

Urban Places, Regional Spaces

Date: 19 July 2022 Ref: 220013

Kel. 220013

Attn: Development Assessment Manager

Development Assessment Team Banana Shire Council 62 Valentine Plains Road Biloela Qld 4715

Via: <u>enquiries@banana.qld.gov.au</u>

Dear Sir/Madam,

RE: LODGEMENT OF A DEVELOPMENT APPLICATION KIANGA QUARRIES – PROPOSED ASPHALT MANUFACTURING PLANT

We write regarding the proposed development at the subject site, Lot 80 Leichhardt Highway, Banana formally described as Lot 80 on DW507. The proposed development involves the installation and operation of an asphalt manufacturing plant on the subject site in association with the existing and approved quarry, Kianga Quarries.

The proposed development is deemed assessable development in accordance with the Banana Shire Council Planning Scheme 2021, and as such, wish to lodge the following Development Application, lodged pursuant to s51 of the *Planning Act 2016* (**Planning Act**), seeking the **Development Permit** for **Material Change of Use** for the following:

- High Impact Industry (Asphalt manufacturing plant); and
- Environmentally Relevant Activity ERA 6: Environmentally Relevant Activity, ERA 6 Asphalt manufacturing manufacturing 1,000 tonnes or more of asphalt in a year

In accordance with s51 of the Planning Act, this application is made in the approved form and is accompanied by the following supporting documentation:

- Appendix A: DA Form 1 & ESR/2015/1791 Form, completed by UPRS
- Appendix B: Current Title Search & Landowners Consent
- **Appendix C**: Existing Environmental Authority
- Appendix D: Asphalt Plant Plans, prepared by Speedcrafts Limited
- Appendix E: Locality Plan, prepared by UPRS
- Appendix F: SDAP Code Responses, prepared by UPRS
- Appendix G: Code Assessment, prepared by UPRS



We understand that in this instance, the applicable development assessment fee for the application to be **\$5,691.50**. The fee has been calculated based on the following:

- Base rate up to 500m² of total use area for Impact assessment \$5,219.50 + \$118.00/additional 100m² total floor area or outdoor activity area (excluding vehicle parking and manoeuvring)
- Based on a total plant area of 890m²:
 - \$5,219.50 + \$118.00 x 4 (\$472.00)
 - \$5,691.50

Please issue an invoice for the development assessment fee to allow payment to be paid.

We trust that this is sufficient for Council's purposes; however, should you require any additional information or wish to discuss this further, please do not hesitate to contact the writer on 0488 377 115.

Kind regards,



Nicole Prentice Managing Director & Principal Planner UPRS – Urban Places, Regional Spaces

DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 2020) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving building work only, use DA Form 2 – Building work details.

For a development application involving building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot), use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details.*

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008.* For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

1) Applicant details Kianga Quarries Pty Ltd c/- UPRS – Urban Places, Regional Applicant name(s) (individual or company full name) Space Contact name (only applicable for companies) Nicole Prentice at UPRS 37 Coonara Street Postal address (P.O. Box or street address) Holland Park Suburb State Qld Postcode 4121 Country Australia Contact number Email address (non-mandatory) Mobile number (non-mandatory) Fax number (non-mandatory) _ Applicant's reference number(s) (if applicable) 220013

PART 1 – APPLICANT DETAILS

2) Owner's consent
2.1) Is written consent of the owner required for this development application?

 \boxtimes Yes – the written consent of the owner(s) is attached to this development application

No – proceed to 3)



PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable) Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see <u>DA</u> Forms Guide: Relevant plans.									
3.1) St	3.1) Street address and lot on plan								
Str	 Street address AND lot on plan (all lots must be listed), or Street address AND lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed). 								
	Unit No. Street No. Street Name and Type			Suburb					
		Lot 80	C	Leich	hardt Highw	ay			Banana
a)	Postcode	Lot No.		Plan Type and Number		umber ((e.g. RP, SP)		Local Government Area(s)
	4702	80		DW5	07				Banana Shire
	Unit No.	Stree	t No.	Stree	et Name and	Туре			Suburb
b)									
D)	Postcode	Lot N	0.	Plan	Type and Nu	umber (′e.g. RP,	SP)	Local Government Area(s)
3.2) C e.(Note : P	oordinates o g. channel drec lace each set o	of prem Iging in N If coordin	i ses (ap Moreton E nates in a	propriat Bay) separat	e for developme te row.	ent in ren	note areas	, over part of a	n lot or in water not adjoining or adjacent to land
Co	ordinates of	premis	ses by lo	ongitua	de and latitud	le			
Longit	ude(s)		Latitud	de(s)		Datu	m		Local Government Area(s) (if applicable)
			□ W □ G □ 0	/GS84 DA94 ther:					
	ordinates of	premis	ses by e	asting	and northing	7			I
Eastin	g(s)	North	ning(s)		Zone Ref.	Datu	m		Local Government Area(s) (if applicable)
			54		WGS84				
				55		GDA94			
					56	0 🗌	ther:		
3.3) A	dditional pre	mises							
Ade atta	ditional pren ached in a so t required	nises a chedule	re relev e to this	ant to devel	this developi opment appli	ment a ication	pplicatio	n and the de	etails of these premises have been
4) Ider	ntify any of t	he follo	wing th	at app	ly to the prer	nises a	ind provi	de any rele	vant details
l 🗌 In c	or adjacent t	o a wa	ter body	y or wa	atercourse or	in or a	bove an	aquifer	
Name of water body, watercourse or aquifer:									
On strategic port land under the <i>Transport Infrastructure Act</i> 1994									
Lot on plan description of strategic port land:									
Name	of port auth	ority fo	r the lot						
l 🗌 In a	a tidal area						-		
Name	of local gov	ernmer	nt for the	e tidal	area (if applica	able):			
Name	of port auth	ority fo	r tidal a	rea (if a	applicable):				
∐ On	airport land	under	the Airp	port As	ssets (Restru	cturing	and Dis	posal) Act 2	2008
Name of airport:									

Listed on the Environmental Management Register (EMR) under the Environmental Protection Act 1994						
EMR site identification:						
Listed on the Contaminated Land Register (CLR) under the Environmental Protection Act 1994						
CLR site identification:						

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see <u>DA Forms Guide</u>.

Yes – All easement locations, types and dimensions are included in plans submitted with this development application

🛛 No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect							
a) What is the type of development? (tick only one box)							
Material change of use Reconfiguring a lot Operational work Building work							
b) What is the approval type? (tick only one box)							
Development permit Preliminary approval Preliminary approval that includes a variation approva							
c) What is the level of assessment?							
Code assessment Impact assessment (requires public notification)							
d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):							
Proposed asphalt manufacturing plant							
e) Relevant plans Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see <u>DA Forms quide:</u> <u>Relevant plans</u> .							
Relevant plans of the proposed development are attached to the development application							
6.2) Provide details about the second development aspect							
a) What is the type of development? (tick only one box)							
Material change of use Reconfiguring a lot Operational work Building work							
b) What is the approval type? (tick only one box)							
Development permit Preliminary approval Preliminary approval that includes a variation approva							
c) What is the level of assessment?							
Code assessment Impact assessment (requires public notification)							
d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):							
Environmentally Relevant Activity, ERA 6 – Asphalt manufacturing							
e) Relevant plans Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see <u>DA Forms Guide:</u> <u>Relevant plans.</u>							
Relevant plans of the proposed development are attached to the development application							
6.3) Additional aspects of development							
 Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application Not required 							

Section 2 - Further development details

7) Does the proposed development application involve any of the following?					
Material change of use	\boxtimes Yes – complete division 1 if assessable against a local planning instrument				
Reconfiguring a lot	Yes – complete division 2				
Operational work	Yes – complete division 3				
Building work	Yes – complete DA Form 2 – Building work details				

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use							
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (<i>if applicable</i>)				
Proposed asphalt manufacturing plant	High Impact Industry	n/a	n/a				
Environmentally Relevant Activity, ERA 6 – Asphalt manufacturing	Environmentally Relevant Activity	n/a	n/a				
8.2) Does the proposed use involve the use of existing buildings on the premises?							
Yes							
🖾 No							

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?

