Council Chambers
62 Valentine Plains Road
Valentine Plains
Biloela Qld 4715

All Correspondence to
Chief Executive Officer
PO Box 412
Biloela Qld 4715

Phone 07 4992 9500
Fax 07 4992 3493
enquiries@banana.qld.gov.au
www.banana.qld.gov.au
ABN 85 946 116 646

Your Reference:
Our Reference: CW: RR: mw: 20-04 (FID86191, MCU005-19/20, 10175-85000-000, ID1506309, ID1506312)
Contact: Rentia Robertson

14 April 2020

Simmons Investment Trust
Attn: Jason Simmons
12 Dunstan Street
BARALABA QLD 4702

Dear Sir/Madam

Decision Notice – Approval
(Given under section 63 of the Planning Act 2016)

Application Number: *MCU005-19/20*
Description: *Proposed New Grocery and Retail Store, Cafe 1026m2 with Ancillary Backery and Butchery*
Level of Assessment: *Impact Assessable*
Site Address: *38-42 STOPFORD STREET, BARALABA*
Lot & Plan Details: *Lot 25 on SP122575*

On 08 April 2020, under delegated authority, the above development application was approved in full subject to conditions. The conditions of this approval are set out in Attachment 1. These conditions are clearly identified to indicate whether the assessment manager or a concurrence agency imposed them.

1. Details of Approval

The following approval is given:

	Planning Regulation 2017 reference	Development Permit	Preliminary Approval
Making a Material Change of Use assessable under the planning scheme	s20	☑	☐

2. Approved Plans

The approved plans and/or documents for this development approval are listed in the following table:

Plan/Document number	Plan/Document name	Date
WD02 Rev B Job No.1217-162	A1 Building Plans Site Plan Prepared by AMF Projects	26/09/2019
WD03 Rev B Job No.1217-162	A1 Building Plans Ground Floor Plan Prepared AMF Projects	26/09/2019
WD05 Rev B Job No.1217-162	A1 Building Plans Sections Prepared AMF Projects	26/09/2019
WD06 Rev B Job No.1217-162	A1 Building Plans Elevations Prepared AMF Projects	26/09/2019
WD08 Rev B Job No.1217-162	A1 Building Plans Fitout Plan Prepared AMF Projects	26/09/2019
CSK200 Rev A Job No.1217-162	Finish Grading and Drainage Plan prepared by Tapsell Consulting Engineers Pty Ltd	26/09/2019
CSK250 Rev A Job No.1217-162	Finish Grading and Drainage Plan prepared by Tapsell Consulting Engineers Pty Ltd	26/09/2019
CSK900 Rev A Job No. 1217-162	Vehicle Swept Paths Truck (19M AV) Forward Movement prepared by Tapsell consulting Engineers Pty Ltd	26/09/2019
CSK901 Rev A Job No. 1217-162	Vehicle Swept Paths Truck (19M AV) Reverse to Loading Dock prepared by Tapsell consulting Engineers Pty Ltd	26/09/2019
1217-162 Storm Water Report rev 2	Stormwater Management Plan for proposed Baralaba Foodworks prepared by Tapsell Consulting Engineers Pty Ltd	23/9/2019
CQ15921	Investigation and Design for On-Site Sewerage Facility prepared by CQ Soil Testing	17/04/2019

3. Further Development Permits

Please be advised that the following development permits are required to be obtained before the development can be carried out:

- Operational Works
- Building Works
- Plumbing & Drainage

4. Conflict with relevant instrument and reasons for the decision despite the conflict.

The assessment manager does not consider that the assessment manager's decision conflicts with a relevant instrument.

5. Submissions

There were no properly made submissions about the application.

6. Referral Agencies

The referral agency for this application was:

Name of referral agency	Advice agency or concurrence agency	Referral Basis	Address
Chief Executive - Department of State Development, Infrastructure and Planning (DSDIP) - State Assessment Referral Agency (SARA)	Concurrence	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1	RockhamptonSARA@dsdmip.qld.gov.au Fitzroy & Central Region PO Box 113 ROCKHAMPTON QLD 4701

7. Currency Period for the Approval

This development approval will lapse at the end of the period set out in section 85 of the *Planning Act 2016.*

8. Statement of Reasons

Description of the development	Material Change of Use for a Shop, Retail Store, Cafe and ancillary uses for a Bakery and Butchery. The proposed development is to be single storey, 1026smq in size and to provide 22 car parking spaces on-site.
Assessment Benchmarks	Village Zone Code Development Standards Code Commercial Code Economic Resources Overlay
Reasons for Decision	Village Zone Code The development complies or has been conditioned to comply with all applicable Acceptable Outcomes. Conditions have been imposed in relation to the following: • PO1 in relation to on-site wastewater treatment system

	Development Standards Code Conditions have been imposed in relation to the following: • PO3: the proposed parking is regarded as sufficient for the proposed development and has been condition accordingly. • A Condition has been imposed on PO6 in requiring a 1.8m solid fence between the proposed use and the sensitive uses. • At PO10 a condition is imposed to ensure on-site effluent disposal requirements will be met for the proposed use. PO12 required a condition to ensure adequate stormwater drainage is achieved. • PO13 required a condition to ensure erosion and sedimentation is minimized for the proposed development. • PO15 refers to requirements for a footpath, a condition is included for the construction of a 1.2m wide foot path along the development site. • PO17: a condition is imposed to ensure landscaping to be provided and maintained in accordance with the CMDG for the proposed development.
	Commercial Code The development complies or has been conditioned to comply with all applicable Acceptable Outcomes. Conditions have been imposed in relation to the following: • PO5 conditions imposed to ensure the adjoining residential amenity is maintained, by ensuring the refuse area is screened, refuse collection is limited to daylight hours and 1.8m solid fence it to be erected along the shared boundaries of the sensitive uses.
	Economic Resources Overlay The development complies or has been conditioned to comply with all applicable Acceptable Outcomes.

9. Appeal rights

The rights of an applicant to appeal to a tribunal or the Planning and Environment Court against a decision about a development application are set out in chapter 6, part 1 of the Planning Act 2016. For particular applications, there may also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the Planning Act 2016).

Appeal by an applicant

An applicant for a development application may appeal to the Planning and Environment Court against the following:

- the refusal of all or part of the development application
- a provision of the development approval

- the decision to give a preliminary approval when a development permit was applied for
- a deemed refusal of the development application.

An applicant may also have a right to appeal to the Development tribunal. For more information, see schedule 1 of the Planning Act 2016.

The timeframes for starting an appeal in the Planning and Environment Court are set out in section 229 of the Planning Act 2016.

Attachment 2 is an extract from the Planning Act 2016 that sets down the applicant's appeal rights and the appeal rights of a submitter.

The Planning and Environment Court appeals database lists all the appeals lodged in the Planning and Environment Court since 15 March 2008, which the department has been notified of. It contains information about the appeal, including the appeal number, site address, local government area, and a copy of the appeal notice, including grounds for the appeal. The appeal database is an easy way for anyone to obtain information about an appeal or check if an appeal has been lodged for a specific development application or approval.

The appeal database is available at https://planning.dsdmip.qld.gov.au/planning/our-planning-system/dispute-resolution.

Should you require further assistance in relation to this matter, please do not hesitate to contact Council's Development Services section on (07) 4992 9500, quoting you application number of MCU005-19/20.

Yours Sincerely

Dr Keith Halford
MANAGER ENVIRONMENT AND PLANNING

CC All Referral Agencies (both advice and concurrence)

State Assessment and Referral Agency (SARA)
rockhamptonSARA@dilgp.qld.gov.au

Enc Attachment 1 – Part A Conditions imposed by the Assessment Manager
Attachment 1 – Part B Assessment Manager Notes
Attachment 1 – Part C Conditions imposed by Department of State Development, Manufacturing, Infrastructure and Planning
Attachment 2 – Appeal Rights
Attachment 3 – Approved Drawings

Attachment 4 – Infrastructure Charges
Attachment 5 – Construction Environmental Management Plan Guidelines
Attachment 6 – Environmental Obligations

MCU005-19/20 Attachment 1

Part A - Conditions imposed by the Assessment Manager

General

1 The proposed Material Change of Use is to be completed and carried out generally in accordance with the following approved plans and reports submitted with the Development Application, except where modified by the conditions of this Development Approval –

Plan/Document number	Plan/Document name	Date
WD02 Rev B Job No.1217-162	A1 Building Plans Site Plan Prepared by AMF Projects	26/09/2019
WD03 Rev B Job No.1217-162	A1 Building Plans Ground Floor Plan Prepared AMF Projects	26/09/2019
WD05 Rev B Job No.1217-162	A1 Building Plans Sections Prepared AMF Projects	26/09/2019
WD06 Rev B Job No.1217-162	A1 Building Plans Elevations Prepared AMF Projects	26/09/2019
WD08 Rev B Job No.1217-162	A1 Building Plans Fitout Plan Prepared AMF Projects	26/09/2019
CSK200 Rev A Job No.1217-162	Finish Grading and Drainage Plan prepared by Tapsell Consulting Engineers Pty Ltd	26/09/2019
CSK250 Rev A Job No.1217-162	Finish Grading and Drainage Plan prepared by Tapsell Consulting Engineers Pty Ltd	26/09/2019
CSK900 Rev A Job No. 1217-162	Vehicle Swept Paths Truck (19M AV) Forward Movement prepared by Tapsell consulting Engineers Pty Ltd	26/09/2019
CSK901 Rev A Job No. 1217-162	Vehicle Swept Paths Truck (19M AV) Reverse to Loading Dock prepared by Tapsell consulting Engineers Pty Ltd	26/09/2019
1217-162 Storm Water Report rev 2	Stormwater Management Plan for proposed Baralaba Foodworks prepared by Tapsell Consulting Engineers Pty Ltd	23/9/2019
CQ15921	Investigation and Design for On-Site Sewerage Facility prepared by CQ Soil Testing	17/04/2019

2 Comply with all of the conditions of this Development Approval prior to the commencement of the use, unless otherwise stated within this Decision

Notice, and maintain compliance for the duration of the approved use.

3 Exercise the approval and complete all associated works, including any relocation or installation of services, at no cost to Council.

4 Alterations to public utilities, mains and services made necessary in connection with any of the works arising from this approval including works to restore and reinstate all roads are to be completed at no cost to Council.

Approved Use

5 The approved use of the premises is for Shop, Retail Store, Café and ancillary uses for Bakery and Butchery, with operating hours: 5am to 7pm daily.

Building works

6 The applicant shall obtain a development permit for building work associated with the work associated with the approval.

7 The applicant shall obtain a development permit for all plumbing and drainage work including the removal of redundant pipework.

8 All plant and equipment including compressors, air conditioners and the like are to be housed and screened to ensure that no harm or nuisance is caused to the adjoining residential use.

9 Roof water from each building and overflow from any rainwater tank shall be conveyed to the kerb via an approved kerb adaptor.

Road work and access

10 All traffic areas are to be constructed of asphalt or reinforced concrete. Detailed design shall be submitted with the Operational Works application for Council approval.

11 Redundant driveway crossings shall be removed and new kerb and channelling reinstated to be consistent with the adjacent kerb and channel profile.

12 Where an existing driveway crossover is proposed to be replaced it is to be constructed in accordance with the Capricorn Municipal Development Guidelines and have a slope not exceeding 1 in 6.

13 Contact is to be made with "Dial Before You Dig' before construction of any of the work commences in order to determine the location of any underground services adjoining the premises. Any damage to any services is to be repaired at no cost to Council.

14 Any damage to the existing road surface, services or furniture as a result of construction work is to be repaired to the pre-existing condition or better condition at no cost to Council.

Crossover and Driveways

15 A crossover/driveway is to be provided in accordance with an Operational Works approval and as per the following –

a Remove all disused vehicle entrances and reinstate kerbing consistent with the adjacent kerb profile; and

b The vehicle crossover is to be constructed as per the proposed plan and in accordance with the requirements of the Capricorn Municipal Development Guidelines (Standard Drawing CMDG-R-042 or CMDG-R-043). Please note that the dimensions listed on this standard drawing are considered the minimum required for compliance.

Vehicle Parking and Manoeuvring Areas

16 A minimum of 22 car parking spaces must be provided and marked on the site, and made available and accessible at all times while the use is open for business. The works must be undertaken in accordance with an Operational Works approval and must include in particular:

a visitor/staff parking spaces, which are clearly marked and/or delineated, accessible at all times for use, located and fully contained within the title boundaries of the site;

b concrete pedestrian pathways so as to allow the ingress and egress of pedestrians to the site and allow for pedestrian access from the parking area to the proposed use;

c provision of vandal resistant public lighting with intensities to satisfy the requirements of Australian Standard AS1158: *Public Lighting Code*;

d one (1) disabled parking space(s) within the total number of car parking spaces delineated as per the requirements of the Manual of Uniform Traffic Control Devices (MUTCD); and

e crossfalls and gradients in accordance with Australian Standard AS2890: *Parking Facilities*

17 All car parking areas and access driveways must be maintained exclusively for vehicle parking and manoeuvring and kept in a tidy and safe condition at all times.

18 All vehicle car parking spaces that adjoin a landscaped area must include a 150mm high vertical concrete kerb or similar obstruction to prevent encroachment.

Lighting

19 Internal roadway and pathway lighting for pedestrians must be provided as part of the development to ensure safety within the site, details to be provided with the Operational works application.

20 Street lighting for the access to the site from Stopford Street is to be provided to the satisfaction of the Assessment Manager.

Landscaping/Street Scaping

21 Prior to the commencement of use, all landscaping shown on approved Operational Works Drawings must be completed to the satisfaction of the Assessment Manager.

22 A detailed site landscaping plan prepared by a qualified person is to be submitted for approval as per the requirements of the Capricorn Municipal Development Guidelines. This plan is to show the following:

a Landscape specification of sufficient detail so that landscape works can be carried out;
b Details of vegetation retained and proposed to be removed;
c The type and location of all proposed plant species, including the nominal height attained by these species in two years and at maturity; and
d Details of any irrigation system proposed.

23 The landscaping is to be maintained by the developer (i.e. watering, fertilising, mulching, weeding, and the like) at all times to the satisfaction of the Assessment Manager.

24 Any landscaping proposed to occur along a Road frontage, within 2m of the property boundary, is to be maintained or have a mature height no greater then 900mm.

25 Any proposed landscaped/streetscaping works within Council's Road Reserve must comply with the requirements of the Capricorn Municipal Development Guidelines (Standard Drawing CMDG-G-016).

Services

26 Prior to the commencement of use, documentation is to be submitted to Council satisfactorily demonstrating that electricity, gas (if required) and telecommunication services have been provided to the proposed development as per the requirements of the relevant service provider.

Erosion and Sediment Control

27 Detailed Erosion and Sediment Management Plan, and associated engineered drawings, is to be provided to Council as part of the operational works application and in accordance with development guidelines. This Plan must comply with the Capricorn Municipal Development Guidelines.

Stormwater Drainage

28 Stormwater Management is to be undertaken in general accordance with the Stormwater Management Plan prepared by Tapsell Consulting Engineers submitted with the application.

29 Stormwater runoff is to discharge to Council's stormwater drainage system or a legal point of discharge. A detailed Stormwater Management Plan, and associated engineering drawings, is to be provided to Council, as part of an Operational Works application, for approval. This plan must comply with the requirements of the Capricorn Municipal Development Guidelines. The plan is to include detail on how water quality as prescribed in the State Planning Policy is achieved; additional detail to compliment the DRAINS output and on pavement detention described in the Stormwater Management Plan prepared by Tapsell Consulting Engineers submitted with the application

30 All stormwater infrastructure must be designed and constructed, prior to the commencement of use, as per the requirements of the Stormwater Management Plan.

31 The stormwater drainage system serving the site is to be designed so that the development will not make material changes to the pre-development location, duration, frequency or concentration of overland stormwater flow at the point of discharge to all downstream properties including road reserves.

32 Ponding of stormwater resulting from the development must not occur on adjacent properties.

33 All stormwater being discharged from the site is to meet the requirements of the Capricorn Municipal Development Guidelines and the Queensland Water Quality Guidelines 2009.

a Contaminated water must not be directly or indirectly released from the premises onto the ground or into the groundwater at the premises.

b Releases to stormwater must not cause any visible oil slick or other visible evidence of oil or grease, nor contain visible grease, scum, litter or floating oil.

Water and Sewerage Infrastructure

34 Prior to commencement of the use the applicant shall connect the premises to Council's reticulated water infrastructure. All redundant water services are to be removed at no cost to Council. The water connection shall be through a single water supply connection. Separate application is to be made to Council for any new or enlarged connection.

35 Construction works in the vicinity of Councils water infrastructure must not adversely affect the integrity of that infrastructure. Any work associated with the repair, replacement or alteration to the infrastructure is to be completed at no cost to Council.

36 Where the required fire hydrant flows are not achievable, onsite storage is to be provided to meet fire fighting legislative requirements. Water connection for the development will need to be of a size and location agreed to by Councils Water Services Section.

37 Prior to the commencement of use, an effluent disposal system, appropriate for the proposed development, is to be installed after obtaining all relevant approvals for the aforementioned in accordance with the requirements of the Plumbing and Drainage Act 2002 and the Queensland Plumbing and Wastewater Code.

Stormwater Quality

38 Stormwater water shall be treated to meet the requirements of the Capricorn Municipal Development Guidelines and the Queensland Water Quality Guidelines 2009.

39 Contaminated water must not be directly or indirectly released from the premises.

40 Grated drains are to be provided at both driveway entrances to discharge to the kerb.

Environmental Management Plan(s)

41 A Construction Environmental Management Plan (CEMP) is to be provided to Council as part of the Operation Works application. Plan is to ensure all potential impacts of the development are adequately controlled. Plan is to address, but is not limited to, the following environmental aspects (where applicable):

a Erosion and Sediment Control

b Stormwater Management / Water Quality and Surface Water Runoff (interim drainage plan during construction)

c Water Management
d Air Quality Management
e Noise and Vibration Management
f Management of light spill and on-site lighting
g Land Contamination (storage / use of fuel and chemicals)
h Biosecurity Management (animal and plant pests)
i Waste Management
j Flora and Fauna Impact Management
k Storage and handling of fuel and other hazardous goods
l Emergency Management
m Environmental monitoring and reporting
n Hazard Management
o Complaints handling and Management
p Statutory obligations and approvals

Detailed practical and achievable prevention, minimisation and mitigation strategies (including design standards) for controlling environmental impacts of the development are to be included. In addition, any prescribed legislative requirements for monitoring of the strategies are to be included.

42 The Applicant must implement the recommendations of the Council approved Construction Environmental Management Plan including any recommended works, installation of monitoring equipment and management measures at all times during construction.

43 The Applicant must prepare and submit the Operational Environmental Management Plan (OEMP) to Council for approval at least 40 working days prior to Operations commencing. The plan must be approved by Council before operations commence.

Stormwater

44 A 'no worsening' of flood inundation or stormwater runoff occurs on neighbouring properties including road reserves or other publicly controlled land as a result of the filling or excavation activity on the development site.

Fencing

45 An acoustic barrier not less than 1.8m high shall be erected along the northern and southern boundary of the site and shall be capable of meeting the noise limitations of Environmental Protection Policy (Noise).

Amenity

46 The premises must be maintained in a safe and tidy manner at all times.

47 Ensure that all reasonable and feasible avoidance and mitigation measures are employed so that noise, air, odour and light emissions generated by and associated with the approved use do not create a nuisance at any sensitive land use.

48 All mechanical plant and equipment fitted to service the approved use such as air-conditioning units, external freezers and air compressors are to be designed to incorporate acoustic attenuation or housed and screened to ensure prescribed noise levels are not exceeded, so that no harm or nuisance is caused to sensitive receptors.

49 Any lighting or illuminations including driveway lighting, down lighting from the premises are to be designed in accordance with Australian Standard: AS 4282 Control of the obtrusive effects of outdoor lighting, to ensure that no nuisance is caused to adjoining or adjacent premises and to road users.

50 Security and flood lighting is to be directed away from adjacent premises to minimise the protrusion of light outside the site.

Waste storage area

51 Prior to the commencement of the use, provide the following -
- a approved refuse containers;
- b a centralised screened refuse storage enclosure comprising an imperviously paved area provided with a hose cock and hose fitted with backflow prevention;
- c of a sufficient size to accommodate all refuse containers;
- d aesthetically screened from any road frontage or adjoining property.

Waste Management

52 Waste must not be burned at the premises.

53 Waste must be recycled where recycling services are feasibly available.

54 Waste collection vehicles must enter and exit the site in a forward gear.

Infrastructure Contributions

55 Prior to the commencement of use, all infrastructure charges associated with this approval must be paid to Banana Shire Council. Refer to the Adopted Infrastructure Charges Notice associated with this Development Permit for details of Infrastructure Contributions.

MCU005-19/20 Attachment 1

Part B – Assessment Manager Notes

A The approval to which these conditions attach may also be subject to an *adopted infrastructure charges notice*. See s121 of the *Planning Act 2016.*

B The approved development must also comply with Council's current Local Laws under the Local Government Act 2009.

C Failure to ensure ongoing compliance with the conditions of this Development Approval including conditions relating to the ongoing use of the premise, and the design and layout of the development may constitute an offence under the Planning Act.

D The applicant is responsible for ensuring Queensland Fire Services requirements are met with respect to this development which may include but not be limited to the installation/upgrade of holding tanks or pumps as necessary to meet flow and pressure requirements.

E Where further development is proposed it is the applicant's / developer's responsibility to ensure further approvals are sought as required by the Banana Planning Scheme.

F In carrying out the activity or works associated with the development, all reasonable and practical measures are to be taken to minimise releases and the likelihood of releases of contaminants to the environment, except as otherwise provided by the conditions of this development approval.

G The applicant and or owner/s of the land and the person/s responsible for the management of the premise is/are to ensure ongoing compliance with conditions of this Development Permit including Conditions relating to the ongoing use of the premise, and the design and layout of the development.

H Pursuant to section 75 of the *Local Government Act 2009*, Council's written approval is required to carry out works on a road, or interfere with a road or its operation. This requirement applies to all Council-controlled roads within its local government area. The process for obtaining approval is set out in Council's *Local Law No. 1 (Administration) 2011.* Approval must be obtained prior to the commencement of the works.

I Please note the conditions dated 6 December 2019 imposed by the State Assessment and Referral Agency (SARA) as a concurrence agency and attached to this Decision Notice.

J Please note the advice surrounding the applicants 'Environmental Obligations' contained in an attachment to the Decision Notice.

Engineering

A Prior to commencing any of the following construction activities the applicant/developer will be required to obtain a development permit for operational work:

i Internal roadworks;
ii external roadworks;
iii internal and external pathways;
iv earthworks;
v stormwater drainage ;
vi erosion and sediment control;
vii electricity and communication layout;
viii internal and external lighting; and
ix landscaping

B Operational works designs are to be in accordance with Capricorn Municipal Development Guidelines - CMDG Design Specifications and Standard Drawings (www.cmdg.com.au), unless otherwise stated in a condition of the Development Approval.

C Any works on roads shall be conducted in accordance with the Queensland Department of Transport and Main Roads, "Manual of Uniform Traffic Control Devices – Part 3".

D All damage incurred to existing roads, footpaths, services or street furniture as a result of the proposed development shall be repaired within a reasonable period at the developer's expense.

E All works required pursuant to these conditions shall be undertaken and completed in accordance with Council's Standards - Capricorn Municipal Development Guidelines (www.cmdg.com.au) at the Applicant's expense.

F Appropriate building measures are to be incorporated into the final design to cater for noise attenuation in accordance with the Queensland Development Code, the Building Code of Australia, the *Environmental Protection Act 1994*, and all relevant standards.

G Any upgrades/amendments to the existing service connections that may be necessitated by this development shall be undertaken at the applicant's expense. Only one (1) water meter/connection point is permitted per allotment.

H All redundant services are to be removed by the applicant and inspected by Council's plumbing inspector or nominated representative prior to backfilling.

Food Business License requirements

A Under the Food Act 2006 and Food Safety Standards, you are required to apply to Council for a Food Business License, and are to comply with relevant legislative requirements for providing food for sale. Non-compliance can result in further enforcement under the Food Act 2006.

General Environmental Duty

A The *Environmental Protection Act 1994* lists obligations and duties to prevent environmental harm, nuisances and contamination.

The two primary duties that apply to everyone in Queensland are:

i **general environmental duty** – which means a person must not carry out any activity that causes or is likely to cause environmental harm, unless measures to prevent or minimise the harm have been taken; and

ii **duty to notify of environmental harm** – to inform the administering authority and landowner or occupier when an incident has occurred that may have caused or threatens serious or material environmental harm.

Construction Environmental Management Plan

A A guidance document titled 'Requirements for Construction Environmental Management Plan' has been included to assist applicants with the preparation of their Construction Environmental Management Plan (CEMP). It is not intended as a comprehensive list of all Environmental and Cultural Heritage considerations relating to your proposal. A risk based assessment should be undertaken to determine the appropriate elements to be included in your CEMP.

Cultural Heritage

A This development approval does not authorise any activity that may harm Aboriginal cultural heritage. Under the Aboriginal Cultural Heritage Act 2003 you have a duty of care in relation to such heritage. Section 23(1) provides that, "A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage".

