy-Jandowae Road Intersection
Site Category: Existing Design
Give-Way (Two-Way)

Vehicle Movement Performance

Mov ID	Turn	INPUT VOLUMES [Total veh/h	HV] %	DEMAND FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE [Veh. veh	Dist] m	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
South: Bunya Highway														
1	L2	4	20.0	4	20.0	0.012	5.8	LOS A	0.0	0.0	0.00	0.12	0.00	56.4
2	T1	16	20.0	17	20.0	0.012	0.0	LOS A	0.0	0.0	0.00	0.12	0.00	58.9
Approach		20	20.0	21	20.0	0.012	1.2	NA	0.0	0.0	0.00	0.12	0.00	58.4
North: Bunya Highway														
8	T1	29	20.0	31	20.0	0.018	0.0	LOS A	0.0	0.1	0.01	0.02	0.01	59.8
9	R2	1	20.0	1	20.0	0.018	5.8	LOS A	0.0	0.1	0.01	0.02	0.01	56.5
Approach		30	20.0	32	20.0	0.018	0.2	NA	0.0	0.1	0.01	0.02	0.01	59.7
West: Kingaroy-Jandowae Road														
10	L2	9	20.0	9	20.0	0.012	5.8	LOS A	0.0	0.4	0.07	0.56	0.07	52.6
12	R2	6	20.0	6	20.0	0.012	5.9	LOS A	0.0	0.4	0.07	0.56	0.07	52.0
Approach		15	20.0	16	20.0	0.012	5.9	LOS A	0.0	0.4	0.07	0.56	0.07	52.3
All Vehicles		65	20.0	68	20.0	0.018	1.8	NA	0.0	0.4	0.02	0.17	0.02	57.4

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.
Delay Model: SIDRA Standard (Geometric Delay is included).
Queue Model: SIDRA Standard.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

SIDRA INTERSECTION 9.0 | Copyright © 2000-2020 Akcelik and Associates Pty Ltd | sidrasolutions.com
Organisation: TRAFFIC AND TRANSPORT PLUS | Licence: PLUS / 1PC | Processed: Tuesday, 13 April 2021 3:52:27 PM

MOVEMENT SUMMARY

Site: 1 [2033 Base PM Peak Hour (Site Folder: Existing Geometry)]

Bunya Highway / Kingaroy-Jandowae Road Intersection
Site Category: Existing Design
Give-Way (Two-Way)

Vehicle Movement Performance

Mov ID	Turn	INPUT VOLUMES [Total veh/h	HV] %	DEMAND FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE [Veh. veh	Dist] m	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
South: Bunya Highway														
1	L2	3	20.0	3	20.0	0.020	5.8	LOS A	0.0	0.0	0.00	0.05	0.00	56.9
2	T1	30	20.0	32	20.0	0.020	0.0	LOS A	0.0	0.0	0.00	0.05	0.00	59.5
Approach		33	20.0	35	20.0	0.020	0.5	NA	0.0	0.0	0.00	0.05	0.00	59.3
North: Bunya Highway														
8	T1	29	20.0	31	20.0	0.023	0.0	LOS A	0.0	0.4	0.05	0.12	0.05	58.8
9	R2	7	20.0	7	20.0	0.023	5.8	LOS A	0.0	0.4	0.05	0.12	0.05	55.6
Approach		36	20.0	38	20.0	0.023	1.2	NA	0.0	0.4	0.05	0.12	0.05	58.1
West: Kingaroy-Jandowae Road														
10	L2	3	20.0	3	20.0	0.003	5.9	LOS A	0.0	0.1	0.10	0.54	0.10	52.5
12	R2	1	20.0	1	20.0	0.003	6.0	LOS A	0.0	0.1	0.10	0.54	0.10	51.9
Approach		4	20.0	4	20.0	0.003	5.9	LOS A	0.0	0.1	0.10	0.54	0.10	52.3
All Vehicles		73	20.0	77	20.0	0.023	1.1	NA	0.0	0.4	0.03	0.11	0.03	58.3

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.
Delay Model: SIDRA Standard (Geometric Delay is included).
Queue Model: SIDRA Standard.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

SIDRA INTERSECTION 9.0 | Copyright © 2000-2020 Akcelik and Associates Pty Ltd | sidrasolutions.com
Organisation: TRAFFIC AND TRANSPORT PLUS | Licence: PLUS / 1PC | Processed: Tuesday, 13 April 2021 3:57:49 PM

MOVEMENT SUMMARY

Site: 1 [2033 Design AM Peak Hour (Site Folder: Existing Geometry)]

Bunya Highway / Kingaroy-Jandowae Road Intersection
Site Category: Existing Design
Give-Way (Two-Way)

Vehicle Movement Performance

Mov ID	Turn	INPUT VOLUMES [Total veh/h	HV] %	DEMAND FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE [Veh. veh	Dist] m	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
South: Bunya Highway														
1	L2	4	20.0	4	20.0	0.014	5.8	LOS A	0.0	0.0	0.00	0.10	0.00	56.5
2	T1	19	20.0	20	20.0	0.014	0.0	LOS A	0.0	0.0	0.00	0.10	0.00	59.1
Approach		23	20.0	24	20.0	0.014	1.0	NA	0.0	0.0	0.00	0.10	0.00	58.6
North: Bunya Highway														
8	T1	32	20.0	34	20.0	0.020	0.0	LOS A	0.0	0.1	0.01	0.02	0.01	59.8
9	R2	1	20.0	1	20.0	0.020	5.8	LOS A	0.0	0.1	0.01	0.02	0.01	56.5
Approach		33	20.0	35	20.0	0.020	0.2	NA	0.0	0.1	0.01	0.02	0.01	59.7
West: Kingaroy-Jandowae Road														
10	L2	9	20.0	9	20.0	0.012	5.8	LOS A	0.0	0.4	0.08	0.56	0.08	52.6
12	R2	6	20.0	6	20.0	0.012	5.9	LOS A	0.0	0.4	0.08	0.56	0.08	52.0
Approach		15	20.0	16	20.0	0.012	5.9	LOS A	0.0	0.4	0.08	0.56	0.08	52.3
All Vehicles		71	20.0	75	20.0	0.020	1.6	NA	0.0	0.4	0.02	0.16	0.02	57.6

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.
Delay Model: SIDRA Standard (Geometric Delay is included).
Queue Model: SIDRA Standard.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

SIDRA INTERSECTION 9.0 | Copyright © 2000-2020 Akcelik and Associates Pty Ltd | sidrasolutions.com
Organisation: TRAFFIC AND TRANSPORT PLUS | Licence: PLUS / 1PC | Processed: Tuesday, 13 April 2021 3:52:28 PM

MOVEMENT SUMMARY

Site: 1 [2033 Design PM Peak Hour (Site Folder: Existing Geometry)]

Bunya Highway / Kingaroy-Jandowae Road Intersection
Site Category: Existing Design
Give-Way (Two-Way)

Vehicle Movement Performance

Mov ID	Turn	INPUT VOLUMES [Total veh/h	HV] %	DEMAND FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE [Veh. veh	Dist] m	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
South: Bunya Highway														
1	L2	3	20.0	3	20.0	0.022	5.8	LOS A	0.0	0.0	0.00	0.05	0.00	56.9
2	T1	33	20.0	35	20.0	0.022	0.0	LOS A	0.0	0.0	0.00	0.05	0.00	59.5
Approach		36	20.0	38	20.0	0.022	0.5	NA	0.0	0.0	0.00	0.05	0.00	59.3
North: Bunya Highway														
8	T1	32	20.0	34	20.0	0.024	0.0	LOS A	0.0	0.4	0.05	0.11	0.05	58.8
9	R2	7	20.0	7	20.0	0.024	5.8	LOS A	0.0	0.4	0.05	0.11	0.05	55.6
Approach		39	20.0	41	20.0	0.024	1.1	NA	0.0	0.4	0.05	0.11	0.05	58.2
West: Kingaroy-Jandowae Road														
10	L2	3	20.0	3	20.0	0.003	5.9	LOS A	0.0	0.1	0.11	0.54	0.11	52.5
12	R2	1	20.0	1	20.0	0.003	6.0	LOS A	0.0	0.1	0.11	0.54	0.11	51.9
Approach		4	20.0	4	20.0	0.003	5.9	LOS A	0.0	0.1	0.11	0.54	0.11	52.3
All Vehicles		79	20.0	83	20.0	0.024	1.1	NA	0.0	0.4	0.03	0.10	0.03	58.4

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.
Delay Model: SIDRA Standard (Geometric Delay is included).
Queue Model: SIDRA Standard.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

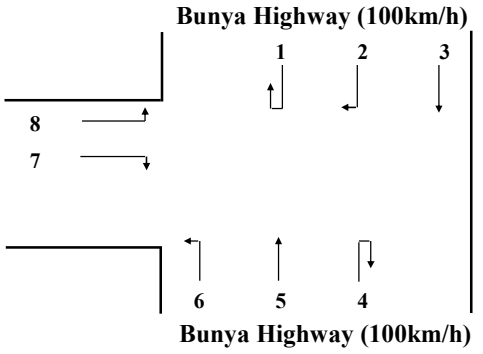
SIDRA INTERSECTION 9.0 | Copyright © 2000-2020 Akcelik and Associates Pty Ltd | sidrasolutions.com
Organisation: TRAFFIC AND TRANSPORT PLUS | Licence: PLUS / 1PC | Processed: Tuesday, 13 April 2021 3:52:29 PM

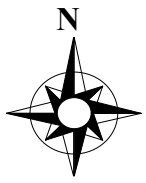
Appendix D

Results of Traffic Surveys

AUSTRAFFIC VIDEO INTERSECTION COUNT

Site No.: 1
Location: Bunya Highway/Kingaroy Jandowae Road, Bell
Day/Date: Wednesday, 17 March 2021
AM Peak: *Hour ending - 9:00 AM*
PM Peak: *Hour ending - 3:30 PM*





TIME (1/4 hr end)	Movement 1			Movement 2			Movement 3			Movement 4			Movement 5			Movement 6			Movement 7			Movement 8		
	Light Vehicles	*Heavy Vehicles*	***Total***	*Light Vehicles*	*Heavy Vehicles*	***Total***	*Light Vehicles*	*Heavy Vehicles*	***Total***	*Light Vehicles*	*Heavy Vehicles*	***Total***	*Light Vehicles*	*Heavy Vehicles*	***Total***	*Light Vehicles*	*Heavy Vehicles*	***Total***	*Light Vehicles*	*Heavy Vehicles*	***Total***	*Light Vehicles*	*Heavy Vehicles*	***Total***
6:45 AM	0	0	**0**	0	0	**0**	3	2	**5**	0	0	**0**	1	0	**1**	0	1	**1**	0	0	**0**	1	0	**1**
7:00 AM	0	0	**0**	0	0	**0**	1	0	**1**	0	0	**0**	2	1	**3**	0	0	**0**	2	0	**2**	0	0	**0**
7:15 AM	0	0	**0**	0	0	**0**	7	0	**7**	0	0	**0**	1	1	**2**	0	0	**0**	1	0	**1**	0	0	**0**
7:30 AM	0	0	**0**	0	0	**0**	4	0	**4**	0	0	**0**	6	3	**9**	0	0	**0**	1	0	**1**	0	0	**0**
7:45 AM	0	0	**0**	0	0	**0**	2	1	**3**	0	0	**0**	2	0	**2**	0	0	**0**	1	0	**1**	1	0	**1**
8:00 AM	0	0	**0**	0	0	**0**	2	0	**2**	0	0	**0**	1	1	**2**	1	0	**1**	0	0	**0**	1	1	**2**
8:15 AM	0	0	**0**	0	0	**0**	3	0	**3**	0	0	**0**	0	0	**0**	2	0	**2**	1	0	**1**	2	0	**2**
8:30 AM	0	0	**0**	0	0	**0**	5	3	**8**	0	0	**0**	1	0	**1**	0	0	**0**	3	0	**3**	2	0	**2**
8:45 AM	0	0	**0**	0	0	**0**	3	1	**4**	0	0	**0**	4	0	**4**	0	0	**0**	0	0	**0**	1	0	**1**
9:00 AM	0	0	**0**	1	0	**1**	4	1	**5**	0	0	**0**	4	2	**6**	1	0	**1**	0	0	**0**	0	1	**1**
9:15 AM	0	0	**0**	0	0	**0**	1	2	**3**	0	0	**0**	1	0	**1**	2	0	**2**	0	0	**0**	1	0	**1**
9:30 AM	0	0	**0**	0	0	**0**	4	0	**4**	0	0	**0**	2	0	**2**	0	0	**0**	0	0	**0**	0	0	**0**
3 hr Total	**0**	**0**	**0**	**1**	**0**	**1**	**39**	**10**	**49**	**0**	**0**	**0**	**25**	**8**	**33**	**6**	**1**	**7**	**9**	**0**	**9**	**9**	**2**	**11**
AM Peak	**0**	**0**	**0**	**1**	**0**	**1**	**15**	**5**	**20**	**0**	**0**	**0**	**9**	**2**	**11**	**3**	**0**	**3**	**4**	**0**	**4**	**5**	**1**	**6**

TIME (1/4 hr end)	Movement 1			Movement 2			Movement 3			Movement 4			Movement 5			Movement 6			Movement 7			Movement 8		
	Light Vehicles	*Heavy Vehicles*	***Total***	*Light Vehicles*	*Heavy Vehicles*	***Total***	*Light Vehicles*	*Heavy Vehicles*	***Total***	*Light Vehicles*	*Heavy Vehicles*	***Total***	*Light Vehicles*	*Heavy Vehicles*	***Total***	*Light Vehicles*	*Heavy Vehicles*	***Total***	*Light Vehicles*	*Heavy Vehicles*	***Total***	*Light Vehicles*	*Heavy Vehicles*	***Total***
2:45 PM	0	0	**0**	1	0	**1**	5	1	**6**	0	0	**0**	5	3	**8**	1	0	**1**	0	0	**0**	0	0	**0**
3:00 PM	0	0	**0**	1	0	**1**	3	1	**4**	0	0	**0**	4	0	**4**	0	0	**0**	0	0	**0**	0	0	**0**
3:15 PM	0	0	**0**	1	0	**1**	4	0	**4**	0	0	**0**	4	2	**6**	0	0	**0**	0	0	**0**	1	0	**1**
3:30 PM	0	0	**0**	2	0	**2**	5	1	**6**	0	0	**0**	3	0	**3**	0	1	**1**	1	0	**1**	1	0	**1**
3:45 PM	0	0	**0**	0	0	**0**	2	0	**2**	0	0	**0**	6	2	**8**	0	0	**0**	0	0	**0**	4	0	**4**
4:00 PM	0	0	**0**	0	0	**0**	3	0	**3**	0	0	**0**	5	0	**5**	0	0	**0**	1	0	**1**	1	0	**1**
4:15 PM	0	0	**0**	1	0	**1**	2	4	**6**	0	0	**0**	1	1	**2**	0	0	**0**	0	0	**0**	0	0	**0**
4:30 PM	0	0	**0**	1	0	**1**	3	0	**3**	0	0	**0**	2	2	**4**	1	0	**1**	0	0	**0**	0	0	**0**
4:45 PM	0	0	**0**	0	0	**0**	3	1	**4**	0	0	**0**	5	1	**6**	1	1	**2**	1	0	**1**	0	0	**0**
5:00 PM	0	0	**0**	2	0	**2**	6	0	**6**	0	0	**0**	2	0	**2**	2	0	**2**	1	0	**1**	1	0	**1**
5:15 PM	0	0	**0**	0	0	**0**	4	0	**4**	0	0	**0**	1	1	**2**	0	0	**0**	0	0	**0**	0	0	**0**
5:30 PM	0	0	**0**	0	0	**0**	2	0	**2**	0	0	**0**	3	2	**5**	0	0	**0**	0	0	**0**	0	0	**0**
5:45 PM	0	0	**0**	0	0	**0**	2	0	**2**	0	0	**0**	2	2	**4**	1	0	**1**	0	0	**0**	1	0	**1**
6:00 PM	0	0	**0**	0	0	**0**	4	0	**4**	0	0	**0**	2	0	**2**	0	0	**0**	0	0	**0**	0	0	**0**
3.5 hr Total	**0**	**0**	**0**	**9**	**0**	**9**	**48**	**8**	**56**	**0**	**0**	**0**	**45**	**16**	**61**	**6**	**2**	**8**	**4**	**0**	**4**	**9**	**0**	**9**
PM Peak	**0**	**0**	**0**	**5**	**0**	**5**	**17**	**3**	**20**	**0**	**0**	**0**	**16**	**5**	**21**	**1**	**1**	**2**	**1**	**0**	**1**	**2**	**0**	**2**

Appendix E

Results of Pavement Contribution Assessment

Guide to Traffic Impact Assessment 2017 - Pavement Impact Assessment

The methodology of the pavement impact assessment is based on Department of Transport and Main Roads' Guide to Traffic Impact Assessment Practice Note: Pavement Impact Assessment December 2018.

Step 1: Project Parameters and Impact Potential Assessment Area

Production Rate (tpa):	100,000
First Operational Year:	2,023
Assessment Year (No of Years):	10
Days of operation per year:	300

	Development Generated Tonnages (Year by Year)										
	1	2	3	4	5	6	7	8	9	10	
	2,023	2,024	2,025	2,026	2,027	2,028	2,029	2,030	2,031	2,032	
% of "Base" Annual Tonnage	30.0%	40.0%	45.0%	50.0%	55.0%	60.0%	65.0%	70.0%	75.0%	80.0%	Total
Annual Tonnage	30,000	40,000	45,000	50,000	55,000	60,000	65,000	70,000	75,000	80,000	570,000

Class	Type	Payload	Unloaded SAR4	Loaded SAR4	Unloaded SAR5	Loaded SAR5	HV %	Weighted Average Payload	No Trip per day (In / Out)	Weighted Average Unloaded SAR4	Weighted Average loaded SAR4
3	Two axle truck	6.5	0.54	2.98	0.43	3.29	0%	0.0	0.0	0.000	0.000
4	Three axle truck	13.0	0.5	3.57	0.41	4.14	50%	6.5	6.3	0.250	1.785
5	Four axle truck	15.0	0.46	4.09	0.37	4.89	0%	0.0	0.0	0.000	0.000
6	Three axle articulated	11.5	0.6	4.43	0.46	4.88	0%	0.0	0.0	0.000	0.000
7	Four axle articulated	18.0	0.56	5.02	0.44	5.73	0%	0.0	0.0	0.000	0.000
8	Five axle articulated	24.5	0.52	5.61	0.41	6.58	0%	0.0	0.0	0.000	0.000
9	Six axle articulated (semi trailer)	26.5	0.51	4.93	0.41	5.61	0%	0.0	0.0	0.000	0.000
10	B-double	40.0	0.53	6.3	0.42	7.09	0%	0.0	0.0	0.000	0.000
11	Double road train (Road train 1)	51.5	0.55	8.34	0.43	9.53	0%	0.0	0.0	0.000	0.000
12	Triple road train	76.5	0.58	11.75	0.44	13.45	0%	0.0	0.0	0.000	0.000
'10' *	Truck and Dog	40.0	0.53	6.3	0.42	7.09	50%	20.0	6.3	0.265	3.150
Total	-	-	-	-	-	-	100%	26.5	12.6	0.52	4.94

* According to Austroads Vehicle Classification System (duplicated as last page of this assessment), Truck and Dog is classified as Class 10.

Contribution (cents / tonne):	0.00
Contribution ($ / tonne)	0.000

Step 2: Road Asset Data from DTMR

						ARMIS TRAFFIC DATA				
							2019			
Sect. No.	Road No.	Road Name	Road Sections	Ch	Ch	Length (km)	AADT 2019	HV %	Growth Adopt	AADT HV	SAR4 per HV
1	45A	Bunya Highway (Dal	towards Dalby	57.3	53.5	3.8	855	22.23	3.0%	190.1	3.2
2	45A	Bunya Highway (Dal	towards Dalby	53.5	37.3	16.2	731	26.51	3.0%	193.8	3.2
3	45A	Bunya Highway (Dal	towards Dalby	37.3	5.1	32.2	952	20.65	3.0%	196.6	3.2
4	45A	Bunya Highway (Dal	towards Dalby	5.1	1.95	3.2	2464	15.12	3.0%	372.6	3.2
5	45A	Bunya Highway (Dal	towards Dalby	1.6	0	1.6	4409	14.65	3.0%	645.9	3.2
6	45A	Bunya Highway (Dal	towards Kingaroy	53.5	82.3	28.8	855	22.23	3.0%	190.1	3.2
7	45A	Bunya Highway (Dal	towards Kingaroy	82.3	104.3	22.0	1111	18.12	3.0%	201.3	3.2
8	45A	Bunya Highway (Dal	towards Kingaroy	104.3	108.1	3.8	2599	14.14	3.0%	367.5	3.2
9	45A	Bunya Highway (Dal	towards Kingaroy	108.1	110.1	2.0	4736	14.76	3.0%	699.0	3.2
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
21											
22											
23											
24											
25											
26											
27											
28											

Step 3: Calculate Background SAR4s

Guide to Traffic Impact Assessment Practice Note: Pavement Impact Assessment states:

> The raw road asset data from TMR provides a two-way AADT with a heavy vehicle percentage for each identified road segment. Unfortunately, it is not feasible to calculate background SAR5s and SAR12s as the raw data does not capture loaded and unloaded heavy vehicle movements. As such, the scoping assessment is based on SAR4s (ESAs). This is a reasonable approach noting that 82% of the TMR network is sealed roads with granular pavement (SAR4 / ESA).

										Background SAR4s (Each Direction) Year by Year without Development										
Sect. No.	**Road No.**	**Road Name**	**Ch**	**Ch**	**2019 AADT per Dir.**	**2019 HV%**	**2019 HV per Dir.**	**SAR4 per HV**	**AADT year 2019**	**1 2,023**	**2 2024**	**3 2025**	**4 2026**	**5 2027**	**6 2028**	**7 2029**	**8 2030**	**9 2031**	**10 2032**
1	45A	Highway (Dalby - K	57.3	53.5	427.5	22.23	95	3.2	110999	124930	128678	132538	136515	140610	144828	149173	153648	158258	163006
2	45A	Highway (Dalby - K	53.5	37.3	365.5	26.51	97	3.2	113172	127376	131198	135134	139188	143363	147664	152094	156657	161357	166197
3	45A	Highway (Dalby - K	37.3	5.1	476.0	20.65	98	3.2	114807	129217	133093	137086	141199	145435	149798	154292	158920	163688	168599
4	45A	Highway (Dalby - K	5.1	2.0	1232.0	15.12	186	3.2	217573	244881	252227	259794	267588	275615	283884	292400	301172	310207	319514
5	45A	Highway (Dalby - K	1.6	0.0	2204.5	14.65	323	3.2	377216	424560	437297	450416	463929	477846	492182	506947	522156	537820	553955
6	45A	Highway (Dalby - K	53.5	82.3	427.5	22.23	95	3.2	110999	124930	128678	132538	136515	140610	144828	149173	153648	158258	163006
7	45A	Highway (Dalby - K	82.3	104.3	555.5	18.12	101	3.2	117567	132323	136292	140381	144592	148930	153398	158000	162740	167622	172651
8	45A	Highway (Dalby - K	104.3	108.1	1299.5	14.14	184	3.2	214619	241556	248802	256267	263955	271873	280029	288430	297083	305996	315176
9	45A	Highway (Dalby - K	108.1	110.1	2368.0	14.76	350	3.2	408236	459473	473257	487455	502078	517141	532655	548635	565094	582046	599508
10																			
11																			
12																			
13																			
14																			
15																			
16																			
17																			
18																			
19																			
20																			
21																			
22																			
23																			
24																			
25																			
26																			
27																			
28																			
29																			

Step 4: Calculate Development SAR4s

Sect. No.	Type	Unloaded (Towards the Site)				Loaded (Away from the Site)			
		Daily Volumes	SAR4 per veh	SAR4 per day	SAR4 per year	Daily Volumes	SAR4 per veh	SAR4 per day	SAR4 per year
3	Two axle truck	0.0	0.54	0	0	0.0	2.98	0	0
4	Three axle truck (tadem truck)	6.3	0.5	3	943	6.3	3.57	22	6736
5	Four axle truck	0.0	0.46	0	0	0.0	4.09	0	0
6	Three axle articulated	0.0	0.6	0	0	0.0	4.43	0	0
7	Four axle articulated	0.0	0.56	0	0	0.0	5.02	0	0
8	Five axle articulated	0.0	0.52	0	0	0.0	5.61	0	0
9	Six axle articulated (semi trailer)	0.0	0.51	0	0	0.0	4.93	0	0
10	B-double	0.0	0.53	0	0	0.0	6.3	0	0
11	Double road train (Road train 1)	0.0	0.55	0	0	0.0	8.34	0	0
12	Triple road train	0.0	0.58	0	0	0.0	11.75	0	0
'10'	Truck and Dog	6.3	0.53	3	1000	6.3	6.3	40	11887
Total	-	-	-	6	1943	-	-	62	18623

Step 5: Assign Development SAR4s onto the SCR Network

					Towards the Site - Development Generated SAR (Year by Year)										Away from the Site - Development Generated SAR (Year by Year)									
Sect. No.	Road No.	Road Name	Road Section	Dev. Trip %	1 2,023	2 2024	3 2025	4 2026	5 2027	6 2028	7 2029	8 2030	9 2031	10 2032	1 2,023	2 2,024	3 2,025	4 2,026	5 2,027	6 2,028	7 2,029	8 2,030	9 2,031	10 2,032
1	45A	Bunya Highway (	towards Dalby	50%	292	389	437	486	534	583	632	680	729	777	2793	3725	4190	4656	5121	5587	6052	6518	6983	7449
2	45A	Bunya Highway (	towards Dalby	50%	292	389	437	486	534	583	632	680	729	777	2793	3725	4190	4656	5121	5587	6052	6518	6983	7449
3	45A	Bunya Highway (	towards Dalby	50%	292	389	437	486	534	583	632	680	729	777	2793	3725	4190	4656	5121	5587	6052	6518	6983	7449
4	45A	Bunya Highway (	towards Dalby	50%	292	389	437	486	534	583	632	680	729	777	2793	3725	4190	4656	5121	5587	6052	6518	6983	7449
5	45A	Bunya Highway (	towards Dalby	50%	292	389	437	486	534	583	632	680	729	777	2793	3725	4190	4656	5121	5587	6052	6518	6983	7449
6	45A	Bunya Highway (	towards Kingaroy	50%	292	389	437	486	534	583	632	680	729	777	2793	3725	4190	4656	5121	5587	6052	6518	6983	7449
7	45A	Bunya Highway (	towards Kingaroy	50%	292	389	437	486	534	583	632	680	729	777	2793	3725	4190	4656	5121	5587	6052	6518	6983	7449
8	45A	Bunya Highway (	towards Kingaroy	50%	292	389	437	486	534	583	632	680	729	777	2793	3725	4190	4656	5121	5587	6052	6518	6983	7449
9	45A	Bunya Highway (	towards Kingaroy	50%	292	389	437	486	534	583	632	680	729	777	2793	3725	4190	4656	5121	5587	6052	6518	6983	7449
10	0	0	0																					
11	0	0	0																					
12	0	0	0																					
13	0	0	0																					
14	0	0	0																					
15	0	0	0																					
16	0	0	0																					
17	0	0	0																					
18	0	0	0																					
19	0	0	0																					
20	0	0	0																					
21	0	0	0																					
22	0	0	0																					

Step 6: Identify Road Links with >5% Development SAR4 Impacts

					Towards the Site - Development Generated SAR% (Year by Year)										Away from the Site - Development Generated SAR% (Year by Year)									
Sect. No.	**Road No.**	**Road Name**	**Road Section**	**Dev. Trip %**	**1 2,023**	**2 2024**	**3 2025**	**4 2026**	**5 2027**	**6 2028**	**7 2029**	**8 2030**	**9 2031**	**10 2032**	**1 2,023**	**2 2,024**	**3 2,025**	**4 2,026**	**5 2,027**	**6 2,028**	**7 2,029**	**8 2,030**	**9 2,031**	**10 2,032**
1	45A	Bunya Highway (	towards Dalby	50%	0.26%	0.31%	0.34%	0.37%	0.39%	0.41%	0.44%	0.46%	0.47%	0.49%	2.52%	2.98%	3.26%	3.51%	3.75%	3.97%	4.18%	4.37%	4.55%	4.71%
2	45A	Bunya Highway (	towards Dalby	50%	0.26%	0.31%	0.33%	0.36%	0.38%	0.41%	0.43%	0.45%	0.47%	0.48%	2.47%	2.92%	3.19%	3.45%	3.68%	3.90%	4.10%	4.29%	4.46%	4.62%
3	45A	Bunya Highway (	towards Dalby	50%	0.25%	0.30%	0.33%	0.35%	0.38%	0.40%	0.42%	0.44%	0.46%	0.47%	2.43%	2.88%	3.15%	3.40%	3.63%	3.84%	4.04%	4.22%	4.39%	4.55%
4	45A	Bunya Highway (	towards Dalby	50%	0.13%	0.16%	0.17%	0.19%	0.20%	0.21%	0.22%	0.23%	0.24%	0.25%	1.28%	1.52%	1.66%	1.79%	1.91%	2.03%	2.13%	2.23%	2.32%	2.40%
5	45A	Bunya Highway (	towards Dalby	50%	0.08%	0.09%	0.10%	0.11%	0.12%	0.12%	0.13%	0.13%	0.14%	0.14%	0.74%	0.88%	0.96%	1.03%	1.10%	1.17%	1.23%	1.29%	1.34%	1.39%
6	45A	Bunya Highway (	towards Kingaroy	50%	0.26%	0.31%	0.34%	0.37%	0.39%	0.41%	0.44%	0.46%	0.47%	0.49%	2.52%	2.98%	3.26%	3.51%	3.75%	3.97%	4.18%	4.37%	4.55%	4.71%
7	45A	Bunya Highway (	towards Kingaroy	50%	0.25%	0.29%	0.32%	0.35%	0.37%	0.39%	0.41%	0.43%	0.45%	0.46%	2.38%	2.81%	3.07%	3.32%	3.54%	3.75%	3.95%	4.13%	4.29%	4.44%
8	45A	Bunya Highway (	towards Kingaroy	50%	0.14%	0.16%	0.18%	0.19%	0.20%	0.21%	0.23%	0.24%	0.25%	0.25%	1.30%	1.54%	1.68%	1.82%	1.94%	2.05%	2.16%	2.26%	2.35%	2.43%
9	45A	Bunya Highway (	towards Kingaroy	50%	0.07%	0.08%	0.09%	0.10%	0.11%	0.11%	0.12%	0.12%	0.13%	0.13%	0.68%	0.81%	0.89%	0.96%	1.02%	1.08%	1.14%	1.19%	1.24%	1.28%
10																								
11																								
12																								
13																								
14																								
15																								
16																								
17																								
18																								
19																								
20																								
21																								
22																								

Step 7: Calculate Contribution to Offset Development Impacts (for Road Sections that Development SAR % > 5%)

Towards the Quarry

Sect. No	Road No	Road Name	Road Section	Carriageway Code	Ch	Ch	Length	Marginal Cost (cents/ SAR-km)	Dev. Trip %	No of Year (>5% increase in SAR)	Pavement Type	Load Damage Exponent	Fleet data (Year 1 to Year 10)				Development Contribution per year (Year 1 to Year 10) ($)
													Average Production Rate for years > 5% increase in SAR	Average trips per year	Loaded SAR per Trip	SAR per year	

Away from the Quarry

Sect. No	Road No	Road Name	Road Section	Carriageway Code	Ch	Ch	Length	Marginal Cost (cents/ SAR-km)	Dev. Trip %	No of Year (>5% increase in SAR)	Pavement Type	Load Damage Exponent	Fleet data (Year 1 to Year 10)				Development Contribution per year (Year 1 to Year 10) ($)
													Average Production Rate for years > 5% increase in SAR	Average trips per year	Loaded SAR per Trip	SAR per year	
1	45A	Bunya Highwa	owards Dalb	1	57.3	53.5	3.8	5.17	50%	0	GN	4	0	0	4.94	0	0
2	45A	Bunya Highwa	owards Dalb	1	53.5	37.3	16.2	4.15	50%	0	GN	4	0	0	4.94	0	0
3	45A	Bunya Highwa	owards Dalb	1	37.3	5.1	32.2	5.09	50%	0	GN	4	0	0	4.94	0	0
4	45A	Bunya Highwa	owards Dalb	1	5.1	2.0	3.15	10.48	50%	0	GN	4	0	0	4.94	0	0
5	45A	Bunya Highwa	owards Dalb	1/3	1.6	0.0	1.6	4.62	50%	0	AC	5	0	0	4.94	0	0
6	45A	Bunya Highwa	vards Kingai	1	57.3	82.3	28.8	7.73	50%	0	GN	4	0	0	4.94	0	0
7	45A	Bunya Highwa	vards Kingai	1	82.3	104.3	22	5.97	50%	0	GN	4	0	0	4.94	0	0
8	45A	Bunya Highwa	vards Kingai	1	104.3	108.1	3.8	5.00	50%	0	GN	4	0	0	4.94	0	0
9	45A	Bunya Highwa	vards Kingai	1/2	108.1	110.1	2	4.68	50%	0	GN/AC	4/5	0	0	4.94	0	0

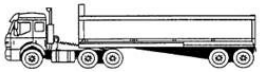
Average Production Rate (Year 1 to Year 10) (tpa): 57000.0

Contribution (cents / tonne) 0.00

Contribution ($ / tonne) 0.000

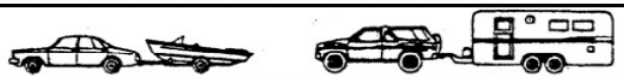
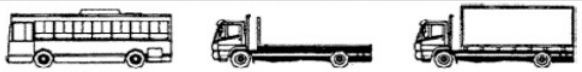
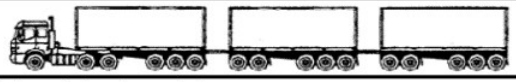
Contribution per year ($) 0

SAR by Austroads HV class

is based on Department of Tra	Typical description	Dominant vehicle in each class
Medium (5.5m to 14.5m)		
3	Two axle truck	
4	Three axle truck	
5	Four axle truck	
Long (11.5m to 19.0m)		
6	Three axle articulated	
7	Four axle articulated	
8	Five axle articulated	
9	Six axle articulated (semi-trailer)	
Medium combination (17.5m to 36.5m)		
10	B Double	
11	Double road train	
Large combination (over 33.0m)		
12	Triple road train	

Austroads vehicle class	3	4	5	6	7	8	9	10	11	12
Legal Loading (t)	15	22.5	27.5	24	31.5	39	42.5	62.5	79	115.5
Base Load per SAR4	13.6	19.2	23	21.8	27.4	33	37.7	56.2	70	102.3
Unloaded Axle Group Load (t)	8.5	9.5	12.5	12.5	13.5	14.5	16	22.5	27.5	39
Unloaded SAR4	0.54	0.5	0.46	0.6	0.56	0.52	0.51	0.53	0.55	0.58
Unloaded SAR5	0.43	0.41	0.37	0.46	0.44	0.41	0.41	0.42	0.43	0.44
Unloaded SAR12	0.11	0.11	0.09	0.11	0.11	0.11	0.11	0.11	0.11	0.11
Loaded Axle Group Load (t)	15	22.5	27.5	24	31.5	39	42.5	62.5	79	115.5
Loaded SAR4	2.98	3.57	4.09	4.43	5.02	5.61	4.93	6.3	8.34	11.75
Loaded SAR5	3.29	4.14	4.89	4.88	5.73	6.58	5.61	7.09	9.53	13.45
Loaded SAR12	6.6	12.08	17.07	9.65	15.13	20.61	14.63	17.17	25.71	36.79
Payload (t)	6.5	13	15	11.5	18	24.5	26.5	40	51.5	76.5

AUSTROADS Vehicle Classification System

Level 1	Level 2		Level 3	AUSTROADS Classification		
Length (indicative)	Axles and Axle Groups		Vehicle Type			
Type	Axles	Groups	Typical Description	Class	Parameters	Typical Configuration
	LIGHT VEHICLES					
Short up to 5.5m		1 or 2	**Short** Sedan, Wagon, 4WD, Utility, Light Van, Bicycle, Motorcycle, etc	1	d(1) ≤ 3.2m and axles = 2	
Medium 5.5m to 14.5m	3, 4 or 5	3	**Short - Towing** Trailer, Caravan, Boat, etc	2	groups = 3 d(1) ≥ 2.1m, d(1) ≤ 3.2m, d(2) ≥ 2.1m and axles = 3, 4 or 5	
	HEAVY VEHICLES					
	2	2	**Two Axle Truck or Bus**	3	d(1) > 3.2m and axles = 2	
	3	2	**Three Axle Truck or Bus**	4	axles = 3 and groups = 2	
	> 3	2	**Four Axle Truck**	5	axles > 3 and groups = 2	
Long 11.5m to 19.0m	3	3	**Three Axle Articulated** Three axle articulated vehicle, or Rigid vehicle and trailer	6	d(1) > 3.2m, axles = 3 and groups = 3	
	4	> 2	**Four Axle Articulated** Four axle articulated vehicle, or Rigid vehicle and trailer	7	d(2) < 2.1m or d(1) < 2.1m or d(1) > 3.2m axles = 4 and groups > 2	
	5	> 2	**Five Axle Articulated** Five axle articulated vehicle, or Rigid vehicle and trailer	8	d(2) < 2.1m or d(1) < 2.1m or d(1) > 3.2m axles = 5 and groups > 2	
	≥ 6	> 2	**Six Axle Articulated** Six axle articulated vehicle, or Rigid vehicle and trailer	9	axles = 6 and groups > 2 or axles > 6 and groups = 3	
Medium Combination 17.5m to 36.5m	> 6	4	**B Double** B Double, or Heavy truck and trailer	10	groups = 4 and axles > 6	
	> 6	5 or 6	**Double Road Train** Double road train, or Medium articulated vehicle and one dog trailer (M.A.D.)	11	groups = 5 or 6 and axles > 6	
Large Combination Over 33.0m	> 6	> 6	**Triple Road Train** Triple road train, or Heavy truck and three trailers	12	groups > 6 and axles > 6	

Definitions:

Group: Axle group, where adjacent axles are less than 2.1m apart

Groups: Number of axle groups

Axles: Number of axles (maximum axle spacing of 10.0m)

d(1): Distance between first and second axle

d(2): Distance between second and third axle

Development Assessment Rules—Representations about a referral agency response (concurrence)

The following provisions are those set out in sections 28 and 30 of the *Development Assessment Rules*[1] regarding **representations about a referral agency response (concurrence).**

Part 6: Changes to the application and referral agency responses and Part 7: Miscellaneous

28 Concurrence agency changes its response or gives a late response

28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.

28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—

(a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or

(b) the Minister has given the concurrence agency a direction under section 99 of the Act; or

(c) the applicant has given written agreement to the change to the referral agency response.[2]

28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.

28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—

(a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and

(b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

---

1 Pursuant to Section 68 of the *Planning Act 2016*

2 In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

30 Representations about a referral agency response

30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.[3]

[3] An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.

Title	**(030.2021.519.001) Community and Liveability Report Development Application Material Change of Use Low Impact Industry (Metal Fabrication Business) Lot 7 on RP840797 5 Watt Street Dalby McNeale**
Date	6 January 2022
Responsible Manager	T. Summerville, PLANNING AND ENVIRONMENT MANAGER

Summary

The purpose of this Report is for Council to decide the development application seeking a development approval for a Material Change of Use for Low Impact Industry (Metal Fabrication Business) on land legally described as Lot 7 on RP840797, located at 5 Watt Street, Dalby.

Link to Corporate Plan

Strategic Priority: Quality Lifestyle
- Our residents are provided with modern infrastructure and quality essential services across our region.
- Our recreational spaces and community facilities are attractive, safe, and accessible.
- We invest in safe, well maintained road networks to connect our region and support economic activities.
- We attract families to live, work, prosper, and play in our region.
- We take pride in our natural assets, environment, and heritage.

Material Personal Interest/Conflict of Interest

Nil

Officer's Recommendation

That this Report be received and that:

1. The development application for a Material Change of Use to establish a Low Impact Industry (Metal Fabrication Business) on land described as Lot 7 on RP840797, located at 5 Watt Street, Dalby be approved, subject to the following conditions:

   APPROVED PLAN

   1. The development shall be carried out generally in accordance with the Approved Plan listed below, subject to and modified by the conditions of this approval:

      Plan No: 001
      Description: Site Plan, prepared by S McNeale, dated 6/7/21, as amended in red by Council on 15 December 2021

   2. Where there is any conflict between the conditions of this development approval and the details shown on the Approved Plan, the conditions of this development approval must prevail.

   APPROVED DEVELOPMENT

   3. The approved development is a Material Change of Use for Low Impact Industry (Metal Fabrication Business) as shown on the Approved Plan.

COMPLIANCE, TIMING AND COSTS

4. All costs associated with compliance with these conditions shall be the responsibility of the developer unless otherwise noted.

MAINTENANCE

5. The development (including landscaping, parking, driveways and other external spaces) shall be maintained in accordance with the Approved Plan, subject to and modified by any conditions of this approval.

APPLICATION DOCUMENTATION

6. It is the developer's responsibility to ensure all entities associated with this Development Permit have a legible copy of the Approved Plan bearing "*Council Approval*" and the Decision Notice.

FEES AND CHARGES

7. All fees, rates, interest and other charges levied on the property, shall be paid in full, in accordance with the rate at the time of payment.

OPERATING HOURS

8. Unless otherwise approved in writing by Council, the approved use must only operate between the following hours:

Monday to Friday (except public holidays):	7:30am to 4:00pm
Saturday and Sunday:	No operation

NOISE EMISSIONS

9. Noise emissions from the development shall not cause environmental harm or nuisance to adjoining properties or "Sensitive Land Uses" in accordance with the *Environmental Protection Noise Policy 2019*.

10. In the event that Council receives a valid complaint of unreasonable noise emissions as a consequence of the operations of the approved use, Council may require that the applicant undertake works on the and/or implement management practices to ensure that noise emissions comply with the requirements of the *Environmental Protection (Noise) Policy 2019*.

AIR EMISSIONS

11. Air emissions (dust) from sensitive land uses shall not cause environmental harm or nuisance to adjoining properties or " Sensitive Land Uses" in accordance with the *Environmental Protection (Air) Policy 2019*.

LIGHTING

12. Direct lighting or lighting must not exceed 8.0 lux at 1.5 metres beyond the boundary of the site.

VISUAL AND GENERAL AMENITY

13. Any graffiti on the building must be immediately removed.

14. The building and property must be maintained in a clean and tidy manner at all times.

15. All plant, air-conditioning equipment and the like must be visually screened from the street.

16. All declared weeds and pests must be removed from the subject land and the subject land kept clear of such nuisance varieties at all times during the course of development works and any ensuing defects liability period.

REFUSE STORAGE AREAS

17. Refuse bin storage areas must be screened from public view. Where bin storage occurs outside any buildings, such storage areas shall be screened with a minimum 1.5 metre high solid screen fence or wall.

WASTE MANAGEMENT

18. All waste generated from construction of the premises must be effectively controlled on-site before disposal. All waste must be disposed of in accordance with the *Waste Reduction and Recycling Act 2011*.

19. All waste generated on-site must be managed in accordance with the waste management hierarchy as detailed in the *Waste Reduction and Recycling Act 2011*.

LOCATION, PROTECTION AND REPAIR OF DAMAGE TO COUNCIL AND PUBLIC UTILITY SERVICES INFRASTRUCTURE AND ASSETS

20. Be responsible for the location and protection of any Council and public utility services infrastructure and assets that may be impacted on during construction of the development.

21. Repair all damage incurred to Council and public utility services infrastructure and assets, as a result of the proposed development immediately should hazards exist for public health and safety or vehicular safety. Otherwise, repair all damage immediately upon completion of work associated with the development.

HAZARDOUS CHEMICAL STORAGE

22. Ensure all hazardous chemicals are stored and handled in accordance with the *Work Health and Safety Act 2011*.

WATER SUPPLY

23. Connect the development to Council's reticulated water supply system via a single connection.

ELECTRICITY AND TELECOMMUNICATIONS

24. Connect the development to electricity and telecommunication services.

VEHICLE ACCESS

25. No access is permitted to the Warrego Highway road reserve.

PARKING AND ACCESS - GENERAL

26. Design and construct all driveway and parking areas with a dust suppressive gravel surface.

27. Provide a minimum of five (5) car parking spaces including a minimum of 1 Person with Disability (PWD) parking space.

28 Ensure access to car parking spaces, vehicle loading, and manoeuvring areas and driveways remain unobstructed and available for their intended purpose during the hours of operation.

29. Provide vehicle bollards or tyre stops to control vehicular access and protect landscaping or pedestrian areas where appropriate.

30. Maintain dust suppression treatment to all internal roadways, and vehicle manoeuvring areas ensuring not to have an adverse impact on adjoining properties.

31. In the event that Council receives a bonafide complaint in relation to dust emissions produced from the site, Council reserves the right to require the applicant to provide either concrete, asphalt, or bitumen seal to all vehicle manoeuvring areas.

STORMWATER MANAGEMENT

32. Design and construct stormwater drainage to ensure that there is no nuisance to the current use or potential future use of all downstream properties including road reserves and the like.

33. Provide overland flow paths that do not adversely alter the characteristics of existing overland flows or create an increase in flood damage on other properties.

34. Ensure that adjoining properties and roadways are protected from ponding as a result of any site works undertaken.

35. Do not concentrate post-development flows to adjoining properties.

EROSION AND SEDIMENT CONTROL - GENERAL

36. Ensure that all reasonable action is taken to prevent sediment or sediment laden water from being transported to adjoining properties, roads and/or stormwater drainage systems.

37. Remove and clean-up sediment or other pollutants in the event that sediment or other pollutants are tracked/released onto adjoining streets or stormwater systems, at no cost to Council.

ENVIRONMENTAL HEALTH

38. Undertake operations and construction work associated with this development to the requirements of Council, including the following:

    38.1 do not cause nuisance to adjoining residents by the way of smoke, dust, stormwater discharge or siltation of drains, at any time, including non-working hours;

    38.2 remove immediately, any material spilled or carried onto existing roads to avoid dust nuisance and ensure traffic safety; and

    38.3 do not carry out work on Sundays or Public Holidays (unless approved otherwise by Council).

39. Do not release contaminants or contaminated water directly or indirectly from the land subject to this approval, or to the ground or groundwater at the land subject to this approval, except for:

    39.1 uncontaminated overland stormwater flow; and

    39.2 uncontaminated stormwater to the stormwater system.

R E F E R R A L A G E N C Y R E S P O N S E

The Department of State Development, Infrastructure, Local Government and Planning (Department of Transport and Main Roads) provided a Concurrence Agency response on 11 November 2021 which is attached.

A D V I S O R Y N O T E S

NOTE 1: Relevant Period

*"A part of a development approval lapses at the end of the following period (the **currency period**)—*

(a) for any part of the development approval relating to a Material Change of Use—if the first change of use does not happen within—

(i) the period stated for that part of the approval; or
(ii) if no period is stated—6 years after the approval starts to have effect."

NOTE 2: Aboriginal Cultural Heritage

It is advised that under Section 23 of the *Aboriginal Cultural Heritage Act 2003*, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the "cultural heritage duty of care"). Maximum penalties for breaching the duty of care are listed in the Aboriginal cultural heritage legislation. The information on Aboriginal cultural heritage is available on the Department of Aboriginal and Torres Strait Islander and Partnerships' website www.datsip.qld.gov.au.

NOTE 3: General Environmental Duty

General environmental duty under the *Environmental Protection Act 1994* prohibits unlawful environmental nuisance caused by noise, aerosols, particles, dust, ash, fumes, light, odour or smoke beyond the boundaries of the development site during all stages of the development including earthworks, construction and operation.

NOTE 4: General Safety of Public During Construction

The *Work Health and Safety Act 2011* and *Manual of Uniform Traffic Control Devices* must be complied with in carrying out any construction works, and to ensure safe traffic control and safe public access in respect of works being constructed on a road.

NOTE 5: Property Note (Audit of Conditions)

An inspection of the property to ascertain compliance with conditions will be undertaken twelve (12) months after the approval takes effect. If the works are completed prior to this time, please contact Council for an earlier inspection. A property note to this effect will be placed on Council's records.

NOTE 6: Duty to Notify of Environmental Harm

If a person becomes aware that serious or material environmental harm is caused or threatened by an activity or an associated activity, that person has a duty to notify Western Downs Regional Council.

A P P E A L R I G H T S

"Chapter 6 Dispute Resolution

Part 1 Appeal Rights

229 Appeals to Tribunal or P&E Court

(1) Schedule 1 states -

(a) matters that may be appealed to -

(i) either a tribunal or the P&E Court; or
(ii) only a tribunal; or
(iii) only the P&E Court; and

(b) the person -

*(i) who may appeal a matter (the **appellant**); and*
(ii) who is a respondent in an appeal of the matter; and
(iii) who is a co-respondent in an appeal of the matter; and
(iv) who may elect to be a co-respondent in an appeal of the matter.

(2) An appellant may start an appeal within the appeal period.

*(3) The **appeal period** is -*

(a) for an appeal by a building advisory agency - 10 business days after a Decision Notice for the decision is given to the Agency; or

(b) for an appeal against a deemed refusal - at any time after the deemed refusal happens; or

(c) for an appeal against a decision of the Minister, under Chapter 7, Part 4, to register premises or to renew the registration of premises - 20 business days after a Notice is published under Section 269(3)(a) or (4); or

(d) for an appeal against an Infrastructure Charges Notice - 20 business days after the Infrastructure Charges Notice is given to the person; or

(e) for an appeal about a deemed approval of a development application for which a Decision Notice has not been given - 30 business days after the applicant gives the Deemed Approval Notice to the Assessment Manager; or…

…(g) for any other appeal - 20 business days after a Notice of the decision for the matter, including an Enforcement Notice, is given to the person.

Note - See the P&E Court Act for the Court's power to extend the appeal period."

Background Information

Application No: 030.2021.519.001	**Assessment No:** A978	**Keywords Index:** AD6.6.2 & LG7.6.1
Assessing Officer:	Dominic Bradley PLANNING OFFICER DEVELOPMENT ASSESSMENT	
PART 1: APPLICATION		
Applicant:	SJ McNeale	
Owner:	Susan Joy McNeale	
Site Address:	5 Watt Street, Dalby	
Site Area:	4,001m^2	
Real Property Description:	Lot 7 on RP840797	
Proposed Development:	Low Impact Industry (Metal Fabrication Business)	
Level of Assessment:	Impact	
Type of Application:	Material Change of Use	
Relevant Planning Scheme:	Western Downs Planning Scheme 2017 incorporating Amendment 1	
Zone:	Rural Residential	
Precinct:	Rural Residential 4000	
Overlays:	· Airport Environs - OLS Conical Limitation · Infrastructure - Gas Pipeline Buffer · Agricultural Land Classification - Class A · Stock Routes - Stock Route Buffer (50 metres) · Scenic Amenity - Scenic Route Buffer	

	· Stormwater Overland Flow Path - Minor Flow Path · Noise Corridor - Mandatory Categories 1 & 2	
Pre-lodgement Meeting:	No	
Application Lodgement Date:	25 June 2021	
Properly Made Application:	Yes	Date: 6 July 2021
Confirmation Notice Issued:	Yes	Date: 9 July 2021
PART 2: REFERRALS		
Department of State Development, Infrastructure, Local Government and Planning as Concurrence Agency (Department of Transport and Main Roads as Technical Agency)	· On 7 October 2021, the applicant referred the application to the Department as a Concurrence Agency for the application. · On 12 October 2021, the Department issued a Confirmation Notice advising that the application had been properly made. · On 11 November 2021, the Department issued a Concurrence Agency response, subject to conditions of approval. **Note**: Council granted a number of extensions to the Referral Period under Part 5.1 of the DA Rules (Version 1.3) to ensure that the application did not lapse.	
PART 3: INFORMATION REQUEST		
Information Request Issued:	Date: 21 July 2021	
Applicant's Response:	Date: 28 October 2021	
PART 4: PUBLIC NOTIFICATION		
Start Date:	Yes	Date: 26 October 2021
Notice of Compliance Received:	Yes	Date: 17 December 2021
Submissions:	Nil	
PART 5: DECISION PERIOD		
Date Commenced:	20 December 2021	
Decision Due Date:	**3 February 2021**	

Report

1. Background Information

1.1 Property Context

The property is legally described as Lot 7 on RP840797 and is located at 5 Watt Street, Dalby. The property has an area of 4,001m^2 and has frontage to both Watt Street and the Warrego Highway.

The property is improved by an existing residence with a swimming pool, a domestic open carport/shed with an area of 82m^2 and an existing commercial shed with an area of 356.4m^2 which includes a 72m^2 mezzanine floor.

The commercial shed (Class 7B - Storage Shed) and dwelling on the property were issued a Building Approval in 1995. The dwelling also received a Plumbing Approval for the effluent disposal system from the former Dalby Town Council. The Certificate of Classification was issued for the dwelling and an effluent disposal system by Council on 15 March 1996.

On 27 November 1995, the former property owner obtained Town Planning Consent approval for a Warehouse, Assembly and Packaging of Air-Conditioning Equipment business on the property. A Building Approval was issued and finalised for the commercial shed in which the busines operated. The former land owner operated their business (Queensland Cooling and Heating) on the property which commenced operation in 1997.

A further Development Approval (D221-03/04) for a Material Change of Use for a Domestic Occupation (Courier Business) was obtained from the former Dalby Town Council on 25 May 2004.

The approved use included an administration area, goods storage, a business office and vehicle servicing. The use of the property was limited to a Courier business and the associated light industrial activities.

The development was considered in the context of the Transitional Planning Scheme and the property was within the Rural Residential Preferred Dominant Land Use Designation within the Strategic Plan. The development was Impact Assessable and required public notification as part of the application process.

The property is no longer used for the purposes previously approved, and the commercial shed on site is used by a small-scale metal fabrication business known as Tinker Brown.

The property is accessed via an existing gravel crossover to Watt Street which is a bitumen sealed road maintained by Council. The property also features an access within the road reserve of the Warrego Highway.

The shed and residence on the property are connected to reticulated water and the shed is also serviced by rainwater tanks. The property is connected to an existing effluent disposal system associated with the residence on the property. The operator of the metal fabrication business uses a portable toilet on the property which is located underneath the open skillion part of the commercial shed. The property is connected to electricity and has access to telecommunications network.

1.2 Proposal

The applicant has lodged a development application seeking approval to formalise the Low Impact Industry (Metal Fabrication Business) operating on the site.

The operator has advised that the business will operate on a weekly basis from Monday to Friday, from 7:30am until 4:00pm. The operator has advised that no additional staff members will be employed by the business and the business hours reflect the school hours of his children.

The business manufactures small-scale metal fabricated goods including dog and chicken cages, fire pits, barbecues, rotisseries and charcoal smokers. The applicant estimates that, based on the small nature of jobs, the applicant would use less than 30 tonnes of steel a year.

The operator has advised that the business does not use hot forming of metals and therefore does not have a furnace or forge on the property. The operation also does not press, extend, extrude or roll metal. Rather, the operator makes products out of offcut pipe, flat sheet steel plate (pre-cut to order), wire mesh and galvanised pipe and tubing.

The applicant has advised that the tools required to be used by the business are all handheld and consist of small angle grinders, polishers and an overhead welder (see **Attachment 2** for pictures of the premises).

The applicant has advised that customers will access the property to collect or inspect requested items, or alternatively the items will be delivered by the operator of the business or via courier to the customer. The operator expects that no more than 10 customers per week would access the property.

The existing commercial shed on the property has access to reticulated water and features existing water tanks at the rear of the existing commercial shed. The operator currently uses a portable toilet which is located underneath the existing skillion roof, as the existing commercial shed does not feature any amenities. The operator will be able to use toilet facilities within the existing residence in the future.

2. Assessment

The application for a Material Change of Use for Low Impact Industry (Metal Fabrication Business) on land within the Rural Residential Zone (Rural Residential 4000 Precinct) is Impact Assessable development under the Planning Scheme.

The application requires assessment against all relevant assessment benchmarks of the Planning Scheme including:

- Strategic Plan
- Rural Residential Zone Code
- Infrastructure Services Code
- Transport, Access and Parking Code
- Natural Resources Overlay Code
- Scenic Amenity Overlay Code
- Infrastructure Overlay Code
- Airport Environs Overlay Code
- Stormwater Overland Flow Path Overlay Code
- Regional Infrastructure Corridor – Stock Route Overlay Code

The application has been assessed against the abovementioned assessment benchmarks of the Planning Scheme and is discussed below:

Strategic Plan

The application is considered to conflict with the following Strategic Outcomes of the Liveable Communities and Housing theme of the Strategic Plan:

- Strategic Outcome 3.3.1(4) - "*The settlement pattern provides opportunities for industrial growth to cater for the increase in local businesses required to service the needs of the resource and agricultural sectors. Industrial development is directed to areas separated from land uses that are considered to be sensitive or at risk from the impacts of industrial activity. Industrial land is located in accessible locations supported by transport infrastructure and necessary urban services to efficiently service the needs of the community."*

- Strategic Outcome 3.3.1(8) - "*Where development is not consistent with the purpose or intent of the Zone, overriding community need will need to be demonstrated as well as valid planning justification provided as to why the proposed use cannot be reasonably established in a more appropriate Zone."*

In this instance, it is considered that there is valid planning justification to support the development on the property, as follows:

- The property has been historically used for industrial purposes and is subject to two historic approvals issued by the former Dalby Town Council for Low Impact Industry and Warehouse Activities.

- The development is of a lesser scale and intensity than historical industrial uses for which the property has been used.

- The property is located in an accessible location fronting the Warrego Highway and has sufficient infrastructure to service a use of this nature and scale.

- The development will not generate excessive heavy vehicle traffic and any amenity impacts (noise) will be minimal based on the proximity of the property to the Warrego Highway, expected number of customers serviced on the weekly basis,and the proposed hours of operation of the development.

- The development can be conditioned to ensure that the hours of operation, visual amenity and the potential for noise and dust emissions can be appropriately mitigated to ensure that the use of the land will not adversely impact on the amenity or character of surrounding Low Density Residential land.

- The development did not receive any submissions regarding its operation and has not historically received any complaints regarding the development.

Rural Residential Zone Code

- The property is located within the Rural Residential Zone in which the development of a Low Impact Industry is an inconsistent use.

- The development is also inconsistent with the intent and purpose of the Rural Residential Zone Code.

- The property has been used and historically developed for the purposes of light industrial and warehouse activities.

- The proposed development will use the existing commercial shed on the property for the purpose of a small-scale metal fabrication business with a throughput of less than 30 tonnes per year.

- The proposed development does not use hot forming of any description in the manufacturing of products and does not press, forge, extend, extrude or roll metal. Rather, the proposed development will use handheld welding tools and the business will have one employee only.

- The property is directly adjoined by three Rural Residential properties which each feature an existing dwelling and ancillary domestic sheds.

- The closest sensitive receptor is an existing residence located on Lot 6 on RP840797, 9 Watt Street, Dalby and is located a minimum of 23 metres to the south of the existing commercial shed.

- The commercial shed is screened by existing mature vegetation along the external boundaries of the site. The development will not impact or result in clearing of any existing vegetation on the property.

- The owners of the adjoining properties were directly notified during the Public Notification Period and no submissions were received. It is further noted that the business has been operating on the site for a one year period and Council has not received a complaint regarding the operation.

- The proposed development will not result in the construction of any additional buildings on the property and will utilise the existing buildings on the property.

- As the proposed buildings used by the development are existing on the property, the design and siting requirements within the Acceptable Outcomes of the Rural Residential Zone Code are not considered relevant to the assessment of the application.

- The applicant has advised that the operating hours of the development will be only from 7:30am until 4:00pm Mondays to Fridays. It is noted that the operating hours are less than those previously approved by Council for historic industrial land uses on the property, being from 8:00am until 7:00pm Monday to Saturday.

- The scale and the proposed operating hours of the development are unlikely to materially impact the amenity of surrounding sensitive land uses, particularly considering that the property has been used consistently for industrial land uses over an extended period of time.

- The development will be conditioned to ensure that it complies with all relevant requirements for noise and air emissions with regard to sensitive land uses.

- Council will also be able to impose conditions to the approval that will apply if a valid complaint is received from the public in future, regarding noise or dust emissions and will allow Council to require the land owner to implement additional mitigation strategies or provide improvements on the property to mitigate the impacts.

- On this basis, it is considered that the development is able to be supported despite the conflicts with the Rural Residential Zone Code, subject to the recommended conditions of approval.

Infrastructure Services Code

- The property is already serviced by relevant infrastructure networks including water, gas and electricity.

- The property is also already serviced by an effluent disposal system which is subject to an existing Plumbing Approval issued by the former Dalby Town Council.

- The development will not require any changes to servicing infrastructure on the property.

- The development is consistent with the Infrastructure Services Code, subject to the conditions of approval.

Transport, Access and Parking Code

- The property has frontage to the Warrego Highway and Watt Street.

- The Department of State Development, Infrastructure, Local Government and Planning has provided a Concurrence Agency response which includes a condition advising that the access to the road reserve of the Warrego Highway must be closed and is not to be used for the development.

- The existing crossover to Watt Street and associated manoeuvring area for vehicles are a gravel surface and not concreted or bitumen sealed.

- Acceptable Outcome 4 of the Transport, Access and Parking Code requires one (1) parking space be provided per 100m^2 of Gross Floor Area (GFA) and 1 space per full-time employee for the development.

- The development will employee a single staff member and the existing shed is 356m^2 which will require 5 parking spaces be provided to meet Acceptable Outcome 4 of the Transport, Access and Parking Code.

- The applicant has not provided any formalised parking spaces to service the development.

- It is considered that traffic volumes associated with the development will be limited, as the only staff member will be the operator of the business and customers are unlikely to access the property in large volumes at any one time.

- It is further noted that the property also features an existing domestic carport and storage shed which can be used by the operator for parking purposes.

- The development will be conditioned to ensure that appropriate parking spaces are made available on the property for customers.

- The applicant has advised that the largest vehicle to access the site would be a Medium Rigid Vehicle (Flat Bed Truck) for the delivery of gas and metal materials required for the operation of the business.

- It is considered that the manoeuvring area on the property is sufficient for the largest design vehicle to safely manoeuvre, enter and exit the property in a forward motion.

- The development is consistent with the Transport, Access and Parking Code, subject to the recommended conditions of approval.

Stormwater Overland Flow Path Overlay Code

- The frontage of the property to Watt Street is impacted by a Minor Flow Path illustrated within the Stormwater Overland Flow Path Overlay Mapping of the Planning Scheme.

- The proposed development will not involve the construction of any buildings or structures within the Minor Flow Path identified by the Overlay Mapping.

- The development will not involve the construction of any additional access to Watt Street within the Minor Flow Path and will use the existing access arrangements to Watt Street.

- The development will not impact on the Minor Flow Path and is consistent with the Stormwater Overland Flow Path Overlay Code.

Scenic Amenity Overlay Code

- The property is partially located within the Scenic Route Buffer Area for the Warrego Highway which is identified as a Scenic Route within the Scenic Amenity Overlay Mapping of the Planning Scheme.

- The proposed development will not involve any additional building being constructed within the Scenic Amenity Buffer for the Warrego Highway.

- The development will not result in the clearing of existing landscaping treatments on the property adjacent to the Warrego Highway.

- It is considered that the proposed shed is screened from the Warrego Highway by existing vegetation which breaks up the visual impact of the existing commercial shed.

- The development is consistent with the Scenic Amenity Overlay Code.

Regional Infrastructure Corridor – Stock Route Overlay Code

- The property is adjoined by the Warrego Highway which is identified as a Stock Route and the property is located within the Stock Route Buffer Area identified within the Regional Infrastructure Corridor – Stock Route Overlay of the Planning Scheme.

- The property is located within an Urban Area and therefore assessment against the Overlay Code is not applicable.

Airport Environs Overlay Code

- The property is identified within the OLS Conical Limitation Area for the Dalby Airport within the Airport Environs Overlay Mapping of the Planning Scheme.

- The proposed development will involve the use of existing buildings on the property only, and will not impact on the safety or the efficiency of the Dalby Airport.

- Therefore, the development is consistent with the Airport Environs Overlay Code.

Natural Resources Overlay Code

- The property is identified as Class A Agricultural Land within the Agricultural Land Classification Overlay Mapping of the Planning Scheme.
- The property is not located within the Rural Zone and has been historically developed for residential and industrial purposes.
- The development is consistent with Natural Resources Overlay Code.

3. Other Relevant Matters

3.1 Referrals

The application triggered referral to the Department of State Development, Infrastructure, Local Government and Planning as a Concurrence Agency, with the Department of Transport and Main Roads as Technical Agency under the *Planning Regulation 2017*.

The Department has issued a Concurrence Agency response subject to conditions.

3.2 Public Notification

The applicant commenced the Public Notification Period (15 business days) on 26 November 2021 and the final day of Public Notification was 16 December 2021.

It is noted that the applicant sent the letters to adjoining land owners and advertised the development on 25 November 2021. However, the applicant advised that the signs were placed on the land on 26 November 2021.

This means that the Public Notification Period should have started on 29 November 2021 with the last day of the Public Notification Period being 17 December 2021. Accordingly, the Public Notification Period did not comply with the 15 business day requirement, being 1 business day shorter. It is not considered that this slight non-compliance would have affected the public's ability to make a submission on the development or the public's awareness of the development and is able to be accepted.

During the Public Notification Period, no submissions were received by Council regarding the development.

3.3 Infrastructure Charges

Infrastructure charges are levied on development by Council in accordance with the Infrastructure Charges Resolution (No.7.1) 2017.

The property is serviced by the Water, Transport, Stormwater and Parks infrastructure networks and is located within Charge Area A of the Infrastructure Charges Resolution (No. 7.1) 2017.

The infrastructure charge applicable to a Material Change of Use for Low Impact Industry is $42.50 per m^2 of gross floor area (GFA) and $4.00 per m^2 of impervious area.

The proposed development will not increase the GFA of any building on the property or result in additional buildings being constructed, or the impervious area on the property.

It is noted that all buildings on the property were considered by the former Dalby Town Council and contributions or infrastructure charges did not apply at that time.

Accordingly, the development will not increase the demand on Council's relevant infrastructure networks and will not be subject to infrastructure charges.

Consultation (Internal/External)

Internal

Council's Consultant Development Engineer has assessed the development application and provided advice and recommended conditions of approval where applicable.

Council's A/Principal Planner and A/Planning and Environment Manager have reviewed the Report and provided comments where necessary.

External

The application was referred to the Department of State Development, Infrastructure, Local Government and Planning as Concurrence Agency, with the Department of Transport and Main Roads as Technical Agency under the *Planning Regulation 2017*. The Concurrence Agency response is attached to this Report for consideration.

Legal/Policy Implications (Justification if applicable)

An applicant may elect to appeal against Council's decision in accordance with the relevant Section of the *Planning Act 2016*, which states:

"Chapter 6 Dispute Resolution

Part 1 Appeal Rights

229 Appeals to Tribunal or P&E Court

(1) Schedule 1 states -

(a) matters that may be appealed to -

(i) either a tribunal or the P&E Court; or
(ii) only a tribunal; or
(iii) only the P&E Court; and

(b) the person -

*(i) who may appeal a matter (the **appellant**); and*
(ii) who is a respondent in an appeal of the matter; and
(iii) who is a co-respondent in an appeal of the matter; and
(iv) who may elect to be a co-respondent in an appeal of the matter.

(2) An appellant may start an appeal within the appeal period.

*(3) The **appeal period** is -*

(a) for an appeal by a building advisory agency - 10 business days after a Decision Notice for the decision is given to the Agency; or

(b) for an appeal against a deemed refusal - at any time after the deemed refusal happens; or

(c) for an appeal against a decision of the Minister, under Chapter 7, Part 4, to register premises or to renew the registration of premises - 20 business days after a Notice is published under Section 269(3)(a) or (4); or

(d) for an appeal against an Infrastructure Charges Notice - 20 business days after the Infrastructure Charges Notice is given to the person; or

(e) for an appeal about a deemed approval of a development application for which a Decision Notice has not been given - 30 business days after the applicant gives the Deemed Approval Notice to the Assessment Manager; or…

…(g) for any other appeal - 20 business days after a Notice of the decision for the matter, including an Enforcement Notice, is given to the person.

Note - See the P&E Court Act for the Court's power to extend the appeal period."

Budget/Financial Implications

Nil

Human Rights Considerations

Section 4(b) of the *Human Rights Act 2019* (Qld) (the *Human Rights Act*) requires public entities *"to act and make decisions in a way compatible with human rights"*.

There are no human rights implications associated with this Report.

Conclusion

The development application for a Material Change of Use for Low Impact Industry (Metal Fabrication Business) on land described as Lot 7 on RP840797 and situated at 5 Watt Street, Dalby has been assessed on its merits in accordance with the *Planning Act 2016* against the requirements of the Western Downs Planning Scheme 2017 incorporating Amendment 1. It is recommended that the application be approved, subject to compliance with the attached conditions of approval.