9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)					
Subdivision (complete 10))					
Boundary realignment (complete 12))	Creating or changing an easement giving access to a lot from a constructed road (complete 13))				

10) Subdivision							
10.1) For this development, how	10.1) For this development, how many lots are being created and what is the intended use of those lots:						
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:			
Number of lots created							
10.2) Will the subdivision be staged?							
Yes – provide additional deta	Yes – provide additional details below						
□ No							
How many stages will the works include?							
What stage(s) will this development application apply to?							

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?					
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:	

Number of parts created		

12) Boundary realignment						
12.1) What are the current a	nd proposed areas for each lo	t comprising the premises?				
Curre	Current lot Proposed lot					
Lot on plan description Area (m ²)		Lot on plan description	Area (m ²)			
12.2) What is the reason for the boundary realignment?						

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)						
Existing or proposed?Width (m)Length (m)Purpose of the easement? (e.g. pedestrian access)Identify the land/lot(s) benefitted by the easem						

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational v	vork?	
Road work	Stormwater	Water infrastructure
Drainage work	Earthworks	Sewage infrastructure
Landscaping	Signage	Clearing vegetation
Other – please specify:		
14.2) Is the operational work necessary to fa	acilitate the creation of new lot	s? (e.g. subdivision)
Yes – specify number of new lots:		
□ No		
14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)		
\$		

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application
Banana Shire Council
16) Has the local government agreed to apply a superseded planning scheme for this development application?
 Yes – a copy of the decision notice is attached to this development application The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements? Note: A development application will require referral if prescribed by the Planning Regulation 2017. No, there are no referral requirements relevant to any development aspects identified in this development application - proceed to Part 6 Matters requiring referral to the Chief Executive of the Planning Act 2016: Clearing native vegetation Contaminated land (unexploded ordnance) Environmentally relevant activities (ERA) (only if the ERA has not been devolved to a local government) Fisheries – aquaculture Fisheries – declared fish habitat area Fisheries – marine plants Fisheries – waterway barrier works Hazardous chemical facilities Heritage places – Queensland heritage place (on or near a Queensland heritage place) Infrastructure-related referrals – designated premises ☐ Infrastructure-related referrals – state transport infrastructure Infrastructure-related referrals – State transport corridor and future State transport corridor Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels Infrastructure-related referrals – near a state-controlled road intersection Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas Koala habitat in SEQ region – key resource areas Ports – Brisbane core port land – near a State transport corridor or future State transport corridor Ports – Brisbane core port land – environmentally relevant activity (ERA) Ports – Brisbane core port land – tidal works or work in a coastal management district Ports – Brisbane core port land – hazardous chemical facility Ports – Brisbane core port land – taking or interfering with water Ports – Brisbane core port land – referable dams Ports – Brisbane core port land – fisheries Ports – Land within Port of Brisbane's port limits (below high-water mark) SEQ development area SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity SEQ regional landscape and rural production area or SEQ rural living area – community activity SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation SEQ regional landscape and rural production area or SEQ rural living area – urban activity SEQ regional landscape and rural production area or SEQ rural living area – combined use Tidal works or works in a coastal management district Reconfiguring a lot in a coastal management district or for a canal Erosion prone area in a coastal management district Urban design Water-related development – taking or interfering with water Water-related development – removing quarry material (from a watercourse or lake) Water-related development – referable dams Water-related development –levees (category 3 levees only) Wetland protection area Matters requiring referral to the local government: Airport land Environmentally relevant activities (ERA) (only if the ERA has been devolved to local government)

Heritage places – Local heritage places
Matters requiring referral to the Chief Executive of the distribution entity or transmission entity:
Matters requiring referral to:
The Chief Executive of the holder of the licence, if not an individual
The holder of the licence, if the holder of the licence is an individual
Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council:
Ports – Brisbane core port land
Matters requiring referral to the Minister responsible for administering the <i>Transport Infrastructure Act</i> 1994 :
Ports – Brisbane core port land (where inconsistent with the Brisbane port LUP for transport reasons)
Ports – Strategic port land
Matters requiring referral to the relevant port operator , if applicant is not port operator:
Ports – Land within Port of Brisbane's port limits (below high-water mark)
Matters requiring referral to the Chief Executive of the relevant port authority:
Ports – Land within limits of another port (below high-water mark)
Matters requiring referral to the Gold Coast Waterways Authority:
Tidal works or work in a coastal management district (in Gold Coast waters)
Matters requiring referral to the Queensland Fire and Emergency Service:
Tidal works or work in a coastal management district (involving a marina (more than six vessel berths))

18) Has any referral agency provided a referral response for this development application?

☐ Yes – referral response(s) received and listed below are attached to this development application ⊠ No

Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the		

referral response and this development application, or include details in a schedule to this development application (*if applicable*).

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules

 \boxtimes I agree to receive an information request if determined necessary for this development application

I do not agree to accept an information request for this development application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties
- Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.
- Further advice about information requests is contained in the <u>DA Forms Guide</u>.

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)				
 Yes – provide details below or include details in a schedule to this development application No 				
List of approval/development application references Reference number Date Assessment manager				
Approval Development application				
Approval Development application				

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)			
 Yes – a copy of the receipted QLeave form is attached to this development application No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid Not applicable (e.g. building and construction work is less than \$150,000 excluding GST) 			
Amount paid Date paid (dd/mm/yy) QLeave levy number (A, B or E)			
\$			

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

 \Box Yes – show cause or enforcement notice is attached \boxtimes No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act* 1994?

Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below				
No				
Note : Application for an environment requires an environmental authority t	tal authority can be found by searchi to operate. See <u>www.business.qld.go</u>	ng "ESR/2015/1791" as a search tern <u>ov.au</u> for further information.	n at <u>www.qld.gov.au</u> . An ERA	
Proposed ERA number:	6	Proposed ERA threshold:	More than 1,000t/year	
Proposed ERA name:	Proposed ERA name: ERA 6: Asphalt manufacturing – manufacturing 1,000 tonnes or more of asphalt in a year			
Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.				
Hazardous chemical facilities				
23.2) Is this development application for a hazardous chemical facility?				
Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application				
⊠ No				
Note : See <u>www.business.qld.gov.au</u> for further information about hazardous chemical notifications.				