Council does not warrant that the approved development avoids affecting Aboriginal cultural heritage. It may therefore be prudent for you to carry out searches, consultation, or a cultural heritage assessment to ascertain the presence or otherwise of Aboriginal cultural heritage. The Act and the associated duty of care guidelines explain your obligations in more detail and should be consulted before proceeding.

Declared Pests/Plants

A The applicant/developer is responsible for ensuring that all declared plants are treated as required by the provisions of the Land Protection (Pest and Stock Route Management) Act 2002.

Mosquito breeding

A The site is required to be appropriately drained so that water is not allowed to accumulate or pond in a manner that may allow mosquito breeding, as required under the Public Health Regulation 2005.

Biosecurity

A Vehicles movement during construction must be managed to prevent the spread of invasive plants. All vehicles used in weed infested areas must either be contained or cleaned to prevent the spread of invasive plant material. Numerous washdown facilities are available within the Shire to help remove weed seeds, soil and other foreign matter from vehicles and machines, and Council staff are available to conduct vehicle inspections.

Signage

A All proposed signage shall be the subject a separate approval for a development permit pursuant to the Banana Shire Planning Scheme.

MCU005-19/20 Attachment 1

Part C - Conditions imposed by the Department of State Development, Manufacturing, Infrastructure and Planning

Queensland Government

Department of
State Development, Manufacturing, Infrastructure and Planning

SARA reference: 1910-13863 SRA
Council reference: MCU005-19/20

6 December 2019

Chief Executive Officer
Banana Shire Council
PO Box 412
Biloela Qld 4715
enquiries@banana.qld.gov.au

Attention: Rentia Robertson

Dear Sir,

SARA response

38-42 Stopford Street, Baralaba
(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the Department of State Development, Manufacturing, Infrastructure and Planning on 7 November 2019.

Response

Outcome:	Referral agency response – with conditions.
Date of response:	6 December 2019
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 for a material change of use for a grocery store, retail store, bakery and butcher
SARA role:	Referral Agency
SARA trigger:	Planning Regulation 2017: Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 - *State transport corridors*
SARA reference:	1910-13863 SRA
Assessment Manager:	Banana Shire Council
Street address:	38-42 Stopford Street, Baralaba

Fitzroy/Central regional office
Level 2, 209 Bolsover Street,
Rockhampton
PO Box 113, Rockhampton QLD 4700

Real property description:	Lot 25 on SP122575
Applicant name:	Mr John Tapsell
Applicant contact details:	14 Milford Avenue Frenchville Qld 4701 john.tapsell@tapsellconsultingengineers.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: TMR19-028734 • Date: 5 December 2019 If you are seeking further information on the road access permit, please contact Mr Anton DeKlerk, Principal Town Planner from the Department of Transport and Main Roads on (07) 4931 1545 or via email at FitzroyDistrict@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 Rebecca Gesch, Planning Officer on (07) 4924 2915 or via email at RockhamptonSARA@dsdmip.qld.gov.au who will be pleased to assist.

Yours sincerely,

Anthony Walsh
Manager Planning

cc Mr John Tapsell, john.tapsell@tapsellconsultingengineers.com.au

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations 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 for a grocery store, retail store, bakery and butcher		
State transport corridors - The chief executive administering the *Planning Act 2016* nominates the Director-General of The Department of Transport 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.	The development must be carried out generally in accordance with the following plan (as amended in red): • *'A1 Building Plans - Site Plan'*, prepared by AMF Projects, dated 6 September 2019 and referenced 1217-162 (Revision B) as amended in red.	At all times.
2.	(a) The development must be in accordance with the *'Stormwater Management Plan'* prepared by Tapsell Consulting Engineers Pty Ltd, dated 23 September 2019, and referenced 1217-162 (Revision 1), in particular: i. implementation of the proposed strategy to manage flows from the site, including mitigation of peak flows to ensure no adverse impact or actionable nuisances to downstream properties including Stopford Street. ii. the provision of multiple detention tanks and carpark/ pavement storage as per '*Table 4.2 – On-Site Detention Details'.* (b) RPEQ certification with supporting documentation must be provided to the District Director (Fitzroy Region) corridormanagement@tmr.qld.gov.au within the Department of Transport and Main Roads (DTMR), confirming that the development has been designed and constructed in accordance with part (a) of this condition.	(a) At all times. (b) Prior to the commencement of use.
3.	(a) The road access locations are to be located at approximate Chainage 0.56km (south bound) (lat -24.180096; long 149.812123) and Chainage 0.61km (south bound) (lat -24.180555; long 149.811595), generally in accordance with *'A1 Building Plans - Site Plan'*, prepared by AMF Projects dated 6 September 2019 and referenced 1217-162 (Revision B) as amended in red. (b) Road access works comprising a northern vehicle access (left in - ingress only) and a southern vehicle access (left out - egress only) at the road access locations must be provided generally in accordance with the following plans: o *'A1 Building Plans - Site Plan'*, prepared by AMF Projects, dated 6 September 2019 and referenced 1217-162 (Revision B) as amended in red to show: □ The northern vehicle access must be modified to be angled towards the north to facilitate ingress only. □ Provision of 'No Entry' signs within the site on both side of the ingress (facing inward, towards the site) in accordance with the DTMR standard drawing 261306.2 (Revision B)	(a) At all times. (b) and (c): Prior to the commencement of use.

	and the Manual of Uniform Traffic Control Devices (MUTCD). - The southern vehicle access (egress only) must be modified to be angled towards the south to preventing ingress. - Provision of 'No Entry' signs within the site on both side of the egress in accordance with the DTMR's standard drawing 261306.2 (Revision B) and the MUTCD. (c) The road access works and any necessary overhead lighting, kerb and channel and frontage works must be designed and constructed in accordance with the DTMR's *'Road Planning and Design Manual (2nd Edition)', 'Austroads Standards'* and the Capricorn Municipal Development Guidelines (CMDG).	
4.	(a) Road works comprising pavement widening, kerb and channel (along the full road frontage to the existing stormwater inlet south of the subject site) and frontage works must be provided generally in accordance with the following plans: • 'Finish grading and drainage plan' prepared by Tapsell Consulting Engineers Pty Ltd, dated 26 September 2019 and referenced CSK250 (Revision A) • *'A1 Building Plans - Site Plan'*, prepared by AMF Projects, dated 6 September 2019 and referenced 1217-162 (Revision B) as amended in red to show No parallel parking associated with the development permitted within the state-controlled road. (b) The road works must be designed and constructed in accordance with must be designed and constructed in accordance with the relevant DTMR *'Road Planning and Design Manual (2nd Edition)'*, Austroads Standards and the CMDG standards.	Prior to the commencement of use.
5.	A footpath, with a minimum width of 1.2 in accordance with the CMDG standards must be provided in the location shown on the following plan: • 'Finish grading and drainage plan' prepared by Tapsell Consulting Engineers Pty Ltd, dated 26 September 2019 and referenced CSK250 (Revision A) as amended in red.	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) [v2.5]. If a word remains undefined it has its ordinary meaning.
2.	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 on a state-controlled road. Please contact the Department of Transport and Main Roads' on corridormanagement@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). Please contact the Department of Transport and Main Roads' as soon as possible to ensure that gaining approval does not delay construction. RPEQ documentation must demonstrate that the proposed kerb and channel have sufficient capacity to accommodate the discharge from the site to the State-controlled Road in accordance with the Departments Road Draining Manual.

Attachment 3 - Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for the department's decision are:

- To ensure the development is carried out generally in accordance with the plans of development submitted with the application;
- To ensure that the impacts of stormwater events associated with development are minimised and managed to avoid creating any adverse impacts on the state transport corridor;
- To ensure access to the state-controlled road from the site does not compromise the safety and efficiency of the state-controlled road;
- To ensure the road access location to the state-controlled road from the site does not compromise the safety and efficiency of the state-controlled road;
- To ensure the design of any road access maintains the safety and efficiency of the state-controlled road;
- To ensure the road works on, or associated with, the state-controlled road network are undertaken in accordance with applicable standards; and
- To ensure pathways are planned and designed to ensure that pedestrian traffic seeking to access to the proposed development can do so safely.

Material used in the assessment of the application:

- The development application material and submitted plans;
- *Planning Act 2016*;
- Planning Regulation 2017;
- The *State Development Assessment Provisions* (version [2.5]), as published by the department;
- The Development Assessment Rules;
- SARA DA Mapping system; and
- State Planning Policy mapping system.

Attachment 4 - Change representation provisions

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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.

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.

Attachment 5 - Approved plans and specifications

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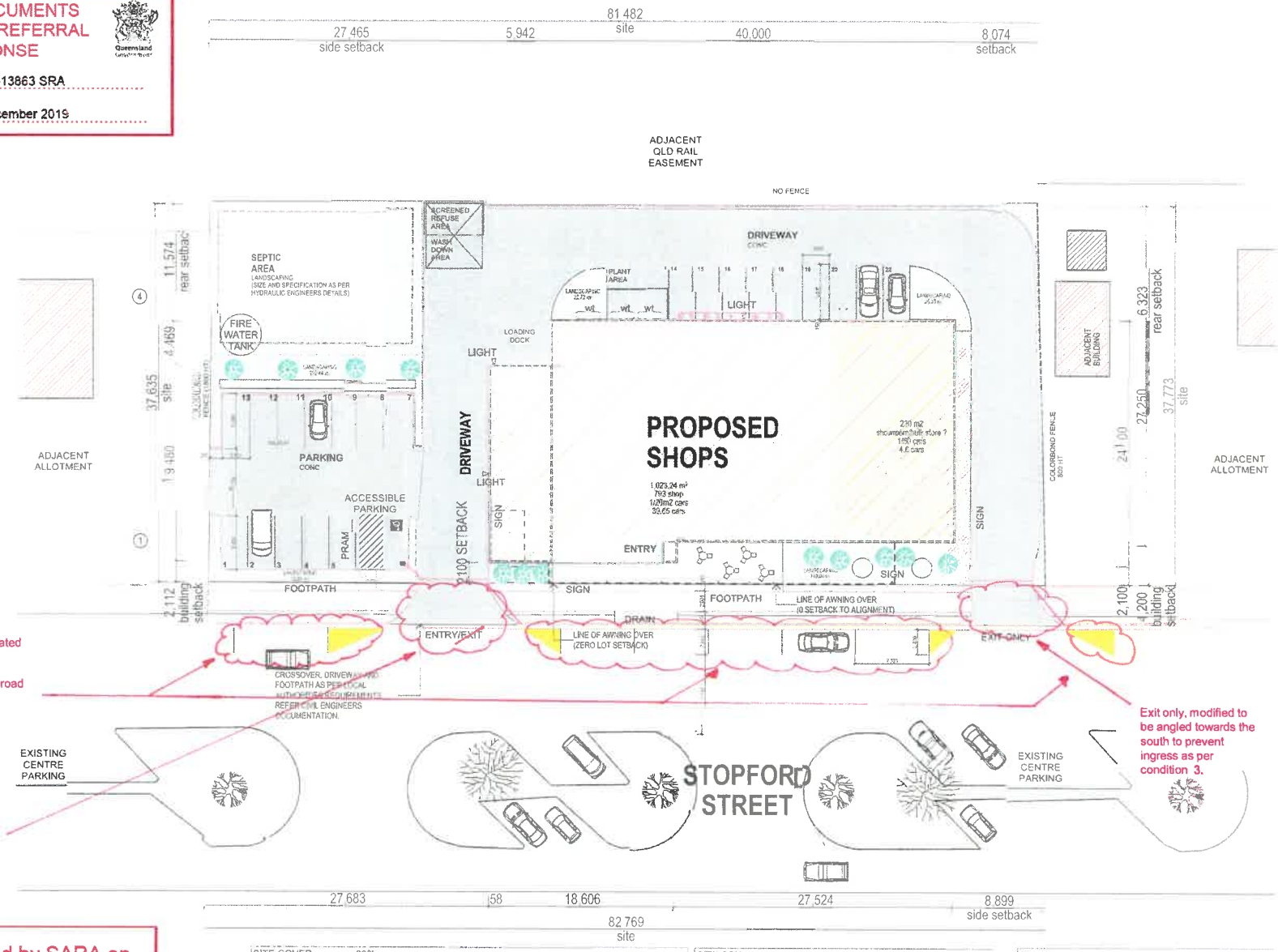
PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 1910-13863 SRA

Date: 6 December 2019



No parallel parking associated with the development permitted within the State-controlled road as per condition 4.

Entry only, modified to be angled towards the north to facilitate ingress only as per condition 3.

Exit only, modified to be angled towards the south to prevent ingress as per condition 3.

Amended in red by SARA on

6 December 2019

SITE PLAN
SCALE 1 : 200

SITE COVER	33%
LANDSCAPING	10% MIM REQUIRED 588M2 (18.9%) PROVIDED
PARKING	AS PER BSC SCHEDULE 1/20M2 SHOP (793M2), 1/50M2 BULK GOODS (230M2), 46 CARS LESS 4 SHADE TREES, 4 BAYS LESS 1/5M2 EXCESS LANDSCAPING 0 TOTAL 43 BAYS REQUIRED. 22 ON SITE PROVIDED INCLUDING 1 X ACCESSIBLE BAY 1 X PRAM BAY
REFUSE	COMMERCIAL BINS
SERVICES	SEPTIC, ON SITE TREATMENT FIRE BOOSTER & TANK

SITE SCHEDULE

R.P.D	LOT 25 ON SP122575
ADDRESS	STOPFORD ST, BARALABA QLD 4702
SITE AREA	3100 M2 APPROX
GFA	1000 M2 APPROX
PLANNING	VILLAGE TOWN ZONE
ASSESSMENT	IMPACT (OVER 500M2 & NOT IN CBD AREA)

AREA
SUBJECT TO DESIGN DEVELOPMENT

GROCERY	500
BULK GOODS	230
STAFF	35
BUTCHER	40
CAFE	95
STOCK	123
TOTAL GFA	1023 M2

Building Design
AMFprojects
262 Grubb St Koongal, QLD 4701
Ph: 0423375400
E: amfprojects@bigpond.com
W: www.amfprojects.com.au
QBCC No 1068756
ABN 22143 527 198
Member BDAQ

Residential * Commercial * Industrial

REV ID	DESCRIPTION	DATE	NAME
A	MCU APPLICATION	13/05/2019	RSK
B	MCU APPLICATION RFI	25/09/2019	AMF

SKETCH PLANS ONLY

ISSUED FOR MATERIAL CHANGE OF USE APPLICATION TO BSC
NOT FOR CONSTRUCTION
SUBJECT TO FURTHER BUILDING, STRUCTURAL AND SERVICE ENGINEERING DOCUMENTATION.

APPROVED	
CHECKED	jmt
DRAWN	AMFprojects
DESIGN	jmt

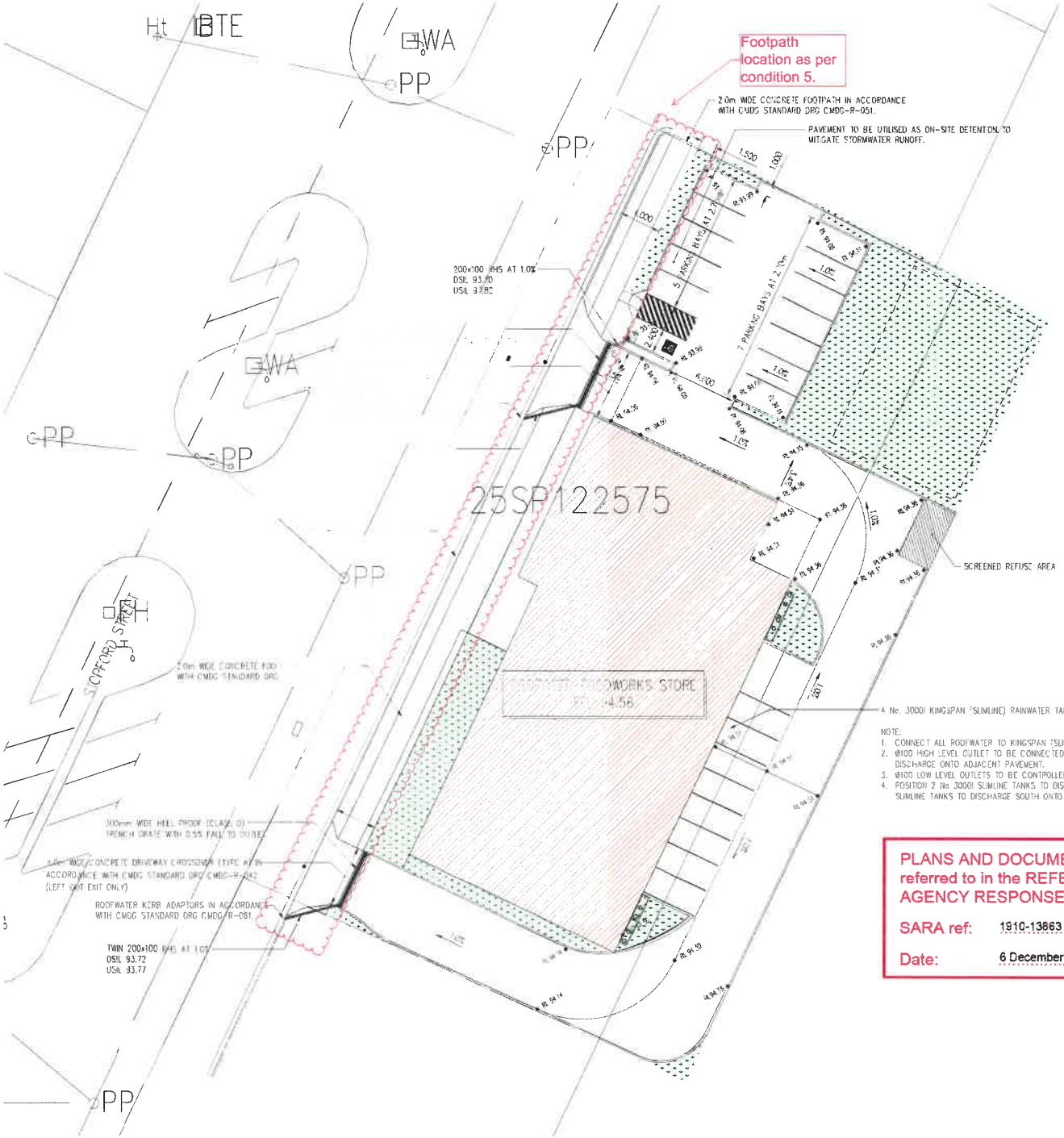
TAPSELL CONSULTING ENGINEERS PTY LTD
A.B.N. N.o. 78 065 154 949
14 MILFORD AVENUE,
NORTH ROCKHAMPTON, 4701
TELEPHONE: 07 4926 3554
EMAIL: jtapsell@bigpond.net.au

PROJECT
PROPOSED SHOP
FOR
BARALABA FOODWORKS
AT
STOPFORD ST BARALABA QLD 4702

A1 BUILDING PLANS
SITE PLAN

JOB No. **1217-162**

DWG/REV. **B WD02**



MUSIC CATCHMENT LEGEND

SITE AREA: 3,097 m²

PAVEMENT AREA: 1,424 m²

ROOF AREA: 1,024 m²

VEGETATION AREA: 649 m²

Amended in red by SARA on
6 December 2019

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 1910-13863 SRA

Date: 6 December 2019

SCALE 1:200 (A1)

REV	Issue Name	Date
A	RFI, MCU APPLICATION	26/09/2019

N

APPROVED	
CHECKED	jmt
DRAWN	AMFprojects
DESIGN	jmt

TAPSELL CONSULTING ENGINEERS PTY LTD

A.B.N. N.o. 78 065 154 949

14 MILFORD AVENUE,
NORTH ROCKHAMPTON, 4701
TELEPHONE: 07 4926 3554
EMAIL: jtapsell@bigpond.net.au

PROJECT
PROPOSED BARALABA FOODWORKS
FOR
SIMMONS INVESTMENT TRUST
AT
STOPFORD ST BARALABA QLD 4702

FINISH GRADING AND DRAINAGE PLAN

JOB No.	1217-162
DWG/REV.	A
	CSK250

TCE

TAPSELL CONSULTING ENGINEERS PTY LTD
A.B.N. 78 065 154 949

Registered Professional Engineering Co. of Qld

14 Milford Avenue
FRENCHVILLE
Qld 4701

Phone: (07) 4926 3554

Email:
jtapsell@bigpond.net.au

DATE 23.9.2019

Stormwater Management Plan

for

Proposed Baralaba Foodworks

at

Stopford Street

Baralaba QLD 4702

for

Simmons Investment Trust

Author:	John Tapsell (Civil Engineer)
Approved by:	John Tapsell (Principal Civil Engineer)
Signed:	 RPEQ 3164
Date:	17.9.2019
Distribution:	Banana Shire Council
Revision History	1

Revision	Reason	Date
1	DA submission RFI	23.9.2019

Stormwater Management Plan for PROJECT

Contents

Section **Page**

1.0 INTRODUCTION

Tapsell Consulting Engineers Pty Ltd have been commissioned to prepare a Stormwater Management Design and Management Plan that complies with the *Banana Shire Council* (BSC) *Planning Scheme to* support an Development Application for a proposed new commercial development (Foodworks) shopping complex.

2.0 PROJECT UNDERSTANDING

The objective of this report is to indicate the levels of stormwater quantity discharge to surrounding infrastructure. The Site Based Stormwater Management Plan has been prepared in accordance with the following:

- *Banana Shire Council Planning Scheme and associated policies;*
- *Queensland Urban Drainage Manual; and*
- *Development Approval Conditions*

The stormwater quantity analysis aspect of the SMP development has been undertaken using the *Extended Rational Method* model with the aid of the *DRAINS* computer software package.

3.0 SITE CHARACTERISTICS

3.1 Location and Zoning

The site has a total site area of approximately 0.310 ha, located in the town of Baralaba, in the Banana Shire Council Local Government area. The proposed development is to be constructed on Lot 25 on SP122575 and has a site frontage boundary located on Stopford Street and a railway corridor located to the rear. The proposed development will be positioned between existing dwellings located on either side.

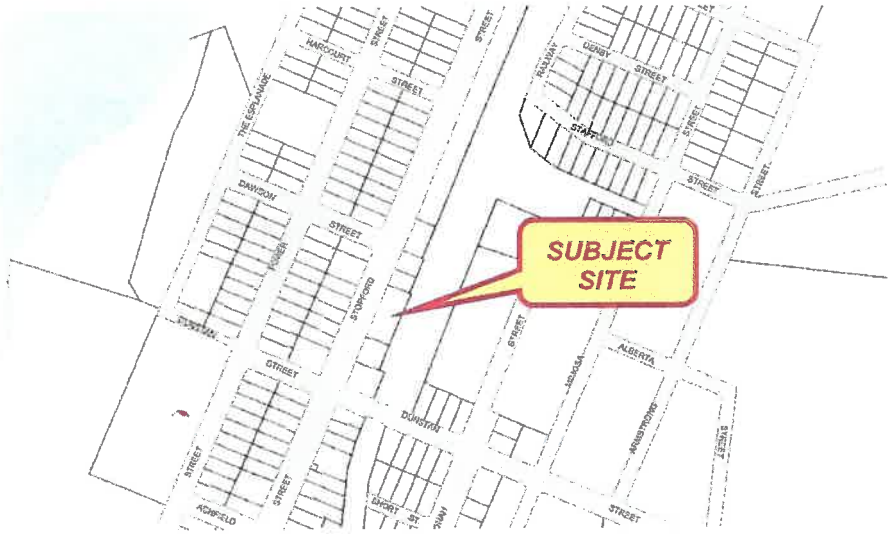


Figure 3.1: Locality Plan
Source: BSC (2018)

3.2 Topography

The topography of the subject site is extremely flat with a minimal slope falling toward Stopford Street to the south west. The site grades at approximately 0.2% and has a consistent existing elevation of 94.8m AHD. The site will be modified using predominantly fill to establish a pad platform for the commercial complex and assist the car parking areas to be free-draining to a discharge location.

3.3 Existing Land Use

The subject property was an historical site for "working men's quarters" that has now been decommissioned. It is currently a vacant allotment, with limited vegetation, minimal turf and very minimal trees.

3.4 Proposed Land Use

The developer is proposing to build a commercial retail store (Foodworks Store) to service the local community. The proposed development will consist of a building structure with a GFA of 1000m^2, 13 bay carparks (including 1 PWD space) and an internal pavement hardstand for delivery vehicles which accommodates a 19m AV to circulate around the rear of the development.

Refer proposed Architectural plans and Civil plans in TCE drwgs project No 1217-162 respectively.

3.5 Soils

A detailed geotechnical site investigation has been undertaken for the subject site. Subsurface conditions comprise clays over weathered rock.

3.6 Vegetation

The subject site contains very limited vegetation, minimal turf and very minimal number of trees.

3.7 External Roadworks

The existing allotment currently has an asphalt surface road pavement across the full frontage of the development site with rural earth drains (V-Drains) used for overland stormwater conveyance.