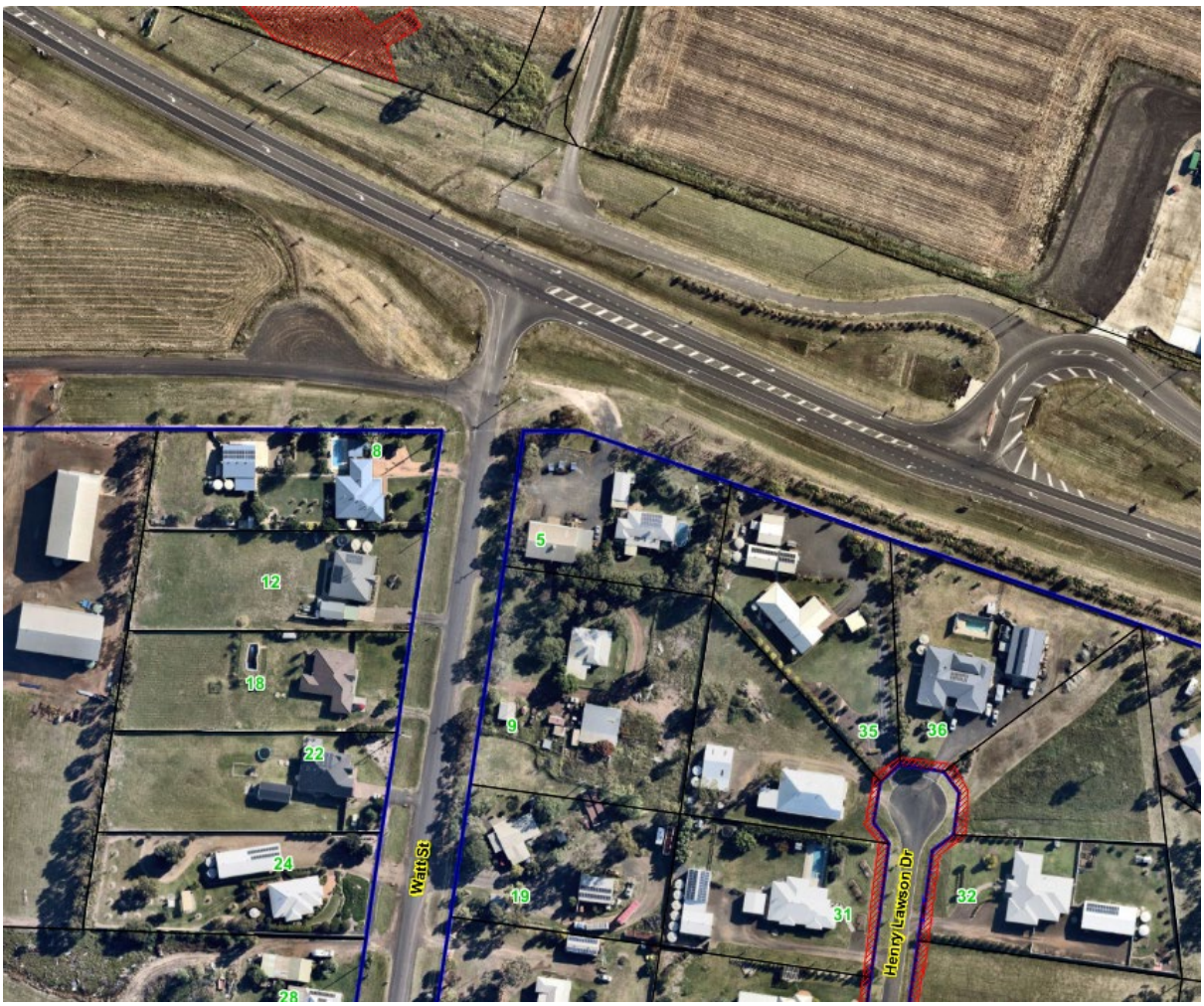
Attachments

1. Locality Plans
2. Proposal Plan
3. Referral Agency Response

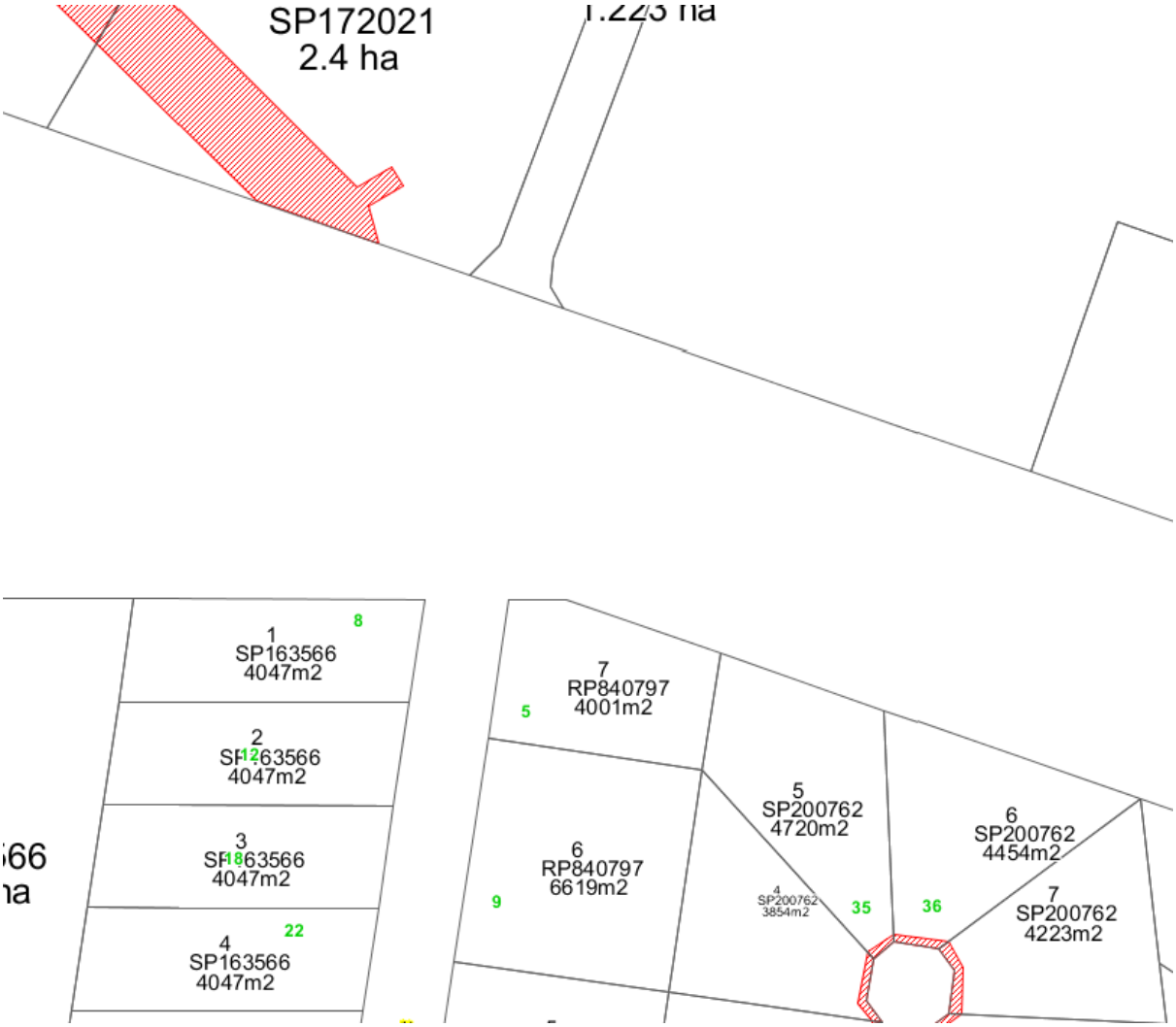
Authored by: Dominic Bradley, PLANNING OFFICER DEVELOPMENT ASSESSMENT

Attachment 1 - Locality Plans

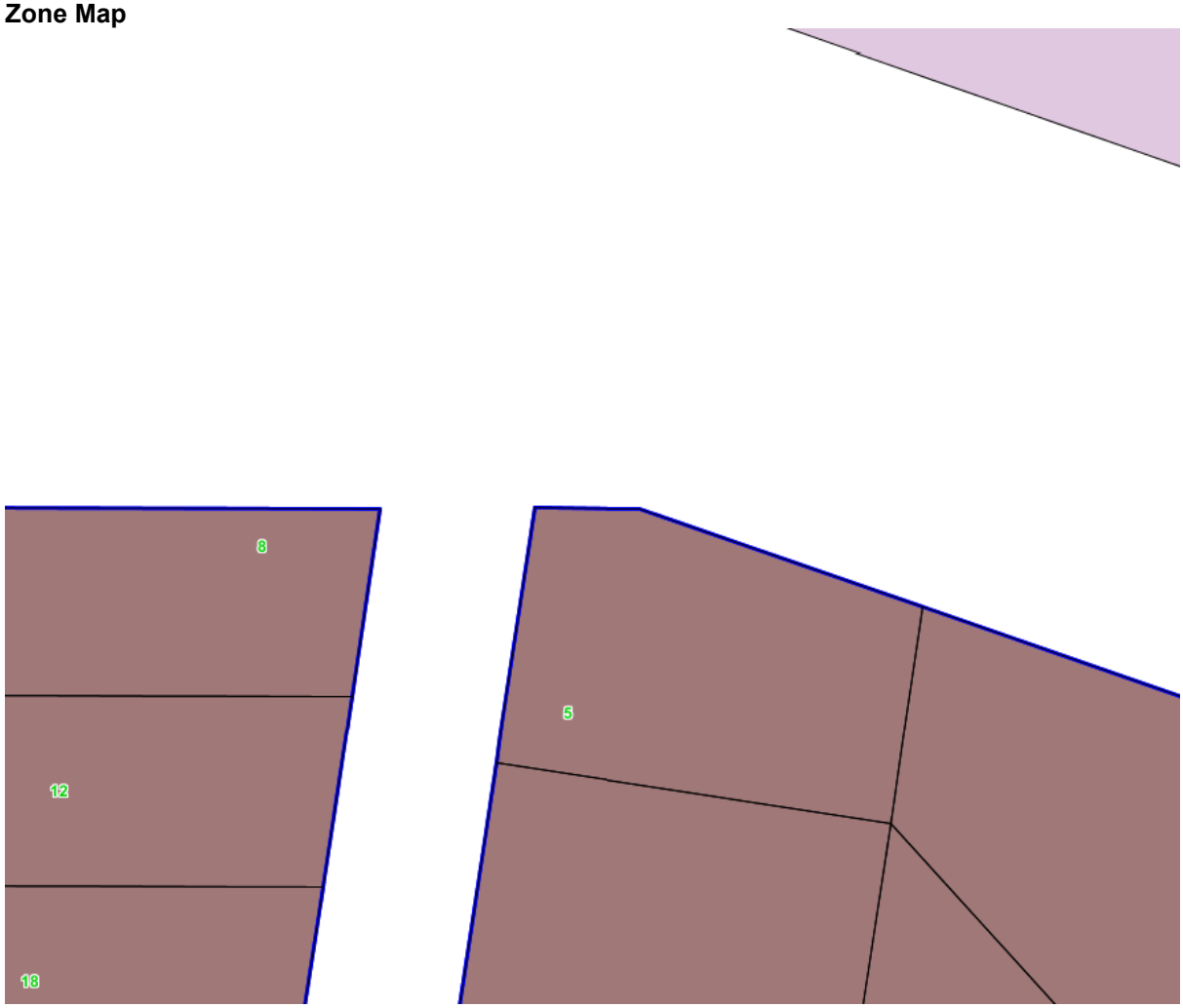
Aerial Maps



Lot and Plan Map



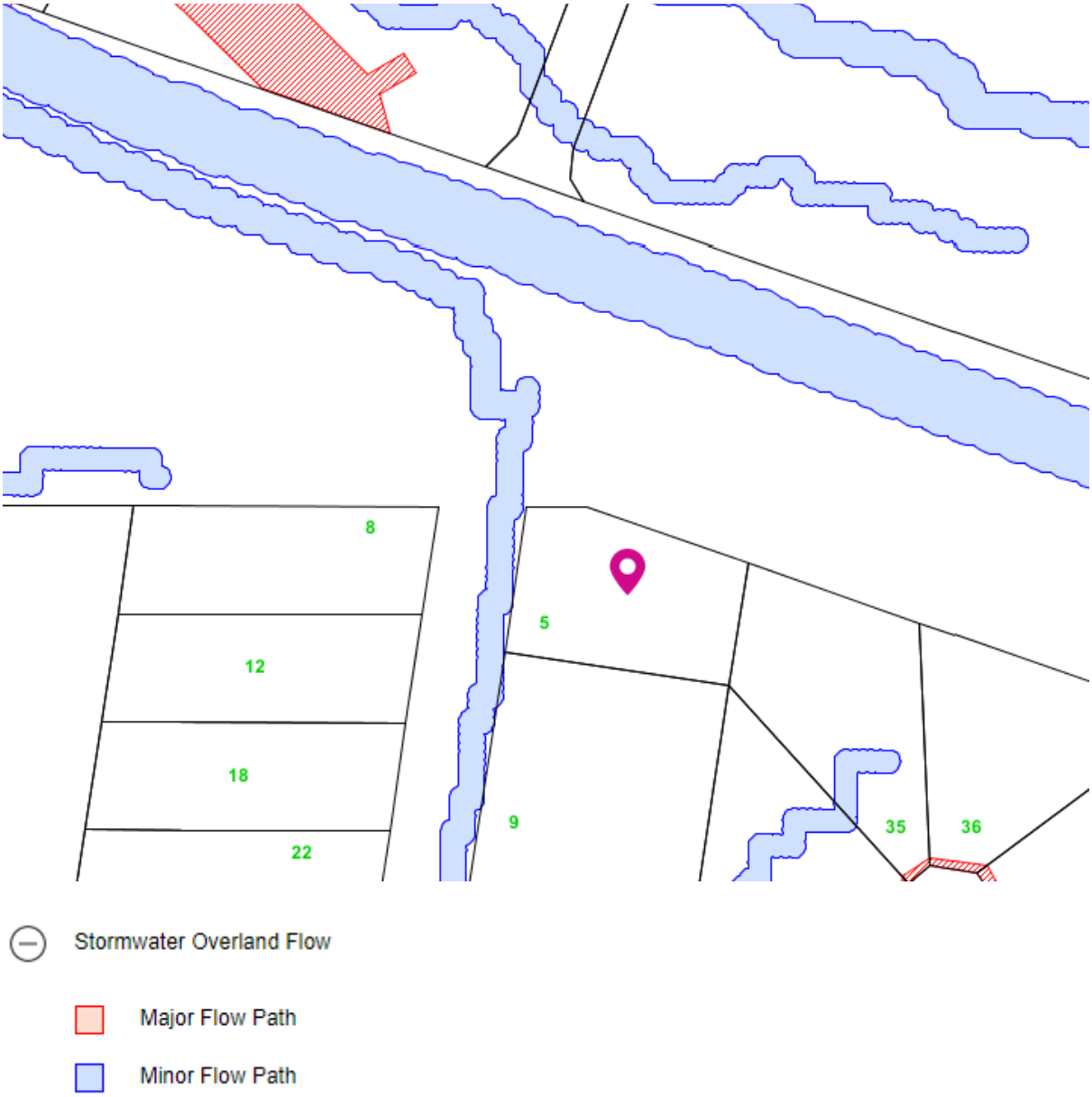
Zone Map



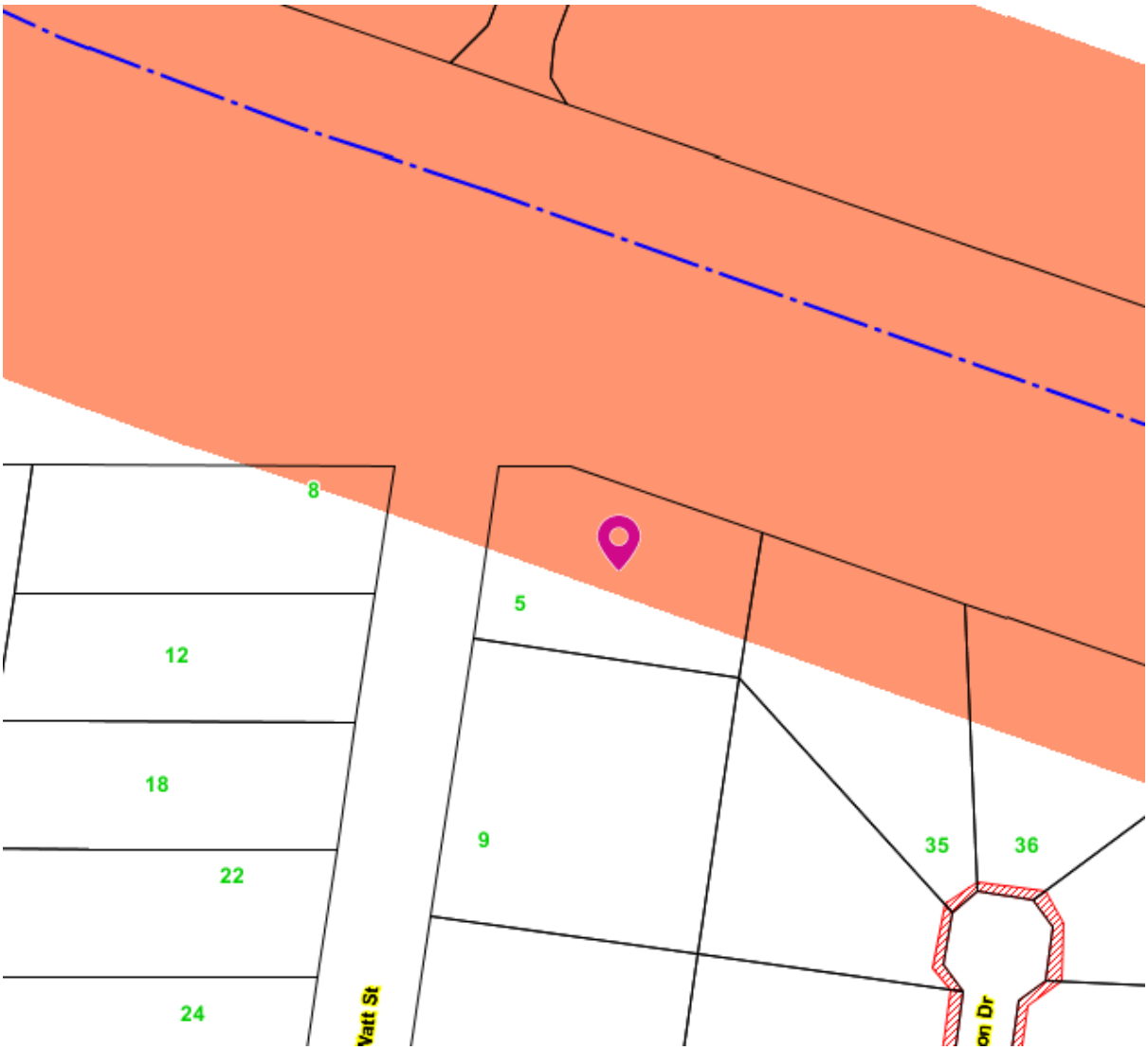
Planning Zones

- Community Facilities Zone
- Local Centre Zone
- District Centre Zone
- Major Centre Zone
- Low Density Residential Zone
- Medium Density Residential Zone
- Low Impact Industry Zone
- Medium Impact Industry Zone
- High Impact Industry Zone
- Recreation and Open Space Zone
- Rural Residential Zone / Rural Residential 20000 ...
- Rural Residential Zone / Rural Residential 4000 P...
- Rural Residential Zone / Rural Residential 8000 P...
- Rural Zone
- Rural Zone / Rural 10 Precinct
- Rural Zone / Rural 100 Precinct
- Township Zone
- Township Zone / Mowbullan - Bunya Mountains T...

Stormwater Overland Flow Path Overlay Map



Scenic Amenity Overlay Map



LEGEND

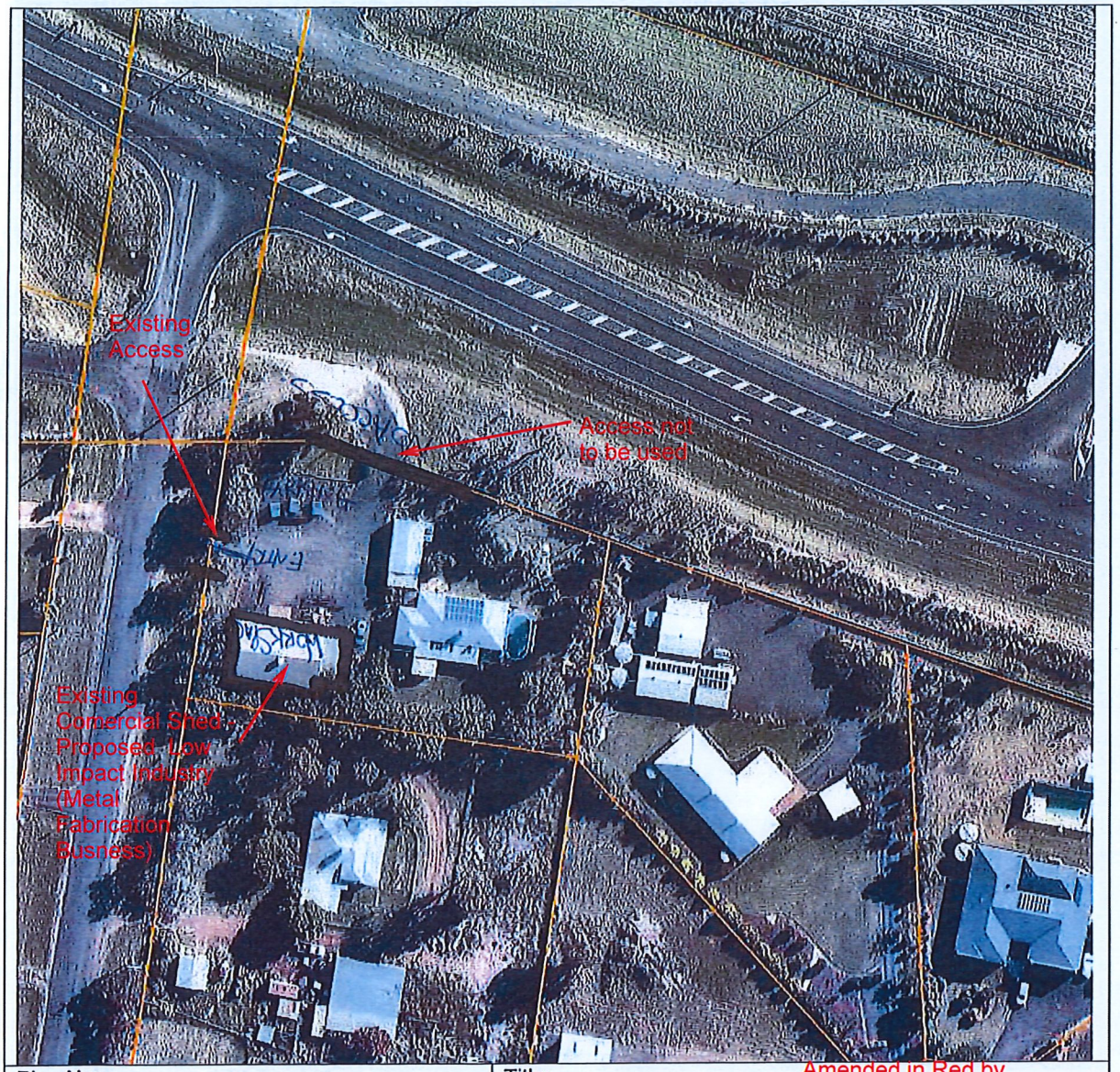
Urban Gateways

Scenic Routes

Scenic Routes Buffer (100m)

High Lansdcape Value Areas

Site Plan -Template



Plan No:	Title:
001	SITE PLAN
Author:	**Date Prepared:**
S MCNEALE	6/7/21

Amended in Red by Council on 15 December 2021

Queensland Government

SARA reference: 2110-25096 SRA
Council reference: 030.2021.519.001

11 November 2021

Western Downs Regional Council
PO Box 551
DALBY QLD 4405
info@wdrc.qld.gov.au

Attention: Mr Dominic Bradley

Dear Mr Bradley

SARA response—5 Watt Street, Dalby

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 8 October 2021.

Response

Outcome:	Referral agency response – with conditions.
Date of response:	11 November 2021
Conditions:	The conditions in **Attachment 1** must be attached to any development approval.
Advice:	Advice to the applicant is in **Attachment 2**.
Reasons:	The reasons for the referral agency response are in **Attachment 3**.

Development details

Description:	Development permit	Material change of use for Low Impact Industry (Metal Fabrication Business)
SARA role:	Referral Agency.	
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (10.9.4.2.4.1) – Material change of use of premises near a State transport corridor (Planning Regulation 2017)	
SARA reference:	2110-25096 SRA	
Assessment Manager:	Western Downs Regional Council	
Street address:	5 Watt Street, Dalby	

Darling Downs South West regional office
128 Margaret Street, Toowoomba
PO Box 825, Toowoomba QLD 4350

Real property description:	Lot 7 on RP840797
Applicant name:	SJ McNeale
Applicant contact details:	5 Watt Street DALBY QLD 4405 susanmc21@live.com
State-controlled road access permit:	This referral included an application for a road access location, under section 62A(2) of *Transport Infrastructure Act 1994*. Below are the details of the decision: • Approved • Reference: TMR21-034379 • Date: 8 November 2021 If you are seeking further information on the road access permit, please contact the Department of Transport and Main Roads at I Downs.South.West.IDAS@tmr.qld.gov.au

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules). Copies of the relevant provisions are in **Attachment 4**.

A copy of this response has been sent to the applicant for their information.

For further information please contact David Little, Senior Planning Officer, on (07) 3432 2410 or via email ToowoombaSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely

Darren Cooper
Manager - DDSW (Planning)

cc SJ McNeale, susanmc21@live.com

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations about a referral agency response

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application)

No.	Conditions	Condition timing
10.9.4.2.4.1 – Material change of use of premises near a State transport corridor—The chief executive administering the *Planning Act 2016* nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition:		
1.	The existing road access works situated between the Warrego Highway and Lot 7 on RP840797 must be removed and fencing reinstated along the property boundary to match existing fencing at no cost to the Department of Transport and Main Roads.	Prior to the commencement of use.

Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the *Planning Act 2016* its regulation or the State Development Assessment Provisions (SDAP) v 2.6. If a word remains undefined it has its ordinary meaning.

Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for SARA's decision are:

The development complies with *State code 1: Development in a state-controlled road environment* Specifically, the development:

- does not create a safety hazard for users of a state-controlled road
- does not compromise the structural integrity of state-controlled roads, road transport infrastructure or road works
- does not result in a worsening of the physical condition or operating performance of state-controlled roads and the surrounding road network
- does not compromise the state's ability to construct, or significantly increase the cost to construct state-controlled roads and future state-controlled roads
- does not compromise the state's ability to maintain and operate state-controlled roads, or significantly increase the cost to maintain and operate state-controlled roads
- does not compromise the structural integrity of public passenger transport infrastructure or compromise the operating performance of public passenger transport services.

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version 2.6), as published by SARA
- the *Development Assessment Rules*
- SARA DA Mapping system
- *Human Rights Act 2019.*

Attachment 4—Representations about a referral agency response

(page left intentionally blank)

Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules[1] regarding **representations about a referral agency response**

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.

28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—

(a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or

(b) the Minister has given the concurrence agency a direction under section 99 of the Act; or

(c) the applicant has given written agreement to the change to the referral agency response.[2]

28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.

28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—

(a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and

(b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

---

1 Pursuant to Section 68 of the *Planning Act 2016*

2 In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

Document Set ID: 4459098
Version: 1, Version Date: 11/11/2021

Part 7: Miscellaneous

30 Representations about a referral agency response

30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.[3]

[3] An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.

Document Set ID: 4459098
Version: 1, Version Date: 11/11/2021

Our ref TMR21-034379
Your ref
Enquiries Lachlan Jones

Queensland Government

Department of
Transport and Main Roads

8 November 2021

Decision Notice – Permitted Road Access Location
(s62(1) *Transport Infrastructure Act 1994*)

This is not an authorisation to commence work on a state-controlled road[1]

Development application reference number 030.2021.519.00, lodged with Western Downs Regional Council involves constructing or changing a vehicular access between Lot 7RP840797, the land the subject of the application, and Warrego Highway (a state-controlled road).

In accordance with section 62A(2) of the *Transport Infrastructure Act 1994* (TIA), this development application is also taken to be an application for a decision under section 62(1) of TIA.

Applicant Details

Name and address	Ms SJ McNeale 5 Watt Street Dalby QLD 4405

Application Details

Address of Property	5 Watt Street, Dalby QLD 4405
Real Property Description	7RP840797
Aspect/s of Development	Material Change of Use - Low Impact Industry - Metal Fabrication Business

Decision (given under section 67 of TIA)

It has been decided to approve the application, subject to the following conditions:

No.	Conditions of Approval	Condition Timing
1	The existing road access works situated between the Warrego Highway and Lot 7RP840797 must be removed and fencing reinstated along the property boundary to match existing fencing at no cost to the Department of Transport and Main Roads.	Prior to commencement of use

Reasons for the decision

The reasons for this decision are as follows:

a) The existing road access works are not required due to the access being closed.

[1] Please refer to the further approvals required under the heading 'Further approvals'

Program Delivery and Operations
Southern Queensland Region
Floor 2 1-5 Phillip Street Toowoomba QLD 4350
Locked Bag 1 Warwick QLD 4370

Telephone +61 7 (07) 4639 0759
Website www.tmr.qld.gov.au
Email Downs.South.West.IDAS@tmr.qld.gov.au
ABN: 39 407 690 291

Please refer to **Attachment A** for the findings on material questions of fact and the evidence or other material on which those findings were based.

Information about the Decision required to be given under section 67(2) of TIA

1. There is no guarantee of the continuation of road access arrangements, as this depends on future traffic safety and efficiency circumstances.

2. In accordance with section 70 of the TIA, the applicant for the planning application is bound by this decision. A copy of section 70 is attached as **Attachment B**, as required, for information.

Further information about the decision

1. In accordance with section 67(7) of TIA, this decision notice:
    a) starts to have effect when the development approval has effect; and
    b) stops having effect if the development approval lapses or is cancelled; and
    c) replaces any earlier decision made under section 62(1) in relation to the land.

2. In accordance with section 485 of the TIA and section 31 of the *Transport Planning and Coordination Act 1994* (TPCA), a person whose interests are affected by this decision may apply for a review of this decision only within 28 days after notice of the decision was given under the TIA. A copy of the review provisions under TIA and TPCA are attached in **Attachment C** for information.

3. In accordance with section 485B of the TIA and section 35 of TPCA a person may appeal against a reviewed decision. The person must have applied to have the decision reviewed before an appeal about the decision can be lodged in the Planning and Environment Court. A copy of the Appeal Provisions under TIA and TPCA is attached in **Attachment C** for information.

Further approvals

The Department of Transport and Main Roads also provides the following information in relation to this approval:

1. Road Access Works Approval Required – Written approval is required from the department to carry out road works that are road access works (including driveways) on a state-controlled road in accordance with section 33 of the TIA. This approval must be obtained prior to commencing any works on the state-controlled road. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). Please contact the department to make an application.

If further information about this approval or any other related query is required, Lachlan Jones, Planning Officer should be contacted on (07) 4639 0759.

Yours sincerely

Document Set ID: 4459098
Version: 1, Version Date: 11/11/2021

Jason McGuire
Senior Town Planner

Attachments: Attachment A – Decision evidence and findings
Attachment B - Section 70 of TIA
Attachment C - Appeal Provisions

Document Set ID: 4459098
Version: 1, Version Date: 11/11/2021

Attachment A

Decision Evidence and Findings

Findings on material questions of fact:

- Section 62 of the TIA allows the Chief Executive of the Department of Transport and Main Roads (the department) to make decisions about permitted road access locations between particular land and a state-controlled road
- Acceptable Outcome, PO16 in State code 1 of the State Development Assessment Provisions (v2.1) states the location and design of vehicular access to a state-controlled road (including access to a limited access road) does not create a safety hazard for users of a state-controlled road or result in a worsening of operating conditions on a state-controlled road.

Evidence or other material on which findings were based:

- Transport Infrastructure Act 1994
- Transport and Main Roads' Road Planning and Design Manual
- Manual of Uniform Traffic Control Devices

Attachment B

Section 70 of TIA

Transport Infrastructure Act 1994
Chapter 6 Road transport infrastructure
Part 5 Management of State-controlled roads

---

70 Offences about road access locations and road access works, relating to decisions under s 62(1)

(1) This section applies to a person who has been given notice under section 67 or 68 of a decision under section 62(1) about access between a State-controlled road and adjacent land.

(2) A person to whom this section applies must not—

(a) obtain access between the land and the State-controlled road other than at a location at which access is permitted under the decision; or

(b) obtain access using road access works to which the decision applies, if the works do not comply with the decision and the noncompliance was within the person's control; or

(c) obtain any other access between the land and the road contrary to the decision; or

(d) use a road access location or road access works contrary to the decision; or

(e) contravene a condition stated in the decision; or

(f) permit another person to do a thing mentioned in paragraphs (a) to (e); or

(g) fail to remove road access works in accordance with the decision.

Maximum penalty—200 penalty units.

(3) However, subsection (2)(g) does not apply to a person who is bound by the decision because of section 68.

Document Set ID: 4459098
Version: 1, Version Date: 11/11/2021

Attachment C

Appeal Provisions

Transport Infrastructure Act 1994
Chapter 16 General provisions

---

485 Internal review of decisions

(1) A person whose interests are affected by a decision described in schedule 3 (the ***original decision***) may ask the chief executive to review the decision.

(2) The person is entitled to receive a statement of reasons for the original decision whether or not the provision under which the decision is made requires that the person be given a statement of reasons for the decision.

(3) The *Transport Planning and Coordination Act 1994*, part 5, division 2—

(a) applies to the review; and

(b) provides—

(i) for the procedure for applying for the review and the way it is to be carried out; and

(ii) that the person may apply to QCAT to have the original decision stayed.

485B Appeals against decisions

(1) This section applies in relation to an original decision if a court (the appeal court) is stated in schedule 3 for the decision.

(2) If the reviewed decision is not the decision sought by the applicant for the review, the applicant may appeal against the reviewed decision to the appeal court.

(3) The Transport Planning and Coordination Act 1994, part 5, division 3—

(a) applies to the appeal; and

(b) provides—

(i) for the procedure for the appeal and the way it is to be disposed of; and

(ii) that the person may apply to the appeal court to have the original decision stayed.

(4) Subsection (5) applies if—

(a) a person appeals to the Planning and Environment Court against a decision under section 62(1) on a planning application that is taken, under section 62A(2), to also be an application for a decision under section 62(1); and

Document Set ID: 4459098
Version: 1, Version Date: 11/11/2021

(b) a person appeals to the Planning and Environment Court against a decision under the Planning Act on the planning application.

(5) The court may order—

(a) the appeals to be heard together or 1 immediately after the other; or

(b) 1 appeal to be stayed until the other is decided.

(6) Subsection (5) applies even if all or any of the parties to the appeals are not the same.

(7) In this section—

original decision means a decision described in schedule 3.

reviewed decision means the chief executive's decision on a review under section 485.

Document Set ID: 4459098
Version: 1, Version Date: 11/11/2021

31 Applying for review

(1) A person may apply for a review of an original decision only within 28 days after notice of the original decision was given to the person under the transport Act.

(2) However, if—

(a) the notice did not state the reasons for the original decision; and

(b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)

the person may apply within 28 days after the person is given the statement of the reasons.

(3) In addition, the chief executive may extend the period for applying.

(4) An application must be written and state in detail the grounds on which the person wants the original decision to be reviewed.

32 Stay of operation of original decision

(1) If a person applies for review of an original decision, the person may immediately apply for a stay of the decision to the relevant entity.

(2) The relevant entity may stay the original decision to secure the effectiveness of the review and any later appeal to or review by the relevant entity.

(3) In setting the time for hearing the application, the relevant entity must allow at least 3 business days between the day the application is filed with it and the hearing day.

(4) The chief executive is a party to the application.

(5) The person must serve a copy of the application showing the time and place of the hearing and any document filed in the relevant entity with it on the chief executive at least 2 business days before the hearing.

(6) The stay—

(a) may be given on conditions the relevant entity considers appropriate; and

(b) operates for the period specified by the relevant entity; and

(c) may be revoked or amended by the relevant entity.

(7) The period of a stay under this section must not extend past the time when the chief executive reviews the original decision and any later period the relevant entity allows the applicant to enable the applicant to appeal against the decision or apply for a review of the decision as provided under the QCAT Act.

Document Set ID: 4459098
Version: 1, Version Date: 11/11/2021

(8) The making of an application does not affect the original decision, or the carrying out of the original decision, unless it is stayed.

(9) In this section—

relevant entity means—

(a) if the reviewed decision may be reviewed by QCAT—QCAT; or

(b) if the reviewed decision may be appealed to the appeal court—the appeal court.

35 Time for making appeals

(1) A person may appeal against a reviewed decision only within—

(a) if a decision notice is given to the person—28 days after the notice was given to the person; or

(b) if the chief executive is taken to have confirmed the decision under section 34(5)—56 days after the application was made.

(2) However, if—

(a) the decision notice did not state the reasons for the decision; and

(b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)(a);

the person may apply within 28 days after the person is given a statement of the reasons.

(3) Also, the appeal court may extend the period for appealing.

Document Set ID: 4459098
Version: 1, Version Date: 11/11/2021

Title	**(030.2021.610.001) Community and Liveability Report Development Application Material Change of Use Undefined Use (Micro Brewery) and Extension to Tourist Park (10 Cabins) 1 Braithwaite Street Chinchilla JFW Enterprises T/A Australian Agricultural and Envi**
Date	4 January 2022
Responsible Manager	T. Summerville, PLANNING AND ENVIRONMENT MANAGER

Summary

The purpose of this Report is for Council to decide the proposed development for Material Change of Use to establish an Undefined Use (Micro Brewery) and extension to Tourist Park (10 Cabins) on land described as Lot 3 on SP227690, located at 1 Braithwaite Street, Chinchilla.

Link to Corporate Plan

Strategic Priority: Strong Diverse Economy
- We aggressively attract business and investment opportunities.
- Our region is a recognised leader in agribusiness, energy, and manufacturing.
- We deliver water security to enable future economic growth.
- We proactively advance our region as a tourism destination.
- Our business and industry actively live and buy local.

Material Personal Interest/Conflict of Interest

Nil

Officer's Recommendation

That this Report be received and that:

1. The application for a Material Change of Use to establish an Undefined Use (Micro Brewery) and Extension to Tourist Park (10 Cabins) on land described as Lot 3 on SP227690, located at 1 Braithwaite Street, Chinchilla, be approved, subject to the following conditions:

   APPROVED PLANS

   1. The development shall be carried out generally in accordance with the Approved Plans listed below, subject to and modified by the conditions of this approval:

      Plan No: AAES-01, Sheet 1 of 2
      Description: Location Plan, prepared by O'Donohue Hanna & Associates Pty Ltd, dated 31st August 2021

      Plan No: AAES-01, Sheet 2 of 2
      Description: Floor Plans & Elevations, prepared by O'Donohue Hanna & Associates Pty Ltd, dated 31st August 2021

   2. Where there is any conflict between the conditions of this development approval and the details shown on the Approved Plans, the conditions of this development approval must prevail.

   3. The following further Development Permits must be obtained prior to commencement of any work associated with the process:

3.1 Operational Work;

3.2 Building Work; and

3.3 Plumbing Works.

APPROVED DEVELOPMENT

4. The approved development is a Material Change Use for an Undefined Use (Micro Brewery) and Extension to Tourist Park (10 x Cabins) as shown on the Approved Plans.

5. The development is to occur sequentially in the following Stages as shown on the Approved Plans:

Stage 1: Micro Brewery and undercover entertainment area, internal roadway and car parking

Stage 2: Ancillary Food Outlet (Tourist Tasting Facility)

Stage 3: 10 Cabins

6. Conditions within this approval are applicable to all Stages of the development, unless otherwise specified.

COMPLIANCE, TIMING AND COSTS

7. All conditions of the approval shall be complied with before the change occurs (prior to commencement of the use) and while the use continues, unless otherwise noted within these conditions.

8. All costs associated with compliance with these conditions shall be the responsibility of the developer unless otherwise noted.

FEES AND CHARGES

9. All fees, rates, interest and other charges levied on the property, shall be paid in full, in accordance with the rate at the time of payment.

MAINTENANCE

10. The development (including landscaping, parking, driveways and other external spaces) shall be maintained in accordance with the Approved Plans, subject to and modified by any conditions of this approval.

11. The site shall be maintained in a clean and orderly state at all times, to Council's satisfaction.

INFRASTRUCTURE CHARGES

12. All infrastructure charges including those associated with Council's Water, Sewer, Stormwater, Transport and Parks Networks are now levied under the *Planning Act 2016*. As required under Section 119 of the *Planning Act 2016*, a separate ***Infrastructure Charges Notice*** is attached relevant to each Stage of the development.

HOURS OF OPERATION – STAGES 1 AND 2

13. The Micro Brewery, Food Outlet (Tourist Tasting Facility) and associated activities must only operate during the following hours:

Monday to Thursday:	12:00pm to 7:00pm
Friday:	12:00pm to 8:00pm

Saturday and Sunday: 9:00am to 6:00pm

OUTDOOR LIGHTING - IMPACT MITIGATION

14. Outdoor lighting of the development shall mitigate adverse lighting and illumination impacts by:

    14.1 providing outdoor lighting that is designed, installed and regulated in accordance with the parameters outlined in Australian Standard 1158.1.1 – Control of Obtrusive Effects of Outdoor Lighting; and

    14.2 installation of outdoor lighting that:

        14.2.1 provides graduated intensity lighting with lower level brightness at the perimeter of the subject land and higher intensities at the centre of the subject land;

        14.2.2 is directed onto the subject land and away from neighbouring properties; and

        14.2.3 uses shrouding devices to preclude light overspill onto surrounding properties where necessary.

LANDSCAPING – GENERAL

15. The developer must submit to Council's Planning and Environment Manager or authorised delegate for endorsement, a Landscape Plan for all landscaping associated with the development, prior to commencement of the use. The Plan shall be prepared by a suitably qualified and experienced Landscape Architect, Horticulturalist, or other person experienced in landscape design and construction.

16. The Landscape Plan must detail:

    16.1 the typical species to be planted, consisting mainly of drought-tolerant species suitable to their individual location on-site;

    16.2 the number and size of plants; and

    16.3 the typical planting detail including preparation, backfill, staking and mulching.

17. The developer must prepare and landscape the site in accordance with the Approved Landscape Plan, or as otherwise approved in writing by Council's authorised delegate. Any amendments approved by Council's authorised delegate are taken to be a part of the Approved Landscape Plan.

18. Landscaping areas illustrated on the Approved Landscaping Plan are to be retained on-site and maintained at all times.

FENCING

19. Any fencing that is installed is to be in keeping with the character of the surrounding area.

20. Boundary fences are not to be erected in a parallel arrangement with existing fences erected along the same boundary. That is, the existing fence shall be completely removed.

VISUAL AND GENERAL AMENITY

21. Any graffiti on the buildings must be removed.

22. The buildings and the site must be maintained in a clean and tidy manner at all times.

23. All plant, air-conditioning equipment and the like shall be visually screened from the street.

24. All declared weeds and pests shall be removed from the subject land and the subject land kept clear of such nuisance varieties at all times during the course of the development work and any ensuing defects liability period.

REFUSE STORAGE AREA AND COLLECTION

25. Refuse bin storage areas must be provided on the premises within an enclosed structure or behind a building so that they are screened from public view with a minimum 1.5 metre high solid fence or wall.

26. The developer must provide a sufficient number of general waste bins with a sufficient capacity throughout the development footprint for the disposal of waste and rubbish associated with the use.

27. The size and capacity of the refuse storage areas must be sufficient to accommodate the level of waste likely to be generated from the development having regard to the frequency of refuse collection.

28. Waste collection must be undertaken in a manner that complies with the following requirements:

    28.1 the bins must be located in a manner that allows the refuse vehicle to pick them up automatically without the driver or any other person having to relocate them;

    28.2 the collection of putrescible waste arising from any activities undertaken on this development must be collected and removed at periods not exceeding seven days;

    28.3 the collection of waste must be undertaken so as to minimise, so far as reasonable and practical, excessive noise to neighbouring occupants;

    28.4 the collection method must ensure that waste is adequately managed to prevent escape of contamination; and

    28.5 waste removal is to be conducted between the hours of 7am and 6pm from Monday to Friday and between 8am and 6pm Saturdays and Sundays.

29. Refuse bin collection areas must be maintained in a manner that complies with the following requirements:

    29.1 waste containers must be kept in a clean state and in good repair;

    29.2 waste containers are to be provided with tight-fitting lid assemblies designed to prevent ingress of pests and water;

    29.3 all waste containers supplied must be kept within the boundaries of the premises; and

    29.4 unobstructed access must be provided to all waste containers for the removal of waste.

WASTE MANAGEMENT

30. All waste generated from construction of the premises must be effectively controlled on-site before disposal. All waste must be disposed of in accordance with the *Waste Reduction and Recycling Act 2011*.

31. All waste generated on-site must be managed in accordance with the waste management hierarchy as detailed in the *Waste Reduction and Recycling Act 2011*.

NOISE EMISSIONS

32. Noise emissions from the development shall not cause environmental harm or nuisance to adjoining properties or "Sensitive Receptors" in accordance with the *Environmental Protection (Noise) Policy 2019*.

33. In the event that Council receives a bonafide complaint regarding noise emissions produced from the site, Council reserves the right to review the approved operating and loading/unloading hours and to require the applicant to re-assess site management procedures already in place. In this instance, the applicant may be required to undertake an assessment of noise impacts through a third party and implement any recommendations in relation to noise attenuation by a date agreed to by Council.

AIR EMISSIONS

34. Air emissions (odour and dust) from the development shall not cause environmental harm or nuisance to adjoining properties or "Sensitive Land Uses" in accordance with the *Environmental Protection (Air) Policy 2019*.

ENGINEERING WORKS

35. Submit to Council, an Operational Work application for earthworks, stormwater, roadworks, access and parking, and erosion and sediment control.

36. Undertake Engineering designs and construction in accordance with Council's Planning Scheme, Development Manual and Standard Drawings, and relevant Australian Standards.

37. Be responsible for the full cost of any alterations necessary, to easements and/or other public utility installations in connection with the development.

LOCATION, PROTECTION AND REPAIR OF DAMAGE TO COUNCIL AND PUBLIC UTILITY SERVICES INFRASTRUCTURE AND ASSETS

38. Be responsible for the location and protection of any Council and public utility services infrastructure and assets that may be impacted during construction of the development.

39. Repair all damage incurred to Council and public utility services infrastructure and assets, as a result of the proposed development immediately should hazards exist for public health and safety or vehicular safety. Otherwise, repair all damage immediately upon completion of work associated with the development.

STORMWATER MANAGEMENT

40. Design and construct stormwater drainage to ensure that there is no nuisance or interference to the current use or potential future use of all downstream properties including road reserves and the like, for design storms of ARI2, ARI5, ARI10, ARI20 and ARI50.

41. Provide overland flow paths that do not alter the characteristics of existing overland flows or create an increase in flood damage on other properties.

42. Ensure that adjoining properties and roadways are protected from ponding as a result of any site works undertaken.

43. Discharge post-development stormwater from the development at a lawful point of discharge.

FLOODING - GENERAL

44. Construct habitable areas and areas associated with the storage of hazardous chemicals and all control panels of critical services at a minimum level of 300mm above the defined flood level.

45. Construct all buildings and structures generally in the locations shown in the Approved Plans and outside the mapped flood extent of the Planning Scheme.

RISK MANAGEMENT PLAN

46. Submit to Council, a Flood Risk Management Plan prepared by a suitably qualified person (Registered Professional Engineer of Queensland). As a minimum, the Plan is to address and document in detail, the following in relation to the proposed development and property:

46.1 Awareness and preparation in the event of a flood event -

- knowing the risk,
- understanding the vulnerability,
- preparation requirements for the wet season,
- documentation and planning, and
- provision of an emergency kit;

46.2 Trigger criteria and evacuation response -

- when to leave,
- when to stay,
- risk management of property and people,
- services management, eg turn off solar panels, gas, water, power, evacuation destination/s;

46.3 Post event action planning -

- steps to reoccupy after an event/move back,
- management of clearances required, eg electrical services inspection, water quality in tanks; and

46.4
- Familiarisation, review and updating of the plan.
- Procedures for change of ownership/tenancy.
- Procedures for seeking advice/changes/approvals from Council's Planning and Environment Manager.

47. Ensure a copy of the Council Approved Flood Risk Management Plan is available on-site to customers, staff and Council at all times.

48. Implement recommendations of the Risk Management Plan.

WATER SUPPLY

49. Connect the development to Council's reticulated water supply system via a single connection.

WATER SUPPLY - FIRE FIGHTING SUPPLY

50. Provide adequate water supply to meet the peak demands of the development, and fire fighting pressures/flows to Council's requirements. Any upgrades to Council's network shall be carried out further to an Operational Work Permit.

SEWERAGE

51. Connect the development to Council's reticulated sewerage system via a single connection. The connection must be designed in accordance with Council's standards and be approved by Council's Utility Services Section.

52. Actual connection to Council's live sewerage infrastructure must be undertaken by or under the supervision of Council.

53. Do not undertake building work within 1.5 metres from the centre of any existing sewer pipework or within the Zone of Influence, whichever is the greater (measured horizontally).

54. Maintain a minimum of a 3 metre wide corridor to be maintained for maintenance/upgrade purposes.

55. Ensure that a clear level area of a minimum of a 2.5 metre radius surrounding any existing sewer manholes on the site, is provided for future maintenance/upgrade purposes.

56. The above minimum clearances to Council's sewer infrastructure do not preclude the need for work to proposed structures to prevent loading to the sewer system.

PARKING AND ACCESS - GENERAL

57. All driveways, car parking, delivery, and manoeuvring areas shall be sealed. Design and construct all sealed areas with concrete, asphalt or a two-coat bitumen seal.

58. Provide forty (40) car parking spaces for customers and guests as shown in the Approved Plans of the development.

59. Provide two (2) person with disability (PWD) car parking spaces designed and constructed in accordance with AS2890.6 Off-Street Parking for People with Disabilities.

60. Provide vehicle bollards or tyre stops to control vehicular access and to protect landscaping or pedestrian areas where appropriate.

61. Provide directional signage to enable all vehicles to enter and leave the site in a forward gear.

62. Ensure access to car parking spaces, vehicle loading and manoeuvring areas and driveways remain unobstructed and available for their intended purpose during the hours of operation.

Timing: Prior to commencement of the use of Stage 1.

VEHICLE ACCESS

63. Access for the development shall be taken from the "Main Entry" as shown on the plans of development. The existing access to the property shall only be used for the existing residence.

64. Prior to commencement of the use of Stage 1, construct a commercial standard crossover between the property boundary and the edge of the Braithwaite Street road pavement for the main access driveway, having a minimum width of 6 metres, generally in accordance with Council's Standard Drawing No. R-006, Revision C. Ensure that crossover splay is designed to accommodate turning movements of a Medium Rigid Vehicle.

65. Construct any new crossovers such that the edge of the crossover is no closer than 1 metre to any existing or proposed infrastructure, including any service infrastructure (eg power pole, telecommunications pit), road infrastructure (eg street sign, street tree, etc).

66. Prior to commencement of the use of Stage 1, construct a sealed (bitumen, asphalt or concrete) driveway with a minimum width of 6 metres along the full length of the access handle.

67. During construction, all site access shall be via the "Main Entry" location.

ROADWORKS - FRONTAGE WORKS

68. Prior to commencement of the use of Stage 1, design and construct the area of Braithwaite Street along the frontage of the proposed development as an Urban Access (B) in accordance with Council's Standard Drawing No.R-003, relevant Austroads' Standards and Council's Planning Scheme. More specifically, include the following:

    68.1 Extend Braithwaite Street from the end of the existing bitumen seal to the western boundary of the "Main Entry".

68.2 Construct the road extension to a minimum carriageway width to match the existing seal and formation width on Braithwaite Street. The pavement shall be unbound granular, with a Double/Double bitumen seal. The road shall be designed and constructed under a further Development Permit for Operational Work;

68.3 Concrete kerb and channel on the northern side of Braithwaite Street to match the type and alignment of the kerb adjacent to the east; and

68.4 Provision for stormwater drainage, tapers to existing/new road pavements, signage, associated with the required road works and road reserve transitions between existing and proposed roads.

ELECTRICITY AND TELECOMMUNICATIONS

69. Connect the development to electricity and telecommunication services.

EARTHWORKS - GENERAL

70. Do not undertake any earthworks without a further approval from Council except for the works ancillary to building works.

71. Undertake any earthworks in accordance with the provisions of AS3798 Guidelines on Earthworks for Commercial and Residential Developments.

EROSION AND SEDIMENT CONTROL - GENERAL

72. Ensure that all reasonable action is taken to prevent sediment or sediment laden water from being transported to adjoining properties, roads and/or stormwater drainage systems.

73. Remove and clean-up sediment or other pollutants in the event that sediment or other pollutants are tracked/released onto adjoining streets or stormwater systems, at no cost to Council.

ENVIRONMENTAL HEALTH

74. Undertake operations and construction work associated with this development to the requirements of Council, including the following:

74.1 do not cause nuisance to adjoining residents by the way of smoke, dust, stormwater discharge or siltation of drains, at any time, including non-working hours;

74.2 remove immediately, any material spilled or carried onto existing roads to avoid dust nuisance and ensure traffic safety; and

74.3 do not carry out work on Sundays or Public Holidays (unless approved otherwise by Council).

75. Do not release contaminants or contaminated water directly or indirectly from the land subject to this approval, or to the ground or groundwater at the land subject to this approval, except for:

75.1 uncontaminated overland stormwater flow; and

75.2 uncontaminated stormwater to the stormwater system.

WORKS-ON-COMPLETION INSPECTION

76. Upon completion of the work and prior to commencement of the use, submit to Council, a written request stating that all approved work has been completed and ready for Council inspection.

77. Prior to commencement of the use, undertake any rectification work as directed by a Council Officer further to the works-on-completion inspection.

A D V I S O R Y N O T E S

NOTE 1 - Relevant Periods

*"A part of a development approval lapses at the end of the following period (the **currency period**)—*

(a) for any part of the development approval relating to a material change of use— if the first change of use does not happen within—

(i) the period stated for that part of the approval; or

*(ii) if no period is stated—**6 years** after the approval starts to have effect."*

NOTE 2 - Aboriginal Cultural Heritage

It is advised that under Section 23 of the *Aboriginal Cultural Heritage Act 2003*, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the "cultural heritage duty of care"). Maximum penalties for breaching the duty of care are listed in the Aboriginal cultural heritage legislation. The information on Aboriginal cultural heritage is available on the Department of Aboriginal and Torres Strait Islander and Partnerships' website www.datsip.qld.gov.au.

NOTE 3 - General Environmental Duty

General environmental duty under the *Environmental Protection Act 1994* prohibits unlawful environmental nuisance caused by noise, aerosols, particles, dust, ash, fumes, light, odour or smoke beyond the boundaries of the development site during all stages of the development including earthworks, construction and operation.

NOTE 4 - General Safety of Public During Construction

The *Work Health and Safety Act 2011* and *Manual of Uniform Traffic Control Devices* must be complied with in carrying out any construction works, and to ensure safe traffic control and safe public access in respect of works being constructed on a road.

NOTE 5 - Property Note (Audit of Conditions)

An inspection of the property to ascertain compliance with conditions will be undertaken three (3) months after the approval takes effect. If the works are completed prior to this time, please contact Council for an earlier inspection. A property note to this effect will be placed on Council's records.

NOTE 6 - Duty to Notify of Environmental Harm

If a person becomes aware that serious or material environmental harm is caused or threatened by an activity or an associated activity, that person has a duty to notify Western Downs Regional Council.

NOTE 7 - Infrastructure Charges

An Infrastructure Charges Notice is attached to this approval in accordance with the conditions of approval.

Background Information

The relevant background information of this application is as follows:

Application No: 030.2021.610.001	**Assessment No:** A14019	**Keywords Index:** AD6.6.2 & LG7.6.1
Assessing Officer:	Kim Reeve CONSULTANT PLANNING OFFICER	
PART 1: APPLICATION		
Applicant:	JFW Enterprises T/A Australian Agriculture and Environmental Solutions	
Owner:	Australian Agriculture and Environmental Solutions Pty Ltd	
Site Address:	1 Braithwaite Street, Chinchilla	
Site Area:	12.6ha	
Real Property Description:	Lot 3 on SP227690	
Proposed Development:	Undefined Use (Micro Brewery) and Extension to Tourist Park (10 x Cabins)	
Level of Assessment:	Impact	
Type of Application:	Material Change of Use	
Relevant Planning Scheme:	Western Downs Planning Scheme 2017 incorporating Amendment 1	
Zone:	Rural	
Precinct:	N/A	
Overlays:	・ Biodiversity - MSES Regulated Vegetation ・ Bushfire Risk - Medium Bushfire Hazard ・ Flood Hazard - Low - Extreme ・ Extractive Industry - Authority to Prospect 973 - Petroleum Leases ・ Agricultural Land Classification - Class A ・ Stormwater Overland Flow - Minor Flow Path ・ Waterway Corridors - Waterway Corridor	
Pre-lodgement Meeting:	Yes	Date: 05/05/2020
Application Lodgement Date:	30/06/2021	
Properly Made Application:	No	
Action Notice Issued:	Yes	Date: 14/07/2021
Required Action Taken:	Yes	Date: 21/07/2021
Confirmation Notice Issued:	Yes	Date: 03/08/2021
PART 3: INFORMATION REQUEST		
Information Request Issued:	Yes	Date: 11/08/2021
Applicant's Response Received:	Yes	Date: 13/10/2021
PART 4: PUBLIC NOTIFICATION		
Comment Period Commenced:	Yes	Date: 25/10/2021
Notice of Compliance Received:	Yes	Date: 15/11/2021
Submissions:	3 not properly made submissions received	
Submission Consideration Period Concluded:	29/11/2021	
PART 5: DECISION PERIOD		
Date Commenced:	30/11/2021	
Date Decision Due:	**19/01/2021**	

Report

1. Site

The property is legally described as Lot 3 on SP227690, is located at 1 Braithwaite Street, Chinchilla, and has a total area of 12.6 hectares. The property comprises a single allotment on the periphery of the Chinchilla urban area, with road frontage to Braithwaite Street.

The property is located within the Rural Zone of the Western Downs Planning Scheme 2017 incorporating Amendment 1 (the Planning Scheme). The Biodiversity, Bushfire Risk, Flood Hazard, Extractive Industry, Agricultural Land, Stormwater Overland Flow and Waterway Corridors Overlays impact the land.

The property is known as Clover Hill Ranch and has historically been used for school camping and outdoor recreational activities including horse riding. The property is currently improved by an existing Dwelling House and associated rural outbuildings, including an outdoor structure and amenities associated with the current use of the property as a tourist park. In this regard, the property benefits from an existing approval for a Material Change of Use for Visitor Accommodation (25 caravan sites).

Braithwaite Street comprises a bitumen sealed carriageway along the majority of the property's frontage, with a small portion of the road at the western end of the site comprising all-weather gravel surface. The property is serviced by Council's water supply infrastructure, and telecommunication and electricity networks. An on-site wastewater system is currently in use for the dwelling house and existing amenities building.

2. Proposal

The applicant has submitted a development application for a Material Change of Use for an Undefined Use (Micro Brewery) and Extension to Tourist Park (10 Cabins) on the subject site.

The development is intended to be developed over three (3) Stages as follows:

Stage 1: Stage 1 of the development will involve establishment of the Brewery system and associated undercover entertainment areas. The Brewery building is anticipated to have a gross floor area (GFA) of 1,632m² (48m x 34m) and the associated unenclosed entertainment area will have a footprint of 1,800m² (60m x 30m). The buildings will be single storey with a maximum height of approximately 8m. The internal roadway and car parking areas will be developed at this Stage. Food will not be prepared on-site at this stage of the development, and instead will be offered via local mobile food vans.

Stage 2: Stage 2 of the development will involve construction of a Food Outlet within the Stage 1 building which will provide a Tourist Tasting Facility offering locally produced meats. This Stage will not involve any additional GFA.

Stage 3: Stage 3 will involve establishment of 10 eco cabins. Each cabin will provide accommodation for 2 people, resulting in a total accommodation capacity for 20 people. Each cabin will have a GFA of 19.8m² and will be single storey with a maximum height of approximately 3m.

The development seeks to achieve a carbon neutral development footprint. This will be achieved through the establishment of a vertical garden system within the Brewery shed for the production of hops and leafy greens for use on-site. Additionally, carbon dioxide will be recaptured on-site as part of the brewing/fermentation process, rainwater will be collected for use in the brewing process, spent grain from the brewing process will be utilised for livestock feed, and hop matter will be composted. Solar power will also be utilised to power the development.

Buildings associated with the development will be set back a minimum of 15m from adjoining properties.

The applicant proposes to take access to the facility via the western most crossover to Braithwaite Street. The secondary crossover to Braithwaite Street will be utilised for emergency access only. A total of forty (40) car parks are proposed to be provided to the facility.

The Brewery and associated activities are proposed to operate during the following hours:

Monday to Thursday:	12:00pm – 7:00pm
Friday:	12:00pm – 8:00pm
Saturday and Sunday:	9:00am – 6:00pm

The development will be connected to Council's reticulated water and sewerage infrastructure.

3. Assessment

3.1 Assessment against Western Downs Planning Scheme 2017 Incorporating Amendment 1 (the Planning Scheme)

The property is located within the Rural Zone in which a Material Change of Use for an Undefined Use and Tourist Park is Impact Assessable development.

The application requires assessment against the Strategic Plan and the relevant Codes below:

- Strategic Plan
- Rural Zone Code
- Accommodation Activities Code
- Transport, Access and Parking Code
- Infrastructure Services Code
- Biodiversity Areas Overlay Code
- Bushfire Risk Overlay Code
- Flood Hazard Overlay Code
- Natural Resources Overlay Code
- Stormwater Overland Flow Path Overlay Code
- Waterway Corridors Overlay Code

The application has been considered against the Strategic Plan and the Codes and is discussed below:

Strategic Plan

The development is consistent with the policy elements of the Strategic Plan. Specifically, the proposed development is considered to comply with the applicable Specific Outcomes sought in the Strategic Plan as outlined below:

Strategic Element 3.3.2 – Network of Centres

"3.3.2.1 - Specific Outcomes

(1) Chinchilla and Dalby accommodate the largest concentration of urban land uses and development in a compact, vibrant and active Major centre. Both centres accommodate regionally significant health care facilities, business services, manufacturing and retail markets, education facilities, government services, entertainment and sporting facilities and civic spaces and functions."

Complies

The development will contribute to the variety of urban land uses within Chinchilla and will enhance the town as a vibrant and active centre.

Strategic Element 3.3.7 - Safe Communities

"3.3.7.1 - Specific Outcomes

(1) Development is designed and located to minimise the risk to human safety from natural hazards such as bushfire, flooding or landslide."

Complies

The proposed development has been suitably located within the subject land to avoid natural hazard areas including the Extreme to Medium Flood Hazard Areas identified on the Flood Hazard Overlay Mapping. In this regard, the development has been designed to ensure buildings and structures are located in Low and no Flood Hazard Areas only.

The subject site does not contain areas of High Bushfire Hazard on the Bushfire Risk Overlay Mapping. While the development site is located within limited areas of Medium Bushfire Hazard, an assessment against the Bushfire Risk Overlay Code has indicated that the development is consistent with the requirements of the Code.

The site is not identified as being subject to landslide risk.

Strategic Element 3.3.10 – Rural Land Use

"3.3.10.1 - Specific Outcomes

(1) ALC Class A and B land is protected from alienation, isolation, diminished productivity, fragmentation and encroachment by incompatible land use.

(2) The soils of the Western Downs are a productive and high quality resource. Rural activities and production take advantage of access to the high quality soils to expand the rural economy. Land managers utilise best management practices to sustainably manage the resource for future generations.

(3) The productive soils of the Western Downs are a valuable asset that underpins rural production and provides the foundation for the rural identity, character and economy of the region. The good management of soils ensures rural and urban activities maintain soil condition and productivity."

Complies

The nature of the proposed development is such that it is not expected to prejudice or diminish the productive capacity of the land or conflict with intended rural activities in the surrounding area. The subject land is surrounded by urban land and is appropriately buffered from agricultural land to the north by Charley's Creek. The site is currently utilised as a Tourist Park and has minimal current or future agricultural production potential. A component of the use is intended to promote locally produced beef products and in that regard, the development will contribute to rural identity, character and economy of the region.

Strategic Element 3.4.4 – Waterways, Wetlands and Aquifers

"3.3.10.1 - Specific Outcomes

(6) The wetlands of the Western Downs identified on Strategic plan Map 2 - Natural Environment support a diversity of flora and fauna including habitats and refuges for migratory species. Significant wetlands such as The Gums Lagoon and Lake Broadwater provide valuable breeding grounds for water birds, and contribute to the diversity of landscape forms that attract visitors to the region…

…(9) Activities in non-sewered localities manage on-site waste disposal in a response and sustainable manner so as to ensure that this infrastructure does not negatively impact upon waterways, wetlands or aquifers."

Complies

The property is identified as containing a Waterway Corridor on the Waterway Corridors Overlay Mapping. The development is appropriately set back from the identified Waterway Corridor and will not result in the clearing of native vegetation within proximity to this area. The development will be conditioned to ensure that stormwater and wastewater are appropriately managed and discharged.

Strategic Element 3.3.13 – Climate Change and Sustainable Urban Design

"3.3.13.1 - Specific Outcomes

(1) Development seeks to:

(a) minimise the carbon footprint of the Western Downs;

(b) incorporate principles of water sensitive urban design to maximise the utilisation of urban stormwater as a resource;

(c) protect against the anticipated impacts of climate change on quality of life and property through design and location of development;

(d) improve energy efficiency through the siting, orientation, density and design of buildings and their surroundings;

(e) maintain the food security of the region; and

(f) minimise dependence on fossil fuels and promote, where practicable, the generation of energy through renewable sources."

Complies

The development specifically seeks to respond to climate change and incorporate sustainable urban design principles. In this regard, the development seeks to:

(a) achieve carbon neutral development footprint through the establishment of a vertical garden system, recapture of carbon dioxide, capture of rainwater and by-products for re-use, use of spent grain for livestock feed and use of hop matter for compost;

(b) incorporate water sensitive design by capturing and re-using rainwater;

(c) locate outside of high to medium Flood Hazard Areas;

(d) improve energy efficiency and minimise dependence on fossil fuels through use of solar power; and

(e) maintain food security through promotion of locally produced beef products.

Rural Zone Code

The property is located within the Rural Zone in which the development of a Tourist Park is listed as a consistent use. An Undefined Use is not listed as consistent or inconsistent with the Zone.

The proposed development is generally consistent with the Outcomes sought for development in the Rural Zone. Specifically, the development involves the establishment of a tourism activity that is directly associated with the natural environment and relies on the endemic features of the subject land including the natural bush setting and landscape values, whilst being conveniently located accessible to urban services and infrastructure.

The nature of the proposed development is such that it will not prejudice or diminish the productive capacity of the land. It is acknowledged that both the location of the subject land on the urban fringe and its existing use for a Tourist Park is such that it is not considered ideal for rural production purposes.

The subject land is bordered by Charley's Creek and urban zoned land, and accordingly, the development is suitably buffered from other rural activities to ensure the proposed use does not compromise agricultural production in the area.

The siting and design of the development is consistent with the building height, setbacks, GFA and site coverage requirements of the Code. Further, it is considered that the built form of the buildings and structures is appropriately designed with regard to the building façade and the use of materials that integrate with the character and amenity of the Zone.

The development has been appropriately designed and sited to ensure it protects the environmental, character and landscape values of the subject land and surrounding area.

The development site area is appropriately set back from adjoining land and nearby receptors and will be appropriately conditioned to ensure potential impacts on the amenity of the Rural Zone, having regard to noise, traffic, lighting, visual amenity and privacy are mitigated.

The development will be conditioned to comply with the requirements of the *Environmental Protection (Noise) Policy 2019* and the *the Environmental Protection (Air) Policy 2019* in regard to sensitive land uses.

The development will also be conditioned in order that light emitting from the development during hours of operation is limited, to ensure that it does not impact on the amenity of surrounding sensitive land uses.

The development will be conditioned to ensure it achieves appropriate stormwater management objectives.

The development is consistent with the Rural Zone Code, subject to the recommended conditions of approval.

Accommodation Activities Code

The proposed Tourist Park component of the development is consistent with the purpose of the Accommodation Activities Code and represents a development which will enhance the recreation vehicle tourist industry.

The location, scale, density and setbacks of cabins are consistent with the character and amenity of the area and the requirements of the Accommodation Activities Code.

Acceptable Outcome 29 of the Accommodation Activities Code requires that Tourist Parks provide a minimum of 3 caravan/recreation vehicle site for every 1 cabin accommodation type. In this instance, the subject land is established with 25 existing caravan sites. A total of 10 cabins are proposed, which will result in 2.5 caravan sites per 1 cabin. Notwithstanding, the development is considered to achieve the associated Performance Outcome which seeks to ensure Tourist Parks provide a variety of accommodation types to meet the diversity of tourist visiting the region.

The location of the proposed Tourist Park is considered suitable given the subject land is in proximity to a centre zone and the use is directly associated with the natural environment and relies on the endemic features of the subject land including the natural bush setting and landscape values.

The development is consistent with the Accommodation Activities Code, subject to the recommended conditions of approval.

Transport, Access and Parking Code

The property has frontage to Braithwaite Street which comprises a bitumen sealed carriageway along the majority of the property's frontage, with a small portion of the road at the western end of the site comprising all-weather gravel surface. The development will be conditioned to upgrade the remainder of the street up to the main site access to a bitumen sealed standard, noting the development proposes to take primary access from this portion of the road.

The development will be accessed by light vehicles (B99 and B85 vehicles) and the largest design vehicle is expected to be a Medium Rigid Vehicle servicing the development.

Council's Consultant Development Engineer considers that the design of the development will allow for vehicles to park and manoeuvre safely and to enter and exit the property in a forward motion.

The development will be conditioned to ensure access and internal manoeuvring areas are provided with a sealed surface.

The development proposes to provide a total of 40 car parking spaces. Table 9.4.5.2 of the Code requires provision of 1 space per site for a Tourist Park use, resulting in a total of 10 spaces required for this component of the development. A car parking rate for an Undefined Use is not nominated under the Table, however in this instance, provision of 30 spaces for this component is considered acceptable. For comparison, it is noted that a Food and Drink Outlet requires 1 space per 60m² GFA. Based on this rate, the Brewery component (1,632m² GFA) of the development would be required to provide 28 spaces.

The development is consistent with the Transport, Access and Parking Code, subject to the recommended conditions of approval.

Infrastructure Services Code

All applicable reticulated services are available for connection to the subject site. The development will be conditioned to ensure infrastructure connections are provided to comply with the Infrastructure Services Code.

The development will be conditioned to ensure that stormwater is managed in accordance with Council's standards.

The development is consistent with the Infrastructure Services Code, subject to the recommended conditions of approval.

Biodiversity Overlay Code

The property is identified as containing MSES Regulated Vegetation on the Biodiversity Overlay Mapping.

The development site is not located in proximity to the MSES Regulated Vegetation areas and accordingly, the development is not expected to impact the identified environmental values.

The development is consistent with the Biodiversity Overlay Code.

Bushfire Risk Overlay Code

The property is identified as containing Medium Bushfire Hazard Areas on the Bushfire Risk Overlay Mapping.

Some buildings and structures associated with the proposed development are located within identified Medium Bushfire Hazard Areas on the site, however, the development complies with all acceptable outcomes nominated under the Bushfire Risk Overlay Code.

Braithwaite Street and the proposed internal roads are considered capable of providing access for fire fighting and other emergency vehicles.

The development is consistent with the Bushfire Risk Overlay Code.

Flood Hazard Overlay Code

The property is identified as containing Extreme, High, Medium and Low Flood Hazard Areas on the Flood Hazard Overlay Mapping.

The development has been sited to avoid the Extreme to Medium Flood Hazard Areas. The Brewery and associated undercover entertainment area are located partly within Low Flood Hazard Areas, and the proposed cabins are located entirely outside of mapped Flood Hazard Areas.

The primary access to the property is located in a High Flood Hazard Area, however, the property benefits from a secondary emergency access to Braithwaite Street which is located entirely outside of the mapped Flood Hazard Areas.

A condition has been included to require that a Flood Risk Management Plan prepared by a suitably qualified person (Registered Professional Engineer of Queensland) be submitted to Council to ensure the development is appropriately managed in regard to flood response, safety and evacuation.

The development will be conditioned to ensure the design levels for all buildings comply with the flood immunity standard specified within the Code.

The development is consistent with the Flood Hazard Overlay Code, subject to the recommended conditions of approval.

Natural Resources Overlay Code

The property is identified as Class A Agricultural Land within the Agricultural Land Classification Overlay Mapping of the Planning Scheme.

The nature of the proposed development is such that it is not expected to result in the loss or fragmentation of productive rural land, or conflict with intended rural activities in the area. In this regard, the subject land is generally surrounded by urban land and is appropriately buffered from agricultural land to the north by Charley's Creek. The site is currently utilised as a Tourist Park and has minimal current or future agricultural production potential. A component of the use is intended to promote locally produced beef products and in that regard, the development will contribute to rural production in the region.

The property is also identified in Authority to Prospect (ATP 973) and Petroleum Lease on the Extractive Industry Overlay Mapping of the Planning Scheme. The development does not compromise any outcomes sought under the Code in relation to these areas.

The development is considered to be generally consistent with the Natural Resources Overlay Code.

Stormwater Overland Flow Path Overlay Code

The property is identified as containing a Minor Flow Path on the Stormwater Overland Flow Path Overlay Mapping.

The development site area is not located in proximity to the Minor Flow Path area.

The development is consistent with the Stormwater Overland Flow Path Overlay Code.

Waterway Corridors Overlay Code

The property is identified as containing a Waterway Corridor on the Waterway Corridors Overlay Mapping.

The development site area is not located in proximity to the identified Waterway Corridor and the development will not result in the clearing of native vegetation within the Waterway Corridor or Waterway Corridor Buffer.

The development is consistent with the Waterway Corridors Overlay Code.

4. Other Relevant Matters

4.1 Public Notification

The applicant undertook formal public notification of the development for a period of 15 business days between 25 October 2021 and 15 November 2021. Public Notification was undertaken generally in accordance with the requirements of the *Planning Act 2016* and Development Assessment Rules.

During the Public Notification Period, three (3) "not properly made submissions" were received objecting to the development. It is advised that the submitters will not have appeal rights in relation to Council's decision. It is noted that in the letter sent to adjoining land owners, the applicant stated submissions could be made between 25 October 2021 and 17 November 2021, despite ceasing public notification on 15 November 2021 (the date that the Notice of Compliance was received by Council). Notwithstanding this error on the notice sent to adjoining land owners, it is noted that two (2) of the submissions were received after close of business on 17 November 2021, and therefore are not considered properly made. It is noted that the other submission was not addressed to Council, and accordingly is also not properly made.

Council's Assessing Officer has considered the matters raised in all submissions received and the issues raised are summarised below:

Issue	Officer's Comment
Concern regarding the location in proximity to the Child Care Centre and how the operating hours and patrons may impact the safety of the Centre/children in attendance. The submitter requested that the facility be located further from the Child Care Centre given the subject property is large.	The development cannot be located further from the Child Care Centre due to flooding constraints. The facility has been located in the most suitable area (low – no flood hazard area). The Brewery and associated activities are proposed to operate during the following hours: Monday to Thursday: 12:00pm to 7:00pm Friday: 12:00pm to 8:00pm Saturday and Sunday: 9:00am to 6:00pm It is noted that the peak operations will occur on weekends when the Child Care Centre is not operational. The applicant has noted that the development is intended to facilitate a family friendly environment and patronage is expected to reflect the same. Furthermore, conditions have been included to ensure the development complies with the *Environmental Protection (Noise) Policy 2019* and where a bonafide complaint is received, the applicant may be required to undertake a noise impact assessment and comply with any resulting recommendations.

Issue	Officer's Comment
Concern that the Brewery will result in odour impacts on adjacent properties.	The applicant has advised that the Brewery system to be utilised will not result in significant odour impacts and no odour is expected to be noticeable outside of the building. The only potential point of odour is from spent grain if this is not removed from the property quickly enough. In this instance, the spent grain will be utilised as stock feed on rural holdings external to the subject land and for that reason is likely to be removed frequently. Furthermore, a condition has been included to require air emissions (odour and dust) to be managed in accordance with the *Environmental Protection (Air) Policy 2019.*
Septic to each cabin in the flood zone being so close to water ways.	The development will be connected to Council's reticulated sewerage infrastructure and has been conditioned accordingly.
All water run-off that may contain hydro carbons will end up on my block and eventually into the waterways, as lay of the land runs from the proposed Cabins/Brewery to my block (Lot 1 on SP227690) and into the waterways currently.	The development has been conditioned to ensure stormwater from the development site is appropriately managed to avoid off-site nuisance.
Due to Council matters and levels taken in the past, I believe the attached map is showing the wrong markings regarding L,M,H and Extreme Flood Areas. I believe that you would find all areas marked on the map would be extreme flood areas.	The proposed Site Plan provided by the applicant shows the Flood Hazard Areas generally in accordance with Council's Flood Hazard Overlay Mapping.
Last of all, the proposal should be made to start again or apologies made and advertised, as I would like to point out the mistake made regarding conflict between SP numbers. The Have Your Say page explains Lot 3 on SP2276890 and Sheets 1 and 2 from O'Donohue and Associates Pty Ltd/Letter drafted 23.10.2021 explains Lot 3 on SP227690. Very poorly advertised with misleading information.	In this instance, it is considered that publishing an error in regard to the legal description of the property did not adversely affect the public's awareness of the application or restrict the public's opportunity to make a properly made submission. It is noted that the published notices also included the correct site address to enable location of the site.

Consultation (Internal/External)

Internal

Council's Consultant Development Engineer has assessed the development application and provided conditions of approval where relevant.

Council's A/Principal Planner and A/Planning and Environment Manager have reviewed this Report and provided comments where necessary.