Clearing native vegetation
23.3) Does this development application involve clearing native vegetation that requires written confirmation that the chief executive of the <i>Vegetation Management Act 1999</i> is satisfied the clearing is for a relevant purpose under section 22A of the <i>Vegetation Management Act 1999</i> ?
 Yes – this development application includes written confirmation from the chief executive of the Vegetation Management Act 1999 (s22A determination) No
 Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development. 2. See <u>https://www.qld.gov.au/environment/land/vegetation/applying</u> for further information on how to obtain a s22A determination.
Environmental offsets
23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a prescribed environmental matter under the <i>Environmental Offsets Act 2014</i> ?
 Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter No
Note : The environmental offset section of the Queensland Government's website can be accessed at <u>www.qld.gov.au</u> for further information on environmental offsets.
Koala habitat in SEQ Region
23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?
 Yes – the development application involves premises in the koala habitat area in the koala priority area Yes – the development application involves premises in the koala habitat area outside the koala priority area No
Note : If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at <u>www.des.qld.gov.au</u> for further information.
Water resources
23.6) Does this development application involve taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the <i>Water Act 2000</i> ?
 Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the <i>Water Act 2000</i> may be required prior to commencing development No
Note : Contact the Department of Natural Resources, Mines and Energy at <u>www.dnrme.gld.gov.au</u> for further information.
DA templates are available from https://planning.dsdmip.qld.gov.au/ . If the development application involves:
 Taking or interfering with water in a watercourse, lake or spring: complete DA Form1 Template 2
Taking overland flow water: complete DA Form 1 Template 3.
<u>Waterway barrier works</u> 23.7) Does this application involve waterway barrier works?
Yes – the relevant template is completed and attached to this development application
DA templates are available from <u>https://planning.dsdmip.qld.gov.au/</u> . For a development application involving waterway barrier works, complete DA Form 1 Template 4.
Marine activities
23.8) Does this development application involve aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants?
Yes – an associated <i>resource</i> allocation authority is attached to this development application, if required under the <i>Fisheries Act 1994</i>
⊠ No

Note: See guidance materials at <u>www.daf.qld.gov.au</u> for further information.

Quarry materials from a wat	tercourse or lake		
23.9) Does this development under the <i>Water Act 2000?</i>	23.9) Does this development application involve the removal of quarry materials from a watercourse or lake under the <i>Water Act 2000?</i>		
Yes – I acknowledge that a No Note: Contact the Department of Nat	a quarry material allocation n	otice must be obtained prior and <u>www.dnrme.qld.gov.au</u> and <u>www.</u>	to commencing development business.gld.gov.au for further
information.			
Quarry materials from land	<u>under tidal waters</u>		
23.10) Does this developmen under the <i>Coastal Protection</i>	t application involve the rem and Management Act 1995?	oval of quarry materials fro	m land under tidal water
☐ Yes – I acknowledge that a ⊠ No	a quarry material allocation n	otice must be obtained prior	to commencing development
Note: Contact the Department of Env	vironment and Science at <u>www.des.o</u>	<u>qld.gov.au</u> for further information.	
Referable dams			
23.11) Does this development section 343 of the <i>Water Supp</i>	t application involve a refera oly (Safety and Reliability) Ad	ble dam required to be failure <i>t 2008</i> (the Water Supply Ac	e impact assessed under t)?
 Yes – the 'Notice Acceptin Supply Act is attached to the ☑ No 	g a Failure Impact Assessme his development application	ent' from the chief executive a	administering the Water
Note: See guidance materials at www	<u>v.dnrme.qld.gov.au</u> for further inforn	nation.	
Tidal work or development	within a coastal manageme	ent district	
23.12) Does this development	t application involve tidal wo	rk or development in a coa	stal management district?
 Yes – the following is included with this development application: Evidence the proposal meets the code for assessable development that is prescribed tidal work (only required if application involves prescribed tidal work) A certificate of title No 			
Queensland and local herita	age places		
23.13) Does this development heritage register or on a place	t application propose develor ce entered in a local governn	oment on or adjoining a place nent's Local Heritage Regis t	entered in the Queensland ter?
Yes – details of the heritage No Note: See guidance materials at www	e place are provided in the ta	able below	Queensland heritage places.
Name of the heritage place:		Place ID:	
Brothels			
23.14) Does this developmen	t application involve a mater	ial change of use for a brot	hel?
 Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the <i>Prostitution Regulation 2014</i> No 			
Decision under section 62 c	of the Transport Infrastruct	ure Act 1994	
23.15) Does this developmen	t application involve new or o	hanged access to a state-co	ntrolled road?
 Yes – this application will the Infrastructure Act 1994 (su satisfied) No 	be taken to be an application bject to the conditions in sec	for a decision under section tion 75 of the <i>Transport Infra</i>	62 of the <i>Transport</i> structure Act 1994 being

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.16) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

🛛 No

Note: See guidance materials at <u>www.planning.dsdmip.qld.gov.au</u> for further information.

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist	
I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17 <i>Note</i> : See the Planning Regulation 2017 for referral requirements	⊠ Yes
If building work is associated with the proposed development, Parts 4 to 6 of <u>DA Form 2 –</u> <u>Building work details</u> have been completed and attached to this development application	☐ Yes ⊠ Not applicable
Supporting information addressing any applicable assessment benchmarks is with the development application Note : This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see <u>DA</u>	⊠ Yes
Relevant plans of the development are attached to this development application Note : Relevant plans are required to be submitted for all aspects of this development application. For further information, see <u>DA Forms Guide: Relevant plans.</u>	⊠ Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)	☐ Yes☑ Not applicable

25) Applicant declaration

- By making this development application, I declare that all information in this development application is true and correct
- Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the *Planning* Regulation 2017, and the access rules made under the *Planning Act 2016* and *Planning* Regulation 2017; or
- required by other legislation (including the Right to Information Act 2009); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002.*

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received:	Reference number(s):	

Notification of engagement of alternative assessment manager		
Prescribed assessment manager		
Name of chosen assessment manager		
Date chosen assessment manager engaged		
Contact number of chosen assessment manager		
Relevant licence number(s) of chosen assessment		
manager		

QLeave notification and payment Note: For completion by assessment manager if applicable			
Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

Application form

Environmental Protection Act 1994

Development application Form 1 - Application details—attachment for an application for an environmental authority

This form is to be attached to the Development application Form 1 - Application details when making a development application for prescribed environmentally relevant activities (ERAs). Under section 115 of the Environmental Protection Act 1994 (EP Act) the development approval (DA) application is taken to be an application for an environmental authority (EA) for the prescribed ERAs.

It is recommended that prior to making an application for an environmentally relevant activity (ERA), you read the information on what to provide with an application. This information is located on the Business Queensland website at <u>www.business.qld.gov.au</u> (use the search term "Environmental licence"). This website also has a diagnostic tool called the "forms and fees finder" which will help identify any fees and supporting information you need to make an application.

Important notes:

- ☑ The application can't be to dredge or extract more than 10,000 tonnes of material a year in the North Stradbroke Island region. This is prohibited development under the Planning Regulation 2017.
- ☑ All applicants must be registered as suitable operators¹. A suitable operator is a person or a corporation assessed under section 318I of the EP Act as being suitable to carry out an ERA and is listed on the suitable operator register².
- ☑ If more than one ERA is being applied for, the ERAs must be carried out as part of a single integrated operation. ERAs are carried out as a single integrated operation if::
 - the ERAs will be carried out under the day to day management of a single responsible individual (e.g. a site manager or operations manager); and
 - all of the ERAs are operationally interrelated, that is, the operation cannot function without all of the ERAs. Separate applications will need to be made for the ERAs that cannot be carried out as a single integrated operation; and
 - the ERA/s are, or will be, carried out at one or more places; and
 - the places where the ERAs will be carried out are close enough to make the integrated day to day management of the activities feasible.
- ☑ All the ERAs that will be on the EA must be prescribed ERAs. Prescribed ERAs are ERAs listed in schedule 2 of the Environmental Protection Regulation 2019.



¹ Your EA application must be refused if you are not a registered suitable operator when the application is decided. To become a registered suitable operator, apply using the form "Application to be a registered suitable operator - ESR/2015/1771" (available at <u>www.qld.gov.au</u>, using the publication number ESR/2015/1771 as a search term).