The proposed development includes an upgrade to the existing road pavement and drainage (adjacent to the site frontage) whereby new kerb and channel, a verge with a footpath and allotment access points into the proposed development are proposed.

Refer the design drawings for the external roadworks that accompany this application.

4.0 STORMWATER DRAINAGE DESIGN

4.1 Proposed Drainage System

Due to the change in land use and the limited site grading on the proposed development site, a non-conventional stormwater drainage system is proposed in order to mitigate increased runoff quantities due to proposed development.

The proposed drainage system for the development site has been designed to incorporate both above-ground detention tanks (Slim line tanks with orifice control) and on-pavement detention, surface pavement grading allowing overland flow, and grated inlets and RHS pipes to collect and discharge site stormwater runoff to the kerb and channel.

The design was undertaken in accordance with the *Queensland Urban Drainage Manual* (QUDM) and *AS/NZS 3500.3 Stormwater Drainage* for private stormwater and roofwater drainage.

In order to demonstrate that the proposed stormwater drainage system for the new development will satisfy the requirements of the local authority, DRAINS was ustilised for the purpose of hydrologic modelling and particularly for the analysing the performance of the proposed on-site detention facilities.

The proposed stormwater drainage system for the commercial development is shown on Engineering drawings 1217-162.

4.2 Proposed Lawful Point of Discharge

The elevation of the proposed development site and downstream drainage infrastructure located in Stopford Street cannot accommodate an in-ground drainage connection point from the proposed development site. The lawful point of discharge is therefore identified as the proposed kerb and channel (to be constructed) which will convey site stormwater discharge to an existing shallow pit downstream in Stopford Street as shown in Figure 4.2 below.

Fig 4.2 Proposed Plan of Subdivision

4.3 Design Rainfall - Intensity Frequency Duration

An *Intensity-Frequency-Duration* (IFD) has been extracted from the *Bureau of Meteorology IFD* website and is presented below in Figure 5.1.

The IFD rainfall data covers a range from five (5) minutes to seventy-two (72) hours and Average Recurrence Intervals (ARI) from one (1) year to one-hundred (100) years.

Location: 24.175S 149.825E NEAR.. Baralaba QLD Issued: 21/12/2018

Rainfall intensity in mm/h for various durations and Average Recurrence Interval

	Average Recurrence Interval						
Duration	1 YEAR	2 YEARS	5 YEARS	10 YEARS	20 YEARS	50 YEARS	100 YEARS
5Mins	98.3	128	166	190	223	267	302
6Mins	91.6	119	155	178	208	249	282
10Mins	75.5	98.0	127	146	170	204	230
20Mins	56.8	73.6	95.1	109	126	151	170
30Mins	46.7	60.5	78.0	88.9	103	123	139
1Hr	31.2	40.5	52.1	59.3	69.0	82.2	92.6
2Hrs	19.3	25.0	32.2	36.6	42.6	50.8	57.3
3Hrs	14.1	18.3	23.6	26.9	31.4	37.4	42.2
6Hrs	8.21	10.7	13.8	15.7	18.4	21.9	24.8
12Hrs	4.88	6.35	8.27	9.47	11.1	13.3	15.0
24Hrs	3.05	3.98	5.23	6.02	7.08	8.53	9.68
48Hrs	1.92	2.51	3.35	3.89	4.60	5.58	6.37
72Hrs	1.39	1.83	2.45	2.86	3.39	4.14	4.74

(Raw data: 42.03, 6.41, 1.86, 80 19, 12.57, 3 95, skew=0 22, F2=4 21, F50=17.22)

Figure 5.1: Intensity-Frequency-Duration Table

The above design rainfall information has been used to estimate runoff peak flows and volumes for performance assessment of proposed drainage pipes and structures including detention facilities.

5.0 STORMWATER DRAINAGE QUANTITY ANALYSIS

Hydrologic analyses of the proposed stormwater drainage system have been undertaken with *DRAINS* software to determine hydrologic and hydraulic behaviour of the development site in its pre-developed and post-developed state. The analysis provides a direct comparison between pre-developed and post developed states to ascertain if additional increased stormwater runoff has been mitigated as a result of completing the proposed development.

5.1 DRAINS Model Values

Details of the methodology, associated parameters and selection criteria used in the calculations within in the DRAINS model are detailed below.

- **Hydrologic Model** – Extended Rational Method (ERM). An amalgamation of the ILSAX and Rational models which utilizes the time-area method of runoff-routing and determines losses with a composite runoff coefficient similar to the Rational Method
- **Impervious C_{10} Value** – 0.90 (as recommended by DRAINS User Guide);
- **Pervious C_{10} Value** – 0.70 (calculated using Equation 14.12 from *AR & R* 1987);
- **Loss Model** – ERM Method – Intensity x (C-1) (Refer Appendix C *Extended Rational Method Note*);
- **Time of Concentration (Pre-Developed)**: Kinematic Wave Equation for Overland Sheet Flow

$$t_c = 6.94[\ (Ln)^{0.6}\ ] / [I^{0.4}.S^{0.2}]$$

Time of Concentration (Post-Developed) – Standard Inlet times as per Table 4.06.1 of QUDM Volume 1, 2nd Ed. In the un-developed areas, the above-mentioned method for determining the pre-developed time of concentration was used.

5.2 *Stormwater Drainage Hydrologic Analysis*

The subject site has a total catchment area of 0.31 Ha and is evaluated for both pre-developed and post-developed states whereby the respective impervious to pervious ratios are obtained.

Table 4.1 outlines the pre and post catchment sizes and the respective impervious to pervious ratios which are used within the DRAINS model analysis.

Table 4.1 Site Pre and Post Catchments

Catchment	*Pre-Developed Area*	*Impervious Ratio %*	*Post-Developed Area*	*Impervious Ratio %*
Proposed Development	0.31	0	0.31	77.4

To ensure that the pre-developed hydrologic quantities are maintained, on-site detention facilities were implemented into the DRAINS model and evaluated to determine the detention volumes required. Table 4.2 details the proposed on-site detention to address stormwater hydrologic quantity issues associated with the proposed development.

Table 4.2 On-Site Detention Details

Details	***Detention Tank***	***Detention Tank***	***Pavement Detention***
Type	Above Ground Detention Tanks (Slim Line Tank x 2) OSD RW1	Above Ground Detention Tanks (Slim Line Tank x 2) OSD RW2	On-Pavement Detention OSD Pav
Catchment Size	0.0533 Ha Roof Catchment	0.0489 Ha Roof Catchment	0.1347 Ha Pavement Catchment
Detention tank Area/Volume	3.225m² RL 94.560-96.420 Volume 6000l	3.225m² RL 94.560-96.420 Volume 6000l	RL 93.940-94.060 Volume 22.70kl
Low-Level Outlet Control Type	50mm Orifice through outlet pipe	50mm Orifice through outlet pipe	200mm x 100mm RHS pipe
Low-Level Outlet Control Size	100 diameter pipe outlet from tank	100 diameter pipe outlet from tank	100 diameter pipe outlet from tank
High-Level Outlet Control Type	High-level overflow pipe on tank	High-level overflow pipe on tank	High-level Weir on Pavement
High-Level Outlet Control Level	RL96.420	RL96.420	RL94.06

Tables 4.3 provide a direct comparison of the pre-developed to post developed discharge for given ARIs assessed from the proposed development site.

Table 4.3 Site Total Outflows

ARI (year)	*Pre-Developed Total Site Peak Discharge (m^3/s)*	*Post-Developed Total Site Peak Discharge (m^3/s)*
2	0.057	0.046
10	0.099	0.071
20	0.120	0.091
50	0.152	0.114
100	0.179	0.130

The analysis of the DRAINS model of the proposed drainage system shows the total site discharge for the post-developed site is discharging equal or lower flow rates when compared directly to the pre-developed peak flow rates.

APPENDIX A

- ***Detail Survey***

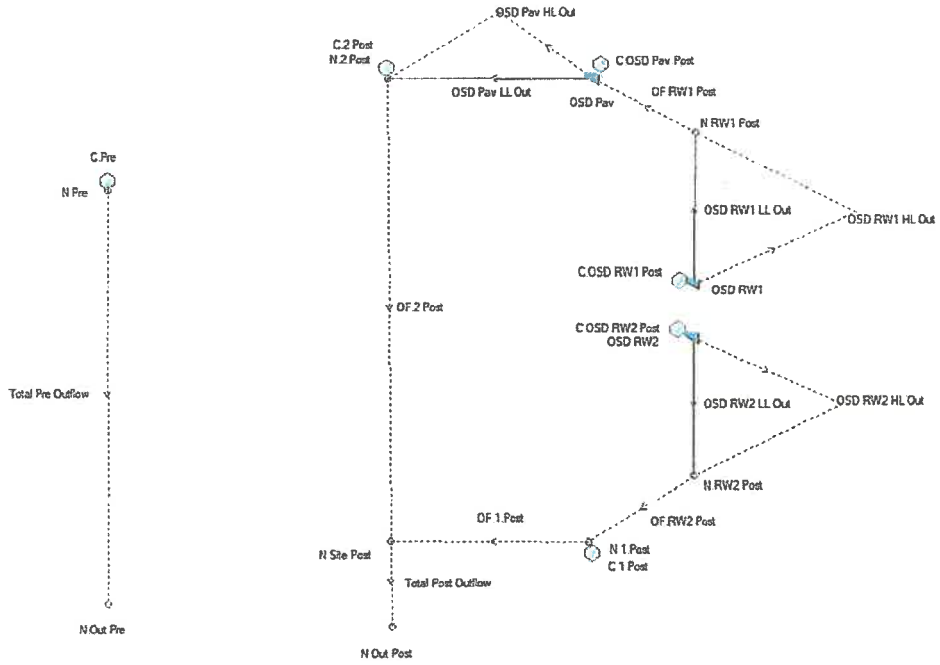
APPENDIX B

- ***Stormwater Drainage Plans***

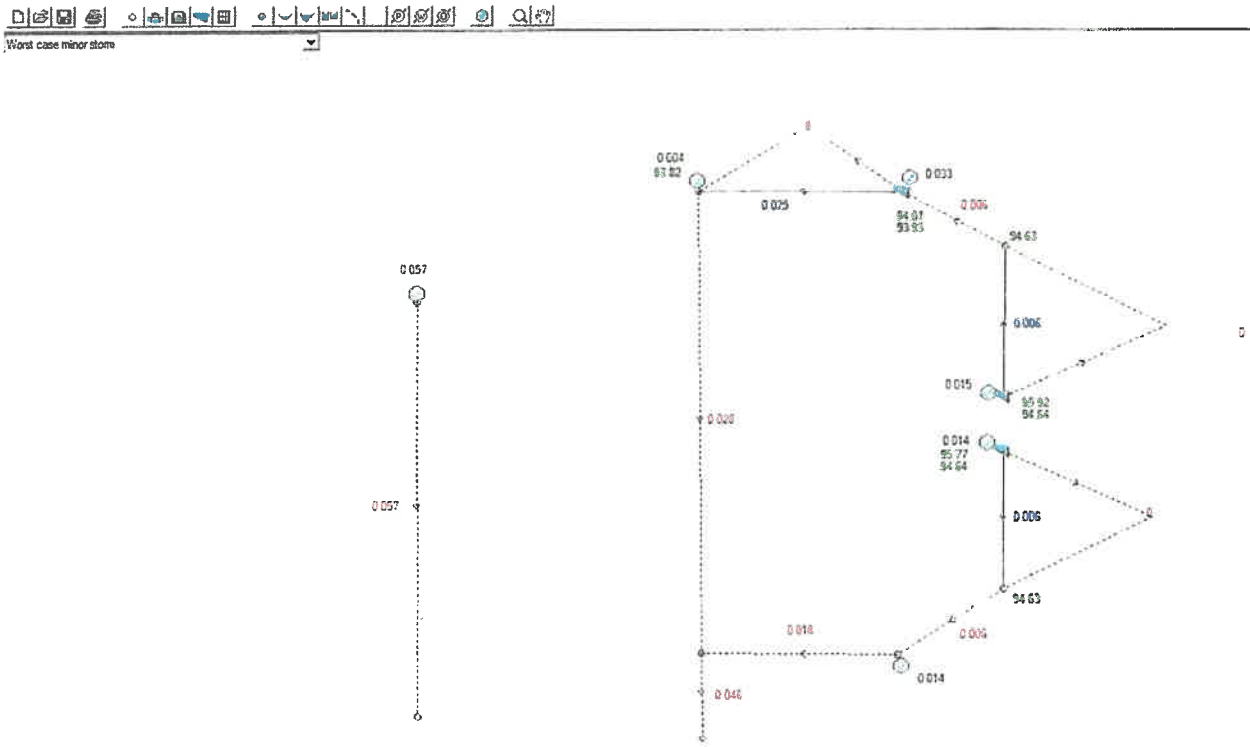
APPENDIX C

- ***DRAINS Model Layout (Pre & Post-Development Nodes & Links)***
- ***DRAINS Model Layout (Pre & Post-Development 2-Year ARI Peak Results)***
- ***DRAINS Model Layout (Pre & Post-Development 10-Year ARI Peak Results)***
- ***DRAINS Model Layout (Pre & Post-Development 20-Year ARI Peak Results)***
- ***DRAINS Model Layout (Pre & Post-Development 50-Year ARI Peak Results)***
- ***DRAINS Model Layout (Pre & Post-Development 100-Year ARI Peak Results)***
- ***DRAINS Model Input Output Data***

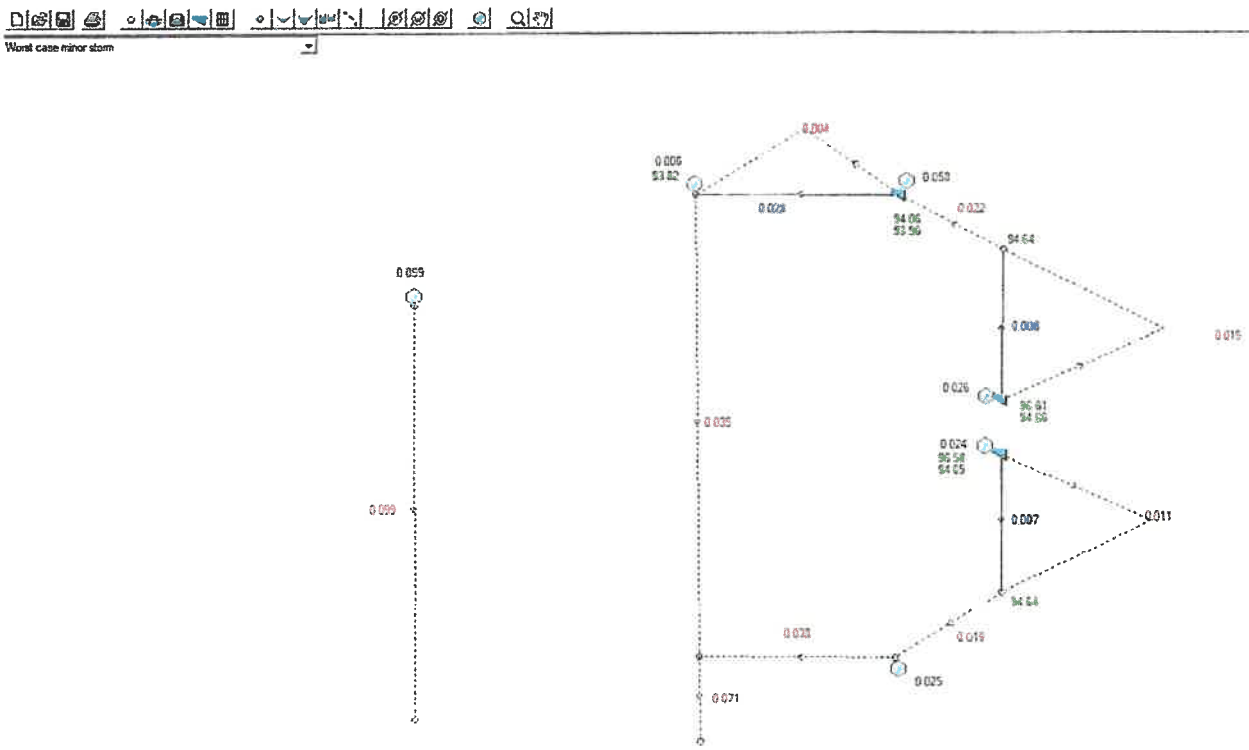
DRAINS Model Layout (Pre-Post-Development Nodes & Links)



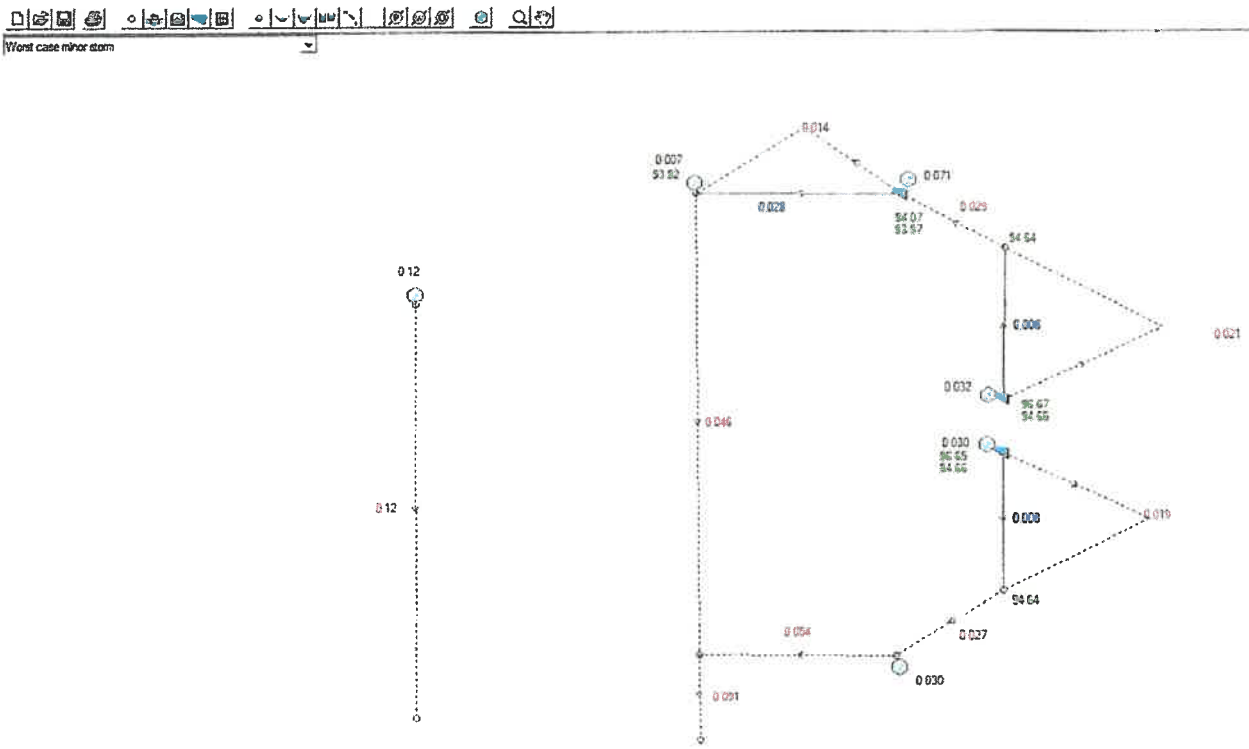
DRAINS Model Layout (Pre & Post-Development 2-Year ARI Peak Results)



DRAINS Model Layout (Pre & Post-Development 10-Year ARI Peak Results)

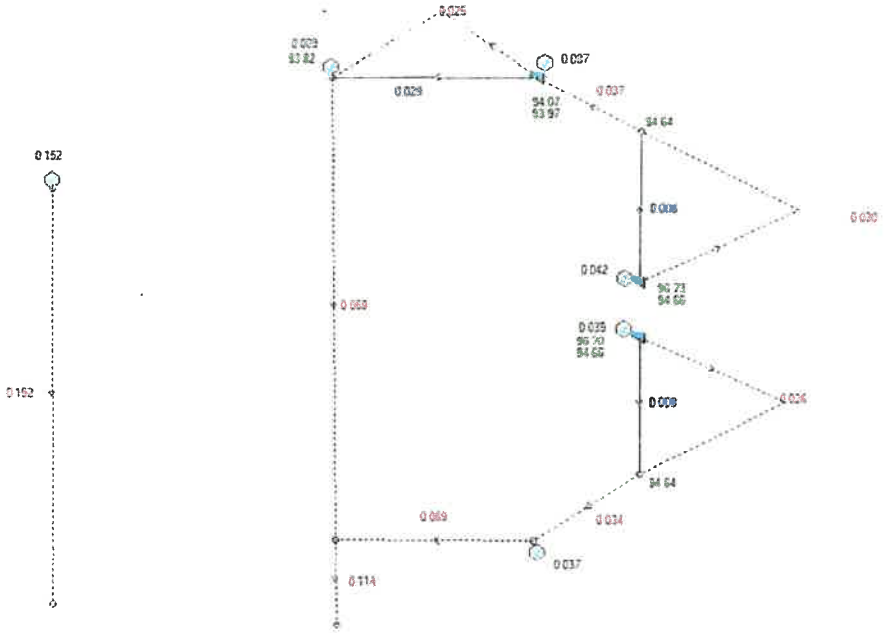


DRAINS Model Layout (Pre & Post-Development 20-Year ARI Peak Results)

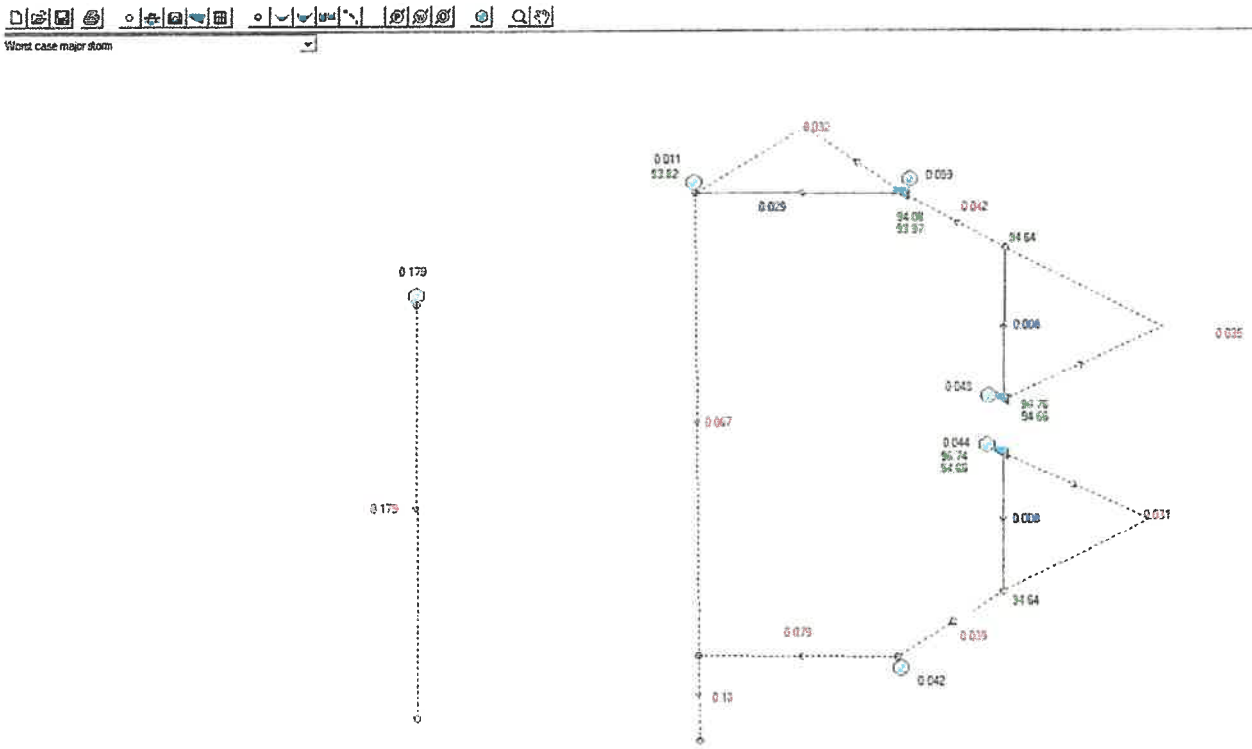


DRAINS Model Layout (Pre & Post-Development 50-Year ARI Peak Results)

Worst case major storm



DRAINS Model Layout (Pre & Post-Development 100-Year ARI Peak Results)



Our ref TMR19-028734
Your ref
Enquiries Gideon Genade

Queensland Government

Department of
Transport and Main Roads

5 December 2019

Simmons Investment Trust
12 Dunstan Street
BARALABA QLD 4702

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 MCU005-19/20, lodged with Banana Shire Council involves constructing or changing a vehicular access between Lot 25 on SP122575 the land the subject of the application, and Stopford Street (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.