Legal/Policy Implications (Justification if applicable)

An applicant may elect to appeal against Council's decision in accordance with the relevant Section of the *Planning Act 2016*, which states:

"Chapter 6 Dispute Resolution

Part 1 Appeal Rights

229 Appeals to Tribunal or P&E Court

(1) Schedule 1 states -

(a) matters that may be appealed to -

(i) either a tribunal or the P&E Court; or
(ii) only a tribunal; or
(iii) only the P&E Court; and

(b) the person -

*(i) who may appeal a matter (the **appellant**); and*
(ii) who is a respondent in an appeal of the matter; and
(iii) who is a co-respondent in an appeal of the matter; and
(iv) who may elect to be a co-respondent in an appeal of the matter.

(2) An appellant may start an appeal within the appeal period.

*(3) The **appeal period** is -*

(a) for an appeal by a building advisory agency - 10 business days after a Decision Notice for the decision is given to the Agency; or

(b) for an appeal against a deemed refusal - at any time after the deemed refusal happens; or

(c) for an appeal against a decision of the Minister, under Chapter 7, Part 4, to register premises or to renew the registration of premises - 20 business days after a Notice is published under Section 269(3)(a) or (4); or

(d) for an appeal against an Infrastructure Charges Notice - 20 business days after the Infrastructure Charges Notice is given to the person; or

(e) for an appeal about a deemed approval of a development application for which a Decision Notice has not been given - 30 business days after the applicant gives the Deemed Approval Notice to the Assessment Manager; or…

…(g) for any other appeal - 20 business days after a Notice of the decision for the matter, including an Enforcement Notice, is given to the person.

Note - See the P&E Court Act for the Court's power to extend the appeal period."

Budget/Financial Implications

Nil

Human Rights Considerations

Section 4(b) of the *Human Rights Act 2019* (Qld) (the *Human Rights Act*) requires public entities "*to act and make decisions in a way compatible with human rights"*.

There are no human rights implications associated with this Report.

Conclusion

The proposed development has been assessed against the requirements of the Western Downs Planning Scheme 2017 incorporating Amendment 1. It is considered that the proposed development is consistent with the assessment benchmarks of the Western Downs Planning Scheme 2017 incorporating Amendment 1, subject to the recommended conditions of approval.

Attachments

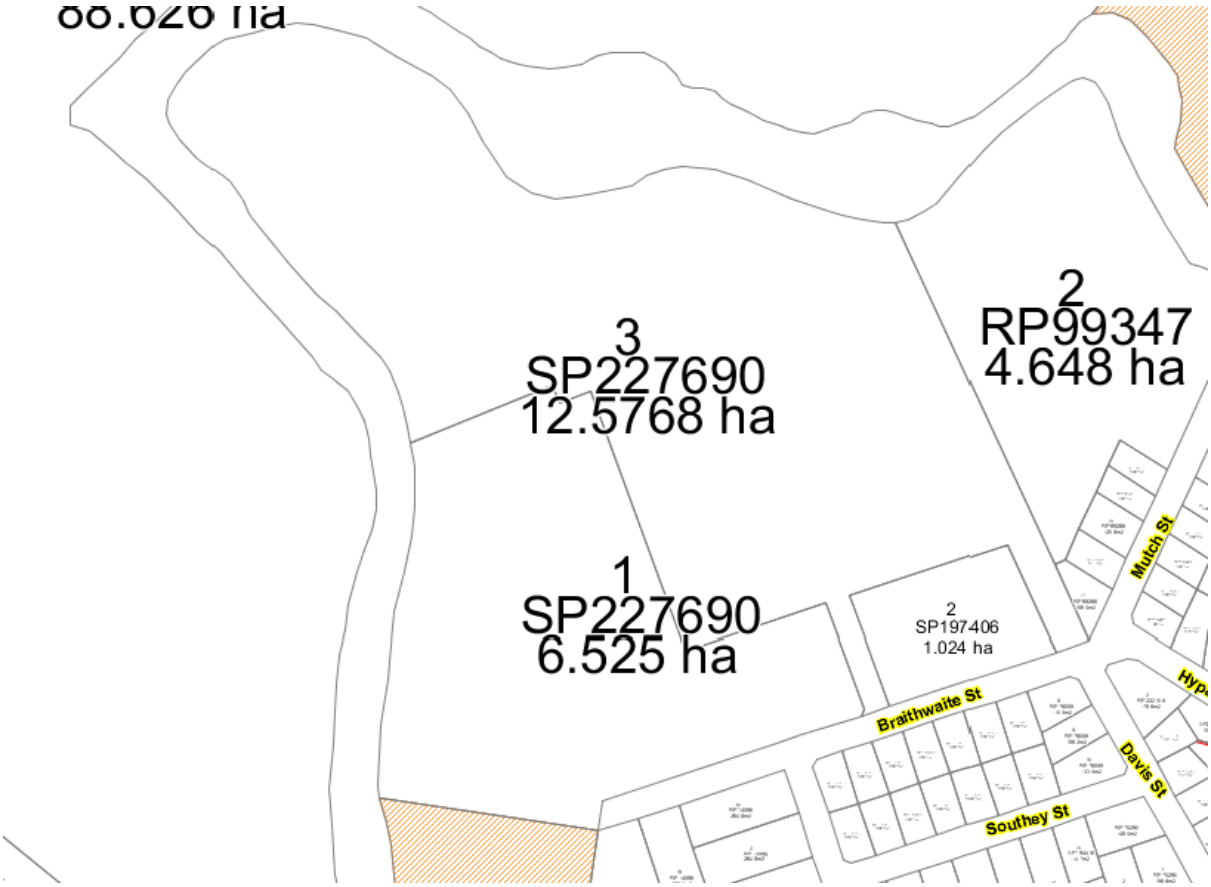
1. Locality Plans
2. Proposal Plans
3. Infrastructure Charges Notice

Authored by: Kim Reeve, CONSULTANT PLANNING OFFICER, PRECINCT URBAN PLANNING

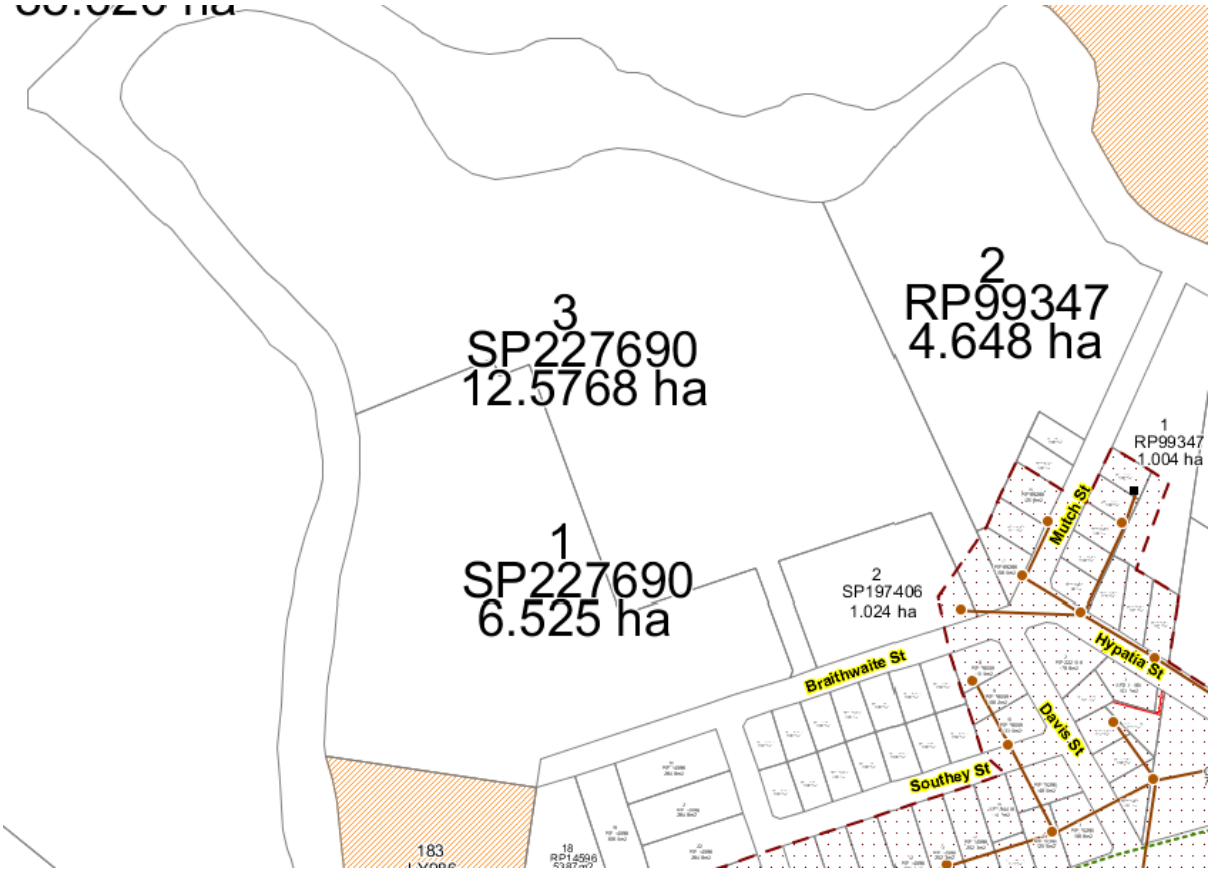
Attachment 1 - Locality Plans

Aerial Map

Lot and Plan Map



Sewer Network Map



Sewer Mains

Gravity Sewer Mains

House Connection

Pressure Sewer Mains

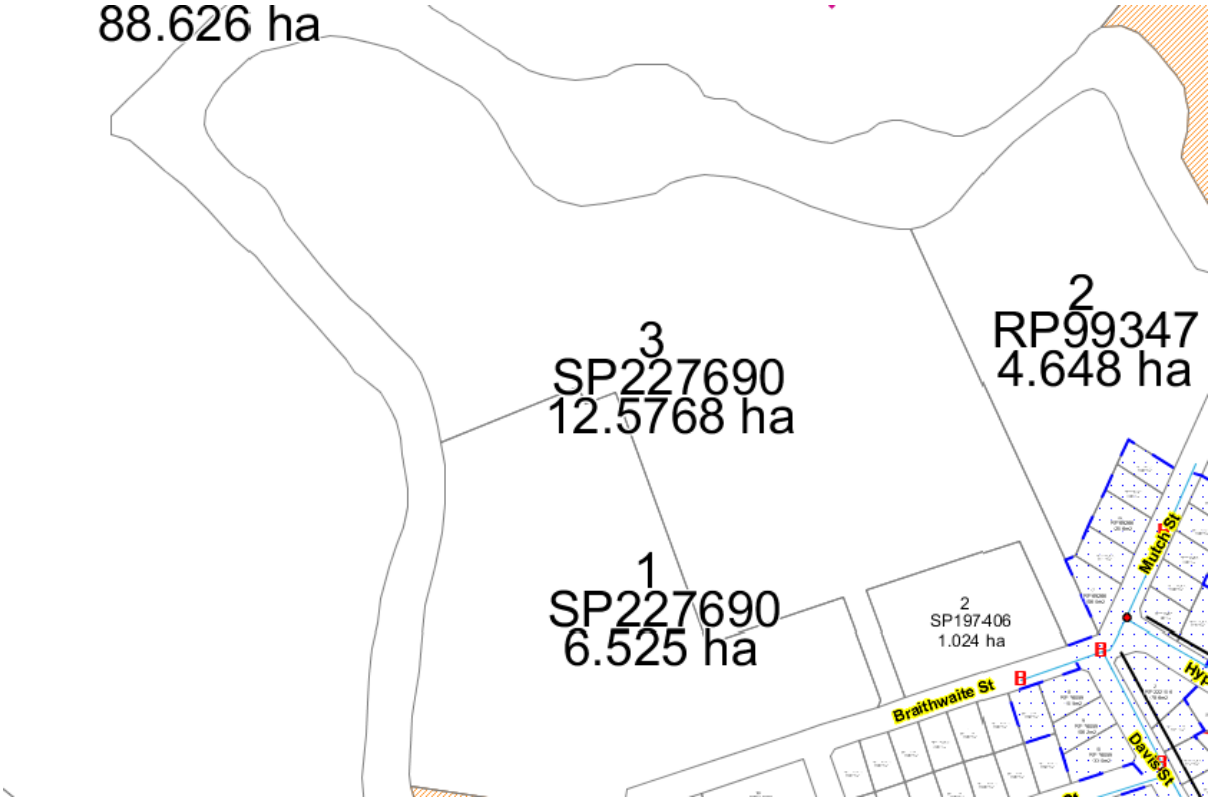
Private Sewer Main

Rising Sewer Mains

Sewer Infrastructure

Defined Sewerage Area

Water Network Map



Water Mains

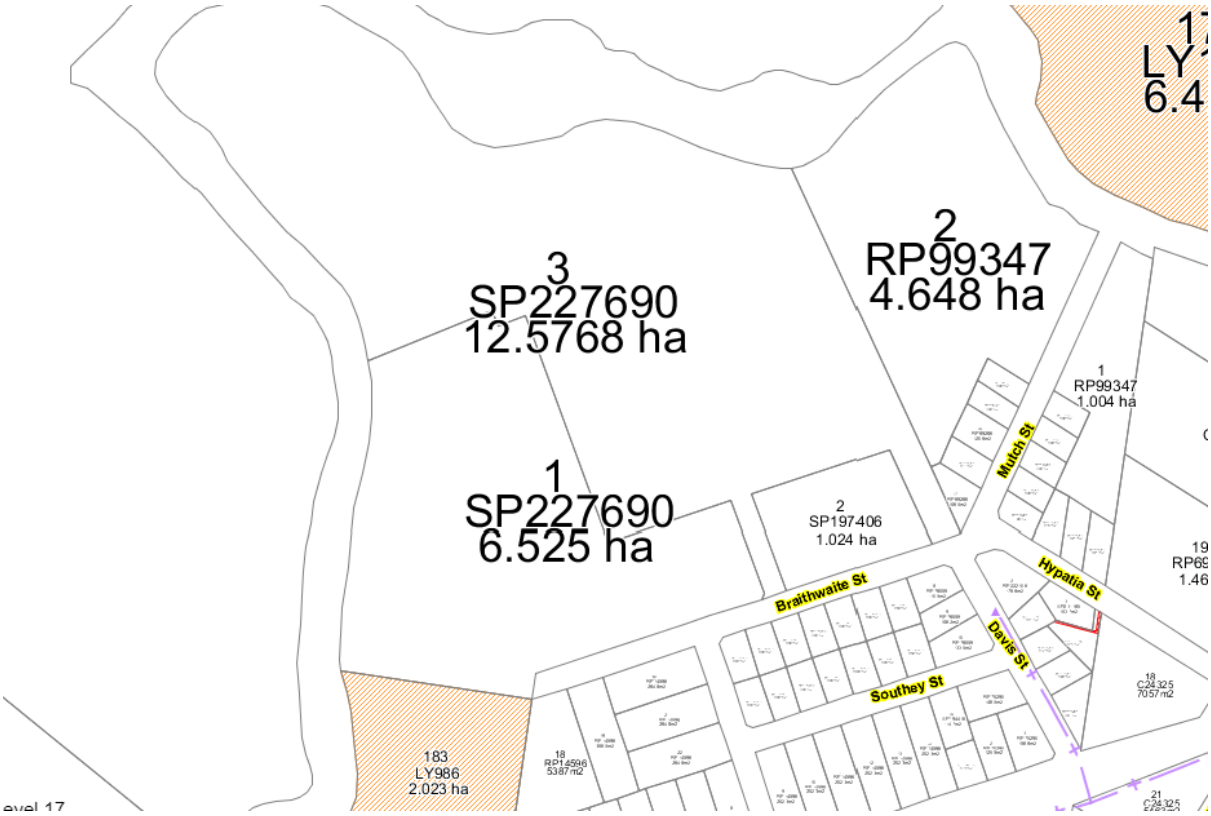
- Concentration Water Main
- Private Water Main 100mm
- Raw Water Line
- Rising Water Main
- Water Connection
- Water Main
- Water Service

Recycled Mains

Water Mains Decommissioned

Water Serviced Areas

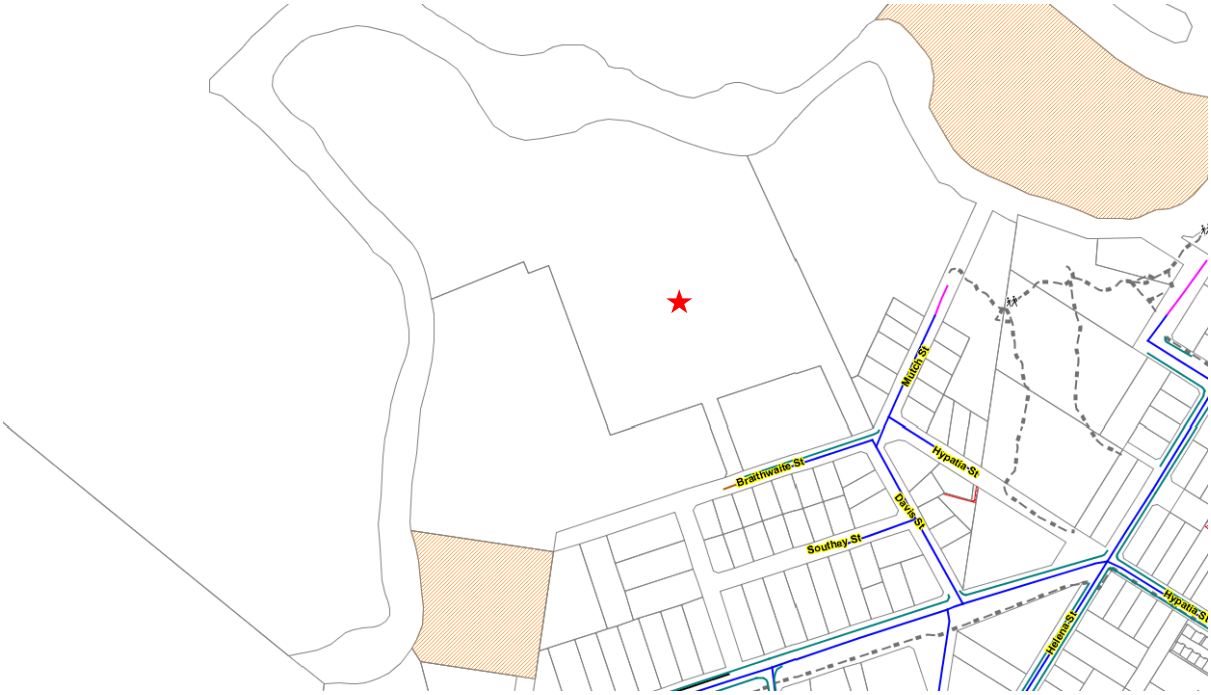
Electricity Network Map



Ergon Network

- High Voltage Cable
- High Voltage Powerline
- Transmission Cable
- Transmission Powerline

Road Network Map

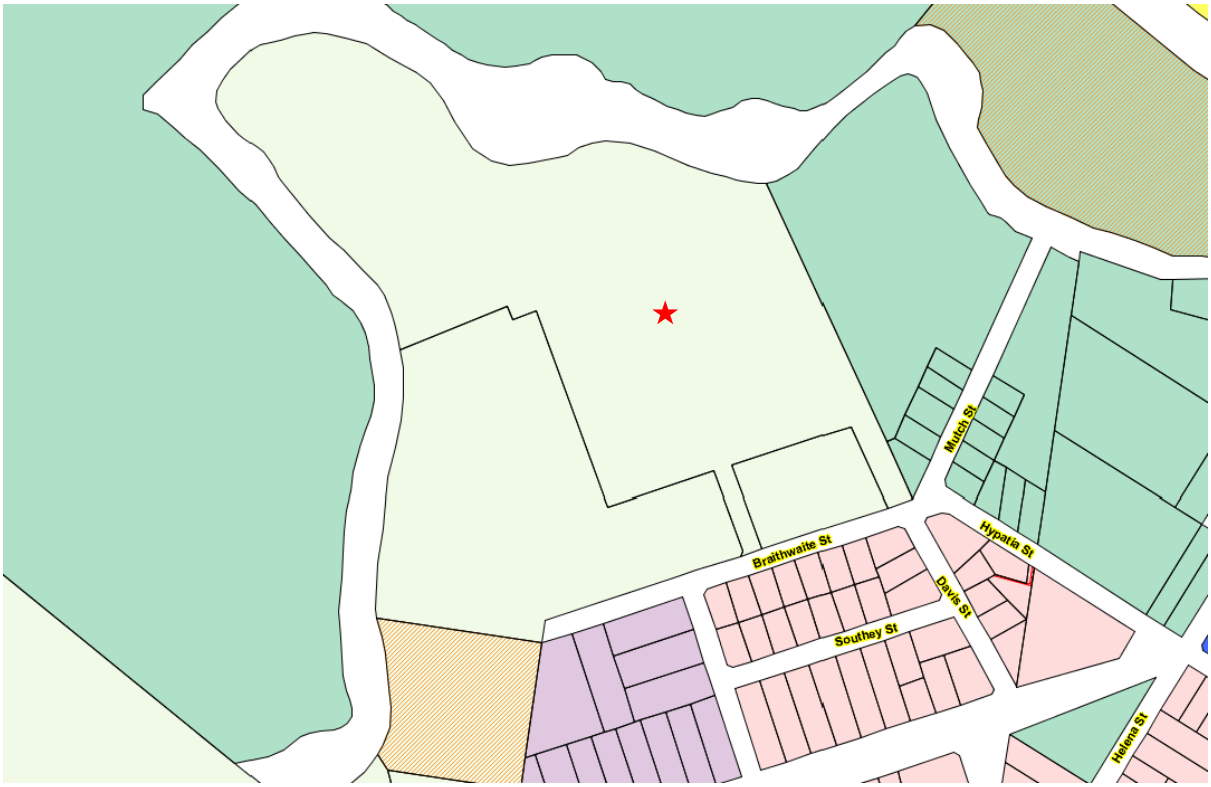


Kerbs

Roads

- Formed
- Gravel
- Sealed
- Trafficable
- Unformed

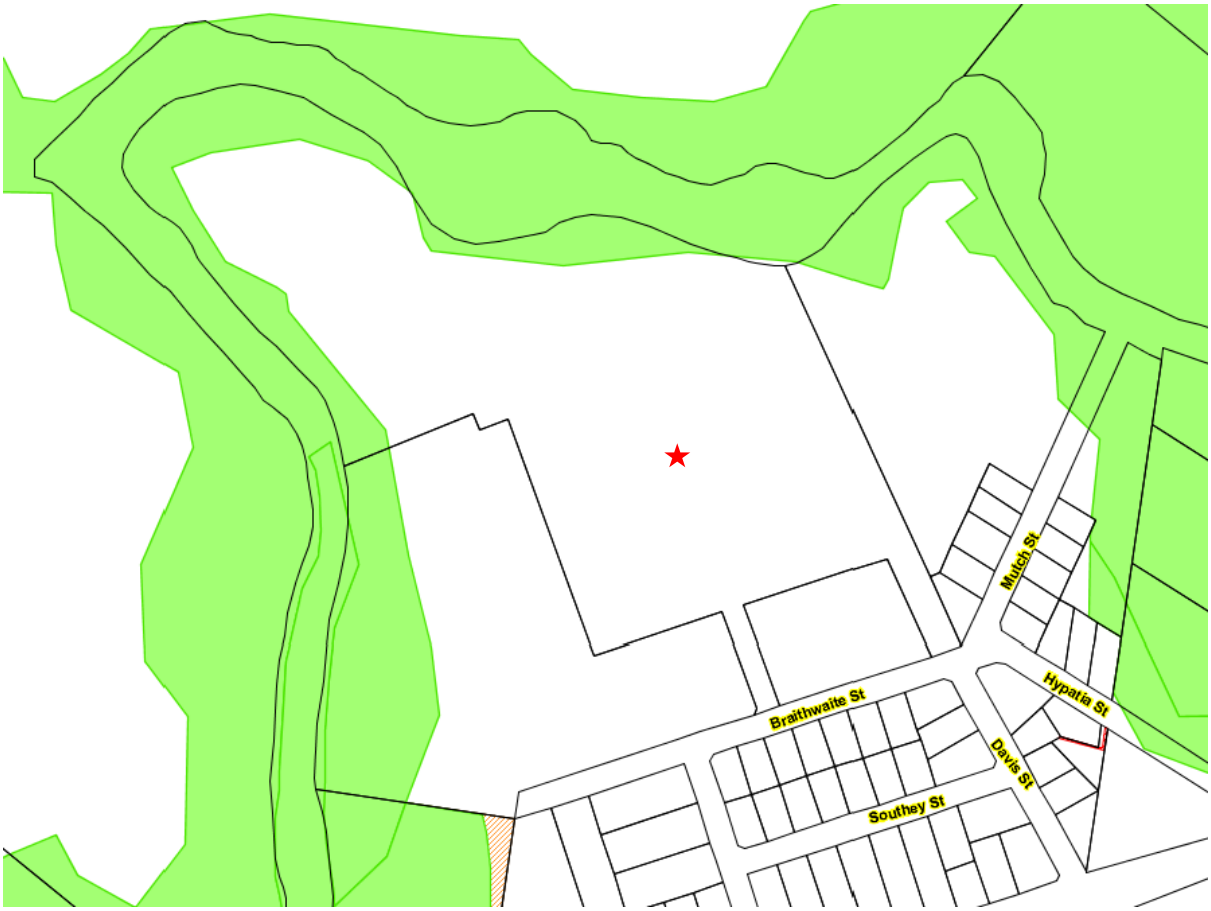
Zone Map



LEGEND

- Low Density Residential Zone
- Recreation and Open Space Zone
- Rural Zone
- Low Impact Industry Zone

Biodiversity Overlay Map



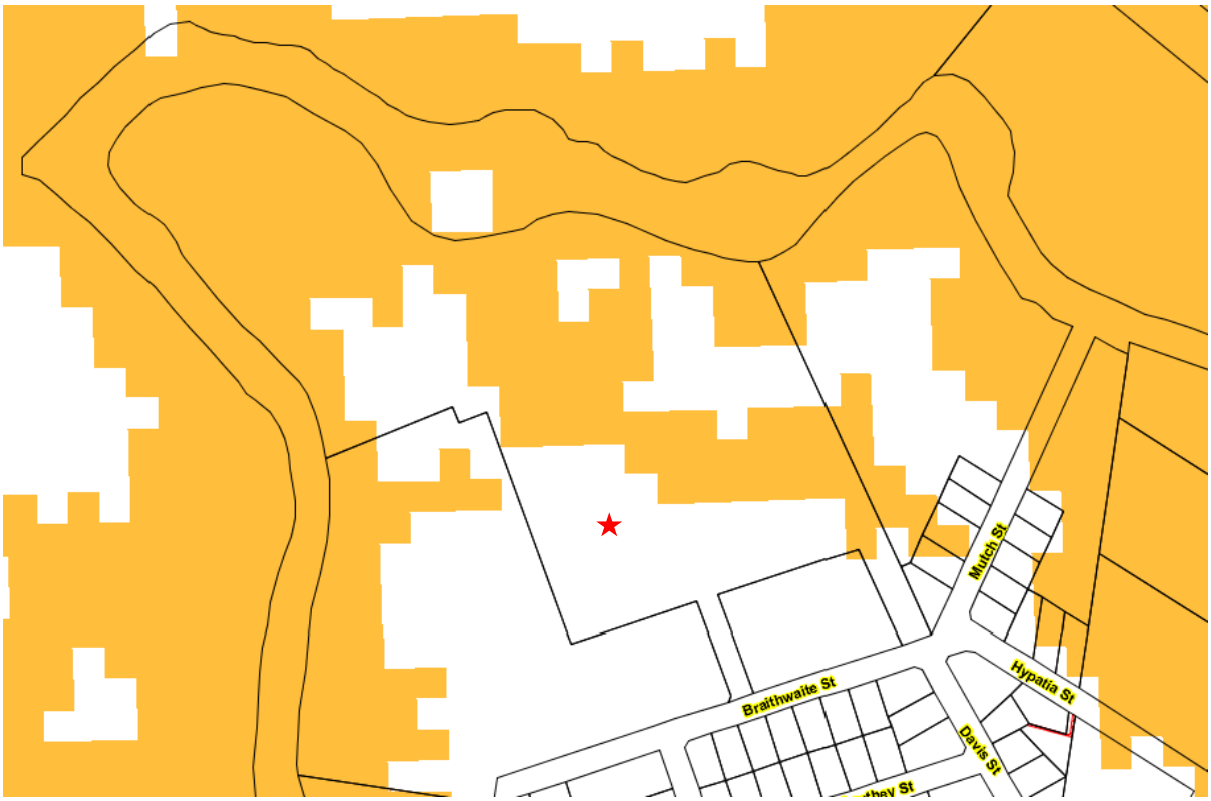
MSES Wildlife Habitat

MSES HES Wetlands

MSES Regulated Vegetation

MSES Protected Area

Bushfire Hazard Overlay Map

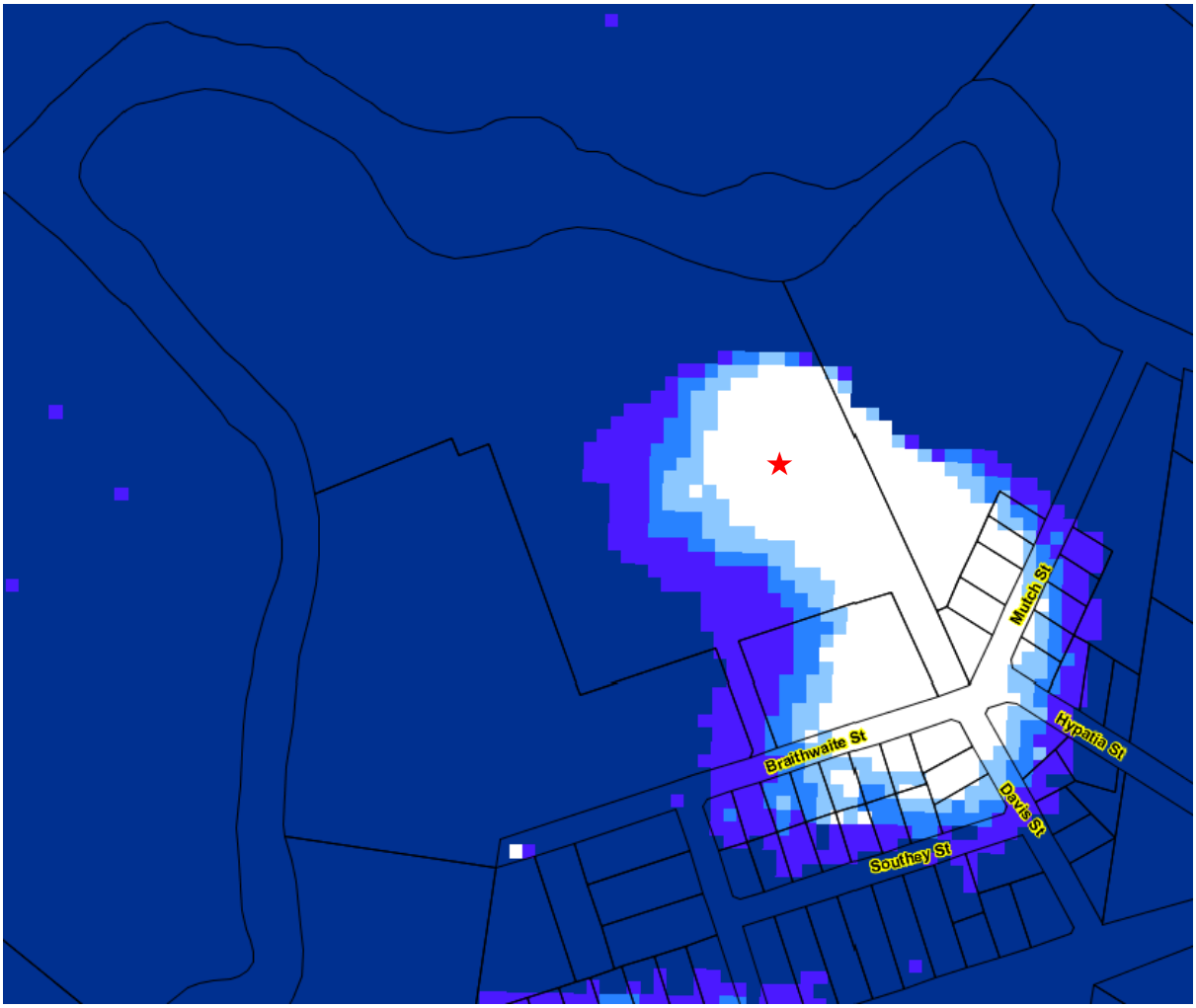


Bushfire Risk

High Bushfire Hazard

Medium Bushfire Hazard

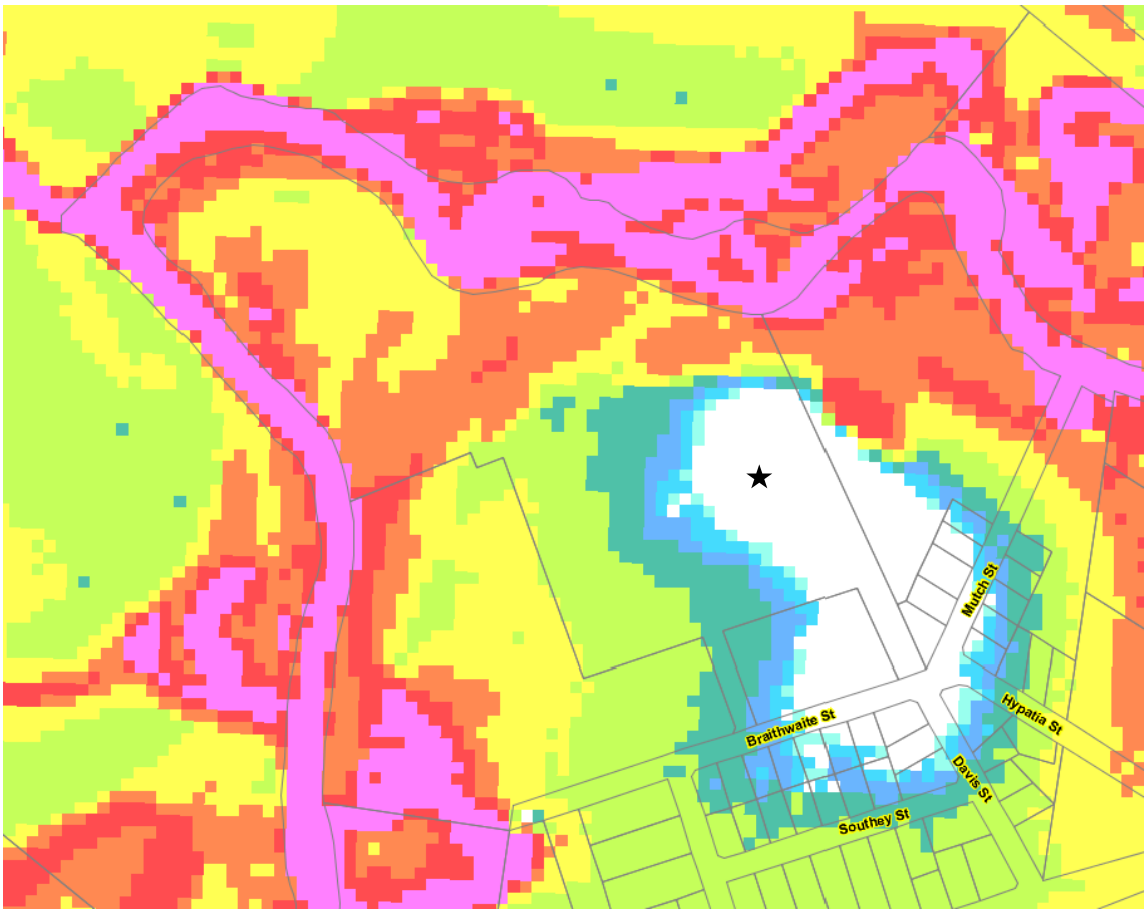
Flood Hazard overlay Map



Flood Hazard

- Low
- Medium
- High
- Extreme

Flood Depth Mapping



Flood Depth 100YR

- 0.0m
- 0.01 - 0.1m
- 0.1 - 0.3m
- 0.3 - 0.6m
- 0.6 - 1.2m
- 1.2 - 2.0m
- 2.0 - 3.0m
- 3.0 - 4.0m
- 4.0 - 5.0m
- 5.0 - 7.5m
- 7.5 - 10.0m
- > 10m

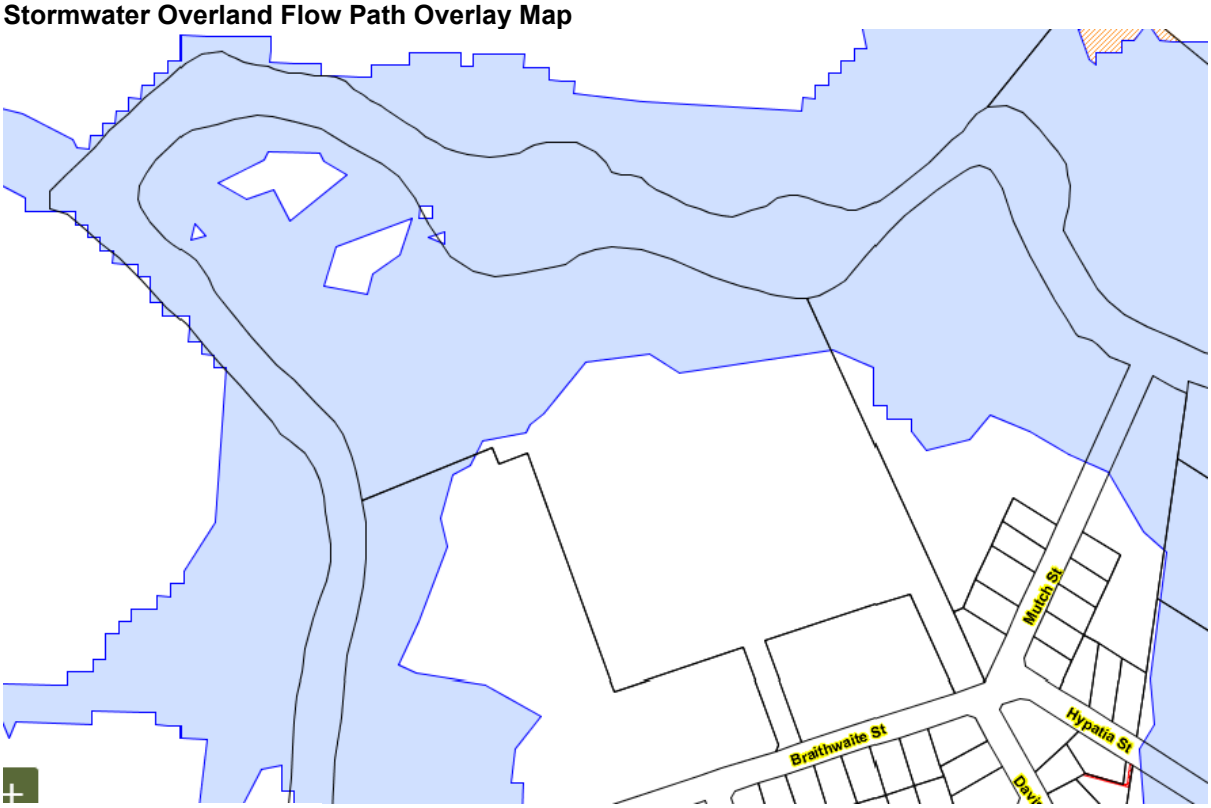
Agricultural Land Classification Overlay Map

Agricultural Land Classification

Agricultural Land Classification (ALC) - Class A

Agricultural Land Classification (ALC) - Class B

Stormwater Overland Flow Path Overlay Map

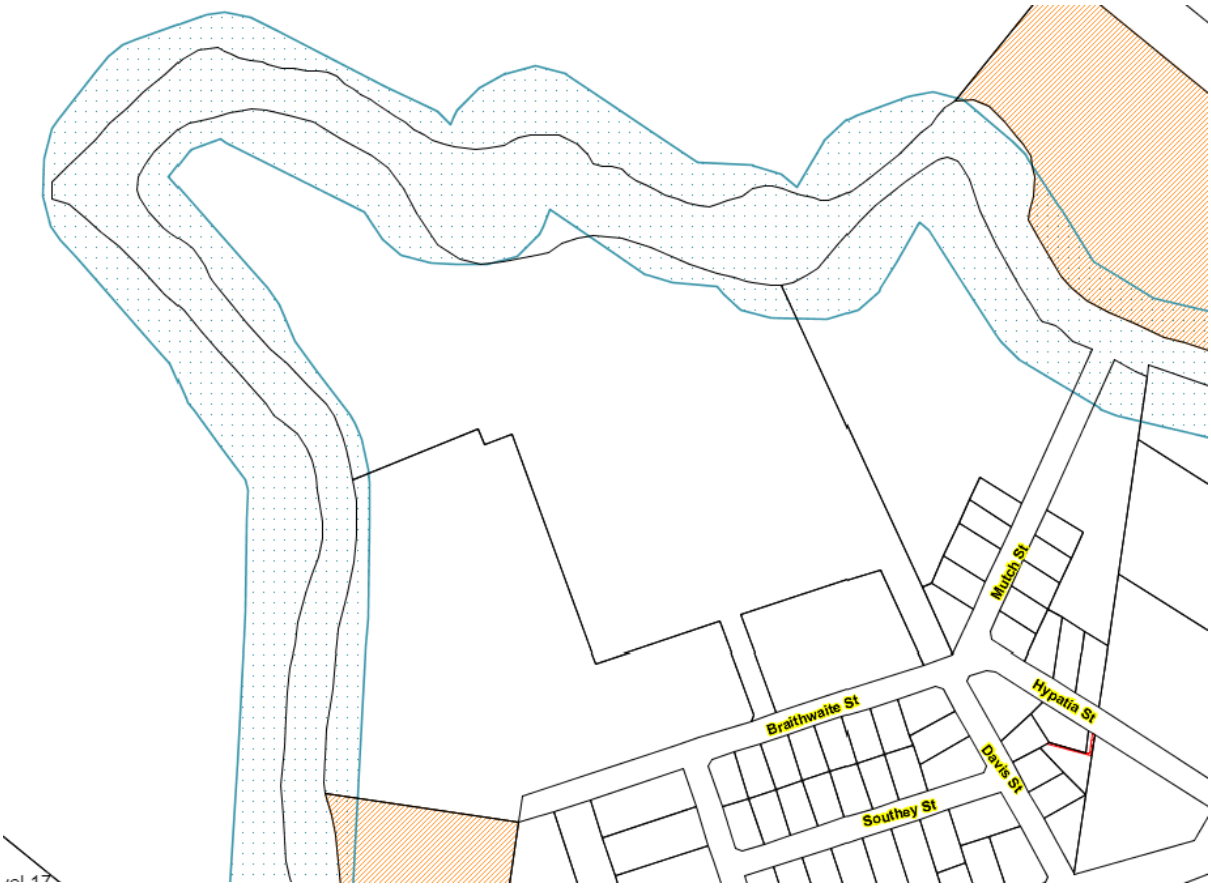


Stormwater Overland Flow

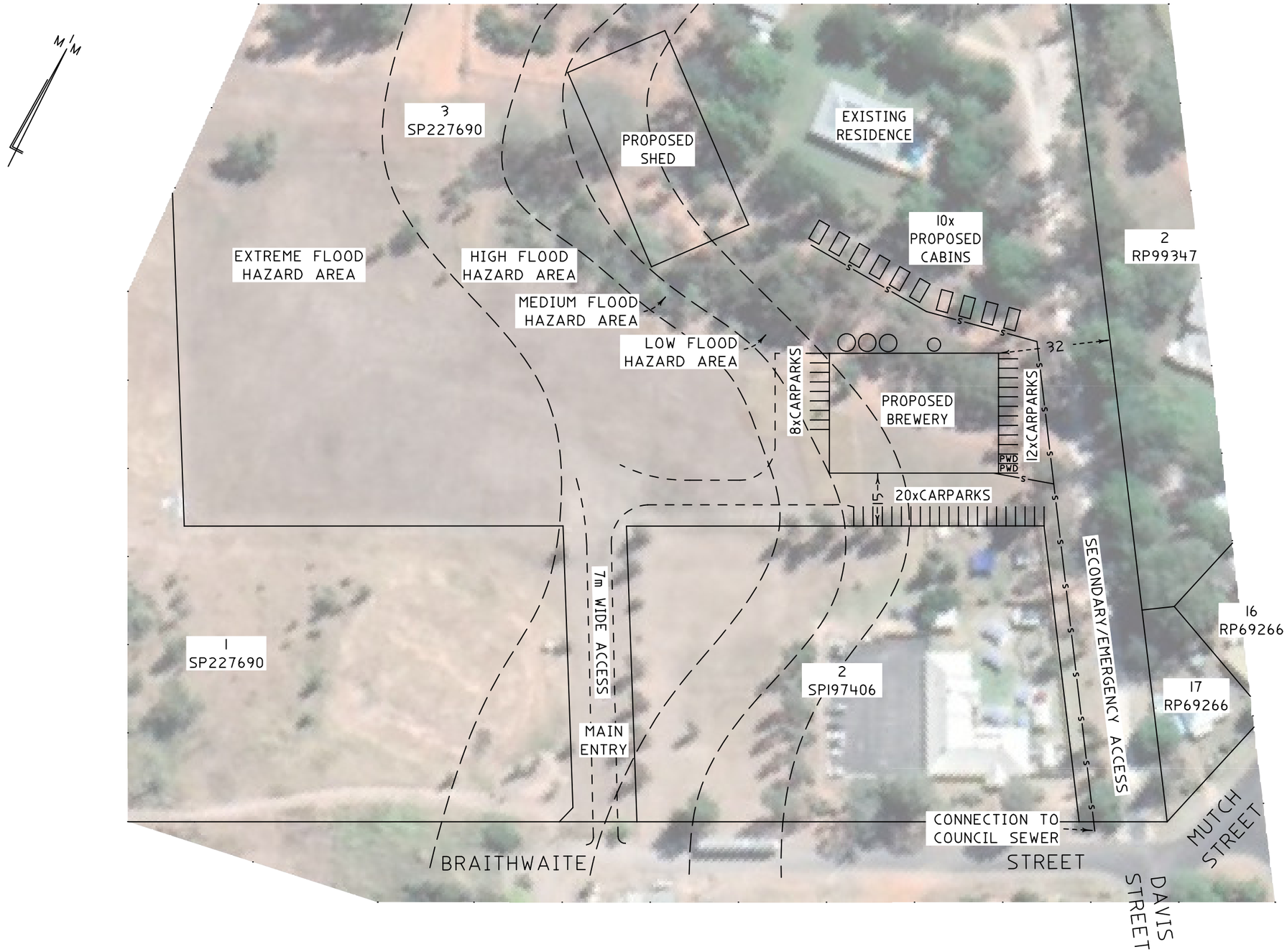
Major Flow Path

Minor Flow Path

Waterway Corridor Overlay Map



Waterway Corridor



O'DONOHUE HANNA & ASSOCIATES PTY LTD
ABN 67 634 043 388
LAND & ENGINEERING SURVEYORS
DEVELOPMENT CONSULTANTS

PO BOX 1034,
LEVEL 1, 23 PRINCE STREET, PHONE: 0427 022 272
GRAFTON N.S.W. 2460
email: admin@ohassociates.com.au

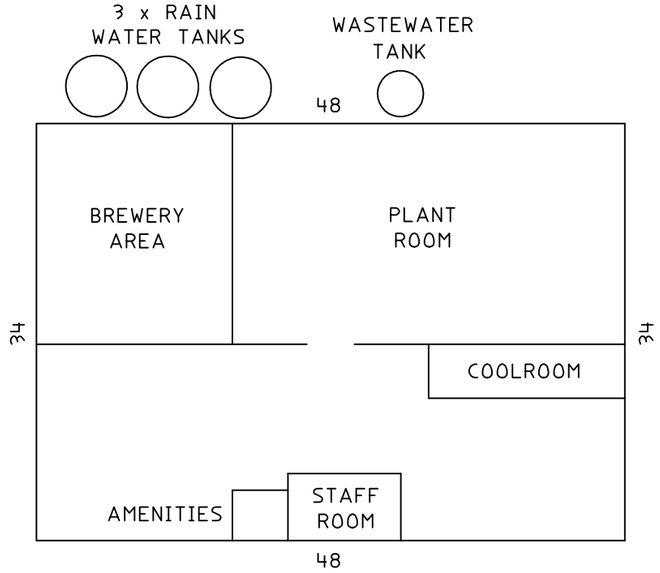
LOT 3 ON SP227690
1 BRAITHWAITE STREET, CHINCHILLA

PROPOSED DEVELOPMENT LOCATION PLAN

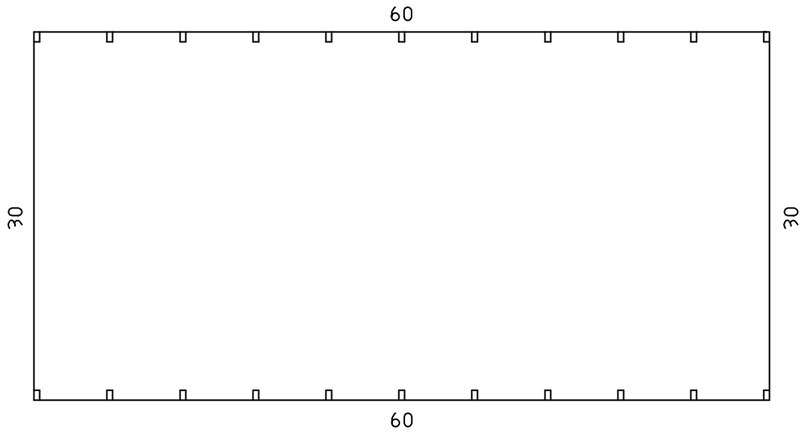
SHEET 1 OF 2 SHEETS

SCALE: 1 : 1,250 @ A3 0 12.5 25 37.5 50 62.5

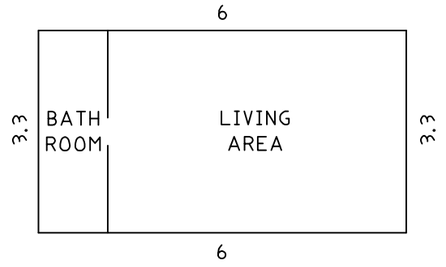
LOCALITY:	CHINCHILLA
LGA:	WESTERN DOWNS
PARISH:	CHINCHILLA
COUNTY:	LYTTON
DATUM:	N/A
DRAWING NO:	AAES-01
DATE:	31ST AUGUST, 2021
CLIENT:	A.A. & E.S.



FLOOR PLAN
PROPOSED BREWERY

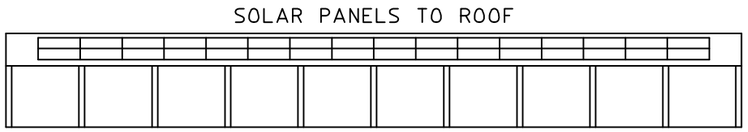


FLOOR PLAN
PROPOSED SHED

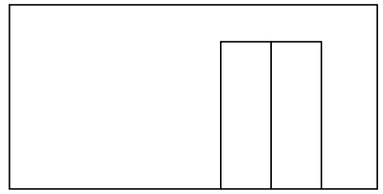


FLOOR PLAN
PROPOSED CABINS
RR 1:100

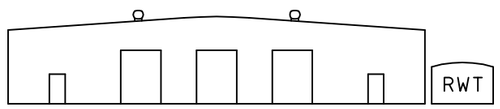
SOUTH ELEVATION
PROPOSED BREWERY



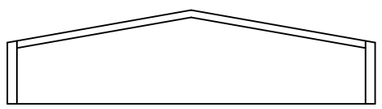
SOUTH-WEST ELEVATION
PROPOSED SHED



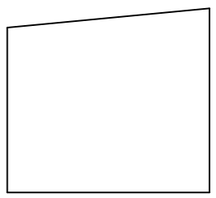
EAST ELEVATION
PROPOSED CABINS
RR 1:100



EAST ELEVATION
PROPOSED BREWERY



SOUTH-EAST ELEVATION
PROPOSED SHED



SOUTH ELEVATION
PROPOSED CABINS
RR 1:100

O'DONOHUE HANNA & ASSOCIATES PTY LTD
ABN 67 634 043 388
LAND & ENGINEERING SURVEYORS
DEVELOPMENT CONSULTANTS

PO BOX 1034,
LEVEL 1, 23 PRINCE STREET, PHONE: 0427 022 272
GRAFTON N.S.W. 2460
email: admin@ohassociates.com.au

LOT 3 ON SP227690
1 BRAITHWAITE STREET, CHINCHILLA

PROPOSED DEVELOPMENT
FLOOR PLANS & ELEVATIONS

SHEET 2 OF 2 SHEETS

SCALE: 1 : 500 @ A3

0 5 10 15 20 25

LOCALITY:	CHINCHILLA
LGA:	WESTERN DOWNS
PARISH:	CHINCHILLA
COUNTY:	LYTTON
DATUM:	N/A
DRAWING NO:	AAES-01
DATE:	31ST AUGUST, 2021
CLIENT:	A.A. & E.S.

Customer Contact 1300 COUNCIL (1300 268 624)
07 4679 4000
www.wdrc.qld.gov.au
info@wdrc.qld.gov.au

INFRASTRUCTURE CHARGES NOTICE

APPLICANT: JFW Enterprises T/A Australian Agricultural and Environmental Solutions

APPROVED DEVELOPMENT: Material Change of Use for an Undefined Use (Micro Brewery) and Extension to Tourist Park (10 x Cabins) on land situated at 1 Braithwaite Street, Chinchilla

FILE REFS: 030.2021.610.001, A14019 & LG7.6.1

AMOUNT OF THE CHARGE:
STAGE 1: $83,088.00
STAGE 2: $90,168.00
STAGE 3: $75,000.00

LAND TO WHICH CHARGE APPLIES: Lot 3 on SP227690

PAYABLE TO: Western Downs Regional Council

WHEN PAYABLE: Prior to commencement of the use

This charge is made in accordance with Council's ***Infrastructure Charges Resolution (No. 7.1) 2017.***

The charge has been calculated on the following basis:

STAGE 1

USE	Charge	Reference	No. of Units	Amount
Material Change of Use for an Undefined Use (Micro Brewery) (Industry Use Class)	$42.50 per m² GFA (water, sewer, transport, parks networks) $4.00 per m² Impervious Area (stormwater network)	Table 3.3.3, Col 2, Charge Area A Table 3.3.3, Col 3, All Charge Areas	1,632m² 3,432m²	$69,360.00 $13,728.00
DISCOUNT	**Discount Charge**	**Reference**	**No. of Units**	**Discount Amount**
Nil	Nil	N/A	N/A	$0
			Water Sewer Stormwater Parks Transport **TOTAL CHARGE**	$20,114.40 $20,114.40 $13,728.00 $14,565.60 $14,565.60 **$83,088.00**

STAGE 2

USE	Charge	Reference	No. of Units	Amount
Material Change of Use for an Undefined Use (Micro Brewery - Food Outlet) [Commercial (Retail) Use Class]	$153.00 per m² GFA (water, sewer, transport, parks networks) $4.00 per m² Impervious Area (stormwater network)	Table 3.3.3, Col 2, Charge Area A Table 3.3.3, Col 3, All Charge Areas	816m² 0m² additional	$124,848.00 $0
DISCOUNT	**Discount Charge**	**Reference**	**No. of Units**	**Discount Amount**
Material Change of Use for an Undefined Use (Micro Brewery) (Industry Use Class)	$42.50 per m² GFA (water, sewer, transport, parks networks)	Section 3.4(1)(a)	816m²	$34,680.00
			Water Sewer Parks Transport **TOTAL CHARGE**	$26,148.72 $26,148.72 $18,935.28 $18,935.28 **$90,168.00**

STAGE 3

USE	Charge	Reference	No. of Units	Amount
Material Change of Use for a Tourist Park Accommodation (Short-term) 1 bedroom dwelling unit	$7,500.00 per Dwelling Unit (water, sewer, transport, parks and stormwater networks)	Table 3.3.3, Col 2, Charge Area A	10 Dwelling Units (Cabins)	$75,000.00
DISCOUNT	**Discount Charge**	**Reference**	**No. of Units**	**Discount Amount**
Nil	Nil	N/A	N/A	$0
			Water Sewer Stormwater Parks Transport **TOTAL CHARGE**	$15,000.00 $15,000.00 $22,500.00 $11,250.00 $11,250.00 **$75,000.00**

INFORMATION NOTICE

[Section 119 of the *Planning Act 2016]*

DECISION AND REASONS

This infrastructure charge has been levied in accordance with Sections 119 to 121 of the *Planning Act 2016* and Council's ***Infrastructure Charges Resolution (No. 7.1) 2017*** for additional demand placed on Council's trunk infrastructure that will be generated by the approved development.

APPEALING DECISION

Under the *Planning Act 2016* the recipient of this Infrastructure Charges Notice may appeal against Council's decision to issue the Infrastructure Charges Notice. Chapter 6, Part 1 of the *Planning Act 2016* details the recipient's right to appeal Council's decision and how the recipient may appeal.

Title	**(030.2021.95.001) Community and Liveability Report Development Application Material Change of Use Tourist Park at 210 Halliford Road Ducklo MD Al-Amin Mahmud Khan C/- BPlanned and Surveyed Pty Ltd**
Date	23 December 2021
Responsible Manager	T. Summerville, PLANNING AND ENVIRONMENT MANAGER

Summary

The purpose of this report is for Council to decide the proposed development for a Material Change of Use to establish a Tourist Park on land described as Lot 12 on RP850451 situated at 210 Halliford Road, Ducklo.

Link to Corporate Plan

Strategic Priority: Strong Diverse Economy
- We aggressively attract business and investment opportunities.
- Our region is a recognised leader in agribusiness, energy, and manufacturing.
- We deliver water security to enable future economic growth.
- We proactively advance our region as a tourism destination.
- Our business and industry actively live and buy local.

Material Personal Interest/Conflict of Interest

Nil

Officer's Recommendation

That this report be received and that:

1. The application for a Material Change of Use to establish a Tourist Park on land described as Lot 12 on RP850451 and situated at 210 Halliford Road, Ducklo, be approved, subject to the following conditions:

   APPROVED AND AMENDED PLANS

   1. The development shall be carried out generally in accordance with the Approved Plans listed below, subject to and modified by the conditions of this approval:

      Plan No: DA-02, Issue 01
      Description: Ducklo Tourist Park, Site Layout, prepared by Reddog Architects, dated 15.09.21

      Plan No: DA-03, Issue 01
      Description: Ducklo Tourist Park, Stage 1 Plan, prepared by Reddog Architects, dated 15.09.21

      Plan No: DA-04, Issue 01
      Description: Ducklo Tourist Park, Stage 2 Plan, prepared by Reddog Architects, dated 15.09.21

Plan No: DA-05, Issue 01
Description: Ducklo Tourist Park, 2 Bed Cabin Floor Plan and Elevations, prepared by Reddog Architects, dated 15.09.21

Plan No: DA-06, Issue 01
Description: Ducklo Tourist Park, Amenities Floor Plan and Elevations, prepared by Reddog Architects, dated 15.09.21

Plan No: DA-07, Issue 01
Description: Ducklo Tourist Park, BBQ Blocks 1 & 2 Floor Plan and Elevations, prepared by Reddog Architects, dated 15.09.21

Plan No: DA-08, Issue 01
Description: Ducklo Tourist Park, Function Centre and Café/Administration Building Floor Plan and Roof Plan, prepared by Reddog Architects, dated 15.09.21

Plan No: DA-09, Issue 01
Description: Ducklo Tourist Park, Function Centre and Café/Administration Building Elevations, prepared by Reddog Architects, dated 15.09.21

Plan No: DA-11, Issue 01
Description: Ducklo Tourist Park, Manager's Residence Floor Plan and Elevations, prepared by Reddog Architects, dated 15.09.21

2. Provide Elevation Plans for the proposed Staff Accommodation building which clearly illustrates the maximum height of the building above natural ground level, for Council's review and endorsement.

3. Where there is any conflict between the conditions of this development approval and the details shown on the Approved Plans, the conditions of this development approval must prevail.

4. The following further Development Permits must be obtained prior to commencement of any work associated with the process:

   4.1 Operational Work;

   4.2 Building Work; and

   4.3 Plumbing Works.

APPROVED DEVELOPMENT

5. The approved development is a Material Change Use for a Tourist Park as shown on the Approved Plans.

6. The development is to occur sequentially in the following Stages as shown on the Approved Plans:

   Stage 1: 48 Cabins, 10 Camp Sites, Manager's Residence, Function Facility, Café/Administration Building, and Recreation Area.

   Stage 2: 62 Cabins, 10 Camp Sites, Staff Accommodation and Recreation Area.

7. Conditions within this approval are applicable to each Stage of the development, unless otherwise specified.

COMPLIANCE, TIMING AND COSTS

8. All conditions of the approval shall be complied with before the change occurs (prior to commencement of the use) and while the use continues, unless otherwise noted within these conditions.

9. All costs associated with compliance with these conditions shall be the responsibility of the developer unless otherwise noted.

FEES AND CHARGES

10. All fees, rates, interest and other charges levied on the property, shall be paid in full, in accordance with the rate at the time of payment.

MAINTENANCE

11. The development (including landscaping, parking, driveways and other external spaces) shall be maintained in accordance with the Approved Plans, subject to and modified by any conditions of this approval.

12. The site shall be maintained in a clean and orderly state at all times, to Council's satisfaction.

INFRASTRUCTURE CHARGES

13. All infrastructure charges including those associated with Council's Water, Sewer, Stormwater, Transport and Parks Networks are now levied under the *Planning Act 2016*. As required under Section 119 of the *Planning Act 2016*, a separate ***Infrastructure Charges Notice*** is attached relevant to each Stage of the development.

OUTDOOR LIGHTING - IMPACT MITIGATION

14. Outdoor lighting of the development shall mitigate adverse lighting and illumination impacts by:

    14.1 providing outdoor lighting that is designed, installed and regulated in accordance with the parameters outlined in Australian Standard 1158.1.1 – Control of Obtrusive Effects of Outdoor Lighting; and

    14.2 installation of outdoor lighting that:

        14.2.1 provides graduated intensity lighting with lower level brightness at the perimeter of the subject land and higher intensities at the centre of the subject land;

        14.2.2 is directed onto the subject land and away from neighbouring properties; and

        14.2.3 uses shrouding devices to preclude light overspill onto surrounding properties where necessary.

LANDSCAPING

15. The developer must prepare and landscape the site incorporating all landscaping areas (including all open/green space areas) as shown on the Approved Site Plan.

16. All declared weeds and pests shall be removed from the subject land and the subject land kept clear of such nuisance varieties at all times during the course of the development work and any ensuing defects liability period.

17. Apart from declared weeds and pests, trees, shrubs and landscaped areas currently existing on the subject land shall be retained where possible, and action taken to minimise disturbance during construction work.

FENCING

18. Any fencing that is installed is to be in keeping with the character of the surrounding area.

19. Boundary fences are not to be erected in a parallel arrangement with existing fences erected along the same boundary. That is, the existing fence shall be completely removed.

VISUAL AND GENERAL AMENITY

20. Any graffiti on the buildings must be removed.

21. The buildings and the site must be maintained in a clean and tidy manner at all times.

22. All plant, air-conditioning equipment and the like shall be visually screened from the street.

REFUSE STORAGE AREA AND COLLECTION

23. Refuse bin storage areas must be provided on the premises within an enclosed structure so that they are screened from public view with a minimum 1.5 metre high solid fence or wall.

24. The developer must provide a sufficient number of general waste bins with a sufficient capacity throughout the development footprint for the disposal of waste and rubbish associated with the use.

25. The size and capacity of the refuse storage areas must be sufficient to accommodate the level of waste likely to be generated from the development having regard to the frequency of refuse collection.

26. Waste collection must be undertaken in a manner that complies with the following requirements:

    26.1 the bins must be located in a manner that allows the refuse vehicle to pick them up automatically without the driver or any other person having to relocate them; and

    26.2 the collection of putrescible waste arising from any activities undertaken on this development must be collected and removed at periods not exceeding seven days.

27. Refuse bin collection areas must be maintained in a manner that complies with the following requirements:

    27.1 waste containers must be kept in a clean state and in good repair;

    27.2 waste containers are to be provided with tight-fitting lid assemblies designed to prevent ingress of pests and water;

    27.3 all waste containers supplied must be kept within the boundaries of the premises; and

    27.4 unobstructed access must be provided to all waste containers for the removal of waste.

28. Collected waste is not to be taken to the Ducklo Waste Facility as per the Waste Facility's displayed signage.

WASTE MANAGEMENT

29. All waste generated from construction of the premises must be effectively controlled on-site before disposal. All waste must be disposed of in accordance with the *Waste Reduction and Recycling Act 2011*.

30. All waste generated on-site must be managed in accordance with the waste management hierarchy as detailed in the *Waste Reduction and Recycling Act 2011*.

NOISE EMISSIONS

31. Noise emissions from the development shall not cause environmental harm or nuisance to adjoining properties or "Sensitive Receptors" in accordance with the *Environmental Protection (Noise) Policy 2008*.

32. In the event that Council receives a bonafide noise complaint regarding noise emissions produced from the site, Council reserves the right to review the approved operating and loading/unloading hours and to require the applicant to re-assess site management procedures already in place. In this instance, the applicant may be required to undertake an assessment of noise impacts through a third party and implement any recommendations in relation to noise attenuation by a date agreed to by Council.

AIR EMISSIONS

33. Air emissions (odour and dust) from the development shall not cause environmental harm or nuisance to adjoining properties or "Sensitive Land Uses" in accordance with the *Environmental Protection (Air) Policy 2019*.

REGIONAL INFRASTRUCTURE CORRIDOR - STOCK ROUTE

34. Boundary fencing is to be maintained to the road boundary adjoining the Stock Route (Halliford Road).

35. Any new access from a road servicing a Stock Route (Halliford Road) must include a gate or grid to prevent stock entry to premises.

ENGINEERING WORKS

36. Submit to Council, an Operational Work application for all civil works including earthworks, roadworks, access and parking, and design vehicle manoeuvring.

37. Undertake Engineering designs and construction in accordance with Council's Planning Scheme, Development Manual and Standard Drawings, and relevant Australian Standards.

38. Submit to Council, certification from a suitably qualified Engineer (RPEQ) that the work has been undertaken in accordance with the Approved Plans and specifications and to Council's requirements, prior to commencement of the use.

39. Be responsible for the full cost of any alterations necessary, to easements and/or other public utility installations in connection with the development.

LOCATION, PROTECTION AND REPAIR OF DAMAGE TO COUNCIL AND PUBLIC UTILITY SERVICES INFRASTRUCTURE AND ASSETS

40. Be responsible for the location and protection of any Council and public utility services infrastructure and assets that may be impacted on during construction of the development.

41. Repair all damage incurred to Council and public utility services infrastructure and assets, as a result of the proposed development immediately should hazards exist for public health and safety or vehicular safety. Otherwise, repair all damage immediately upon completion of work associated with the development.

CONSTRUCTION AND NUISANCE MANAGEMENT PLAN

42. Prior to commencement of works, submit to Council for endorsement, a Construction and Nuisance Management Plan for the approved development work for the site. The Plan is to cover where applicable, the following:

- air quality management;
- noise and vibration management;
- storm water quality management;
- erosion and sediment management;
- vegetation management;

- waste management;
- complaint management;
- community awareness;
- preparation of site work plans;
- workers' car parking arrangements; and
- traffic control during works.

43. Implement the approved Construction Management Plan at all times during construction of the development.

44. Ensure a legible copy of the approved Construction Management Plan is available on-site at all times during construction and earthworks.

STORMWATER MANAGEMENT

45. Submit to Council, simultaneously with the Operational Work application, a revised, final and detailed Stormwater Management Plan for approval. This Stormwater Management Plan must include, but not be limited to the following:

    45.1 demonstration that there is no nuisance or interference to the current use or potential future use of all downstream properties including road reserves and the like, for design storms of ARI2, ARI5, ARI10, ARI20 and ARI50;

    45.2 details of stormwater drainage and mitigation measures;

    45.3 the lawful point of discharge;

    45.4 impacts to overland flow paths and mitigation measures;

    45.5 external catchment flow.

46. Provide overland flow paths that do not alter the characteristics of existing overland flows or create an increase in flood damage on other properties.

47. Ensure that adjoining properties and roadways are protected from ponding as a result of any site works undertaken.

WATER SUPPLY

48. Provide a potable water supply for the development, and monitor water quality continuously to ensure compliance with Australian Drinking Water Guidelines - current edition 2011 and enHealth Guidance of Use of Standards for Potable Water**.**

49. Stage 1 of the development shall have a minimum potable water storage capacity of 150kl.

50. Stage 2 of the development shall have a minimum potable water storage capacity of 3 x (Peak Day – Mean Day Maximum Month) based on the usage of Stage 1, with a minimum of 150kl.

Comment: Water supply from Council sources, including standpipes, cannot be assumed to be available at all times. Council reserves the right to restrict supply partially or completely depending on Council's requirements, and the developer should make provision for alternate sources of water.

WATER SUPPLY - FIRE FIGHTING SUPPLY

51. Dedicated on-site fire fighting equipment must include a minimum of 5,000 litres of water provided in a mobile tank. The tank must be equipped with a 50mm male camlock fitting for rural fire fighting connections.

52. The volume of fire fighting water supply must be separate from the potable water supply.

Comment: Additional fire fighting storage and capability may be required to meet building standards.

ON-SITE WASTEWATER DISPOSAL

53. On-site wastewater treatment and disposal shall be carried out in accordance with the "Land Suitability Assessment for Onsite Effluent Disposal" prepared by Urban Catalyst 3 dated 23 August 2021.

54. Obtain a Development Permit for Plumbing Work for the on-site sewerage treatment system.

Note: Any on-site effluent disposal system servicing more than 21 Equivalent Persons (EP) requires an Environmentally Relevant Activity (ERA) 63 from the Queensland Department of Environment and Science.

TRADE WASTE DISPOSAL (COMMERCIAL KITCHEN)

55. Obtain a Plumbing Approval from Council, and the relevant inspections are to be undertaken prior to commencement of construction.

56. Do not release contaminants or contaminated water directly or indirectly from the premises or to the ground or groundwater at the premises, except for:

    56.1 uncontaminated overland stormwater flow;

    56.2 uncontaminated stormwater to the stormwater system;

    56.3 other water following treatment through an oil/silt interceptor trap or separator.

    56.4 Releases to water must not cause any visible oil slick or other visible evidence of oil or grease, nor contain visible grease, scum, litter or floating oil.

PARKING AND ACCESS - GENERAL

57. Design and construct all driveway and parking areas to provide a dust suppressive gravel.

58. Provide on-site car parking spaces as shown on the Approved Plans with a minimum of:

    58.1 one (1) car parking space per cabin;

    58.2 ten (10) staff car parking spaces;

    58.3 thirty-two (32) car parking spaces, including a minimum of two (2) person with disability (PWD) spaces for the Function Centre, plus thirty (30) overflow car parks.

59. Provide vehicle bollards or tyre stops to control vehicular access and to protect landscaping or pedestrian areas where appropriate.

60. Ensure access to car parking spaces, vehicle loading and manoeuvring areas and driveways remain unobstructed and available for their intended purpose during the hours of operation.

61. Maintain dust suppression treatment to all internal roadways, and vehicle manoeuvring areas ensuring not to have an adverse impact on adjoining properties.

Comment: Car parking and manoeuvring areas are subject to approval as part of a future Operational Work Permit.

PARKING AND ACCESS - SERVICING

62. Design along the route to and from all loading bay facilities and the external road network, all access driveways, circulation driveways, parking aisles and the like with a layout that accommodates the turning movements of the largest expected vehicle, and ensure that all vehicles are able to enter and exit the site in a forward direction.

63. Provide AUTO TURN (or an equivalent) plots to demonstrate design vehicle turning movements for all proposed service vehicles on any drawings or plans submitted to Council as part of a Development Application for Operational Work.

64. Provide AUTO TURN (or an equivalent) plots to demonstrate design vehicle turning movements including entering/exiting from/to Halliford Road for an Articulated Vehicle on any drawings or plans submitted to Council as part of a Development Application for Operational Work. Indicate clearly, the Halliford Road centre line on drawings.

65. Ensure loading and unloading operations are conducted wholly within the site and vehicles enter and exit the site in a forward direction.

VEHICLE ACCESS - TURNOUT

66. Design and construct a vehicle turnout in accordance with Council's Standard Drawing No. R-007.

ROAD UPGRADING

Stage 1

67. Carry out a maintenance grade, and add gravel where necessary, on Halliford Road between the Moonie Highway and the site entrance to achieve a road profile to a Rural Access 1 standard (no bitumen seal) in accordance with Western Downs Regional Council's Standard Drawing R-002, Rev F. This work shall be carried out under an Operational Work Permit. The pavement shall be monitored for deterioration and maintenance grade carried out where deemed necessary by Council.

Stage 2

68. Upgrade Halliford Road between the Moonie Highway and the site entrance in accordance with the design for the upgrade of Halliford Road prepared by Western Downs Regional Council's Job No. W228-012. This work shall be carried out under an Operational Work Permit.

ELECTRICITY

69. Connect the development to electricity services.

EARTHWORKS - GENERAL

70. Undertake earthworks in accordance with the provisions of AS3798 Guidelines on Earthworks for Commercial and Residential Developments.

71. Submit to Council, detailed Engineering drawings and information with the Operational Work application, including, but not limited to the following:

    71.1 long and cross-sections of proposed cut/fill and retaining walls as applicable;

    71.2 existing and proposed surface levels;

    71.3 proposed drainage work to accommodate existing overland flows;

    71.4 proposed haulage route(s) that will be used; and

71.5 details identifying the source/disposal site(s) for material imported/exported. The site(s) must have a current development approval enabling them to export/accept any material.