² The register is available on the Queensland Government website at <u>www.qld.gov.au</u>, using the search term "suitable operator register".

Privacy statement

Where ERAs are administered by the Queensland Government:

The Department of Environment and Science and Department of Agriculture and Fisheries are collecting the information on this form to process your application for an EA. The collection is authorised under Chapter 5 of the EP Act.

Please note that the administering authority is required to keep this application on a register of documents open for inspection by members of the public under section 540 of the EP Act, and must permit a person to take extracts from the register pursuant to section 542 of the EP Act. Your personal information will not be otherwise disclosed to any other parties unless authorised or required by law. For queries about privacy matters please email <u>privacy@des.qld.gov.au</u> or telephone: 13 74 68.

Where ERAs are administered by a local government:

Contact the local government for their privacy information.

Pre-lodgement meeting

Where ERAs are administered by the Queensland Government:

You can arrange a pre-lodgement meeting through the Department of State Development, Infrastructure, Local Government and Planning prior to lodging this application if you have not already done so. For more information contact the Department of State Development, Infrastructure, Local Government and Planning (for contact details go to https://planning.dsdmip.qld.gov.au/planning/resources/regional-contacts).

Where ERAs are administered by a local government:

Contact the local government about pre-lodgement meetings.

The fields marked with an asterisk * are mandatory, if they are not completed then your application may be considered not properly made under the *Planning Act 2016*.

1. Applicant details

To nominate a site or application contact for this application please provide details at Questions 14 and 15.

Is there more than one applicant? *	 No—provide applicant's details below. Yes—provide the principal applicant's details in Attachment 1—<i>"Joint applicants and</i>" 	pelow and all other applicants' appointment of principal applicant"
Name - individual or con	tact person if applicant is a organisation*	Suitable Operator Reference
Bill McMillan		Number
		599879
Organisation name, including any trading name (*if an organisation) ABN/AG		ABN/ACN (*if an organisation)
Wylrana Pty Ltd 67 065 094 091		67 065 094 091
Residential or registered business address (not a post office box)*		Phone*
Lot 80 Leichhardt Highway, Banana		
Postal address (if same as above, write "AS ABOVE")*		Facsimile
AS ABOVE		
Email*		Indicate if you want to receive correspondence via email

1.1 Nomination of an agent for this application

I/we nominate the below agent to act on my/our behalf and to receive correspondence relating to this application.

Do you want to nominate an agent for this application?*	
$\square \text{ No} \rightarrow \text{Go to } Question \text{ Error! Reference source not found.}$	
\times Yes \rightarrow Complete the agent's details here.	
Name of agent – individual or contact person if agent is an organisation	
Nicole Prentice	
Organisation name, including trading name if an organisation	ABN/ACN (if an organisation)
UPRS - Urban Places, Regional Spaces	87 989 078 116
Postal address	Phone
Email	Indicate if you do not want to receive correspondence via email

2. Details of the ERA(s) that you want to operate

Please list all of the ERAs that will be undertaken on site, including:

- Any existing ERAs will continue to operate unchanged on the site (select "Existing" in the table below);
- ERAs that are proposed to be undertaken on the site as part of the application (select "New DA" in the table below); and
- ERAs that are proposed to be undertaken on this site, that don't form part of this application as they do not require a DA (select "New EA" in the table below).

Listing all the ERAs that will be undertaken on site will help enable them to all be included on the one EA

If the ERA has eligibility criteria and standard conditions³, identify whether you can comply with them. Select "N/A" where there are no eligibility criteria and standard conditions for that ERA. If you cannot comply with all of the applicable standard conditions, select "no" and attach details of the standard conditions you cannot comply with.

³ ERAs with eligibility criteria and standard conditions are listed at: <u>www.business.qld.gov.au</u> (use the search term "eligibility criteria").

Application form

Development application Form 1 - Application details—attachment for an application for an environmental authority

ERA number*	Threshold*	Name of ERA*	New or existing ERA(s)	I can comply with the eligibility criteria*	I can comply with all the standard conditions*
6	more than 1,000t	ERA 6: Asphalt manufacturing – manufacturing 1,000 tonnes or more of asphalt in a year	⊠ New - DA ⊠ New - EA □ Existing	☐ Yes ⊠ N/A	☐ Yes ☐ No
16(3)(b)	more than 100,000t but not more than 1,000,000t	Prescribed ERA, ERA 16 - Extraction and Screening, 3: Screening, in a year, the following quantity of material, (b) more than 100,000t but not more than 1,000,000t	 □ New - DA □ New - EA ⊠ Existing 	☐ Yes ⊠ N/A	☐ Yes ☐ No
16(2)(b)	more than 100,000t but not more than 1,000,000t	Prescribed ERA, ERA 16 - Extraction and Screening, 2: Extracting, other than by dredging, in a year, the following quantity of material, (b) more than 100,000t but not more than 1,000,000t	 □ New - DA □ New - EA ⊠ Existing 	☐ Yes ⊠ N/A	☐ Yes ☐ No
			☐ New - DA☐ New - EA☐ Existing	☐ Yes ☐ N/A	☐ Yes ☐ No
			☐ New - DA☐ New - EA☐ Existing	☐ Yes ☐ N/A	☐ Yes ☐ No
			☐ New - DA☐ New - EA☐ Existing	☐ Yes ☐ N/A	☐ Yes ☐ No
			□ New - DA □ New - EA □ Existing	☐ Yes ☐ N/A	☐ Yes ☐ No
			□ New - DA □ New - EA □ Existing	☐ Yes ☐ N/A	☐ Yes ☐ No

The EA number for existing ERA(s) listed above is EPPR00430213 If there are new ERAs and your existing EA is an amalgamated EA, the application for ERAs associated with the DA application will create a new EA for the new ERAs. An application to amalgamate the current and new EAs may then be required.

I have attached details of the standard conditions that I cannot comply with.

3. Will the ERAs be carried out as a single integrated operation?

Will more than one ERA be operated at the location?*		
🗌 No	Go to Question 4.	
	Will any o	of the ERAs be operated as a single integrated operation (see definition on page one)?*
	🖾 No	Go to Question 4.

	🗌 Yes	Provide details of the ERAs that are operated as a single integrated operation and supporting information showing they are a single integrated operation then go to <i>Question 4</i> .
--	-------	---

4. Description of land where the ERA/s will be carried out

Where activities will be undertaken at more than one location, provide details in Attachment 2.

Number*	Street Name*	Suburb/Town*	Postcode*
Lot 80	Leichhardt Highway	Banana	4702
Real Property Description*		Specific area within the location ie GPS or other descriptor*	
Lot 80 Plan DW507		-24.64754, 150.11905 (GDA2020LatLng)	
Port (*if applicable)		Project Name (*if applicable)	
n/a		Kianga Quarries	

5. Details of contaminated land

Is there a site management plan in effect for contaminated land that relates to the land that is the subject of this application?* 🖂 No Go to Question 6. Description of land* Lot and plan number(s) Local Government Area* Lot Plan Yes Lot Plan Lot Plan Lot Plan

6. Environmental offsets

An environmental offset, under the *Environmental Offsets Act 2014*, may be required for an ERA where, despite all reasonable measures to avoid and minimise impacts on certain environmental matters, there is still likely to be significant residual impact on one or more of those matters.

You must verify the presence, whether temporary or permanent, of those environmental matters. For more information refer to the Queensland Environmental Offsets Policy and the Significant Residual Impact Guideline at the Queensland Government website at <u>www.qld.gov.au</u>, using the search term "environmental offsets".