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 road access locations, are to be located at approximate Chainage 0.56km (south bound) (lat -24.180096; long 149.812123) and Chainage 0.61km (south bound) (lat -24.180555; long 149.811595), generally in accordance with the A1 Building Plans Site Plan, prepared by AMF Projects dated 06/09/2019, reference 1217-162, Rev B (as amended in red).	At all times.
2	a) Road access works comprising a northern vehicle access (left in -ingress only) and a southern vehicle access (left out - egress only) at the road access locations must be provided generally in accordance with the: - A1 Building Plans Site Plan, prepared by AMF Projects dated 06/09/2019, reference 1217-162, Rev B (as amended in red). - Tapsell Consulting Engineers Pty Ltd civil plans dated 26/09/2019 plan numbers CSK200 Rev A, CSK250 Rev A, CSK900 Rev A, CSK901 Rev A and CMDG Plan No. CMDG-R-042 for the largest site vehicle (19m articulated vehicle). - The northern vehicle access must be modified to be angled towards the north to facilitate ingress only. - Provision of "No Entry" signs within the site on both side of the ingress (facing inward towards the site) in accordance with drawing 261306.2, Rev B and the Manual of Uniform Traffic	Prior to commencement of use.

[1] Please refer to the further approvals required under the heading 'Further approvals'

No.	Conditions of Approval	Condition Timing
	Control Devices (MUTCD). - The southern vehicle access (egress only) must be modified to be angled towards the south to preventing ingress. - Provision of "No Entry" signs within the site on both side of the egress in accordance with drawing 261306.2, Rev B and the Manual of Uniform Traffic Control Devices (MUTCD). b) The road access works and any necessary overhead lighting, kerb and channel and frontage works must be designed and constructed in accordance with the relevant DTMR Road Planning and Design Manual (2nd Edition) and Austroads Standards and the CMDG standards.	
3	The largest vehicle permitted to use the access is a 19m articulated vehicle.	At all times.
4	The road access is to be constructed and maintained at no cost to the department in accordance with section 64(1) of the *Transport Infrastructure Act 1994*.	At all times.

Reasons for the decision

The reasons for this decision are as follows:

a) To maintain the safety and efficiency of the state-controlled road.

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 Anton DeKlerk (Principal Town Planner) should be contacted by email at FitzroyDistrict@tmr.qld.gov.au or on (07) 4931 1545.

Yours sincerely

Anton DeKlerk
Principal Town Planner

Attachments: Attachment A – Decision evidence and findings
Attachment B - Section 70 of TIA
Attachment C - Appeal Provisions
Attachment D - Permitted Road Access Location Plan - A1 Building Plans Site Plan, prepared by AMF Projects dated 06/09/2019, reference 1217-162, Rev B (as amended in red), and
Tapsell Consulting Engineers Pty Ltd civil plans dated 26/09/2019 plan numbers CSK200 Rev A, CSK250 Rev A, CSK900 Rev A and CSK901 Rev A.

Attachment A

Decision Evidence and Findings

Findings on material questions of fact:

- The development proposal is to develop the land at 38-42 Stopford St, Baralaba (described as Lot 25 on SP122575) for a Shop (grocery store and retail store, with ancillary bakery and butcher shop).
- The proposed development will have a Gross Floor Area (GFA) of 1023m^2.
- Vehicle access to and from Stopford Street, is proposed via a northern entry/left out only exit, and a southern left out only exit.
- A total of 30 on site veihciel car parking spaces are proposed.
- Transport and service delivers are at the rear of the site with a one-way access driveway provided.
- Stopford Street is a State-controlled Road (SCR).

Evidence or other material on which findings were based:

Title of Evidence / Material	**Prepared by**	**Date**	**Reference no.**	**Version/Issue**
Stormwater Management Plan	Tapsell Consulting Engineers	23.9.2019	1217-162	2
Development Report	AMF Projects	10/10/2019	-	B
Civil Plans	Tapsell Consulting Engineers	26/09/2019	• CSK200 Rev A, • CSK250 Rev A, • CSK900 Rev A, • CSK901 Rev A	• Rev A • Rev A • Rev A • Rev A
Site Plan	AMF Projects	26/09/2019	1217-162	B

Attachment B

Section 70 of TIA

Transport Infrastructure Act 1994
Chapter 6 Road transport infrastructure
Part 5 Management of State-controlled roads

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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

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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.

Attachment 2
Planning Act 2016 Extract on Appeal Rights

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
(f) 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.

(4) Each respondent and co-respondent for an appeal may be heard in the appeal.

(5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.

(6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about–
(a) the adopted charge itself; or
(b) for a decision about an offset or refund–
(i) the establishment cost of trunk infrastructure identified in a LGIP; or
(ii) The cost of infrastructure decided using the method included in the local government's charges resolution.

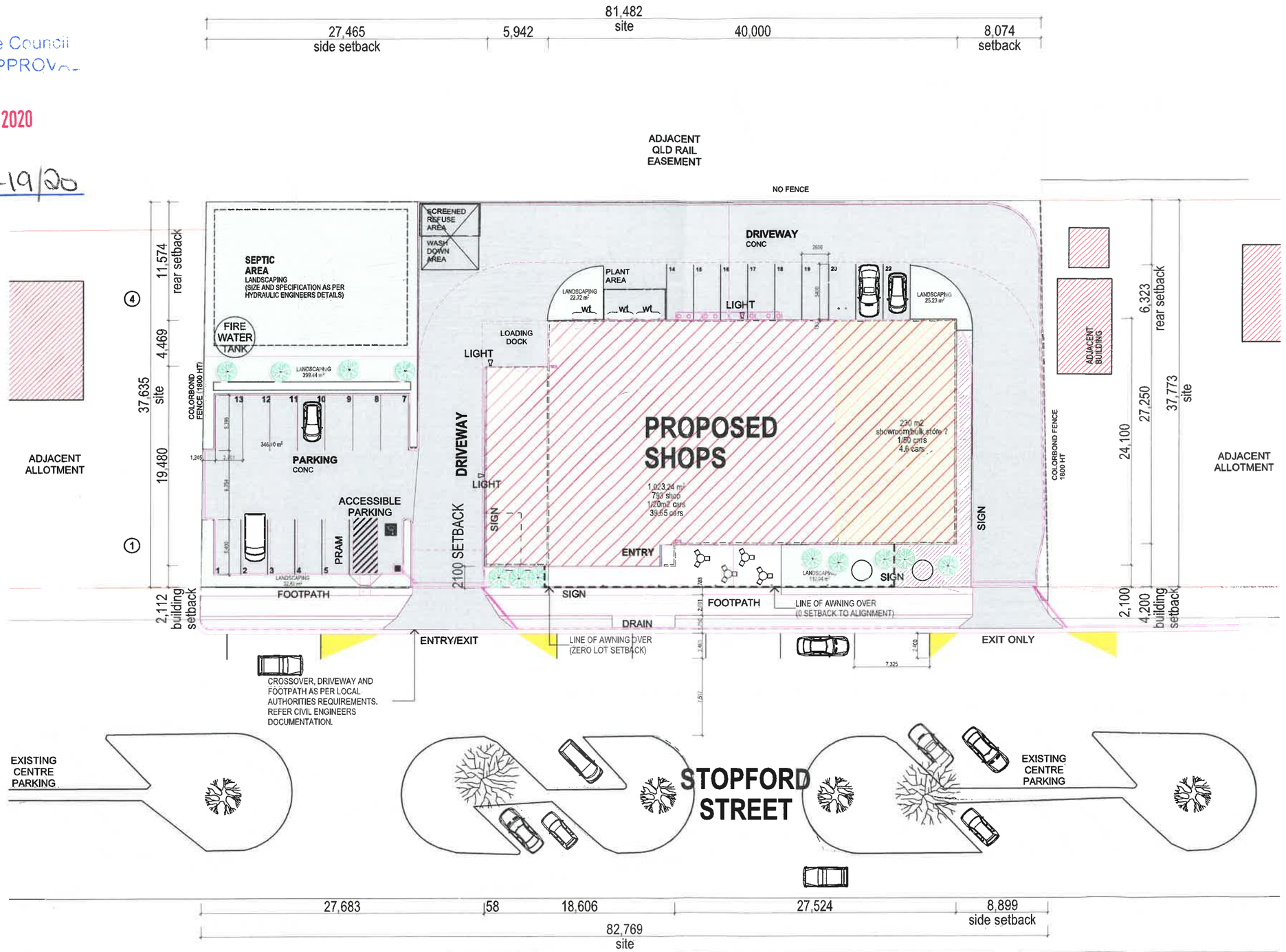
Attachment 3

Approved Drawings

Banana Shire Council
PLANNING APPROVAL

08 APR 2020

MCU005-19/20



SITE PLAN
SCALE 1 : 200

N

SITE COVER	33%
LANDSCAPING	10% MIM REQUIRED 588M2 (18.9%) PROVIDED
PARKING	AS PER BSC SCHEDULE 1/20M2 SHOP (793M2), 1/50M2 BULK GOODS (230M2), 46 CARS LESS 4 SHADE TREES, 4 BAYS LESS 1/5M2 EXCESS LANDSCAPING 0 TOTAL 43 BAYS REQUIRED. 22 ON SITE PROVIDED INCLUDING 1 X ACCESSIBLE BAY 1 X PRAM BAY
REFUSE	COMMERCIAL BINS
SERVICES	SEPTIC, ON SITE TREATMENT FIRE BOOSTER & TANK

SITE SCHEDULE

R.P.D	LOT 25 ON SP122575
ADDRESS	STOPFORD ST, BARALABA QLD 4702
SITE AREA	3100 M2 APPROX
GFA	1000 M2 APPROX
PLANNING	VILLAGE TOWN ZONE
ASSESSMENT	IMPACT (OVER 500M2 & NOT IN CBD AREA)

AREA
SUBJECT TO DESIGN DEVELOPMENT

GROCERY	500
BLUK GOODS	230
STAFF	35
BUTCHER	40
CAFE	95
STOCK	123
TOTAL GFA	1023 M2

Building Design
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ABN 22143 527 198
Member BDAQ
Residential * Commercial * Industrial

REV ID	DESCRIPTION	DATE	NAME
A	MCU APPLICATION	13/05/2019	FISK
B	MCU APPLICATION-RFI	26/08/2019	AMF

SKETCH PLANS ONLY

ISSUED FOR MATERIAL CHANGE OF USE APPLICATION TO BSC
NOT FOR CONSTRUCTION
SUBJECT TO FURTHER BUILDING, STRUCTURAL AND SERVICE ENGINEERING DOCUMENTATION.

APPROVED	
CHECKED	jmt
DRAWN	AMFprojects
DESIGN	jmt

TAPSELL CONSULTING ENGINEERS PTY LTD
A.B.N. N.o. 78 065 154 949
14 MILFORD AVENUE,
NORTH ROCKHAMPTON, 4701
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PROJECT
PROPOSED SHOP
FOR
BARALABA FOODWORKS
AT
STOPFORD ST BARALABA QLD 4702

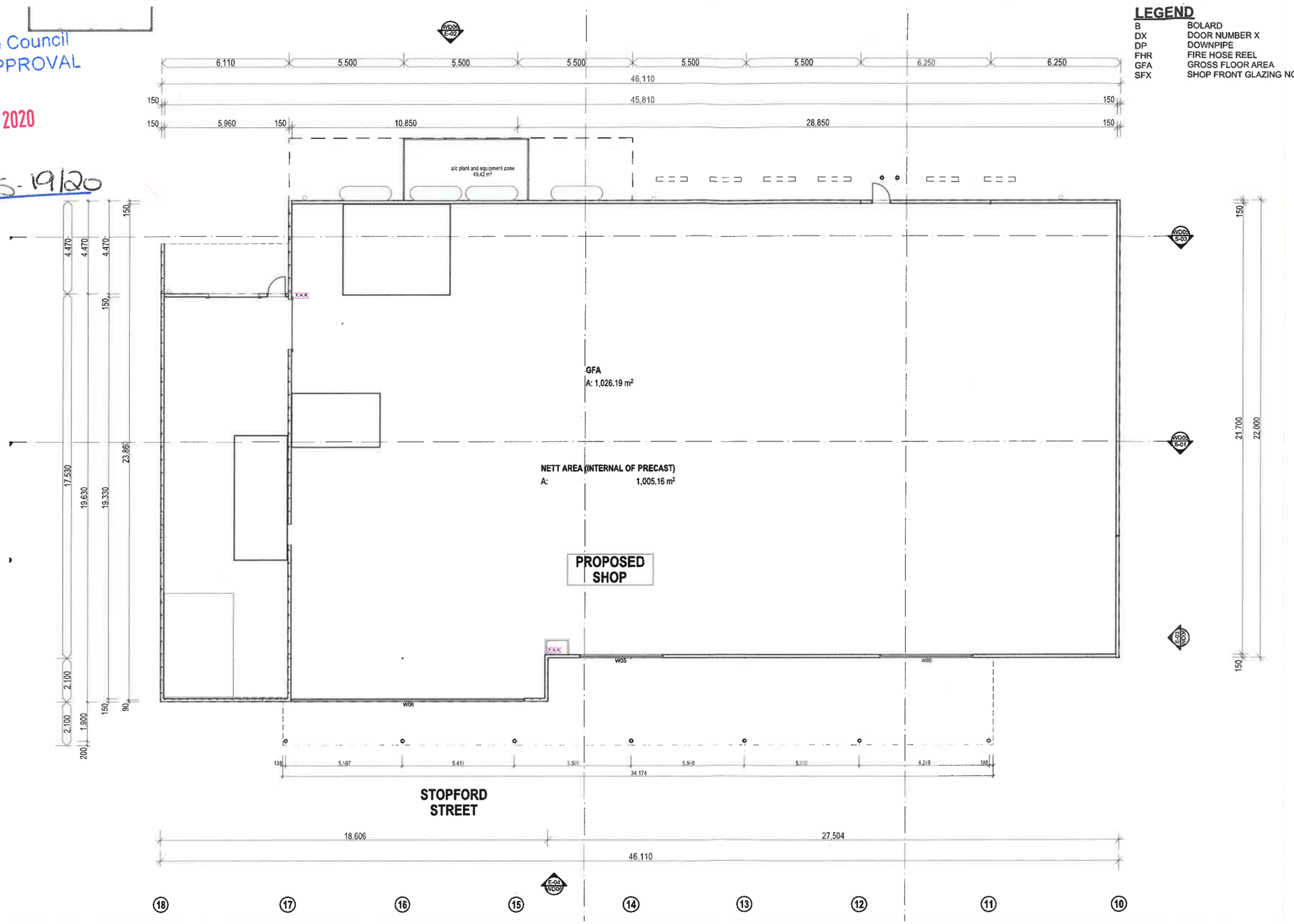
A1 BUILDING PLANS
SITE PLAN

JOB No.	1217-162
DWG/REV.	B WD02

Banana Shire Council
PLANNING APPROVAL

08 APR 2020

MCU005-19/20



GROUND FLOOR PLAN
SCALE 1 : 100

N

LEGEND

B	BOLARD
DX	DOOR NUMBER X
DP	DOWNPIPE
FHR	FIRE HOSE REEL
GFA	GROSS FLOOR AREA
SFX	SHOP FRONT GLAZING NO X

AREA
SUBJECT TO DESIGN DEVELOPMENT

GROCERY	500
BLUK GOODS	230
STAFF	35
BUTCHER	40
CAFE	95
STOCK	123
TOTAL GFA	1023 M2

NCC COMPLIANCE

CLASS 6	SHOP/RETAIL
	SINGLE STOREY
FIRE	TYPE C CONSTRUCTION
AREA	1025 M2
VOLUME	APPROX 5500M3
FHR	OVER 500M2, REQUIRED
FH	EXTERNAL PILLAR AND BOOSTER

Building Design
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A	MCU APPLICATION	13/05/2019	FISK
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PROJECT
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FOR
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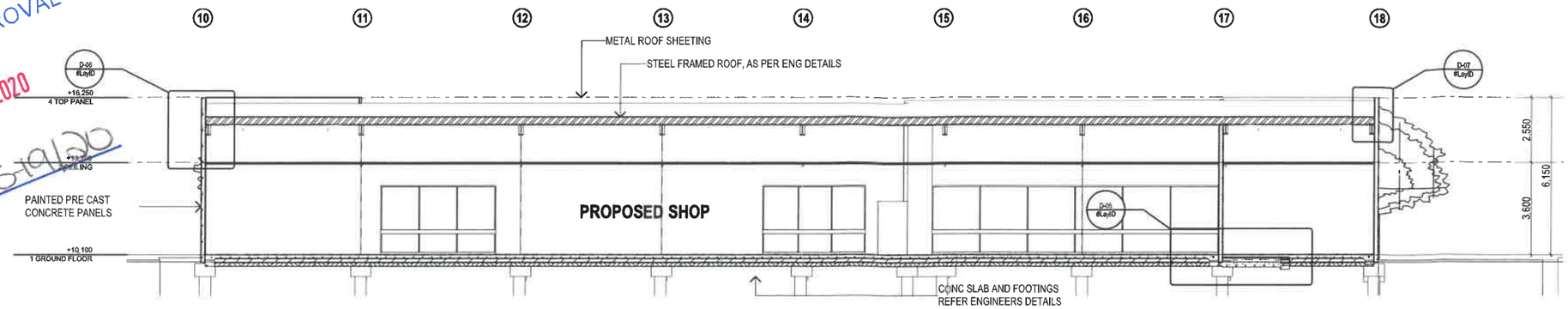
A1 BUILDING PLANS
GROUND FLOOR PLAN

JOB No.	1217-162
DWG/REV. B	WD03

Banana Shire Council
PLANNING APPROVAL

0 8 APR 2020

MCU005-19/20



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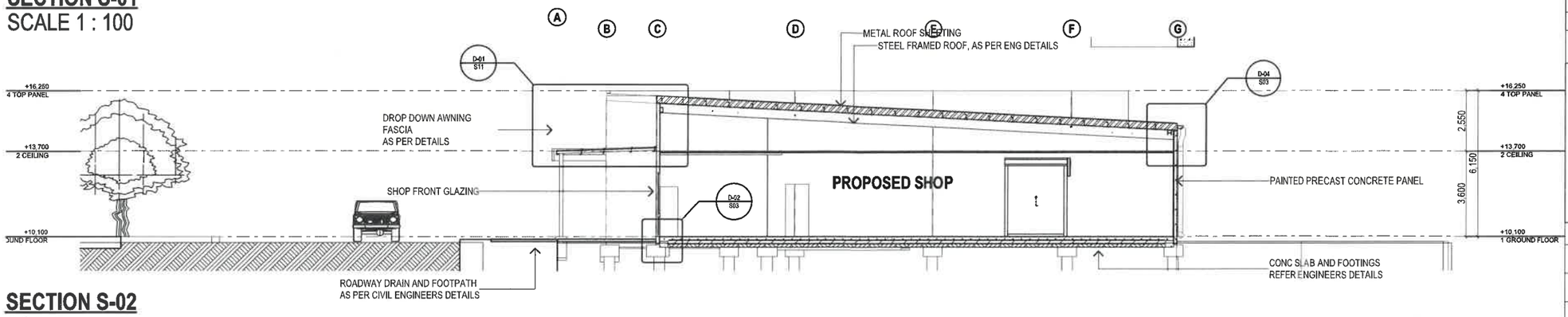

SECTION S-02
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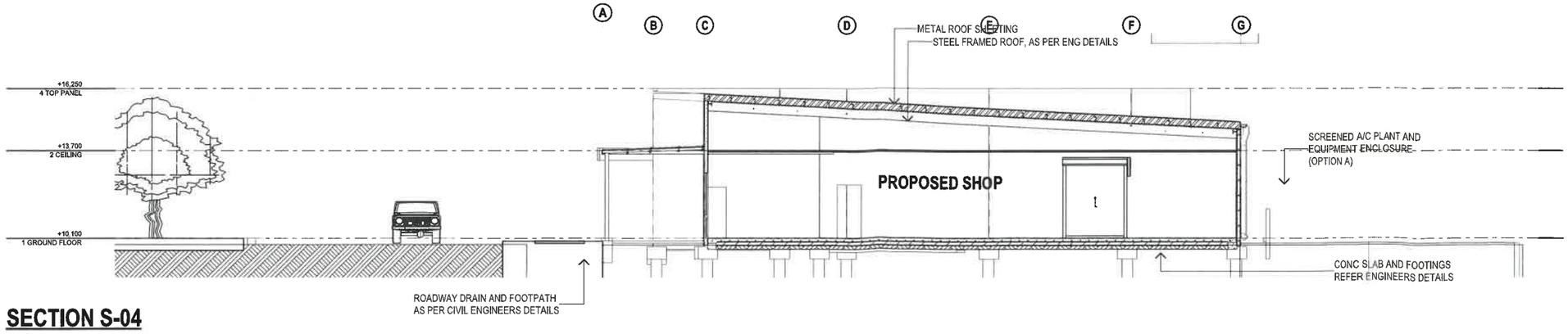
SECTION S-03
SCALE 1 : 100



SECTION S-04
SCALE 1 : 100

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APPROVED	
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DESIGN	jmt

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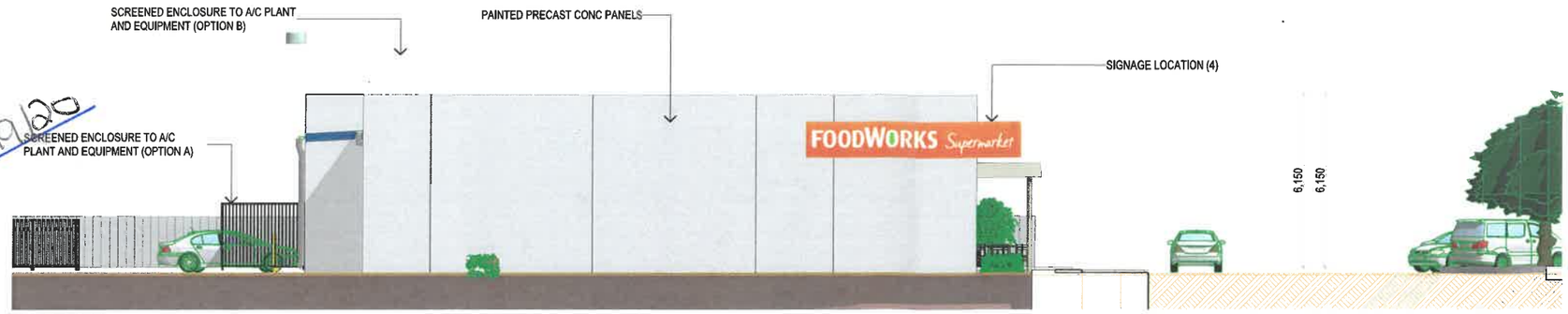
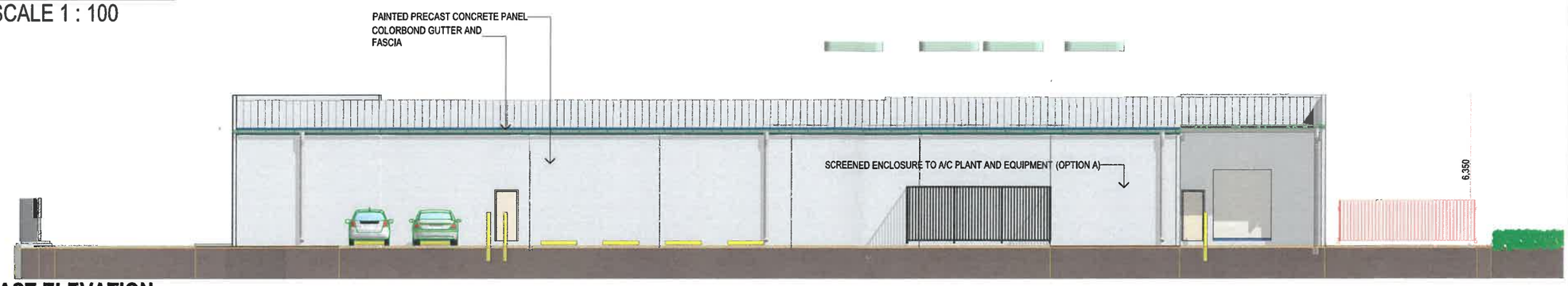
A1 BUILDING PLANS SECTIONS