EROSION AND SEDIMENT CONTROL - GENERAL

72. Implement an Erosion and Sediment Control Program including, but not limited to the following:

72.1 construction of sediment fences, earth berms, temporary drainage, temporary sediment basins and stormwater filtering devices designed to prevent sediment or sediment laden water from being transported to adjoining properties, roads and/or stormwater drainage systems;

72.2 measures to prevent site vehicles tracking sediment and other pollutants onto adjoining streets during the construction period;

72.3 identification of areas to be utilised on the site for stockpiling of materials capable of being moved by the action of wind or running water; the materials shall be stored clear of drainage paths, and appropriate measures implemented to prevent the entry of such materials into either the road or drainage system;

72.4 inspection regime of sediment and erosion controls; and

72.5 response times to events where controls have been damaged or are inadequate, and erosion or the release of sediment or sediment laden stormwater has occurred from the site or associated work.

73. Implement the approved Erosion and Sediment Control Plan and modify as necessary, to maintain compliance with the approval.

74. Undertake work to reinstate or clean up the road and/or drainage system damaged/blocked as a result of erosion and/or sedimentation from the site, at no cost to Council. Undertake such work immediately where there is a potential hazard to pedestrians and/or passing traffic.

Timing: During construction and on-maintenance period and the establishment period of the landscaping or areas disturbed during construction.

ENVIRONMENTAL HEALTH

75. Undertake operations and construction work associated with this development to the requirements of Council, including the following:

75.1 do not cause nuisance to adjoining residents by the way of smoke, dust, stormwater discharge or siltation of drains, at any time, including non-working hours;

75.2 remove immediately, any material spilled or carried onto existing roads to avoid dust nuisance and ensure traffic safety; and

75.3 do not carry out work on Sundays or Public Holidays (unless approved otherwise by Council).

Timing: During construction and on-maintenance period and the establishment period of the landscaping or areas disturbed during construction.

76. Do not release contaminants or contaminated water directly or indirectly from the land subject to this approval, or to the ground or groundwater at the land subject to this approval, except for:

76.1 uncontaminated overland stormwater flow; and

76.2 uncontaminated stormwater to the stormwater system.

REFERRAL AGENCY RESPONSE

1. The Department of State Development, Infrastructure, Local Government and Planning as Concurrence Agency, dated 17 November 2021.

THIRD PARTY ADVICE

2. The development shall comply with the conditions contained within the Third Party Advice from Ergon Energy, dated 12 November 2021.

ADVISORY NOTES

NOTE 1 - Relevant Periods

Material Change of Use

*"A part of a development approval lapses at the end of the following period (the **currency period**)—*

(a) for any part of the development approval relating to a material change of use—if the first change of use does not happen within—

(i) the period stated for that part of the approval; or

*(ii) if no period is stated—**6 years** after the approval starts to have effect."*

NOTE 2 - Aboriginal Cultural Heritage

It is advised that under Section 23 of the *Aboriginal Cultural Heritage Act 2003*, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the "cultural heritage duty of care"). Maximum penalties for breaching the duty of care are listed in the Aboriginal cultural heritage legislation. The information on Aboriginal cultural heritage is available on the Department of Aboriginal and Torres Strait Islander and Partnerships' website www.datsip.qld.gov.au.

NOTE 3 - General Environmental Duty

General environmental duty under the *Environmental Protection Act 1994* prohibits unlawful environmental nuisance caused by noise, aerosols, particles, dust, ash, fumes, light, odour or smoke beyond the boundaries of the development site during all stages of the development including earthworks, construction and operation.

NOTE 4 - General Safety of Public During Construction

The *Work Health and Safety Act 2011* and *Manual of Uniform Traffic Control Devices* must be complied with in carrying out any construction works, and to ensure safe traffic control and safe public access in respect of works being constructed on a road.

NOTE 5 - Property Note (Audit of Conditions)

An inspection of the property to ascertain compliance with conditions will be undertaken three (3) months after the approval takes effect. If the works are completed prior to this time, please contact Council for an earlier inspection. A property note to this effect will be placed on Council's records.

NOTE 6 - Duty to Notify of Environmental Harm

If a person becomes aware that serious or material environmental harm is caused or threatened by an activity or an associated activity, that person has a duty to notify Western Downs Regional Council.

Background Information

Application No: 030.2021.95.001	**Assessment No:** 42276	**Keywords Index:** AD6.6.2 & LG7.6.1
Assessing Officer:	Kym Bannerman PLANNING OFFICER DEVELOPMENT ASSESSMENT	
PART 1: APPLICATION		
Applicant:	MD Al-Amin Mahmud Khan	
Owner:	Mr M M Khan	
Site Address:	210 Halliford Road, Ducklo	
Site Area:	90.94ha	
Real Property Description:	Lot 12 on RP850451	
Proposed Development:	Tourist Park	
Level of Assessment:	Impact	
Type of Application:	Material Change of Use	
Relevant Planning Scheme:	Western Downs Planning Scheme 2017 incorporating Amendment 1	
Zone:	Rural	
Precinct:	N/A	
Overlays:	· Bushfire Risk - Medium Hazard · Extractive Industry - Exploration Permit (Coal) - Exploration Permit (Mineral) - Petroleum Lease · Regional Infrastructure - Stock Route Buffer (50m) · Scenic Amenity - High Landscape Value Area	
Pre-lodgement Meeting:	Yes	Date: 31/03/2020
Application Lodgement Date:	12/02/2021	
Properly Made Application:	Yes	Date: 12/02/2021
Confirmation Notice Issued:	Yes	Date: 25/02/2021
PART 2: REFERRALS		
State Assessment and Referral Agency (SARA)	· 17/11/2021 - Council received the Referral Agency response, with conditions from SARA	
PART 3: INFORMATION REQUEST		
Information Request Issued:	Yes	Date: 11/03/2021
Applicant's Response Received:	Yes	Date: 14/10/2021
PART 4: PUBLIC NOTIFICATION		
Start Date:	Yes	Date: 12/11/2021
Notice of Compliance Received:	Yes	Date: 08/12/2021
Submissions:	Nil	
PART 5: DECISION PERIOD		
Date Commenced:	09/12/2021	
Decision Due Date:	**20/01/2022**	

Report

1. Subject Site

The subject site described as Lot 12 on RP850451, is located at 210 Halliford Road, Ducklo and has a total area of 90.94ha. The property consists of a single rural allotment with road frontage to Halliford Road. The property is located within the Rural Zone of the Western Downs Planning Scheme 2017 incorporating Amendment 1.

The Bushfire Hazard, Flood Hazard, Regional Infrastructure Corridor and Scenic Amenity Overlays impact the land. The site is currently developed and contains a Dwelling and ancillary structures.

The subject site contains a large area of vegetation within the western end consisting of scattered trees.

The site has frontage to Halliford Road which is a gravelled access road. The property is serviced by telecommunication and electricity networks and is provided with an on-site water supply and effluent treatment system.

The immediate area consists primarily of Dwellings on large rural allotments.

2. Proposal

The applicant is proposing to develop a Tourist Park. The Tourist Park will consist of 110 cabins, 20 tent sites, a Function Facility, Café, Store, Reception area, Manager's Residence and Staff Accommodation for up to 10 staff.

The proposed Tourist Park will occupy a total area of approximately 15.42ha. The development site area is located towards the Halliford Road frontage of the site, set back a minimum of 20m from the Halliford Road frontage and 15m to the site's side and rear boundaries.

The applicant proposes to take access to the Tourist Park from Halliford Road.

The development is intended to be developed over two (2) Stages. The proposed Stages will comprise the following:

Stage 1

- 48 cabins
- 10 camp sites
- Manager's residence
- Function facility, with a gross floor area (GFA) of 800m^2
- Café/Administration building
- Car parking - to be provided at a rate of 1 car park per cabin = 48 spaces, Café/Administration building = 32 spaces, plus 30 overflow spaces, being a total of 110 spaces for Stage 1
- Recreation area - 4,805m^2

Stage 2

- 62 cabins
- 10 camp sites
- Staff accommodation, to accommodate 10 staff
- Car parking - to be provided at a rate of 1 car park per cabin = 62 spaces, 10 staff car parks for workers' accommodation, being a total of 72 spaces for Stage 2
- Recreation area - 16,400m^2

Cabins

The proposed cabins are provided in a 3 bedroom floor plan with a barn style layout. Each cabin is a maximum of two storeys and less than 8.5m in height. One car parking space will be provided for each cabin. Each cabin will be self-contained providing bedrooms, bathrooms, living area and kitchen.

Camp Sites

The camp sites proposed are "glamping" sites. The proposed glamping sites are located adjacent to the amenities blocks within the Tourist Park allowing occupants of the glamping sites access to toilet and showering facilities within a short walking distance of their tent. The applicant is proposing that occupants of the tent sites are not intended to have their vehicle parked near the tent site. Instead, glamping guests will park their vehicles within the Café/Administration Building car parking area and overflow parking area and be transferred with their belongings to their tent site.

Café/Administration Building

A main Reception area is proposed at the entrance to the site which contains a Site Management Office (including Reception for check-in/check-out), Café, and Shop. All uses within this building are ancillary to the Tourist Park use and are intended to service guests of the park. A car parking area containing 32 on-site spaces plus overflow area to accommodate an additional 30 spaces is proposed adjacent to the Café/Administration Building.

Function Facility

The Function Facility will have a GFA of 800m^2. The applicant has advised that the proposed Function Facility is intended for use only by guests of the proposed Tourist Park and will not be made available to the general public. The intention behind the development is to attract groups, corporations and organisations to hold seminars, training camps, and conferences in a location where both the necessary facilities and supporting accommodation can be provided. For example, a national corporation may choose to hold a conference for its Partners, Directors, and Senior Managers. The subject site is chosen with the understanding that attendees would utilise the cabins and recreational areas in their off-time and attend conferences in the Function Facility as required. This does not necessarily limit guests only to those attending a conference, and it is anticipated that members of the general public may utilise accommodation on the site for a personal holiday. It is however, not intended to allow general members of the public, who aren't utilising the accommodation on the site, to utilise the Function Facility.

Recreation Spaces

Guests will be provided with recreational spaces throughout the Park including green space areas between cabins, barbecue blocks, swimming pool and half basketball court. These spaces are for the exclusive use of guests of the Park in order to provide recreational opportunities.

Staff Accommodation

Staff accommodation is proposed in a two storey building containing 5 bedrooms (each with ensuite) and communal kitchen, living area and laundry room on both the ground and upper floors. The staff accommodation can accommodate up to 10 staff. A total of 10 car parking spaces will be provided for staff adjacent to the staff accommodation building.

Manager's Residence

A new residence is proposed within the site to accommodate the Site Manager and family. The residence will be 2 storeys in height and will be for the exclusive use of the Site Manager as a full-time residence. The Manager's Residence will contain 5 bedrooms and 4 bathrooms. A carport to accommodate 2 vehicles is proposed for the Manager's Residence.

Refuse Collection

The proposal identifies the location of a refuse storage pad and enclosure off the main circulation road. The refuse store is intended to accommodate 14 x 13,000L bins, however the applicant has advised that the capacity will be considered in more detail once operation begins. Refuse will be collected from cabins and tent sites by staff and transferred to the refuse store. It is not intended for guests to access the refuse store area.

Private Contractors will be engaged to collect refuse from the site as necessary, however, an initial collection rate of twice weekly is proposed. The interval in which refuse will be collected will be dependent upon occupancy rates at each time of year and will be negotiated between the applicant and the Private Contractor. Conditions regarding refuse collection have been recommended.

3. Reasons for the Decision

According to the Western Downs Planning Scheme 2017 incorporating Amendment 1, the proposed development is a consistent use within the Rural Zone and is Impact Assessable.

The application was referred to the State Assessment and Referral Agency (SARA) and the Referral Agency's response is to support the development, subject to conditions.

4. Assessment

The following are the Assessment Benchmarks applying to this development:

ASSESSMENT MATTERS

The proposed development was assessed against the following assessment benchmarks:

- Western Downs Planning Scheme 2017 incorporating Amendment 1
  - Rural Zone Code
  - Accommodation Activities Code
  - Transport Access and Parking Code
  - Infrastructure Services Code
  - Bushfire Hazard Overlay Code
  - Flood Hazard Overlay Code
  - Regional Infrastructure Corridor - Stock Route Overlay Code
  - Scenic Amenity Overlay Code

Western Downs Planning Scheme 2017 incorporating Amendment 1

The development was assessed against all of the assessment benchmarks listed above and complies with all of these with the exception listed below:

Assessment Benchmark	Reasons for the Approval Despite Non-compliance with Benchmark
Rural Zone Code	
AO1 Development has a maximum building height of 10 metres above natural ground level and no more than two (2) storeys. Editor's Note - excluding windmills, silos and other rural structures ancillary to agricultural operations on site.	The proposed Elevation Plans illustrate Staff Accommodation will exceed 10m in height above natural ground level. However, the applicant has advised that the Staff Accommodation building will be 2 storeys in height. Noting that the current plans show only a minor variation from the maximum building height of 10m, a condition has been recommended requiring the applicant to submit revised Elevation Plans illustrating the building height of the Staff Accommodation building. The exact building height of the Staff Accommodation building can be considered further, and if suitable, the updated Elevation Plans can be endorsed as Approved Plans at that time. None of the proposed buildings will exceed 2 storeys and the building height of all other proposed buildings including the Function Facility, Café/Administration Building, Cabins and Manager's Residence comply with the 10m building height.

AO2.1 Residential density does not exceed one Dwelling house per lot. **AO2.2** Residential density does not exceed two dwellings per lot and development is for: (a) Caretaker's accommodation and includes building work or minor building work with a maximum gross floor area of 100m^2 ; or (b) Rural workers' accommodation.	The Tourist Park will occupy approximately 15.24ha of the total 90.94ha of the site. No clearing of vegetation will occur as a result of the development and the use will not be visually intrusive from the external boundaries of the site. The development complies with the corresponding Performance Outcome, in that the Tourist Park (a consistent use in the Rural Zone) is set back 20m from the road frontage and 15m from the side boundaries of the site, and will incorporate green zones and landscaped areas to visually separate the development from adjoining sites and the road frontage. The development will occupy only 17% of the overall site. Overall, the development will occupy a small footprint on the rural landscape which ultimately retains a large area of the site for natural functions and features.
Accommodation Activities Code	
PO27 Tourist park accommodation is located: (a) in proximity to a centre zone; (b) is on a scenic route in an urban area.	The site is located approximately 30km from land in the Centre Zone and 1.2km from a Scenic Route. The development will occupy approximately 15.24ha of the site. Centre zoned land is typically located within urban centres where such large areas of land do not exist or cannot reasonably be obtained through amalgamation of numerous sites. The proposed development will provide a unique opportunity for a consolidated accommodation experience for visitors to the region whereby accommodation and function-based activities are provided at the same site. The structure of the use warrants an increased land area to provide for the scale and operation of the intended use which would not be otherwise available closer to a tourism node or centre zone.
AO28.3 The development complies with the provision in Table 9.3.1.2 with respect to: (a) minimum site area for each accommodation type; (b) setbacks to internal road frontages; (c) distances to amenities; (d) distance from refuse storage areas; and (e) minimum area for communal recreation.	Table 9.3.1.2 prescribes the minimum area of communal recreation at 10% of the site area. The development provides 35,825m^2 of recreation area which equates to 3.9%. The recreation areas proposed, complies with AO28.4 of the Code which requires the provision of communal recreation facilities. The development incorporates barbecue areas, a swimming pool and a half basketball court providing recreational areas commensurate with the expectations and needs of visitors. The development footprint covers less than half the site, with the balance of the allotment to be retained as natural space. Hiking or bush walks through this area will also be available to guests. The recreation space provided is considered sufficient for the proposed use.

AO29 Tourist parks provide a minimum of 3 caravan/ recreation vehicle site for every 1 relocatable home or cabin accommodation types.	The Tourist Park will contain cabins and glamping tent sites only. No caravan spaces will be available. The intended use of the site is unique in that the purpose of the Tourist Park is to provide a venue in which large groups of people can attend conferences, seminars and training camps whilst being provided accommodation on-site. The proposed use is not intended to accommodate caravanners or other vehicle-based tourism. The applicant is seeking to introduce a new variant of tourism to the region primarily intended to cater for groups and organisations. The use is unique to the region and therefore will contribute to the variety of accommodation types which cater to a greater diversity of visitors consistent with the intent of Performance Outcome 29.
Scenic Amenity Overlay Code	
AO 1.1 Buildings and structures have a maximum building height of 8.5 metres and two storeys within High Landscape Value Areas identified on Scenic amenity overlay maps.	The proposed Elevation Plans illustrate the Staff Accommodation will exceed 8.5m in height above natural ground level. However, the applicant has advised that the Staff Accommodation Building will be 2 storeys in height. A condition has been recommended requiring the applicant to submit revised Elevation Plans illustrating the building height of the Staff Accommodation Building. The proposed Manager's Residence incorporates a gable roof, the peak of which will slightly exceed the 8.5m building height. This is considered a minor encroachment and the variation in building form will contribute to improving the visual appearance of the development. The building height of all other buildings including the Function Facility, Café/Administration Building and Cabins comply with the 8.5m building height. It is noted that the Rural Zone Code allows for buildings up to 10m in height.

4.1 Assessment against Western Downs Planning Scheme 2017 Incorporating Amendment 1 (the Planning Scheme)

Strategic Plan

The proposed development is considered to comply with the Outcomes sought in the Strategic Plan. Strategic Theme 3.5 of the Strategic Plan relates to Economic Growth and provides strategic and specific outcomes relating to Tourism-related development of the Western Downs. Specific criteria relevant to the development proposal are outlined below:

"3.5.1 Strategic Outcomes

(1) The Western Downs supports a diversified and prosperous economy that builds on the existing economic strengths of the region including agriculture and forestry, energy and resource development, manufacturing, tourism and transport;

(8) Tourism and recreation activity development capitalises on the intrinsic natural assets of the Western Downs. Strategic tourism and recreation focus areas offer attractive urban and natural/rural settings that are protected to facilitate the provisions of attractions, services, facilities and accommodation needs for visitors; and"

The proposed development seeks to introduce a specialised Tourist Park to the Western Downs Region. The development is intended to provide a unique opportunity for a consolidated accommodation experience for visitors to the Region whereby accommodation and function-based activities are provided at the same site.

The site is not identified as Agricultural Land and as such, the development will not result in the loss or fragmentation of agricultural land.

A Tourist Park is identified as consistent development within the Rural Zone.

4.2 Zone Codes

Rural Zone Code

The property is located within the Rural Zone in which the development of a Tourist Park is identified as a consistent use.

The proposed development is generally consistent with the Outcomes sought for development in the Rural Zone. Specifically, the development involves the establishment of a tourism activity that will not diminish the productive capacity of the land or compromise environmental features of the site, with the existing vegetation located in the western portion of the site to remain.

The development will not prejudice or diminish the productive capacity of the land or conflict with intended rural activities in the surrounding area. The site and the allotments in immediate proximity to the subject site are not identified as Good Quality Agricultural Land on the Natural Resources Overlay Mapping.

The siting and design of the development is consistent with the setbacks, GFA and site coverage requirements of the Code. Further, it is considered that the built form of the buildings and structures is appropriately designed with regard to the layout, building facade and the use of materials to minimise visual impacts and integrate with the character and amenity of the Zone.

The development site area is appropriately set back from adjoining land and nearby receptors to mitigate any potential impacts on the amenity of the Rural Zone, having regard to noise, traffic, lighting, visual amenity and privacy.

The Dwelling located on the adjoining premises to the north is within the south-eastern corner of the site adjacent to a dam on the site to be maintained. Furthermore, the Dwelling on the adjoining premises to the south is also located within the south-eastern corner, locating it far from the proposed development. As such, dwellings on the adjoining premises will be separated from the proposed cabins' facilities. The separation will assist with maintaining privacy between premises.

The development will be conditioned to comply with the requirements of the *Environmental Protection (Noise) Policy 2008* and the *Environmental Protection (Air) Policy 2019* in regard to sensitive land uses.

The development will also be conditioned that light emitting from the development during hours of operation be limited, to ensure that it does not impact the amenity of surrounding sensitive land uses.

The development will be conditioned to ensure it achieves appropriate stormwater management objectives.

On balance, it is considered that the development is consistent with the Rural Zone Code, subject to the recommended conditions of approval.

4.3 Overlays

Bushfire Hazard Overlay Code

Large areas of the subject site are identified as being subject to Medium Bushfire Hazard. All of the proposed accommodation, with the exception of the Manager's Residence, will be located outside the Bushfire Hazard Area. The portion of the site to contain the development footprint has largely been historically cleared.

Halliford Road and the proposed internal roads are considered capable of providing access for fire fighting and other emergency vehicles.

Flood Hazard Overlay Code

A small portion of the site located in the north-western corner is identified as Potential Flood Hazard. The proposed Tourist Park is not located in this mapped flood risk area.

The proposed development is considered to comply with the Flood Hazard Overlay Code.

Regional Infrastructure Corridor - Stock Route Overlay Code

Halliford Road is identified as a Stock Route. Access to the proposed development will continue to be via the existing point at Halliford Road with no new access locations proposed. Standard conditions ensuring compliance with the Code have been recommended.

The proposed development is considered to comply with the Regional Infrastructure Corridor - Stock Route Overlay Code.

Scenic Amenity Overlay Code

The majority of the subject site is identified as being located within a High Landscape Value Area. The Code requires that where in a High Landscape Value Area, buildings and structures have a maximum building height of 8.5m and 2 storeys. It should also be noted that in accordance with the Rural Zone Code, buildings can have a maximum building height of 10m. None of the proposed buildings exceed 2 storeys in height.

The development is consistent with the intent of the Code, as it involves the establishment of a tourism activity. Overall, the development will occupy a small footprint on the rural landscape which ultimately retains a large area of the site for natural functions and features. No clearing of any regulated vegetation is proposed.

The proposed development is considered to comply with the Scenic Amenity Overlay Code.

4.4 Development Codes

Accommodation Activities Code

The proposed development is consistent with the purpose of the Code and represents a development which will enhance the tourism industry.

The siting and design of the development is consistent with the minimum area and site coverage requirements of the Code. The site area for each accommodation type, setbacks, and provision of communal recreational facilities which incorporates multiple barbecue areas, swimming pool and half basketball court, are consistent with the requirements of the Code.

The Code requires that Tourist Parks be located in proximity to a Centre Zone or on a Scenic Route in an urban area. The location of the proposed Tourist Park is considered suitable in this instance, given the proposed development will provide a unique opportunity for a consolidated accommodation experience for visitors to the region whereby accommodation and function-based activities are provided at the same site. The use is specific in nature and warrants an increased land area which would not be otherwise available closer to a Centre Zone.

On balance, it is considered that the development is consistent with the Accommodation Activities Code, subject to the recommended conditions of approval.

Infrastructure Services Code

The subject site is located in the Rural Zone and is outside the defined sewerage and water service areas.

The applicant is proposing to transport water to the site each day via a truck. In response to Council's Information Request, the applicant engaged RMA Engineers to undertake a preliminary assessment in relation to water demand for the site. The following are extracts from the Preliminary Assessment (the entire document is attached as Attachment 3).

> *"As per Council's request, this has been undertaken based on 100% occupancy compared to 60% occupancy and also based on Council's advice that:*
>
> - *up to a maximum of 39,000L/day can be made available from Council's standpipes;*
> - *the flow rate for the daily standpipe is 4-5L/s which equates to 2.7 hours filling time; and*
> - *consideration needs to be given to be provided on availability of access at the standpipe each day.*
>
> *As noted in the original DA submission, the client intends a detailed design to incorporate water saving measures, potential rainwater re-use and furthermore, future ground water investigations.*
>
> *At 100% capacity, the Stage 1 water demand is slightly above the maximum 39,000L/day Council has noted as being available each day from the standpipe. When considering the average occupancy of 60% however, this falls below the 39,000L/day. Incorporating Stage 2 demand at 100% or 60% will likely require alternative water supply.*
>
> *It would therefore be anticipated that 150kl storage be provided to address 3 days at average day 100% occupancy demand; buffering for circumstances where access to the standpipe is not available; and circumstances where the facility operates at 100% capacity (under advice from the applicant, this is assumed to be for short periods of time such as weekends).*
>
> *As the use is a Tourist Park, this would be incorporated into a management plan for water supply, such that if 100% bookings occur, there is an understanding for how long this can occur without any trucking.*
>
> *A water quality monitoring regime is assumed to be implemented by the operator to maintain and check the quality of stored water on the site. Location of water tanks will be determined at detailed design.*

The developer is willing to accept a condition that requires monitoring of water supply usage through Stage 1 of the development. It is acknowledged that these types of facilities have peak and non-peak periods and also, have changes in occupancy from weekdays to weekends. Upon monitoring the Stage 1 occupancy, the Stage 2 demands and options would be revisited."

The development will be conditioned to ensure a suitable water supply is provided.

Reticulated sewerage is not available at the site. The applicant provided a land suitability assessment for on-site effluent disposal prepared by Urban Catalyst 3. The Report considers a potential solution for on-site effluent irrigation for Stage 1 and Stage 2 of the Tourist Park. In accordance with the *Environmental Protection Regulation 2019*, the current development application was not required to incorporate an application for an Environmentally Relevant Activity. However, the on-site effluent disposal system will be subject to further assessment as part of an application for a Development Permit for Plumbing Works, and the applicant will be required to apply for an Environmental Authority in a separate process directly to the Department of Environment and Science.

The development will be connected to the electricity supply.

The development will be conditioned to ensure that stormwater on the property is managed in accordance with Council's standards. A condition has been recommended requiring the applicant to submit a revised, final and detailed Stormwater Management Plan for approval. This Stormwater Management Plan will be considered as part of a future application for Operational Work.

The development is consistent with the Infrastructure Services Code of the Planning Scheme, subject to the recommended conditions of approval.

Transport, Access and Parking Code

The property has frontage to Halliford Road which is a gravel road. The applicant proposes a crossover from Halliford Road to service the development which will function as the entrance and exit for the development.

A condition has been recommended requiring the applicant to carry out a maintenance grade, and add gravel where necessary on Halliford Road between the Moonie Highway and the site entrance to achieve a road profile to a Rural Access 1 standard as part of Stage 1 of the development. A separate condition has been recommended for Stage 2 of the development requiring the upgrade of Halliford Road between the Moonie Highway and the site entrance in accordance with the design for the upgrade of Halliford Road prepared by Council. This condition has been recommended based on the planned upgrade of Halliford Road to be undertaken by Council as part of the Works Program.

Acceptable Outcome 4 of the Code requires on-site car parking be provided in accordance with the requirements identified in Table 9.4.5.2 - Car Parking Generation Rates and Service Vehicle Requirements. The Code prescribes that car parking be provided on-site for a Tourist Park at the rate of 1 space per site. The development proposal incorporates a total of 182 car parking spaces on-site and complies with this requirement. The on-site car parking includes 1 space per cabin and staff accommodation bedroom and 62 spaces (32 spaces plus overflow area to accommodate 30 spaces) adjacent to the Café/Administration building which are also available for the camping sites.

A condition has been recommended requiring the applicant to maintain a dust suppression treatment to all internal roadways and vehicle manoeuvring areas ensuring to not have an adverse impact on adjoining properties.

The development will be conditioned to provide 1 car parking space per site, which is consistent with the minimum number of parking spaces required under the Code.

The development is consistent with the Transport, Access and Parking Code, subject to the recommended conditions of approval.

5. Public Notification

The application for a Tourist Park in the Rural Zone is Impact Assessable in the Western Downs Planning Scheme 2017 incorporating Amendment 1.

Public Notification was undertaken in accordance with the requirements of the *Planning Act 2016* and Development Assessment Rules.

The applicant:

- published a notice in the Western Downs Town and Country (digital) on 11 November 2021;
- placed notices on the frontages of the land on 10 November 2021; and
- notified the adjoining land owners on 10 November 2021.

No submissions were received in relation to the proposed development.

Consultation (Internal/External)

Internal

Council's Consultant Development Engineer has assessed the proposed development application and provided conditions where applicable.

Council's A/Planning and Environment Manager has reviewed the Report and provided comments where necessary.

External

The application triggered referral to the State Assessment and Referral Agency as a Concurrence Agency. The Referral Agency's response is to support the development, subject to conditions, including road works comprising basic right and basic left turn treatments to cater for Type 1 Road Trains at the Moonie Highway/Halliford Road intersection. The Referral Agency response is included as an attachment to this Report.

As part of Council's Information Request, it was requested that the applicant provide confirmation from the relevant authority that there is no impact on proposed buildings due to existing overhead power lines. In response to this, third party advice was sought from Ergon Energy. Ergon Energy confirmed that the subject site contains Ergon Energy low voltage overhead infrastructure that is not contained within an easement.

As part of third party advice, Ergon Energy has requested that a number of conditions be included in a Development Permit. A condition has been recommended requiring the applicant to comply with the conditions of Ergon Energy's Third Party Advice. It is noted that this requires the applicant to enter into an agreement with Ergon Energy to relocate power lines and power poles currently located on the subject site. The Third Party Advice has been included as Attachment 5 to this Report.

Legal/Policy Implications (Justification if applicable)

An applicant may elect to appeal against Council's decision in accordance with the relevant Section of the *Planning Act 2016*, which states:

"Chapter 6 Dispute Resolution

Part 1 Appeal Rights

229 Appeals to Tribunal or P&E Court

(1) Schedule 1 states -

(a) matters that may be appealed to -

(i) either a tribunal or the P&E Court; or
(ii) only a tribunal; or
(iii) only the P&E Court; and

(b) the person -

*(i) who may appeal a matter (the **appellant**); and*
(ii) who is a respondent in an appeal of the matter; and
(iii) who is a co-respondent in an appeal of the matter; and
(iv) who may elect to be a co-respondent in an appeal of the matter.

(2) An appellant may start an appeal within the appeal period.

*(3) The **appeal period** is -*

(a) for an appeal by a building advisory agency - 10 business days after a Decision Notice for the decision is given to the Agency; or

(b) for an appeal against a deemed refusal - at any time after the deemed refusal happens; or

(c) for an appeal against a decision of the Minister, under Chapter 7, Part 4, to register premises or to renew the registration of premises - 20 business days after a Notice is published under Section 269(3)(a) or (4); or

(d) for an appeal against an Infrastructure Charges Notice - 20 business days after the Infrastructure Charges Notice is given to the person; or

(e) for an appeal about a deemed approval of a development application for which a Decision Notice has not been given - 30 business days after the applicant gives the Deemed Approval Notice to the Assessment Manager; or…

…(g) for any other appeal - 20 business days after a Notice of the decision for the matter, including an Enforcement Notice, is given to the person.

Note - See the P&E Court Act for the Court's power to extend the appeal period."

Budget/Financial Implications

Nil

Human Rights Considerations

Section 4(b) of the *Human Rights Act 2019* (Qld) (the *Human Rights Act*) requires public entities *"to act and make decisions in a way compatible with human rights"*.

There are no human rights implications associated with this Report.

Conclusion

The proposed development has been assessed against the requirements of the Western Downs Planning Scheme 2017 incorporating Amendment 1. The proposed development for a Tourist Park is generally consistent with the provisions of the Western Downs Planning Scheme 2017 incorporating Amendment 1. As such, the development is recommended for approval, subject to the attached conditions.

Attachments

Attachment 1 - Locality Plans
Attachment 2 - Proposal Plans
Attachment 3 - RMA Preliminary Assessment in relation to Water Demand
Attachment 4 - Referral Agency Response
Attachment 5 - Third Party Advice from Ergon Energy
Attachment 6 - Infrastructure Charges Notice

Authored by: Kym Bannerman, A/PRINCIPAL PLANNER

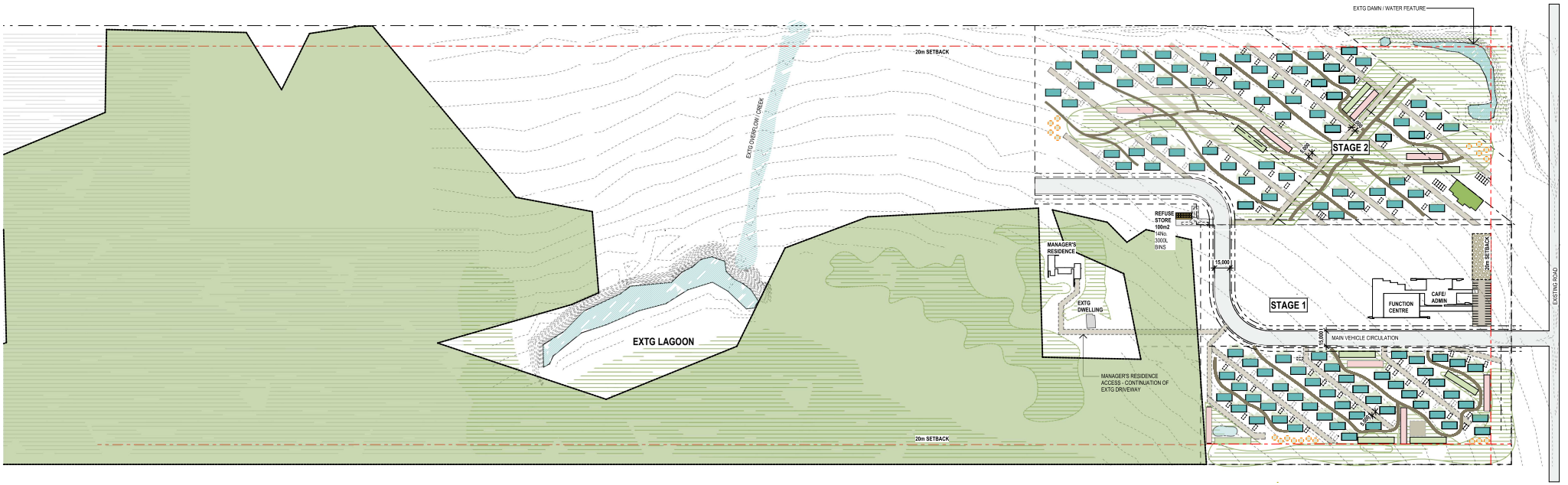
Attachment 1 - Locality Plans

Zoning Map of Site in Western Downs Planning Scheme 2017 incorporating Amendment 1

LEGEND

- Community Facilities Zone
- Local Centre Zone
- District Centre Zone
- Major Centre Zone
- Low Density Residential Zone
- Medium Density Residential Zone
- Low Impact Industry Zone
- Medium Impact Industry Zone
- High Impact Industry Zone
- Recreation and Open Space Zone
- Rural Residential Zone / Rural Residential 20000 Precinct
- Rural Residential Zone / Rural Residential 4000 Precinct
- Rural Residential Zone / Rural Residential 8000 Precinct
- Rural Zone
- Rural Zone / Rural 10 Precinct
- Rural Zone / Rural 100 Precinct
- Township Zone
- Township Zone / Mowbullan - Bunya Mountains Tourist Precinct

Aerial Map



DEVELOPMENT DATA

SITE ADDRESS
210 HALLIFORD ROAD, DUCKLO

RP
LOT 12 ON RP850451

SITE AREA
910, 813m²

LOCAL COUNCIL
WESTERN DOWNS REGIONAL C.

STAGE DATA

STAGE 1	- 48 CABINS - 10 CAMPSITES (20m²)
STAGE 2	- 62 CABINS - 10 CAMPSITES (20m²)

LEGEND

- OPEN GREEN SPACE
- 3 BED CABINS (WITH 1 CARPARK)
- CAMPSITE
- NATIVE VEGETATION OVERLAY
- STAFF RESIDENCE
- AMENITIES
- BBQ

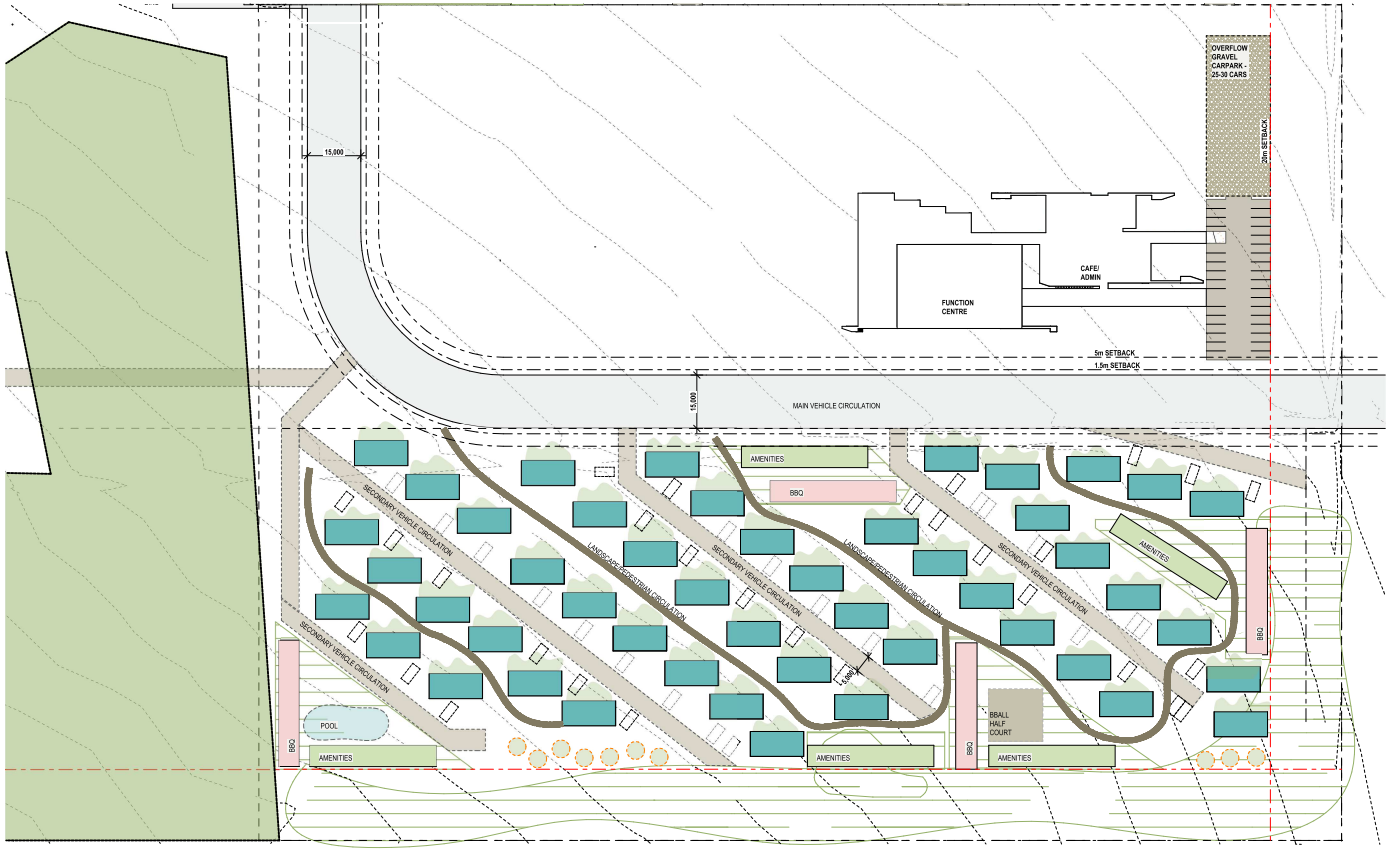
SITE LAYOUT
1:2000

Reddog
reddogarchitects.com
P 07 3252 8912 **F** 07 3252 8914
email@reddogarchitects.com

ISSUE	DATE	BY	DESCRIPTION	CHKD
01	15.09.21	EK	IR ISSUE	IV

DUCKLO TOURIST PARK

PROJECT NO.	DRAWING NO.	ISSUE
2671-358	**DA-02**	**01**



STAGE AREA
88126 m²

STAGE 1
- 48No. 3 BED CABINS

CARPARKING
- 1 CARPARK PER CABIN = **48** CARPARKS
- ADMIN/ CAFE = **32** CARPARKS
+ **30** OVERFLOW CARPARKS

TOTAL -
110 CARPARKS

RECREATIONAL AREA
4805 m² - 5.4%

OPEN GREEN SPACE

3 BED CABIN (WITH 1 CARPARK)

GLAMPING TENT SITE

NATIVE VEGETATION OVERLAY

STAFF RESIDENCE

AMENITIES

BBQ

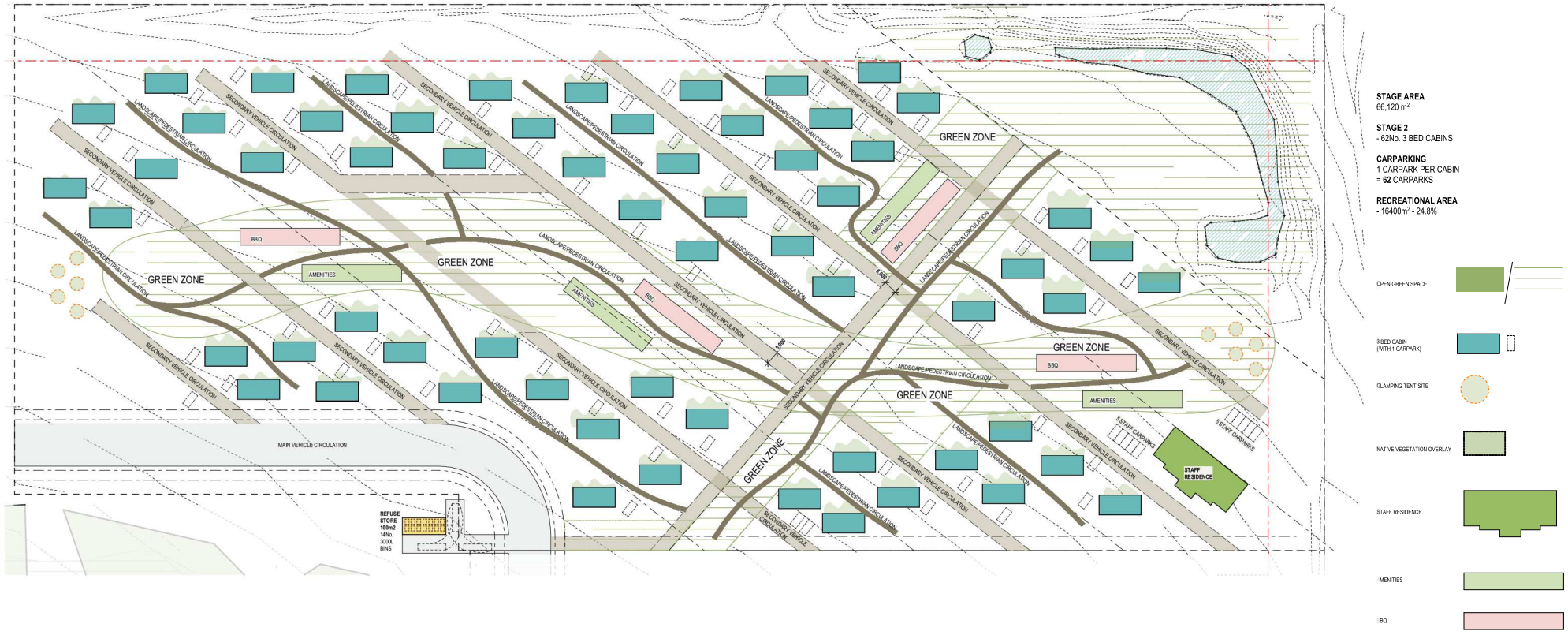
STAGE 1 PLAN
1:750

Reddog
reddogarchitects.com
P 07 3252 8912 **F** 07 3252 8914
email@reddogarchitects.com

ISSUE	DATE	BY	DESCRIPTION	CHKD
01	15.09.21	EK	IR ISSUE	IV

DUCKLO TOURIST PARK

PROJECT NO. **2671-358**
DRAWING NO. **DA-03**
ISSUE **01**



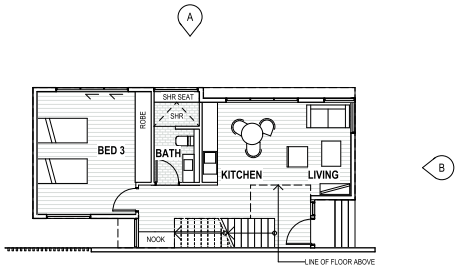
STAGE 2 PLAN
1:750

Reddog
reddogarchitects.com
P 07 3252 8912 F 07 3252 8914
email@reddogarchitects.com

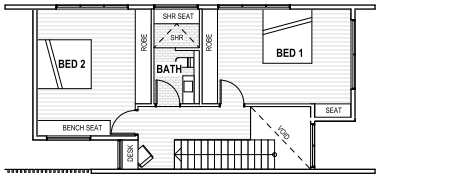
ISSUE	DATE	BY	DESCRIPTION	CHKD
01	15.09.21	EK	IR ISSUE	IV

DUCKLO TOURIST PARK

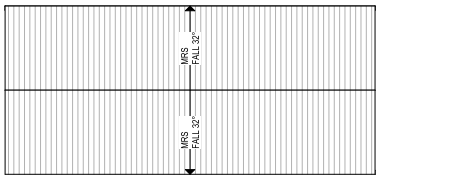
PROJECT NO. 2671-358
DRAWING NO. DA-04
ISSUE 01



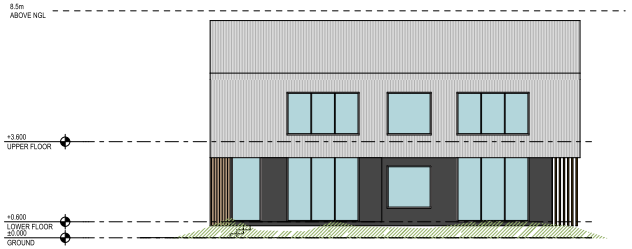
2 BED CABIN GROUND
1:100



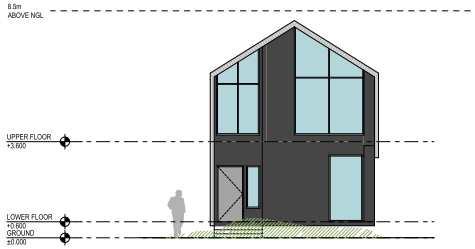
2 BED CABIN LEVEL 1
1:100



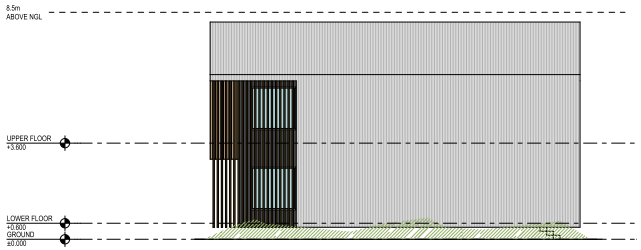
2 BED CABIN ROOF
1:100



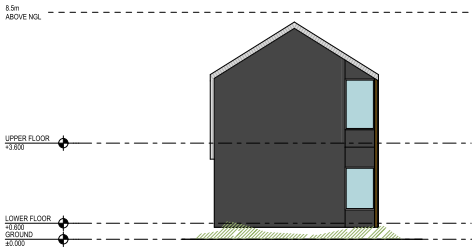
ELEVATION A
1:100



ELEVATION B
1:100

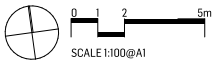


ELEVATION C
1:100



ELEVATION D
1:100

Reddog
reddogarchitects.com
P 07 3252 8912 F 07 3252 8914
email@reddogarchitects.com



SCALE 1:100@A1

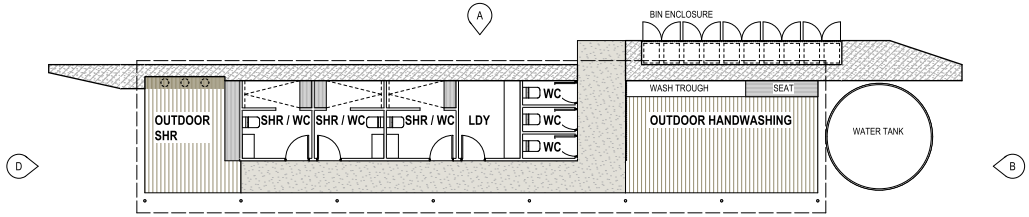
LEGEND

- LIGHT WEIGHT CLADDING
- METAL CLADDING
- SCREEN
- LIGHT WEIGHT CLADDING
- LIGHT WEIGHT CLADDING
- GLAZING
- LIGHT WEIGHT CLADDING
- MASONRY

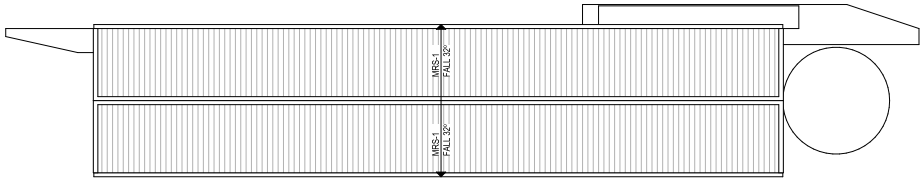
ISSUE	DATE	BY	DESCRIPTION	CHKD
01	15.09.21	EK	IR ISSUE	IV

DUCKLO TOURIST PARK

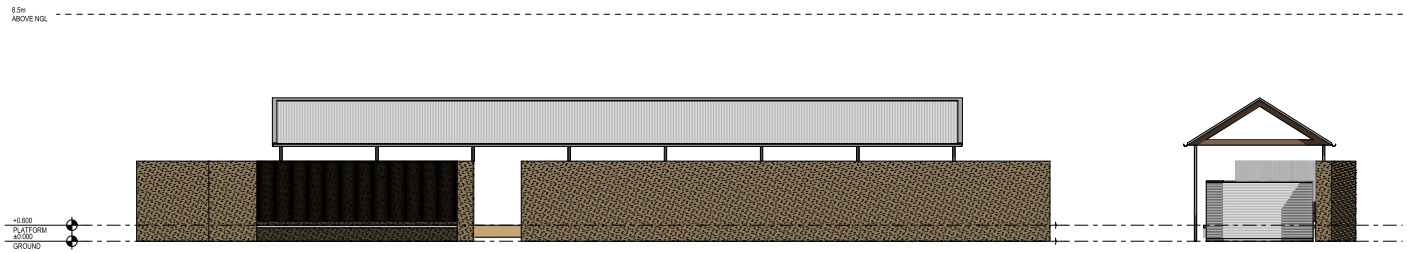
PROJECT NO. 2671-358
DRAWING NO. DA-05
ISSUE 01



AMENITIES - GROUND FLOOR PLAN
1:100

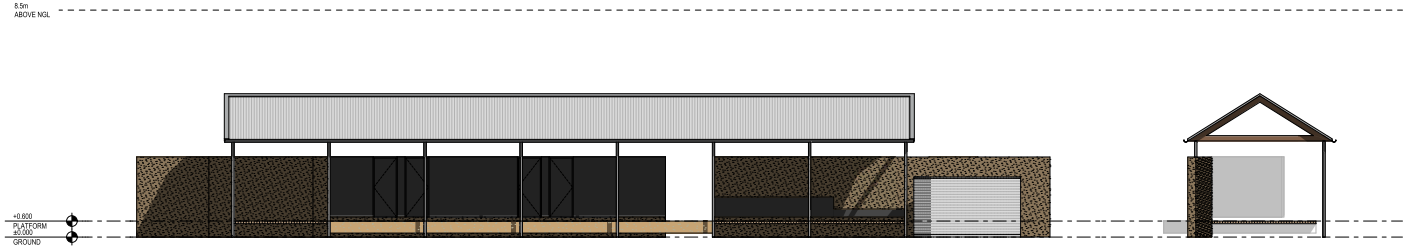


ROOF PLAN
1:100



ELEVATION A
1:100

ELEVATION B
1:100



ELEVATION C
1:100

ELEVATION D
1:100

Reddog
reddogarchitects.com
P 07 3252 8912 F 07 3252 8914
email@reddogarchitects.com

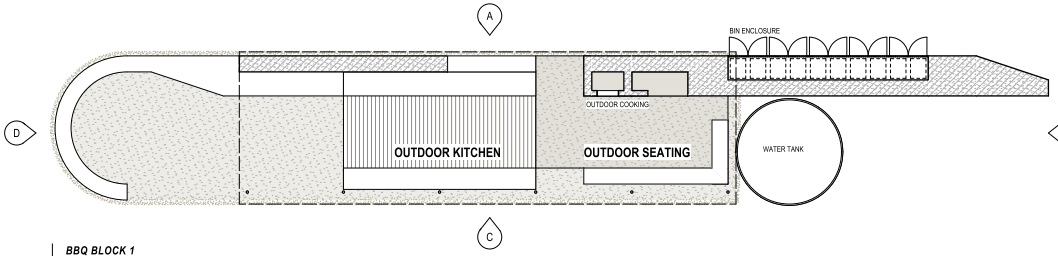
0 1 2 5m
SCALE 1:100@A1

LEGEND
- LIGHT WEIGHT CLADDING
- METAL CLADDING
- SCREEN
- LIGHT WEIGHT CLADDING
- LIGHT WEIGHT CLADDING
- GLAZING
- LIGHT WEIGHT CLADDING
- MASONRY

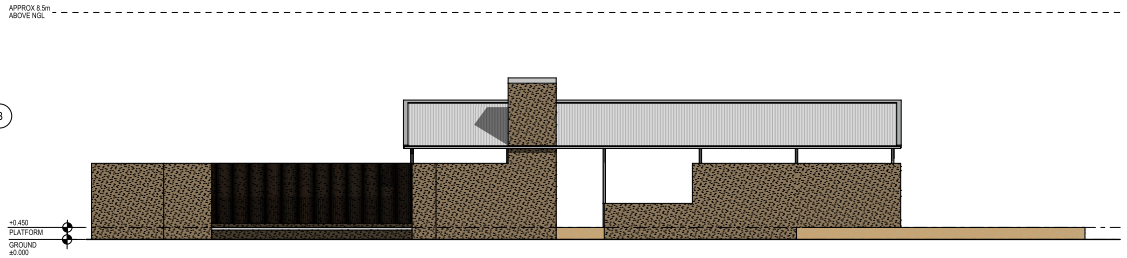
ISSUE	DATE	BY	DESCRIPTION	CHKD
01	15.09.21	EK	IR ISSUE	IV

DUCKLO TOURIST PARK

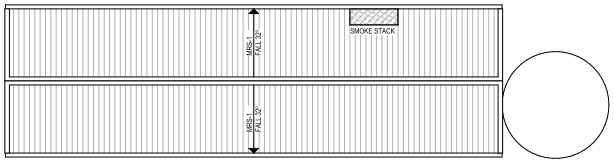
PROJECT NO. 2671-358
DRAWING NO. DA-06
ISSUE 01



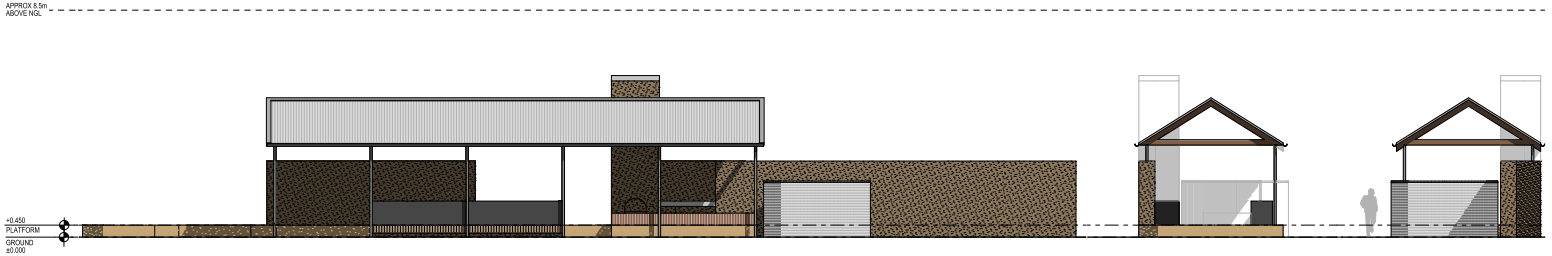
BBQ BLOCK 1
1:100



BBQ BLOCK 1 - ELEVATION A
1:100



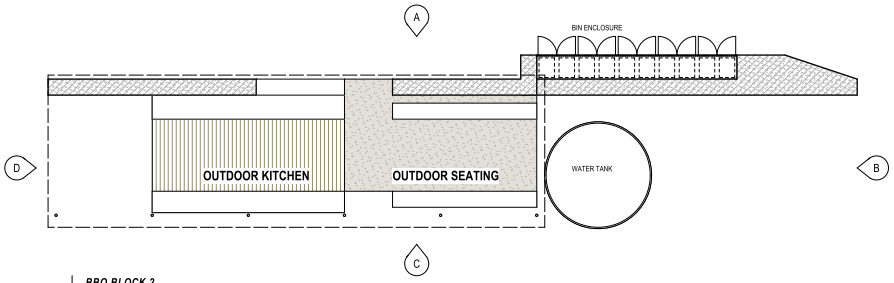
ROOF PLAN
1:100



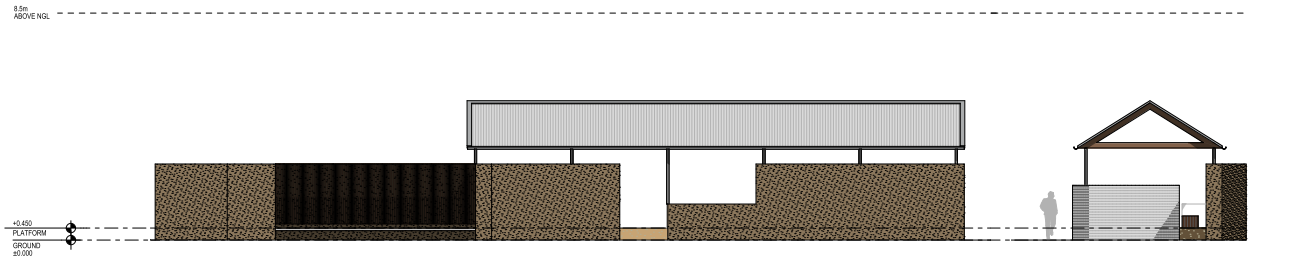
BBQ BLOCK 1 - ELEVATION C
1:100

BBQ BLOCK 1 - ELEVATION D
1:100

BBQ BLOCK 1 - ELEVATION B
1:100

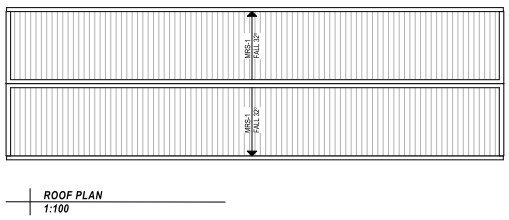


BBQ BLOCK 2
1:100

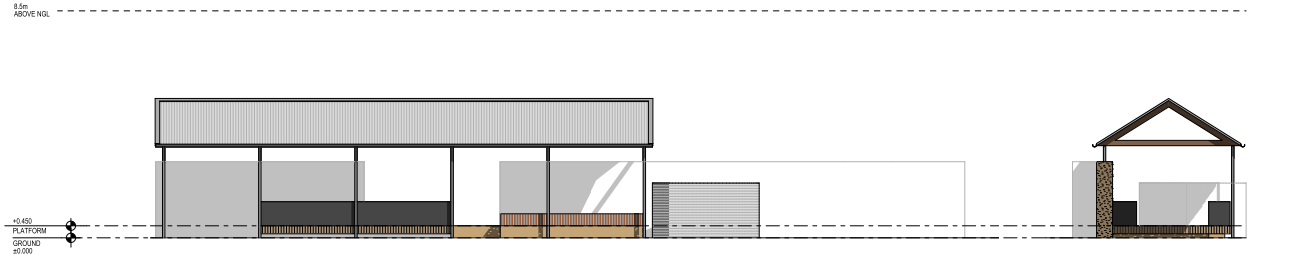


BBQ BLOCK 2 - ELEVATION A
1:100

BBQ BLOCK 2 - ELEVATION B
1:100



ROOF PLAN
1:100



BBQ BLOCK 2 - ELEVATION C
1:100

BBQ BLOCK 2 - ELEVATION C
1:100

Reddog
reddogarchitects.com
P 07 3252 8912 F 07 3252 8914
email@reddogarchitects.com

SCALE 1:100@A1

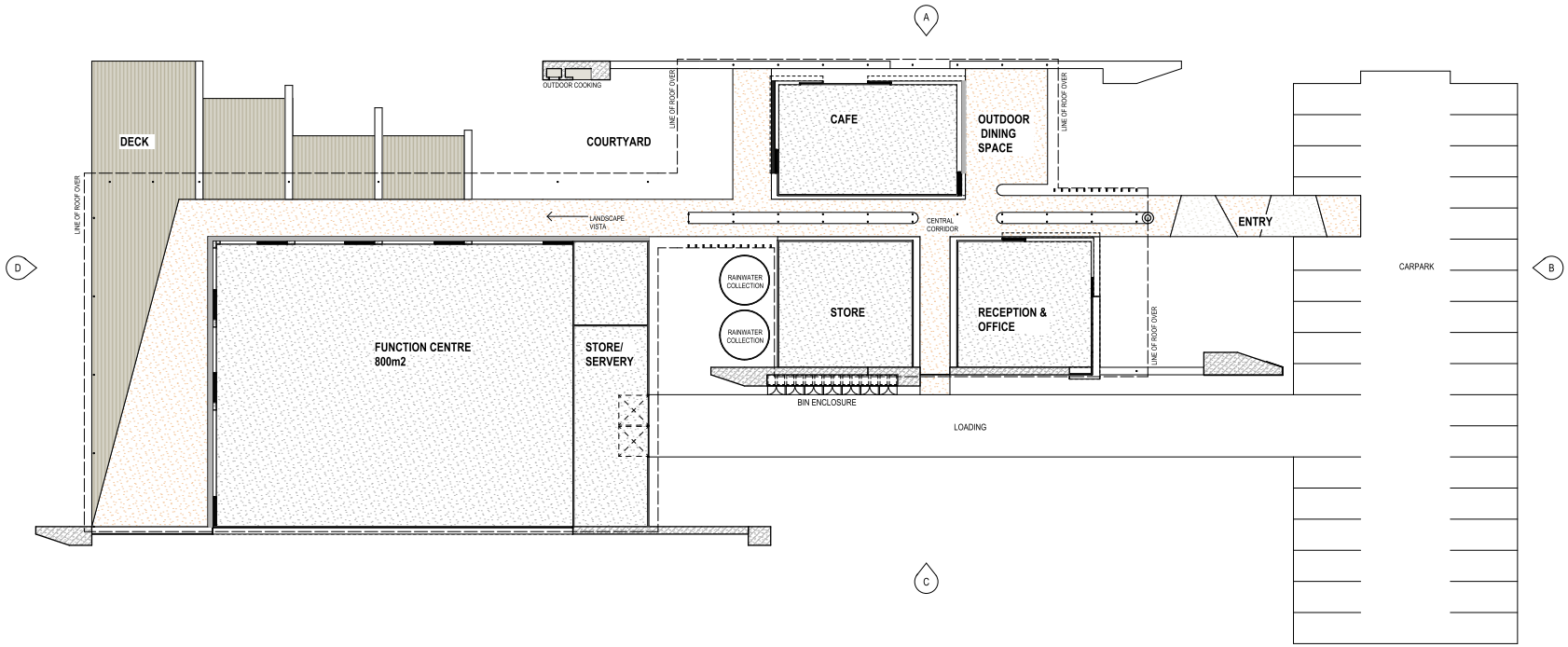
LEGEND

- LIGHT WEIGHT CLADDING
- METAL CLADDING
- SCREEN
- LIGHT WEIGHT CLADDING
- LIGHT WEIGHT CLADDING
- GLAZING
- LIGHT WEIGHT CLADDING
- MASONRY

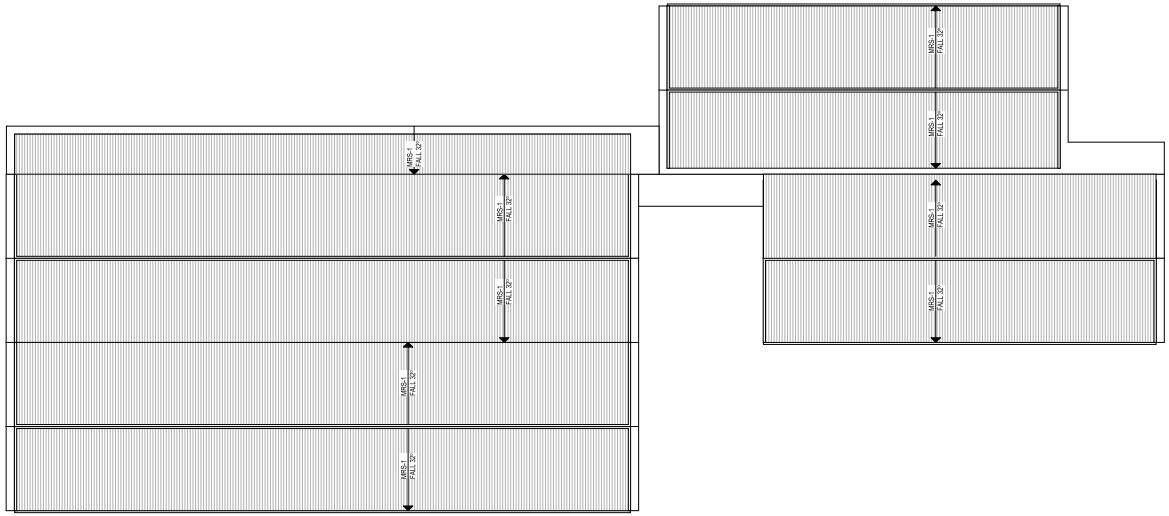
ISSUE	DATE	BY	DESCRIPTION	CHKD
01	15.09.21	EK	IR ISSUE	IV

DUCKLO TOURIST PARK

PROJECT NO. 2671-358
DRAWING NO. DA-07
ISSUE 01



GROUND FLOOR PLAN
1:200



ROOF PLAN
1:200

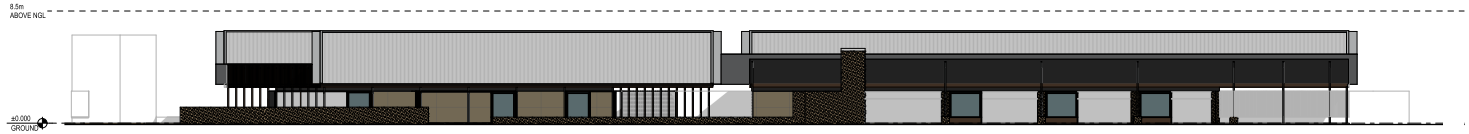
Reddog
reddogarchitects.com
P 07 3252 8912 F 07 3252 8914
email@reddogarchitects.com

0 2 4 10m
SCALE 1:200@A1

ISSUE	DATE	BY	DESCRIPTION	CHKD
01	15.09.21	EK	IR ISSUE	IV

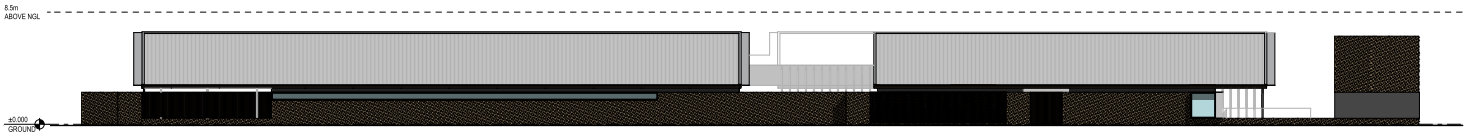
DUCKLO TOURIST PARK

PROJECT NO. 2671-358
DRAWING NO. DA-08
ISSUE 01

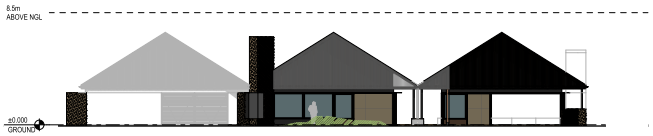


ELEVATION A
1:200

ELEVATION B
1:200



ELEVATION C
1:200



ELEVATION D
1:200

Reddog
reddogarchitects.com
P 07 3252 8912 F 07 3252 8914
email@reddogarchitects.com

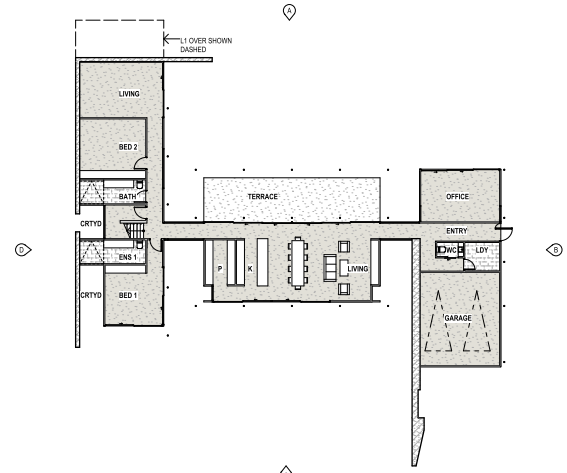
0 2 4 10m
SCALE 1:200@A1

LEGEND
- LIGHT WEIGHT CLADDING
- METAL CLADDING
- SCREEN
- LIGHT WEIGHT CLADDING
- LIGHT WEIGHT CLADDING
- GLAZING
- LIGHT WEIGHT CLADDING
- MASONRY

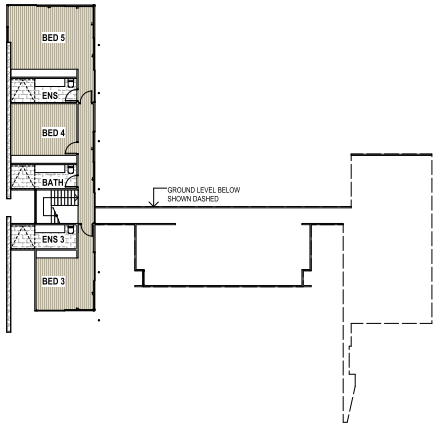
ISSUE	DATE	BY	DESCRIPTION	CHKD
01	15.09.21	EK	IR ISSUE	IV

DUCKLO TOURIST PARK

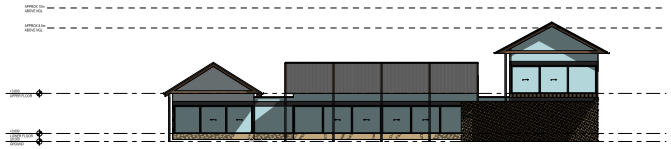
PROJECT NO. 2671-358
DRAWING NO. DA-09
ISSUE 01



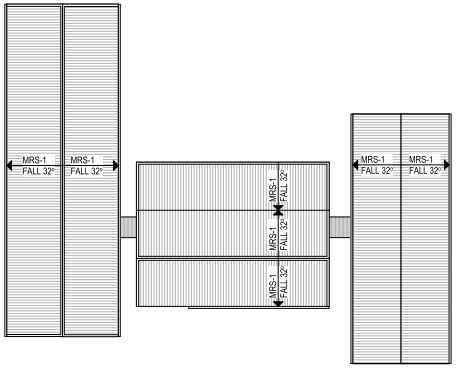
GROUND FLOOR PLAN
1:200



LEVEL 1 PLAN
1:200



ELEVATION A
1:200



ROOF PLAN
1:200

reddogarchitects.com
P 07 3252 8912 **F** 07 3252 8914
email@reddogarchitects.com

0 1 2 5m
SCALE 1:100@A1

LEGEND

- LIGHT WEIGHT CLADDING
- METAL CLADDING
- SCREEN
- LIGHT WEIGHT CLADDING
- LIGHT WEIGHT CLADDING
- GLAZING
- LIGHT WEIGHT CLADDING
- MASONRY

ISSUE	DATE	BY	DESCRIPTION	CHKD
01	15.09.21	EK	IR ISSUE	IV

DUCKLO TOURIST PARK

PROJECT NO. **2671-358**
DRAWING NO. **DA-11**
ISSUE **01**

Brisbane
Level 1, 32 Cordelia St
South Brisbane Qld 4101
T 07 3846 5885

Bundaberg
27 Barolin St
Bundaberg Qld 4670
T 07 4130 5646

Toowoomba
5 Bowen St
Toowoomba Qld 4350
T 07 4639 4100

Monday, 30 August 2021

RMA Engineers

I K Group Australia Pty Ltd
210 Halliford Road
DUCKLO QLD 4405

Attention: MD. Al-Amin Mahmud Khan

Project Name: Tourist Park - 210 Halliford Road | Ducklo
Project No: 15535

Dear MD. Al-Amin Mahmud,

In response to council's information request, and subsequent change in development density/loading, we have undertaken a preliminary assessment in relation to water demand for the site.

As per council's request, this has been based on 100% occupancy, compared to 60% occupancy and also, based on council's advice that

- Up to a maximum of 39,000L/day can be made available from council's standpipes
- The flow rate for the Dalby standpipe is 4-5L/s – which equates to 2.7 hours filling time (based on 4L/s).
- Consideration needs to be provided on availability of access at the standpipe each day.

Accordingly, updated calculations have been undertaken, with coordination against the response for effluent for the site.

As noted in the original DA submission, the client intends at detailed design to incorporate water saving measures, potential rainwater reuse and further more, future ground water investigations.

In particular for ground water to be a valid source alternative for the site, investigations into availability of securing allocations and licensing, as well as bore water quality and quantity investigations would need to be understood, analysed and validated.

At present however and for the purpose of the development application, the client intends to truck water to the site. The truck size is yet to be determined however standard body trucks are typically 13,000-15,000L.