Will the ERA significance	A(s) being applied for result in a significant residual impact to a matter of State environmental (MSES)?*	
🖾 No	Go to Question 7.	
☐ Yes	 You must attach supporting information that: Details the magnitude and duration of the likely significant residual impact on each prescribed environmental matter (other than matters of local environmental significance) for the entire activity; and Demonstrates that all reasonable measures to avoid and minimise impacts on each of those matters will be undertaken. 	

6.1 Notice of election

Has a notice of election been submitted to the administering authority, or is being submitted as part of this application?	
🗌 No	Go to Question 6.2.
☐ Yes	You can attach the notice of election, if it has not been submitted to the department. Go to <i>Question 6.3</i> .

6.2 Staged environmental offsets

Offset delivery can be staged, however for this to occur, the condition of any approved environmental authority needs to state that both the activity and the offset may be staged. As part of your notice of election for each stage under the *Environmental Offsets Act 2014*, you are required to provide a detailed assessment of the quantum of impact of that stage and the offset obligation requirement to be delivered for that stage.

Will the proposed ERA(s) and delivery of an environmental offset be undertaken in stages?	
🗌 No	Go to Question 6.3
☐ Yes	You must attach supporting information that details of how the activity/activities are proposed to be staged.

6.3 Nature conservation environmental offset

Has another authority issued under the <i>Nature Conservation Act</i> 1992 required an environmental offset for the same, or substantially the same, impact and the same, or substantially the same, MSES?	
□ No	Go to Question 6.4
🗌 Yes	Provide permit number:

6.4 Marine parks environmental offset

Has marine park permit issued under the <i>Marine Parks Act 2004</i> required an environmental offset for the same, or substantially the same, impact and the same, or substantially the same, MSES?	
🗌 No	Go to Question 7
🗌 Yes	You must attach a copy of the marine park permit to this application.

7. Matters of national environmental significance

There are currently nine matters of national environmental significance (MNES) which have been defined in the *Environment Protection and Biodiversity Conservation Act 1999 (Cth)* (EPBC Act). These are:

- world heritage properties
- national heritage places
- wetlands of international importance (listed under the Ramsar Convention)
- listed threatened species and ecological communities
 migratory species protected under international agreements
- Commonwealth marine areas
 the Great Barrier Reef Marine Park
- nuclear actions (including uranium mines)
- a water resource, in relation to coal seam gas
 - development and large coal mining development
- To determine whether the proposed ERA(s) will have a significant impact on MNES and for referral requirements, please refer to the guidance provided by the Federal Government's Department of Environment on <u>www.environment.gov.au</u>.

Would the c	carrying out of the proposed ERA(s) be likely to have a significant impact on a MNES?*
🖾 No	Go to Question 9.
☐ Yes	Has the proposal been referred to the Federal Department of Environment for formal assessment and approval?
	\Box No \rightarrow Go to Question 8.
	\Box Yes \rightarrow Go to Question 7.1.

7.1 EPBC Act approval for environmental offsets

Has an approval issued under the EPBC Act required an environmental offset for the same, or substantially the same, impact and the same, or substantially the same, MSES?

🗌 No	Go to Question 8.
🗌 Yes	I have attached a copy of the approval under the EPBC Act.
	Are there any MNES which were assessed under the EPBC Act which are the same, or substantially the same as an MSES, but that were not conditioned in the approval?
	\Box No \rightarrow Go to Question 8
	\Box Yes \rightarrow List these MNES:

8. Environmental impact statement under the *State Development and Public Works Organisation Act* 1971

Certain stages of the EA application process may not apply if the proposed activities were assessed as part of a coordinated project declared under the *State Development and Public Works Organisation Act 1971* (State Development Act), you are only required to answer Questions 8 to 8.1 if you have a current Co-ordinator General's (CG's) evaluation report for the project.

Has an environmental impact statement (EIS) process under State Development Act been completed?*					
🗌 No	Go to Question 9.				
	What is the	e title and project name of the completed EIS?*			
	The EIS	S was completed for all activities that are the subject of this application.			
	ha] The environmental risks or the way the activity/activities are proposed to be carried out ave not changed since the EIS was completed.			
	ha] The environmental risks or the way the activity/activities are proposed to be carried out ave changed since the EIS was completed.			
	The EIS	S was not completed for all activities that are the subject of this application.			
☐ Yes	ha	The environmental risks or the way the activity/activities are proposed to be carried out ave not changed since the EIS was completed.			
	ha] The environmental risks or the way the activity/activities are proposed to be carried out ave changed since the EIS was completed.			
	Was the E	IS completed for all activities that are the subject of this application?*			
		Please list the activities that were not included in the EIS or attach documentation with this information to this application:			
	🗌 No				
		I have attached the required supporting information.			

☐ Yes	

8.1 Coordinator-General's conditions

Are there CG's conditions that relate to the ERA(s) being applied for?*		
\Box No \rightarrow	Go to Question 9.	
\Box Yes \rightarrow	Name of the CG's evaluation report:	

9. Assessment of the environmental impact

This question is **not applicable if** an EIS process under the State Development Act has been completed for all the ERA(s) that are the subject of this application and the environmental risks of the activities **and** the way they are proposed to be carried out has not changed since the EIS was completed.

You must attach to this application an assessment of the likely impact of each new ERA (whether from the DA application or another new ERA you want included on the EA that does not require a DA) on environmental values (*if applicable), including:

- a description of the environmental values likely to be affected by each relevant activity
- details of any emissions or releases likely to be generated by each relevant activity
- a description of the risk and likely magnitude of impacts on the environmental values
- details of the management practices proposed to be implemented to prevent or minimise adverse impacts
- details of how the land the subject of the application will be rehabilitated after each relevant activity ceases
- I have attached an assessment of the environmental impact and specific supporting information.

10. Details of waste management

Describe the proposed measures for minimising and managing waste generated by the activity/ies below *

All refuse is managed by JJ Richard.

For material and waste from the plant will be stored, broken down and reused within the quarry operations.

Please refer to the Town Planning Report for further details.

 \boxtimes I have attached the proposed measures.

11. Take effect date (when fees will commence being charged)

You may nominate when the EA will take effect should it be approved. The date the environmental authority takes effect will be the date from which you can commence the activities as well as the date your annual fees will commence to be charged (your anniversary date). Under section 200 of the EP Act, if a development permit for a material change of use under the *Planning Act 2016* or a State development area (SDA) approval is required in order to carry out the ERA, the EA cannot take effect until the development permit or SDA approval takes effect (known as taking effect pending development approval).

Note that where you are applying new ERAs, and your existing EA is an amalgamated EA, the application for ERAs associated with the DA application will create a new EA for the new ERAs. In this case you may wish to nominate a take effect date in the future which, post approval of this application, will provide you with enough time to amalgamate your current and new EAs. Amalgamating your EAs prior to the take effect date of your new EA will prevent you being required to pay the first annual fee for your new EA.

Do you want the EA to take effect on the decision date, nominated date, or pending development approval?*				
Decision date	The take effect date will be the date of the decision.			
Nominated date	Details of nominated take effect date:			

12. Nomination of site contact

An alternative contact nominated by the legal person which holds, or will in future hold, a relevant authority issued by the department. The department may direct correspondence relating to actual or potential compliance matters to the site contact.