JOB No.	1217-162
DWG/REV.	WD05
B	

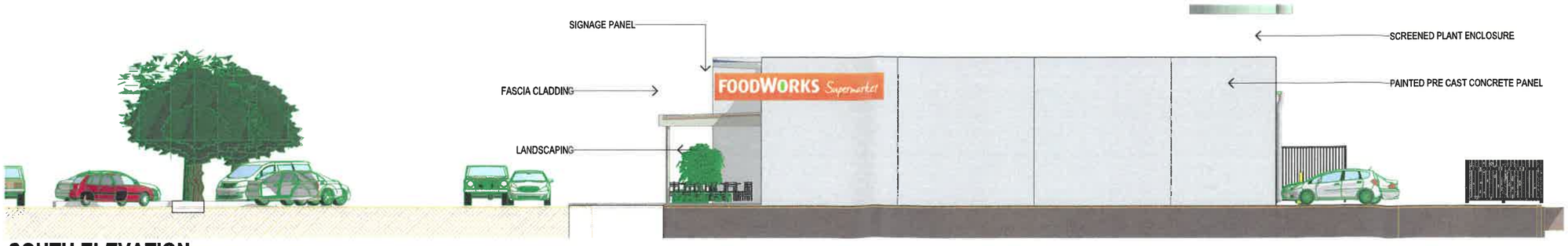


NORTH ELEVATION
SCALE 1 : 100



EAST ELEVATION
SCALE 1 : 100

WEST ELEVATION
SCALE 1 : 100



SOUTH ELEVATION
SCALE 1 : 100

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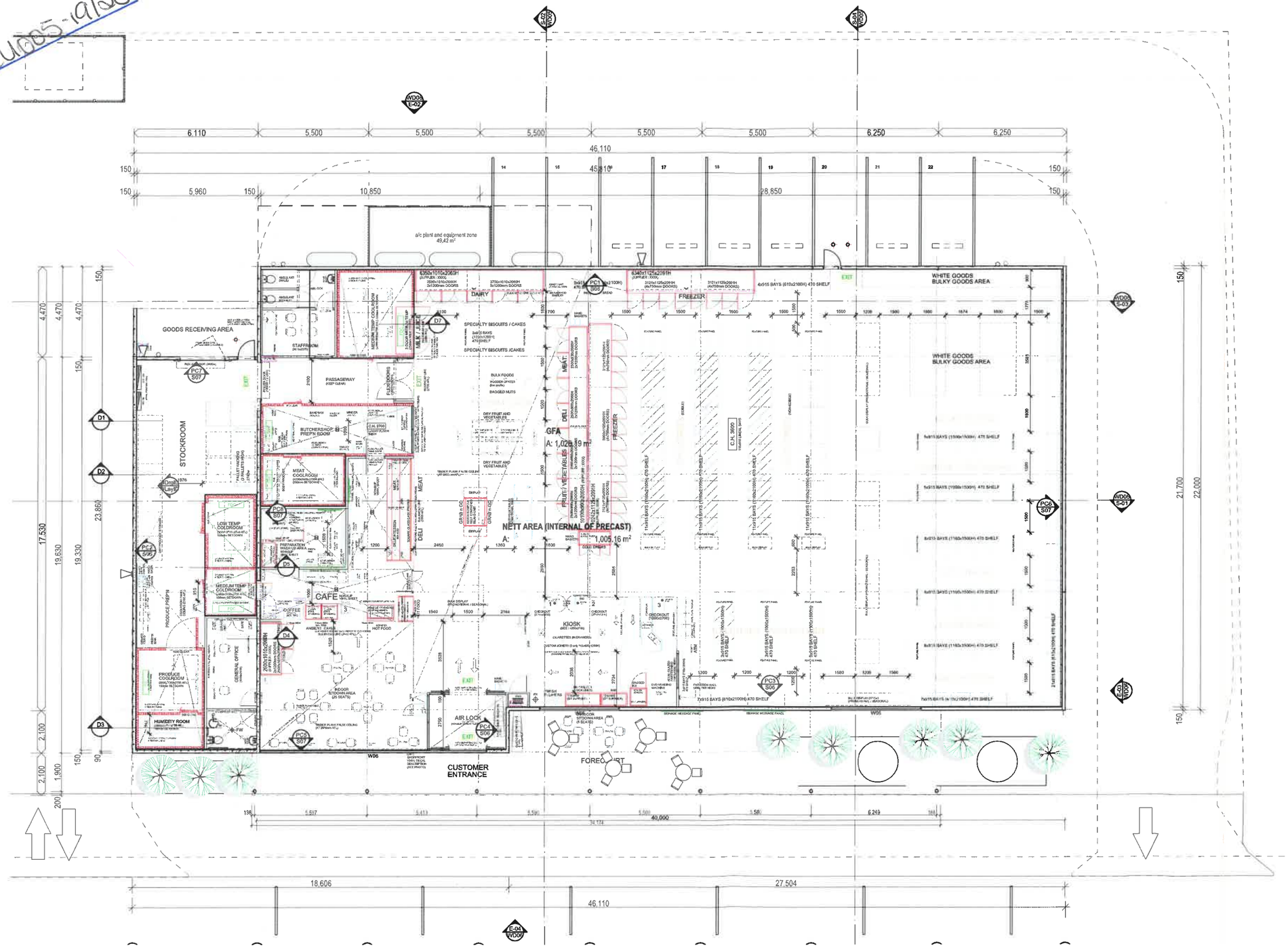
A1 BUILDING PLANS ELEVATIONS

JOB No.	1217-162
DWG/REV.	B WD06

Banana Shire Council
PLANNING APPROVAL

08 APR 2020

MCU005-19/20



FITOUT GROUND FLOOR PLAN
SCALE 1 : 100

N

Building Design

AMFprojects

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REV ID	DESCRIPTION	DATE	NAME
A	MCU APPLICATION	13/05/2019	FISK
B	MCU APPLICATION-RFI	28/08/2019	AMF

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APPROVED	
CHECKED	jmt
DRAWN	AMFprojects
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AT
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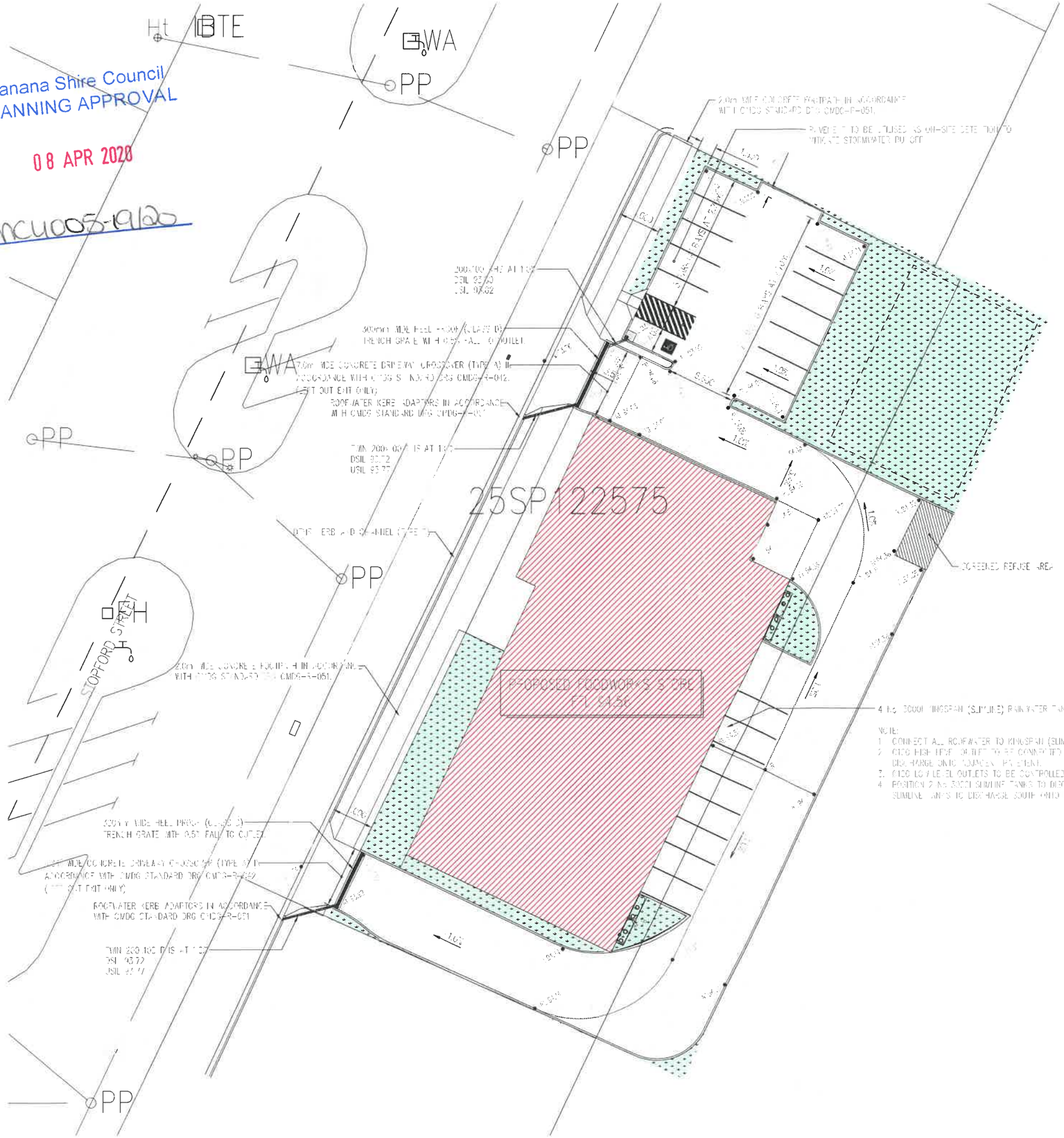
A1 BUILDING PLANS
FITOUT PLAN

JOB No.	**1217-162**
DWG/REV. **B**	**WD08**

Banana Shire Council
PLANNING APPROVAL

08 APR 2020

MCU005-1920



REV	Issue Name	Date
A	RFI, MCU APPLICATION	26/09/2019

N

APPROVED	
CHECKED	jmt
DRAWN	AMFprojects
DESIGN	jmt

TAPSELL CONSULTING ENGINEERS PTY LTD

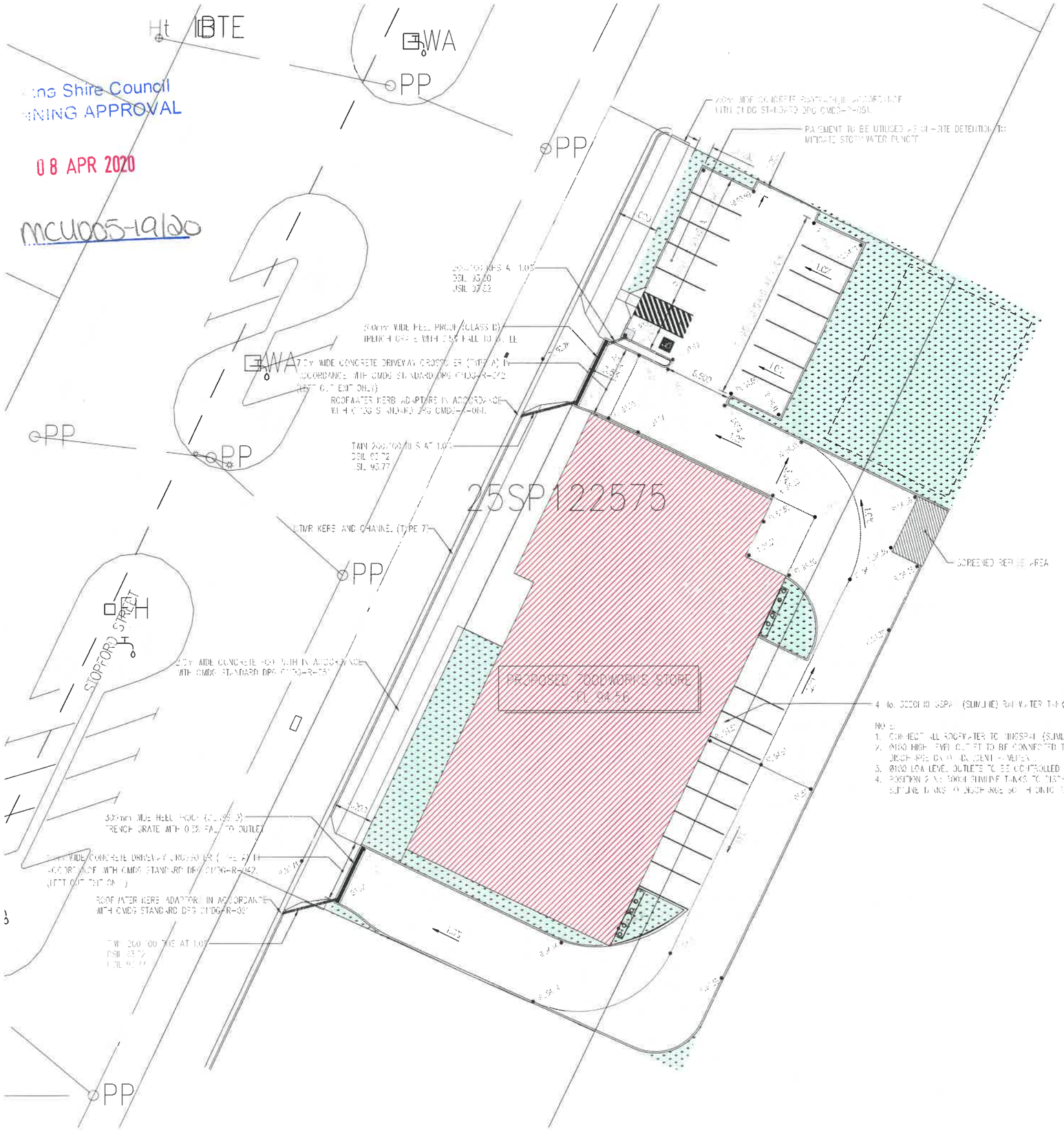
A.B.N. N.o. 78 065 154 949

14 MILFORD AVENUE,
NORTH ROCKHAMPTON, 4701
TELEPHONE: 07 4926 3554
EMAIL: jtapsell@bigpond.net.au

PROJECT
PROPOSED BARALABA FOODWORKS
FOR
SIMMONS INVESTMENT TRUST
AT
STOPFORD ST BARALABA QLD 4702

FINISH GRADING AND DRAINAGE PLAN

JOB No.	1217-162
DWG/REV.	A
	CSK200



MUSIC CATCHMENT LEGEND

SITE AREA 3,097 m²

PAVEMENT AREA: 1,424 m²

ROOF AREA: 1,024 m²

VEGETATION AREA: 649 m²

SCALE 1:200 (A1)

REV	Issue Name	Date
A	RFI, MCU APPLICATION	26/09/2019

N

APPROVED	
CHECKED	jmt
DRAWN	AMFprojects
DESIGN	jmt

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FOR
SIMMONS INVESTMENT TRUST
AT
STOPFORD ST BARALABA QLD 4702

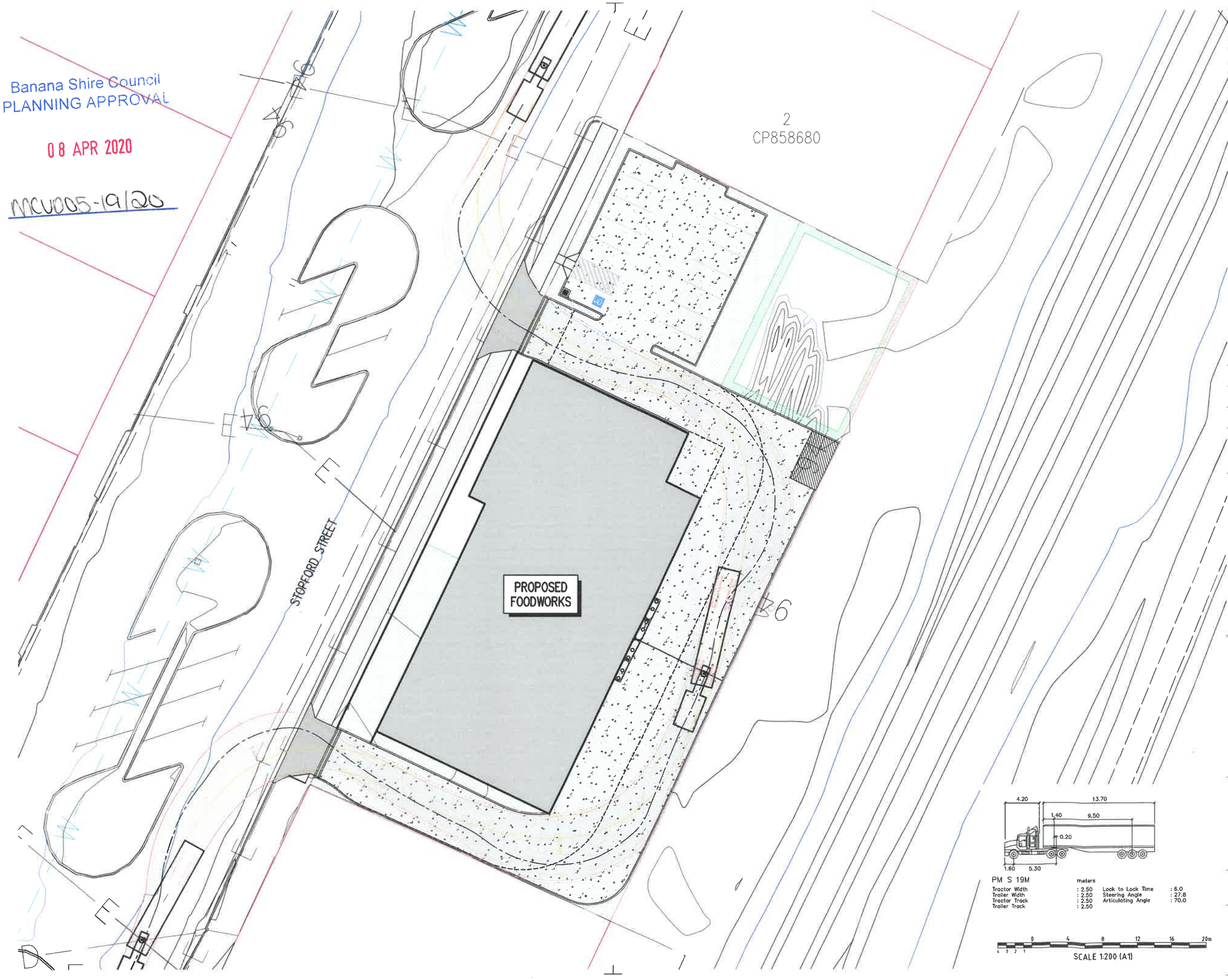
FINISH GRADING AND DRAINAGE PLAN

JOB No.	1217-162
DWG/REV.	CSK250
A	

Banana Shire Council
PLANNING APPROVAL

08 APR 2020

MCU005-19/20



REV	Issue Name	Date
A	RFI, MCU APPLICATION	26/09/2019

N

APPROVED	
CHECKED	jmt
DRAWN	AMFprojects
DESIGN	jmt

TAPSELL
CONSULTING
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EMAIL: jtapsell@bigpond.net.au

PROJECT
PROPOSED BARALABA FOODWORKS
FOR
SIMMONS INVESTMENT TRUST
AT
STOPFORD ST BARALABA QLD 4702

VEHICLE SWEPT PATHS TRUCK (19M AV) FORWARD MOVEMENT

JOB No.	**1217-162**
DWG/REV.	**A**
	CSK900

Banana Shire Council
PLANNING APPROVAL

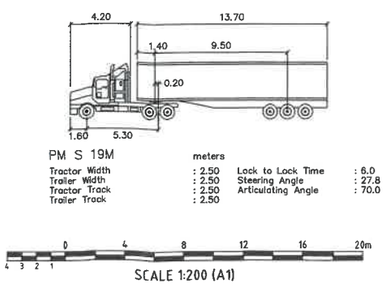
08 APR 2020

MCU005-19/20

2
CP858680

STOPFORD STREET

PROPOSED
FOODWORKS



REV	Issue Name	Date
A	RFI, MCU APPLICATION	26/09/2019

N

APPROVED	
CHECKED	jmt
DRAWN	AMFprojects
DESIGN	jmt

TAPSELL
CONSULTING
ENGINEERS PTY LTD

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14 MILFORD AVENUE,
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TELEPHONE: 07 4926 3554
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PROJECT
PROPOSED BARALABA FOODWORKS
FOR
SIMMONS INVESTMENT TRUST
AT
STOPFORD ST BARALABA QLD 4702

VEHICLE SWEPT PATHS TRUCK (19M AV) REVERSE TO LOADING DOCK

JOB No.	**1217-162**
DWG/REV.	**A**
	CSK901

CQ SOIL TESTING | Servicing all of Central Queensland

INVESTIGATION AND DESIGN FOR ON-SITE SEWERAGE FACILITY

CLIENT: **Simmons Investment Trust**

SITE ADDRESS: **Lot 25 (SP122575)**
38-42 Stopford Way, Baralaba

JOB NUMBER: **CQ15921**

ISSUE DATE: **17/04/2019**

Banana Shire Council
PLANNING APPROVAL

08 APR 2020

MCU005-19/20

SUMMARY OF RECOMMENDATIONS
Treatment Facility –Aerated Water Treatment System (AWTS) (Capable of producing ADVANCED secondary quality effluent) **Disposal Mechanism** **One (1) Evapotranspiration/Absorption Bed** 16.0 metres x 3.0 metres – Total Area 48 sqm

CQ SOIL TESTING
Servicing all of Central Queensland

Client & Document Information

Client:	Simmons Investment Trust
Project:	Lot 25 (SP122575)
	38-42 Stopford Way, Baralaba
Investigation Type:	**Wastewater Investigation and Design**
Job Number:	CQ15921
Date of Issue:	17/04/2019

Contact Information

CQ SOIL TESTING
ABN 47 715 943 484

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Document Control

Version	Date	Author	Design Drawings	Reviewer	Reviewer Initials
A	17/04/2019	T Warne	T Warne	Scott Walton	SWW

1. INTRODUCTION

The purpose of this report is to evaluate and define a suitable on-site sewerage treatment and disposal system for household effluents in accordance with Australian Standard 1547 "On-site domestic-wastewater management". The Queensland Plumbing and Wastewater Code has been used for reference purposes during the compiling of this report.

The field investigation was carried out on the 12th April, 2019. This report relates exclusively to the proposed shop at the site identified on Page 1 of this report. This document has been prepared for the express purpose stated above. This document does not cover any other elements related to construction on the site.

2. SITE DESCRIPTION AND SUPPLIED INFORMATION

2.1 Allotment and Effluent Disposal Site

- The landholders representative was interviewed.
- ***All information included in this report relating to the building size, water source, fixtures etc have been provided by the landholders' representative.***
- The site is a commercial type allotment located on Stopford Way (a sealed road).
- The slope configuration in relation to surface drainage is linear planar.
- The proposed effluent disposal area is essentially level and is considered to have poor drainage.
- The soil surface condition was moist at the time of testing.
- There was no evidence of cracking of the surface during the investigation.
- There were no visible boulders on the surface of the allotment.
- There are no rock outcrops evident at the site.
- There was no watercourse, bore, well, or dam evident within 10 m of the proposed disposal area at the time of this investigation.
- The proposed effluent disposal area is exposed to sun and wind.
- The proposed disposal site is an existing sparsely grassed area.
- Surface water drainage from adjoining allotments is unlikely to traverse this site.
- The weather conditions prior to testing were periods of moist conditions.
- The site is not a known flood area.

2.1 Building, amenities and Fixtures

Amenities

- The proposed amenities shall service a total of 7 staff and 20 day users each of which will use approximately 15 litres/person/day – total 405 litres/day
  (15L/P/D – AS 1547:2012 Appendix J)

- The water source is reticulated
- Standard water reducing fixtures are to be installed throughout the proposed building

3. SOIL PROFILE

The borelogs carried out at the site (refer attached Site Plan for localities) indicate that the soil profile typically consists of clay soil. See Appendix 3 for detailed logs.

Groundwater was not encountered during the field investigation.
Weathered rock was not encountered during the field investigation.

Whilst every effort has been made to ensure that the borelogs carried out at the subject allotment are indicative of the soil profile over the site any discrepancy between the profile detailed in the borelogs and that observed during construction shall be referred to CQ Soil Testing for immediate attention.

4. INVESTIGATION DETAILS

The investigation carried out at the site included machine augured boreholes up to 1500 mm depth and a series of permeability test pits (see Appendix 4). These test pits are located in the proposed effluent disposal area as shown on the attached site report.

The Queensland Plumbing and Wastewater Code and AS 1547 suggests that the use of a primary-treated effluent disposal system will be satisfactory provided;

- Sufficient permeable surface soil overlying rock is present over the disposal area, not less than 1.2 metres depth.
- A suitable soil category material (as per AS 1547) and minimum required depth is encountered.
- A minimum set-back distance of 50m is obtained.
- Acceptable permeability rates are obtained.

Not all the above requirements have been met, therefore it is concluded that the use of a primary-treated effluent septic system is not acceptable.

5. FINDINGS AND RECOMMENDATIONS

- All work must be carried out by a licensed plumber or drainer.
- All pipework shall be installed in accordance with AS3500.2.2, National Plumbing and Drainage, Part 2.2, Sanitary Plumbing and Drainage.
- The Design Loading Rate of 5 mm/day has been adopted.

5.1. Treatment

- The site shall be provided with a ***"Wastewater-Treatment System" capable of producing advanced secondary quality effluent***, or an equivalent system, to Council's approval in lieu of a septic tank.
- A filter is to be installed between the Treatment Plant and the Irrigation System. Regular maintenance of the Filter shall be undertaken, according to manufacturer's recommendations.