Preliminary water loads (average day) have been estimated on average values from the Department of Energy and Water Supply - *planning guidelines for water and sewer.* Based on 100% occupancy estimated flows are below. (Densities taken from Reddog Architects layout plan dated 20/5/2021– please note all non residential uses on site have been directed as being ancillary uses by the developer, to be used only by those staying at the development)

STAGE 1	No.	Loading	Water load
Cabins	48	800	38,400
Camping sites	10	200	2,000
Function centre, café and admin			
Staff accom (1 bedroom)	10	400	4,000
Manager's residence (2 + 3 bedrooms)	1	1450	1,450
Stage 1 total			**45,850**
STAGE 2			
Cabins	62	800	49,600
Camping sites	10	200	2,000
Stage 2 total			**51,600**
Combined total			**97,450**

Preliminary water loads (average day), based on 60% occupancy are as follows.

STAGE 1	No.	Loading	Water load (at 60% occupancy)
Cabins	48	800	23,040
Camping sites	10	200	1,200
Function centre, café and admin			
Staff accom (1 bedroom)	10	400	4,000
Manager's residence (2 + 3 bedrooms)	1	1450	1,450
Stage 1 total			**29,690**
STAGE 2			
Cabins	62	800	29,760
Camping sites	10	200	1,200
Stage 2 total			**30,960**
Combined total			**60,650**

The water demands for units and tents sites are taken as the average under the DEWS guideline. The estimated water demands for the original DA application density worked off TRC's 130L/person water saving target for water restrictions. When applied to the 3 bed cabin (fully occupied), this correlates to 780L/cabin today and the *planning guidelines for water and sewer* estimation.

The *planning guidelines for water and sewer* is therefore considered conservative in light of the client's desire to implement water saving measures.

Based on these calculations, at 100% capacity, the stage 1 water demand is slightly above (17%) the maximum 39,000L/day council has noted as being available each day from the standpipe.

When considering the average occupancy of 60% however this falls below the 39000L/day.

Incorporating stage 2 demand at 100% or 60%, will likely require alternative water supply options as noted above.

For stage 1, and in response to councils previously related items,

- The 39000L/day equates to an occupancy of approximately 85% for the stage 1 tourist accommodation uses.
- Based on the DEWS guideline, reservoirs should be sized for 3 x (PD-MDMM) or min 150,000L .
- For stage 1, 3 x (PD-MDMM) volume is 41,245 L
- 3 days average days supply at 100% occupancy is 137.5KL.

It would therefore be anticipated that 150KL storage be provided to address

- 3 days at average day 100% occupancy demand,
- Buffering for circumstances where access to the standpipe is not available.
- Circumstances where the facility operates at 100% capacity (under advice from the client, assumed to be for short periods of time (weekends etc)).

As this is a tourist facility, this would be incorporated into a management plan for water supply, such that if 100% bookings occur, there is an understanding for how long this can occur (without any trucking).

A water quality monitoring regime is assumed to be implemented by the operator to maintain and check the quality of stored water on site.

It is assumed that the location of water tanks will be determined at detailed design.

As noted, the stage 1 & 2 development total water demands at 100% occupancy is well more than the 39,000L per day.

39,000L equates roughly to a 35% occupancy across the stage 1 and 2 tourist accommodation uses.

Not withstanding the items previously noted regarding water supply options, the developer is willing to accept a condition that requires monitoring of water supply usage through stage 1 of the development.

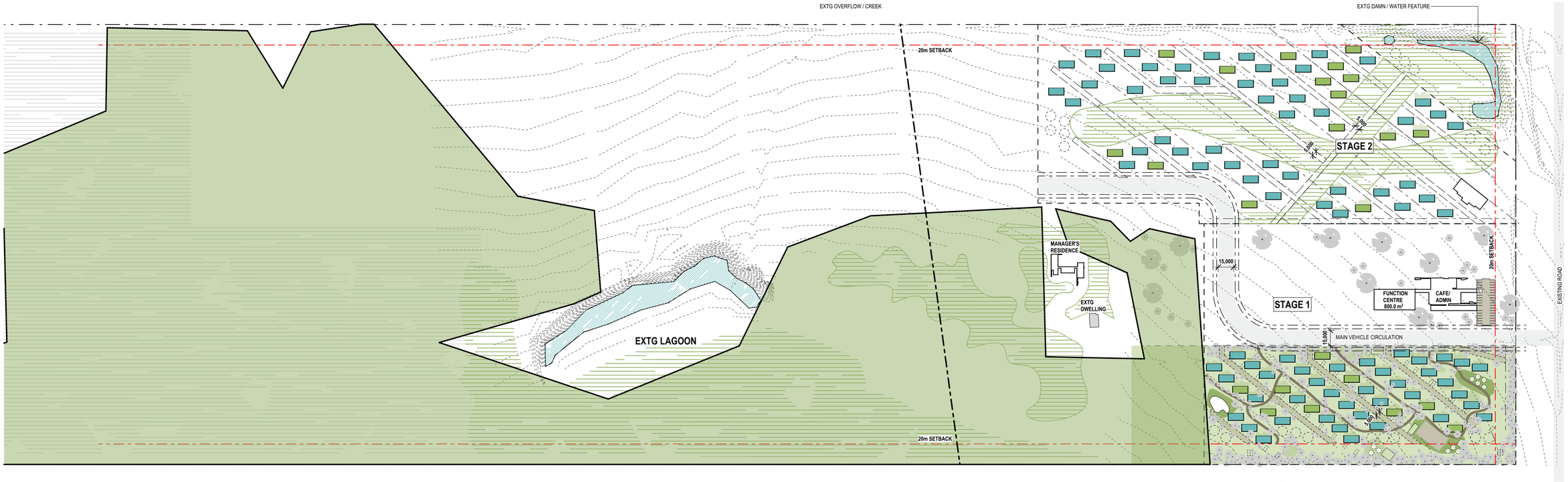
It is acknowledged that these types of facilitates have peak and non peak periods and also, have changes in occupancy from weekdays to weekends. Upon monitoring the stage 1 occupancy, the stage 2 demands and options would be revisited.

Yours sincerely,

Scott Graham

Partner | Principal Engineer

RMA ENGINEERS PTY LTD



DEVELOPMENT DATA

SITE ADDRESS
210 HALLIFORD ROAD, DUCKLO

RP
LOT 12 ON RP850451

SITE AREA
910, 813m²

LOCAL COUNCIL
WESTERN DOWNS REGIONAL C.

STAGE DATA

STAGE 1	- 48 CABINS - 10 CAMPSITES
STAGE 2	- 62 CABINS - 10 CAMPSITES

LEGEND

- OPEN GREEN SPACE
- 3 BED CABINS
- CAMPSITE
- VEGETATION
- NATIVE VEGETATION OVERLAY

SITE LAYOUT
1:2000

Reddog
reddogarchitects.com
P 07 3252 8912 **F** 07 3252 8914
email@reddogarchitects.com

ISSUE	DATE	BY	DESCRIPTION	CHKD

UNCONTROLLED - 210520

DUCKLO TOURIST PARK

PROJECT NO. **2671-358**
DRAWING NO. **DA-02**
ISSUE **LO**

Queensland Government

SARA reference: 2103-21389 SRA
Council reference: 030.2021.95.001

17 November 2021

Chief Executive Officer
Western Downs Regional Council
PO Box 551
DALBY QLD 4405
info@wdrc.qld.gov.au

Attention: Kym Bannernam

Dear Kym

SARA response—210 Halliford Road, Ducklo

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 20 October 2021.

Response

Outcome:	Referral agency response – with conditions.
Date of response:	17 November 2021
Conditions:	The conditions in **Attachment 1** must be attached to any development approval.
Advice:	Advice to the applicant is in **Attachment 2**.
Reasons:	The reasons for the referral agency response are in **Attachment 3**.

Development details

Description:	Development permit Material Change of Use for Tourist Park
SARA role:	Referral Agency.
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 (10.9.4.1.1.1)—Development impacting on state transport infrastructure (Planning Regulation 2017)
SARA reference:	2103-21389 SRA
Assessment Manager:	Western Downs Regional Council
Street address:	210 Halliford Road, Ducklo

Darling Downs South West regional office
128 Margaret Street, Toowoomba
PO Box 825, Toowoomba QLD 4350

Real property description:	Lot 12 on RP850451
Applicant name:	MD Al-Amin Mahmud Khan c/- B Planned and Surveyed Pty Ltd
Applicant contact details:	PO BOX 486 Carina QLD 4152 stewart@bplanned.com.au

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules) Copies of the relevant provisions are in **Attachment 4**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Brittany Hughes, A/Senior Planning Officer, on 07 4616 7332 or via email ToowoombaSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely

Darren Cooper
Manager - DDSW (Planning)

cc MD Al-Amin Mahmud Khan c/- B Planned and Surveyed Pty Ltd, stewart@bplanned.com.au

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 – Representations about a referral agency response

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application)

No.	Conditions	Condition timing
Material Change of Use		
10.9.4.1.1.1—Development impacting on state transport infrastructure —The chief executive administering the *Planning Act 2016* nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
1.	(a) Road works comprising Basic Right (BAR) and Basic Left (BAL) turn treatments to cater for Type 1 Road Trains must be provided at the Moonie Highway/Halliford Road intersection. (b) The road works must be designed and constructed in accordance with the Department of Transport and Main Roads' Road Planning and Design Manual, Manual of Uniform Traffic Control Devices and any other referenced technical standard.	Prior to the commencement of use.

Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the *Planning Act 2016* its regulation or the State Development Assessment Provisions (SDAP) (v2.6). If a word remains undefined it has its ordinary meaning.

Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for SARA's decision are:

The development complies with *State code 6: Protection of state transport infrastructure* of the SDAP, where conditioned. Specifically, the development:

- does not create a safety hazard for users of a state-controlled road
- does not compromise the structural integrity of state-controlled roads, road transport infrastructure or road works
- does not result in a worsening of the physical condition or operating performance of state-controlled roads and the surrounding road network
- does not compromise the state's ability to construct, or significantly increase the cost to construct state-controlled roads and future state-controlled roads
- does not compromise the state's ability to maintain and operate state-controlled roads, or significantly increase the cost to maintain and operate state-controlled roads

Material used in the assessment of the application:

- The development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- The SDAP (version 2.6), as published by SARA
- The Development Assessment Rules
- SARA DA Mapping system
- State Planning Policy mapping system
- *Human Rights Act 2019*

Attachment 4—Representations about a referral agency response

(page left intentionally blank)

420 Flinders Street, Townsville QLD 4810
PO Box 1090, Townsville QLD 4810
ergon.com.au

12 November 2021

Western Downs Regional Council
PO Box 551
Dalby QLD 4405

Attention: Kym Bannerman
Via email: Kym.Bannerman@wdrc.gld.gov.au

Dear Kym,

Third Party Advice – Material Change of Use for a Tourist Park and Environmentally Relevant Activity ERA63 (Sewage Treatment) located at 210 Halliford Road, Ducklo described as Lot 12 on RP850451

Council Ref: 030.2021.95.001
Our Ref: HBD 7567969

We refer to the above reference Development Application which has been referred to Ergon for Third Party Advice in accordance with Part 34 of the Development Assessment Rules.

The subject site contains an overhead 12.7kV network operated by Ergon that is not currently mapped within an easement. This asset provides power to the subject site and adjoining land.

Should the Assessment Manager decide to approve the proposed Material Change of Use, Ergon requests that the Assessment Manager impose the following conditions:

1. The application is approved in accordance with the below referenced plans. Any alterations to these plans before the development application is decided are to be resubmitted to Ergon for comment.

Approved Plans			
Title	**Plan Number**	**Rev.**	**Date**
Ducklo Tourist Park (amended in red)	DA-02	01	15.09.21
Ducklo Tourist Park (amended in red)	DA-03	01	15.09.21

Have you seen our fact sheets?
See the 'considerations when developing around electricity infrastructure' section of our website
www.ergon.com.au/referralagency

Ergon Energy Corporation Limited ABN 50 087 646 062

Ducklo Tourist Park (amended in red)	DA-04	01	15.09.21

2. Prior to commencing any works on the site, the Applicant/Developer must enter into an agreement with Ergon to suitably relocate powerlines and power poles on the property and to the extent of their connection to adjoining properties through Ergon's Electrical Partners Portal at https://www.ergon.com.au/network/contractors-and-industry/electrical-contractors/electrical-partners-portal. To do so, a Network Connection Enquiry Form must be submitted for the relocation/recovery of existing Ergon assets via the following form: https://www.ergon.com.au/__data/assets/pdf_file/0011/269885/PW000101F109-Network-Connection-Enquiry-Form.pdf). Once the agreement is issued, the applicant must provide a copy of the approved concept plans.

3. Any future works in the vicinity of Ergon assets are to be carried out in accordance with the Electricity Entity Requirements: Working Near Overhead and Underground Electric Lines. This guideline can be accessed via the following link: https://www.ergon.com.au/__data/assets/pdf_file/0010/211231/Working-near-OH-UG-lines-BS001405R107ver2.pdf.

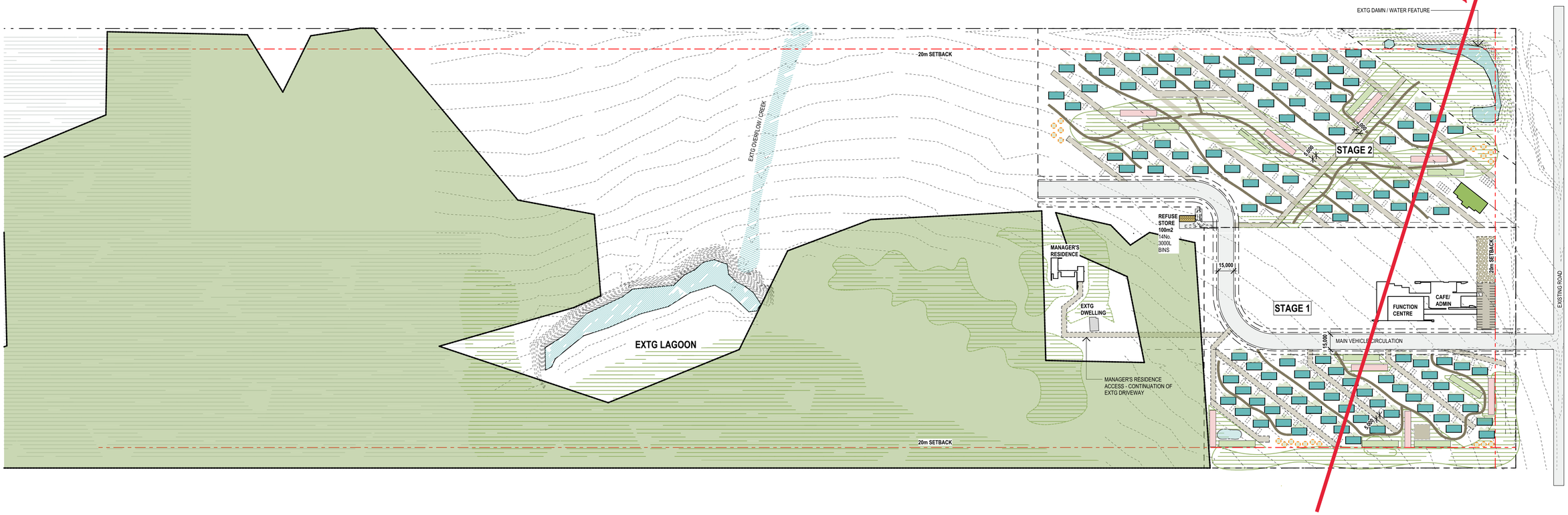
Should you require further information regarding this matter, feel free to contact the undersigned on 0456 836 609 or email townplanning@ergon.com.au.

Yours faithfully,

Maddison Low
Town Planner

Encl. Ducklo Tourist Park proposed site plans (amended in red)

Approximate location of overhead 12.7kV network to be relocated prior to works commencing on site via entering into an agreement with Ergon.



DEVELOPMENT DATA

SITE ADDRESS
210 HALLIFORD ROAD, DUCKLO

RP
LOT 12 ON RP850451

SITE AREA
910, 813m²

LOCAL COUNCIL
WESTERN DOWNS REGIONAL C.

STAGE DATA

STAGE 1	- 48 CABINS - 10 CAMPSITES (20m²)
STAGE 2	- 62 CABINS - 10 CAMPSITES (20m²)

LEGEND

- OPEN GREEN SPACE
- 3 BED CABINS (WITH 1 CARPARK)
- CAMPSITE
- NATIVE VEGETATION OVERLAY
- STAFF RESIDENCE
- AMENITIES
- BBQ

SITE LAYOUT
1:2000

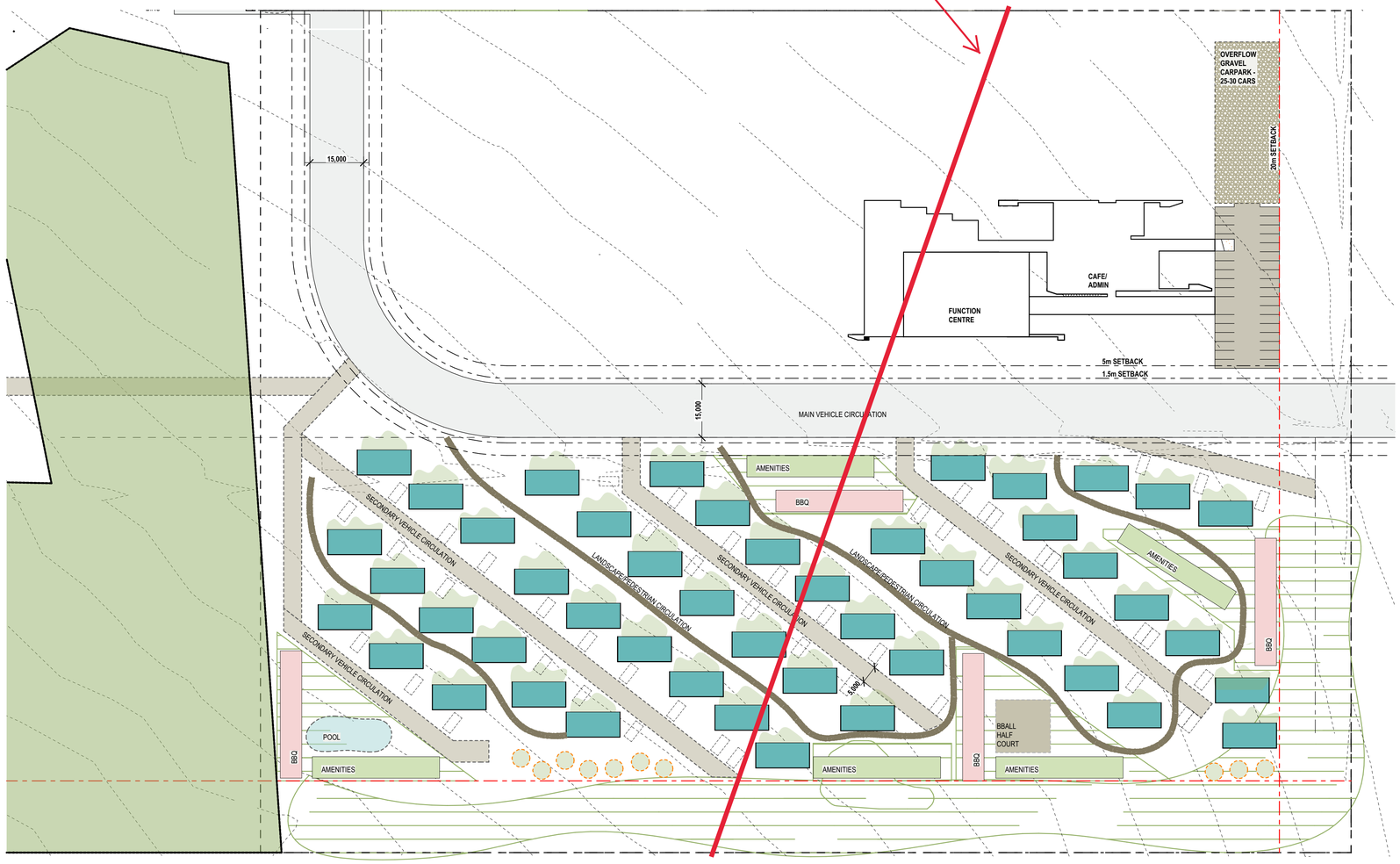
Reddog
reddogarchitects.com
P 07 3252 8912 **F** 07 3252 8914
email@reddogarchitects.com

ISSUE	DATE	BY	DESCRIPTION	CHKD
01	15.09.21	EK	IR ISSUE	IV

DUCKLO TOURIST PARK

PROJECT NO.	DRAWING NO.	ISSUE
2671-358	**DA-02**	**01**

Approximate location of overhead 12.7kV network to be relocated prior to works commencing on site via entering into an agreement with Ergon.



STAGE AREA
88126 m^2

STAGE 1
- 48No. 3 BED CABINS

CARPARKING
- 1 CARPARK PER CABIN = **48** CARPARKS
- ADMIN/ CAFE = **32** CARPARKS
+ **30** OVERFLOW CARPARKS

TOTAL -
110 CARPARKS

RECREATIONAL AREA
4805 m^2 - 5.4%

OPEN GREEN SPACE

3 BED CABIN (WITH 1 CARPARK)

GLAMPING TENT SITE

NATIVE VEGETATION OVERLAY

STAFF RESIDENCE

AMENITIES

BBQ

STAGE 1 PLAN
1:750

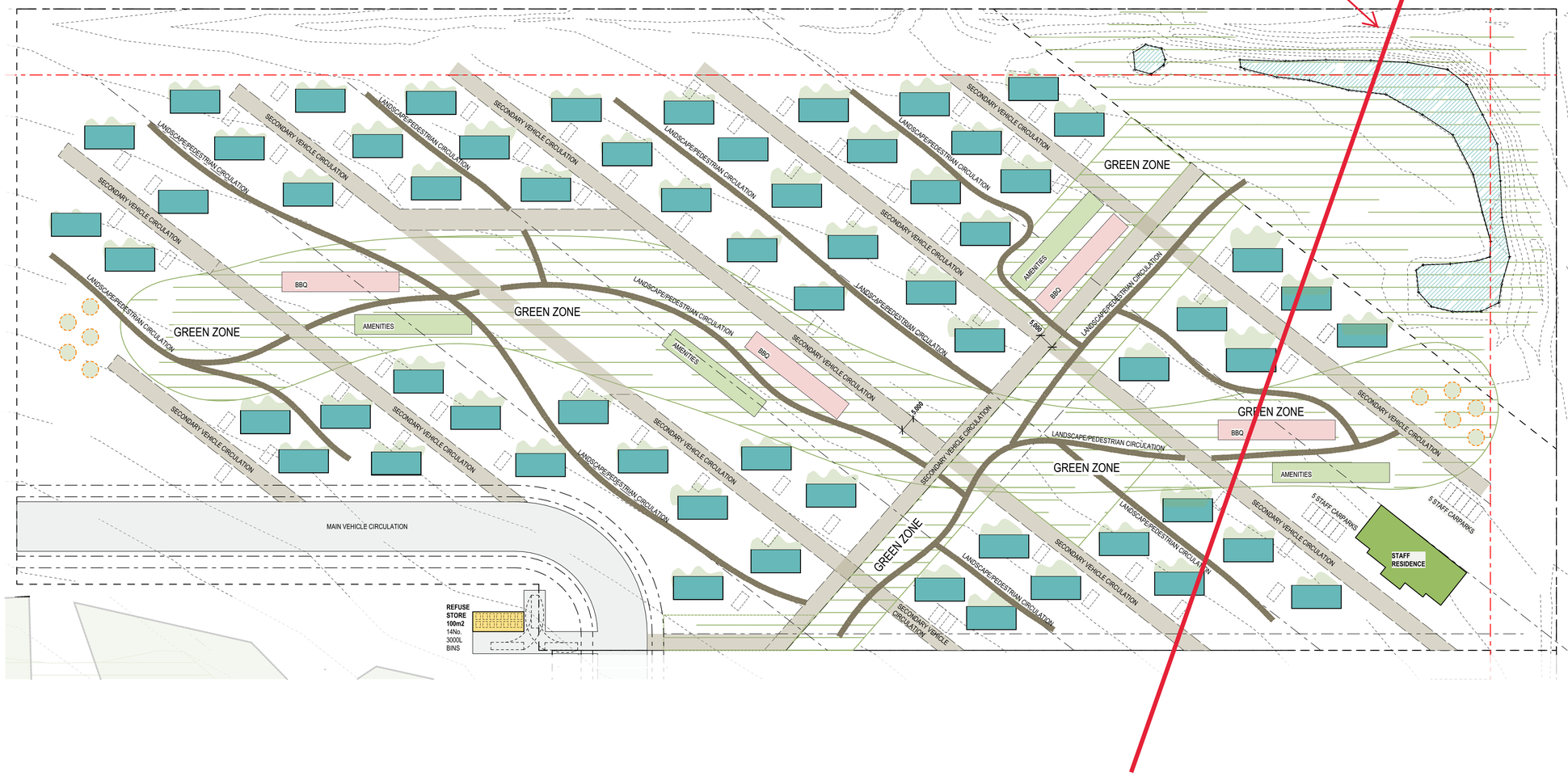
Reddog
reddogarchitects.com
P 07 3252 8912 **F** 07 3252 8914
email@reddogarchitects.com

ISSUE	DATE	BY	DESCRIPTION	CHKD
01	15.09.21	EK	IR ISSUE	IV

DUCKLO TOURIST PARK

PROJECT NO. **2671-358**
DRAWING NO. **DA-03**
ISSUE **01**

Approximate location of overhead 12.7kV network to be relocated prior to works commencing on site via entering into an agreement with Ergon.



STAGE AREA
66,120 m²

STAGE 2
- 62No. 3 BED CABINS

CARPARKING
1 CARPARK PER CABIN
= **62** CARPARKS

RECREATIONAL AREA
- 16400m² - 24.8%

OPEN GREEN SPACE

3 BED CABIN (WITH 1 CARPARK)

GLAMPING TENT SITE

NATIVE VEGETATION OVERLAY

STAFF RESIDENCE

AMENITIES

BBQ

STAGE 2 PLAN
1:750

Reddog
reddogarchitects.com
P 07 3252 8912 **F** 07 3252 8914
email@reddogarchitects.com

ISSUE	DATE	BY	DESCRIPTION	CHKD
01	15.09.21	EK	IR ISSUE	IV

DUCKLO TOURIST PARK

PROJECT NO. **2671-358**
DRAWING NO. **DA-04**
ISSUE **01**

Customer Contact 1300 COUNCIL (1300 268 624)
07 4679 4000
www.wdrc.qld.gov.au
info@wdrc.qld.gov.au

INFRASTRUCTURE CHARGES NOTICE - STAGE 1

APPLICANT:	MD Al-Amin Mahmud Khan
APPROVED DEVELOPMENT:	Material Change of Use to establish a Tourist Park on land situated at 210 Halliford Road, Ducklo
FILE REFS:	030.2021.95.001, A42276 & LG 7.6.1
AMOUNT OF THE CHARGE:	**$185,130.00**
LAND TO WHICH CHARGE APPLIES:	Lot 12 on RP850451
PAYABLE TO:	Western Downs Regional Council
WHEN PAYABLE:	Prior to commencement of the use.

This charge is made in accordance with Council's ***Infrastructure Charges Resolution (No. 7.1) 2017.***

The charge has been calculated on the following basis:

USE	Charge	Reference	No. of Units	Amount
Tourist Park (Accommodation Short-term Development Class)	$3,780.00 per 3 bedroom dwelling unit (transport and parks networks)	Table 3.3.3, Col 2, Charge Area A	48	$181,440.00
	$2,250.00 per 1 bedroom dwelling unit (transport and parks networks)		5	$ 11,250.00
DISCOUNT	**Discount Charge**	**Reference**	**No. of Units**	**Discount Amount**
Rural Lot	$7,560.00 per lot (transport and parks networks)	3.4(1)(c)	1	$ 7,560.00
			Parks	$ 92,565.00
			Transport	$ 92,565.00
			TOTAL CHARGE	**$185,130.00**

* *Includes a discount for development not within an area serviced by, or requiring connection to Council's reticulated water, sewer or stormwater networks. The rate applied is in accordance with Table 5.1 Allocation of Infrastructure Charge to Trunk Infrastructure Networks.*

Customer Contact **1300 COUNCIL (1300 268 624)**
07 4679 4000
www.**wdrc.qld.gov.au**
info@wdrc.qld.gov.au

INFRASTRUCTURE CHARGES NOTICE - STAGE 2

APPLICANT:	MD Al-Amin Mahmud Khan
APPROVED DEVELOPMENT:	Material Change of Use to establish a Tourist Park on land situated at 210 Halliford Road, Ducklo
FILE REFS:	030.2021.95.001, A42276 & LG 7.6.1
AMOUNT OF THE CHARGE:	**$256,860.00**
LAND TO WHICH CHARGE APPLIES:	Lot 12 on RP850451
PAYABLE TO:	Western Downs Regional Council
WHEN PAYABLE:	Prior to commencement of the use.

This charge is made in accordance with Council's ***Infrastructure Charges Resolution (No. 7.1) 2017.***

The charge has been calculated on the following basis:

USE	Charge	Reference	No. of Units	Amount
Tourist Park (Accommodation Short-term Development Class)	$3,780.00 per 3 bedroom dwelling unit (transport and parks networks) $2,250.00 per 1 bedroom dwelling unit (transport and parks networks)	Table 3.3.3, Col 2, Charge Area A	62 10	$234,360.00 $ 22,500.00
DISCOUNT	**Discount Charge**	**Reference**	**No. of Units**	**Discount Amount**
Nil	Nil	-	-	-
* *includes a discount for development not within an area serviced by, or requiring connection to, Council's reticulated water, sewer or stormwater networks. Rate applied in accordance with Table 5.1 Allocation of Infrastructure Charge to Trunk Infrastructure Networks.*			Parks Transport **TOTAL CHARGE**	$128,430.00 $128,430.00 **$256,860.00**

Customer Contact **1300 COUNCIL (1300 268 624)**
07 4679 4000
www.**wdrc.qld.gov.au**
info@wdrc.qld.gov.au

INFORMATION NOTICE

[Section 119 of the *Planning Act 2016]*

DECISION AND REASONS

This infrastructure charge has been levied in accordance with Sections 119 to 121 of the *Planning Act 2016* and Council's ***Infrastructure Charges Resolution (No. 7.1) 2017*** for additional demand placed on Council's trunk infrastructure that will be generated by the approved development.

APPEALING DECISION

Under the *Planning Act 2016* the recipient of this Infrastructure Charges Notice may appeal against Council's decision to issue the Infrastructure Charges Notice. Chapter 6, Part 1 of the *Planning Act 2016* details the recipient's right to appeal Council's decision and how the recipient may appeal.

Title	**(030.2021.571.001) Community and Liveability Report Request for Negotiated Decision Development Application Material Change of Use Undefined Use (Data Services Facility) at Warrego Highway Columboola Genesis Data Pty Ltd**
Date	20 December 2021
Responsible Manager	T. Summerville, PLANNING AND ENVIRONMENT MANAGER

Summary

The purpose of this report is for Council to decide the request for a Negotiated Decision for an approved Material Change of Use to establish an Undefined Use (Data Services Facility) on land described as Lot 68 on BWR179 and Easement D on AP7606, situated at Warrego Highway, Columboola.

Link to Corporate Plan

Strategic Priority: Strong Diverse Economy
- We aggressively attract business and investment opportunities.
- Our region is a recognised leader in agribusiness, energy, and manufacturing.
- We deliver water security to enable future economic growth.
- We proactively advance our region as a tourism destination.
- Our business and industry actively live and buy local.

Material Personal Interest/Conflict of Interest

Nil

Officer's Recommendation

That this report be received and that:

1. The applicant be advised that the Request for a Negotiated Decision Notice for Development Approval 030.2021.571.001 for Material Change of Use to establish an Undefined Use (Data Services Facility) on land described as Lot 68 on BWR179 and Easement D on AP7606 situated at Warrego Highway, Columboola has been considered, and Council has decided the following with regard to the representations:

   (a) Condition 8 is amended as follows:

      8. The Data Services Facility use cannot commence until all necessary infrastructure conditions required by associated Material Change of Use approval 030.2018.251.001 dated 25 October 2018 to establish a Renewable Energy Facility (100MW Solar Farm) have been complied with.

   (b) All other conditions remain unchanged.

Background Information

The relevant background information to this application is as follows:

Application No: 030.2021.571.001	**Assessment No:** 20967	**Keywords Index:** AD6.6.2 & LG7.6.1
Assessing Officer:	Kym Bannerman A/PRINCIPAL PLANNER	

PART 1: APPLICATION		
Applicant:	Genesis Data Pty Ltd	
Owner:	AB & GE Young	
Site Address:	Warrego Highway, Columboola	
Site Area:	365.102ha	
Real Property Description:	Lot 68 on BWR179 and Easement D on AP7606	
Proposed Development:	Undefined Use (Data Services Facility)	
Level of Assessment:	Impact	
Type of Application:	Material Change of Use	
Relevant Planning Scheme:	Western Downs Planning Scheme 2017 incorporating Amendment 1	
Zone:	Rural	
Precinct:	N/A	
Overlays:	· Bushfire Risk - Medium and High · Infrastructure - High Voltage Electricity Lines & Buffer · Extractive Industry - Exploration Permit (Coal) (EPC1165) - Petroleum Lease (PL492) · Regional Infrastructure - Stock Route & Buffer (50m)	
Pre-lodgement Meeting:	No	
Application Lodgement Date:	29/06/2021	
Properly Made Application:	Yes	Date: 13/07/2021
Confirmation Notice Issued:	Yes	Date: 13/07/2021
PART 2: REFERRALS		
State Assessment and Referral Agency (SARA)	· 22/07/2021 - Council received the Referral Agency response, with conditions from SARA.	
Powerlink	· 23/07/2021 - Council received the Referral Agency response, with conditions from Powerlink.	
PART 3: INFORMATION REQUEST		
Information Request Issued:	Yes	Date: 27/07/2021
Applicant's Response:	Yes	Date: 27/07/2021
PART 4: PUBLIC NOTIFICATION		
Start Date:	Yes	Date: 24/08/2021
Notice of Compliance Received:	Yes	Date: 16/09/2021
Submissions:	One (1)	
PART 5: DECISION PERIOD		
Date Approved:	20/10/2021	
Decision Notice Issued:	27/10/2021	
Appeal Period Suspended:	16/11/2021	
Representations Made:	16/11/2021	
Negotiated Decision Due Date:	**19/01/2021 (Extended by agreement)**	

Report

1. Subject Site

The subject site, Lot 68 on BWR1479, is located at Warrego Highway, Columboola. The property is within the Rural Zone, gains access from Kerwick's Road on the eastern boundary and has frontage to the Warrego Highway along the southern boundary of the site. The Bushfire Hazard, Infrastructure, Extractive Industry and Regional Infrastructure Corridor Overlays impact the land. The site is currently used for rural purposes and contains ancillary buildings and structures.

Development Application 030.2018.251.001 for a Material Change of Use to establish a Renewable Energy Facility (100MW Solar Farm) on the subject site was approved by Council on 22 October 2018.

Development Application 035.2021.272.001 for Reconfiguring a Lot to reconfigure the subject site to establish a lease area to accommodate the approved Solar Farm development, was approved by Council on 18 June 2021. The reconfiguration will result in the creation of a 125ha lease area for a period of 30 years and the balance of the lot, being 240.102ha, remaining unaffected.

The site is generally vegetated with small areas historically cleared for rural uses. All vegetated areas of the subject site are mapped as containing Category B Remnant Vegetation with small areas of Category C High Value Regrowth Vegetation. The proposed development will not have significant impacts on native vegetation due to the Data Services Facility being located within the area already approved to be cleared under an associated Development Permit for a Renewable Energy Facility (Solar Farm). The applicant obtained a determination from the Department of Natural Resources and Mines that the proposed vegetation clearing meets the requirements of Section 22A of the *Vegetation Management Act 1999* as part of the assessment of the Renewable Energy Facility (Solar Farm) approval. As the proposed development will not result in additional clearing, the current application did not trigger referral to SARA for clearing native vegetation.

In addition to the existing approvals for a Material Change of Use to establish a Renewable Energy Facility (100MW Solar Farm) and Reconfiguring a Lot (Dividing Land into Parts by Agreement - Lease for a Period Exceeding 10 Years) there are a number of other applications recently approved for the overall development of the site. For commercial reasons, the applicant has submitted as separate applications, the following:

030.2021.315.001 - Material Change of Use to establish a High Impact Industry (50MW Green Hydrogen Production Facility) and Environmentally Relevant Activity 7(6) Chemical Manufacturing, by Hygen Energy Australia. This application was granted a Preliminary Approval on 9 December 2021.

030.2021.388.001 - Material Change of Use to establish a Major Electricity Infrastructure (Battery Storage Facility), by Whitestone Energy Pty Ltd. This application was approved by Council on 31 August 2021.

030.2021.490.001 - Material Change of Use to establish a Major Electricity Infrastructure (Battery Storage Facility), by Cornerstone Energy Pty Ltd. This application was approved by Council on 31 August 2021.

030.2021.509.001 - Material Change of Use to establish Major Electricity Infrastructure (33kV Substation and 275kV Underground Cable), by Omni Energy. This application was approved by Council on 31 August 2021.

2. Application Overview

On 20 October 2021, the Development Application for a Material Change of Use to establish an Undefined Use (Data Services Facility) was approved by Council. A Decision Notice was issued on 27 October 2021 and the applicant suspended the Appeal Period on 16 November 2021 to make change representations. The representations were also received on 16 November 2021 under Section 75 of the *Planning Act 2016* for the purpose of negotiating the conditions of approval.

3. Details of Change Representations

The applicant has made representations regarding Condition 8 of the Development Permit.

The applicant's representations (Attachment 4) and the Planning Officer's assessment and recommendation are provided within the attached Officer's Table of Assessment (refer Attachment 5).

Consultation (Internal/External)

Councils A/Planning and Environment Manager has reviewed the Report and provided comments where necessary.

Legal/Policy Implications (Justification if applicable)

An applicant may elect to appeal against Council's decision in accordance with the relevant Section of the *Planning Act 2016*, which states:

"Chapter 6 Dispute Resolution

Part 1 Appeal Rights

229 Appeals to Tribunal or P&E Court

(1) Schedule 1 states -

(a) matters that may be appealed to -

(i) either a tribunal or the P&E Court; or
(ii) only a tribunal; or
(iii) only the P&E Court; and

(b) the person -

*(i) who may appeal a matter (the **appellant**); and*
(ii) who is a respondent in an appeal of the matter; and
(iii) who is a co-respondent in an appeal of the matter; and
(iv) who may elect to be a co-respondent in an appeal of the matter.

(2) An appellant may start an appeal within the appeal period.

*(3) The **appeal period** is -*

(a) for an appeal by a building advisory agency - 10 business days after a Decision Notice for the decision is given to the Agency; or

(b) for an appeal against a deemed refusal - at any time after the deemed refusal happens; or

(c) for an appeal against a decision of the Minister, under Chapter 7, Part 4, to register premises or to renew the registration of premises - 20 business days after a Notice is published under Section 269(3)(a) or (4); or

(d) for an appeal against an Infrastructure Charges Notice - 20 business days after the Infrastructure Charges Notice is given to the person; or

(e) for an appeal about a deemed approval of a development application for which a Decision Notice has not been given - 30 business days after the applicant gives the Deemed Approval Notice to the Assessment Manager; or…

…(g) for any other appeal - 20 business days after a Notice of the decision for the matter, including an Enforcement Notice, is given to the person.

Note - See the P&E Court Act for the Court's power to extend the appeal period."

Budget/Financial Implications

Nil

Human Rights Considerations

Section 4(b) of the *Human Rights Act 2019* (Qld) (the *Human Rights Act*) requires public entities *"to act and make decisions in a way compatible with human rights"*.

There are no human rights implications associated with this Report.

Conclusion

The applicant's representations have been considered and it is recommended that Condition 8 be amended.

Attachments

Attachment 1 - Schedule of Conditions
Attachment 2 - Locality Plans
Attachment 3 - Approved Plan
Attachment 4 - Applicant's Representations
Attachment 5 - Officer's Table of Assessment

Authored by: Kym Bannerman, A/PRINCIPAL PLANNER

SCHEDULE OF CONDITIONS

APPROVED PLAN

1. The development shall be carried out generally in accordance with the Approved Plan listed below, subject to and modified by the conditions of this approval:

   Description: Genesis Data Site Plan and Layout

2. Where there is any conflict between the conditions of this development approval and the details shown on the Approved Plan, the conditions of this development approval must prevail.

3. The Approved Plan is to be amended in accordance with the conditions of this approval and as outlined below:

   3.1 provide details on all proposed buildings and structures to be retained on-site for the life of the project; Building Floor Plans and Elevations must also be provided; and

   3.2 update the Site Plan to illustrate the location of all proposed buildings and structures on the site.

   Note: Infrastructure charges may be levied for the gross floor area of all administration and control buildings including storage sheds and site offices. Once detailed plans are provided, an Infrastructure Charges Notice may be issued.

4. The following further Development Permits must be obtained prior to commencement of any work associated with the approval:

   4.1 Building Works; and

   4.2 Operational Work.

APPROVED DEVELOPMENT

5. The approved development is a Material Change of Use for an Undefined Use (Data Services Facility) as shown on the Approved Plan.

COMPLIANCE, TIMING AND COSTS

6. All conditions of the approval shall be complied with before the change occurs (prior to commencement of the use) and while the use continues, unless otherwise noted within these conditions.

7. All costs associated with compliance with these conditions shall be the responsibility of the developer unless otherwise noted.

8. **The Data Services Facility use cannot commence until all necessary infrastructure conditions required by associated Material Change of Use approval 030.2018.251.001 dated 25 October 2018 to establish a Renewable Energy Facility (100MW Solar Farm) have been complied with.**

FEES AND CHARGES

9. All fees, rates, interest and other charges levied on the property, shall be paid in full, in accordance with the rate at the time of payment.

MAINTENANCE

10. The development (including landscaping, parking, driveways and other external spaces) shall be maintained in accordance with the Approved Plan, subject to and modified by any conditions of this approval.

11. The site shall be maintained in a clean and orderly state at all times, to Council's satisfaction.

SETBACKS

12. All buildings, structures and Data Services Facility infrastructure must have a minimum setback of 30 metres from any side or rear boundary of the subject site, or a greater setback where an Emergency Response Plan provided in Condition 22 (specifically, 22.9 - Bushfire risk assessment, and tasks necessary to reduce the bushfire hazard risk on-site) makes a recommendation for a setback in excess of 30 metres.

ACOUSTIC AMENITY - NOISE LIMITS

13. Noise from activity associated with the use of the site must not exceed the Acoustic Quality Objectives listed in the *Environmental Protection (Noise) Policy 2019* when measured at any sensitive place or commercial place.

14. In the event that Council receives a bona fide complaint in relation to noise emissions produced from the site, and the use is not being carried out in accordance with the conditions of this approval, Council reserves the right to require the applicant to re-assess site management procedures already in place. In this instance, the applicant may be required to undertake a further assessment of noise impacts through a third party, and implement any recommendations by a date agreed to by Council.

ACOUSTIC AMENITY - MECHANICAL PLANT

15. All regulated devices as defined by the *Environmental Protection Act 1994* must be installed, operated and maintained to comply with the noise limits as specified within the *Environmental Protection Act 1994*.

AIR QUALITY AND AMENITY - AIR RELEASE LIMITS

16. Odours or airborne contaminants which are noxious or offensive to public amenity or safety, likely to cause environmental harm or environmental nuisance or exceed the Air Quality Objectives listed in the *Environmental Protection Policy (Air) 2019* as measured at any sensitive place or commercial place, must not be released into the atmosphere.

OUTDOOR LIGHTING IMPACT MITIGATION

17. Outdoor lighting associated with the use must be designed, sited, installed and tested to comply with Tables 2.1 and 2.2 of Australian Standard 4282-1997 Control of the Obtrusive Effects of Outdoor Lighting Using a Control Level of 1.

18. All lighting must be of a type that gives no upward component of light when mounted horizontally (ie full cut-off luminaire).

VISUAL AND GENERAL AMENITY

19. Any graffiti on the buildings or structures must be immediately removed.

20. The buildings and the site must be maintained in a clean and tidy manner at all times.

21. The external finishes of the battery containers, inverters, control room and office building shall comprise neutral, low reflective colours consistent with the surrounding environment.

EMERGENCY RESPONSE PLAN

22. Submit to Council for endorsement, an Emergency Response Plan prepared by a suitably qualified person. The Plan must be specific to the site and include strategies for hazard management of a Data Services Facility. The Plan should include, but not be limited to the following matters:

    22.1 Handling, Use and Hazard Precautions

    22.2 Fire Fighting

    22.3 Emergency Evacuation and Shut Down Procedures

    22.4 First Aid

    22.5 Storage Precautions

22.6 Damaged Products

22.7 Disposal

22.8 Maintenance

22.9 Bushfire risk assessment, and tasks or separation distances between buildings and vegetation that is necessary to reduce the bushfire hazard risk on-site.

WASTE MANAGEMENT

23. All waste generated from construction of the development must be effectively controlled on-site before disposal. All waste must be disposed of in accordance with the *Environmental Protection (Waste Management) Regulation 2000.*

24. All waste generated on-site must be managed in accordance with the waste management hierarchy as detailed in the *Waste Reduction and Recycling Act 2011.*

OPERATING HOURS - DURING CONSTRUCTION

25. Construction work shall occur only between the hours of 6:00am and 6:00pm Monday to Saturday.

26. Work on Sundays and Public Holidays shall be limited to safety inspections, testing, checks and environmental work involving a maximum of 10 workers on-site (unless approved otherwise by Council).

LANDSCAPING - MISCELLANEOUS

27. The land owner must ensure compliance with the requirements of the *Land Protection (Pest and Stock Route Management) Act 2002* and any subsequent legislation.

28. Apart from declared weeds and pests, trees, shrubs and landscaped areas currently existing on the subject land must be retained where possible and action taken to minimise disturbance during construction work.

FIRE FIGHTING REQUIREMENTS

29. Fire fighting equipment and materials for electrical and electronic equipment fires must be installed at appropriate locations.

30. On-site bushfire equipment must include a minimum of a 5,000 litre water supply. If fire fighting supply is to be provided in a tank, the supply outlet is to be fitted with a 50mm male camlock fitting for rural fire fighting connections.

ENGINEERING WORKS

31. Undertake Engineering designs and construction in accordance with Council's Planning Scheme, Development Manual and Standard Drawings, and relevant Australian Standards.

32. Be responsible for the full cost of any alterations necessary, to easements and/or other public utility installations in connection with the development.

LOCATION, PROTECTION AND REPAIR OF DAMAGE TO COUNCIL AND PUBLIC UTILITY SERVICES INFRASTRUCTURE AND ASSETS

33. Be responsible for the location and protection of any Council and public utility services infrastructure and assets that may be impacted during construction of the development.

34. Repair all damage incurred to Council and public utility services infrastructure and assets, as a result of the proposed development immediately should hazards exist for public health and safety or vehicular safety. Otherwise, repair all damage immediately upon completion of work associated with the development.

STORMWATER MANAGEMENT

35. Provide Stormwater Management in accordance with the objectives specified in Council's Planning Scheme in Table 6.2.9.2 – Construction Phase – Stormwater Management Design Objectives.

36. Provide overland flow paths that do not alter the characteristics of existing overland flows or create an increase in flood damage on other properties.

37. Ensure that discharge of post-development stormwater will not cause any actionable nuisance to all adjoining properties.

WATER SUPPLY

38. Provide a potable water supply for the use of staff and visitors.

ON-SITE WASTEWATER DISPOSAL

39. Connect the staff amenities to an on-site wastewater disposal system, in accordance with AS1547 and the Queensland Plumbing and Waste Water Code.

40. Obtain a Development Permit for Plumbing Work for the on-site sewerage treatment system.

PARKING AND ACCESS - GENERAL

41. Access to the site shall be from Kerwick's Road via the existing access point for the approved Solar Farm (Council Reference 030.2018.251.001 dated 25 October 2018).

42. Provide adequate on-site parking for all vehicles including a minimum of one (1) space for persons with disability (PWD).

43. Provide signage that indicates the locations of parking and flow of traffic through the site.

44. Ensure loading and unloading operations are conducted wholly within the site.

APPROVED TRANSPORT ROUTE

45. The approved transport route to the site is from the Warrego Highway, north along Kerwick's Road to the existing access point.

46. Prior to commencement of construction, the applicant shall carry out a Pavement Condition Survey of Kerwick's Road, from the Warrego Highway to the site entrance. The Condition Survey shall be carried out by an RPEQ Engineer. If, during construction, the road is damaged as a result of development, the applicant shall carry out any necessary maintenance and repair at the applicant's expense.

ELECTRICITY

47. Connect the development to electricity services.

EARTHWORKS - GENERAL

48. Undertake any earthworks in accordance with the provisions of AS3798 Guidelines on Earthworks for Commercial and Residential Developments.

EROSION AND SEDIMENT CONTROL - GENERAL

49. Ensure that all reasonable action is taken to prevent sediment or sediment laden water from being transported to adjoining properties, roads and/or stormwater drainage systems.

ENVIRONMENTAL HEALTH

50. Undertake operations and construction work associated with this development to the requirements of Council, including the following:

50.1 do not cause nuisance to adjoining residents by the way of smoke, dust, stormwater discharge or siltation of drains, at any time, including non-working hours;

50.2 remove immediately, any material spilled or carried onto existing roads to avoid dust nuisance and ensure traffic safety; and

50.3 do not carry out work on Sundays or Public Holidays (unless approved otherwise by Council).

WORKS-ON-COMPLETION INSPECTION

51. Upon completion of the work and prior to commencement of the use, submit to Council, a written request stating that all approved work has been completed and ready for Council inspection.

52. Prior to commencement of the use, undertake any rectification work as directed by Council's Officer further to the works-on-completion inspection.

REFERRAL AGENCY RESPONSES

1. The Department of State Development, Infrastructure, Local Government and Planning dated 22 July 2021.

2. Powerlink dated 23 July 2021.

ADVISORY NOTES

NOTE 1 - Relevant Period

*"A part of a development approval lapses at the end of the following period (the **currency period**)—*

(a) for any part of the development approval relating to a material change of use—if the first change of use does not happen within—

(i) the period stated for that part of the approval; or
(ii) if no period is stated—6 years after the approval starts to have effect."

NOTE 2 - Aboriginal Cultural Heritage

It is advised that under Section 23 of the *Aboriginal Cultural Heritage Act 2003*, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the "cultural heritage duty of care"). Maximum penalties for breaching the duty of care are listed in the Aboriginal cultural heritage legislation. The information on Aboriginal cultural heritage is available on the Department of Aboriginal and Torres Strait Islander and Partnerships' website www.datsip.qld.gov.au.

NOTE 3 - General Environmental Duty

General environmental duty under the *Environmental Protection Act 1994* prohibits unlawful environmental nuisance caused by noise, aerosols, particles, dust, ash, fumes, light, odour or smoke beyond the boundaries of the development site during all stages of the development including earthworks, construction and operation.

NOTE 4 - General Safety of Public During Construction

The *Work Health and Safety Act 2011* and *Manual of Uniform Traffic Control Devices* must be complied with in carrying out any construction works, and to ensure safe traffic control and safe public access in respect of works being constructed on a road.

NOTE 5 - Property Note (Audit of Conditions)

An inspection of the property to ascertain compliance with conditions will be undertaken three (3) months after the approval takes effect. If the works are completed prior to this time, please contact Council for an earlier inspection. A property note to this effect will be placed on Council's records.

NOTE 6 - Duty to Notify of Environmental Harm

If a person becomes aware that serious or material environmental harm is caused or threatened by an activity or an associated activity, that person has a duty to notify Western Downs Regional Council.

A P P E A L R I G H T S

"Chapter 6 Dispute Resolution

Part 1 Appeal Rights

229 Appeals to Tribunal or P&E Court

(1) Schedule 1 states -

(a) matters that may be appealed to -

(i) either a tribunal or the P&E Court; or
(ii) only a tribunal; or
(iii) only the P&E Court; and

(b) the person -

*(i) who may appeal a matter (the **appellant**); and*
(ii) who is a respondent in an appeal of the matter; and
(iii) who is a co-respondent in an appeal of the matter; and
(iv) who may elect to be a co-respondent in an appeal of the matter.

(2) An appellant may start an appeal within the appeal period.

*(3) The **appeal period** is -*

(a) for an appeal by a building advisory agency - 10 business days after a Decision Notice for the decision is given to the Agency; or

(b) for an appeal against a deemed refusal - at any time after the deemed refusal happens; or

(c) for an appeal against a decision of the Minister, under Chapter 7, Part 4, to register premises or to renew the registration of premises - 20 business days after a Notice is published under Section 269(3)(a) or (4); or

(d) for an appeal against an Infrastructure Charges Notice - 20 business days after the Infrastructure Charges Notice is given to the person; or

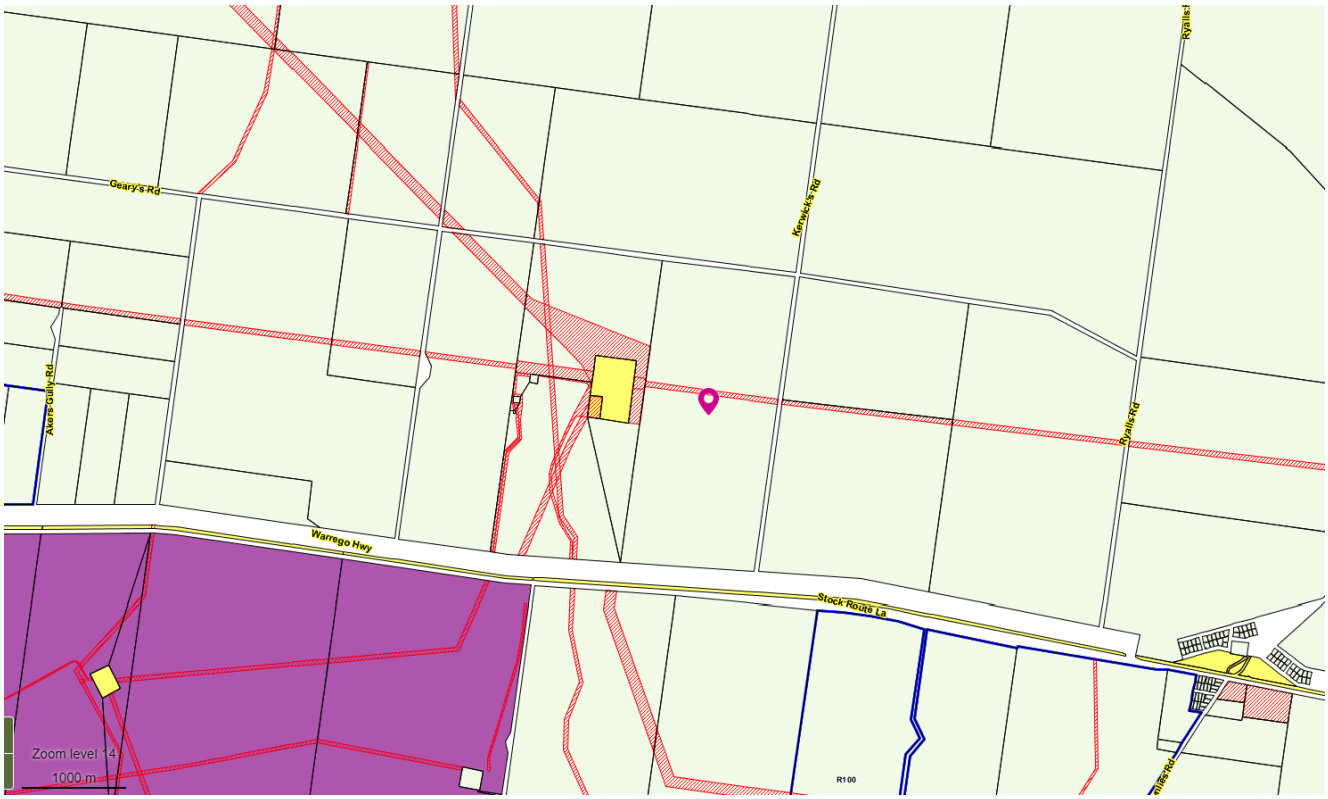
(e) for an appeal about a deemed approval of a development application for which a Decision Notice has not been given - 30 business days after the applicant gives the Deemed Approval Notice to the Assessment Manager; or…

…(g) for any other appeal - 20 business days after a Notice of the decision for the matter, including an Enforcement Notice, is given to the person.

Note - See the P&E Court Act for the Court's power to extend the appeal period."

Attachment 2 - Locality Plans

Zoning Map of Site in Western Downs Planning Scheme 2017 incorporating Amendment 1



LEGEND

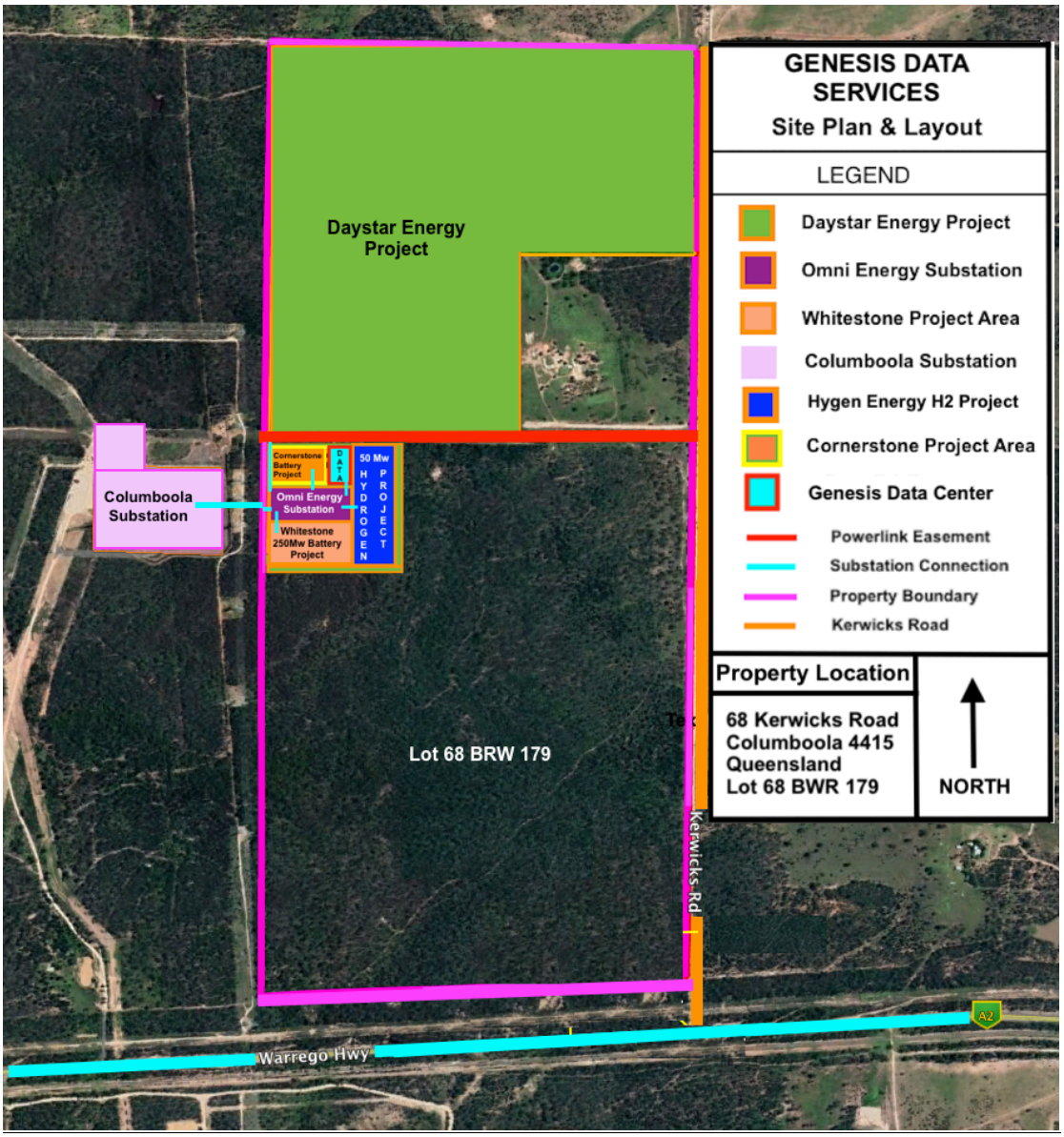
- Community Facilities Zone
- Local Centre Zone
- District Centre Zone
- Major Centre Zone
- Low Density Residential Zone
- Medium Density Residential Zone
- Low Impact Industry Zone
- Medium Impact Industry Zone
- High Impact Industry Zone
- Recreation and Open Space Zone
- Rural Residential Zone / Rural Residential 20000 Precinct
- Rural Residential Zone / Rural Residential 4000 Precinct
- Rural Residential Zone / Rural Residential 8000 Precinct
- Rural Zone
- Rural Zone / Rural 10 Precinct
- Rural Zone / Rural 100 Precinct
- Township Zone
- Township Zone / Mowbullan - Bunya Mountains Tourist Precinct

Aerial Map

Geary's Rd
Kerwick Strod
Byrnes Rd
Wubrego Hwy
Stock Route Rd
Zoom level 14
1000 m

GENESIS DATA

SITE PLAN AND LAYOUT



Janelle Mager

From: adrian young <adrianyoung_@hotmail.com>
Sent: Tuesday, 16 November 2021 8:50 AM
To: Kym Bannerman; Kate Swepson
Subject: Genesis Data Center - Appeal of Conditions

Good morning, Kym,

Good speaking with you yesterday, thank you for your time.

As I mentioned, I would like to appeal some of the conditions imposed
upon the Genesis Data Services Facility (GDSF) - DA approval. (Approval Number **030.2021.571.001**)

I would hereby like to formally request a **Suspension of the Appeal Period**.

Appeal Reasons
In the Genesis Data Services Facility Schedule of Conditions - Compliance, Timing and Cost - section (8) it is stated that:

" The Data Services Facility use cannot commence until the following approved uses within the Development permits below have commenced"

030.2018.251.001 - 100MW Solar Farm
030.2021.388.001 - Battery Storage (250MW)
030.2021.490.001 - Battery Storage (250MW)
030.2021.509.001 - Substation (33kV - 275kV)

Structure
The reason that each project above and the GDSF were submitted/structured as individual special purpose vehicle's (SPV) was so that each project could act both autonomously
and wholistically, further enhancing the appeal of the development as a whole and not limiting the development to one single event.

Financial Burden
With the solar, battery and substation projects totalling over 320 million dollars to construct, any portion of this (or commitment to construct/bring to financial close/show serviceability)
would place such a huge impost on the data centre that it would make the project both financially/economically unviable and unattractive to any investor/bank/funder.

Direct Correlation
While the GDSF is reliant on the Omni Energy 33kV-275kV substation for both energy and connection to the NBN it is not directly reliant on the solar and battery projects
for its functionality, operation and economic viability.

Beneficial but not reliant
It is noted however, that the solar/battery projects would provide an attractive element should an investor appreciate the "Green Benefit" of energy supplied by these projects
but they are not in themselves vital to the GDSF project itself for the reasons stated above.

Request
I therefore request that these conditions be removed from the Genesis Data Services Facility Schedule of Conditions - Compliance, Timing and Cost, as they inadvertently/directly place
a huge financial burden on the GDSF and impose an added layer of complexity upon the commencement and viability of the GDSF project.

I thank you for your time and consideration of my request,

Kind regards
Adrian Young
Director
Genesis Data Pty Ltd
M:0415084408

Attachment 5 - Officer's Table of Assessment

Existing Condition	Applicant's Comments	Officer's Comments	Officer's Recommendation
Representations on Conditions			
8. The Data Services Facility use cannot commence until the following approved uses within the Development Permits below, have commenced: **030.2018.251.001** dated 25 October 2018 to establish a Renewable Energy Facility (100MW Solar Farm); **030.2021.388.001** dated 6 September 2021 to establish a Major Electricity Infrastructure (Battery Storage Facility); **030.2021.490.001** dated 6 September 2021 to establish a Major Electricity Infrastructure (Battery Storage Facility); and **030.2021.509.001** dated 6 September 2021 to establish a Major Electricity Infrastructure (33kV Substation and 275kV Underground Cable).	*"The reason that each project above and the Data Centre were submitted/structured as individual special purpose vehicles was so that each project could act both autonomously and wholistically, further enhancing the appeal of the development as a whole and not limiting the development to one single event.* *With the solar, battery and substation projects totalling over 320 million dollars to construct, any portion of this (or commitment to construct/bring to financial close/show serviceability) would place a huge impost on the date centre that it would mad the project both financially/economically unviable and unattractive to any investor/bank/funder.* *While the Data Centre is reliant on the Omni Energy substation for both energy and connection to the NBN it is not directly reliant on the solar and battery projects for its functionality, operation and economic viability.* *It is noted however, that the solar/battery projects would provide an attractive element should an investor appreciate the "Green Benefit" of energy supplied by these projects but they are not in themselves vital to the Data Centre project itself for the reasons stated above.*	As part of the application for the Data Services Facility, the applicant advised that the development would be connected to the Columboola Substation (Powerlink owned and operated) via the Omni Energy Substation, would be powered by the Daystar Energy 100MW Solar Farm, and would be backed up by the Whitestone Energy 250MW Battery Storage Facility and the Cornerstone Energy 250MW Storage Facility. This would allow for 24 hour, 365 day operation. The Omni Energy Substation, Daystar Energy Solar Farm and Whitestone and Cornerstone Battery Storage Facilities have all previously been approved by Council to be developed on the same allotment. As the uses were to be connected, the original condition was included. It is noted that, although the applicant has advised that the Data Services Facility would be powered by the Solar Farm and Battery Storage Facilities, this is not the only option, and the use could operate independent of these developments. How the development is serviced by electricity and whether or not the use is powered by the Solar Farm and Battery Storage Facilities which are approved to be developed on-site, is considered an operational component of the development. A standard condition requiring the applicant to connect to electricity services was included in the Development Permit. In terms of the assessment, while the colocation of all the non-rural uses was considered, it is also noted that the location of the Data Services Facility is best suited to a rural area, given the potential noise impacts if located in an urban area (as a result of the combination of systems needed to operate, including servers, generators, air-conditioners and cooling fans required to temperature control the buildings) and the area of space (1ha) required to accommodate the use.	That the condition be amended as follows: 8. **The Data Services Facility use cannot commence until all necessary infrastructure conditions required by associated Material Change of Use approval 030.2018.251.001 dated 25 October 2018 to establish a Renewable Energy Facility (100MW Solar Farm) have been complied with.**

Existing Condition	Applicant's Comments	Officer's Comments	Officer's Recommendation
	I therefore request that these conditions be removed from the Genesis Data Services Facility Schedule of Conditions - Compliance, Timing and Cost, as they inadvertently/directly place a huge financial burden on the Data Centre and impost an added layer of complexity upon the commencement and viability of the project."	However, all of the approved uses to be developed at the site are to be accessed via the one access point to Kerwick's Road. Conditions regarding the vehicle access and necessary road upgrades to Kerwick's Road form part of the conditions of the Solar Farm approval. As separate access points are not proposed for each use, conditions were applied to the recent Battery Storage approvals over the site requiring that these uses cannot commence until all necessary infrastructure conditions required by the associated Material Change of use approval for the Solar Farm (030.2018.251.001) have been complied with. This is to ensure that the vehicle access and roadworks have been undertaken prior to the first use commencing on the site. It is recommended that the condition be amended to reflect the same approach to the timing of the overall development in this instance, based on the fact that all uses will be constructed on the one allotment and use the same access. This will allow for construction to commence of any of the approved developments, however, prior to commencement of the first use at the site, the vehicle access must be constructed to an appropriate standard and roadworks must be completed as required by the existing conditions of the Solar Farm development.	

Title **Executive Services Chief Executive Officer Report December 2021**

Date 10 January 2022

Responsible Manager J. Taylor, CHIEF EXECUTIVE OFFICER

Summary

The purpose of this Report is to provide Council with the significant meetings, forums and delegations attended by the Chief Executive Officer during the month of December 2021.

Link to Corporate Plan
Strategic Priority: Strong Economic Growth
- There is a confidence in our strong and diverse economy.
- We're open for business and offer investment opportunities that are right for our region.
- We optimise our tourism opportunities, unique experiences and major events.
- Business and industry in our region live local and buy local.
- Our region is a recognised leader in energy, including clean, green renewable energies.

Material Personal Interest/Conflict of Interest

Nil

Officer's Recommendation

That this Report be received and noted.

Background Information

Nil

Report

Below is an update on the meetings, delegations and forums attended by the Chief Executive Officer during the month of December 2021:

Date	Who/Where	Details
2 December 2021	• Dalby District Disaster Management Group Meeting	Dalby
3 December 2021	• Meeting with Inspector Wayne Rasmussen and Acting Senior Sergeant Tactician, Chris Mitchell	Dalby
6 December 2021	• Planning and Pre Agenda Meeting • Councillor Information Session • Local Disaster Management Group Meeting	Dalby Dalby Teams
7 December 2021	• Development Assessment Panel Meeting • Councillor Information Sessions	Dalby Dalby
8 December 2021	• Ordinary Meeting of Council • Public Health COVID Vaccination Directive Meeting • TSBE Energy CEO's Christmas Event	Dalby Teleconference Brisbane
9 December 2021	• Meeting with QTM Energy • Combined District Vaccination Committee Meeting • Toowoomba Surat Basin Enterprise Evening Event	Brisbane Teams Toowoomba

10 December 2021	• QLD Renewable Energy Zones (QREZ) Webinar with LGAQ and Department of Energy and Public Works	Teams
14 December 2021	• Meeting with Carbon Transport and Storage Company • Meeting with CS Energy	Dalby Dalby
15 December 2021	• Teleconference with Queensland Health & Queensland Police • Meeting with Minister Meaghan Scanlon	Teleconference Teams
21 December 2021	• Meeting with GrainCorp	Teams
22 December 2021	• Public Health COVID Vaccination Directive Meeting	Teams

Consultation (Internal/External)

Chief Executive Officer

Legal/Policy Implications (Justification if applicable)

Nil

Budget/Financial Implications

Nil

Human Rights Considerations

Section 4(b) of the *Human Rights Act 2019* (Qld) (the Human Rights Act) requires public entities 'to act and make decisions in a way compatible with human rights'.

There are no human rights implications associated with this report.

Conclusion

The foregoing represents activities undertaken by the Chief Executive Officer during the month of December 2021.

Attachments

Nil.

Authored by: A. Lyell, Executive Services Administration Officer

Title	**Executive Services Report Outstanding Actions December 2021**
Date	11 January 2022
Responsible Manager	J. Taylor, CHIEF EXECUTIVE OFFICER

Summary

The purpose of this Report is to provide Council with an updated on the status of outstanding Council Meeting Action Items to 8 December 2021.

Link to Corporate Plan

Strategic Priority: Strong Economic Growth
- There is a confidence in our strong and diverse economy.
- We're open for business and offer investment opportunities that are right for our region.
- We optimise our tourism opportunities, unique experiences and major events.
- Business and industry in our region live local and buy local.
- Our region is a recognised leader in energy, including clean, green renewable energies.

Material Personal Interest/Conflict of Interest

Nil

Officer's Recommendation

That this Report be received and noted.

Background Information

Nil

Report

The purpose of this Report is to provide Council with an update on the status of Outstanding Council Meeting Action Items to the Meeting held on 8 December 2021.

1. Outstanding Council Meeting Action List (As at 8 December 2021)

Meeting date	Item description	File No.	Council Resolution/Task	Responsible Division
21/08/2019	Corporate Services Report Wandoan Central Business District Public Toilet Proposal	AD6.6.2	Moved by: Cr. A.N. Smith Seconded by: Cr. R.C. Brown That this Report be received and that the Chief Executive Officer is directed to explore the viability of sites within Wandoan CBD. CARRIED	Corporate Services
23/09/2020	Executive Services Report Cr M. J. James Notice of Motion Development of a Communications and	AD6.6.2	Moved By: Cr. M. J. James Seconded By: Cr. K. A. Bourne That Council resolves to develop and adopt a communications and community Engagement	Executive Services

Meeting date	Item description	File No.	Council Resolution/Task	Responsible Division
	Community Engagement Strategy		Strategy to be prepared in consultation with Councillors. CARRIED	
18/08/2021	Executive Services Report Communications and Engagement Strategy	AD6.6.2	Moved By: Cr. M.J. James Seconded by: Cr. K.A. Bourne That this report be received and that: 1. Council proceeds with region-wide engagement to inform a Communications and Community Engagement Strategy for Western Downs Regional Council. CARRIED	Executive Services
20 October 2021	Corporate Services Confidential Report Proposed Sale by Auction 96 Murilla Street Miles	AD6.6.2	Moved By: Cr. I.J. Rasmussen Seconded by: Cr. C.T. Tillman That this Report be received and that Council: 1. Approve the sale of 96 Murilla Street, Miles by auction (being Lot 1 on Registered Plan 197995); 2. Approve the appointment of an external Real Estate agent to conduct the auction; 3. Authorise the Chief Executive Officer to set the auction reserve price at a price to be determined, based on an "as is, where is" market valuation from a registered valuer; and 4. Authorise the Chief Executive Officer to prepare all documents necessary to offer 96 Murilla Street, Miles (being Lot 1 on Registered Plan 197995) for sale by auction and to affect the sale. CARRIED	Corporate Services
8 December 2021	Community and Liveability Confidential Report Transfer of Health Services	AD6.6.2	Moved By: Cr. K.A. Bourne Seconded by: Cr. I.J. Rasmussen That this report be received and that: 1. Council approves the transfer of its Aged and Community Care Services to Southern Cross Care (Qld) Ltd from 1 April 2022. This transfer, together with cash compensation of $11,880,000, is an investment by Council to ensure the future of aged and community care for the Region and includes: • Tarcoola Residential Aged Care services, facility, and associated plant & equipment • Carinya Residential Aged Care services, facility, and associated plant & equipment: and	Community and Liveability

Meeting date	Item description	File No.	Council Resolution/Task	Responsible Division
			• Community Care services and associated facilities, plant & equipment. 2. Council approves the payment of redundancies to eligible Health Services staff at 31 March 2022 and the agreed staff retention payment of $5,000 to eligible employees of Tarcoola who continue to work at Tarcoola up to 31 March 2022. 3. Council approves the terms and conditions of the Business Transfer Agreement and ancillary property contracts, leases and trustee leases attached to this Report. 4. Council authorises the Chief Executive Officer to execute the Business Transfer Agreement and all ancillary agreements referred to in this Report and all documents necessary to effect completion. CARRIED	

Consultation (Internal/External)

Chief Executive Officer;
General Manager (Community & Liveability);
General Manager (Corporate Services);
General Manager (Infrastructure Services); and
Relevant Managers, Coordinators and Officers.