Do you want to nominate a site contact?*				No Yes, provide details below
Title*	First Name*	Surname*		
Mr	Bill	McMillan		
Email Address*			\boxtimes	Indicate if you want to receive correspondence via email
Phone				

13. Nomination of application contact

An alternative contact nominated by the legal person which has submitted, or will in future submit, applications to be assessed by the department. All departmental correspondence relating to the assessment of applications will be directed to the application contact, however, if the application results in the issuing of a relevant authority, the relevant authority will be sent to the applicant.

Name or Position*
Nicole Prentice
Primary Phone*
0488 377 115
Secondary Phone
Secondary Phone
Secondary Phone Email Address*

14. Applicant declaration

I declare that the information I have provided is true and correct. I understand that it is an offence under the *Environmental Protection Act 1994* to give information that I know is false, misleading or incomplete.

I will comply with all conditions on my environmental authority as well as any relevant provisions in the *Environmental Protection Act* 1994.

I understand that I am responsible for managing the environmental impacts of these activities. and that approval of this application is not an endorsement by the administering authority of the effectiveness of the management practices proposed or implemented.

WILLIAN MARTEN MEMILLING	Applicant's position*		
Applicant's signature*	Date*		
HIMAN-	18/7/22		

Submit attachment, together with any additional information, with all relevant Development application Forms to the assessment manager for the development application.

Page 11 of 13 • ESR/2015/1791 • Version 8.00 • Last reviewed: 12 AUG 2021

Department of Environment and Science

Attachment 1

Joint applicants and appointment of principal applicant

We are joint applicants for this environmental authority application and hereby appoint ______ as the principal applicant to receive statutory documents relating to this application.

Name - individual or contact person if applicant is an organisation*	Suitable Operator Reference Number*
Organisation name, including trading name (*if an organisation)	ABN/ACN (*if an organisation)
Residential or registered business address (not a post office box)*	Phone*
Postal address (if same as above, state "AS ABOVE") *	Facsimile
Email*	Indicate if you want to receive correspondence via email
Signature*	Date*

Name - individual or contact person if applicant is an organisation*	Suitable Operator Reference Number*
Organisation name including trading name (*if an organisation)	ABN/ACN (*if an organisation)
Residential or registered business address (not a post office box)*	Phone*
Postal address (if same as above, state "AS ABOVE")*	Facsimile
Email*	Indicate if you want to receive correspondence via email
Signature*	Date*
Name - individual or contact person if applicant is an organisation*	Suitable Operator Reference Number*
Business name including trading name (*if an organisation)	ABN/ACN (*if an organisation)
Residential or registered business address (not a post office box)*	Phone*
Postal address (if same as above, state "AS ABOVE")*	Facsimile
Email*	Indicate if you want to receive correspondence via email
Signature*	Date*

Attachment 2

List of locations where the ERA(s) will be carried out.

Where there is more than one location list all locations and which ERA(s) will be conducted at each location.

Number*	Street Name*	Suburb/Town*	Postcode*	ERA/s*
Real Prope Lot	rty Description* Plan	Specific area within the location ie GPS or othe applicable e.g. dredging)	r descriptor (*if	
Number*	Street Name*	Suburb/Town*	Postcode*	ERA/s*
Real Prope Lot	rty Description* Plan	Specific area within the location ie GPS or othe applicable e.g. dredging)	er descriptor (*if	
Number*	Street Name*	Suburb/Town*	Postcode*	ERA/s*
Real Prope Lot	rty Description* Plan	Specific area within the location ie GPS or othe applicable e.g. dredging)	er descriptor (*if	
Number*	Street Name*	Suburb/Town*	Postcode*	ERA/s*
Real Prope Lot	rty Description* Plan	Specific area within the location ie GPS or othe applicable e.g. dredging)	er descriptor (*if	
Number*	Street Name*	Suburb/Town*	Postcode*	ERA/s*
Real Prope Lot	rty Description* Plan	Specific area within the location ie GPS or othe applicable e.g. dredging)	er descriptor (*if	
Number*	Street Name*	Suburb/Town*	Postcode*	ERA/s*
Real Prope Lot	rty Description* Plan	Specific area within the location ie GPS or othe applicable e.g. dredging)	er descriptor (*if	
Number*	Street Name*	Suburb/Town*	Postcode*	ERA/s*
Real Prope Lot	rty Description* Plan	Specific area within the location ie GPS or othe applicable e.g. dredging)	er descriptor (*if	

Town Planning Report

Kianga Quarry – Asphalt manufacturing plant

Prepared for Kianga Quarries

July 2022

Cover page image source: Kianga Quarries Facebook page, accessed on 14-Jul-2022, https://www.facebook.com/kiangaquarriesptyltd/photos/a.466265680243505/466265686910171.

Disclaimer

This report has been prepared in accordance with the scope of services described in the contract or agreement between UPRS – Urban Places, Regional Spaces and the Client. The report relies upon data, surveys, measurements and results taken at or under the particular times and conditions specified herein. Any findings, conclusions or recommendations only apply to the aforementioned circumstances and no greater reliance should be assumed or drawn by the Client. Furthermore, the report has been prepared solely for use by the Client and UPRS – Urban Places, Regional Spaces accepts no responsibility for its use by other parties.

Version	Prepared by	Reviewed by	Approved by	Date
DRAFT v1	N.Prentice	C.Birch	C.Birch	14-Jul-2022
Client review	-	B.McMillan	B.McMillan	18-Jul-2022
Final	N.Prentice	C.Birch	C.Birch	18-Jul-2022

Contents

1	Introd	luction	5
2	Summary6		
	2.1	Application Details	6
	2.2	Site Details	6
	2.3	Planning Context	6
3	Deve	lopment Site	8
	3.1	Site Location	8
	3.2	Land Use & Context	9
	3.3	Encumbrances	9
	3.4	Environment	9
	3.5	Previous Approvals	0
4	Prop	osed Development	1
5	Legis	lative Requirements	6
	5.1	Legislation & Regulation	6
	5.1.1	Environmentally Relevant Activities—Prescribed1	6
	5.1.2	Definition of Works	6
	5.1.3	Application Type1	7
	5.1.4	Assessment Manager1	7
	5.1.5	Categories of Assessment1	7
	5.1.6	Referral Agencies1	7
	5.1.7	Public Notification	8
6	Planr	ning Assessment	9
	6.1	State Framework	9
	6.1.1	State Planning Policy 19	9
	6.1.2	Central Queensland Regional Plan1	9
	6.1.3	State Development Assessment Provisions	0
	6.2	Local Framework	0
	6.2.1	Assessment Benchmarks	0
	6.2.2	Zoning2	1
	6.2.3	Overlays	7
7	Conc	lusion2	8



List of Figures

Figure 1: Site Location (Google Maps, 2022)	8
Figure 2: Aerial Photograph (QldGlobe, 2022)	9
Figure 3: Layout of Asphalt Plant (S.P. Enterprises, 2022)	. 12
Figure 4: Plant Photos from Subject Site (Kianga Quarries, 2022)	. 13
Figure 5: Locality Plan - Proposed Asphalt Plant Location (nearmap, 2022)	. 13
Figure 6: Access Plan (nearmap, 2022)	. 14
Figure 7: Plant location in relation to existing sensitive land uses (nearmap, 2022)	. 15
Figure 8: Zoning (Banana Shire Council, 2022)	. 21

List of Tables

6
6
6
10
17
21
22

List of Appendices



1 Introduction

This report has been prepared by UPRS – Urban Places, Regional Spaces (**UPRS**), on behalf of Kianga Quarries Pty Ltd (**Applicant**) in support of a development application over land at Lot 80 Leichhardt Highway, Banana, formally described as Lot 80 on DW507 (**subject site**).