5.2. Disposal

- For the purpose of calculating evaporation, the long term average monthly pan evaporation and rainfall figures from the Bureau of Meteorology weather station at Biloela have been adopted. Water Balance and design calculations are appended.
- All wastewater shall be disposed of by Evapotranspiration/Absorption.
- The land application facility shall be by evapotranspiration-absorption beds with a total minimum total area of **48 sqm**.
- A diversion mound shall be constructed above the disposal area to divert overland water flows.
- Effluent shall be distributed evenly throughout the bed via the use of a distribution box or equivalent system.
- The bed shall be 3.0 m in width and 16.0 m in length. One (1) is required.
- The bed shall be installed level and across the natural contour of the land.
- The finished surface shall shed water.
- See detailed drawings in Appendix 5.
- The disposal area has been calculated on a daily all-waste flow rate of 405 litres/day, (27 people each using 15 litres per day) and a design load rate of 5 mm/day. This flow rate will accommodate all-waste flows from the proposed shop amenities using Standard Water-Reducing Devices, which include using a dual flush 6/3 litre water closet (maximum) and aerated faucets.
- The disposal area should be located in the vicinity of BH1, BH2 and BH3 as per attached site plan.
- All set-back distances as required by the local authority shall be met.
- Stormwater run-off including roofwater from buildings shall be diverted around and away from the disposal area. Imported fill may be required should there be insufficient soil available for the design of the disposal system.

5.3. Vegetation and signage

- Water tolerant vegetation shall be planted to maximize evapotranspiration and shall be carefully chosen. See vegetation specified in AS 1547:2012 "Disposal Systems for Effluent from Domestic Premises (Appendix C)". CQ Soil Testing recommends consultation with local nurseries for selection/density of plantings.
- At least two signs stating "Recycled water – Do Not Drink" are to be erected on boundaries.
- The presence of buried pipes shall:

  (a) Be indicated e.g. using underground marking tape to AS/NZS 2648.1; OR
  (b) Be indicated by signage. Signs shall be prominently displayed with the words:

  "Sewage effluent pipework installed below. DO NOT DIG."

6. CERTIFICATION

The landholder shall read and understand all aspects of this design. CQ Soil Testing may carry out amendments to this design if requested **(additional fees apply)**.

The local authority may request that an inspection and certification is to be undertaken on the installation of the system when nearing completion. CQ Testing is qualified to undertake this task, and issue the appropriate Form 8 **(additional fees apply)**. If certification is required the installer must:

- Contact CQ Soil Testing prior to "burying" the system to arrange an inspection
- Must photograph the entire installation process and supply to CQ Soil Testing
- Supply to CQ Soil Testing a Form 8 signed by the licensed installer

Yours faithfully

SCOTT WALTON
Laboratory Manager

APPENDIX 1 - NOTES

1. Recommendations given in this report are based on the information supplied by the client regarding the proposed building construction in conjunction with the findings of the investigation. Any change in construction type, building location or omission in the client supplied information, may require additional testing and/or make the recommendations invalid.
2. Every reasonable effort has been made to locate the test sites so that the borehole profiles are representative of the soil conditions within the area investigated. The client should be made aware however, that exploration is limited by time available and economic restraints. In some cases soil conditions can change dramatically over short distances, therefore, even careful exploration programs may not locate all the variations.
3. If soil conditions different from those shown in this report are encountered or are inferred from other sources, then the author must be notified immediately.
4. This report may not be reproduced except in full. The information and site sketch in Appendix 3 shall only be used and will only be applicable for the development shown on the client-supplied information provided for this site.
5. Any dimensions, contours, slope directions and magnitudes shown on the site sketch plan shall not be used for any building construction or costing calculations. The purpose of the plan is to show approximate location of field tests only.
6. Any changes made to these recommendations by persons unauthorized by the author will legally be interpreted at that person assuming the responsibility for the long-term performance of the footing system, effluent disposal design.
7. The recommendations contained in this report have not taken into consideration the long term effects of any previous, current or potential subsurface work by mining companies or potential slope instability problems. At the time of writing this report, neither our client (nor his agent) nor the local authority had made the author aware that these problems may be affecting this allotment. If a mining subsidence or slope stability assessment is required for this allotment, the recommendations of a suitably qualified geotechnical engineer should be sought.
8. The following documents are available from various sources and shall be read and adhered to in relation to this site:

AS/NZS 1547:2012 - On-site domestic wastewater management
http://www.standards.com.au/catalogue/script/Details.asp?DocN=AS417924235393
AS/NZS 1546.1 - On-site domestic wastewater treatment units - Septic tanks
http://www.standards.com.au/
AS/NZS 1546.2 - On-site domestic wastewater treatment units - Waterless composting toilets
http://www.standards.com.au/
AS/NZS 1546.3 - On-site domestic wastewater treatment units -Aerated wastewater treatment systems
http://www.standards.com.au/
Queensland Plumbing and Wastewater Code
http://www.lgp.qld.gov.au/docs/building_codes/New%20plumbing%20laws/plumbing_and_wastewater_code.pdf
Standard Sewerage Law
http://www.legislation.qld.gov.au/LEGISLTN/SLS/1998/98SL099.pdf

The Land Application Area designed by CQ Soil Testing is in accordance with the relevant Australian Standards to provide the most economical solution with the intent of minimizing expense for the owner. Generally, this initial installation will be sufficient to successfully handle the load from the building and/or building. Occasionally, however, all of the effluent is not absorbed or transpired due to reasons such as:

- diversion drains are not effective and stormwater enters the Land Application area
- plants used for the aid of transpiration have not reached maturity resulting in less than optimum transpiration
- water conservation is not being practiced within the household or building
- soils can vary significantly over short distances resulting in significant variations in absorption characteristics.

In such instances, enlargement of the Land Application area will be required, until all of the effluent is effectively absorbed or transpired. In the instances of minimizing costs, the builder will not have allowed for this additional area in the construction quotation. This will be an additional cost to the owner.

APPENDIX 2 - WASTEWATER TREATMENT SYSTEM "DO'S AND DON'TS"

DO'S

- Do use cleaning and laundry products labeled "septic safe" only.
- Do ensure you have the treatment system serviced regularly as specified by the manufacturer. Your local shire council requires that your system is serviced by an approved service person.
- Do make sure treated water from your system stays on your property, don't allow it to run-off into the street or onto your neighbours property.

DON'TS

- Don't use fine droplet or mist sprays on your irrigation line, the fine spray can be carried a long way by the wind.
- Don't allow surface water to flood the tank system or wastewater disposal area.
- Don't use bleaches, strong disinfectants, or large amounts of natural antibacterial's such as eucalyptus oil. Your treatment system relies on beneficial bacteria to treat the wastewater. Bleaches and other strong disinfectants can kill off these helpful bacteria, seriously reducing the system's effectiveness.
- Don't put cooking fat or oils down the sink.
- Don't wash paint brushes or pour other chemicals in the sink.
- Don't allow the treated water to come in contact with people or animals.
- Don't use the treated water on your vegetable garden.
- Don't pour Napisan or other soakers down the drain, soak clothes in a bucket and empty the bucket out on the grass instead.
- After mopping the floor, don't pour the bucket of water (with Pine O Clean or other disinfectant/cleaner), down the drain. Empty the bucket out on the grass instead.
- Don't use 'Toilet Blue' or toilet deodorizers that hang in the bowl. These add a continual low dose of disinfectant to the system.

APPENDIX 3 - FIELD LOGS

BOREHOLE 1

Depth (m)	Visual Class'n Symbol	Visual Description of Material
0.0	CH	CLAY, high plasticity, trace of fine to medium grained sand, dark grey, D-M, VST.
0.7		***CAT 6 Medium Clay –weakly structured***
0.7	CI	Sandy CLAY, medium plasticity, fine to medium grained, light grey, D-M, VST.
1.5		***CAT 5 Light Clay –weakly structured***

Borehole terminated at 1.5 m

LEGEND

MOISTURE CONDITION	CONSISTENCY	RELATIVE DENSITY	Remark
D – Dry	VS – Very Soft	VL – Very Loose	
M – Moist	S – Soft	L – Loose	
W – Wet	F – Firm	MD – Med Dense	
	ST – Stiff	D – Dense	
	V/ST – Very Stiff	VD – Very Dense	
	H – Hard		

BOREHOLE 2

Depth (m)	Visual Class'n Symbol	Visual Description of Material
0.0	CH	CLAY, high plasticity, trace of fine to medium grained sand, dark grey, D-M, VST.
0.7		***CAT 6 Medium Clay –weakly structured***
0.7	CI	Sandy CLAY, medium plasticity, fine to medium grained, light grey, D-M, VST.
1.5		***CAT 5 Light Clay –weakly structured***

Borehole terminated at 1.5 m

LEGEND

MOISTURE CONDITION	CONSISTENCY	RELATIVE DENSITY	Remark
D – Dry	VS – Very Soft	VL – Very Loose	
M – Moist	S – Soft	L – Loose	
W – Wet	F – Firm	MD – Med Dense	
	ST – Stiff	D – Dense	
	V/ST – Very Stiff	VD – Very Dense	
	H – Hard		

BOREHOLE 3

Depth (m)	Visual Class'n Symbol	Visual Description of Material
0.0	CH	CLAY, high plasticity, trace of fine to medium grained sand, dark grey, D-M, VST.
0.7		***CAT 6 Medium Clay –weakly structured***
0.7	CI	Sandy CLAY, medium plasticity, fine to medium grained, light grey, D-M, VST.
1.5		***CAT 5 Light Clay –weakly structured***

Borehole terminated at 1.5 m

LEGEND

MOISTURE CONDITION	CONSISTENCY	RELATIVE DENSITY	Remark
D – Dry	VS – Very Soft	VL – Very Loose	
M – Moist	S – Soft	L – Loose	
W – Wet	F – Firm	MD – Med Dense	
	ST – Stiff	D – Dense	
	V/ST – Very Stiff	VD – Very Dense	
	H – Hard		

APPENDIX 4 – PERMEABILITY TEST RESULTS AND CALCULATIONS

Table 1 - Determination of Soil Category

Soil Category BH2	Soil Texture	Structure	Indicative Permeability	Indicative Drainage Class
6 (00-700 mm)	Heavy Clay	Weakly Structured	<0.06 m/day	Very Poorly Drained
5 (700-1500 mm)	Light Clay	Strongly Structured	0.5 – 1.5 m/day	Poorly Drained

Table 2 – Permeability test results and conclusions

Test No.	Soil Permeability	Test hole depth	Recommended Design Loading Rate
PT 1	0.01	500 mm	
Average	**0.01**		**5 mm/day**

Permeability testing aids in the design of an "On-site domestic–wastewater management system". CQ Soil Testing carries out a permeability testing in accordance with Appendix 4.1F of the Australian Standard 1547.

Table 3 – Water Balance Calculations

SYSTEM: EVAPO-TRANSPIRATION ABSORPTION

SITE DATA			*DESIGN DATA* (AS1547:2000)			*DESIGN FLOWS* (AS1547:2000)		
Soil Category:	6		Retension Rate:	0.5		No. Bedrooms:	0	
Soil Testure:	Clay		Evapotranspiration Factor:	0.75		Flow Rate per Person:	15 ltr/day	(A4.2D)
Soil Structure:	Weakly		Design Loading Rate:	5 mm/day	(T4.2A2)	No. of persons:	27	(T4.3A1)
Measured Permeability:	<0.06	m/day	Indicative Permeability:	<0.06 mm/day	(T4.2A2)	Black Water Factor:	1.00	
						Daly Flow Rate (Total):	405.0 ltr/day	

AREA CALCULATION

	Jan	Feb	Mar	April	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Sum	Ave
Days	31	28	31	30	31	30	31	31	30	31	30	31		
Rainfall (mm)	101	101	63	38	41	34	30	21	23	54	77	99	682	56.8
Retained Rainfall (mm)	50.5	50.5	31.5	19.0	20.5	17.0	15.0	10.5	11.5	27.0	38.5	49.5	341.0	28.4
Pan Evaporation	198.4	165.2	167.4	135.0	105.4	90.0	96.1	108.5	129.0	167.4	180.0	195.3	1737.7	144.8
	7.2	6.8	6.0	4.8	3.4	2.9	2.9	3.7	5.2	6.4	7.2	7.6	64.1	5.3
Evapotranspiration (mm)	223.2	190.4	186.0	144.0	105.4	87.0	89.9	114.7	156.0	198.4	216.0	235.6	1946.6	162.2
DLR per month (mm)	155.0	140.0	155.0	150.0	155.0	150.0	155.0	155.0	150.0	155.0	150.0	155.0	1825.0	152.1
Disposal Rate per month (ltr)	327.7	279.9	309.5	275.0	239.9	220.0	229.9	259.2	294.5	326.4	327.5	341.1	3430.6	285.9
Effluent per month (ltr)	12555.0	11340.0	12555.0	12150.0	12555.0	12150.0	12555.0	12555.0	12150.0	12555.0	12150.0	12555.0	147825.0	12318.8
Area (sq.m)	38.3	40.5	40.6	44.2	52.3	55.2	54.6	48.4	41.3	38.5	37.1	36.8		44.0

STORAGE CHECK

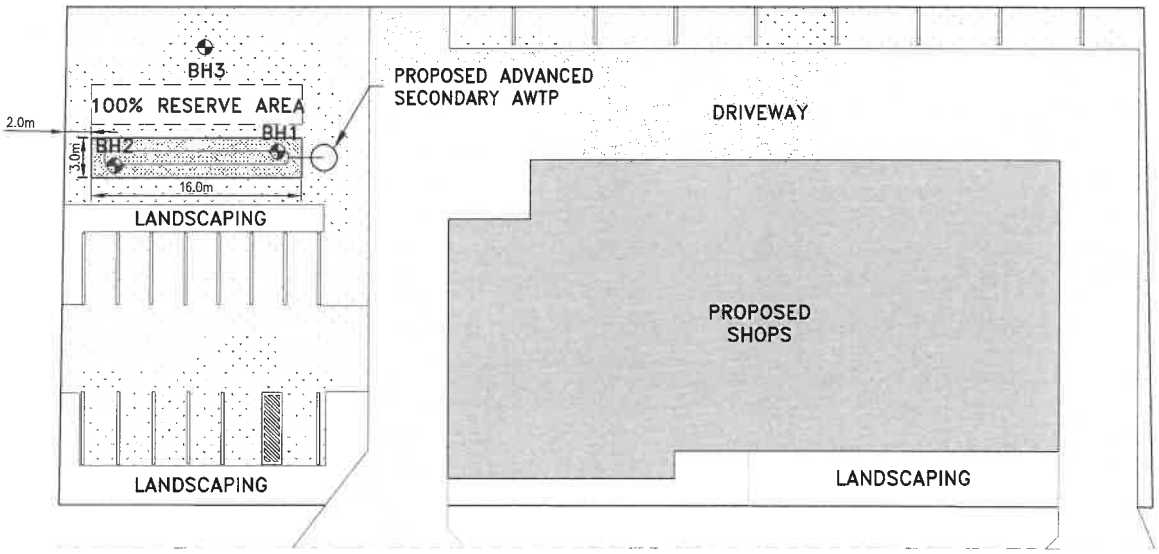
		Jan	Feb	Mar	April	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Area (sq.m)	48												
Application Rate (mm)		261.6	236.3	261.6	253.1	261.6	253.1	261.6	261.6	253.1	261.6	253.1	261.6
Disposal Rate (mm)		327.7	279.9	309.5	275.0	239.9	220.0	229.9	259.2	294.5	326.4	327.5	341.1
Excess Effluent (mm)		-66.1	-43.7	-47.9	-21.9	21.7	33.1	31.7	2.4	-41.4	-64.8	-74.4	-79.5
Stored Effluent Increase (mm)		-220.5	-145.5	-159.8	-72.9	72.2	110.4	105.5	7.9	-137.9	-216.1	-247.9	-265.1
Effluent Depth for month (mm)		0.0	0.0	0.0	0.0	0.0	72.2	182.6	288.2	296.0	158.1	0.0	0.0
Effluent Depth Total (mm)	0	0.0	0.0	0.0	0.0	72.2	182.6	288.2	296.0	158.1	0.0	0.0	0.0

Depth of Gravel	200 mm	Area of ETA Bed	48
Depth of Sand	200 mm		
Depth of Storage Area	400 mm	Bed Dimensions	
		No. of Beds	1
Freeboard	50 mm	Bed Length	16.0 m
Permitted Depth of Effluent	350 mm	Bed Width	3 m

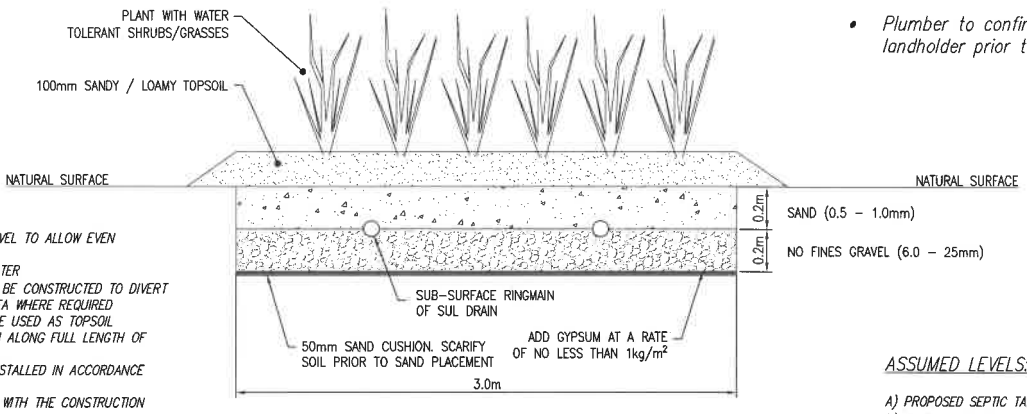
APPENDIX 5 – DESIGNS & PHOTOGRAPHS

Figure 1 Proposed disposal site

Figure 2 Proposed disposal site



STOPFORD STREET



TYPICAL SECTION OF 48m² ETA BED

- *Plumber to confirm location with landholder prior to installation.*

SEWERAGE NOTES:

- *ENSURE THE BED IS INSTALLED LEVEL TO ALLOW EVEN DISTRIBUTION OF EFFLUENT*
- *FINISHED SURFACE IS TO SHED WATER*
- *DIVERSION DRAINS/BANKS ARE TO BE CONSTRUCTED TO DIVERT WATER AROUND THE DISPOSAL AREA WHERE REQUIRED*
- *CLAY BASED SOILS ARE NOT TO BE USED AS TOPSOIL*
- *0.3m WIDE STRIP OF FILTER CLOTH ALONG FULL LENGTH OF PERFORATED PIPE*
- *AN INSPECTION PORT SHALL BE INSTALLED IN ACCORDANCE WITH AS1547_4.5*
- *ALL WORK TO BE IN ACCORDANCE WITH THE CONSTRUCTION TECHNIQUES STATED IN AS1547*
- *DISPOSAL AREA TO BE FENCED OFF FROM LIVESTOCK*

ASSUMED LEVELS:

A) PROPOSED SEPTIC TANK INVERT ≈ 9.70
B) PROPOSED INVERT AT HEADER LINE ≈ NOT APPLICABLE AS SYSTEM IS PRESSURISED

CQ SOIL TESTING
Servicing all of Central Queensland
QBCC - 1117681 ABN - 47715943484
Phone: (07) 4936 1163
Email: info@cqsoiltesting.com.au
Website: www.cqsoiltesting.com.au

Project:
LOT 26 STOPFORD STREET
BARALABA, QLD

For:
SIMMONS INVESTMENT TRUST

Title: EFFLUENT DISPOSAL DESIGN

Scale:	1:400 (A3)	*Date:*	APRIL '19
Sheet:	1 of 1	*Drawn:*	T.W.
Job No:	CQ15921	*Rev:*	A

TCE

TAPSELL CONSULTING ENGINEERS PTY LTD
A.B.N. 78 065 154 949

Registered Professional Engineering Co. of Qld

14 Milford Avenue
FRENCHVILLE
Qld 4701

Phone: (07) 4926 3554

Email:
jtapsell@bigpond.net.au

DATE 23.9.2019

Stormwater Management Plan

for

Proposed Baralaba Foodworks

at

Stopford Street

Baralaba QLD 4702

for

Simmons Investment Trust

Banana Shire Council
PLANNING APPROVAL

08 APR 2020

MCU005-19/20

Author:	John Tapsell (Civil Engineer)
Approved by:	John Tapsell (Principal Civil Engineer)
Signed:	 RPEQ 3164
Date:	17.9.2019
Distribution:	Banana Shire Council
Revision History	1

Revision	Reason	Date
1	DA submission RFI	23.9.2019

Stormwater Management Plan for PROJECT

Contents

1.0 INTRODUCTION

Tapsell Consulting Engineers Pty Ltd have been commissioned to prepare a Stormwater Management Design and Management Plan that complies with the *Banana Shire Council* (BSC) *Planning Scheme to* support an Development Application for a proposed new commercial development (Foodworks) shopping complex.

2.0 PROJECT UNDERSTANDING

The objective of this report is to indicate the levels of stormwater quantity discharge to surrounding infrastructure. The Site Based Stormwater Management Plan has been prepared in accordance with the following:

- *Banana Shire Council Planning Scheme and associated policies;*
- *Queensland Urban Drainage Manual; and*
- *Development Approval Conditions*

The stormwater quantity analysis aspect of the SMP development has been undertaken using the *Extended Rational Method* model with the aid of the *DRAINS* computer software package.

3.0 SITE CHARACTERISTICS

3.1 Location and Zoning

The site has a total site area of approximately 0.310 ha, located in the town of Baralaba, in the Banana Shire Council Local Government area. The proposed development is to be constructed on Lot 25 on SP122575 and has a site frontage boundary located on Stopford Street and a railway corridor located to the rear. The proposed development will be positioned between existing dwellings located on either side.

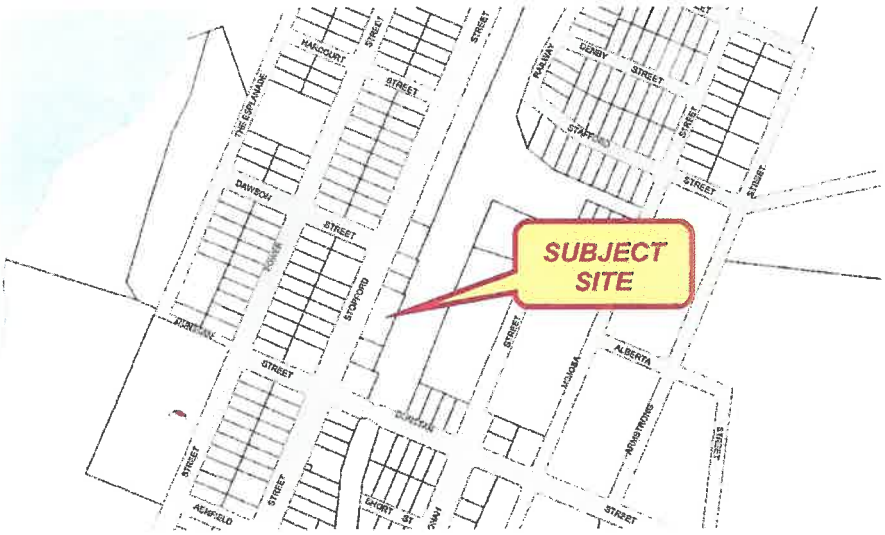


Figure 3.1: Locality Plan
Source: BSC (2018)

3.2 Topography

The topography of the subject site is extremely flat with a minimal slope falling toward Stopford Street to the south west. The site grades at approximately 0.2% and has a consistent existing elevation of 94.8m AHD. The site will be modified using predominantly fill to establish a pad platform for the commercial complex and assist the car parking areas to be free-draining to a discharge location.

3.3 Existing Land Use

The subject property was an historical site for "working men's quarters" that has now been decommissioned. It is currently a vacant allotment, with limited vegetation, minimal turf and very minimal trees.

3.4 Proposed Land Use

The developer is proposing to build a commercial retail store (Foodworks Store) to service the local community. The proposed development will consist of a building structure with a GFA of 1000m^2, 13 bay carparks (including 1 PWD space) and an internal pavement hardstand for delivery vehicles which accommodates a 19m AV to circulate around the rear of the development.

Refer proposed Architectural plans and Civil plans in TCE drwgs project No 1217-162 respectively.

3.5 Soils

A detailed geotechnical site investigation has been undertaken for the subject site. Subsurface conditions comprise clays over weathered rock.

3.6 Vegetation

The subject site contains very limited vegetation, minimal turf and very minimal number of trees.

3.7 External Roadworks

The existing allotment currently has an asphalt surface road pavement across the full frontage of the development site with rural earth drains (V-Drains) used for overland stormwater conveyance.

The proposed development includes an upgrade to the existing road pavement and drainage (adjacent to the site frontage) whereby new kerb and channel, a verge with a footpath and allotment access points into the proposed development are proposed.

Refer the design drawings for the external roadworks that accompany this application.

4.0 STORMWATER DRAINAGE DESIGN

4.1 Proposed Drainage System

Due to the change in land use and the limited site grading on the proposed development site, a non-conventional stormwater drainage system is proposed in order to mitigate increased runoff quantities due to proposed development.

The proposed drainage system for the development site has been designed to incorporate both above-ground detention tanks (Slim line tanks with orifice control) and on-pavement detention, surface pavement grading allowing overland flow, and grated inlets and RHS pipes to collect and discharge site stormwater runoff to the kerb and channel.