Legal/Policy Implications (Justification if applicable)

Nil

Budget/Financial Implications

Nil

Human Rights Considerations

Section 4(b) of the *Human Rights Act 2019* (Qld) (the Human Rights Act) requires public entities 'to act and make decisions in a way compatible with human rights'.

There are no human rights implications associated with this report.

Conclusion

This report is provided to inform Council of the progress of resolutions of Council.

Attachments

Nil

Authored by: J. Weier, SENIOR EXECUTIVE OFFICER

Title	**Corporate Services Report Land Disposal Part Lot 9 SP254412 Carmichael Street Chinchilla Ison Haulage**
Date	7 January 2022
Responsible Manager	S. Thompson, GENERAL COUNSEL

Summary

The purpose of this Report is to seek Council's direction regarding the proposed disposal of Part of Lot 9 SP254412, Carmichael Street Chinchilla, to the adjoining landholder, Ison Haulage.

Link to Corporate Plan

Strategic Priority: Strong Diverse Economy
- We aggressively attract business and investment opportunities.

Strategic Priority: Sustainable Organisation
- We are recognised as a financially intelligent and responsible Council.
- Our effective asset management ensures that we responsibly maintain our community assets.

Material Personal Interest/Conflict of Interest

Nil

Officer's Recommendation

That this Report be received and that Council:

1. Apply the exceptions for valuable non-current asset disposals contained in the *Local Government Regulation 2012* (Qld), section 236(1)(c)(iv) and (2); and
2. Approve the disposal of Part of Lot 9 on Survey Plan 254412, known as Carmichael Street Chinchilla, to Ison Enterprises Pty Ltd A.C.N. 612 737 452 for the amount as outlined in this Report; and
3. Delegate authority to the Chief Executive Officer to sign and do all things necessary for disposal of the Part of Lot 9 on Survey Plan 254412 to Ison Enterprises Pty Ltd A.C.N. 612 737 452 as outlined in this Report.

Background Information

Ison Haulage initially approached WDRC in April 2020 regarding acquiring additional land from WDRC. Timothy Noel Ison is the holder of the business name Ison Haulage and is also the sole director and secretary of Ison Enterprises Pty Ltd A.C.N. 612 737 452 ("Ison Enterprises") (see **Attachment 1** - Ison Haulage Business name search ASIC, and **Attachment 2** - Ison Enterprises Pty Ltd).

Ison Enterprises Pty Ltd A.C.N 612 737 452 as trustee under instrument 719326780, is the current registered owner of Lot 10 on SP 254412 ("Lot 10"), a freehold property of approximately 50,200 square metres, located at 33 Carmichael Street Chinchilla.

Western Downs Regional Council is the registered owner of Lot 9 on SP 254412 ("Lot 9"), the adjoining freehold property of approximately 30,650 square metres, located next to Lot 10 on the corner of Carmichael Street and the Warrego Highway Chinchilla (see **Attachment 3** - Survey Plan 254412).

Lot 9 and Lot 10 were originally in a different configuration, known as Lot 62 and Lot 61 on SP 137332 (see **Attachment 4** - Lot 61 and 62 SP 137332). These lots were bought in 2001 and 2006 by Chinchilla Shire Council and were reconfigured and rezoned into industrial lots. They were still owned by Chinchilla Shire Council at amalgamation and were transferred into WDRC's name after amalgamation.

The lots were reconfigured into Lot 9 and Lot 10 in 2012. Lot 10 was then sold to Ison Enterprises in 2019. Ison Enterprises have commenced preliminary works on Lot 10 SP254412, including the construction of a hard stand (See **Attachment 5** - Roadside photograph of Lot 10 SP254412 taken 16 December 2021).

Lot 9 is a vacant lot in the Medium Impact Industry Zone in Chinchilla. (See **Attachment 6** - Roadside photograph of Lot 9 SP254412 taken 16 December 2021).

Ison Haulage wish to purchase the additional land to amalgamate it with their current Lot 10 for development of the site.

Report

On 15 April 2020 Ison Haulage initially approached WDRC regarding purchasing additional land from WDRC, to add to their lot. After lengthy discussions back and forth with Ison Haulage, including Ison Haulage taking time to decide what they were requesting, a site inspection was undertaken on 21 July 2020 with Ison Haulage and with then WDRC's Principal Planner Kate Swepson.

They have submitted various plans in the intervening time period, with a view to purchasing additional land from WDRC.

Proposal 1

The first plan they provided on 15 April 2020 had the area of approximately 3,030m2. This plan did not have any street frontage (see **Attachment 7** - Ison Haulage 4 Proposal sketches - Proposal 1). This plan was a rough plan, and Ison were going to send us a survey plan with an amended portion for our consideration.
Ison and Kate Swepson (Council's then Principal Planner) attended on site to view the area on 21 July 2020, and Kate did not think there would be any major issues from a Planning perspective, and the main thing will be the location of the services.

Proposal 2

Ison advised on 5 August 2020 that the meeting with Kate Swepson went well and that they were now requesting additional land.

The second plan was sent on 5 August 2020, with an area of approximately 6,620m2 (see **Attachment 7** - Ison Haulage 4 Proposal sketches - Proposal 2). This plan had a street frontage of 53 metres. Kate advised on 27 October 2020 that as the minimum lot size is 4000m2 with a 40m road frontage:

> *"the proposed land could be considered suitable as a stand alone property"*

Kate further advised *"From a Planning perspective, I have no objection to the proposed boundary realignment."*

As a stand alone property, this would trigger LGR land disposal requirements by auction, which Ison were hoping to avoid.

Proposal 3

The third plan was sent 27 May 2021 was similar to the second plan, but had a strip left between the property and the road (see **Attachment 7** - Ison Haulage 4 Proposal sketches - Proposal 3). By removing street frontage, Ison were possibly hoping the portion would no longer be able to be considered a stand alone parcel.

Kate Swepson advised on 7 June 2021 that:

> *"A 3m wide, 53m long strip is unusable land in Lot 9 in any context, even less so in an Industrial development context. The maintenance of that area would be impractical."*

She also advised that a 6,419m2 lot:

> *"could be a stand alone parcel if provided with road frontage."*

After consulting with Planning, we forwarded Ison an email on 8 June 2021 advising them:

> *"Planning noted that the initial proposal, received 15 April 2020, retained a logical lot layout. That proposal was a portion of Lot 9 that was only approximately 2,748.9m2, and had no road frontage. It would not have been considered a stand-alone parcel, as it was below the minimum lot size for the zone and it did not have any road frontage. Lot 9 would also have retained a logical lot layout.*
>
> *From our consultation with Planning, and noting your preference to not go to auction or tender, a proposal that may suit these requirements would be:*
>
> 1. *Under 4,000m2 in size;*
> 2. *Has no road frontage, or road frontage less than required for the zone (40m for Low Impact Industry, and 50m for Medium Impact Industry); and*
> 3. *Retains a logical lot layout."*

Proposal 4

Ison Haulage forwarded us a new plan on 21 July 2021 (see **Attachment 7** - Ison Haulage 4 Proposal sketches - Proposal 4). The area is approximately 3,911.28m2, noting:

> *"It meets the criteria of being under 4,000m2, frontage less than 40m and is a logical layout."*

Lot 9 Survey Plan 254412

Council would be unlikely to dispose of the entire Lot 9, as some of Lot 9 is unusable and would not be able to be developed. There are three culverts on the Warrego Highway along the northern boundary of Lot 9 which direct overland water on to Lot 9.

Situated in the north western corner of Lot 9 is a large water retention basin that captures overland water and runoff from the highway and from surrounding areas (see **Attachment 8** - location of water retention basin and culverts).

Valuation and Costs

Ison Haulage confirmed that they were agreeable to being responsible for the costs of the valuation, survey costs, registration costs, Council's reasonable legal fees, and the purchase price of the property as valued.

Council sought a quote for a market valuation of the property and forwarded this to Ison Haulage on 17 September 2021. Council requested Ison Haulage to confirm whether they wished to go ahead with this valuation, otherwise they were welcome to engage their own valuer.

Ison Haulage engaged their own valuer and forwarded Council a copy of the Market Valuation from Fraser Valuers to Council on 9 December 2021 (see **Attachment 9** - Fraser Valuers Valuation Report dated 29 November 2021).

Fraser Valuers assessed the market value of the part of Lot 9 as being $5 per m2 exclusive of GST ($5.50 inclusive of GST). As the land area is 3,911.266m2, this gave a value of $19,556, so it was rounded up and $20,000.00 was adopted (exclusive of GST).

Of note, the valuation report as attached has incorrectly deducted the costs of survey and sundry items from the assessed value, but as described above, these costs were to be the responsibility of Ison Haulage in addition to the market value of the land.

This brings the value of the part of Lot 9 as $22,000.00 (inclusive of GST).

As a comparison, WDRC has listed as the unimproved value of the land for Lot 10 (the Ison Haulage lot) as being $340,000.00 effective 30 June 2021. This would be equal to a value of $6.77/m2 (see **Attachment 10** - Unimproved Value of Lot 10 SP254412).

Although the valuation report has assessed the value of part of Lot 9 to be $5.50/m2, which is lower than the unimproved value of Lot 10 (being $6.77/m2), the two values are not too dissimilar. The valuation report has also noted the factors such as the activity of the resources sector and recent sales as the rationale behind the assessed value.

It is also noted that the unimproved value in the area for the Ison Haulage lot has dropped significantly at each valuation over the past 8 years, as seen in **Attachment 10** - Unimproved Value of Lot 10 SP254412.

Considering these factors, it could be reasonable to accept the assessed value of $22,000.00 (inclusive of GST) of the part of Lot 9 as being a fair and reasonable market valuation.

Consultation (Internal/External)

Consultation with WDRC Legal Services and Planning was undertaken at all steps of the matter, as noted above.

When Proposal 4 was identified as the most ideal proposal by both Ison Haulage and WDRC, a response was sought from Council's Planning and Environment Manager to the proposal, due to the fact a considerable amount of time had passed since the initial enquiry and the final proposal.

Council's Planning and Environment Manager confirmed on 23 August 2021 that no objection was offered to Proposal 4.

Legal/Policy Implications (Justification if applicable)

Land is considered a valuable non-current asset under section 224(7)(a) of the *Local Government Regulation 2012* (Qld) ("*LGR*").

Section 227 of the of the *LGR* requires the disposal of non-current assets to be by tender or auction.

There are relevant exceptions available under section 236 of the *LGR* to dispose of this land as listed below.

Disposal of Council Owned Land

Disposal of this land will be considered a disposal of a valuable non-current asset (land) under the *Local Government Regulation 2012* (Qld) ("LGR") section 224(7).

224 What div 2 is about

(1) This division explains what a local government must do before it enters into—
(a) a medium-sized contractual arrangement; or
(b) a large-sized contractual arrangement; or

(c) a valuable non-current asset contract.

…

(7) A valuable non-current asset is—

(a) land; or

(b) another non-current asset that has an apparent value that is equal to or more than a limit set by the local government.

Land must be disposed of either by auction or tender, as described in LGR section 227.

227 Valuable non-current asset contract—tenders or auction needed first

(1) A local government can not enter into a valuable non-current asset contract unless it first—

(a) invites written tenders for the contract under section 228; or

(b) offers the non-current asset for sale by auction.

(2) This section is subject to division 4.

To dispose of land other than by auction or tender, an exception under section 236 of the LGR will need to apply to the intended disposal. An exception applies if the land is disposed of to an adjoining landowner in certain circumstances.

236 Exceptions for valuable non-current asset contracts

*(1) Subject to subsections (2) to (4), a local government may dispose of a valuable non-current asset other than by tender or auction if_*

…

(c) for the disposal of land or an interest in land -

(iv) the land is disposed of to a person who owns adjoining land if -

(A) the land is not suitable to be offered for disposal by tender or auction for a particular reason, including, for example, the size of the land or the existence of particular infrastructure on the land; and

(B) there is not another person who owns other adjoining land who wishes to acquire the land; and

(C) it is in the public interest to dispose of the land without a tender or auction; and

(D) the disposal is otherwise in accordance with sound contracting principles.

…

In this instance, the Part of lot 9 SP 254412 is of a size that is not suitable to be offered for disposal by tender or auction because the street frontage of this Part is less than what is required for the zoning, and the area of the Part is less than what is the minimum size for the zoning.

There is not another adjoining landowner as the Part of lot 9 that Ison Haulage wish to purchase only adjoins lot 10 SP254412, and no other lot.

It would be in the public interest to dispose of the land without a tender or auction, as not only would the land only be suitable to be purchased by Ison Haulage and amalgamated with their lot (due to the size and frontage), the added costs of conducting a tender or auction would not be fiscally responsible.

To ensure the disposal is in accordance with sound contracting principles, a market valuation by a registered valuer was undertaken to ensure Council disposes of land in accordance with the sound contracting principles under section 104(3) of the *Local Government Act 2009* (Qld), including value for money and fair dealing.

The *LGR* sections 236(3) and (5) require that if an exception applies to the disposal, the land must be sold for a price equal to or greater than market value.

236 Exceptions for valuable non-current asset contracts

…

(3) A local government may only dispose of land or an interest in land under this section if the consideration for the disposal would be equal to, or more than, the market value of the land or the interest in land, including the market value of any improvements on the land.

…

(5) For subsection (3), a written report about the market value of land or an interest in land from a valuer registered under the Valuers Registration Act 1992 who is not an employee of the local government is evidence of the market value of the land or the interest in land.

The market valuation complies with both the sound contracting principles under section 104(3) of the *LGA*, and also sections 236(3) and (5) of the *LGR*.

Budget/Financial Implications

The site has been vacant and unused for a number of years and generates no income for Council. There is currently no future use allocated for Lot 9 Carmichael Street, Chinchilla.

The sale of Part of Lot 9 Carmichael Street Chinchilla would result in a capital gain to Council with ongoing rates paid to Council.

As an indication of the value of the Part of Lot 9, Fraser Valuers valued the site at $20,000.00 before GST, $22,000.00 GST included, on 29 November 2021 (see **Attachment 9** - Fraser Valuers Valuation Report dated 29 November 2021).

Ison Haulage have paid the expenses to date, including the draft survey plans and the valuation report. If the disposal proceeds, Ison have agreed to be responsible for other additional costs including formal survey plan and the development application for the subdivision of Lot 9.

Human Rights Considerations

Section 4(b) of the *Human Rights Act 2019* (Qld) (the Human Rights Act) requires public entities 'to act and make decisions in a way compatible with human rights'.

There are no human rights implications associated with this report.

Conclusion

It is recommended that Council offer Part of Lot 9 Survey Plan 254412 to Ison Haulage for the price of $22,000.00 as assessed by the market valuation provided by Fraser Valuers, for the reasons as provided in this report.

Attachments

1. Ison Haulage Business Name search ASIC
2. Ison Enterprises Pty Ltd
3. Survey Plan 254412
4. Lot 61 and 62 SP 137332
5. Roadside photograph Lot 10 SP254412 taken 16 December 2021
6. Roadside photograph Lot 9 SP254412 taken 16 December 2021
7. Ison Haulage 4 Proposal sketches
8. Location of water retention basin and culverts
9. Fraser Valuers Valuation Report dated 29 November 2021
10. Unimproved Value of Lot 10 SP254412

Authored by: S Thompson, GENERAL COUNSEL

ASIC
Australian Securities & Investments Commission

Business Name Details

Extracted from ASIC's database at AEST 14:37:57 on 14/12/2021

Business name:	ISON HAULAGE
Status:	Registered
Registration date:	18/01/2015
Renewal date:	18/01/2024
Address for service of documents:	197 Reids Rd Chances Plain QLD 4413
Principal place of business:	197 Reids Rd Chances Plain QLD 4413
Holder(s) details:	Holder name: TIMOTHY NOEL ISON Holder type: Person ABN: 48 004 261 196
Debtor representative(s):	not applicable
Notified successor(s):	not applicable
Regulator:	Australian Securities and Investments Commission

ASIC
Australian Securities & Investments Commission

Current Company Extract

Name: ISON ENTERPRISES PTY LTD
ACN: 612 737 452

Date/Time: 14 December 2021 AEST 01:44:15 PM

This extract contains information derived from the Australian Securities and Investments Commission's (ASIC) database under section 1274A of the Corporations Act 2001.

Please advise ASIC of any error or omission which you may identify.

EXTRACT

Organisation Details		Document Number
Current Organisation Details		
Name:	ISON ENTERPRISES PTY LTD	2E3858791
ACN:	612 737 452	
Registered in:	Queensland	
Registration date:	01/06/2016	
Next review date:	01/06/2022	
Name start date:	01/06/2016	
Status:	Registered	
Company type:	Australian Proprietary Company	
Class:	Limited By Shares	
Subclass:	Proprietary Company	

Address Details		Document Number
Current		
Registered address:	KEPPEL ACCOUNTING, 15 First Avenue, CHINCHILLA QLD 4413	7EAM09093
Start date:	17/06/2019	
Principal Place Of Business address:	197 Reids Road, CHINCHILLA QLD 4413	2E3858791
Start date:	01/06/2016	

Contact Address	
Section 146A of the Corporations Act 2001 states 'A contact address is the address to which communications and notices are sent from ASIC to the company'.	
Current	
Address:	PO BOX 438, CHINCHILLA QLD 4413
Start date:	24/05/2018

Officeholders and Other Roles		Document Number
Director		
Name:	TIMOTHY NOEL ISON	2E3858791
Address:	197 Reids Road, CHINCHILLA QLD 4413	
Born:	08/01/1991, CHINCHILLA, QLD	
Appointment date:	01/06/2016	
Secretary		
Name:	TIMOTHY NOEL ISON	2E3858791
Address:	197 Reids Road, CHINCHILLA QLD 4413	
Born:	08/01/1991, CHINCHILLA, QLD	
Appointment date:	01/06/2016	

Share Information
Share Structure

Class	Description	Number issued	Total amount paid	Total amount unpaid	Document number
ORD	ORDINARY	120	120.00	0.00	2E3858791

Members

Note: For each class of shares issued by a proprietary company, ASIC records the details of the top twenty members of the class (based on shareholdings). The details of any other members holding the same number of shares as the twentieth ranked member will also be recorded by ASIC on the database. Where available, historical records show that a member has ceased to be ranked amongst the top twenty members. This may, but does not necessarily mean, that they have ceased to be a member of the company.

Name: TIMOTHY NOEL ISON
Address: 197 Reids Road, CHINCHILLA QLD 4413

Class	Number held	Beneficially held	Paid	Document number
ORD	60	yes	FULLY	2E3858791

Name: HAYLEY JANE ISON
Address: 197 Reids Road, CHINCHILLA QLD 4413

Class	Number held	Beneficially held	Paid	Document number
ORD	60	yes	FULLY	7EAM13190

Documents

Note: Where no Date Processed is shown, the document in question has not been processed. In these instances care should be taken in using information that may be updated by the document when it is processed. Where the Date Processed is shown but there is a zero under No Pages, the document has been processed but a copy is not yet available.

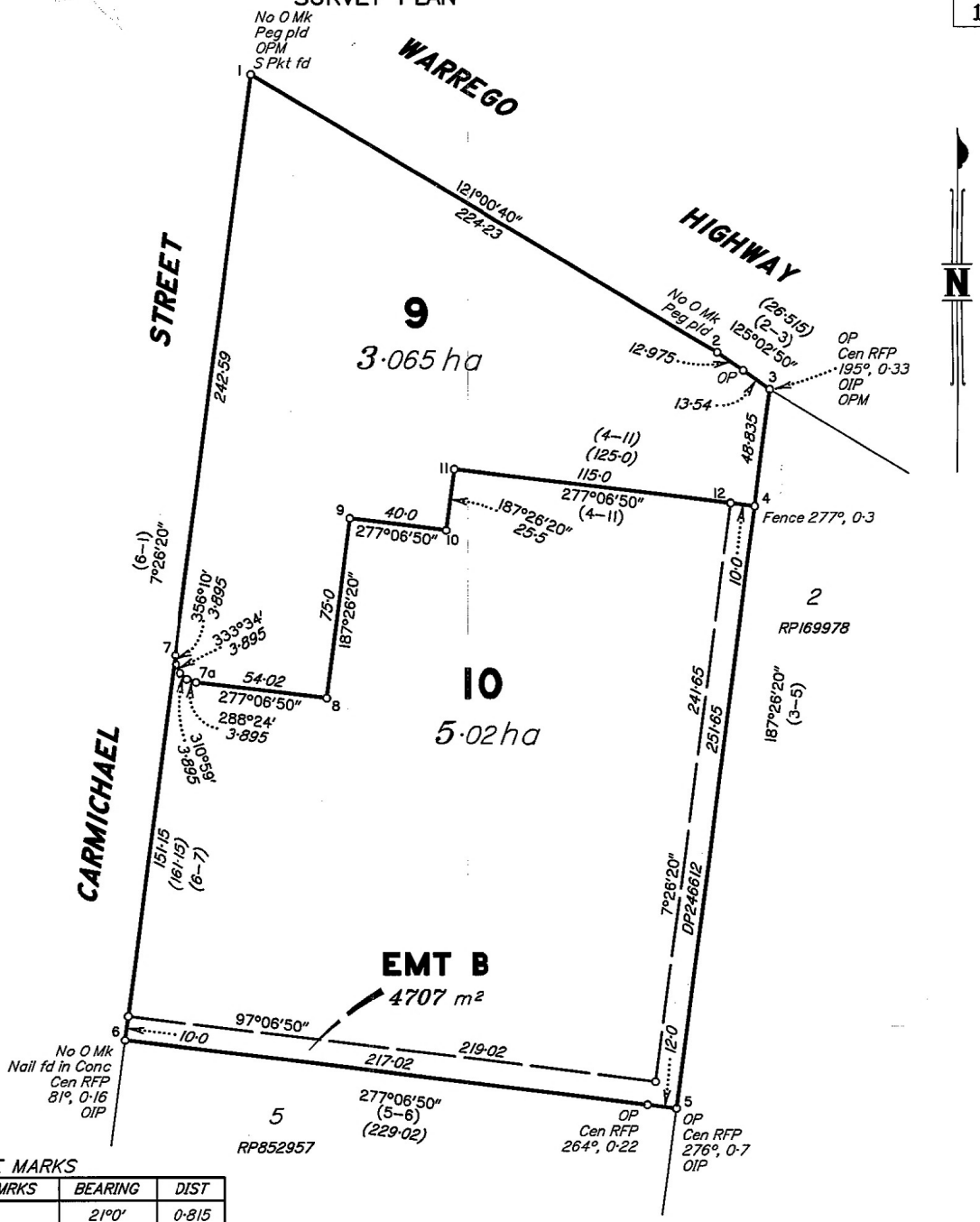
Date received	Form type	Date processed	Number of pages	Effective date	Document number
10/06/2019	484B Change To Company Details Change Of Registered Address	10/06/2019	2	10/06/2019	7EAM09093
11/06/2019	484A2 Change To Company Details Change Member Name Or Address	11/06/2019	2	11/06/2019	7EAM13190

End of Extract of 2 Pages

Land Title Act 1994 ; Land Act 1994
Form 21 Version 2

SURVEY PLAN

Sheet 1 of 1



REFERENCE MARKS

STN	TO	REAMRKS	BEARING	DIST
1	Pin		21°0'	0·815
1	Drill Hole in Conc Paver		268°28'20"	20·345
1	S Pkt fd		123°51'30"	57·67
2	Pin		29°53'	0·845
3	OIP	6/RP839246	11°06'40"	0·98
3	Spike		303°42'50"	11·06
4	Pin		100°06'	0·33
5	OIP	8/RP839246	307°46'40"	0·97
5	Pin		306°34'	6·875
6	OIP	3/RP839246	279°11'40"	0·73
6	Pin		319°24'	7·15
7	Pin		189°57'30"	10·05
7	Pin		233°22'	14·975
7	Nail in Kb		296°07'	28·81
7	Nail in Kb		338°55'50"	57·575
8	Pin		182°47'	0·62
8	Pin		179°45'	5·43
9	Pin		19°02'	1·995
11	Pin		26°04'	1·56
12	Pin		97°24'	0·785

Peg placed at all new corners, unless otherwise stated.

PERMANENT MARKS

PM	REMARKS	BEARING	DIST	NO	TYPE
1–OPM	1/SP137332	253°29'05"	23·87	82633	Brass Plq
3–OPM	4/RC222107	101°38'30"	210·51	173438	S Pkt
6–PM		233°40'30"	42·915	175516	Mini Mk

Scale 1:2000 – Lengths are in Metres.

20 0 20 40 60 80 100 120 140 160 180 200 220 240 260 280

0 50 mm 100 mm 150 mm

State copyright reserved.

DOWNES GROUP PTY LTD (ACN 010 841 639) hereby certify that the land comprised in this plan was surveyed by the corporation, by Gary Steven CREBBIN, surveying associate, for whose work the corporation accepts responsibility, under the supervision of Maxam James REINIKKA, cadastral surveyor, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 13/11/2012.

Common Seal
DOWNES GROUP PTY LTD
ACN: 010 841 639

Director

Director

Date 21/11/12

Plan of Lots 9, 10 & Emt B in Lot 10

Cancelling Lots 61 & 62 on SP137332

PARISH: CHINCHILLA COUNTY: Lytton

Meridian: MGA vide SP137332 (Zone 56)

F/N's: No

Scale: 1:2000

Format: STANDARD

SP254412

Plan Status:

714904812

$483.50
25/01/2013 13:03

BE 400 NT

WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.

Registered

5. Lodged by

C & R LEGAL PTY LTD
GPO BOX 1819 043
BRISBANE QLD 4001
PH 32213400 FAX 32213044

CARUSSO & WINSHIP (DARBY)

(Include address, phone number, reference, and Ladger Code)

1. Certificate of Registered Owners or Lessees.

I/We WESTERN DOWNS REGIONAL COUNCIL

(Names in full)

*as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

*as Lessees of this land agree to this plan.

RAYMOND CLAUDE BROWN
MAYOR WESTERN DOWNS REGIONAL COUNCIL

Signature of *Registered Owners *Lessees

* Rule out whichever is inapplicable

6.

Existing		Created				
Title Reference	Description	New Lots	Road	Emts	Cov.	Profit a prendre
50342875	Lot 61 on SP137332	9 & 10	———	B	———	———
50342876	Lot 62 on SP137332	9 & 10	———	B	———	———

A Form 14 request to vest Lots 61 & 62 on SP137332 in the Western Downs Regional Council will be lodged prior to the lodgement of this survey plan.

2. Local Government Approval.

* WESTERN DOWNS REGIONAL COUNCIL

hereby approves this plan in accordance with the :

%

Sustainable Planning Act 2009

Dated this 7th day of DECEMBER 2012

..... #

RAYMOND CLAUDE BROWN
MAYOR

..... #

* Insert the name of the Local Government.
# Insert designation of signatory or delegation
% Insert Integrated Planning Act 1997 or Local Government (Planning & Environment) Act 1990

9 & 10	Por 39V
Lots	Orig

7. Portion Allocation :

8. Map Reference :
9044-31441

9. Locality :
CHINCHILLA

10. Local Government :
WESTERN DOWNS RC

11. Passed & Endorsed :
DOWNES GROUP PTY LTD
By : ACN 010 841 639
Date : 21-11-2012
Signed :
Designation : Liaison Officer

12. Building Format Plans only.

I certify that :

* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;

* Part of the building shown on this plan encroaches onto adjoining * lots and road

....
Cadastral Surveyor/Director* Date

*delete words not required

13. Lodgement Fees :

Survey Deposit	$.....
Lodgement	$.....
.....New Titles	$.....
Photocopy	$.....
Postage	$.....
TOTAL	$.....

14. Insert Plan Number SP254412

3. Plans with Community Management Statement :

CMS Number :

Name :

4. References :

Dept File :

Local Govt : 050.2010.717.001

Surveyor : Z20716

Land Title Act 1994 ; Land Act 1994
Form 21 Version 2

SURVEY PLAN

Sheet 1 of 1

REFERENCE MARKS

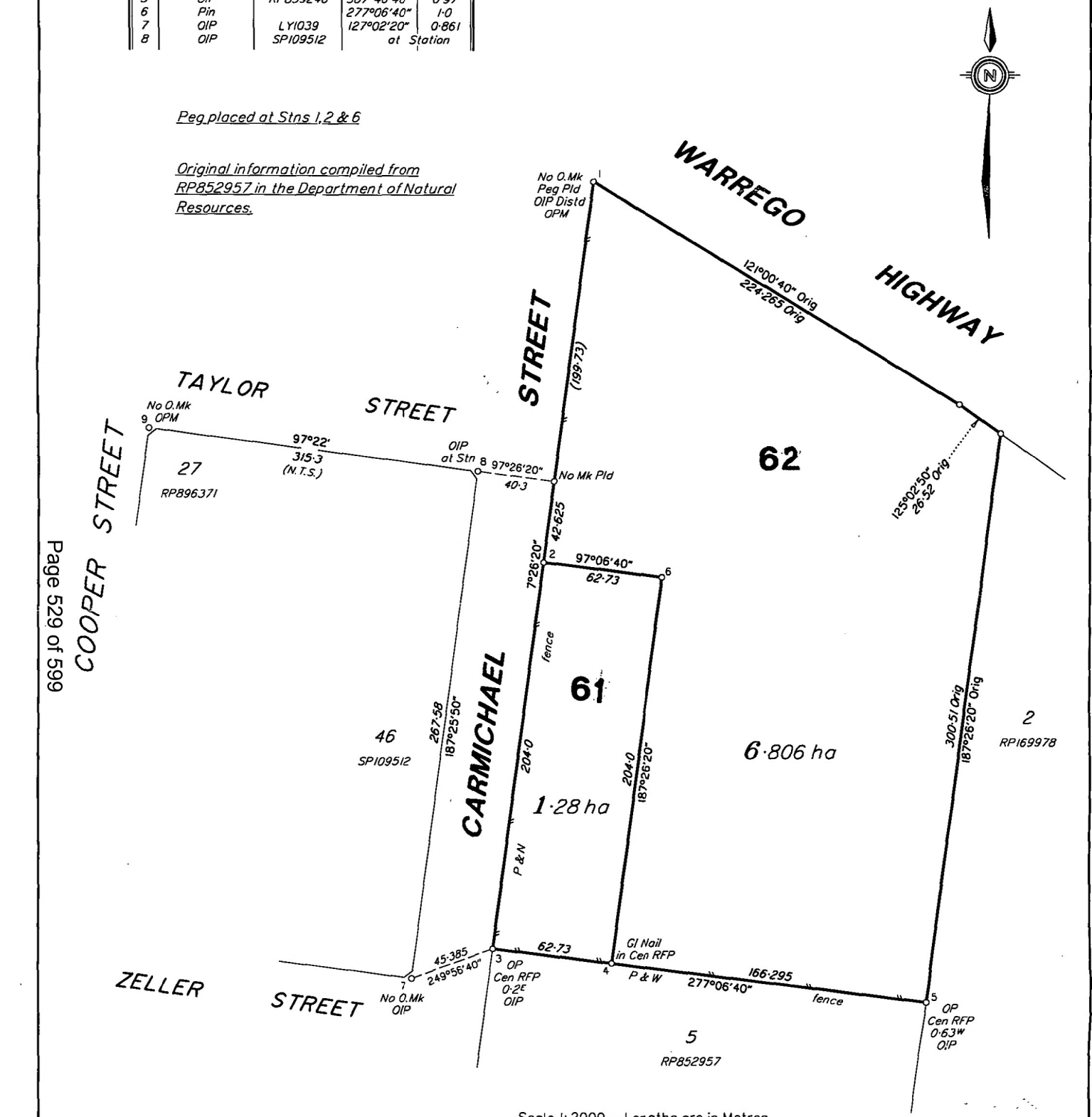
STN	TO	ORIGIN	BEARING	DIST	
1	OIP Distd	LY1039	5°50'	1·03	New Ref
2	Pin		5°56'	0·445	
3	OIP	RP839246	279°11'40"	0·73	
5	OIP	RP839246	307°46'40"	0·97	
6	Pin		277°06'40"	1·0	
7	OIP	LY1039	127°02'20"	0·861	
8	OIP	SP109512	at Station		

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO
1–OPM	LY1039	289°06'10"	1·1	70119
1–PM		253°29'05"	23·87	82633
9–OPM	RP853428	225°41'50"	37·283	70772

Peg placed at Stns 1,2 & 6

Original information compiled from RP852957 in the Department of Natural Resources.



Scale 1: 2000 – Lengths are in Metres.

20 0 20 40 60 80 100 120 140 160 180 200 220 240 260 280

0 50 mm 100 mm 150 mm

State copyright reserved.

I, Geoffrey Lynn HANSEN, hereby certify that I have surveyed the land comprised in this plan personally, that the plan is accurate, that the said survey was performed in accordance with the Surveyors Act 1977 and the Surveyors Regulation 1992 and that the said survey was completed on 12/10/2000.

Date 18/10/2000 Licensed Surveyor

Plan of Lots 61 & 62

Cancelling Lot 6 on RP852957

PARISH: CHINCHILLA COUNTY: Lytton

Meridian: A.M.G., (Zone 56) Vide SP109512

F/N's: No

Scale: 1:2000

Format: STANDARD

SP137332

Plan Status:

DRAWN - STANFIELDS GH001138 0032

704519948

$307.00
08/01/2001 11:12

BE 400 NT

**WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.**

Registered

5. Lodged by
PETER ATKINSON & COMPANY 006
(Include address, phone number, reference, and Lodger Code) CONTENT

1. Certificate of Registered Owners or Lessees.

I/We JONATHON LINDSAY DICKMAN
VICKI JANE DICKMAN

(Names in full)

* as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

~~* as Lessees of this land agree to this plan.~~

Vicki Dickman

Signature of * Registered Owners ~~* Lessees~~

*. Rule out whichever is inapplicable

6.

Existing			Created		
Title Reference	Lot	Plan	Lots	Emts	Road
18472059	6	RP852957	61 & 62	—	—

ADMINISTRATIVE ADVICES ALLOCATION		
Dealing No.	Lots Fully Benefitted	Lots Partially Benefitted
7023 53218	61	

2. Local Government Approval.

* CHINCHILLA SHIRE COUNCIL

hereby approves this plan in accordance with the :

% INTEGRATED PLANNING ACT 1997

Por.39V	61 & 62
Orig	Lots

7. Portion Allocation :

8. Map Reference :
9044-3144

9. Locality :
CHINCHILLA ENVIRONS

10. Local Government :
CHINCHILLA SHIRE COUNCIL

11. Passed & Endorsed :
By : G.L.HANSEN
Date : 18/10/2000
Signed :
Designation : Licensed Surveyor

12. Building Format Plans only.
I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;
* Part of the building shown on this plan encroaches onto adjoining * lots and road

Licensed Surveyor/Director * Date
*delete words not required

Dated this 1ST day of NOVEMBER 2000

MAYOR

CHIEF EXECUTIVE

* Insert the name of the Local Government.
# Insert designation of signatory or delegation
% Insert Integrated Planning Act 1997 or Local Government (Planning & Environment) Act 1990

3. Plans with Community Management Statement :
CMS Number :
Name :

4. References :
Dept File :
Local Govt :
Surveyor : 0032

13. Lodgement Fees :

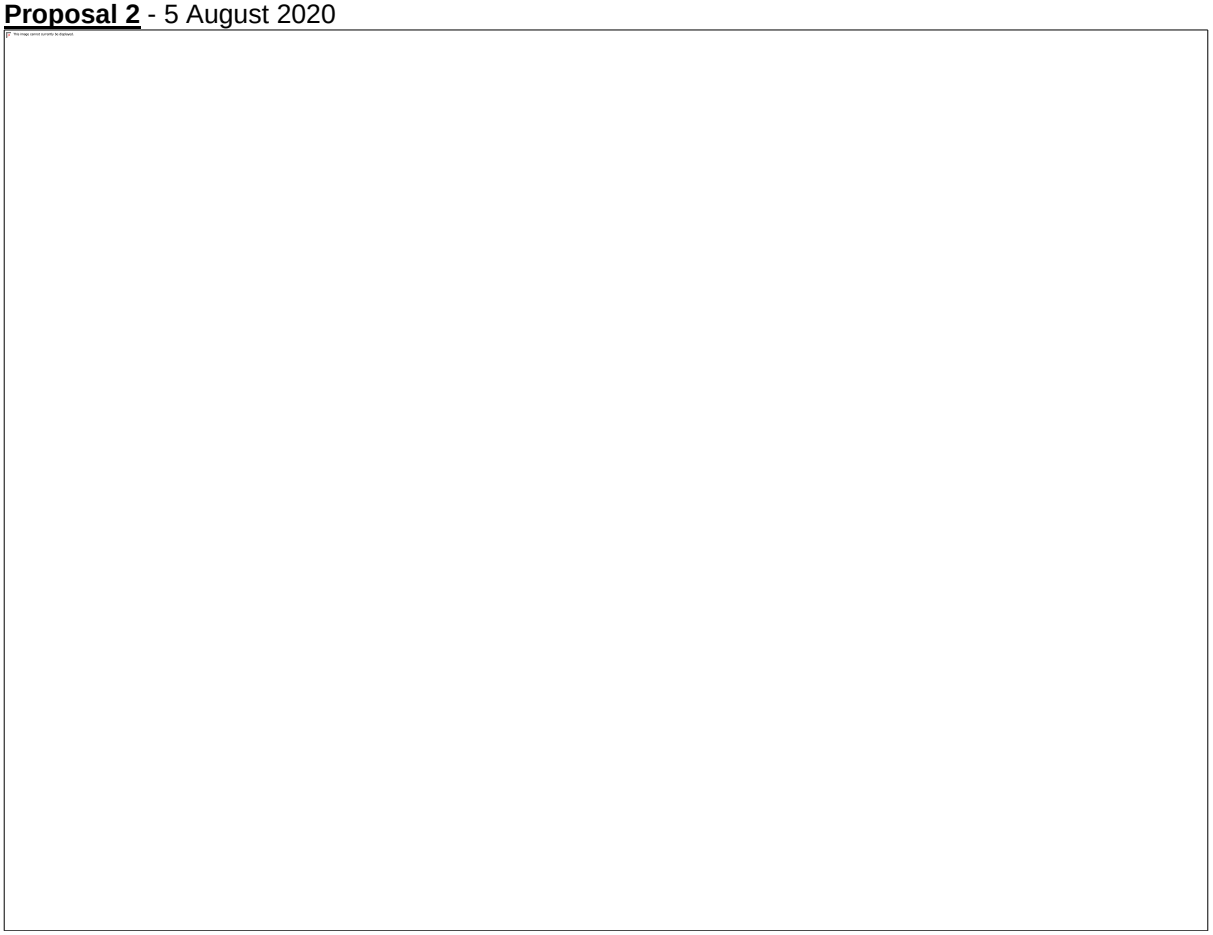
Survey Deposit 2	$ 131
Lodgement	$ 96
2 New Titles	$ 80
Photocopy	$ —
Postage	$ —
TOTAL	$ 307 —

14. Insert Plan Number SP137332

Attachment 7 - Ison Haulage 4 Proposal sketches

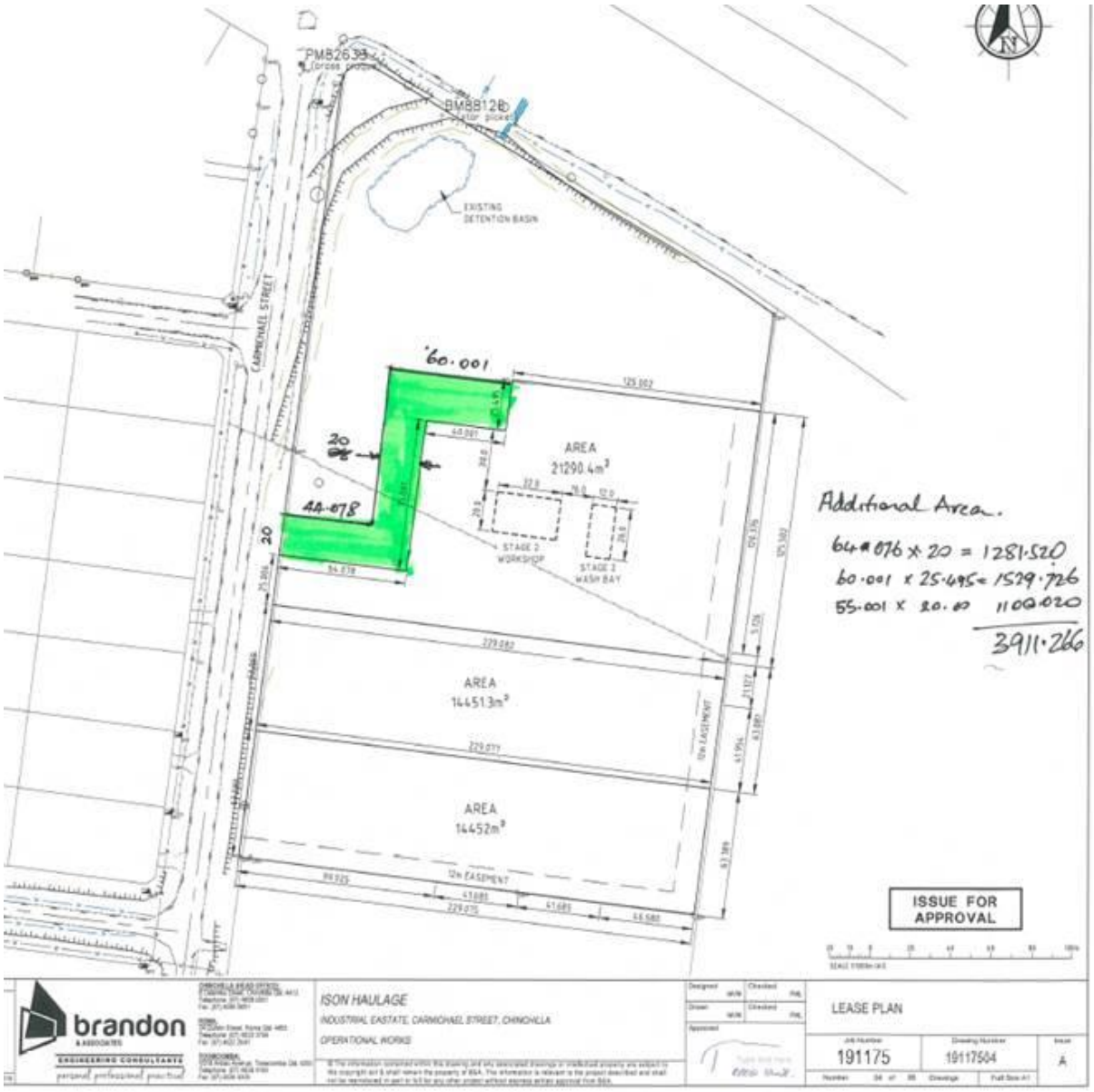
Proposal 1 - 15 April 2020

Proposal 2 - 5 August 2020



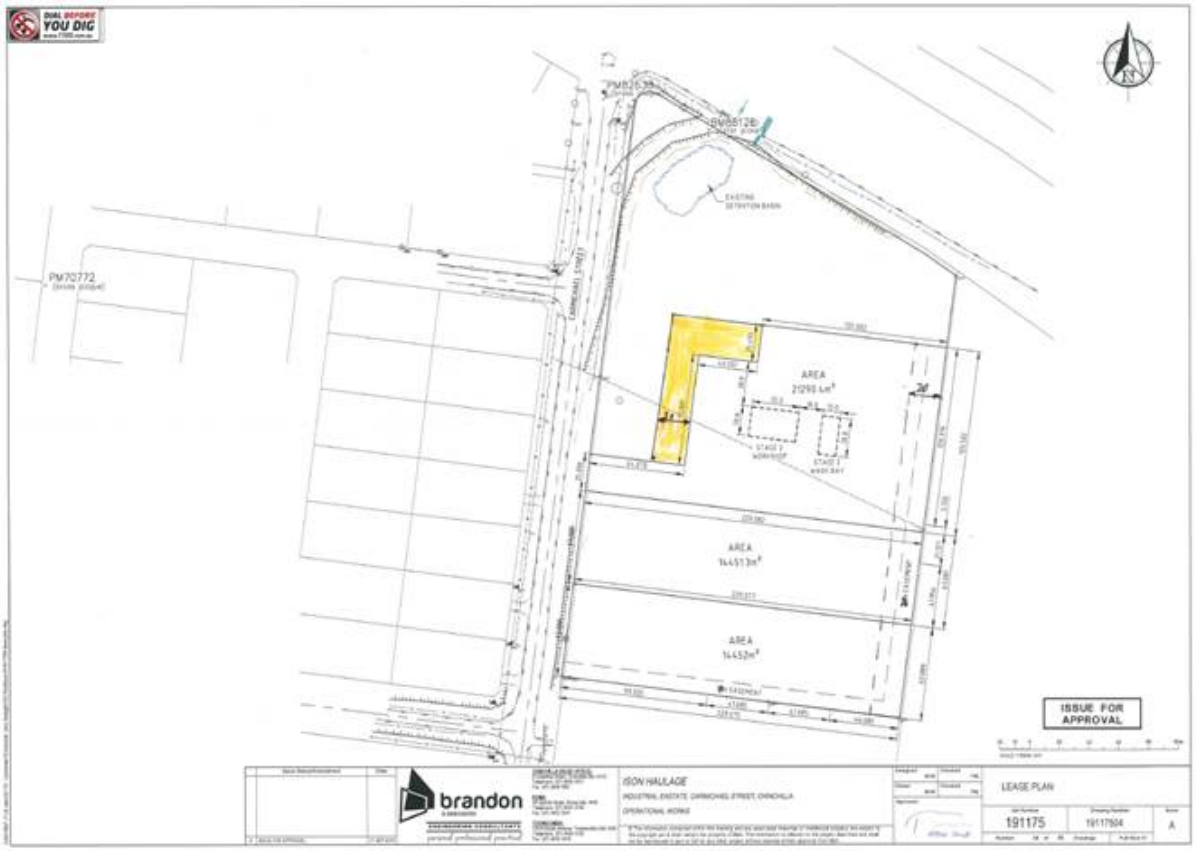
Proposal 3 - 27 May 2021

Proposal 4 - 21 July 2021.

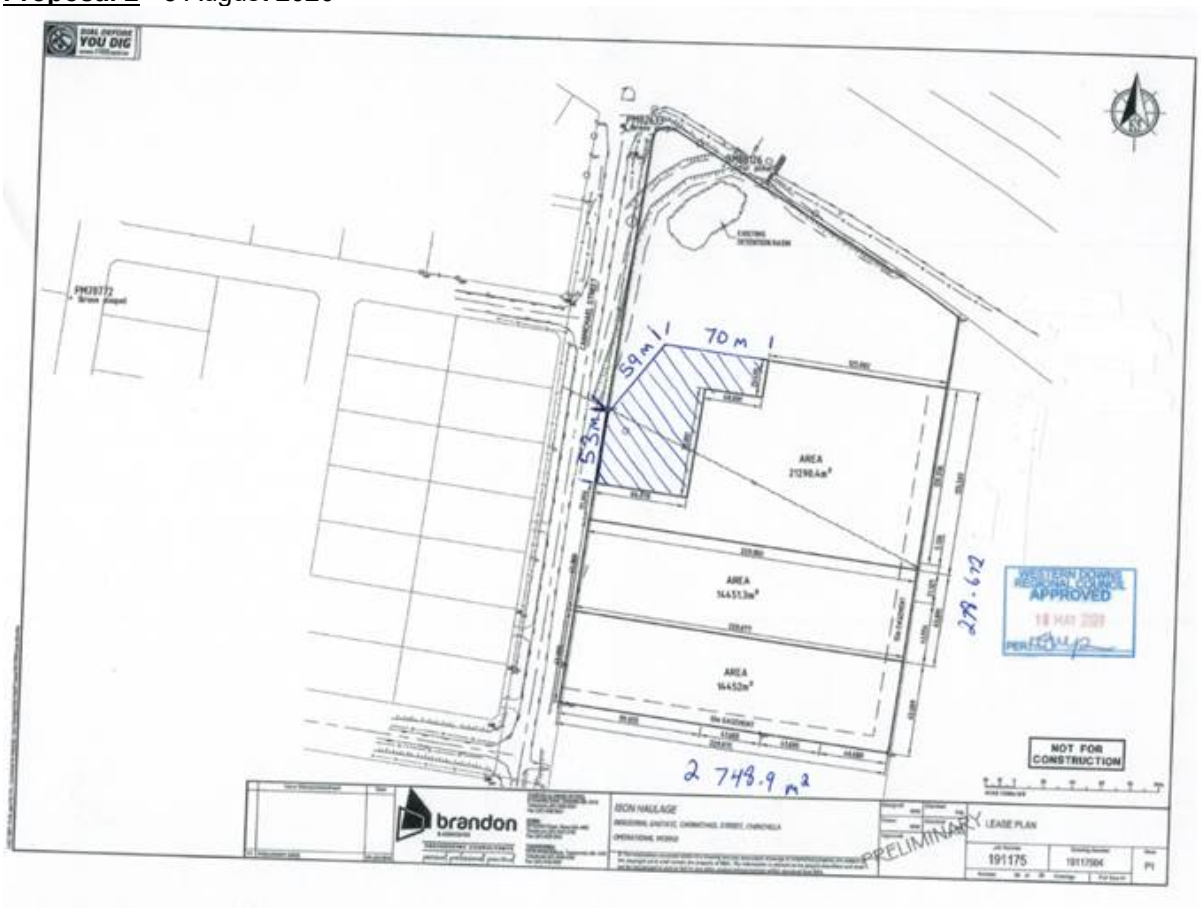


Attachment 7 - Ison Haulage 4 Proposal sketches

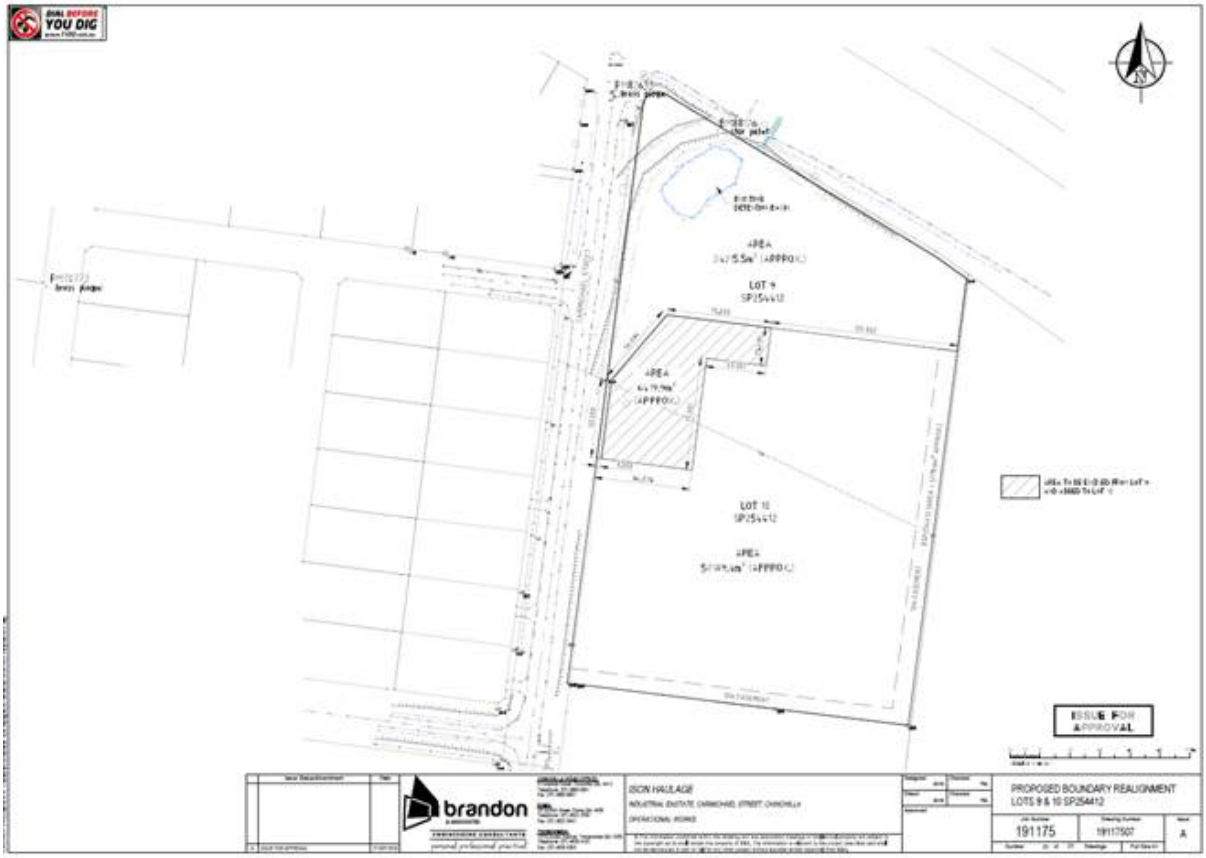
Proposal 1 - 15 April 2020



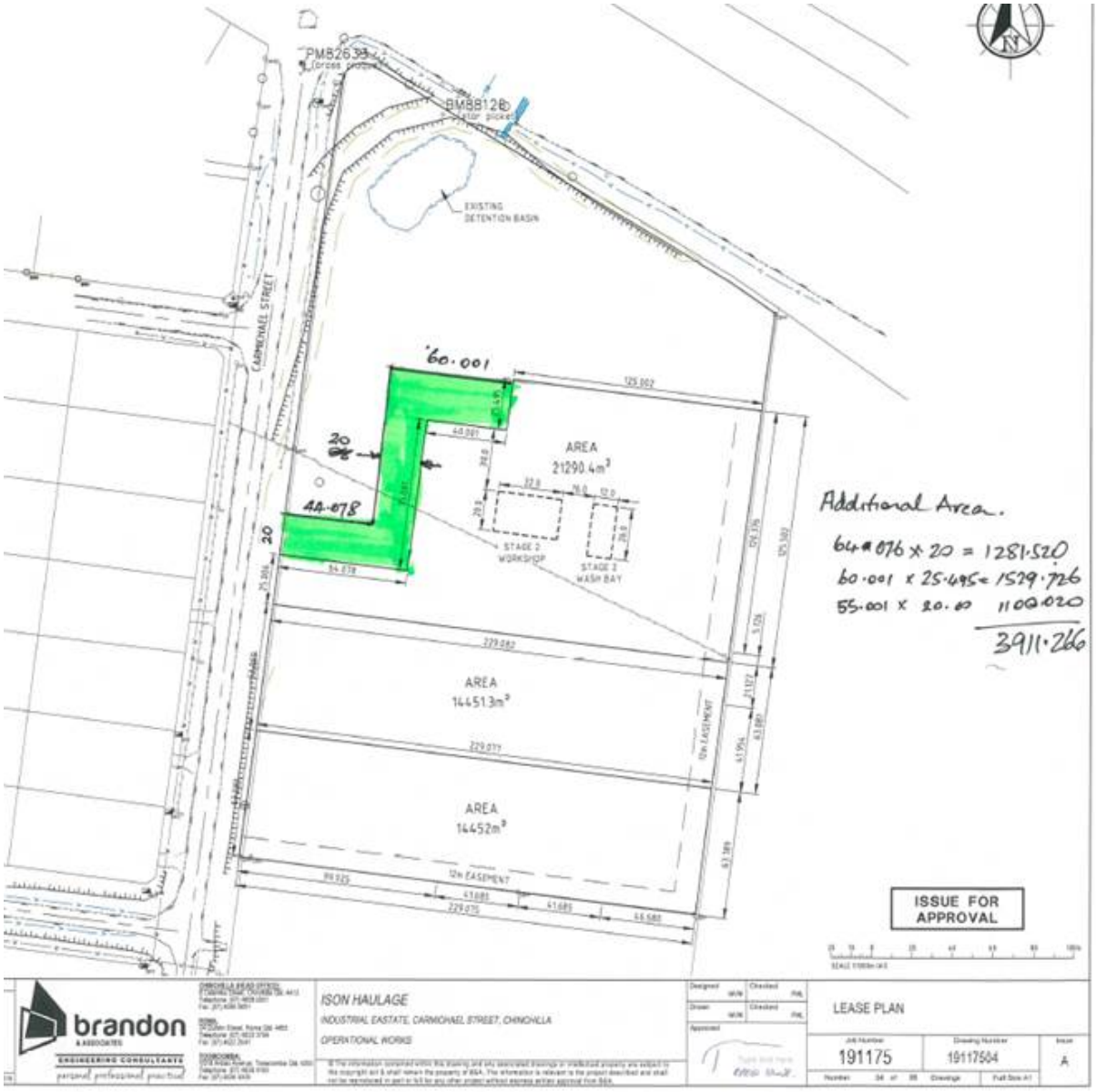
Proposal 2 - 5 August 2020



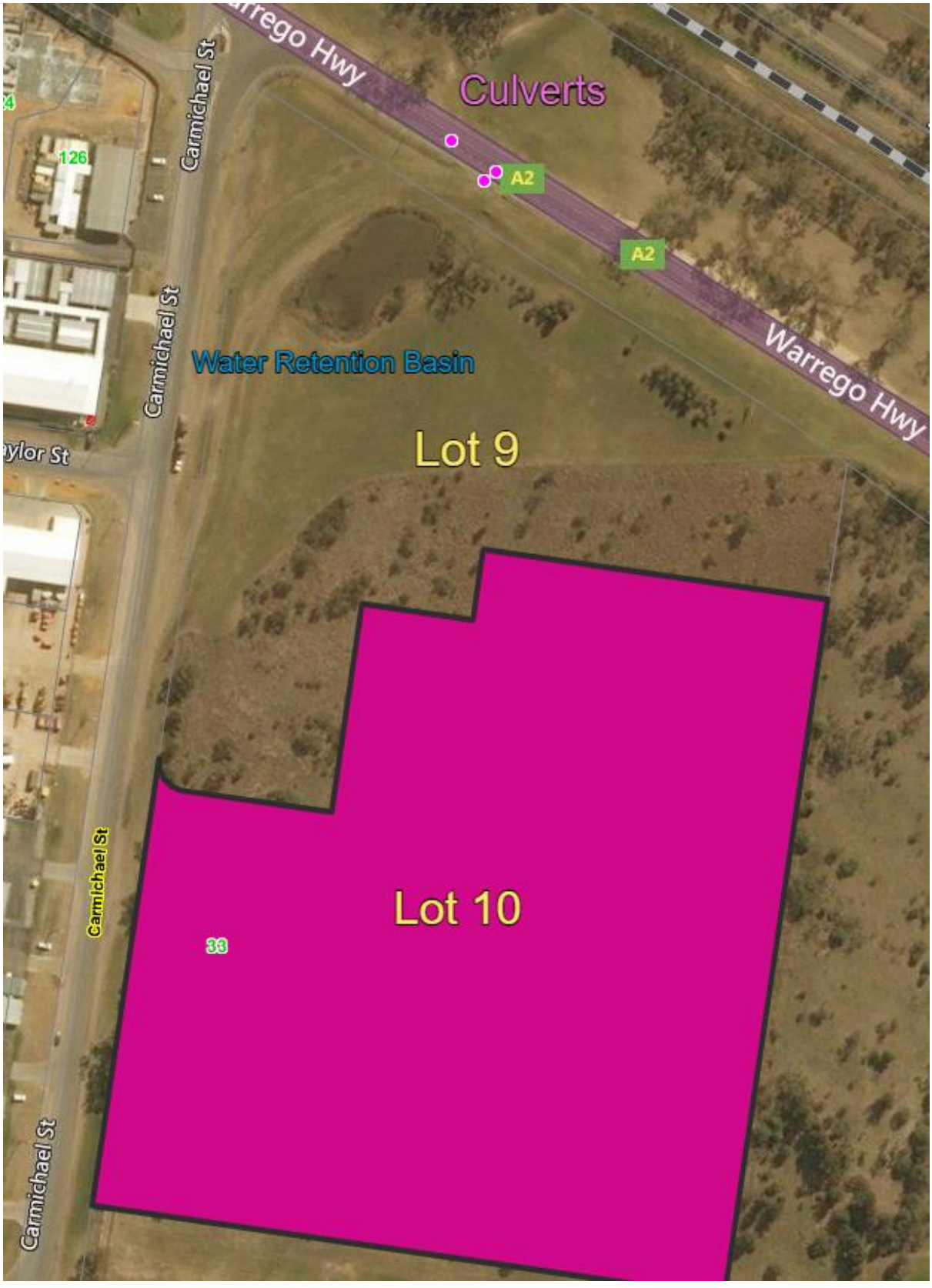
Proposal 3 - 27 May 2021



Proposal 4 - 21 July 2021.



Attachment 8 - location of water retention basin and culverts



FRASER VALUERS
ABN: 19 614 630 670

Registered Rural & Urban Valuers,
Property Consultants & Managers
Director: Robert M. Fraser A.A.P.I. CPV

Postal: PO Box 760, CHINCHILLA. QLD. 4413
Phone: (07) 4668 9681
E-Mail: fraservaluers@fraservaluers.com
Web: www.fraservaluers.com

SHORT FORM VALUATION REPORT

OF COMMERCIAL PROPERTY

LOCATED AT

CARMICHAEL STREET

CHINCHILLA, QLD. 4413

Date of Inspection: 29th November 2021

File Reference: 21/19011

Instructing Party: Ison Haulage

Purpose: Client Information

MEMBER OF THE API THE AUSTRALIAN PROPERTY INSTITUTE Leading the property professions

ISO 27001 INFORMATION SECURITY

Liability limited by a scheme approved under Professional Standards Legislation.

1 INSTRUCTIONS:

Instructing Party: Tim Ison

Instructions: We have been instructed by Mr Tim Ison to assess the market value of the property described within the body of this report for client information purposes.

The interest to be valued is the unencumbered freehold estate.

Date of Inspection: 29th November 2021

Date of Valuation: 29th November 2021

2 PROPERTY DETAILS:

Address: *Carmichael Street,* Chinchilla Qld 4413

Real Property Description: Proposed area of Lot 9 on Survey Plan 254412 as per Pricefinder.com.au property search dated 02/12/2021.

Tenure: Estate in Fee Simple (Freehold).

Registered Owners: Western Downs Regional Council as per PriceFinder.com.au property searched dated 02/12/2021.

Land Area: 3,911.266 square metres as per drawings supplied by Brandon & Associates annexed to the rear of this report.

LGA: Western Downs Regional Council.

Zoning: The property is zoned 'High Impact Industry Zone' under the Planning Scheme for the Western Downs Regional Council. The current use appears to conform to the planning scheme.

Services: As at date of inspection no services were connected.

Site Value: The Department of Natural Resources, Mines and Energy have not apportioned an individual site value of the subject property as it is part of Lot 9 SP254412.

Access: No access is available as road frontage is less than the minimum requirements.

Site Description: The site comprises of an irregular shaped inside allotment. The site features good exposure with 20 meters of frontage to Carmichael Street.

The site is Vacant Land. The land is relatively level in nature and above known flood levels.

Neighbourhood: The surrounding development comprises predominantly of improved and vacant industrial land.

Improvements: Nil**.** Vacant land.

3 PHOTOGRAPHS:

4 VALUATION CONSIDERATIONS:

Highest & Best Use: Highest and best use is defined by the Australian Property Institute as "The use of an asset that maximises its potential and that is physically possible, legally permissible and financially feasible."

The proposed use as an industrial area is considered to be the property's highest and best use.

Valuation Rationale: Given the features of the property, we consider the appropriate primary method of valuation to be the summation method whereby we directly compare the site with similar industrial warehouse/workshop and commercial showroom/office buildings within the region on a rate per square metre basis for the land with an added value of improvements.

In arriving at our market value, we have made consideration of but not limited to the following factors:

- The locality and size of the town of Chinchilla.
- Chinchilla's location within the Surat Basin Resources Province.
- Site position within the town, exposure, car parking availability and access.
- Quality, condition and practicality of the improvements on the site.
- Physical features of the site including but not limited to land area site frontage, site shape and topography.
- Affordability of the site and appeal to a potential purchaser
- The activity of the resources sector in the region.
- Recent sales evidence.

In addition to these features, and considering the subject area has not been stamped, the valuer has utilised the assessed market value and subtracted costs associated with acquiring the necessary approvals. These include surveying costs, stamp duty, and sundry costs.

5 SALES EVIDENCE:

Address	Sale Date	Sale Price	Description	Tenancy/Income Profile	Analysis	Comparison
100-106 Warrego Highway, Chinchilla, 4413	13/10/2021	$220,000	An irregular shaped vacant industrial allotment situated on the southern side of the Warrego Highway, approximately 2.4 kilometres by road south east of the Chinchilla Post Office and located on the outskirts of one of Chinchilla's industrial estates. The property has good access to the Warrego Highway. Land Area: 4,587m2. $200,000 + GST	Vacant Land	Land: $220,000 ($43.60 /m2)	Similar sized land area with superior exposure and access. Considered superior on a square meter rate and overall.
47 Carmichael Street, Chinchilla, 4413	17/8/2020	$220,000	A regular shaped vacant industrial allotment situated on the eastern side of Carmichael Street, approximately 3.1 kilometres by road south east of the Chinchilla Post Office and located on the outskirts of one of Chinchilla's industrial estates. The property has good access to Warrego Highway with frontage to Carmichael Street of approximately 87m . Land Area: 2 ha. $200,000 + GST	Vacant Land	Land: $200,000 ($10 /m2)	Larger sized land area, set in a similar location with legal access. Considered superior on a square meter rate and overall.
55 Carmichael Street, Chinchilla, 4413	24/6/2020	$220,000	A regular shaped vacant industrial allotment situated on the eastern side of Carmichael Street, approximately 3.2 kilometres by road south east of the Chinchilla Post Office and located on the outskirts of one of Chinchilla's industrial estates. The property has good access to the Warrego Highway. A dam is located in the north eastern corner of the site. Land Area: 2 ha. $200,000 + GST	Vacant Land	Land: $200,000 ($10 /m2)	Larger sized land area, set in a similar location with legal access. Considered superior on a square metre rate and overall.
Lot 10 Carmichael Street, Chinchilla, 4413	24/1/2019	$533,500	Vacant light industrial property located approximately 2.6 kilometres east of the Chinchilla Post Office. Property has good highway exposure however access is via Carmichael Street. Services available for connection include, power and town water. Land area 5.02 ha $485,000 + GST	Vacant Land	Land: $485,000 ($9.6 /m2)	Larger sized land area, set in a similar location with legal access. Considered superior on a square metre rate and overall.

6 VALUATION:

Subject to the stipulations and assumptions contained within the body of this report, we assess the market value of the subject property as at 29th November 2021 to be:

REAL PROPERTY:

Carmichael Street, Chinchilla Qld 4413 **$ 15,000**

(Fifteen Thousand Dollars) Exclusive of GST.

Summation Approach

Valuation	Area (m2)		Rate/m2		Value
Land Value	3,911.266	$	5	$	19,556
			ADOPT:	**$**	**20,000**
Less Costs					
Surveying		$	3,130		
Sundry Costs		$	2,000		
				$	**5,130**
				$	14,870
FOR PRACTICAL REAL ESTATE PURPOSES ADOPT				**$**	**15,000**
(Fifteen Thousand Dollars) Exclusive of GST.					

The Valuer declares that they are registered in Queensland in accordance with the "Valuers Registration Act" and have no pecuniary interest past, present or prospective in the subject property and this valuation is free of any bias.

Robert M Fraser
CPV. AAPI
Registered Valuer (Qld) No. 3377.
Managing Director

7 QUALIFICATIONS & ASSUMPTIONS:

This valuation is made conditional upon the following:

That a detailed structural survey would not reveal defects other than the maintenance items referred to in the body of this report.

That the improvements are sited within the Title boundaries and without encroachment by adjoining properties.

That a comprehensive test of soils on the land would not reveal contamination of any kind, which could affect the utility of the property.

That there are no orders of compulsory acquisition for the whole or part of the property currently issued by any Government Authority.

Market Value is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion

Ownership and encumbrances, if any, and Real Property Details are subject to confirmation by a search of the title. The property has been positively identified with reference to Cadastral Mapping.

All measurements are by measuring wheel or laser measure and are not the result of a detailed Survey. All buildings measured on the outside face of exterior walls. Classification of country is measured from official satellite imagery on the computer based MapInfo mapping program and is not the result of a detailed survey.

The inspection and report made in respect of this valuation is not a Structural survey, and no warranty is given as to the structural integrity of any building mentioned in the Valuation Report. The inspection and report have been made for valuation purposes only in respect to the probable market Value of the property.
Buildings, including houses, built prior to 1990 may contain asbestos related products. We are not expert in detection, remediation or disposal of asbestos, and it is recommended that advice be sought from experts in that field should that issue affect your reliance on this valuation.

There is no conflict of interest in compiling this report, and no beneficial interest is held in the property, as set out in the attached report.

Neither the whole, nor any part of this report, or any reference thereto, may be included in any document, circular or statement, without my written approval of the form and context in which it will appear.

Market Uncertainty - The market is being impacted by the uncertainty caused by the COVID-19 pandemic. As at the date of valuation we consider that there is market uncertainty resulting in significant valuation uncertainty. This valuation is therefore reported on the basis of 'significant valuation uncertainty'. As a result, less certainty exists than normal and a higher degree of caution should be attached to our valuation than normally would be the case. Given the unknown future impact that COVID-19 might have on markets, we recommend that the user(s) of this report review this valuation periodically. This valuation is current at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of factors that the valuer could not reasonably have been aware of as at the date of valuation). We do not accept responsibility or liability for any losses arising from such subsequent changes in value.

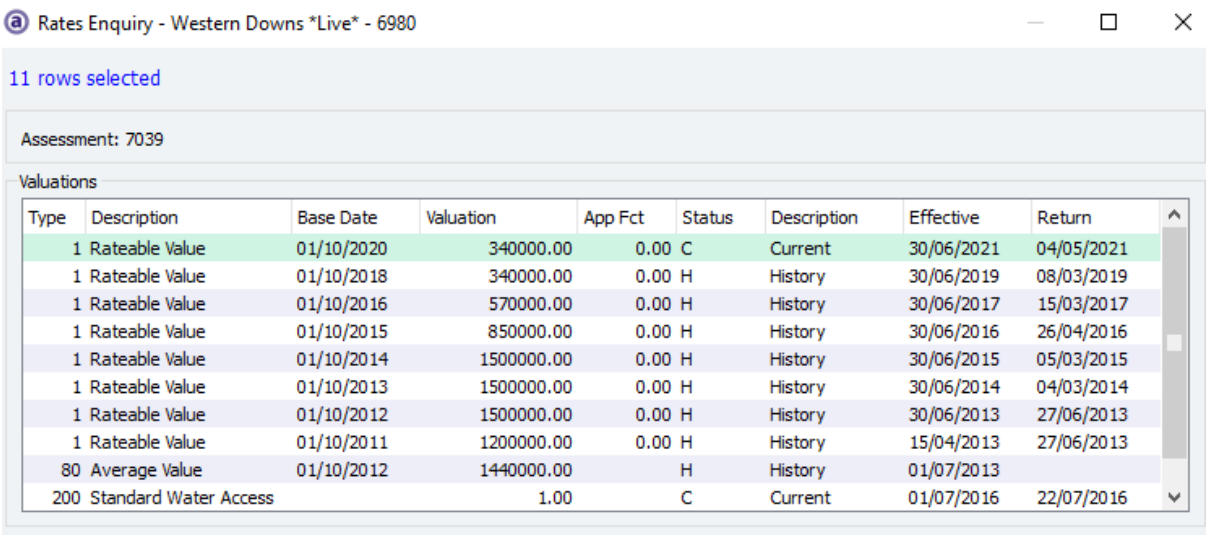
This valuation is current as at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, we do not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of three months from the date of valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.
Finally, and in accordance with my standard practice, I must state:-
"This valuation is for the use only of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of the contents of this valuation".

Robert M Fraser
CPV. AAPI
Registered Valuer (Qld) No. 3377.
Managing Director

8 ANNEXURE:

Proposed Site:

Attachment 10 - Unimproved Value of Lot 10 SP254412



Rates Enquiry - Western Downs *Live* - 6980

11 rows selected

Assessment: 7039

Valuations

Type	Description	Base Date	Valuation	App Fct	Status	Description	Effective	Return
1	Rateable Value	01/10/2020	340000.00	0.00	C	Current	30/06/2021	04/05/2021
1	Rateable Value	01/10/2018	340000.00	0.00	H	History	30/06/2019	08/03/2019
1	Rateable Value	01/10/2016	570000.00	0.00	H	History	30/06/2017	15/03/2017
1	Rateable Value	01/10/2015	850000.00	0.00	H	History	30/06/2016	26/04/2016
1	Rateable Value	01/10/2014	1500000.00	0.00	H	History	30/06/2015	05/03/2015
1	Rateable Value	01/10/2013	1500000.00	0.00	H	History	30/06/2014	04/03/2014
1	Rateable Value	01/10/2012	1500000.00	0.00	H	History	30/06/2013	27/06/2013
1	Rateable Value	01/10/2011	1200000.00	0.00	H	History	15/04/2013	27/06/2013
80	Average Value	01/10/2012	1440000.00		H	History	01/07/2013	
200	Standard Water Access		1.00		C	Current	01/07/2016	22/07/2016

Title	**Corporate Services Report Sale of Lot 4 Drew Street, Dalby**
Date	19 January 2022
Responsible Manager	S. Thompson, GENERAL COUNSEL

Summary

The purpose of this report is to seek Council's direction regarding the proposed sale of Lot 4 Drew Street, Dalby.