As detailed throughout this report, the development application seeks a Development Permit for Material Change of Use for High Impact Industry (Asphalt manufacturing plant) and Environmentally Relevant Activity – ERA 6: Asphalt manufacturing – manufacturing 1,000 tonnes or more of asphalt in a year at the subject site (**proposed development**). This development application will facilitate the operation of the plant in association with the current and lawful land uses on the site to meet the demand of the Kianga Quarries clients.

Please refer to **Section 4** of this report for more details regarding the proposed development and **Appendix E – Locality Plan** for the location of the plant.

This development application should be read in conjunction with the supporting and technical documentation:

- Appendix A: DA Form 1 & ESR/2015/1791 Form, completed by UPRS
- Appendix B: Current Title Search & Landowners Consent
- Appendix C: Existing Environmental Authority
- Appendix D: Asphalt Plant Plans, prepared by Speedcrafts Limited
- Appendix E: Locality Plan, prepared by UPRS
- Appendix F: SDAP Code Responses, prepared by UPRS
- Appendix G: Code Assessment, prepared by UPRS

Based on the town planning assessment provided within this report and the analysis of the supporting technical reports, it is noted that the proposed development is well justified. We therefore recommend that Banana Shire Council (**Council**) favourably consider the proposed development and approve the application, subject to relevant and reasonable conditions.

Ч С

2 Summary

2.1 Application Details

Table 1: Applicant Details

Development Permit:	 Development Permit for Material Change of Use for: High Impact Industry (Asphalt manufacturing plant); and Environmentally Relevant Activity, ERA 6 – Asphalt manufacturing – manufacturing 1,000 tonnes or more of asphalt in a year.
Applicant:	Kianga Quarries Pty Ltd
Contact Person:	UPRS – Urban Places, Regional Spaces
Our Reference:	220013

2.2 Site Details

Table 2: Site Details

Site Address:	Lot 80 Leichhardt Highway, Banana Qld 4702
	Refer to Figure 1 – Site Location and Figure 2 – Aerial Photograph
Real Property Description:	Lot 80 on DW507
Tenure:	Freehold
Total Site Area:	112.9ha
Project Area:	Approx. 2,600m ²
Landowner:	Three Brothers (Qld) Pty Ltd ACN 655 055 753 (Trustee Under Instrument 721339990)
	Refer to Appendix B – Current Title Search & Landowners Consent

2.3 Planning Context

Table 3: Planning Context

Local Government Area:	Banana Shire Council (Counci l)	
Planning Scheme:	Banana Shire Council Planning Scheme 2021 (Planning Scheme)	
Zoning:	Rural Zone	
Neighbourhood Plan:	n/a	



Overlays:	 Agricultural Land Bushfire Hazard BPA potential impact buffer Infrastructure Electricity transmission line less than 132kV buffer Extractive and Mining Resources KRA transport route KRA transport separation area KRA processing area
State Assessment and Referral Agency (SARA) Mapping:	 KRA processing separation area Water Resources Water resource planning area boundaries State Transport Corridor State-controlled road Areas within 25m of a State Transport Corridor Area within 25m of a State-controlled road
State Planning Policy (SPP) Mapping:	 Agriculture Important agricultural areas Agricultural land classification - class A and B Stock route network Mining and Extractive Resources Key resource area - resource / processing area Key resource area - separation area Key resource area - transport route Key resource area - transport route separation area Natural Hazards Risk and Resilience Bushfire prone area Transport Infrastructure State-controlled road

3 Development Site

3.1 Site Location

The subject site is located at Lot 80 Leichhardt Highway, Banana, formally known as Lot 80 on DW507. The site is located approximately 20km south of the town of Banana.

The lots contain an area over 112.9ha; however, the proposed project area where the plant will be located is approximately 2,600m². The proposed project area is appropriately located within the subject site and provides safe and unobstructed access to the plant and other uses on the site.

Please refer to **Figure 1: Site Location** (Google Maps, 2022) and **Figure 2: Aerial Photograph** (QldGlobe, 2022), which illustrate the location of the subject site.



Figure 1: Site Location (Google Maps, 2022)





Figure 2: Aerial Photograph (QldGlobe, 2022)

3.2 Land Use & Context

The subject site is located within a Rural area including resource and mining activities. The subject site is identified as a Key Resource Area and is currently operating as a quarry. The Kianga Quarries has been in operation for over 25 years and provides quarry and concrete products to the local and surrounding region. The site has an office, weighbridge and ancillary uses including concrete batching plant and workshop.

The surrounding area is rural in nature with the Dawson Mine located approximately 6.5km west, the town of Banana located approximately 20km north, Theodore located approximately 39km south and Belmont State Forest located 28km to the east.

3.3 Encumbrances

Documents and dealings relevant to the subject site have been sourced from the Queensland Titles Registry and is provided within **Appendix B**. The subject site is not burdened or benefited by any easements, or encumbrances, administrative advices or unregistered dealings.

3.4 Environment

Access

An all-weather driveway provides access for vehicles (heavy and standard) from the Leichhardt Highway to the subject site. Internally of the site there are driveways which provide access to the various divisions of the site (i.e. the office, quarry, concrete batching etc.).


Vegetation

There is sporadic vegetation on the subject site, predominately located outside of the operational areas of the site. No vegetation of Local or State significance is identified on the subject site. Additionally we note that no vegetation will be removed or disturbed as part of the proposed development.

3.5 Previous Approvals

The subject site has existing approvals and permits in place for the current operations, these include, but not limited to, the following as detail in **Table 4** below.

We understand from correspondence with Council that the existing uses were established lawfully on the subject site pursuant to the 1983 Planning Scheme, of which has since been superseded by the 2005 and 2021 Planning Schemes. As such all uses established lawfully at the time and are still being carried out continues to have existing use rights.

Table 4:	Existing	Approvals/Permits
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Permit No.	Takes Effect	Description
EPPR00430213	11 April 2018	Environmentally relevant activity:
		• Prescribed ERA, ERA 16 - Extraction and Screening, 3: Screening, in a year, the following quantity of material, (b) more than 100,000t but not more than 1,000,000t
		• Prescribed ERA, ERA 16 - Extraction and Screening, 2: Extracting, other than by dredging, in a year, the following quantity of material, (b) more than 100,000t but not more than 1,000,000t
		• Prescribed ERA, ERA 16 - Extraction and Screening, 1: Dredging, in a year, the following quantity of material, (a) 1000t to 10,000t (not relevant to the subject site)
		Please refer to Appendix C – Existing Environmental Authority .

4 Proposed Development

The proposed development involves the installation and operation of an asphalt manufacturing plant to complement the existing quarry and concrete activities at the subject site. The plant requirements are to provide 90-100 tonnes of material per hour (**TPH**) to meet the demand of Kianga Quarries clients.

Based on the plant production rates, where operating the plant eight (8) hours per day, approximately 200,000 tonnes of asphalt could be produced per annum. This would be the maximum that Kianga Quarries would expect to be able to produce per annum.

The plant itself takes up approximately 890m² within an allocated project area of approximately 2,600m², which takes into consideration vehicle manoeuvring and access around the plant.