The design was undertaken in accordance with the *Queensland Urban Drainage Manual* (QUDM) and *AS/NZS 3500.3 Stormwater Drainage* for private stormwater and roofwater drainage.

In order to demonstrate that the proposed stormwater drainage system for the new development will satisfy the requirements of the local authority, DRAINS was ustilised for the purpose of hydrologic modelling and particularly for the analysing the performance of the proposed on-site detention facilities.

The proposed stormwater drainage system for the commercial development is shown on Engineering drawings 1217-162.

4.2 Proposed Lawful Point of Discharge

The elevation of the proposed development site and downstream drainage infrastructure located in Stopford Street cannot accommodate an in-ground drainage connection point from the proposed development site. The lawful point of discharge is therefore identified as the proposed kerb and channel (to be constructed) which will convey site stormwater discharge to an existing shallow pit downstream in Stopford Street as shown in Figure 4.2 below.

Fig 4.2 Proposed Plan of Subdivision

4.3 Design Rainfall - Intensity Frequency Duration

An *Intensity-Frequency-Duration* (IFD) has been extracted from the *Bureau of Meteorology IFD* website and is presented below in Figure 5.1.

The IFD rainfall data covers a range from five (5) minutes to seventy-two (72) hours and Average Recurrence Intervals (ARI) from one (1) year to one-hundred (100) years.

Location: 24.175S 149.825E NEAR.. Baralaba QLD Issued: 21/12/2018

Rainfall intensity in mm/h for various durations and Average Recurrence Interval

	Average Recurrence Interval						
Duration	1 YEAR	2 YEARS	5 YEARS	10 YEARS	20 YEARS	50 YEARS	100 YEARS
5Mins	98.3	128	166	190	223	267	302
6Mins	91.6	119	155	178	208	249	282
10Mins	75.5	98.0	127	146	170	204	230
20Mins	56.8	73.6	95.1	109	126	151	170
30Mins	46.7	60.5	78.0	88.9	103	123	139
1Hr	31.2	40.5	52.1	59.3	69.0	82.2	92.6
2Hrs	19.3	25.0	32.2	36.6	42.6	50.8	57.3
3Hrs	14.1	18.3	23.6	26.9	31.4	37.4	42.2
6Hrs	8.21	10.7	13.8	15.7	18.4	21.9	24.8
12Hrs	4.88	6.35	8.27	9.47	11.1	13.3	15.0
24Hrs	3.05	3.98	5.23	6.02	7.08	8.53	9.68
48Hrs	1.92	2.51	3.35	3.89	4.60	5.58	6.37
72Hrs	1.39	1.83	2.45	2.86	3.39	4.14	4.74

(Raw data: 42.03, 6.41, 1.86, 80.19, 12.57, 3.95, skew=0.22, F2=4.21, F50=17.22)

Figure 5.1: Intensity-Frequency-Duration Table

The above design rainfall information has been used to estimate runoff peak flows and volumes for performance assessment of proposed drainage pipes and structures including detention facilities.

5.0 STORMWATER DRAINAGE QUANTITY ANALYSIS

Hydrologic analyses of the proposed stormwater drainage system have been undertaken with *DRAINS* software to determine hydrologic and hydraulic behaviour of the development site in its pre-developed and post-developed state. The analysis provides a direct comparison between pre-developed and post developed states to ascertain if additional increased stormwater runoff has been mitigated as a result of completing the proposed development.

5.1 DRAINS Model Values

Details of the methodology, associated parameters and selection criteria used in the calculations within in the DRAINS model are detailed below.

- **Hydrologic Model** – Extended Rational Method (ERM). An amalgamation of the ILSAX and Rational models which utilizes the time-area method of runoff-routing and determines losses with a composite runoff coefficient similar to the Rational Method
- **Impervious C_{10} Value** – 0.90 (as recommended by DRAINS User Guide);
- **Pervious C_{10} Value** – 0.70 (calculated using Equation 14.12 from *AR & R* 1987);
- **Loss Model** – ERM Method – Intensity x (C-1) (Refer Appendix C *Extended Rational Method Note*);
- **Time of Concentration (Pre-Developed)**: Kinematic Wave Equation for Overland Sheet Flow

$$t_c = 6.94[\ (Ln)^{0.6}\ ] / [I^{0.4}.S^{0.2}]$$

Time of Concentration (Post-Developed) – Standard Inlet times as per Table 4.06.1 of QUDM Volume 1, 2nd Ed. In the un-developed areas, the above-mentioned method for determining the pre-developed time of concentration was used.

5.2 *Stormwater Drainage Hydrologic Analysis*

The subject site has a total catchment area of 0.31 Ha and is evaluated for both pre-developed and post-developed states whereby the respective impervious to pervious ratios are obtained.

Table 4.1 outlines the pre and post catchment sizes and the respective impervious to pervious ratios which are used within the DRAINS model analysis.

Table 4.1 Site Pre and Post Catchments

Catchment	*Pre-Developed Area*	*Impervious Ratio %*	*Post-Developed Area*	*Impervious Ratio %*
Proposed Development	0.31	0	0.31	77.4

To ensure that the pre-developed hydrologic quantities are maintained, on-site detention facilities were implemented into the DRAINS model and evaluated to determine the detention volumes required. Table 4.2 details the proposed on-site detention to address stormwater hydrologic quantity issues associated with the proposed development.

Table 4.2 On-Site Detention Details

Details	***Detention Tank***	***Detention Tank***	***Pavement Detention***
Type	Above Ground Detention Tanks (Slim Line Tank x 2) OSD RW1	Above Ground Detention Tanks (Slim Line Tank x 2) OSD RW2	On-Pavement Detention OSD Pav
Catchment Size	0.0533 Ha Roof Catchment	0.0489 Ha Roof Catchment	0.1347 Ha Pavement Catchment
Detention tank Area/Volume	3.225m² RL 94.560-96.420 Volume 6000l	3.225m² RL 94.560-96.420 Volume 6000l	RL 93.940-94.060 Volume 22.70kl
Low-Level Outlet Control Type	50mm Orifice through outlet pipe	50mm Orifice through outlet pipe	200mm x 100mm RHS pipe
Low-Level Outlet Control Size	100 diameter pipe outlet from tank	100 diameter pipe outlet from tank	100 diameter pipe outlet from tank
High-Level Outlet Control Type	High-level overflow pipe on tank	High-level overflow pipe on tank	High-level Weir on Pavement
High-Level Outlet Control Level	RL96.420	RL96.420	RL94.06

Tables 4.3 provide a direct comparison of the pre-developed to post developed discharge for given ARIs assessed from the proposed development site.

Table 4.3 Site Total Outflows

ARI (year)	*Pre-Developed Total Site Peak Discharge (m^3/s)*	*Post-Developed Total Site Peak Discharge (m^3/s)*
2	0.057	0.046
10	0.099	0.071
20	0.120	0.091
50	0.152	0.114
100	0.179	0.130

The analysis of the DRAINS model of the proposed drainage system shows the total site discharge for the post-developed site is discharging equal or lower flow rates when compared directly to the pre-developed peak flow rates.

APPENDIX A

- ***Detail Survey***

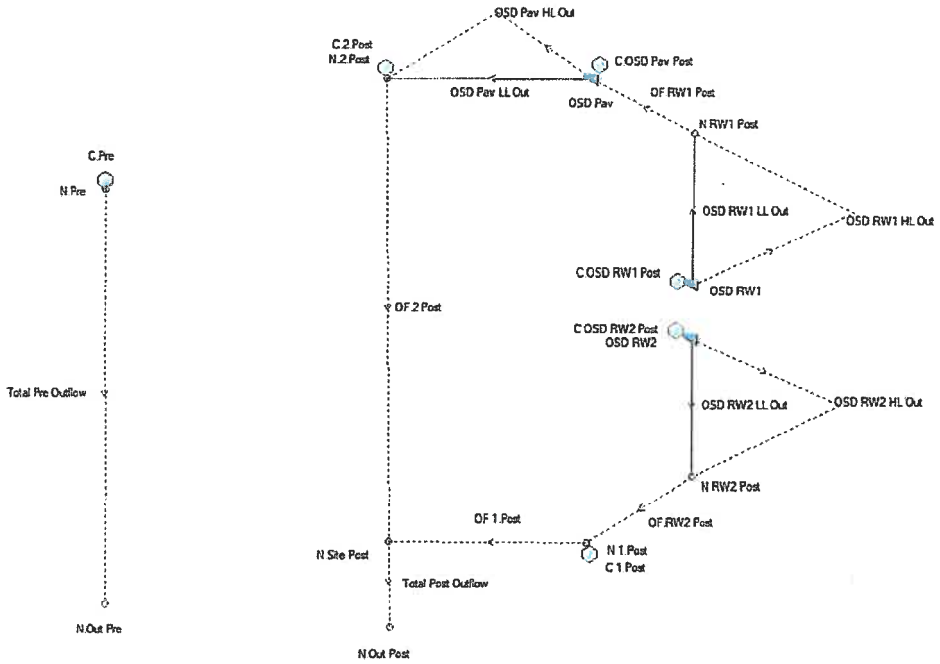
APPENDIX B

- ***Stormwater Drainage Plans***

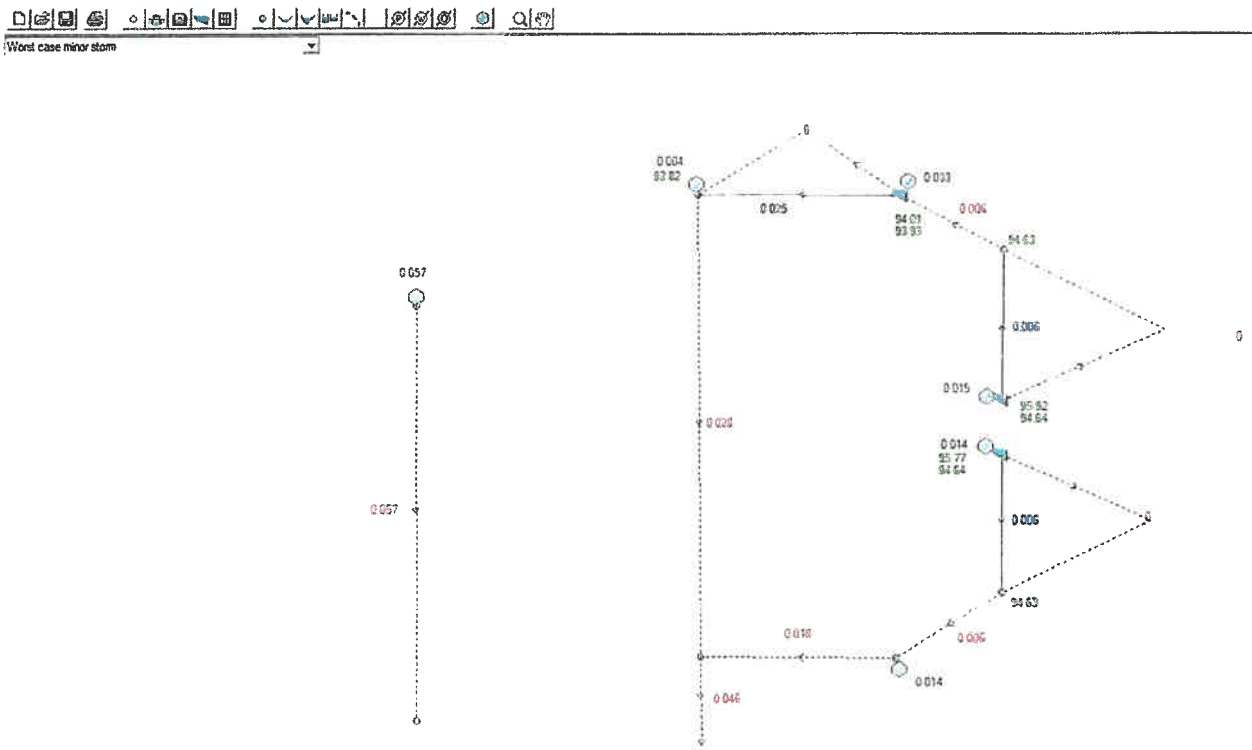
APPENDIX C

- ***DRAINS Model Layout (Pre & Post-Development Nodes & Links)***
- ***DRAINS Model Layout (Pre & Post-Development 2-Year ARI Peak Results)***
- ***DRAINS Model Layout (Pre & Post-Development 10-Year ARI Peak Results)***
- ***DRAINS Model Layout (Pre & Post-Development 20-Year ARI Peak Results)***
- ***DRAINS Model Layout (Pre & Post-Development 50-Year ARI Peak Results)***
- ***DRAINS Model Layout (Pre & Post-Development 100-Year ARI Peak Results)***
- ***DRAINS Model Input Output Data***

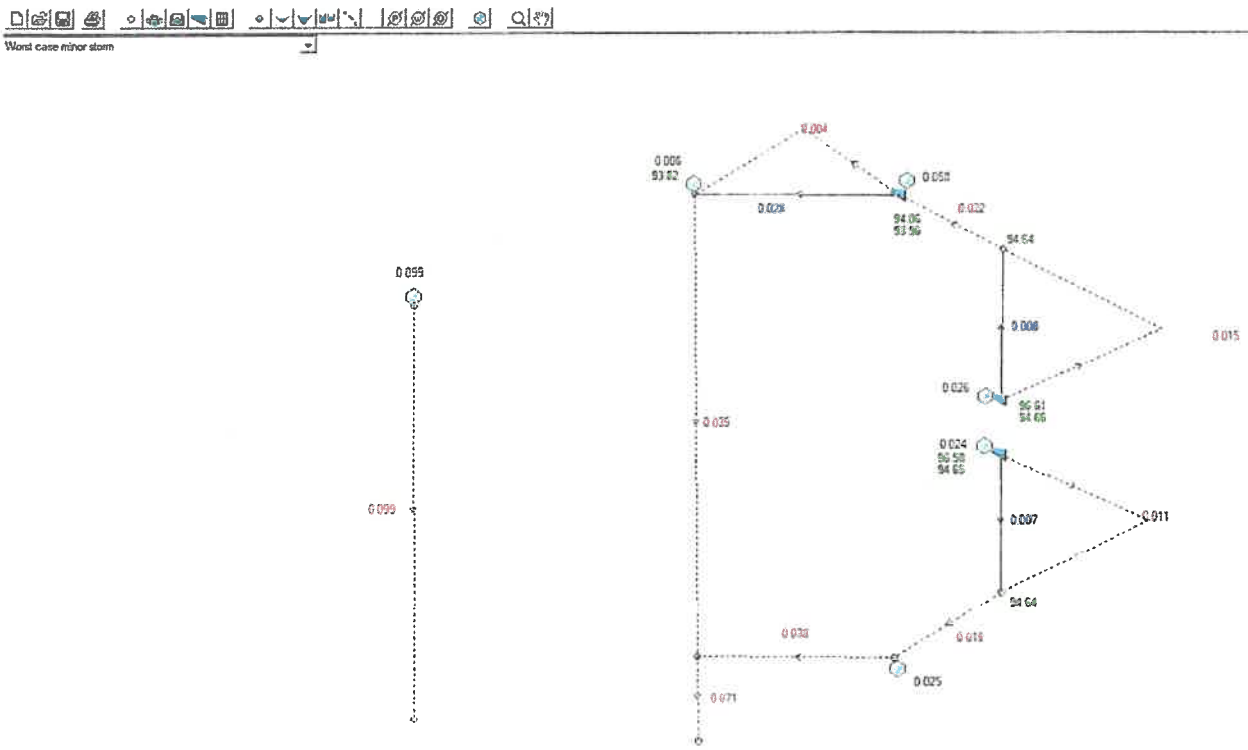
DRAINS Model Layout (Pre-Post-Development Nodes & Links)



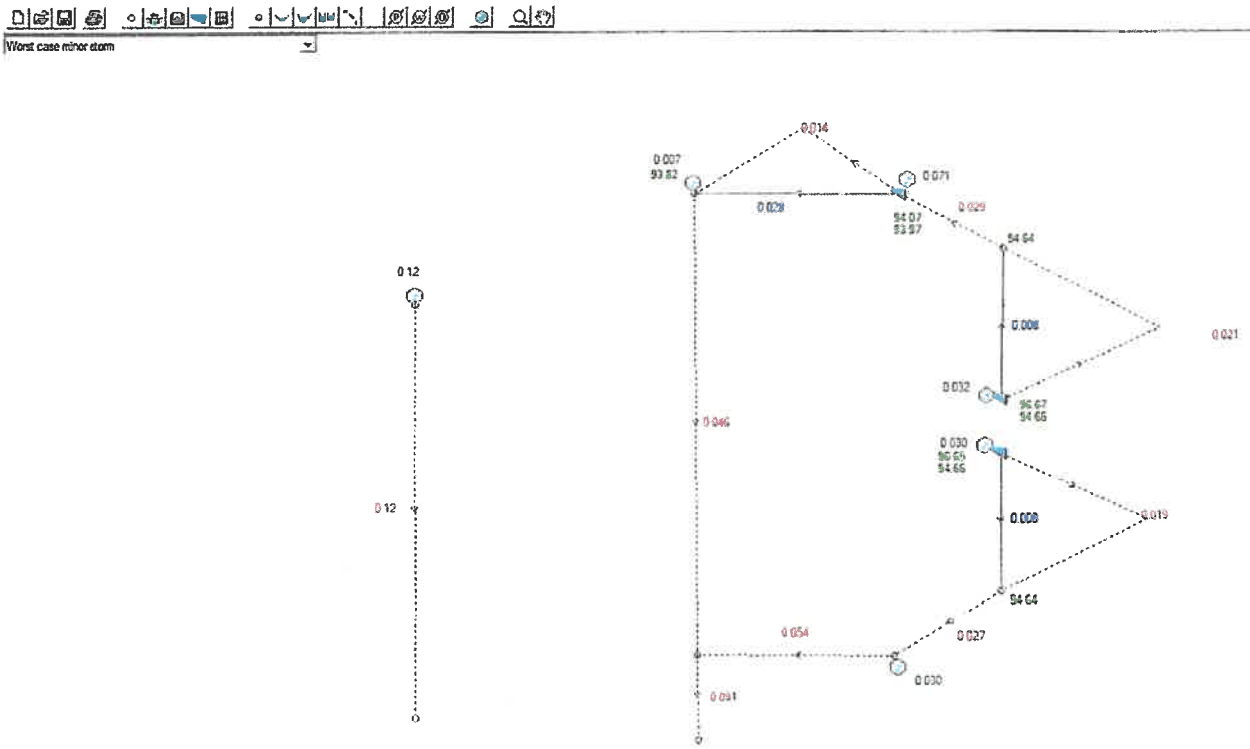
DRAINS Model Layout (Pre & Post-Development 2-Year ARI Peak Results)



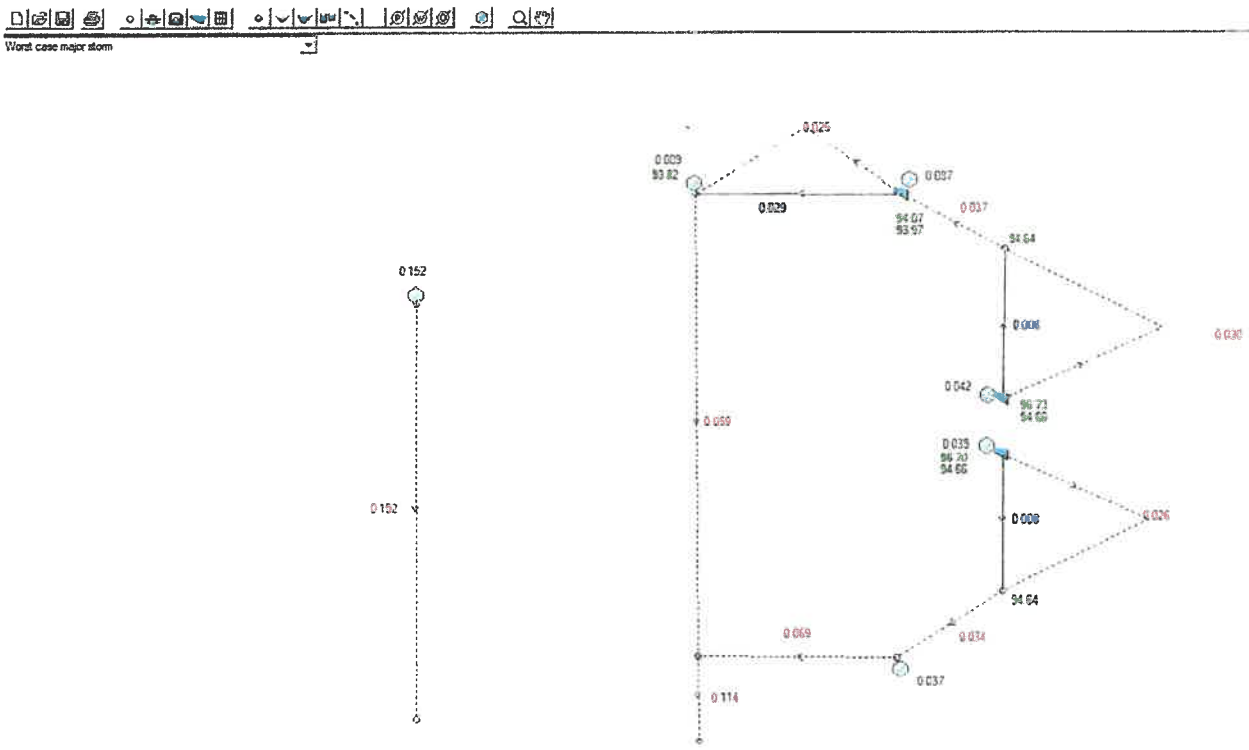
DRAINS Model Layout (Pre & Post-Development 10-Year ARI Peak Results)



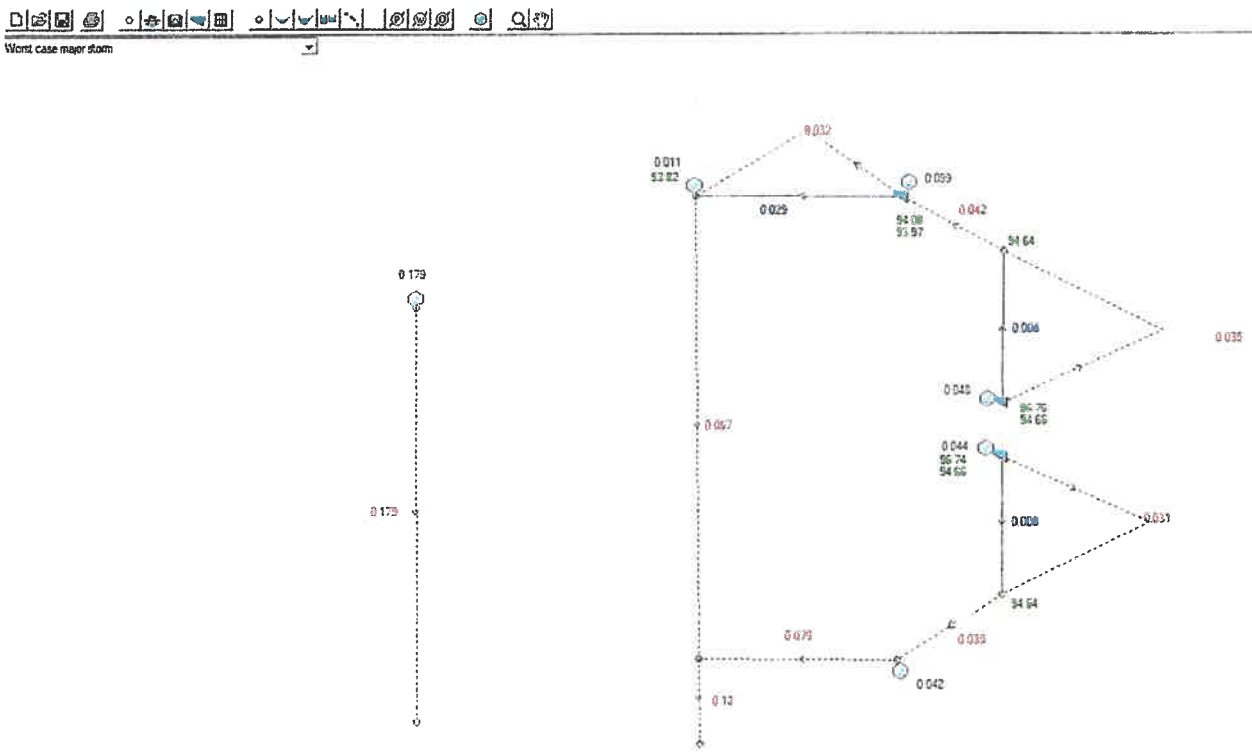
DRAINS Model Layout (Pre & Post-Development 20-Year ARI Peak Results)



DRAINS Model Layout (Pre & Post-Development 50-Year ARI Peak Results)


Worst case major storm
0.025
0.009
93.82
0.037
0.029
94.67
93.67
0.037
94.64
0.006
0.030
0.042
96.73
94.69
0.059
0.035
96.70
94.66
0.026
0.008
94.64
0.069
0.034
0.037
0.114
0.152
0.152

DRAINS Model Layout (Pre & Post-Development 100-Year ARI Peak Results)



Attachment 4

Infrastructure Charges

ADOPTED INFRASTRUCTURE CHARGES NOTICE

Planning Act 2016 and *Local Government Act 2009*

TO:

Applicant:	Simmons Investment Trust	**File Number:**	MCU005-19/20
Address:	38-42 Stopford Street Baralaba	**Date of Issue:**	8 April 2020

LAND TO WHICH THE INFRASTRUCTURE CHARGE APPLIES

Planning Scheme:	*Banana Shire Planning Scheme 2005*
RPD:	**Lot 25 on SP122575**

DEVELOPMENT TO WHICH THE ADOPTED INFRASTRUCTURE CHARGE APPLIES

The adopted infrastructure charge applies to the following development type:

Material Change of Use - Shop, Retail Store, Café and ancillary Bakery and Butchery (1023m^2) – Impact Assessable Development

AMOUNT OF THE ADOPTED INFRASTRUCTURE CHARGE

The adopted infrastructure charge has been calculated in accordance with an adopted infrastructure charge under the *Planning Act 2016*.