Link to Corporate Plan
Strategic Priority: Financial Sustainability
- We are recognised as a financially intelligent and responsible Council.
- Our long term financial planning guides informed and accountable decision making.
- Effective asset management ensures that we only own and maintain assets that are utilised.

Strategic Priority: Strong Economic Growth
- There is a confidence in our strong and diverse economy.
- We're open for business and offer investment opportunities that are right for our region.

Material Personal Interest/Conflict of Interest

Nil

Officer's Recommendation

That this Report be received and that Council:

1. apply the exception contained in the *Local Government Regulation 2012* (Qld), section 236(1)(a)(i), (ii) and (2); and
2. approve the sale of Lot 4 on Crown Plan SP251966 being Lot 4 Drew Street, Dalby, to Entec Resources Pty Ltd as trustee for Entec Resources Trading Trust or nominee for the contract offer price; and
3. delegate authority to the Chief Executive Officer to sign the contract of sale as listed above and all necessary documents to affect the settlement of Lot 4 Drew Street Dalby.

Background Information

Council had previously conducted a public auction of Council owned commercial land in Drew St Dalby on 4 April 2014. The 8 lots, being Lot 2 to Lot 9 inclusive, were offered for sale. They were not sold at auction. Council received an offer after the auction to purchase the 8 lots for $1.4M. This offer was rejected as it was well below the reserve price at the time of $4.225M. No further offers were received.

Recent Sale Activity and current Status Drew Street precinct:

Drew St Lot	Area (m2)	Valuation (Incl GST)	Listed Price (Incl GST)	Sale Price (Incl GST)	Status	Buyers	Relevant Dates
1	140	N/A	N/A		WDRC (utilities)	N/A	N/A
2	3741	$123,420	Listed at … $140,000	$140,000		SOLD	
3	5687	$143,000	$155,000	$155,000	SOLD		
4	5399	$148,500	Listed at … $155,000	$150,000	For Sale by WDRC		Subject of this report
5	7165	$157,740	$176,000	$176,000	SOLD		
6	3596	$118,690	Listed at … $135,000	$260,000		SOLD	
7	4023	$132,770	Listed at … $145,000				
8	4023	$132,770	$140,000	$140,000	SOLD		
9	4014	$132,440	$145,750	$145,750	SOLD		

Report

Council has received an offer to purchase Lot 4 Drew Street, Dalby. (See **Attachment 1** - Draft Contract.) The subject freehold land is Council owned and zoned as Medium Impact Industry. Lot 4 is 5399 square metres in area and is located near the current WDRC Dalby Works Depot (refer to **Attachment 2** for the location of the property).

Council received an offer on 6 January 2022 in the form of a buyer signed REIQ contract from Entec Resources Pty Ltd as trustee for Entec Resources Trading Trust or nominee to purchase Lot 4 Drew Street, Dalby.

A signed contract was received on Thursday 6 January 2022.

The relevant points being:

a) The purchase price offer is $150,000.00 including GST;
b) The buyer is Entec Resources Pty Ltd as trustee for Entec Resources Trading Trust or nominee;
c) It is a conditional contract;
    - Subject to due diligence conditions within 30 days of contract date.
    - Settlement on or before 60 days from contract date.
d) Council will be liable to pay the agent's commission of approximately $4,500 including GST to Fitzsimmons Real Estate as the Real Estate who facilitated the sale.

About the Buyer:

The buyer's business is Entec Resources, which provides maintenance and technical support to oil, gas and mining companies, and conducts site-based repairs, overhauls, services and diesel fitting.
The buyer purchased Lot 3 Drew Street in November 2020 and is now wanting to purchase the neighbouring lot to build a purpose-built facility, which would include a workshop, warehouse and office spaces.

It is a local business based in Dalby but is currently only operating as a site-based operation. They have increased their business due to their competitor closing their base in Dalby, and now want to expand by offering workshop-based repairs, overhauls, services and diesel fitting.

The potential buyer has been advised that any offer contract would be subject to Council approval and resolution, and that no binding agreement exists between the parties until the sale contract is signed by both parties. They have confirmed and accepted these terms.

Consultation (Internal/External)

Council's Planning Officer of Development Assessment advised previously that all proposed business activities were confirmed to be a Consistent Use in the Medium Impact Industry Zone.

Legal/Policy Implications (Justification if applicable)

Disposal of Council Land

Sale of this land will be considered a disposal of a valuable non-current asset (land) under the *Local Government Regulation 2012* (Qld) ("LGR") section 224(6). To dispose of land other than by following the set tendering process under sections 227 and 228 of the LGR, an exception under section 236 of the LGR will need to apply to the intended disposal.

> *236 Exceptions for valuable non-current asset contracts*
>
> *(1) Subject to subsections (2) to (4), a local government may dispose of a valuable non-current asset other than by tender or auction if_*
>
> *(a) the valuable non-current asset-*
> *(i) was previously offered for sale by tender or auction but was not sold; and*
> *(ii) is sold for more than the highest tender or auction bid that was received; and*
>
> *(2) An exception mentioned in subsection (1)(a) to (e) applies to a local government disposing of a valuable non-current asset only if, before the disposal, the local government has decided, by resolution, that the exception may apply to the local government on the disposal of a valuable non-current asset other than by tender or auction.*

LGR section 236(3) and (5) requires that if the exception applies, the land must be sold for a price equal to or greater than market value, which is determined by a valuation from a registered valuer.

Australis were engaged by Council as a registered valuer to conduct a Fair Value Report on Council's Assets.

Australis Asset Advisory Group valued;

- Lot 4 Drew Street as at 30 June 2019 at $135,000 excluding GST ($148,500 including GST).

(See **Attachment 3** - Australis Asset Advisory Group Market Valuation).

The offer of $150,000.00 including GST is higher than the auction bid (no bid received) and equal to or greater than the current market valuation of $148,500.00 including GST.

Budget/Financial Implications

The sale will realise capital and introduce an additional rate payer.

Human Rights Considerations

Section 4(b) of the *Human Rights Act 2019* (Qld) (the Human Rights Act) requires public entities 'to act and make decisions in a way compatible with human rights'.

There are no human rights implications associated with this report.

Conclusion

This offer represents an opportunity for Council to sell a parcel of commercial land whilst providing an opportunity for a local business to establish itself within our community.

Attachments

1. Contract
2. Aerial View of Lot 4 Drew Street Dalby
3. Australis Asset Market Valuation

Authored by: S Thompson, GENERAL COUNSEL

Queensland Law Society

REIQ Real Estate Institute Queensland Accredited Agency

Contract for Commercial Land and Buildings

Eighth Edition

This document has been approved by The Real Estate Institute of Queensland Limited and the Queensland Law Society Incorporated as being suitable for the sale and purchase of Commercial Land and Buildings in Queensland.

The Seller and Buyer agree to sell and buy the Property under this Contract.

REFERENCE SCHEDULE

A **CONTRACT DATE**

NOTE 1 ~~24/12/2021~~

B **AGENT:**

NAME: Fitzsimmons RE Pty Ltd

ADDRESS: 47 Condamine Street

SUBURB: DALBY STATE: QLD POSTCODE: 4405

PHONE: 07 4662 5311 FAX: 07 4662 2076 EMAIL: shirelle@fitzsimmonsre.com.au LICENCE NO: 4551362 ABN/ACN: 58 651 342 086

C **SELLER:**

NAME: Western Downs Regional Council

ADDRESS: PO Box 551,

SUBURB: Dalby STATE: QLD POSTCODE: 4405

PHONE: FAX: MOBILE: EMAIL: ABN/ACN:

NAME:

ADDRESS:

SUBURB: STATE: POSTCODE:

PHONE: FAX: MOBILE: EMAIL: ABN/ACN:

D **SELLER'S SOLICITOR:**

NAME:

ADDRESS:

SUBURB: STATE: POSTCODE:

PHONE: FAX: MOBILE: EMAIL: ABN/ACN:

E **BUYER:**

NAME: Entec ResourcesPty Ltd as trustee for Entec Resourses Trading trust or nominee

ADDRESS: 4 Summer Avenue

SUBURB: Dalby STATE: QLD POSTCODE: 4405

PHONE: FAX: MOBILE: 0448626422 EMAIL: aaron.mengel@entecresources.com.au ABN/ACN:

NAME:

ADDRESS:

SUBURB: STATE: POSTCODE:

PHONE: FAX: MOBILE: EMAIL: ABN/ACN:

INITIALS *(Note: Initials not required if signed with Electronic Signature)*

000021364910

© Copyright The Real Estate Institute of Queensland Ltd

F **BUYER'S SOLICITOR:**

NAME: CLO Lawyers,

ADDRESS: P.O Box 1360

SUBURB: Toowoomba STATE: QLD POSTCODE: 4405

PHONE: 46319000 FAX: MOBILE: EMAIL: ABN/ACN:

G **DEPOSIT HOLDER:**

NAME: Fitzsimmons Real Estate PHONE:

H **LAND:**

ADDRESS: Drew Street

SUBURB: Dalby STATE: QLD POSTCODE: 4405

NOTE 2 (See Warning) Present Use: (if any) Vacant Industrial Land

Description: Lot 4 on SP 251966

Title Reference: 50944161 Area: 5409 m2 ←*more or less*

NOTE 3 Type of Holding: Freehold Lease No:

Local Government: Western Downs Regional Council

I **IMPROVEMENTS INCLUDED IN SALE:**

NOTE 4 Nature of Buildings: N/A

Unless excluded below the Purchase Price includes all partitions, stoves, hot water systems, wall-to-wall floor coverings, drapes and tracks, blinds, light fittings, clothes lines, hoists, fixed television or satellite antennae or dishes, in-ground shrubs and all fixtures as inspected by the Buyer.

Exclusions: N/A

J **OTHER CHATTELS INCLUDED IN SALE:** ←*Attach inventory if insufficient space*

N/A

K **THE LAND IS SOLD AS:**

Choose which applies → ☑ Freehold ←*Subject to the reservations exceptions and conditions in the deed of grant*

☐ Leasehold ←*Subject to the conditions of the Crown leasehold title*

L **ENCUMBRANCES:**

Is the Property sold subject to any Encumbrances? ☑ No ☐ Yes, listed below:

←***WARNING TO SELLER:*** *You are required to disclose all Title Encumbrances which will remain after settlement (for example, easements on your title and statutory easements for sewerage and drainage which may not appear on a title search). Failure to disclose these may entitle the Buyer to terminate the contract or to compensation. It is NOT sufficient to state "refer to title", "search will reveal", or similar.*

M **LEASES AND SERVICE CONTRACTS:**

NOTE 5 See Lease Schedule and Service Contract Schedule.

N **PURCHASE PRICE:**

$ 150,000.00 (One Hundred and Fifty Thousand Dollars)

INITIALS *(Note: Initials not required if signed with Electronic Signature)*

000021364910

© Copyright The Real Estate Institute of Queensland Ltd

O **DEPOSIT:**

$ 5,000.00 Initial Deposit payable on the day the Buyer signs this contract unless another time is specified below:

$ _____ Balance Deposit (if any) payable on: _____

Deposit Holder's Trust Account

Fitzsimmons Real Estate Trust Account

BANK: Westpac Dalby

BSB: 034 177

ACCOUNT NO: 11 8392

P **DEFAULT INTEREST RATE:**

CLAUSE 11 & NOTE 6

_____ % ← If no figure is inserted, the Contract Rate applying at the Contract Date published by the Queensland Law Society Inc. will apply.

Q **SETTLEMENT DATE:**

Date: 60 days from Contract Date

or the next Business Day if that is not a Business Day in the city or town in item R

R **CITY OR TOWN FOR SETTLEMENT:**

CLAUSES 25.1 & 25.2

Dalby

FINANCE

NOTE 7 **SUBJECT TO FINANCE:**

If this Contract is **subject to finance** then items **S, T** and **U** must be completed in every respect and item **V** must be deleted and initialled.

CLAUSE 31 **NOT SUBJECT TO FINANCE:**

If this Contract is **not** to be **subject to finance** then items **S, T** and **U** must be deleted and initialled and item **V** shall apply.

S **LENDER OR CLASS OF LENDER:**

T **THE APPROVAL DATE:**

The _____ day of _____ _____

MONTH YEAR

OR the next Business Day if that is not a Business Day in the city or town in item R

U **AMOUNT OF LOAN:**

$ _____

V

THIS CONTRACT IS NOT SUBJECT TO FINANCE AND CLAUSE 31 OF THE STANDARD COMMERCIAL CONDITIONS DOES NOT APPLY.

W ***NEIGHBOURHOOD DISPUTES (DIVIDING FENCES AND TREES) ACT 2011***

The Seller gives notice to the Buyer in accordance with section 83 of the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* that the Land:

← ***WARNING:*** *Failure to comply with section 83 Neighbourhood Disputes (Dividing Fences and Trees Act) 2011 by giving a copy of an order or application to the Buyer (where applicable) prior to Buyer signing the contract will entitle the Buyer to terminate the contract prior to Settlement.*

(select whichever is applicable)

☑ *is not affected by any application to, or an order made by, the Queensland Civil and Administrative Tribunal (QCAT) in relation to a tree on the Land

☐ *is affected by an application to, or an order made by, QCAT in relation to a tree on the Land, a copy of which has been given to the Buyer prior to the Buyer signing the contract.

INITIALS *(Note: Initials not required if signed with Electronic Signature)*

000021364910

© Copyright The Real Estate Institute of Queensland Ltd

GOODS AND SERVICES TAX - WARNING

Marking the GST Items in the GST Table may have significant consequences for the Seller and Buyer. The Seller and Buyer should seek professional advice about the completion of the GST Items and not rely on the Agent to complete the GST Items.

Notes to Completion:

A. Only 1 box in the selected item must be marked.

B. If the Yes box in item GST 1 is marked:
- items GST2 and GST3 must not be marked;
- despite any markings of Items GST2 and GST3, Clauses 34.4, 34.5 and 34.6 do not apply.

C. If the Yes box in item GST2 is marked:
- item GST1 and GST3 must not be marked;
- despite any marking of Items GST1 and GST3, Clauses 34.4, 34.5 and 34.7 do not apply.

GST1 GOING CONCERN:

Is this a sale of a Going Concern? Yes ☐

If Yes, Clause 34.7 (If the Supply is a Going Concern) applies.

Otherwise Clause 34.7 (If the Supply is a Going Concern) does not apply.

If the Yes box is marked, do not complete Items GST2 and GST3.

←***WARNING:*** *There are strict requirements for the sale of a Going Concern under the GST Act. If in doubt about complying with these provisions, seek professional advice before marking this item.*

GST2 MARGIN SCHEME:

Is the Margin Scheme to apply to the sale of the Property? Yes ☐

If Yes, Clause 34.6 (Margin Scheme) applies.

Otherwise Clause 34.6 (Margin Scheme) does not apply.

The Seller must not apply the Margin Scheme to the Supply of the Property if Clause 34.6 does not apply.

If the Yes box is marked, do not complete Items GST1 and GST3.

GST3 INCLUSIVE OR EXCLUSIVE PURCHASE PRICE:

Does the Purchase Price include GST? Yes ☐ No ☑

↑ *Mark 1 box only*

If Yes, Clause 34.4 (Purchase Price Includes GST) applies.

If No, Clause 34.5 (Purchase Price Does Not Include GST) applies.

If neither box is marked or both boxes are marked, Clause 34.4 (Purchase Price Includes GST) applies.

←*Do not complete Item GST3 if Item GST1 (Going Concern) or Item GST2 (Margin Scheme) are marked Yes.*

GST WITHHOLDING OBLIGATIONS

Is the Buyer registered for GST and acquiring the Land for a creditable purpose?

(select whichever is applicable)

☑ Yes

☐ No

*[**Note:** If the Buyer selects [No] the Seller may be required to give a notice under section 14-255 of the Withholding Law prior to settlement]*

←***WARNING:*** *the Buyer warrants in clause 4.5 that this information is true and correct.*

Y BUILDING AND/OR PEST INSPECTION DATE

Inspection Date: N/A

←*If "Inspection Date" is not completed, the contract is not subject to an inspection report and clause 35 does not apply.*

INITIALS *(Note: Initials not required if signed with Electronic Signature)*

000021364910

© Copyright The Real Estate Institute of Queensland Ltd

*LEASE SCHEDULE**

See Clause 32 of Standard Commercial Terms

LEASE 1:

Name of Tenant: _____

Use: _____

Location / Tenancy No: _____

Area of Tenancy (m^2 approx): _____

Current Rental per Annum: $ _____ ☐ inclusive of outgoings ☐ exclusive of outgoings

Current Commencement Date: _____

Current Lease Term: _____

Remaining Option/s: Option 1 Term: _____ years

Option 2 Term: _____ years

Option 3 Term: _____ years

Tenant Carpark: No.: _____ Rate: $ _____ per ☐ annum ☐ month

LEASE 2:

Name of Tenant: _____

Use: _____

Location / Tenancy No: _____

Area of Tenancy (m^2 approx): _____

Current Rental per Annum: $ _____ ☐ inclusive of outgoings ☐ exclusive of outgoings

Current Commencement Date: _____

Current Lease Term: _____

Remaining Option/s: Option 1 Term: _____ years

Option 2 Term: _____ years

Option 3 Term: _____ years

Tenant Carpark: No.: _____ Rate: $ _____ per ☐ annum ☐ month

** Attach further Schedule if insufficient space*

© Copyright The Real Estate Institute of Queensland Ltd

*SERVICE CONTRACT SCHEDULE**

See Clause 32 of Standard Commercial Terms

CONTRACT 1:

Contractor: _____

Service Performed: _____

Cost: $ _____ per ☐ annum ☐ quarter ☐ month

CONTRACT 2:

Contractor: _____

Service Performed: _____

Cost: $ _____ per ☐ annum ☐ quarter ☐ month

CONTRACT 3:

Contractor: _____

Service Performed: _____

Cost: $ _____ per ☐ annum ☐ quarter ☐ month

CONTRACT 4:

Contractor: _____

Service Performed: _____

Cost: $ _____ per ☐ annum ☐ quarter ☐ month

CONTRACT 5:

Contractor: _____

Service Performed: _____

Cost: $ _____ per ☐ annum ☐ quarter ☐ month

** Attach further Schedule if insufficient space*

© Copyright The Real Estate Institute of Queensland Ltd

SPECIAL CONDITIONS

Special Conditions:

1. Due Diligence

a. This contract is conditional upon the Buyer carrying out due diligence investigations and inquiries on the property (Due Diligence) within 30 days of the Contract Date (Due Diligence Date).

b. In the event that the Buyer, in its own complete and absolute discretion, is not satisfied with the results of the Due Diligence, the Buyer may terminate the Contract by way of notice in writing (either electronically or via post) to the Seller, Sellers Agent or the Sellers legal representative on or before the Due Diligence Date.

c. Where the Buyer terminates this contract in accordance with subclause (b), the Seller shall authorise the Sellers Agent to refund the Deposit paid under this Contract in its entirety and without deduction to the Buyer immediately.

2. Signing of Contract

a. The parties to this contract agree that this contract may be executed by fax or email.

b. This contract may be signed in any number of counterparts with the same effect as if the signatures to each counterpart were all in the same document. Ant such counterpart may be transmitted by facsimile or email to a party , executed by that party returned by facsimile or email. The facsimile/email copy of the executed counterpart shall be as valid and effectual as if the original signatures were recorded thereon.

c. The parties will execute hard copies of the contract if requested at any later time.

The approval by The Real Estate Institute of Queensland Limited and the Queensland Law Society Inc does not extend to any alterations to the printed text of the Standard Commercial Terms or to any Special Conditions of this Contract. The Standard Commercial Terms may need to be added to or varied by inserting specifically prepared Special Conditions in this Contract. If the printed text of the Standard Commercial Terms is altered, or Special Conditions are included, it is recommended that the Seller and the Buyer consult their respective legal advisers prior to signing this Contract.

SIGNATURES:

Buyer's signature: _____

Name of person signing: Haron Menget

By signing this contract, I warrant that I am the Buyer named in the Reference Schedule or authorised by the Buyer to sign.

Witness's signature: _____

Name of witness: JOSHUA SLATER

(Note: No witness is required if the Buyer signs using an Electronic Signature)

Buyer's signature: _____

Name of person signing: _____

By signing this contract, I warrant that I am the Buyer named in the Reference Schedule or authorised by the Buyer to sign.

Witness's signature: _____

Name of witness: _____

(Note: No witness is required if the Buyer signs using an Electronic Signature)

Seller's signature: _____

Name of person signing: _____

By signing this contract, I warrant that I am the Seller named in the Reference Schedule or authorised by the Seller to sign.

Witness's signature: _____

Name of witness: _____

(Note: No witness is required if the Seller signs using an Electronic Signature)

Seller's signature: _____

Name of person signing: _____

By signing this contract, I warrant that I am the Seller named in the Reference Schedule or authorised by the Seller to sign.

Witness's signature: _____

Name of witness: _____

(Note: No witness is required if the Seller signs using an Electronic Signature)

DEPOSIT HOLDER'S ACKNOWLEDGEMENT:

NOTE 8 The deposit holder acknowledges having received $ _____ as the Deposit or on account of the Deposit and agrees to hold that amount and any balance of the Deposit when received as deposit holder for the parties as provided in this Contract.

Deposit holder's Signature: _____ **Licence No.:** 4551362

INITIALS _____ *(Note: initials not required if signed with Electronic Signature)*

000021364910

© Copyright The Real Estate Institute of Queensland Ltd

Standard Commercial Terms | Commercial Land and Buildings

Eighth Edition - ©Copyright

1 DEFINITIONS

1.1 In this Contract, terms in **bold** in the Reference Schedule have the meanings shown opposite them and unless the context otherwise indicates:

(a) **"Agent"** means the person named in item B and includes Auctioneer;

(b) **"ATO"** means the Australian Taxation Office;

(c) **"ATO Clearance Certificate"** means a certificate issued under section 14-220(1) of the Withholding Law which is current on the date it is given to the Buyer;

(d) **"Bond"** includes any security for payment of rent or other monies or performance of any obligation pursuant to any Lease;

(e) **"Business Day"** means a day other than:

(i) a Saturday or Sunday

(ii) a public holiday in the city or town named in Item R; or

(iii) a day in the period 27 to 31 December (inclusive);

(f) **"Buyer"** means the party named in Item E;

(g) **"CGT Withholding Amount"** means the amount determined under section 14-200(3)(a) of the Withholding Law or, if a copy is provided to the Buyer prior to settlement, a lesser amount specified in a variation notice under section 14-235.

NOTE 6 (h) **"Contract Rate"** means the rate of interest at the Contract Date published by the Queensland Law Society Incorporated for the purposes of clause 11;

(i) **"Deposit"** means the sum stated in Item O;

(j) **"Deposit Holder"** means the person named in Item G or, where no person is named in Item G, the Agent;

(k) **"Electronic Signature"** means an electronic method of signing that identifies the person and indicates their intention to sign the contract;

(l) **"Encumbrances"** includes but is not limited to:

(i) unregistered encumbrances;

(ii) statutory encumbrances; and

(iii) Security Interests;

(m) **"Enterprise"** means the enterprise (as the term is defined in the GST Act) carried on using the Property;

(n) **"Financial Institution"** means a bank, building society or credit union;

(o) **"GST"** means the goods and services tax under the GST Act;

(p) **"GST Act"** means *A New Tax System (Goods and Services Tax)* Act and includes other GST related legislation;

(q) **"GST Withholding Amount"** means the amount (if any) determined under section 14-250 of the Withholding Law required to be paid to the Commissioner of Taxation;

(r) **"Guarantee"** means a guarantee or an undertaking in relation to any tenant or occupier under a Lease;

(s) **"ITAA"** means the *Income Tax Assessment Act 1936* and the *Income Tax Assessment Act 1997;*

(t) **"Item"** means an item of particulars in the Reference Schedule;

(u) **"Keys"** means implements or instruments necessary for the purposes of fastening or unfastening:

(i) the lock on any gate, door, grille, shutter or lift which secures any means of entrance to or exit from the Land (whether or not such gate, door, grille, shutter or lift forms part of the Property);

(ii) any other lock attached to or included in the Property; and includes electronic devices and written records of all codes and combinations necessary for the purposes of fastening or unfastening any such lock;

(v) **"Land"** means the land described in Item H;

(w) **"Lease"** means all leases, subleases, agreements for lease, agreements for sublease and tenancy agreements whether oral or in writing, and as the context admits, licences and rights to occupy, and which are set out in the Lease Schedule;

(x) **"Local Government"** means the relevant local government (and includes the Brisbane City Council);

(y) **"PPSR"** means the Personal Property Securities Register established under the *Personal Property Securities Act 2009* (Cth);

(z) **"Property"** means the Property listed in Items H, I and J and includes any part of the Property;

(aa) **"Purchase Price"** means the sum stated in Item N;

(bb) **"Rent"** means base rent, turnover rent, percentage rent, contributions to outgoings and any money payable by a tenant to the Seller.

(cc) **"Security Interests"** means all security interests registered on the PPSR over the Property;

(dd) **"Seller"** means the party named in Item C;

(ee) **"Service Contract"** for the purposes of clause 32 of this Contract means any contract between the Seller and another party pertaining to services performed for the benefit of the Property, which are capable of assignment, and which are set out in the Service Schedule Contract and **"Service Contractor"** means any party performing those services;

(ff) **"Settlement Date"** means the date stated in Item Q or such other date as may be agreed in writing by the parties or fixed pursuant to the conditions of this Contract;

(gg) **"Site Value"** means:

(i) in the case of non-rural land, site Value under the *Land Valuation Act 2010*; or

(ii) in the case of rural land, the unimproved value of the Land under the *Land Valuation Act 2010*;

(hh) **"Solicitor"** means a solicitor currently entitled to practice in Australia whether acting as principal or agent;

(ii) **"Transport Infrastructure"** has the meaning in the *Transport Infrastructure Act 1994*; and

(jj) **"Withholding Law"** means Schedule 1 to the *Taxation Administration Act 1953* (Cth).

1.2 Unless the contrary is shown, the Contract shall be deemed to have been formed on the date of this Contract and the date of this Contract shall be deemed to be the date stated in Item A.

© Copyright The Real Estate Institute of Queensland Ltd

1.3 Any reference in this Contract to a statute includes:
(a) any statute amending, consolidating or replacing the statute; and
(b) Orders in Council, proclamations, regulations, rules, by-laws and ordinances made under the statute.

1.4 In this Contract, unless inconsistent with the context or subject matter, where the term **"Item"** is used in conjunction with a particular letter of the alphabet, it is a reference to the Item set opposite the letter referred to.

1.5 Any defined terms used in any part of this Contract shall have the same meaning when used in any other part of this Contract.

1.6 The marginal notes in the Reference Schedule are references to clauses or notes, as the case may be, in the Standard Commercial Terms.

1.7 This Contract shall be governed by the laws of Queensland.

1.8 Headings and notes have been included for ease of reference and guidance and this Contract shall be construed without reference to them.

2 BUSINESS DAYS

2.1 If anything is required to be done on a day that is not a Business Day, it must be done instead on the next Business Day.

3 DEPOSIT

3.1 The Deposit shall be paid by the Buyer to the Deposit Holder at the times stated in Item O.

3.2 If the Buyer:
(a) fails to pay the Deposit as provided in clause 3.1;
(b) pays the Deposit by cheque which is post-dated; or
(c) pays the Deposit by cheque which is not honoured on presentation;

then, the Buyer shall be in substantial breach of this Contract and the Seller may:
(i) affirm this Contract and exercise the rights expressed in clause 13.2; or
(ii) terminate this Contract and exercise the rights expressed in clause 13.3.

3.3 The rights and powers conferred by clause 3.2 are in addition to any other rights the Seller may have at law or in equity.

3.4 The Deposit shall be retained by the Deposit Holder until settlement or earlier termination of this Contract whereupon the Deposit Holder shall pay the Deposit to the person entitled to it.

3.5 If this Contract is terminated pursuant to the provisions of clauses 7.6, 9.3(a), 19, 20.1, 21.1 31.2(a), 32.2, 32.3(b) or 35.4, the Deposit and other monies paid under this Contract shall be refunded to the Buyer by the Seller or the Deposit Holder as the case may be but without interest, costs or damages and the same shall be accepted by the Buyer in full and final satisfaction of all claims.

4 SETTLEMENT AND POSSESSION

4.1 The balance of the Purchase Price shall be paid on the Settlement Date as the Seller or the Seller's Solicitor directs in exchange for:
(a) possession of the Property (such possession to be vacant except for any Lease);
NOTE 9 (b) a properly executed transfer for the Land in favour of the Buyer capable of immediate registration (after stamping) in the appropriate office free from Encumbrances (other than those set out in Item L) and title to the Property (other than the Land) free from Encumbrances (other than those set out in Item L) but subject to the conditions of this Contract;
(c) any declaration required, by the *Duties Act 2001*, to be furnished to procure the stamping of the transfer;
(d) such other instruments or declarations as are required by law to be signed by the Seller to procure the stamping and/or registration of the transfer;
(e) except as otherwise provided in this Contract, any instrument of title for the Land required to register the transfer;
(f) notices of assignment issued pursuant to clause 16.5;
(g) all other instruments (which shall be duly stamped) in the possession or control of the Seller evidencing estates and interests affecting the Property and which are exclusive to the Property;
(h) true copies of all other instruments (which shall be duly stamped) in the possession or control of the Seller evidencing estates and interests affecting the Property but which are not exclusive to the Property;
(i) the Certificate of Classification pursuant to the *Building Act 1975* appropriate to the uses stated in Item H (if the improvements on the Land may not be lawfully occupied unless such certificate has issued);
(j) all plans and drawings relating to the construction of the improvements on the Land in the possession or control of the Seller; and
(k) all documents in the possession or control of the Seller which the Buyer would reasonably require to enable the Buyer to manage the Property and to prepare returns under the ITAA.

4.2 If both of the following apply:
(a) the sale is not an excluded transaction under section 14-215 of the Withholding Law; and
(b) the Seller has not given the Buyer on or before settlement for each person comprising the Seller either:
(i) an ATO Clearance Certificate; or
(ii) a variation notice under section 14-235 of the Withholding Law which remains current at the Settlement Date varying the CGT Withholding Amount to nil,

then:
(c) for clause 4.1, the Seller irrevocably directs the Buyer to draw a bank cheque for the CGT Withholding Amount in favour of the Commissioner of Taxation or, if the Buyer's Solicitor requests, the Buyer's Solicitor's Trust Account;
(d) the Buyer must lodge a *Foreign Resident Capital Gains Withholding Purchaser Notification Form* with the ATO for each person comprising the Buyer and give copies to the Seller with the payment reference numbers (PRN) on or before settlement;
(e) the Seller must return the bank cheque in paragraph (c) to the Buyer's Solicitor (or if there is no Buyer's Solicitor, the Buyer) at settlement; and
(f) the Buyer must pay the CGT Withholding Amount to the ATO in accordance with section 14-200 of the Withholding Law and give the Seller evidence that it has done so within 2 Business Days of settlement occurring.

4.3 For clause 4.2 and section 14-215 of the Withholding Law, the market value of the CGT asset is taken to be the Purchase Price less any GST included in the Purchase Price for which the Buyer is entitled to an input tax credit unless:
(a) the Property includes items in addition to the Land and Improvements; and
(b) no later than 2 Business Days prior to the Settlement Date, the Seller gives the Buyer a valuation of the Land and Improvements prepared by a registered valuer,

© Copyright The Real Estate Institute of Queensland Ltd

in which case the market value of the Land and Improvements will be as stated in the valuation.

4.4 If the Buyer is required to pay the GST Withholding Amount to the Commissioner of Taxation at settlement pursuant to section 14-250 of the Withholding Law:

(a) the Seller must give the Buyer a notice in accordance with section 14-255(1) of the Withholding Law;

(b) prior to settlement the Buyer must lodge with the ATO:

(i) a *GST Property Settlement Withholding Notification* form ("Form 1"); and

(ii) a *GST Property Settlement Date Confirmation* form ("Form 2");

(c) on or before settlement, the Buyer must give the Seller copies of:

(i) the Form 1;

(ii) confirmation from the ATO that the Form 1 has been lodged specifying the Buyer's lodgement reference number and payment reference number;

(iii) confirmation from the ATO that the Form 2 has been lodged; and

(iv) a completed ATO payment slip for the Withholding Amount.

(d) the Seller irrevocably directs the Buyer to draw a bank cheque for the GST Withholding Amount in favour of the Commissioner of Taxation and deliver it to the Seller at settlement; and

(e) the Seller must pay the GST Withholding Amount to the ATO in compliance with section 14-250 of the Withholding Law promptly after settlement.

4.5 The Buyer warrants that the statements made by the Buyer in the Reference Schedule under GST Withholding Obligations are true and correct.

5 KEYS

5.1 Immediately on settlement, the Seller shall deliver all Keys, which are in the possession or under the control of the Seller, in accordance with any notice given in writing by the Buyer to the Seller and failing such notice the Seller shall deliver the Keys:

(a) to the Buyer, if the Buyer is present personally at settlement;

(b) to the Buyer's Solicitor at settlement, if the Buyer is not present personally;

(c) to the Seller's Agent at the address shown in Item B, if neither the Buyer nor any Solicitor acting for the Buyer is present personally at settlement;

(d) to and will leave the keys at the Property if none of the provisions of clauses 5.1(a), 5.1(b) or 5.1(c) are applicable.

5.2 At or prior to settlement, the Seller shall make a written record of all codes and combinations necessary for the purposes of fastening or unfastening any lock referred to in the definition of Keys.

6 INVESTMENT OF DEPOSIT

6.1 If either party directs by notice in writing to the Deposit Holder to invest the Deposit then (where the Deposit Holder is lawfully able) the Deposit Holder shall invest the Deposit with any Financial Institution permitted by law for the investment of trust monies until the Settlement Date.

6.2 If this Contract is completed, all interest accruing on the investment of the Deposit shall be shared equally between the Seller and the Buyer. If this Contract is not completed for any reason, the interest accruing on the Deposit shall be paid to the party entitled to the Deposit upon termination of this Contract.

6.3 The Deposit and any accrued interest shall be invested at the risk of the party to whom the Deposit and accrued interest is ultimately payable and the Deposit Holder shall not be liable for any loss suffered by the parties in consequence of an investment pursuant to clause 6.1.

6.4 To facilitate investment of the Deposit, each party shall notify its tax file number to the Deposit Holder within 4 Business Days following the date of this Contract.

6.5 The parties authorise the Deposit Holder to prepare and lodge any taxation return necessary in respect of the Deposit and interest and to pay any tax assessed out of the Deposit and interest and indemnify the Deposit Holder against any taxation assessed in respect of such interest.

6.6 The Seller and the Buyer shall be deemed to be presently entitled in equal shares to any interest accrued for the purposes of ITAA.

7 SELLER'S STATEMENT

7.1 The Buyer is not entitled to deliver to the Seller requisitions or enquiries on or to the Seller's title to the Property.

7.2 The Seller states that, except as disclosed in this Contract, each of the following statements is accurate at the time the Seller executes this Contract:

(a) the Seller has free and unqualified capacity and power to contract and to complete this Contract;

(b) the Seller is not under any legal disability which affects the Seller's capacity to contract and to complete this Contract; and

(c) if the Seller is a trustee, the Seller has free and unqualified power of sale under the instrument creating the trust, and that instrument does not require the consent or authority of any person to the entering into of this Contract or the settlement of this Contract.

7.3 The Seller states that, except as disclosed in this Contract, each of the following statements will be accurate at the Settlement Date:

(a) there is no current litigation by any person claiming an estate or interest in the Property;

(b) there is no unsatisfied judgement, order or writ of execution which effects the Property;

(c) no order has been made under Part 11 of the *Property Law Act 1974* which would operate as a charge on the Land;

(d) there is no order of a Court or other competent authority affecting the ability of the Seller to complete this Contract;

(e) no notice has been issued by a competent authority or proceedings instituted in a Court pursuant to any statute whereby the interest of the Seller in the Property may be rendered liable to forfeiture to the Crown;

(f) if the Land is Crown leasehold title, the Crown leasehold title is not rendered liable to forfeiture by reason of the non-observance or non-performance of the covenants or conditions of the Lease;

(g) if the Seller is a natural person, the Seller is not a bankrupt nor has the Seller signed any authority under section 188 of the *Bankruptcy Act 1966* (Cth);

(h) if the Seller is a corporation within the meaning of the *Corporations Act 2001* (Cth):

(i) the Seller is not in liquidation;

(ii) no action has been taken by or against the Seller which could lead to the winding up of the Seller;

(iii) an administrator, controller or managing controller has not been appointed to the Seller or in respect of the whole or any part of the Property; and

© Copyright The Real Estate Institute of Queensland Ltd

(iv) a compromise or arrangement has not been proposed between the Seller and its members or creditors nor agreed to by the members or creditors nor sanctioned by a Court; and

(l) the Seller is the registered owner or the lessee of the Land (according to the title expressed or implied in this Contract).

7.4 If a statement contained in either clause 7.2 or clause 7.3 is not accurate then the Buyer may terminate this Contract by notice in writing to the Seller.

7.5 If this Contract is terminated pursuant to clause 7.4, the Deposit and other monies paid under this Contract shall be refunded to the Buyer by the Seller or the Deposit Holder as the case may be and the Seller shall be liable by way of damages as compensation for the loss suffered by the Buyer in such sum as at the time this Contract was made was reasonably foreseeable as the loss liable to result, and which does in fact result from a termination of this Contract due to a statement contained in either clause 7.2 or clause 7.3 not being accurate.

7.6 (1) The Seller warrants that, except as disclosed in this Contract or a notice given by the Seller to the Buyer under the *Environmental Protection Act 1994* (**"EPA"**), at the date of this Contract;

(a) there is no outstanding obligation on the Seller to give notice to the administering authority under EPA of a notifiable activity being conducted on the Land; and

(b) The Seller is not aware of any facts or circumstances that may lead to the Land being classified as contaminated land within the meaning of EPA.

(2) If the Seller breaches a warranty in clause 7.6(1), the Buyer may:

(a) terminate this Contract by notice in writing to the Seller given 14 days after the date of this Contract; or

(b) complete this Contract and claim compensation, but only if the Buyer claims it in writing before settlement of this Contract.

7.7 If requested by the Buyer, the Seller within 14 days of such request shall:

(a) produce to the Buyer all unregistered documents relating to the Property and full and proper particulars of all unregistered dealings that so relate; and

(b) deliver to the Buyer photocopies of such documents or dealings (if the dealings are in writing) certified by the Seller or the Seller's Solicitor as being true copies.

8 ERRORS AND MISDESCRIPTIONS

8.1 If there is any immaterial mistake or error in the description or particulars of the Property or as to title, the Buyer shall not be entitled to terminate this Contract but shall be entitled to such compensation (if demanded in writing on or before the Settlement Date) as the case may require. The Buyer shall not be entitled to delay settlement or to withhold any part of the Purchase Price by reason of any such claim for compensation.

8.2 If there is any material mistake or error in the description or particulars of the Property or as to title and the Buyer does not exercise any right which the Buyer has at law to terminate this Contract, the Buyer shall be entitled to such compensation (if demanded in writing on or before the Settlement Date) as the case may require. The Buyer shall not be entitled to delay settlement or to withhold any part of the Purchase Price by reason of any such claim for compensation.

9 SURVEY AND INSPECTION

9.1 The Buyer shall be entitled to conduct a survey of the Land to ascertain the boundaries and area of the Land and to establish the location of structures purporting to be on the Land or on adjoining land.

9.2 If there is any immaterial error in the boundaries or area of the Land or any immaterial encroachment, the Buyer shall not be entitled to terminate this Contract but shall be entitled to such compensation (if demanded in writing on or before the Settlement Date) as the case may require. The Buyer shall not be entitled to delay settlement or to withhold any part of the Purchase Price by reason of any such claim for compensation.

9.3 If there is any material error in the boundaries or area of the Land or any material encroachment, the Buyer shall be entitled to elect by notice in writing to the Seller given on or before the Settlement Date either:

(a) to terminate this Contract; or

(b) to complete this Contract with compensation, in which event the Buyer shall be entitled to such compensation as the case may require and shall not be entitled to delay settlement or to withhold any part of the Purchase Price by reason of any such claim for compensation.

10 EXECUTION AND PRODUCTION OF DOCUMENTS

10.1 Subject to compliance by the Buyer with the Buyer's obligations under or by virtue of this Contract and subject to clause 10.2, the Seller shall as required do all acts and execute all documents necessary for the purpose of completing the sale and ensuring that the Buyer obtains a good and valid title to the Property.

10.2 All transfer documents, any declaration required pursuant to clause 4.1(c), and all instruments or declarations required pursuant to clause 4.1(d) shall be prepared by and at the expense of the Buyer and delivered to the Seller within a reasonable time prior to the Settlement Date.

10.3 If so requested by the Buyer, the Seller shall deliver to the Buyer, prior to the Settlement Date, photocopies of the documents executed by the Seller.

10.4 After execution of the transfer, if so requested by the Buyer and upon payment of the usual production fee by the Buyer, the Seller shall cause the transfer to be tendered to the Office of State Revenue for stamping, together with any declaration referred to in clause 4.1(c) and thereupon the Seller shall be deemed to have complied with the Seller's obligations under clause 4.1(c).

10.5 If an instrument of title is required to register a transfer of the Land and the instrument of title relating to the Land also relates to other land, the Seller shall not be obliged to deliver it to the Buyer but shall enter into such reasonable covenants with the Buyer as the Buyer may require for production of the instrument of title.

10.6 If the instrument of title is partially cancelled the Seller shall not be obliged to produce a separate instrument of title on settlement.

10.7 Where either clause 10.5 or clause 10.6 applies, the Buyer shall bear the cost of any new instrument of title relating to the Land.

11 INTEREST ON LATE PAYMENTS

11.1 The Buyer must pay interest at the annual rate in Item P:

(a) on any amount payable under this contract which is not paid when due; and

(b) on any judgement for money payable under this contract.

11.2 Interest continues to accrue:

(a) under clause 11.1(a), from the date it is due until paid; and

© Copyright The Real Estate Institute of Queensland Ltd

(b) under clause 11.1(b), from the date of judgement until paid.

11.3 Any amount payable under clause 11.1(a) in respect of a period prior to settlement must be paid by the Buyer at settlement. If this contract is terminated or if any amount remains unpaid after settlement, interest continues to accrue.

11.4 Nothing in this clause affects any other rights of the Seller under this contract or at law.

12 DIVIDING FENCES

Notwithstanding any provision in the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011*, the Seller need not contribute to the cost of construction of any dividing fence between the Land and any adjoining land owned by it. The Buyer waives any right to claim contribution from the Seller.

13 BUYER'S DEFAULT

13.1 If the Buyer:

(a) fails to pay the balance of the Purchase Price as provided in clause 4; or

(b) fails to comply with any of the terms or conditions of this Contract;

then the Seller may:

(i) affirm this Contract; or

(ii) terminate this Contract.

13.2 If the Seller affirms this Contract pursuant to clause 3.2 or clause 13.1, the Seller may:

(a) sue the Buyer for damages for breach or for specific performance and damages in addition to or instead of damages for breach; and

(b) recover from the Buyer as a liquidated debt the Deposit or any part of it which the Buyer has failed to pay and shall pay the Deposit or any part of the Deposit which is recovered to the Deposit Holder.

13.3 If the Seller terminates this Contract pursuant to clause 3.2 or clause 13.1, the Seller may elect to:

(a) declare the Deposit (or so much of it as shall have been paid) forfeited and/or sue the Buyer for breach; or

(b) declare the Deposit (or so much of it as shall have been paid) forfeited and/or resell the Property and if the resale is completed within 2 years from the date of termination any deficiency and any expense arising from such resale shall be recoverable by the Seller from the Buyer as liquidated damages;

and in either case the Seller may recover from the Buyer as a liquidated debt the Deposit of any part of it which has not been paid by the Buyer.

13.4 The rights and powers conferred upon the Seller by this clause 13 are in addition to any other right or power which the Seller may have at law or in equity.

14 PARTICULARS OF ADJUSTABLE ITEMS

14.1 Within a reasonable time after written request by the Buyer prior to the Settlement Date, the Seller shall deliver to the Buyer:

(a) a written statement of all rates, taxes, outgoings, rents and profits not capable of discovery by search or enquiry in any office of public record or pursuant to the provisions of any statute in respect of the Property; and

(b) (where the Land is subject to a Lease) a written statement disclosing to the extent the same is not disclosed in the Lease Schedule:

(i) the names and postal addresses of any tenant or other occupier of the Land;

(ii) the amounts, the due days for and the manner of payment of all periodic sums payable in respect of the Lease;

(iii) the date to which the same shall have been paid; and

(iv) the amounts of any Bond held from any such tenant or other occupier and the identity of the party holding such Bond.

14.2 If the Seller becomes aware of any information at any time between the date of delivering any such statement and settlement the effect of which is or may be to render such statement untrue in a material respect the Seller shall immediately disclose that information to the Buyer by notice in writing.

14.3 The Seller warrants that every such statement shall be true at the Settlement Date.

15 ADJUSTMENTS

15.1 The Seller shall pay or discharge all rates, taxes (including land tax) and other outgoings (except insurance premiums on insurances effected by the Buyer) with respect to the Property up to and including the date of possession.

15.2 The Buyer shall pay or discharge all rates, taxes (including land tax) and other outgoings with respect to the Property from the date of possession.

15.3 Except for water charges based on the quantity of water used all rates, taxes and outgoings shall be apportioned:

(a) in the case of those paid by the Seller, on the amount actually paid;

(b) in the case of those levied but unpaid, on the amount payable disregarding any discount for early payment;

(c) in the case of those not levied but the amount can be ascertained by advice from the relevant rating and taxing authority, on the amount advised by the relevant rating and taxing authority disregarding any discount for early payment; and

(d) in the case of those not levied and not ascertainable from the relevant rating and taxing authority and where a separate assessment was issued for the Land for the assessment period immediately prior to the date of possession, on the amount payable in that separate assessment disregarding any discount for early payment.

15.4 Any rates in the nature of water rates and which are not determined by reference to water usage shall be apportioned in accordance with clause 15.3. Any water charges based on the quantity of water used shall be adjusted in accordance with the following provisions:

(a) the Buyer, at the expense of the Buyer, shall read or procure the reading of any water meter installed on the Land no more than 5 days and no less than 3 days prior to the date of possession, and shall inform the Seller of the results of the water meter reading;

(b) the deemed water usage in litres for the whole of the current rating period for water charges (**"the deemed water usage"**) shall be calculated as the amount which is directly proportionate to the water usage between the date of commencement of the current rating period for water charges and the date of the water meter reading referred to in clause 15.4(a) (no allowance being made for seasonal or other factors);

(c) the likely assessment of water charges for the deemed water usage shall be calculated by using the method and rates then being used by the Local Government or other water supplier (**"the likely assessment"**);

(d) the likely assessment shall then be apportioned.

© Copyright The Real Estate Institute of Queensland Ltd

15.5 Land Tax shall be apportioned:

(a) on the assessment that the Office of State Revenue would issue for the land tax year current at the Settlement Date if the Seller was one natural person resident in Queensland and the Land was the Seller's only land; or

(b) if there is no separate Site Value for the Land, on a notional Site Value equal to:

$$\text{Site Value of the parcel} \times \frac{\text{Area of the Land}}{\text{Area of the Parcel}}$$

15.6 If land tax is unpaid at the Settlement Date and the Office of Sate Revenue advises that it will issue a final clearance for the Land on payment of a specified amount, then the Buyer may deduct the specified amount from the balance of the Purchase Price at settlement and must pay it promptly to the Office of State Revenue. If an amount is deducted under this clause, then land tax will be treated as paid at the Settlement Date for the purposes of clause 15.3.

16 RENTS AND PROFITS GUARANTEES AND BONDS

16.1 The rents and profits with respect to the Property shall benefit the Seller up to and including the date of possession and thereafter shall benefit the Buyer and shall be dealt with as follows:

(a) all unpaid rents and profits in respect of any period terminating on or prior to the date of possession shall not be apportioned between the parties on settlement but shall be recoverable by the Seller in accordance with clause 16.3;

(b) all rents and profits paid in advance of the date of possession shall be apportioned between the parties on settlement;

(c) all rents and profits payable in respect of any period current at the date of possession which have not been paid at the Settlement Date shall be apportioned when received by either party.

16.2 If on settlement a deduction is made in respect of any Bond, the Buyer shall following settlement keep the Seller indemnified in that respect.

16.3 The Seller assigns to the Buyer, subject to the settlement of this Contract and with effect from the Settlement Date:

(a) the benefit of all conditions contained in any Leases on the part of the tenant or other occupier of the Land given in favour of the Seller or any predecessors in title of the Seller;

(b) the benefit of all terms and conditions contained in the Service Contracts (subject to the consent of Service Contractor); and

(c) the benefit of all Guarantees or Bonds held by the Seller in respect of the Leases which are capable of assignment.

provided that all unpaid rents and profits in respect of any period terminating on or prior to the date of possession not apportioned upon settlement shall not be assigned to the Buyer but be recoverable by the Seller and to that extent section 117 of the *Property Law Act 1974* shall not apply.

16.4 The Buyer agrees to retain records relating to the Leases and to produce the Leases and any records relating to the Leases in any proceedings commenced by the Seller to recover any unpaid rents and profits.

16.5 The Seller shall prepare and execute appropriate notices to give effect to the assignments in clause 16.3.

17 LIABILITY OF BUYER

17.1 The Property shall be at the risk of the Seller until 5:00pm on the next Business Day after the date of this Contract and then the risk shall pass to the Buyer. The Seller whilst continuing in possession will use the Property with reasonable care.

17.2 From the date of this Contract until settlement, the Seller shall use best endeavours to administer the Property and properly enforce the Leases in accordance with the usual practice of the Seller. Should any matter or circumstance arise which may materially affect the proper performance of the terms of any Lease by any party, the Seller shall immediately notify the Buyer in writing.

17.3 In addition to the obligations contained in Clause 17.2, the Seller shall not without the prior written consent of the Buyer which shall not be unreasonably withheld:

(a) accept or agree to accept a surrender of any Lease;

(b) grant any Lease for any part of the Property which is vacant at the date of this Contract or which may become vacant prior to settlement;

(c) consent to the variation of any Lease, proposed assignment or any other dealing concerning any Lease; or

(d) negotiate or set new rent.

18 ACCESS

18.1 The Seller shall permit the Buyer or any person authorised by the Buyer to enter the Property on the Settlement Date for the purpose of checking the inventory of chattels (if any) and ascertaining the existence and state of repair of the Property.

18.2 The Seller shall permit any person authorised by the Buyer in writing upon reasonable written notice to enter the Property on one occasion for the purposes of reading any water, gas, electricity or other meter.

19 CONSENTS

If any consent is required by statute to the sale or the performance of any obligation under or by virtue of this Contract, this Contract is subject to such consent being given and the party who is required, by the statute, to obtain such consent (**"Applicant"**) shall apply for the consent and pursue the application. The Applicant shall pay all costs and fees (other than the other party's solicitor's) in respect of the application. The other party shall if and when required by the Applicant immediately join in the application and/or shall supply such information as shall be reasonably required in support of the application. If the consent is refused or not granted by the Settlement Date then either party may by notice in writing to the other terminate this Contract.

20 REQUIREMENTS OF AUTHORITIES

20.1 If it is established that at the date of this Contract the Local Government has given to the Seller or some other person a notice in writing pursuant to sections 247 and 248 of the *Building Act 1975* or sections 167 or 168 of the *Planning Act 2016* in respect of any building or structure on the Land and the notice is current at the Settlement Date the Buyer may by notice in writing to the Seller given on the Settlement Date terminate this Contract.

20.2 Except for any notice referred to in clause 20.1, or a tree order disclosed under section 83 of the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011*, any valid notice or order issued pursuant to any statute or by any Local Government or Court necessitating the doing of work or the expenditure of money on or in relation to the Property or any path or road adjoining the Land:

© Copyright The Real Estate Institute of Queensland Ltd

(a) if issued before the date of this Contract shall be fully complied with by the Seller in a proper and workmanlike manner on or before the Settlement Date; or

(b) if issued on or after the date of this Contract shall be fully complied with by the Buyer who shall indemnify the Seller in respect of the compliance with the notice or order.

If without default of the Buyer this Contract is terminated, the Seller shall pay to the Buyer on demand any amount expended by the Buyer in complying with any notice or order which was of the nature of a capital expenditure or has resulted in a benefit to the Seller.

21 PROPERTY ADVERSELY AFFECTED

21.1 If at the Contract Date:

NOTE 2 (a) the Present Use is not lawful under the relevant town planning scheme;

(b) the Land is affected by a proposal of any competent authority to alter the dimensions of any Transport Infrastructure or locate Transport Infrastructure on the Land;

(c) access or any service to the Land passes unlawfully through other land;

(d) any competent authority has issued a current notice to treat, or notice of intention to resume, regarding any part of the Land;

(e) there is an outstanding condition of a development approval attaching to the Land under section 73 of the *Planning Act 2016* or section 96 of the *Economic Development Queensland Act 2012* which, if complied with, would constitute a material mistake or error as to the Seller's title to the Property;

(f) the Property is affected by the *Queensland Heritage Act 1992* or is included in the World Heritage List;

(g) the Property is declared acquisition land under the *Queensland Reconstruction Authority Act 2011*;

(h) there is a charge against the Land under section 104 of the *Foreign Acquisitions and Takeovers Act 1975*,

and that has not been disclosed in this contract, the Buyer may terminate this contract by notice to the Seller given on or before settlement.

21.2 If no notice is given under clause 21.1, the Buyer will be treated as having accepted the Property subject to all of the matters referred to in that clause.

21.3 The Seller authorises the Buyer to inspect records held by any authority, including Security Interests on the PPSR relating to the Property.

21.4 Before the Settlement Date, the Seller must give the Buyer:

(a) copies of all documents relating to any unregistered interests in the Property; and

(b) further copies of details if those previously given cease to be complete or accurate;

(c) if requested by the Buyer, copies of all Security Interests or sufficient details of the Security Interests to enable the Buyer to undertake a search of the PPSR.

22 NO WARRANTY ON PRESENT USE

No warranty is implied that the use of the Property as described in Item H is permissible under any town planning scheme and no compensation is payable if the particulars stated in Item H are not correct.

23 COSTS

The parties shall pay their own costs of and incidental to the sale and purchase but all stamp duty on this Contract and any duty in respect of the conveyance by the Seller to the Buyer shall be paid by the Buyer and if not paid by the Buyer may be paid by the Seller and recovered from the Buyer as a liquidated debt.

24 MERGER

Despite settlement and despite the registration of the transfer in favour of the Buyer, any general or special condition (or any part or parts thereof) to which effect is not given by settlement or registration and which is capable of taking effect after settlement or registration shall remain in full force and effect.

25 TIME AND PLACE FOR SETTLEMENT

25.1 Settlement shall be effected at such time and place as may be agreed upon by the parties. The time for settlement shall be between the hours of 9:00am and 4:00pm AEST on the Settlement Date.

25.2 In the absence of agreement as to place, settlement shall be effected in the city or town named in Item R at:

(a) the office of a solicitor or financial institution nominated by the Seller; or

(b) if the Seller does not make a nomination at the land registry office in or nearest to the city or town in item R.

25.3 Despite clause 25.2 if a mortgage is to be discharged on settlement the Seller may by notice in writing to the Buyer given not less than 2 Business Days prior to the Settlement Date require settlement to take place at the office of the Seller's mortgagee in the city or town named in Item R or if such mortgagee does not have an office in that city or town at the office of such mortgagee in Queensland nearest to that city or town.

26 TIME OF THE ESSENCE

26.1 Time is of the essence of this contract, except regarding any agreement between the parties on a time of day for settlement and except otherwise provided in this Contract.

26.2 Clauses 26.2 to 26.8 apply if a party is unable to perform a Settlement Obligation solely as a consequence of a Delay Event but does not apply where the inability is attributable to:

(i) damage to, destruction of or diminution in value of the Property or other property of the Seller or Buyer; or

(ii) termination or variation of any agreement between a party and another person whether relating to the provision of finance, the release of an Encumbrance, the sale or purchase of another property or otherwise.

26.3 Time for the performance of the parties' Settlement Obligations is suspended and ceases to be of the essence of the contract and the parties are deemed not to be in breach of their Settlement Obligations.

26.4 An Affected Party must take reasonable steps to minimise the effect of the Delay Event on its ability to perform its Settlement Obligations.

26.5 When an Affected Party is no longer prevented from performing its Settlement Obligations due to the Delay Event, the Affected Party must give the other party a notice of that fact, promptly.

26.6 When the Suspension Period ends, whether notice under clause 26.5 has been given or not, either party may give the other party a Notice to Settle.

© Copyright The Real Estate Institute of Queensland Ltd

26.7 A Notice to Settle must be in writing and state:

(i) the Suspension Period has ended; and

(ii) a date, being not less than 5 nor more than 10 Business Days after the date the Notice to Settle is given, which shall become the Settlement Date;

(iii) that time is of the essence.

26.8 When Notice to Settle is given, time is again of the essence of the contract.

26.9 In this clause 26:

(i) "**Affected Party**" means a party referred to in clause 26.2;

(ii) "**Delay Event**" means:

(a) a tsunami, flood, cyclone, earthquake, bushfire or other act of nature;

(b) riot, civil commotion, war, invasion or a terrorist act;

(c) an imminent threat of an event in paragraphs (a) or (b); or

(d) compliance with any lawful direction or order by a Government Agency;

(iii) "**Government Agency**" means the government of the Commonwealth of Australia or an Australian State, Territory or local government and includes their authorities, agencies, government owned corporations and authorised officers, courts and tribunals.

(iv) "**Settlement Obligations**" means, the obligations of the Buyer and Seller under clause 4;

(v) "**Suspension Period**" means the period during which the Affected Party (or if both the Buyer and Seller are Affected Parties, either of them) remains unable to perform a Settlement Obligation solely as a consequence of a Delay Event.

27 NOTICES, COMMUNICATIONS, AUTHORITY DIRECTIONS, ETC

27.1 Notices under this contract must be in writing.

27.2 Notices under this contract or notices required to be given by law may be given and received by the party's solicitor.

27.3 Notices under this contract or notices required to be given by law may be given by:

(a) delivering or posting to the other party or its solicitor; or

(b) sending it to the facsimile number of the other party or its solicitor stated in the Reference Schedule (or another facsimile number notified by the recipient to the sender); or

(c) sending it to the email address of the other party or its solicitor stated in the Reference Schedule (or another email address notified by the recipient to the sender).

27.4 Subject to clause 27.5, a notice given after this contract is entered into in accordance with clause 27.3 will be treated as given:

(a) 5 Business Days after posting;

(b) if sent by facsimile, at the time indicated on a clear transmission report; and

(c) if sent by email, at the time it is sent.

27.5 Notices given by facsimile, by personal delivery or by email between 5pm on a Business Day (the "first Business Day") and 9am on the next Business Day (the "second Business Day") will be treated as given or delivered at 9am on the second Business Day.

27.6 If two or more notices are treated as given at the same time under clause 27.5, they will be treated as given in the order in which they were sent or delivered.

27.7 Notices or other written communications by a party's solicitor (for example, varying the Inspection Date, Finance Date or Settlement Date) will be treated as given with that party's authority.

27.8 For the purposes of clause 27.3(c) and clause 36.2 the notice or information may be contained within an email, as an attachment to an email or located in an electronic repository accessible by the recipient by clicking a link in an email.

28 REMOVAL OF FIXTURES, FITTINGS AND CHATTELS

28.1 Unless otherwise agreed between the parties any property not sold under this Contract (other than property of any tenant or other occupier of the Land) shall be removed from the Land prior to delivery of possession.

28.2 The Seller shall at the Seller's own expense reinstate and make good prior to delivery of possession any damage done to the improvements in removing that property and if the Seller fails to do so the Buyer may do so and recover the costs of so doing from the Seller as a liquidated debt.

28.3 Any of that property not so removed shall be deemed abandoned by the Seller and the Buyer may without prejudice to any other remedy complete this Contract and appropriate or remove or otherwise dispose of that property as the Buyer thinks fit.

28.4 Any costs incurred by the Buyer in removing that property or in making good any damage done to the improvements in such removal may be recovered by the Buyer from the Seller and the Seller shall indemnify and hold indemnified the Buyer from and against all claims, demands, actions, costs, judgements and expenses which the Buyer may suffer or incur by reason of any other person claiming any interest in that property.

29 CHATTELS

29.1 Title to any chattels agreed to be sold by or under this Contract shall pass at settlement.

29.2 The Seller assigns to the Buyer subject to the settlement of this Contract and with effect from the Settlement Date, the benefit of all warranties capable of assignment held by the Seller in respect of the chattels agreed to be sold. The Seller shall deliver to the Buyer at settlement all documents in the possession or control of the Seller evidencing the warranties referred to in this clause which would be sufficient to enable the Buyer to enforce those warranties.

30 APPOINTMENT OF AGENT

In the absence of any specific appointment the Seller by executing this Contract confirms the appointment of the Seller's Agent (jointly with any other agent in conjunction with whom the Seller's Agent has sold) as the agent of the Seller to introduce a Buyer.

31 FINANCE CLAUSE

31.1 If Items S, T and U are not deleted, this Contract is subject to the Buyer obtaining approval of a loan from the lender or class of lender specified in Item S on or before the approval date specified in Item T not less than the amount of loan specified in Item U on terms satisfactory to the Buyer. The Buyer must take reasonable steps to obtain the approval.

NOTE 7

31.2 The Buyer may give notice to the Seller that:

(a) approval has not been obtained by the approval date and the Buyer terminates this contract; or

(b) the finance condition has been either satisfied or waived by the Buyer.

© Copyright The Real Estate Institute of Queensland Ltd

31.3 The Seller may terminate this contract by notice to the Buyer if notice is not given under clause 31.2 by 5pm on the approval date. This is the Seller's only remedy for the Buyer's failure to give notice.

31.4 The Seller's right under the clause 31.3 is subject to the Buyer's continuing right to give written notice to the Seller of satisfaction, termination or waiver pursuant to clause 31.2.

32 PROPERTY SOLD SUBJECT TO LEASES AND SERVICE CONTRACTS

32.1 Seller's Statement

Where the Property is sold subject to any Lease or Service Contract, the Seller states that, except as disclosed in this Contract, each of the following statements shall be accurate at the Settlement Date:

(a) the particulars in the Lease Schedule and the Service Contract Schedule are true and correct;

(b) that no circumstances exist as far as the Seller is aware that would render any Lease liable to forfeiture nor has the Seller agreed to a surrender of any Lease;

(c) that all Leases and Service Contracts have been disclosed to the Buyer prior to execution of this Contract;

(d) the Seller is not aware of any breach by the Seller of any Lease or Service Contract;

(e) where any of the Leases are subject to the application of the *Retail Shop Leases Act 1994* ("**Act**"), the following further statements by the Seller apply:

(i) as far as the Seller is aware the Seller has in all respects complied with the Act in relation to the Leases;

(ii) no Lease is subject to an existing or renewed retail tenancy dispute within the meaning of the Act;

(iii) there are no mediation agreements, Queensland Civil and Administrative Tribunal proceedings or orders in existence in respect of any Lease;

(iv) no tenant has notified the Seller requesting the right to renew any Leases for a further period;

(v) no tenant has made a claim upon the Seller to pay compensation for loss or damage suffered by the tenant by virtue of sections 43, 46G or 46K of the Act nor are there any circumstances existing to the Seller's knowledge which might give rise to a claim for such compensation.

32.2 Inaccurate Statement

If a statement contained in clause 32.1 is not accurate then the Buyer may terminate this Contract by notice in writing to the Seller.

32.3 Acceptance of Lease and Service Contract Terms

(a) Within 7 days of the date of this Contract, the Seller will deliver to the Buyer or the Buyer's solicitor true copies of all Leases and Service Contracts together with a written statement that they constitute the whole of every agreement or arrangement with each of the tenants stated in those Leases or with each of the Service Contractors in those Service Contracts.

(b) If:

(i) the Seller does not deliver to the Buyer or the Buyer's solicitor true copies of all Leases and Service Contracts pursuant to clause 32.3(a); or

(ii) true copies of all Leases and Service Contracts have been delivered pursuant to clause 32.3(a) and the Buyer is not satisfied with any of the terms and conditions of any Lease or Service Contract;

then in the case of clause 32.3(b)(i) the Buyer shall be entitled to terminate this Contract by notice in writing to the Seller or in the case of clause 32.3(b)(ii) the Buyer shall be entitled to terminate this Contract by written notice to the Seller within 7 days from the date upon which all Leases and Service Contracts have been delivered.

(c) If the Buyer does not give written notice to the Seller pursuant to clause 32.3(b)(i) or 32.3(b)(ii), the Buyer agrees to be bound by the terms and conditions of each Lease and Service Contract disclosed by the Seller in the Lease Schedule and the Service Contract Schedule from the Settlement Date as if the Buyer were named as lessor in such Lease or as a contracting party in such Service Contract in substitution for the Seller.

(d) With respect to Service Contracts, clause 32.3(c) will apply subject to the consent of the Service Contractor.

(e) The amounts paid or payable in respect of the Service Contracts shall be outgoings for the purposes of clause 15 and shall be apportioned accordingly.

33 FOREIGN BUYER APPROVAL

NOTE 10 The Buyer warrants that either:

(1) the Buyer's purchase of the Property is not a notifiable action; or

(2) the Buyer has received a no objection notification,

under the *Foreign Acquisitions and Takeovers Act 1975*.

34 GOODS AND SERVICES TAX

34.1 Definitions

Words and phrases defined in the GST Act have the same meaning in this Contract unless the context indicates otherwise.

34.2 Reference Schedule and Notes

The Reference Schedule and the Notes to Completion are part of this clause 34.

34.3 Taxable Supply

This clause 34 applies where the transaction is:

(a) a Taxable Supply; or

(b) not a Taxable Supply because it is the Supply of a Going Concern.

34.4 Purchase Price Includes GST

If this clause 34.4 applies, the Purchase Price includes the Seller's liability for GST on the Supply of the Property. The Buyer is not obliged to pay any additional amount to the Seller on account of GST on the Supply of the Property.

34.5 Purchase Price Does Not Include GST

If this clause 34.5 applies, the Purchase Price does not include the Seller's liability for GST on the Supply of the Property. The Buyer must on the Settlement Date pay to the Seller in addition to the Purchase Price an amount equivalent to the amount payable by the Seller as GST on the Supply of the Property.

© Copyright The Real Estate Institute of Queensland Ltd

34.6 Margin Scheme

Warning: The Seller is warranting that the Margin Scheme can apply. If in doubt about using the Margin Scheme you should seek professional advice.

If this clause 34.6 applies:

(a) the Purchase Price includes the Seller's liability for GST on the Supply of the Property. The Buyer is not obliged to pay any additional amount to the Seller on account of GST on the Supply of the Property;

(b) the Seller:

(i) must apply the Margin Scheme to the Supply of the Property; and

(ii) warrants that the Margin Scheme is able to be applied;

(c) if the Seller breaches clause 34.6(b)(i) or its warranty under clause 34.6(b)(ii) then:

(i) the Buyer may terminate this Contract if it becomes aware of the breach prior to the Settlement Date.

(ii) if the Buyer does not terminate this Contract under clause 34.6(c)(i) or does not become aware of the breach until after the Settlement Date, it must pay to the Seller an amount equal to the Input Tax Credit which the Buyer will receive for GST payable for the Supply of the Property. Payment must be made when the Buyer receives the benefit of the Input Tax Credit;

(iii) the Buyer is entitled to compensation from the Seller if there is a breach of clause 34.6(b).

34.7 If the Supply is a Going Concern

Warning: The parties are providing certain warranties under this clause. If there is doubt about whether there is a Supply of a Going Concern you should seek professional advice.

If this clause 34.7 applies:

(a) the Purchase Price does not include any amount for GST;

(b) the parties agree the Supply of the Property is a Supply (or part of a Supply) of a Going Concern;

(c) the Seller warrants that:

(i) between the date of this Contract and the Settlement Date the Seller will carry on the Enterprise; and

(ii) the Property (together with any other things that must be provided by the Seller to the Buyer at the Settlement Date under a related agreement for the same Supply) is all of the things necessary for the continued operation of the Enterprise;

(d) the Buyer warrants that at the Settlement Date it is registered or required to be Registered under the GST Act;

(e) if either of the warranties in clause 34.7(c) is breached:

(i) the Buyer may terminate this Contract if it becomes aware of the breach prior to the Settlement Date;

(ii) if the Buyer does not terminate this Contract then, at the Settlement Date, the Buyer must pay to the Seller the amount payable by the Seller as GST on the Supply of the Property;

(iii) if the Buyer does not become aware of the breach until after the Settlement Date, it must pay to the Seller an amount equal to the Input Tax Credit which the Buyer will receive for GST payable in respect of the Supply of the Property. Payment must be made when the Buyer receives the benefit of the Input Tax Credit;

(iv) the Buyer is entitled to compensation from the Seller if there is a breach of the warranty;

(f) if the warranty in clause 34.7(d) is not correct the Buyer must pay to the Seller an amount equal to the GST payable in respect of the Supply of the Property. Payment must be made at the Settlement Date or, if settlement has occurred, immediately on demand;

(g) if for any reason other than a breach of a warranty by the Seller or the Buyer this transaction is not a Supply of a Going Concern, the Buyer must pay to the Seller the amount payable by the Seller as GST on the Supply of the Property. Payment must be made at the Settlement Date or, if settlement has occurred, immediately on demand.

34.8 Adjustments

Where this Contract requires an adjustment or apportionment of outgoings or rent and profits of the Property, that adjustment or apportionment must be made on the amount of the outgoing, rent or profit exclusive of GST.

34.9 Tax Invoice

Where GST is payable on the Supply of the Property, the Seller must give to the Buyer a Tax Invoice at the Settlement Date.

34.10 No Merger

To avoid doubt, the clauses in this clause 34 do not merge on settlement.

34.11 Remedies

The remedies provided in clauses 34.6(c), 34.7(e) and 34.7(f) are in addition to any other remedies available to the aggrieved party.

35 BUILDING AND PEST INSPECTION REPORTS

35.1 This contract is conditional on the Buyer obtaining a written building report and a written pest report (which may be a single report) on the Property by the Inspection Date on terms satisfactory to the Buyer. The Buyer must take all reasonable steps to obtain the reports (subject to the right of the Buyer to elect to obtain only one of the reports).

35.2 The Buyer must give notice to the Seller that:

(1) a satisfactory report under clause 35.1 has not been obtained by the Inspection Date and the Buyer terminates this contract. The Buyer must act reasonably; or

(2) clause 35.1 has been either satisfied or waived by the Buyer.

35.3 If the Buyer terminates this contract and the Seller asks the Buyer for a copy of the building and pest reports, the Buyer must give a copy of each report to the Seller without delay.

35.4 The Seller may terminate this contract by notice to the Buyer if notice is not given under clause 35.2 by 5pm on the Inspection Date. This is the Seller's only remedy for the Buyer's failure to give notice.

35.5 The Seller's right under clause 35.4 is subject to the Buyer's continuing right to give written notice to the Seller of satisfaction, termination or waiver pursuant to clause 35.2.

© Copyright The Real Estate Institute of Queensland Ltd

36. ELECTRONIC SETTLEMENT

36.1 Application of Clause

36.1.1. Clause 36 applies if the Buyer, Seller and each Financial Institution involved in the transaction agree to an Electronic Settlement using the same ELNO System and overrides any other provision of this Contract to the extent of any inconsistency.

36.1.2. Acceptance of an invitation to an Electronic Workspace is taken to be an agreement for clause 36.1.1.

36.1.3. Clause 36 (except clause 36.5.3) ceases to apply if either party gives notice under clause 36.5 that settlement will not be an Electronic Settlement.

36.2 Completion of Electronic Workspace

36.2.1. The parties must:

(a) ensure that the Electronic Workspace is completed and all Electronic Conveyancing Documents and the Financial Settlement Schedule are Digitally Signed prior to settlement; and

(b) do everything else required in the Electronic Workspace or otherwise to enable settlement to occur on the Settlement Date.

36.2.2. If the parties cannot agree on a time for settlement, the time to be nominated in the Workspace is 4pm AEST.

36.2.3. If any part of the Purchase Price is to be paid to discharge an Outgoing:

(a) the Buyer may, by notice in writing to the Seller, require that the amount is paid to the Buyer's Solicitor's trust account and the Buyer is responsible for paying the amount to the relevant authority;

(b) for amounts to be paid to destination accounts other than the Buyer's Solicitor's trust account, the Seller must give the Buyer a copy of the current invoice for the Outgoing to enable the Buyer to verify the destination account details in the Financial Settlement Schedule.

36.2.4. If the Deposit is required to discharge any Encumbrance or pay an Outgoing at settlement:

(a) the Deposit Holder must, if directed by the Seller at least 2 Business Days prior to Settlement, pay the Deposit (and any interest accrued on investment of the Deposit) less commission as clear funds to the Seller's Solicitor;

(b) the Buyer and the Seller authorise the Deposit Holder to make the payment in clause 36.2.4(a);

(c) the Seller's Solicitor will hold the money as Deposit Holder under the Contract; and

(d) the Seller and Buyer authorise the Seller's Solicitor to pay the money as directed by the Seller in accordance with the Financial Settlement Schedule.

36.3 Electronic Settlement

36.3.1. Clauses 10.2, 10.3, 25.2 and 25.3 do not apply.

36.3.2. Payment of the balance of the Purchase Price electronically as directed by the Seller's Solicitor in the Financial Settlement Schedule satisfies the Buyer's obligation in clause 4.1.