Accommodation Building – Water and Sewerage

Development Type	Units Payable	Current Unit Charge	Charge
Commercial (bulk goods) Showroom	Per square meter 230m^2	$13.37 (including PPI)	**$3 075.10**
Commercial (retail) Shop	Per square meter 793m^2	$13.37 (including PPI)	**$10 602.41**
		Total Infrastructure Charges:	**$13 677.51**

ADJUSTMENTS TO THE CHARGE

The charge rates included in this notice are valid until 30 June 2018, after which they will be subject to index adjustment. Please contact Banana Shire Council's Development & Environmental Services Department – Planning Section prior to payment for a review or reissue of this notice if applicable.

DUE DATE FOR PAYMENT

Charges are payable as follows:

(a) if the charge applies to reconfiguring a lot – prior to the signing of the Survey Plan;
(b) if the charge applies to building work – prior to the issue of a certificate of classification; or
(c) if the charge applies to a material change of use – before the change of use happens.

PAYMENT DETAILS

Charges are payable to **Banana Shire Council**.
Payment can be made at Council's Chambers:
62 Valentine Plains Road, VALENTINE PLAINS, BILOELA

or by mail with your cheque or money order to **Banana Shire Council, PO Box 412, BILOELA QLD 4715**. Cheques must be made payable to Banana Shire Council and marked 'Not Negotiable'. Acceptance of a cheque is subject to collection of the proceeds. Post dated cheques will not be accepted.

GOODS AND SERVICES TAX
The Federal Government has determined that rates and utility charges levied by local government will be GST free. Accordingly, no GST is included in this infrastructure charges notice.

FAILURE TO PAY CHARGE
An adopted infrastructure charge levied by a local government is, for the purposes of recovery, taken to be a rate within the meaning of the *Local Government Act 2009*. Compound annual interest at 11% calculated daily is to be applied to an overdue charge.

This notice will lapse if the development approval stops having effect.

APPEAL RIGHTS
Attached is an extract from the *Planning Act 2016,* which details the appeal rights in relation to this notice.

Authorised by: _____

Chris Welch
DIRECTOR COUNCIL SERVICES

Enquiries regarding this Adopted Infrastructure Charges Notice should be directed to Banana Shire Council's Development & Environmental Services Department - Planning Section on (07) 4992 9500 or by email enquiries@banana.qld.gov.au and by quoting the relevant development application number.

Chapter 4, Part 4, Division 2, Subdivision 5

124 Application of this subdivision

This subdivision applies to the recipient of an infrastructure charges notice given by a local government.

125 Representations about infrastructure charges notice

(1) During the appeal period for the infrastructure charges notice, the recipient may make representations to the local government about the infrastructure charges notice.

(2) The local government must consider the representations.

(3) If the local government—

(a) agrees with a representation; and

(b) decides to change the infrastructure charges notice;

the local government must, within 10 business days after making the decision, give a new infrastructure charges notice (a ***negotiated notice***) to the recipient.

(4) The local government may give only 1 negotiated notice.

(5) A negotiated notice—

(a) must be in the same form as the infrastructure charges notice; and

(b) must state the nature of the changes; and

(c) replaces the infrastructure charges notice.

(6) If the local government does not agree with any of the representations, the local government must, within 10 business days after making the decision, give a decision notice about the decision to the recipient.

(7) The appeal period for the infrastructure charges notice starts again when the local government gives the decision notice to the recipient.

126 Suspending relevant appeal period

(1) If the recipient needs more time to make representations, the recipient may give a notice suspending the relevant appeal period to the local government.

(2) The recipient may give only 1 notice.

(3) If the representations are not made within 20 business days after the notice is given, the balance of the relevant appeal period restarts.

(4) If representations are made within the 20 business days and the recipient gives the local government a notice withdrawing the notice of suspension, the balance of the relevant appeal period restarts the day after the local government receives the notice of withdrawal.

Schedule 1, Table 1, Item 4

Infrastructure charges notices

An appeal may be made against an infrastructure charges notice on 1 or more of the following grounds—

(a) the notice involved an error relating to—

(i) the application of the relevant adopted charge; or

Examples of errors in applying an adopted charge—

• the incorrect application of gross floor area for a non-residential development

• applying an incorrect 'use category', under a regulation, to the development

(ii) the working out of extra demand, for section 120; or

(iii) an offset or refund; or

(b) there was no decision about an offset or refund; or

(c) if the infrastructure charges notice states a refund will be given—the timing for giving the refund; or

(d) for an appeal to the P&E Court—the amount of the charge is so unreasonable that no reasonable relevant local government could have imposed the amount.

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The person given the infrastructure charges notice	The local government that gave the infrastructure charges notice	—	—

Attachment 5

Construction Environmental Management Plan Guidelines

Banana Shire Council
62 Valentine Plains Road, Biloela
PO Box 412 Biloela QLD 4715
PH 07 4992 9500 • Fax 07 4992 3493
Email equiries@banana.qld.gov.au • Website www.banana.qld.gov.au

REQUIREMENTS FOR CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

This document provides general guidance to assist applicants with the preparation of their Construction Environmental Management Plan (CEMP). It is no intended as a comprehensive list of all Environmental and Cultural Heritage considerations relating to your proposal. A risk based assessment should be undertaken to determine the appropriate elements to be included in your CEMP.

DISCLAIMER:

This document is not intended to constitute legal advice and it is recommended that you consult/engage a suitably qualified person to assist with in the preparation of your CEMP. While reasonable efforts have been made to ensure that the contents of this document are factually correct, Banana Shire Council does not accept responsibility for the accuracy or completeness of the contents, and shall not be liable for any loss or damage that may occasioned directly or indirectly through the use of, or reliance on, the contents of this document.

Requirements	Addressed	Comments / Observations
Construction Environmental Management Plan		
Administrative Requirements		
Details of all approvals required / obtained to undertake the Works including: ☐ name and type of licence, permit or approval ☐ administering authority ☐ reference number ☐ commencement and expiry date ☐ conditions of the Approval		
Procedure for periodic review of CEMP including identification of continual improvement.		
Environmental Site Inspections Procedure for Environmental Site Inspections including: ☐ frequency ☐ how to identify whether measures are present, functional and adequate ☐ reporting of inspections ☐ identify corrective actions and management of outcomes		

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PO Box 412 Biloela QLD 4715
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Requirements	Addressed	Comments / Observations
Environmental-related Complaint Management Procedure for notification, investigation, management and reporting of complaints regarding Environmental or Cultural Heritage harm from Works.		
Monitoring Procedures and details for all monitoring to be undertaken including: ☐ location of monitoring ☐ method ☐ timing ☐ frequency ☐ duration ☐ parameter to be monitored ☐ objective / criteria measured against ☐ management of non-conformances ☐ reporting requirements		
Notification and Management of Environmental and Cultural Heritage Incidents Procedures to cover: 1. Notification: ☐ administrating authority for reportable incidents ☐ actual or potential material or serious Environmental Harm as defined in the *Environmental Protection Act* 1994 ☐ reportable breach of legislation ☐ breach of an Approval condition/s ☐ monitoring non-conformances against Water Quality Criteria ☐ injury or death of native fauna other than least concern species, potentially casued by Works, including the occurrence of a fish kill on Site or in Waterways receiving Discharge from Site ☐ ground disturbance or vegetation clearing beyond Limits of Clearing ☐ damage to known or potential Cultural Heritage ☐ movement or relocation of Cultural Heritage without approval of the Indigenous Party/s ☐ clearing of a protected plant under State or Commonwealth legislation other than authorised under an Environmental Approval		

Requirements	Addressed	Comments / Observations
☐ identification of new Biosecurity prohibited matter or restricted matter (Category 1 or 2) on Site or breach of a condition of a biosecurity zone ☐ discovery of a Contaminated Sure (including unexploded ordinance) or land contamination occurred on the Site during the Works. 2. Management of Incidents including: ☐ immediate remedial actions to mitigate harm ☐ investigation process ☐ reporting and record keeping – environment and cultural heritage incidents a) nature of the incident b) what management measures are in place c) probable cause d) corrective actions		
All environment and cultural heritage specific roles and responsibilities of project personnel		
Copy of the Environmental Site Induction. Induction includes: ☐ basic roles and responsibilities for E&CH management ☐ specific locations within the Site of E&CH significance or high risks ☐ works managed under an Environmental Approval and including its scope and conditions ☐ locations of ancillary activities (including but not limited to stockpile sites turnaround points, construction water and material sources) ☐ the Limit of Clearing ☐ Cultural Heritage where applicable ☐ environmental management measures and strategies in CEMP ☐ procedures for notifying of potential environmental incidents or non-conformances ☐ management procedures for unplanned events		

Banana Shire Council
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PO Box 412 Biloela QLD 4715
PH 07 4992 9500 • Fax 07 4992 3493
Email equiries@banana.qld.gov.au • Website www.banana.qld.gov.au

Requirements	Addressed	Comments / Observations
CEMP Specific Element Requirements		
General		
The CEMP covers E&CH management of all the Works including Temporary Works and ancillary activities including sourcing water, gravel, side tracks, stockpile sites, Site facilities and camps, and turnaround points.		
Water Quality		
☐ potentially affected waterbodies and waterways within 200 m of the Site ☐ concentrated discharge locations from the Site ☐ concentrated flow paths to waterbodies and waterways within and adjacent to Site ☐ list of Works (including ancillary activities and temporary works) at risk of impacting water quality, including: a) the potential contaminants b) locations of Works in relation to waterbodies and waterways, and c) flow paths to waterbodies and waterways within and adjacent to Site ☐ water quality management strategies and measures that are reasonable and practical and brief risk-based justification has been provided. ☐ water quality monitoring plan ☐ procedures for events causing adverse water quality impacts or complaints received from the public		
Cultural Heritage		
☐ Cultural Heritage Officer or responsible parties contact details ☐ location of known sites / places of cultural heritage significance within and adjacent to the work Site ☐ work under the Contract likely to occur in proximity to sites / places of cultural heritage significant ☐ Cultural Heritage management measures that are reasonable and practical and brief risk-based justification has been provided ☐ monitoring for Cultural Heritage (both historical and indigenous) (where applicable)		

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Requirements	Addressed	Comments / Observations
Noise		
☐ location of any sensitive receptors and critical facilities, infrastructure and utilities in proximity to the project ☐ noise generating activities, their locations, work periods ☐ applicable construction noise criteria for assessment (including Monitoring) ☐ evaluation outcome of whether Sensitive Receptors will likely be impacted by construction noise ☐ noise management measures and strategies that are reasonable and practical and brief risk-based justification has been provided ☐ management of adverse noise impacts		
Vibration		
☐ type of vibration sensitive receptors and critical facilities, infrastructure and utilities potentially impacted by Site and their location in relation to Site ☐ location of significant vibration generating works, within the Site ☐ applicable construction vibration criteria ☐ list which sensitive receptors, structures and / or buildings will likely be impacted by construction vibration for what works ☐ vibration management measures and strategies that are reasonable and practicable to avoid or minimise vibration (human comfort) and vibration (structural / building) impacts and brief risk-based justification has been provided ☐ management of observed damage to structures (private or public owned)		

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Requirements	Addressed	Comments / Observations
Air Quality		
☐ location of Air Quality Sensitive Receivers to the Site ☐ Works likely to cause environmental harm from air quality and location of the Works ☐ evaluation outcome of which air quality sensitive receivers will likely be adversely impacted ☐ management measures and strategies that are reasonable and practicable for minimising adverse air quality impacts and brief risk-based justification has been provided ☐ where required, air quality monitoring methodology, equipment used, frequency, duration, location of equipment and details of the person undertaking the monitoring assessment ☐ where required, air quality Compliance Testing methodology, equipment used, frequency, duration, location and details of the person undertaking the Compliance Testing assessment ☐ management of observations of emissions exceeding criteria		
Contaminated Sites		
☐ location of known native fauna habitat and breeding places in relation to Site and Limits of Clearing ☐ identification of activities that are likely to impact fauna, habitat or animal breeding places and the nature of impacts ☐ reasonable and practicable management measures and strategies for native fauna, breeding places, habitat and fish passage, and brief risk-based justification ☐ details of any Suitably Qualified and Experienced Person to be utilised for fauna management ☐ management procedures for fauna rescue and release including treatment of fauna injured by Works		
Native Fauna		
☐ location of known native fauna habitat and breeding places in relation to Site and Limits of Clearing ☐ identification of activities that are likely to impact fauna, habitat or animal breeding places and the nature of impacts ☐ reasonable and practicable management measures and strategies for native fauna, breeding places, habitat and fish passage, and brief risk-based justification ☐ details of any Suitably Qualified and Experienced Person to be utilised for fauna management ☐ management procedures for fauna rescue and release including treatment of fauna injured by Works ☐ contact details for emergfency wildlife care shall be included on the Site's emergency contact list		

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Requirements	Addressed	Comments / Observations
Vegetation		
☐ a drawing depicting: a) location and dimensions of Limits of Clearing b) limits of intended vegetation clearing (demonstrating minimised clearing area) c) restrictions to clearing in waterways d) any areas required for clearing additional to the Limit of Clearing e) locations of Significant Vegetation to be retained on Site f) a program of clearing operations demonstrating progressive clearing stages where practicable ☐ identification method for the Limit of Clearing and method of identifying Significant Vegetation ☐ reasonable and practical management measures and strategies to minimise the area of vegetation clearing and brief risk-based justification including where reasonable and practicable: a) progressive vegetative clearing b) progressive rehabilitation c) protection of individual trees or vegetation to be retained ☐ where required, details of Environmental Approval for clearing		
Biosecurity Management		
☐ details of the Biosecurity Matter including photo, location, the Biosecurity Matter category and respective management measures ☐ reasonable and practicable management measures for preventing the spread of Biosecurity Matters within Site and out of the Site ☐ reasonable and practicable management measures to exclude access to known areas of Biosecurity Matter infestation such as flagging ☐ location of clean-down facility. If temporary clean down bay is to be constructed on Site, specify: a) design and maintenance requirements and procedures b) method of containing wastewater and restrict movement of biosecurity matters particularly to waterways and drainage lines c) management measures to contain biosecurity matter, sediments, oils and greases d) prevention of vehicle recontamination. ☐ specific monitoring procedures for biosecurity matters (method, timing, frequency, duration, parameter to be monitored, criteria / outcome measured against) ☐ pesticide treatment schedule addressing method of control, chemicals, location and timing of works ☐ details of Biosecurity Matter control operator licence		

Requirements	Addressed	Comments / Observations
Waste		
☐ estimates of type and quantity of waste expected to be generated and their source ☐ waste management strategies with consideration of the waste and resource management hierarchy *Waste Reduction and Recycling Act 2011 s.9*: a) AVOID unnecessary resource consumption b) REDUCE waste generation and disposal c) RE-USE waste resources without further manufacturing d) RECYCLE waste resources to make the same or different products e) RECOVER waste resources, including the recovery of energy f) TREAT waste before disposal, including reducing the hazardous nature of waste g) DISPOSE of waste only if there is no viable alternative ☐ waste containment locations ☐ all mulch stockpiles identified on plans with maximum dimensions specified (where applicable) ☐ the location of where waste materials will be disposed i.e. landfill site		
Chemicals and Fuels		
☐ list chemical and fuels stored on Site in volumes greater than 250 L, the maximum quantity to be stored at any one time, storage location, management and containment practices for storage ☐ type, location, size of spill response equipment stored on Site ☐ reasonable and practicable management measures for avoiding contamination of Discharge to land or water from fuels and chemicals and brief risk-based justification ☐ details of any approvals held in relation to fuel and chemical storage or use ☐ management of contamination of discharge events		

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Requirements	Addressed	Comments / Observations
Material Sourcing		
Water Sourcing ☐ key water consumption activities ☐ the estimated volumes of water ☐ the identified construction water source/s and proposed volume of take ☐ legislative requirements and applicable conditions for take of water and whether notification to other users have been undertaken ☐ water efficiency strategies to be utilised ☐ procedures for monitoring against requirements of any applicable Environmental Approval (exemption) (i.e. capacity level of non-flowing source) Construction Material ☐ identified gravel, fill or sand sources ☐ distance to Site ☐ access track and stockpile area requirements ☐ associated approvals and conditions, and ☐ proposed volume of take Other ☐ other construction material requirements identified sources and management measures		
Erosion and Sediment Control (ESC)		
Specify the area and works including all proposed exposed areas e.g. full extent of cleared areas, stockpiles, site compound/storage areas and side tracks where applicable.		For low risk sites one drawing with associated technical notes on timing of installation of controls and reference to standard drawing may be sufficient. For high risk and large scale projects consider preparing a standalone document i.e. 'Erosion and Sediment Control Plan' as it is likely to require multiple sets of drawings for various areas and stages of for project.
Major features ☐ major features to be shown on the plan (dispersive soils, waterways)		

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Requirements	Addressed	Comments / Observations
Flow direction/Contour lines ☐ identify the direction of flow of water through contour lines or other		
☐ type and location of control measures to be clearly identified		
Erosion Control Measures ☐ identify methods to minimise soil exposure e.g. soil binders, geofabric, hydro mulching, early revegetation etc.		
Drainage ☐ provide details in relation to how clean stormwater will be diverted around or through the site ☐ areas of the site subject to concentrated stormwater flows have drainage controls		
Sediment Controls ☐ runoff from all non-stabilised areas draining to suitable controls e.g. sediment basin		
☐ sediment basin/stormwater discharge points nominated		
Site Exit Points ☐ Site access points identified and appropriate controls specified		
Timing / staging of controls ☐ detail installation sequence and timing of installation of controls		
Monitoring and Management ☐ provide details for management of severe wet weather event to minimise likelihood of failure of ESC measures		

Attachment 6
Environmental Obligations

SCHEDULE A – General

A1 The *Environmental Protection Act 1994* places a general environmental duty on everyone. Activity that causes or is likely to cause environmental harm must not be carried out unless all reasonable and practicable measures are taken to prevent or minimise the harm. Anyone becoming aware of serious or material environmental harm being caused or threatened by an activity they are involved in, has a duty to report that harm.

A2 It is an offence under the *Environmental Protection Act 1994* to cause environmental nuisance. Environmental nuisance includes unreasonable interference caused by noise, dust, fumes, odour, smoke, aerosols, particles or light.

A3 All reasonable precautions must be taken to avoid or minimise nuisance to adjacent premises or other property during construction work on the site, to the satisfaction of Council. Such precautions are to be discussed and agreed to by Council prior to construction commencing and will form part of any Construction Site Management Plan.

SCHEDULE B - Noise

B1 Activities must be managed such that noise emissions from the premises do not cause harm or nuisance to adjoining residents and comply with the requirements of the *Environmental Protection Act 1994* and Environmental Protection (Noise) Policy 2019.

B2 Noise must not be emitted outside the hours specified below-

Noise Source	Allowable Hours
Building work *(Builders and owner-builders, including excavation. For home renovations or other uses refer to regulated devices)*	**6:30am and 6:30pm Monday to Saturday, excluding public holidays.**
Regulated devices *(eg mowers, power tools, compressors, leaf blowers, nail guns etc)*	**7:00am to 7:00pm Monday to Saturday** **8:00am to 7:00pm Sundays and public holidays**
Amplifier devices *(other than indoor venues and open air events)*	**7am to 10pm Business days** **8am to 6pm Other days**

B3 All noise producing machinery and equipment (including air conditioners, compressors and cooling systems) are to be fitted with noise attenuation features so that noise at a sensitive receptor does not exceed the levels indicated in Schedule 1 of the Environmental Protection (Noise) Policy 2019 as follows -

Schedule 1 Acoustic quality objectives

Column 1	**Column 2**	**Column 3**		
Sensitive receptor	**Time of Day**	**Acoustic quality objectives (measured at the receptor *dB(A)***		
		$L_{Aeq,adj,1hr}$	$L_{A10,adj,1hr}$	$L_{A1,adj,1hr}$
residence (for outdoors)	daytime and evening	50	55	65
residence (for indoors)	daytime and evening	35	40	45
	night-time	30	35	40
library and educational institution (including a school, college and university) (for indoors)	when open for business or when classes are being offered	35		
childcare centre or kindergarten (for indoors)	when open for business, other than when the children usually sleep	35		
childcare centre or kindergarten (for indoors)	when the children usually sleep	30		
school or playground (for outdoors)	when the children usually play outside	55		
hospital, surgery or other medical institution (for indoors)	visiting hours	35		
hospital, surgery or other medical institution (for indoors)	anytime, other than visiting hours	30		
commercial and retail activity (for indoors)	when the activity is open for business	45		
protected area or critical area	anytime	the level of noise that preserves the amenity of the existing area or place		
marine park	anytime	the level of noise that preserves the amenity of the existing marine park		
park or garden that is open to the public (whether or not on payment of an amount) for use other than for sport or organised entertainment	anytime	the level of noise that preserves the amenity of the existing park or garden		

SCHEDULE C – Air and Light

C1 Air and light emissions must be appropriately managed to prevent environmental nuisance beyond the boundaries of the property during all stages of the development including earthworks and construction.

C2 Suitable dust suppression should be used and/or screens or barriers should be erected, where required during excavation and building works, to reduce the emission of dust or other such emissions from the site.

C3 All artificial illumination is to be designed and installed so as not to cause a nuisance to occupants of nearby premises and any passing traffic. Security and flood lighting is to be directed away from adjacent premises to minimise the protrusion of light outside the site.

C4 Development shall comply with the applicable requirements of the Environmental Protection (Air) Policy 2019.

SCHEDULE D – Water and Stormwater

D1 It is an offence under the *Environmental Protection Act 1994* to discharge sand, silt, mud and other such contaminants to a stormwater drain, roadside gutter or a water course.

D2 During construction, stockpiles and areas of bare soil or earth that are likely to become eroded must be adequately protected – by upslope surface water diversion, downslope sediment fencing and/or temporary surface coverings.

D3 It is an offence under the *Environmental Protection Act 1994* to discharge oils, chemicals, cement or concrete, paint, thinner, degreaser, rubbish and other such contaminants to a stormwater drain, roadside gutter or a water course.

D4 Any spills of oils, paints, chemicals etc must be contained and cleaned up as soon as possible.

D5 Concrete, paint or thinner waste must not be washed out near a drain, gutter or anywhere waste could end up in a water course – appropriate containment and disposal should be used rather than discharging to the ground.

D6 Development shall comply with the applicable requirements of the Environmental Protection (Water and Wetland Biodiversity) Policy 2019.

SCHEDULE E – Waste Management

E1 It is an offence under the *Waste Reduction and Recycling Act 2011* to leave litter behind or allow litter to blow from site. All waste must be appropriately contained on site prior to removal.

E2 All waste should be collected by a licensed contractor and taken to an approved waste disposal facility by an approved transporter.

E3 Trap Gully Landfill is the only approved waste facility within the Banana Shire for the disposal of commercial waste. No commercial waste is to be

deposited at other Banana Shire landfills or transfer stations without prior written approval from Council.

E4 It is an offence under the Environmental Protection Regulation 2019 to fail to comply with signage or directions at a waste facility.

E5 Any building repairs involving asbestos material must be undertaken in accordance with Workplace Health and Safety requirements.

E6 Regulated waste (including asbestos) is only to be disposed of at Trap Gully Landfill and an application form must be completed and approved prior to disposal.

E7 Council will not enter onto private property to service wheelie bins, any bins to be serviced by Council will be required to be placed at the kerbside for collection.

SCHEDULE F – Land

F1 Section 23 of the *Biosecurity Act 2014* outlines the General Biosecurity Obligation. All landowners have a General Biosecurity Obligation (GBO) for managing biosecurity risks that are under their control and that they know about or should reasonably be expected to know about. All individuals and organisations whose activities pose or is likely to pose a biosecurity risk must:

- take all reasonable and practical measures to prevent or minimise the biosecurity risk
- minimise the likelihood of causing a biosecurity event and limit the consequences if such an event occurs
- prevent or minimise the harmful effects a biosecurity risk could have
- not do anything that might make any harmful effects of a biosecurity risk worse

A biosecurity risk exists when you deal with any pest, disease, weed or contaminant. This includes moving an animal, plant, turf, soil, machinery and/or equipment that could carry a pest, disease, weed or contaminant.