36.3.3. The Seller and Buyer will be taken to have complied with:

(a) clause 4.2(c),(e) and (f); and

(b) clause 4.4(d) and (e),

(as applicable) if at settlement the Financial Settlement Schedule specifies payment of the relevant amount to the account nominated by the Commissioner of Taxation.

36.3.4. The Seller will be taken to have complied with clauses 4.1(b), (c), (d), (f), (g) (h), (i), (j) and (k) and clause 5 if:

(a) in relation to documents which are suitable for Electronic Lodgement in the Land Registry at settlement, the documents are Digitally Signed within the Electronic Workspace; and

(b) in relation to any other document or thing, the Seller's Solicitor:

(i) confirms in writing prior to settlement that it holds all relevant documents which are not suitable for Electronic Lodgement and all Keys in escrow on the terms contained in the QLS E-Conveyancing Guidelines; and

(ii) gives a written undertaking to send the documents and Keys (if applicable) to the Buyer or Buyer's Solicitor no later than the Business Day after settlement; and

(iii) if requested by the Buyer, provides copies of documents in the Seller's Solicitors possession.

36.3.5. A party is not in default to the extent it is prevented from complying with an obligation because the other party or the other party's Financial Institution has not done something in the Electronic Workspace.

36.3.6. Any rights under the contract or at law to terminate the contract may not be exercised during the time the Electronic Workspace is locked for Electronic Settlement.

36.3.7. Electronic Settlement is taken to occur when Financial Settlement is effected, whether or not Electronic Lodgement has occurred.

36.4 Computer System Unavailable

If settlement fails and cannot occur by 4pm AEST on the Settlement Date because a computer system operated by the Land Registry, Office of State Revenue, Reserve Bank, a Financial Institution or the relevant ELNO System is inoperative, neither party is in default and the Settlement Date is deemed to be the next Business Day. Time remains of the essence.

36.5 Withdrawal from Electronic Settlement

36.5.1. Either party may elect not to proceed with an Electronic Settlement by giving written notice to the other party.

36.5.2. A notice under clause 36.5.1 may not be given later than 5 Business Days before the Settlement Date unless an Electronic Settlement cannot be effected because:

(a) the transaction is not a Qualifying Conveyancing Transaction; or

(b) a party's solicitor is unable to complete the transaction due to death, a loss of legal capacity or appointment of a receiver or administrator (or similar) to their legal practice or suspension of their access to the ELNO System; or

(c) the Buyer's or Seller's Financial Institution is unable to use the relevant ELNO System to effect Electronic Settlement.

36.5.3. If clause 36.5.2 applies:

(a) the party giving the notice must provide satisfactory evidence of the reason for the withdrawal; and

© Copyright The Real Estate Institute of Queensland Ltd

(b) the Settlement Date will be extended to the date 5 Business Days after the Settlement Date.

36.6 Costs

Each party must pay its own fees and charges of using the relevant ELNO System for Electronic Settlement.

36.7 Definitions for clause 36

In clause 36:

"Digitally Sign" and **"Digital Signature"** have the meaning in the ECNL.

"ECNL" means the Electronic Conveyancing National Law (Queensland).

"Electronic Conveyancing Documents" has the meaning in the *Land Title Act 1994*.

"Electronic Lodgement" means lodgement of a document in the Land Registry in accordance with the ECNL.

"Electronic Settlement" means settlement facilitated by an ELNO System.

"Electronic Workspace" means a shared electronic workspace within an ELNO System that allows the Buyer and Seller to effect Electronic Lodgement and Financial Settlement.

"ELNO" has the meaning in the ECNL.

"ELNO System" means a system provided by the ELNO for facilitating Financial Settlement and Electronic Lodgement.

"Financial Settlement" means the exchange of value between Financial Institutions facilitated by an ELNO System in accordance with the Financial Settlement Schedule.

"Financial Settlement Schedule" means the electronic settlement schedule within the Electronic Workspace listing the source accounts and destination accounts.

"Qualifying Conveyancing Transaction" means a transaction that is not excluded for Electronic Settlement by the rules issued by the relevant ELNO, Office of State Revenue, Land Registry, or a Financial Institution involved in the transaction.

37. ELECTRONIC CONTRACT AND DISCLOSURE

37.1 Electronic Signing

If this contract is signed by any person using an Electronic Signature, the Buyer and Seller:

(a) agree to enter into this contract in electronic form; and

(b) consent to either or both parties signing the contract using an Electronic Signature.

37.2 Pre-contract Disclosure

The Buyer consents to the Seller's use of electronic communication to give any notice or information required by law to be given to the Buyer and which was given before the Buyer signed this contract.

38. COUNTERPARTS

38.1 This contract may be executed in two or more counterparts, all of which will together be deemed to constitute one and the same contract.

38.2 A counterpart may be electronic and signed using an Electronic Signature.

NOTES AND WARNINGS

NB. Where any specific items are not required delete and initial

NOTE 1 Insert, in Item A, the date of signing by the last party to sign.

NOTE 2 Describe, in Item H, the actual use presently being made of the Land and/or the improvements, e.g. commercial etc.

WARNING -Refer to clause 21.1(a). **Before this Contract is signed the Seller should** ensure that the present use described in Item H is a lawful use.

For example, if a business is being carried on at a dwelling house in a residential zone, that use may be unlawful unless town planning consent exists. This **warning applies whether the Buyer intends to continue the use stated in Item H or not.** If the use is not lawful or if there is a doubt about the use, this should be drawn to the Buyer's attention and, if the Buyer agrees, a special condition should be inserted in this Contract so as to modify or avoid the operation of clause 21.1(a).

NOTE 3 If freehold, do not complete "Type of Holding" or "Lease No".

NOTE 4 Describe in general terms, e.g. factory, warehouse etc.

NOTE 5 Particulars should be inserted in the Lease Schedule and the Service Contract Schedule.

NOTE 6 The Contract Rate is published each month in "The Proctor".

NOTE 7 If this Contract **is to be subject to finance** then Items S, T and U must be completed in every respect and Item V must be deleted and initialed.

If this Contract **is not to be subject to finance** Items S, T and U must be deleted and initialled and Item V shall apply.

If known, state name of lender in Item S. If not known, state class, e.g. trading bank, savings bank, building society, insurance company, credit union, or other class of lending institution. Do not insert the words "finance company" but insert the specific name (or names) of a finance company.

The date in Item T should be at least 14 days prior to the Settlement Date.

The dollar amount of the loan being sought must be inserted in Item U. Do not insert the words "sufficient to complete this purchase" or words of a similar effect.

NOTE 8 The Deposit Holder should sign with his or her personal signature.

If the Deposit Holder is a partnership, a member of the partnership should sign in the partnership name.

If the Deposit Holder is a company, the acknowledgement should be signed in accordance with the *Corporations Act 2001*, section 127 or by a person duly authorised to sign acknowledgements of Deposit Holder on behalf of the company.

NOTE 9 A Seller which is a corporation should note that to ensure the Property is free from Encumbrances it may be necessary to provide evidence at settlement that the Property has been released from or is not subject to a security interest given by the Seller.

NOTE 10 If this Contract is to be made subject to the approval of the Commonwealth Treasurer being obtained, a special condition should be inserted in this Contact so as to modify or avoid the operation of clause 33.

© Copyright The Real Estate Institute of Queensland Ltd

Attachment 2 - Aerial View Identifying Lot 4 Drew Street, Dalby

55
43
Dalby - Jandowae Rd
Drew St
Lot 4 SP251966
22
18130
12

Extract from Australis Asset Advisory Group - Fair Value as at 30 June 2019
*****(Prices are Excluding GST)*****

Australis Asset Advisory G
Western Downs Regional Council
FAIR VALUE AS AT 30 JUNE 2019

CVR ID	Asset Class	Description	Fair Value	RATE PER SQM	AASB 13 LEVEL	Valuer Notes	Variance Comments	Prior Register Land Area (sqm)	Prior Register Value	Fair Value Variance
23001	Land Held for Resale	L8 SP141668 - Myall Street - Jandowae	20,700	2.07	2	Vacant	Sales do not support prior value	10,000	42,907	-51.76%
56349	Land Held for Resale	L9 SP251966 - Drew Street - Dalby	120,400	30.00	2	Vacant	Sales do not support prior value	4,014	138,255	-12.91%
56350	Land Held for Resale	L8 SP251966 - Drew Street - Dalby	120,700	30.00	2	Vacant	Sales do not support prior value	4,023	138,255	-12.70%
56351	Land Held for Resale	L7 SP251966 - Drew Street - Dalby	120,700	30.00	2	Vacant	Sales do not support prior value	4,023	138,255	-12.70%
56352	Land Held for Resale	L6 SP251966 - Drew Street - Dalby	107,900	30.01	2	Vacant	Sales do not support prior value	3,596	128,720	-16.17%
56353	Land Held for Resale	L5 SP251966 - Drew Street - Dalby	143,300	20.00	2	Vacant	Sales do not support prior value	7,165	152,557	-6.07%
56354	Land Held for Resale	L4 SP251966 - Drew Street - Dalby	135,000	25.00	2	Vacant	Sales do not support prior value	5,399	147,789	-8.65%
56355	Land Held for Resale	L3 SP251966 - Drew Street - Dalby	142,200	25.00	2	Vacant	Sales do not support prior value	5,687	147,789	-3.78%
56356	Land Held for Resale	L2 SP251966 - Drew Street - Dalby	112,200	29.99	2	Vacant	Sales do not support prior value	3,741	133,487	-15.95%
70562	Land Held for Resale	L6 RP184124 - Retreat Road, Kowguran 4415	60,800	0.15	2		In line with recent sales evidence	1	48,012	26.64%

Title	**Corporate Services Financial Report December 2021**
Date	6 January 2022
Responsible Manager	T. Skillington, ACTING CHIEF FINANCIAL OFFICER

Summary

The purpose of this Report is to provide Council with the Financial Report for the period ending 31 December 2021.

Link to Corporate Plan
Strategic Priority: Sustainable Organisation
- We are recognised as a financially intelligent and responsible Council.
- We focus on proactive, sustainable planning for the future.

Material Personal Interest/Conflict of Interest

Nil

Officer's Recommendation

That this Report be received, and that:

1. Council notes the Financial Report as of 31 December 2021.

Background Information

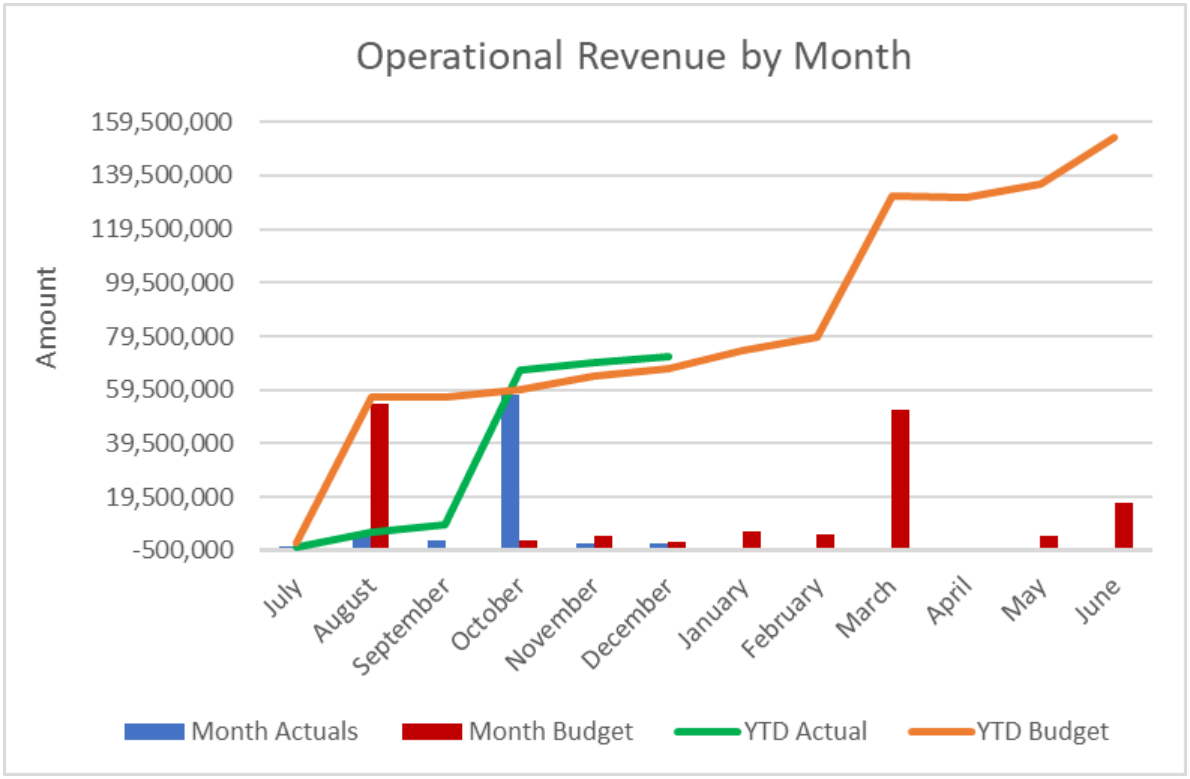
The Chief Executive Officer is required by Section 204 (2) of the Local Government Regulation 2012 to present the Financial Report at each meeting of the local government if each meeting is held less frequently than monthly, or monthly. The Financial Report must state the progress that has been made in relation to the local government's budget for the period of the financial year up to a day as near as practicable to the end of the month before the meeting is held (section 204 (3)).

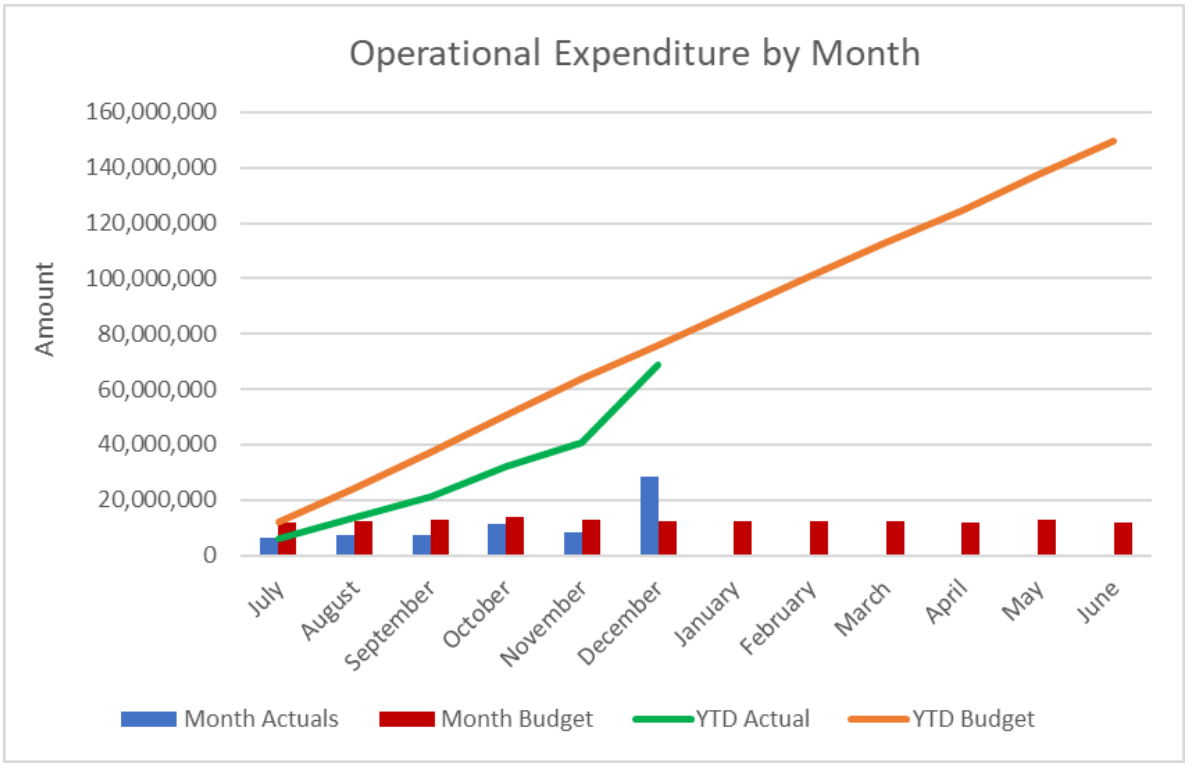
Report

1. Operating Result

As of 31 December 2021, Council is making a $3.183 million profit which is $11.444 million greater than budget when compared to the expected budgeted loss of $8.262 million. This favourable position is mainly due to Rates and Utility Charges being greater than budget by $4.650 million, Materials and Services being behind budget $5.499 million and Employee Benefits being $0.922 million behind budget.

Graphs and an analysis of the major variances for each revenue and expense item is provided below.


Operational Revenue by Month
Amount
159,500,000
139,500,000
119,500,000
99,500,000
79,500,000
59,500,000
39,500,000
19,500,000
-500,000
July
August
September
October
November
December
January
February
March
April
May
June
Month Actuals
Month Budget
YTD Actual
YTD Budget


Operational Expenditure by Month
Amount
160,000,000
140,000,000
120,000,000
100,000,000
80,000,000
60,000,000
40,000,000
20,000,000
0
July
August
September
October
November
December
January
February
March
April
May
June
Month Actuals
Month Budget
YTD Actual
YTD Budget

Council Consolidated	Original Budget $	YTD Budget $	YTD Actuals $	Variance $	Comments
Revenue					
Rates and Utility Charges	(96,237,784)	(48,118,892)	(52,732,743)	(4,613,851)	Rates and Utility Charges is ahead of budget $4.614 million. This better than budgeted position is due to: > $2.963 million phasing issue with the budget being split evenly over the 2 rating cycles. It is expected that the 2nd half year rates will be behind budget due to the continued sale of resource sector properties back to rural owners. > $1.651 million to be paid for the Fire Levy payment (will reduce revenue).
Volumetric	(6,344,978)	-	24,826	24,826	Volumetric revenue has a debit value due to some minor adjustments.
Less: Discounts & Pensioner Remissions	5,236,660	2,643,331	2,582,356	(60,975)	Discounts & Pensioner remissions revenue is in line with budget.
Net Rates and Utility Charges	**(97,346,102)**	**(45,475,561)**	**(50,125,561)**	**(4,650,000)**	
Fees and Charges	(6,248,579)	(3,265,710)	(3,852,610)	(586,900)	Fees and Charges revenue is ahead of budget $0.587 million mainly due to: > $0.230 million ahead in town planning and building application fees. > $0.190 million ahead in fines and penalties. > $0.111 million ahead in Washdown Bay fees due to higher patronage (also tied in with higher numbers at the Saleyards).
Rental and Levies	(1,652,968)	(819,990)	(824,154)	(4,164)	Rental and Levies revenue is in line with budget.
Sales of Major Services	(24,659,198)	(10,265,786)	(7,952,628)	2,313,158	Sales of Major Services is under budget $2.313 million mainly due to: > Quarry sales being behind budget $0.678 million. Production is on schedule at the Quarry with booking out to jobs behind budget. This lag in booking to jobs is due to the wet weather and projects being pushed out to the 2nd half of the year. > Commercial Works being behind budget $1.948 million. This is due to outstanding progress claims and is a phasing issue. The recent flooding has also delayed the program and claims are taking longer to approve. All projects will be delivered by year end. (Expenditure is also down due to the delay in works). > Saleyards are ahead of budget $0.324 million due to favourable seasonal and market conditions.

Council Consolidated	Original Budget $	YTD Budget $	YTD Actuals $	Variance $	Comments
Operating Grants, Subsidies and Contributions	(21,648,998)	(6,862,024)	(7,960,352)	(1,098,328)	Operating Grants, Subsidies and Contributions is over budget $1.098 million mainly due to: > $0.353 million received for the Health Services Sector, with additional revenue being received from the Commonwealth in relation to COVID-19 pandemic and an additional 30 per cent increase in the viability supplement and the residential care homeless supplement. There is also $0.120 million of revenue relating to 2020-21 in the 2021-22 year. > $0.299 million additional revenue received for the Financial Assistance Grant. It is now expected that this will come under budget for the year due to the grant allocation methodology being reviewed and Council now losing 11% each year until 2024-25. > $0.285 million additional revenue received for Trainee/Apprentice grants.
Interest Revenue	(1,374,442)	(687,222)	(705,315)	(18,093)	Interest Revenue is in line with budget due to a high cash balance and a change in accounting treatment where finance costs are now no longer offset with revenue. As at 31/12/21 interest rates were 0.56%.
Other Income	(1,001,376)	(275,689)	(479,500)	(203,811)	Other revenue is ahead of budget $0.204 million mainly due to: > $0.138 million reimbursements for employees on Workers Compensation. > $0.065 million ahead in Cinema Revenue.
TOTAL OPERATING REVENUES	**(153,931,663)**	**(67,651,982)**	**(71,900,120)**	**(4,248,138)**	
Expenditure					
Employee Benefits	56,773,001	28,712,077	28,233,178	(478,899)	Employee Benefits are under budget $0.479 million mainly due to Workers Compensation coming under budget $0.222 million and a lower FTE count than budgeted. It is expected that Employee benefits will be tight and be on budget for the year.
Less Capitalised Employee Benefits	(6,814,413)	(2,285,196)	(2,728,086)	(442,890)	Capitalised Employee Benefits are ahead of budget $0.443 million with a greater allocation of staff working on capital works opposed to operational works (phasing issue).
Net Employee Benefits	**49,958,588**	**26,426,881**	**25,505,092**	**(921,789)**	

Council Consolidated	Original Budget $	YTD Budget $	YTD Actuals $	Variance $	Comments
Materials and Services	54,489,395	27,069,950	21,571,438	(5,498,512)	Materials and Services expenditure is under budget $5.499 million due to outstanding invoices not being accrued at the end of the current month (December). Large accounts outstanding are Works repairs and maintenance $1.183 million, the waste accounts $1.048 million, Commercial Works $0.896 million and fleet repairs and maintenance $0.509 million.
Depreciation and Amortisation	44,708,456	22,354,242	21,341,187	(1,013,055)	Depreciation and Amortisation costs are under budget $1.013 million mainly due to the write off of assets (road assets). It is expected that there will be savings in depreciation for the year.
Finance Costs	376,841	62,550	299,645	237,095	Finance Costs are over budget $0.237 million due to the write-off of 2020-21 bad debts and the change in accounting treatment where QTC finance costs were offset against interest revenue.
Corporate Overhead	-	-	-	-	
TOTAL OPERATING EXPENSES	**149,533,280**	**75,913,623**	**68,717,362**	**(7,196,261)**	
Operating (surplus)/deficit	**(4,398,383)**	**8,261,641**	**(3,182,758)**	**(11,444,399)**	

2. Business unit's commentary

- **Commercial Works:** Commercial Works is currently running at a deficit of $2.630 million which is $0.994 million behind budget. This less favourable position is due to outstanding progress claims and is a phasing issue. The recent flooding has also delayed the program and claims are taking longer to approve. All projects are expected be delivered by year end. Expenditure is also down due to this delay in works.

- **Gas:** Gas is in line with budget with the business unit currently making a $0.395 million profit.

- **Water:** The Water business unit is making a $3.437 million deficit which is $0.515 million better than budget. This more favourable position is due to Discounts and Pensioner Remissions being behind budget ($0.184 million) and expenditure for Materials and Services and Depreciation being behind budget ($0.318 million).

- **Sewerage:** Sewerage is making a $1.452 million profit which is $0.111 million better than budget. This more favourable position is due to revenue being ahead of budget for Rates and Utility Charges ($0.058 million) and expenditure for Materials and Services and Depreciation being behind budget ($0.087 million).

- **Quarry:** The Quarry is making a $0.858 million profit which is $0.618 million behind budget. Production is on schedule (expenditure) at the Quarry with booking out to jobs behind budget (revenue). This lag in booking to jobs is due to the wet weather and projects being pushed out to the 2nd half of the year.

- **Waste:** Waste is making a $0.325 million profit which is $0.951 million better than budget. This more favourable position is due to Materials and Services being $1.040 million behind budget. This is due to a delay in finalising waste contract invoices and is a phasing issue.

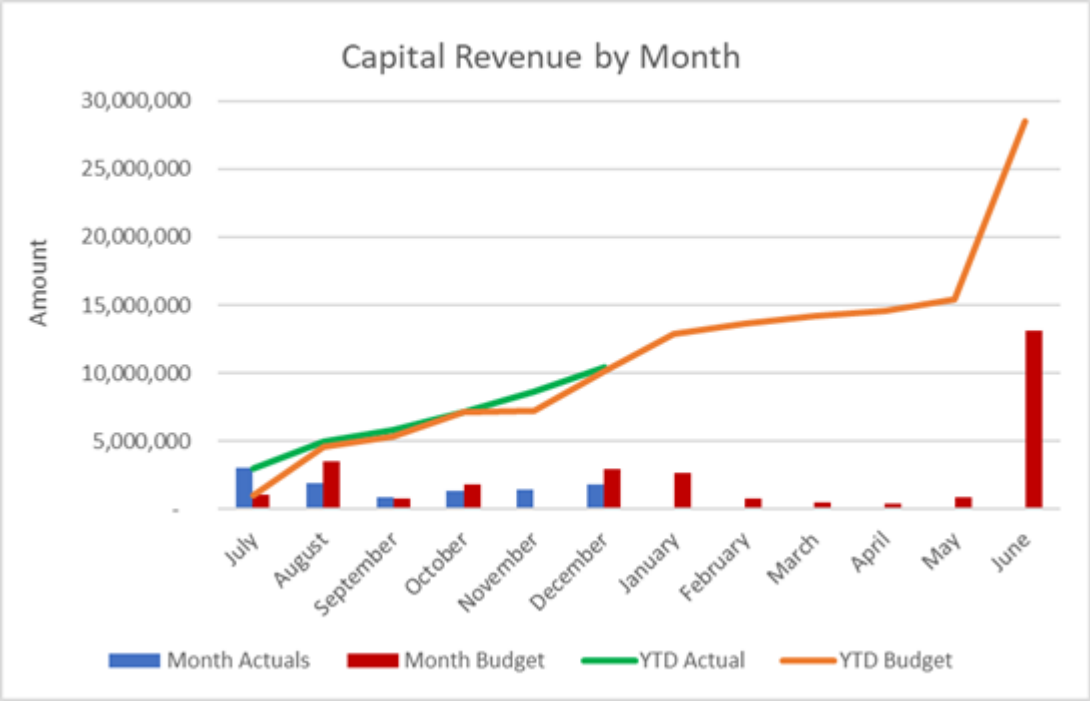
- **Saleyards:** The Saleyards is making a $0.487 million profit which is $0.495 million better than budget. This favourable position is due to revenue being ahead of budget $0.324 million due to seasonal and market conditions. The early wet winter was followed by quite a number of dry weeks with forage crops and available feed running out across the vendor catchment. Coupled with record prices, the market has been very attractive to vendors and hence the Saleyards throughput has increased significantly. When the budget was formed it was formed on a conservative basis. Expenditure is also down $0.171 million due to some maintenance works being pushed out to later in the year.

- **Washdown Bays:** The Washdown Bays is making a $0.112 million profit which is $0.118 million ahead of budget due to revenue being ahead of budget $0.111 million due to higher patronage and is also linked to the increase throughput at the Saleyards.

3. Capital Revenue and Expenditure

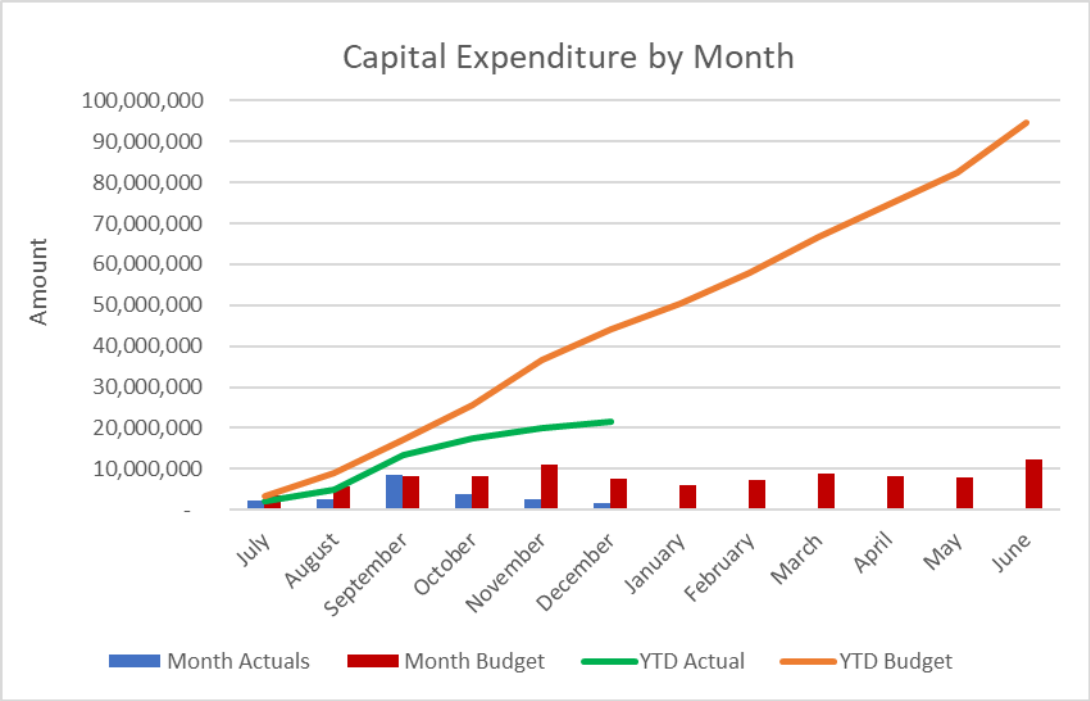
Capital Revenue

Capital Revenue is essentially in line with budget with it being $0.287 million ahead of budget as of the 31st of December 2021. It is expected that Council will not meet budget for capital revenue due to some projects being deferred to 2022-23 (Thomas Jack Park and the Chinchilla Cultural Precinct). This will be reported to Council in next month's Finance report.



Capital Expenditure

Capital Expenditure is $22.621 million behind budget as of the 31st of December 2021 due to outstanding progress payments and works in progress not being invoiced. There will always be a lag in capital expenditure with works complete and payment for those works.



Major projects behind budget are Miles CBD Streetscape, Russell Park Mountain Bike Trails, Regional Flood Projects, Regional Reseal, Halliford Road, Regional Water Mains Replacement, Tara Pool Replacement, Thomas Jack Park, Chinchilla Cultural Precinct and Myall 107 Cultural Precinct. These projects are behind budget due to delays in receiving funding (including Queensland Reconstruction Authority approval), finalising design and awarding tenders. Wet weather has also impacted over the last two months.

Further expenditure will need to be deferred to 2022-23 for the Tara Pool Replacement, Thomas Jack Park, and the Chinchilla Cultural Precinct. This will be reported to Council in next month's Finance report.

4. Cash and Investments

Council's Cash and Investments as of 31 December 2021 totalled $213.564 million which represents 17.14 months of operating expenses including depreciation. The balance as of 30 June 2021 was $201.035 million. The balance remains high due to expenditure being significantly behind budget. The balance will decline until the second half year rates is received. Council tends to spend a majority of its expenditure in the second half of the year.

Consultation (Internal/External)

Nil

Legal/Policy Implications (Justification if applicable)

Nil

Budget/Financial Implications

Council adopted the FY2022 Original Budget on 23 June 2021. The attached one-page report details the progress made against Year-To-Date (YTD) budget for the period ending 31 December 2021. Budget points to be noted:

- The timing of sale of resource sector properties back to rural owners has not progressed in line with the estimated phasing with no impact on rates to date. Phasing was projected over a four-year period and will be re-estimated when developing the 2022-23 budget.
- The transfer of Health Services with the termination payouts and the donation of cash to Southern Cross Care will occur this financial year.
- Queensland Local Government Grants Commission has advised a decrease in Council's allocation of the Financial Assistance Grant by 11%. This will take effect from 2022-23 with similar reductions to occur until 2024-25. This will affect the current year's budget as this grant is normally paid in advance (50% of 2022-23 allocation paid in 2021-22). The exact dollar impact on our grant allocation will not be known until May 2022, when the Federal government announces the size of the allocation pool.

Human Rights Considerations

Section 4(b) of the *Human Rights Act 2019* (Qld) (the Human Rights Act) requires public entities 'to act and make decisions in a way compatible with human rights'.

There are no human rights implications associated with this report.

Conclusion

The budgeted surplus is currently ahead of budget by $11.444 million, however will continue to be closely monitored with a 30 June forecast to be prepared and updated over the coming months as the dollar impacts of the budget points above are quantified.

Attachments

1. One Page Report December 2021

Authored by: C. Prain, FINANCIAL PLANNING & ANALYSIS SUPERVISOR

Western Downs Regional Council
One Page Result
Period Ending: 31 December 2021

	Council Consolidated				Council Net				Commercial Works			
	Original Budget	YTD Budget	YTD Actuals	YTD Variance	Original Budget	YTD Budget	YTD Actuals	YTD Variance	Original Budget	YTD Budget	YTD Actuals	YTD Variance
Operating Revenue												
Rates and Utility Charges	(96,237,784)	(48,118,892)	(52,732,743)	(4,613,851)	(74,892,215)	(37,446,106)	(41,984,223)	(4,538,117)	-	-	-	-
Volumetric	(6,344,978)	-	24,826	24,826	-	-	-	-	-	-	-	-
Less: Discounts & Pensioner Remissions	5,236,660	2,643,331	2,582,356	(60,975)	3,950,046	1,975,023	2,113,454	138,431	-	-	-	-
Net Rates and Utility Charges	(97,346,102)	(45,475,561)	(50,125,561)	(4,650,000)	(70,942,169)	(35,471,083)	(39,870,769)	(4,399,686)	-	-	-	-
Fees and Charges	(6,248,579)	(3,265,710)	(3,852,610)	(586,900)	(2,873,943)	(1,577,390)	(2,043,599)	(466,209)	-	-	-	-
Rental and Levies	(1,652,968)	(819,990)	(824,154)	(4,164)	(1,587,968)	(793,990)	(779,697)	14,293	-	-	-	-
Sales of Major Services	(24,659,198)	(10,265,786)	(7,952,628)	2,313,158	-	-	-	-	(12,017,500)	(3,676,040)	(1,727,569)	1,948,471
Operating Grants & Subsidies	(21,648,998)	(6,862,024)	(7,960,352)	(1,098,328)	(21,648,998)	(6,862,024)	(7,960,352)	(1,098,328)	-	-	-	-
Interest	(1,374,442)	(687,222)	(705,315)	(18,093)	(1,337,442)	(668,718)	(659,020)	9,698	-	-	-	-
Other Income	(1,001,376)	(275,689)	(479,500)	(203,811)	(941,376)	(245,689)	(454,213)	(208,524)	-	-	-	-
Total Operating Revenue	(153,931,663)	(67,651,982)	(71,900,120)	(4,248,138)	(99,331,896)	(45,618,894)	(51,767,650)	(6,148,756)	(12,017,500)	(3,676,040)	(1,727,569)	1,948,471
Operating Expenses												
Employee Benefits	56,773,001	28,712,077	28,233,178	(478,899)	47,080,037	23,921,708	23,124,325	(797,383)	2,146,710	1,060,368	1,000,979	(59,389)
Less Capitalised Employee Benefits	(6,814,413)	(2,285,196)	(2,728,086)	(442,890)	(6,392,288)	(2,074,134)	(2,317,292)	(243,158)	-	-	-	-
Net Employee Benefits	49,958,588	26,426,881	25,505,092	(921,789)	40,687,749	21,847,574	20,807,033	(1,040,541)	2,146,710	1,060,368	1,000,979	(59,389)
Materials and Services	54,489,395	27,069,950	21,571,438	(5,498,512)	25,441,001	12,774,716	9,722,516	(3,052,200)	8,069,856	4,033,975	3,138,961	(895,014)
Depreciation and Amortisation	44,708,456	22,354,242	21,341,187	(1,013,055)	36,277,815	18,138,918	17,275,627	(863,291)	-	-	-	-
Finance Costs	376,841	62,550	299,645	237,095	292,095	62,550	299,645	237,095	-	-	-	-
Corporate Overhead	-	-	-	-	(3,914,600)	(1,957,296)	(1,957,296)	-	435,173	217,584	217,584	-
Total Operating Expenses	149,533,280	75,913,623	68,717,362	(7,196,261)	98,784,060	50,866,462	46,147,525	(4,718,937)	10,651,739	5,311,927	4,357,524	(954,403)
Operating (surplus)/deficit	**(4,398,383)**	**8,261,641**	**(3,182,758)**	**(11,444,399)**	**(547,836)**	**5,247,568**	**(5,620,125)**	**(10,867,693)**	**(1,365,761)**	**1,635,887**	**2,629,955**	**994,068**
Capital Revenue												
Capital Grants & Subsides	(25,160,174)	(8,106,091)	(8,317,711)	(211,620)	(24,957,194)	(7,903,111)	(7,976,507)	(73,396)	-	-	-	-
Contributions	(1,390,473)	(950,000)	(895,920)	54,080	(1,360,473)	(950,000)	(895,920)	54,080	-	-	-	-
Contributions - Contributed Assets	(250,000)	-	-	-	(250,000)	-	-	-	-	-	-	-
Contributions from Developers - Cash	(250,000)	(125,000)	(200,045)	(75,045)	(250,000)	(125,000)	(166,002)	(41,002)	-	-	-	-
Disposal of Non-Current Assets	(1,480,000)	(1,000,000)	(1,054,105)	(54,105)	(1,480,000)	(1,000,000)	(1,054,105)	(54,105)	-	-	-	-
Total Capital Revenue	(28,530,647)	(10,181,091)	(10,467,781)	(286,690)	(28,297,667)	(9,978,111)	(10,092,534)	(114,423)	-	-	-	-
Capital Expenses												
Loss of Revaluation of Inventory	-	-	-	-	-	-	-	-	-	-	-	-
Restoration of Land Provision	-	-	25,161	25,161	-	-	-	-	-	-	-	-
Capital Expense Write-Off	8,200,000	2,500,000	2,276,839	(223,161)	7,500,000	2,300,000	2,000,202	(299,798)	-	-	-	-
Total Capital Expenses	8,200,000	2,500,000	2,302,000	(198,000)	7,500,000	2,300,000	2,000,202	(299,798)	-	-	-	-
Net Result (surplus)/deficit	**(24,729,030)**	**580,550**	**(11,348,539)**	**(11,929,089)**	**(21,345,503)**	**(2,430,543)**	**(13,712,457)**	**(11,281,914)**	**(1,365,761)**	**1,635,887**	**2,629,955**	**994,068**
Capital Funding Applications												
Capital Expenditure - New Assets	23,671,967	13,406,993	7,789,951	(5,617,042)	21,760,384	12,737,910	7,346,422	(5,391,488)	-	-	-	-
Capital Expenditure - Upgrade Assets	13,390,272	5,196,092	1,842,073	(3,354,019)	11,740,176	5,046,099	1,777,476	(3,268,623)	-	-	-	-
Capital Expenditure - Replacement Assets	57,637,332	25,641,130	11,990,750	(13,650,380)	51,067,019	23,236,735	11,257,850	(11,978,885)	-	-	-	-
Loan Principal	-	-	-	-	-	-	-	-	-	-	-	-
Land Rehab	-	-	-	-	-	-	-	-	-	-	-	-
Total Capital Funding Applications	**94,699,571**	**44,244,215**	**21,622,774**	**(22,621,441)**	**84,567,579**	**41,020,744**	**20,381,748**	**(20,638,996)**	**-**	**-**	**-**	**-**

Western Downs Regional Council
One Page Result
Period Ending: 31 December 2021

	Gas				Water				Sewerage			
	Original Budget	YTD Budget	YTD Actuals	YTD Variance	Original Budget	YTD Budget	YTD Actuals	YTD Variance	Original Budget	YTD Budget	YTD Actuals	YTD Variance
Operating Revenue												
Rates and Utility Charges	-	-	-	-	(6,180,459)	(3,090,230)	(3,083,762)	6,468	(9,393,219)	(4,696,610)	(4,754,417)	(57,807)
Volumetric	-	-	-	-	(6,344,978)	-	24,826	24,826	-	-	-	-
Less: Discounts & Pensioner Remissions	-	25,000	26,361	1,361	581,928	290,965	106,713	(184,252)	436,506	218,253	215,684	(2,569)
Net Rates and Utility Charges	-	25,000	26,361	1,361	(11,943,509)	(2,799,265)	(2,952,223)	(152,958)	(8,956,713)	(4,478,357)	(4,538,733)	(60,376)
Fees and Charges	(31,000)	(15,500)	(17,831)	(2,331)	(770,000)	(386,000)	(480,497)	(94,497)	-	-	(10,485)	(10,485)
Rental and Levies	-	-	-	-	(65,000)	(26,000)	(44,457)	(18,457)	-	-	-	-
Sales of Major Services	(2,924,488)	(1,367,492)	(1,329,507)	37,985	(12,070)	(6,070)	(38,032)	(31,962)	(12,500)	(5,700)	(1,456)	4,244
Operating Grants & Subsidies	-	-	-	-	-	-	-	-	-	-	-	-
Interest	-	-	-	-	(20,000)	(10,002)	(21,709)	(11,707)	(12,000)	(6,000)	(16,874)	(10,874)
Other Income	-	-	-	-	-	-	-	-	-	-	-	-
Total Operating Revenue	(2,955,488)	(1,357,992)	(1,320,977)	37,015	(12,810,579)	(3,227,337)	(3,536,918)	(309,581)	(8,981,213)	(4,490,057)	(4,567,548)	(77,491)
Operating Expenses												
Employee Benefits	291,903	144,183	145,201	1,018	3,850,200	1,901,787	2,077,320	175,533	1,383,177	683,229	736,852	53,623
Less Capitalised Employee Benefits	-	-	-	-	-	-	(62,720)	(62,720)	-	-	(311)	(311)
Net Employee Benefits	291,903	144,183	145,201	1,018	3,850,200	1,901,787	2,014,600	112,813	1,383,177	683,229	736,541	53,312
Materials and Services	1,074,712	555,712	517,602	(38,110)	4,321,922	2,254,679	2,039,483	(215,196)	1,540,734	762,307	705,555	(56,752)
Depreciation and Amortisation	280,351	140,178	140,935	757	4,666,386	2,333,190	2,230,054	(103,136)	2,565,082	1,282,542	1,252,598	(29,944)
Finance Costs	49,467	-	-	-	6,075	-	-	-	-	-	-	-
Corporate Overhead	244,237	122,118	122,118	-	1,380,218	690,108	690,108	-	840,977	420,486	420,486	-
Total Operating Expenses	1,940,670	962,191	925,856	(36,335)	14,224,801	7,179,764	6,974,245	(205,519)	6,329,970	3,148,564	3,115,180	(33,384)
Operating (surplus)/deficit	**(1,014,818)**	**(395,801)**	**(395,121)**	**680**	**1,414,222**	**3,952,427**	**3,437,327**	**(515,100)**	**(2,651,243)**	**(1,341,493)**	**(1,452,368)**	**(110,875)**
Capital Revenue												
Capital Grants & Subsides	-	-	-	-	-	-	-	-	-	-	-	-
Contributions	-	-	-	-	-	-	-	-	(30,000)	-	-	-
Contributions - Contributed Assets	-	-	-	-	-	-	-	-	-	-	-	-
Contributions from Developers - Cash	-	-	-	-	-	-	(27,447)	(27,447)	-	-	(6,596)	(6,596)
Disposal of Non-Current Assets	-	-	-	-	-	-	-	-	-	-	-	-
Total Capital Revenue	-	-	-	-	-	-	(27,447)	(27,447)	(30,000)	-	(6,596)	(6,596)
Capital Expenses												
Loss of Revaluation of Inventory	-	-	-	-	-	-	-	-	-	-	-	-
Restoration of Land Provision	-	-	-	-	-	-	-	-	-	-	-	-
Capital Expense Write-Off	-	-	-	-	500,000	100,000	69,220	(30,780)	100,000	100,000	190,003	90,003
Total Capital Expenses	-	-	-	-	500,000	100,000	69,220	(30,780)	100,000	100,000	190,003	90,003
Net Result (surplus)/deficit	**(1,014,818)**	**(395,801)**	**(395,121)**	**680**	**1,914,222**	**4,052,427**	**3,479,100**	**(573,327)**	**(2,581,243)**	**(1,241,493)**	**(1,268,961)**	**(27,468)**
Capital Funding Applications												
Capital Expenditure - New Assets	-	-	-	-	1,100,000	117,500	11,650	(105,850)	-	-	-	-
Capital Expenditure - Upgrade Assets	-	-	-	-	1,637,112	137,009	61,370	(75,639)	12,984	12,984	3,227	(9,757)
Capital Expenditure - Replacement Assets	-	-	-	-	3,192,371	1,383,037	630,966	(752,071)	2,896,597	756,597	100,266	(656,331)
Loan Principal	-	-	-	-	-	-	-	-	-	-	-	-
Land Rehab	-	-	-	-	-	-	-	-	-	-	-	-
Total Capital Funding Applications	**-**	**-**	**-**	**-**	**5,929,483**	**1,637,546**	**703,986**	**(933,560)**	**2,909,581**	**769,581**	**103,493**	**(666,088)**

Western Downs Regional Council
One Page Result
Period Ending: 31 December 2021

	Quarry				Waste				Saleyards				Washdown Bays			
	Original Budget	YTD Budget	YTD Actuals	YTD Variance	Original Budget	YTD Budget	YTD Actuals	YTD Variance	Original Budget	YTD Budget	YTD Actuals	YTD Variance	Original Budget	YTD Budget	YTD Actuals	YTD Variance
Operating Revenue																
Rates and Utility Charges	-	-	-	-	(5,771,891)	(2,885,946)	(2,910,341)	(24,395)	-	-	-	-	-	-	-	-
Volumetric	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Less: Discounts & Pensioner Remissions	-	-	-	-	268,180	134,090	120,144	(13,946)	-	-	-	-	-	-	-	-
Net Rates and Utility Charges	-	-	-	-	(5,503,711)	(2,751,856)	(2,790,197)	(38,341)	-	-	-	-	-	-	-	-
Fees and Charges	-	-	-	-	(2,008,989)	(1,004,496)	(907,142)	97,354	-	-	-	-	(564,647)	(282,324)	(393,056)	(110,732)
Rental and Levies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sales of Major Services	(7,452,640)	(4,090,482)	(3,412,386)	678,096	-	-	-	-	(2,240,000)	(1,120,002)	(1,443,678)	(323,676)	-	-	-	-
Operating Grants & Subsidies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest	-	-	-	-	(5,000)	(2,502)	(7,712)	(5,210)	-	-	-	-	-	-	-	-
Other Income	-	-	-	-	(60,000)	(30,000)	(25,287)	4,713	-	-	-	-	-	-	-	-
Total Operating Revenue	(7,452,640)	(4,090,482)	(3,412,386)	678,096	(7,577,700)	(3,788,854)	(3,730,338)	58,516	(2,240,000)	(1,120,002)	(1,443,678)	(323,676)	(564,647)	(282,324)	(393,056)	(110,732)
Operating Expenses																
Employee Benefits	1,142,950	567,113	576,348	9,235	397,258	196,228	332,457	136,229	382,163	188,754	168,064	(20,690)	98,603	48,707	71,632	22,925
Less Capitalised Employee Benefits	(422,125)	(211,062)	(246,865)	(35,803)	-	-	(99,385)	(99,385)	-	-	(1,513)	(1,513)	-	-	-	-
Net Employee Benefits	720,825	356,051	329,483	(26,568)	397,258	196,228	233,072	36,844	382,163	188,754	166,551	(22,203)	98,603	48,707	71,632	22,925
Materials and Services	4,522,304	2,089,509	2,056,400	(33,109)	7,872,602	3,766,333	2,726,003	(1,040,330)	1,305,264	636,200	499,554	(136,646)	341,000	196,519	165,364	(31,155)
Depreciation and Amortisation	21,842	10,920	10,170	(750)	441,702	220,854	214,930	(5,924)	424,174	212,088	200,093	(11,995)	31,104	15,552	16,780	1,228
Finance Costs	-	-	-	-	24,844	-	-	-	1,120	-	-	-	3,240	-	-	-
Corporate Overhead	316,671	158,334	158,334	-	461,927	230,964	230,964	-	180,702	90,354	90,354	-	54,695	27,348	27,348	-
Total Operating Expenses	5,581,642	2,614,814	2,554,387	(60,427)	9,198,333	4,414,379	3,404,969	(1,009,410)	2,293,423	1,127,396	956,552	(170,844)	528,642	288,126	281,124	(7,002)
Operating (surplus)/deficit	**(1,870,998)**	**(1,475,668)**	**(857,999)**	**617,669**	**1,620,633**	**625,525**	**(325,369)**	**(950,894)**	**53,423**	**7,394**	**(487,126)**	**(494,520)**	**(36,005)**	**5,802**	**(111,932)**	**(117,734)**
Capital Revenue																
Capital Grants & Subsides	-	-	-	-	(202,980)	(202,980)	(341,204)	(138,224)	-	-	-	-	-	-	-	-
Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Contributions - Contributed Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Contributions from Developers - Cash	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Disposal of Non-Current Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Capital Revenue	-	-	-	-	(202,980)	(202,980)	(341,204)	(138,224)	-	-	-	-	-	-	-	-
Capital Expenses																
Loss of Revaluation of Inventory	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Restoration of Land Provision	-	-	1,556	1,556	-	-	23,605	23,605	-	-	-	-	-	-	-	-
Capital Expense Write-Off	-	-	17,414	17,414	-	-	-	-	100,000	-	-	-	-	-	-	-
Total Capital Expenses	-	-	18,970	18,970	-	-	23,605	23,605	100,000	-	-	-	-	-	-	-
Net Result (surplus)/deficit	**(1,870,998)**	**(1,475,668)**	**(839,029)**	**636,639**	**1,417,653**	**422,545**	**(642,968)**	**(1,065,513)**	**153,423**	**7,394**	**(487,126)**	**(494,520)**	**(36,005)**	**5,802**	**(111,932)**	**(117,734)**
Capital Funding Applications																
Capital Expenditure - New Assets	-	-	-	-	803,083	543,083	431,631	(111,452)	-	-	-	-	8,500	8,500	248	(8,252)
Capital Expenditure - Upgrade Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Expenditure - Replacement Assets	-	-	-	-	64,500	22,000	-	(22,000)	416,845	242,761	1,669	(241,092)	-	-	-	-
Loan Principal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Land Rehab	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Capital Funding Applications	**-**	**-**	**-**	**-**	**867,583**	**565,083**	**431,631**	**(133,452)**	**416,845**	**242,761**	**1,669**	**(241,092)**	**8,500**	**8,500**	**248**	**(8,252)**

Title	**Infrastructure Services Report Capital Works December 2021/2022 Progress Update**
Date	17 December 2021
Responsible Manager	D. Dibley, WORKS MANAGER CONSTRUCTION

Summary

The purpose of this Report is for the Works Department to provide an update to Council regarding the 2021/2022 Capital Works Program for the month of December 2021.

Link to Corporate Plan

Strategic Priority: Strong Diverse Economy
- Our business and industry actively live and buy local.

Strategic Priority: Quality Lifestyle
- Our residents are provided with modern infrastructure and quality essential services across our region.
- Our recreational spaces and community facilities are attractive, safe, and accessible.
- We invest in safe, well maintained road networks to connect our region and support economic activities.

Strategic Priority: Sustainable Organisation
- We are recognised as a financially intelligent and responsible Council.
- Our agile and responsive business model enables us to align our capacity with service delivery.
- Our effective asset management ensures that we responsibly maintain our community assets.

Material Personal Interest/Conflict of Interest

Nil

Officer's Recommendation

That this Report be received and noted.

Background Information

On 21 July 2021, Council adopted the 2021/22 Budget including Council's Capital Works Program.

Report

To ensure Council are well informed with key infrastructure projects, monthly reports will be presented outlining recently completed projects, projects in progress and upcoming projects.

RECENTLY COMPLETED PROJECTS

- Sargents Road, Jandowae Bitumen Dust Suppression and Gravel Resheet;
- Sengs Road, Jandowae Bitumen Dust Suppression and Gravel Resheet;
- Greens Road, Dulacca Gravel Resheet;
- Bells Road, Dulacca Gravel Resheet; and
- Nandi Road Ch 4.65 - 6.65km, Nandi Reconstruction Project.

PROJECTS IN PROGRESS

- Russell Park Mountain Bike Trail Project;
- Miles CBD Streetscape Revitalisation Project;
- Milne Street, Tara Road Upgrade Project (Gravel Pavement to Bitumen Seal);
- Roberts Street, Tara Upgrade Project (Gravel Pavement to Bitumen Seal);
- Dalwogan Road Gravel Resheet & Upgrade Project (Natural Formation to Gravel Pavement);
- Booral Road Ch 7.66 - 11.47km, Bundi Reconstruction Project;
- Condamine Street, Dalby Ch 0.43 - 0.94km - Reconstruction Project, including a kerb and channel upgrade;
- John Street, Meandarra Upgrade Project (Gravel Pavement to Bitument Seal);
- QRA REPA Flood Damage Restoration Package # 10 (Giligulgul area).

UPCOMING PROJECTS

- QRA REPA Flood Damage Restoration Packages 8, 9 & 11 (Bell & Jimbour areas);
- Mary St Precinct Stormwater Infrastructure Upgrade Project.
- Bundi Rd Ch 1.3km Bridge Replacement / Upgrade - awarded 12/21
- 21/22 Regional (Bitumen) Reseal Program

Technical Services' Design Department have completed the following number of civil designs for the 2021/2022 Capital Works Program:-

- 75% - Roadworks Design Program (39/52) projects Issued for Construction;
    - 3 awaiting DTMR approval
    - 4 completed awaiting signoff
    - 6 >90% progressed
- 86% - Footpath Design Program (12/14) projects Issued for Construction. (2 on hold)
- 33 additional miscellaneous projects

COMMERCIAL WORKS PROJECTS IN PROGRESS

- Disaster Recovery Funding Arrangement (Flood Damage) works on the state road network
- DTMR Reseal Prior Works Program (various state-controlled roads within the Western Downs)

UPCOMING COMMERCIAL WORKS

- Dalby Cooyar Road Rehabilitation Stage 2 (Ch. 0 to 4)
- 26B Leichardt Highway Rehabilitation (Wandoan Area) - currently being tendered

Consultation (Internal/External)

Following Council's resolution to receive the report, updates will be posted on Council's social media platforms to inform Western Downs Regional Council's community.

Legal/Policy Implications (Justification if applicable)

Nil

Budget/Financial Implications

Local Expenditure for Capital Works Projects for the month of December is unavailable due to date of reporting.

Human Rights Considerations

Section 4(b) of the *Human Rights Act 2019* (Qld) (the Human Rights Act) requires public entities 'to act and make decisions in a way compatible with human rights'.

All activities will be undertaken in accordance with Council's human rights obligations.

Conclusion

The Works department's Capital Works Program is currently on schedule and within budget.

Attachments

Nil

Authored by: Debra Dibley, A/WORKS MANAGER CONSTRUCTION

Title	**Community and Liveability Report Health Services Governance Report**
Date	19 January 2022
Responsible Manager	A. Yardley, Acting General Manager (Community & Liveability)

Summary

The purpose of this Report is to provide Council with an update in relation to key governance areas within the Health Services Department.

Link to Corporate Plan

Strategic Priority: Quality Lifestyle
- Our residents are provided with modern infrastructure and quality essential services across our region.
- Our recreational spaces and community facilities are attractive, safe, and accessible.
- We attract families to live, work, prosper, and play in our region.

Strategic Priority: Sustainable Organisation
- We are recognised as a financially intelligent and responsible Council.
- Our agile and responsive business model enables us to align our capacity with service delivery. -

Material Personal Interest/Conflict of Interest

Nil

Officer's Recommendation

That this Report be received and noted.

Background Information

Council is commiitted to the responsible for the delivery of Aged Care and Community Services, ensuring the following Quality Standard are met:

1. Consumer dignity and choice
2. Ongoing assessment and planning with consumers
3. Personal care and clinical care
4. Services and supports for daily living
5. Organisation's service environment
6. Feedback and complaints
7. Human Resources, and
8. Organisational governance

Council is currently transitioning all Health Care services to Southern Cross Care Queensland (SCCQ). SCCQ are currently Managing the Tarcoola Aged Care facility via a Management Agreement with WDRC.

Report

This report provides Council with an update on:

- Legislative Covid requirements,

- Clinical performance, and
- Progress of the transfer to SCC.

Legislative COVID Requirements

On the 4th January 2022 booster vaccinations were recommended for all residents and staff who had their second vaccination at least 4 months ago. All Health Services staff are double vaccinated and when eligible, staff are being encouraged to obtain their booster shot.

Tarcoola
100% staff vaccinated

Carinya
100% staff vaccinated

Community Care
100% staff vaccinated

Performance

- **Tarcoola**

  Residential Aged Care Facility (RACF) Update:

Permanent Residents:	18
Respite Residents:	1
Discharges:	2
SIRS (see below):	3
Waiting List:	3

  Serious Incident Response Scheme (SIRS) Reporting -

  3 SIRS incidents Priority 2 recorded for December 2021. An investigation is currently underway.

  COVID 19

  Facility placed into lock down on the 31st December 2021 following a staff member testing positive to Covid 19. One staff member deemed as a close contact and placed into isolation.

  COVID 19 plan implemented and all residents tested. All residents and 2nd staff member returned negative results.

  Facility undertook internal COVID clean on Monday 3rd January - residents permitted out of isolation.

  Under direction of Queensland Health an external cleaning company was employed to perform a terminal clean - undertaken on Wednesday 5th January.

  Visitors permitted to return to facility on Thursday 6th January - visitors wearing masks

  Staff returned to moderate risk level PPE as per Queensland Health Directive

  Tarcoola RACF Clinical Indicators

  Refer to Attachment 1. All Registers are up to date.

Tarcoola RACF Update

Southern Cross Care continues to provide clinical management of Tarcoola.

Tarcoola Clinical Staffing Update

Staffing levels remain adequate given resident numbers.

Audits

Nil ACQSC audits conducted during the month of December 2021.

- **Carinya**

Residential Aged Care Facility (RACF) Update

Permanent Residents:	12
Respite Residents:	2
Discharges:	0
SIRS	0
Waiting List:	0

Serious Incident Response Scheme (SIRS) Reporting

There were no incidents for December 2021.

Carinya Clinical Staffing Update

Clinical Coordinator appointed.

Audits

As per the last report to Council, Carinya received a request for information from ACQSC re Standard 3 (3) (a) (b) (g) and Standard 7(3)(a). A written response was submitted with no further updates at this time.

Carinya RACF Clinical Indicators

Registers are up to date. See Attachment 1.

- **Community Care**

Audit of Council's Community Care Services by ACQSC

ACQSC has made nil requests for further information nor have they indicated when they would be undertaking a follow up audit. Monthly telephone meetings continue with The Department of Social Services .

Health Services Coordinator Update

Position remains vacant - staff member currrenly acting in position.

Quality Clinical Lead Update

The position remains vacant

Supervisor Jandowae Domiciliary Service (Community Care) update

Staff member commenced in this role 4 January 2022

Community Care Key Performance Indicators

Key Performance Indicators have been reviewed with no trending issues of concern. See Attachment 1.

Organisational Enterprise Risks

Council is responsible for the delivery of safe and quality care and services to the residents of Council owned and operated aged care facilities. The provision of health care services is considered a **critical** organisational enterprise risk and remains at this level.

Risks as an Aged Care Provider

The significant risks have been reviewed and there has been no change to the risk rating as reported since the October 2021 meeting of Council.

Risk	Risk Impact	Consequence	Likelihood	Risk Rating
Qualified & Skilled Staff	Quality Resident Care / Service Delivery Resident Safety / Injury Non-Compliance Financial	MAJOR	LIKELY	Significant
Clinical Governance	Quality Resident Care / Service Delivery Resident Safety / Injury Sanctions Legal Action Financial Reputation	MAJOR	LIKELY	Significant
Legislative & Regulatory Compliance	Legal Action Sanctions Financial Reputation	MAJOR	LIKELY	Significant

Council continues to closely monitor staffing. Placement agencies continue to advise that senior clinicians are in extremely high demand across the industry. In addition, difficulties are now being experienced because of the current COVID-19 lockdowns and the requirement for all staff to be fully vaccinated. Consequently, this places more stress on an industry which already has skills shortages.

Status of the transfer to Southern Cross Care (Qld) Ltd

Council approvals and the execution of contracts occurred on 8 December 2021. Since then, Council staff have been proceeding with the transfer. The major activities undertaken since this date has been maintenance work on facilities arising from the audits of the facilities. The maintenance work being performed are those where it is considered that resident and staff safety are at risk. These are part of Council's regular maintenance program with the costs being relatively minor.

Council has formed a steering committee with SCC to progress the transfer. The 1st meeting was held on 21 December and the second meeting will be held on 18 January. It is proposed to hold these meetings fortnightly thereafter.

There are currently no issues which are likely to delay the transfer of services to SCC.

Consultation (Internal/External)

Internal:
Acting Chief Executive Officer
Executive Management Team
Health Services Clinical Staff
Chief Procurement Officer
General Counsel

External:
Finance consultant
Minter Ellison Lawyers

Legal/Policy Implications (Justification if applicable)

Transition to SCC
All legal aspects of the transaction are proceeding smoothly. On target to complete 1 April 2022.

Budget/Financial Implications

The Operating Loss for the half year is $1,859,000 compared to a budgeted operating loss of $1,337,000.

Revenue is over by $205,000 due to ACFI funding per bed day being higher than budgeted and an accrual of $120,000 not being made at 30 June 2021. These increases have been offset by lower resident numbers.

Expenditure is over by $728,000. There is a negative $925,000 variance in Services expenditure due to Southern Cross Care management fees of $385,000 not being budgeted and agency staff fees exceeding budget by $533,000. A slight offset has been an underspend in Salaries & Wages of $100,000.

The operating loss will grow over the next 3 months due to the continued reliance on agency staff and redundancy and staff loyalty payments to be made.

Human Rights Considerations

Section 4(b) of the *Human Rights Act 2019* (Qld) (the Human Rights Act) requires public entities 'to act and make decisions in a way compatible with human rights'.

All activities will be undertaken in accordance with Council's human rights obligations.

Conclusion

Council is responsible for the ongoing delivery of safe quality care and services to the residents of Council owned and operated aged care facilities and to community care clients. Council continues to monitor the risks associated with the delivery of aged care services and believes that the risks have not changed since the December report to Council. Access to skilled staff continues to be a major issue not only for Council but across the aged care industry.

SCC's management of Tarcoola continues to be successful with the Manager being both very experienced and committed to addressing issues as they arise.

The transfer of services and assets continues to progress with no major issues.

Attachments

1. Health Services Clinical Indicator Report

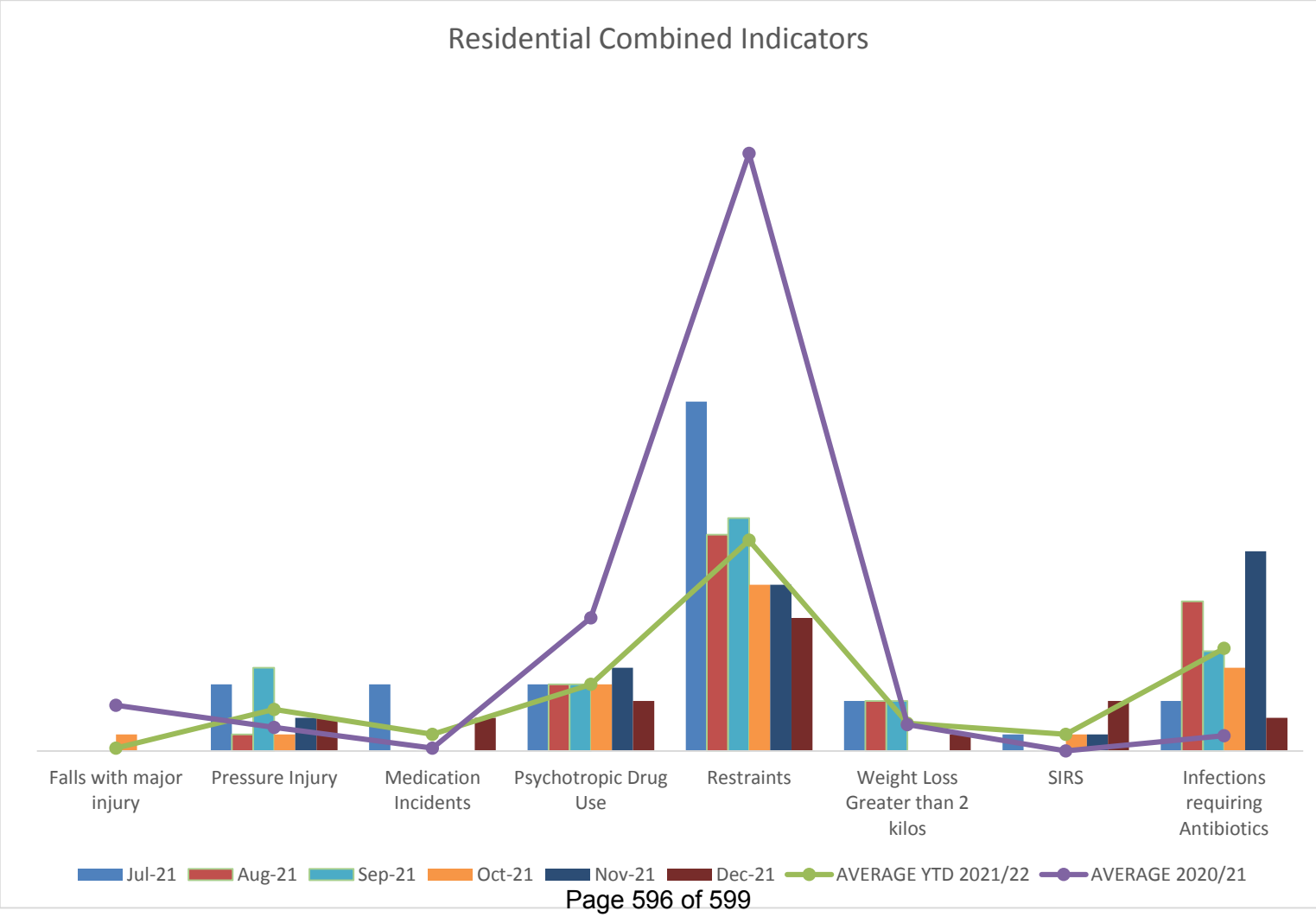
Authored by: Jane Jackson, Health Services Manager

Date: 19/01/2022

Health Services - Key Performance Indicator Report
December 2021

Data as at 31st December 2021:

Combined Residential Aged Care [Tarcoola & Carinya]:



Comments regarding results for December 2021: Carinya:

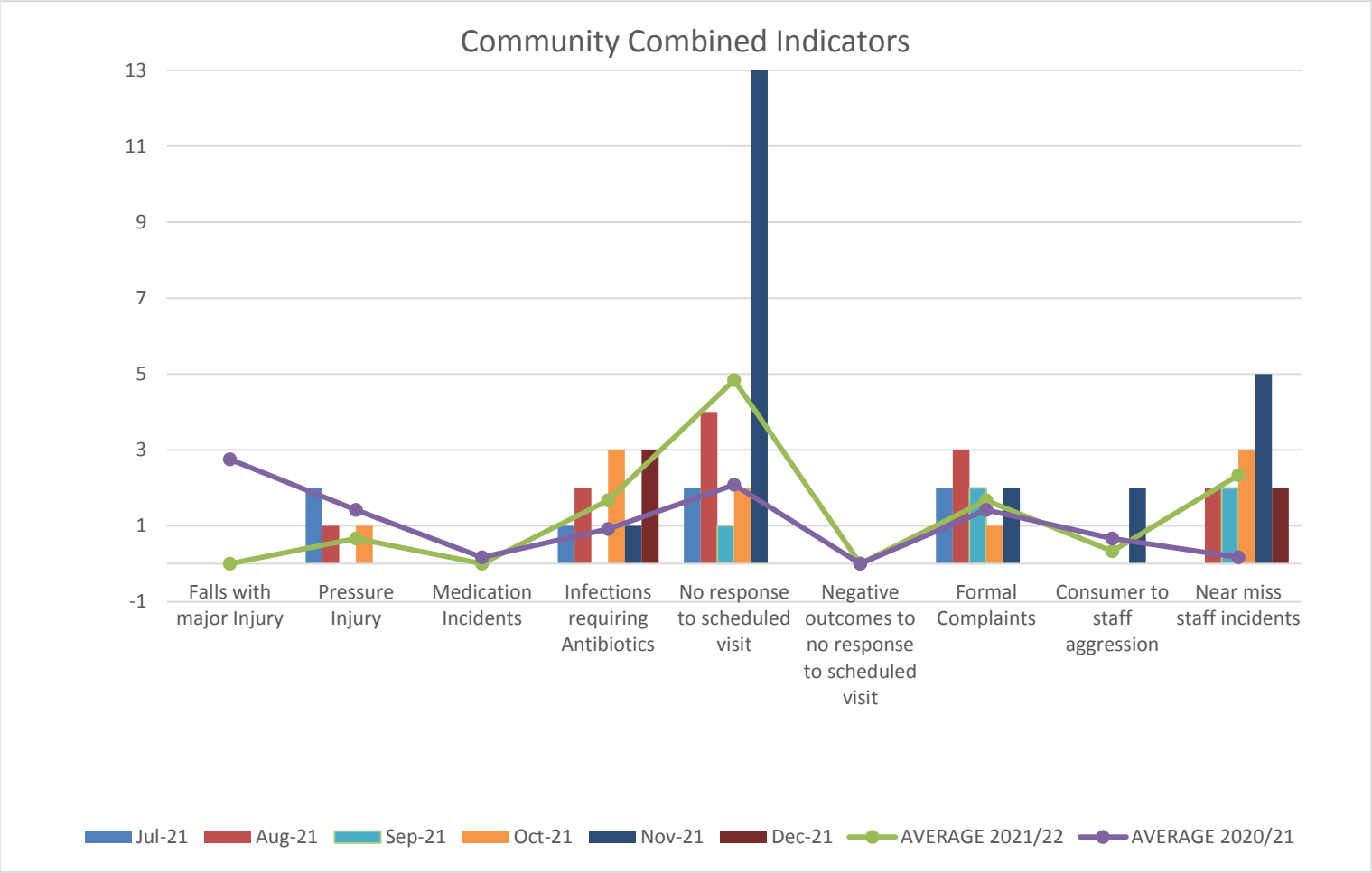
- Falls with major injury - NIL
- Pressure injuries: 2x Stage 2 - Managed with wound dressings
- 1x medication incidents: 1x unintentional omitted medication. No adverse side effects.
- Residents on Psychotropics - NIL
- Restraints: NIL
- Monthly weight review: NIL
- SIRS - NIL
- Residents on antibiotics: NIL

Comments regarding results for December 2021: Tarcoola:

- Falls with major injury: NIL
- Pressure Injuries: NIL
- 1x medication incidents: 1x unintentional omitted medication. No adverse side effects.
- Psychotropics Drug Use: 3x Prescribed Residents
- Restraints: 8: 2x perimeter alarms, 6 x Residents with cot bed rails -all with medical authorisation
- Monthly weight review - 1: GP reviewed
- SIRS - 3x Priority 2. (All placed on My Aged Care).
- Residents on antibiotics: 2 (1X UTI's, 1 X cellulitis).

Residential Combined	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	AVERAGE YTD 2021/22	AVERAGE 2020/21
Falls with major injury	0	0	0	1	0	0	0	0	0	0	0	0	0.17	2.75
Pressure Injury	4	1	5	1	2	2	0	0	0	0	0	0	2.50	1.42
Medication Incidents	4	0	0	0	0	2	0	0	0	0	0	0	1.00	0.17
Psychotropic Drug Use	4	4	4	4	5	3	0	0	0	0	0	0	4.00	8.00
Restraints	21	13	14	10	10	8	0	0	0	0	0	0	12.67	35.92
Weight Loss Greater than 2 kilos	3	3	3	0	0	1	0	0	0	0	0	0	1.67	1.58
SIRS	1	0	0	1	1	3	0	0	0	0	0	0	1.00	NA
Infections requiring Antibiotics	3	9	6	5	12	2	0	0	0	0	0	0	6.17	0.92

Combined Community Care [Tara, Meandarra, Miles, Chinchilla & Jandowae]: 31 December 2021



Comments regarding results for Community December 2021:

- Falls with Major Injury: NIL
- Pressure Injuries: NIL
- Medication Incidents: NIL
- Infections Requiring Antibiotics: 3: 2x Cellulitis 1x Other (Pin sites).
- No response to scheduled visit: NIL: Negative Outcomes: NIL
- Formal Complaints: NIL
- Consumer to staff aggression: NIL
- Staff near miss incident: 2 - reported on Beakon
  1x Vehicle Incidents (scratch on car)
  1x dirt in eye while driving with windows down as air con not working

Community Combined	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	AVERAGE 2021/22	AVERAGE 2020/21
Falls with major Injury	0	0	0	0	0	0	0	0	0	0	0	0	0.00	2.75
Pressure Injury	2	1	0	1	0	0	0	0	0	0	0	0	0.67	1.42
Medication Incidents	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0.17
Infections requiring Antibiotics	1	2	0	3	1	3	0	0	0	0	0	0	1.67	0.92
No response to scheduled visit	2	4	1	2	20	0	0	0	0	0	0	0	4.83	2.08
Negative outcomes to no response to scheduled visit	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0.00
Formal Complaints	2	3	2	1	2	0	0	0	0	0	0	0	1.67	1.42
Consumer to staff aggression	0	0	0	0	2	0	0	0	0	0	0	0	0.33	0.67
Near miss staff incidents	0	2	2	3	5	2	0	0	0	0	0	0	2.00	0.17