Plant Details

The proposed plant has been provided by S.E. Enterprises and is a Stationary Asphalt Drum Mix Plant, Model: SDM-90 which has an output of 90-120 TPH – please refer to **Appendix D – Asphalt Plant Plans**. The plant itself comprises of the following components which has been erected on-site by a suitably qualified technician:

- Cold Aggregate Feeder Bins with total 60 tonnes storage capacity.
- Single Deck Vibratory Screen for oversize material removal.
- Slinger Conveyor for feeding cold aggregates into dryer drum.
- Single Rotary Drum for drying and coating, fitted with Auto Burner and Primary Dust Collector.
- Heat Resistance Hot Mix Load out Conveyor.
- Insulated Asphalt Tank of 20,000 litres with Pumping Station.
- Supplementary Insulated Asphalt Storage Tank of 20,000 litres.
- Mineral Filler Unit.
- Fuel Storage Service Tank of 5,000 Litres capacity.
- Wet Scrubber type secondary dust collector with Exhaust system.
- Electronic Control Panel with printer.
- Air-Conditioned Control Van.
- Electric Cables for total plant wiring from Control Panel.
- Foundation Bolts and Nuts for installing the plant.
- Set of Mechanical and Electrical Maintenance Tools.
- Essential Spares for one (1) year trouble free normal operation.

The output capacity of the plant is rated subject to following:

- Continuous Plant Operation, Moisture at 2% and Dust content at 10% in the cold aggregates. Higher than above percentage of content decreases the plant output capacity.
- Mean density of aggregates considered 1.6 tonnes/m³.
- Normal ambient temperature at site around 30°C, Hot mix outlet temperature 160°C and at mean sea level.
- Suitable Burner Fuel Low Density Oil/High Speed Diesel with calorific value not less than 10,300 K Cal/KG.
- Considering specific heat of aggregates as 0.2 K Cal/KG, residual moisture content less than 0.5%, and moisture content in filler material less than 1%.





Please refer to the below which illustrates the plant layout/setup.

Figure 3: Layout of Asphalt Plant (S.P. Enterprises, 2022)

The plant has been erected on the site of which is illustrated in the photographs provided in **Figure 4**:



Sludge Pond



Cold Aggregate Feeder Bins



Asphalt Tanks



Dryer and Mixer Drums, with Load Out Conveyor





Control Room

Figure 4: Plant Photos from Subject Site (Kianga Quarries, 2022)

Location

The plant is located in the north-eastern portion of the site, which allows easy and convenient access from the entrance which is located approximately 225 metres south of the plant.

Please refer to **Figure 5** (and **Appendix E**) below which illustrates the location of the plant in the context of the site and existing uses.



Figure 5: Locality Plan - Proposed Asphalt Plant Location (nearmap, 2022)



Access

As illustrated in **Figure 5** above, the plant will be located north of the entrance from the Leichhardt Highway. Vehicles will enter the site then proceed to the plant and will directed to where the load out conveyor is located to collect the material, prior to existing the area in a forward manner to the driveway to exit the subject site. Please refer to the below illustration of the access and vehicle movement on the site in relation to the asphalt plant.



Figure 6: Access Plan (nearmap, 2022)

Carparking

The site has adequate land area to accommodate for all types of vehicles. At present, there are cleared areas where up to 15 heavy vehicles and 20 standard vehicles can park on the subject site, which is predominantly located near the weighbridge and office.

The existing lawful use is for extractive activities, which pursuant to the Planning Scheme, Table 6.3.3 Vehicle parking rates, there is no rate specified for carparking; however, the existing office, which is approximately 160m², is required to have a minimum of one (1) space per 30m² gross floor area (**GFA**). This would equate to six (6) carparking spaces for the site.

With respect to the asphalt plant (included within the definition for High Impact Industry), as there is no proposed GFA, as defined under the Planning Scheme, no additional carparking spaces or service vehicle spaces are required. However, we note that the current parking provisions on-site are more than adequate for the current and future uses of the site; therefore, it is considered that no additional parking spaces be required as part of this application.

Adjoining Land Uses

The subject site is currently utilised for extractive activities, compliant with the current approvals and permits. The location of the proposed asphalt plant has been done so to ensure that there is no potential impact to any of the surrounding sensitive land uses – please refer to **Figure 7** below which illustrates the proximity of the asphalt plant in relation to the surrounding sensitive land uses (i.e. residential dwellings).





Figure 7: Plant location in relation to existing sensitive land uses (nearmap, 2022)

Emissions

The use of the asphalt plant will be subject to conditions as enforced by Council and the Department of Environment and Science under the Decision Notice and the Environmental Authority. As such, all emissions (i.e. air, dust and noise) will be managed in accordance with the requirements and criteria set in these approvals/permits.

The asphalt plant is an appropriate use on the subject site and complements the existing and lawful quarry (and associated activities). The plant will not cause any adverse impacts on the adjoining land or those sensitive land uses within proximity to the subject site.

5 Legislative Requirements

5.1 Legislation & Regulation

The proposed development is required to be assessed against the provisions of the relevant legislation and associated regulations. This section provides an overview of the legislative context of the proposed development in relation to the provisions outlined in those acts and regulations identified below:

- Planning Act 2016 (Qld);
- Planning Regulation 2017 (Qld);
- Environmental Protection Act 1994 (Qld); and
- Environmental Protection Regulation 2019 (Qld).

5.1.1 Environmentally Relevant Activities—Prescribed

Environmentally relevant activities (**ERAs**) that are prescribed activities are generally industrial with the potential to release emissions which impact on the environment and surrounding land uses – these are detailed in Schedule 2 of the *Environmental Protection Regulation 2019* (**EP Regulation**).

There are two (2) approval paths for prescribed ERAs. Many prescribed ERAs require concurrence assessment by the State and are identified in Schedule 2 of the EP Regulation. These concurrence ERAs are identified in column 3 of Schedule 2 with a capital 'C'. The proposed asphalt plant is identified as a prescribed concurrence ERA as detailed in Schedule 2 s6 of the EP Regulation.

A development application for a concurrence ERA is also an application for an environmental authority (**EA**), according to s115 (2) of the *Environmental Protection Act 1994* (**EP Act**), of which this application is seeking.

Where a concurrence ERA is a material change of use, a development application is referred to the State for assessment under State code 22: Environmentally Relevant Activities.

As such, this application will be referred to the State for assessment and appropriate conditioning of the ERA. Please refer to **Appendix F** for the response provided to State code 22.

5.1.2 Definition of Works

Pursuant to Table 3.1.2 of the Planning Scheme, the proposed use, asphalt manufacturing plant is included in the definition for High Impact Industry, where the 'use of premises for an industrial activity:

- a. that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and
- b. that a local planning instrument applying to the premises states is a high impact industry; and
- c. that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity'

With respect to the thresholds for industrial uses, the proposed use is captured under item 23 (Table 3.1.3 of the Planning Scheme), which states:

'High Impact Industry – (23) Manufacturing tyres, asbestos products, asphalt, cement, glass or glass fibre, mineral wool or ceramic fibre'



5.1.3 Application Type

The proposed development involves the installation and operation of an asphalt manufacturing plant. As defined above, the proposed use is High Impact Industry, which constitutes a material change of use and is deemed assessable development pursuant to the *Planning Act 2016* (**Planning Act**).

5.1.4 Assessment Manager

Pursuant to Schedule 8 of the Planning Regulation 2017 (**Planning Regulation**), the assessment manager for this development application is Banana Shire Council (**Council**).

5.1.5 Categories of Assessment

The table (**Table 5**) below summaries the categorising instrument and categories of assessment applicable to this application.

Table 5: Categories of Assessment

Aspect of development	Categorising instrument	Category of assessment
Development Permit for Material Change of Use for:	Planning Scheme – Rural Zone	Impact assessment
 High Impact Industry (Asphalt manufacturing plant); and 		
 Environmentally Relevant Activity (ERA 6 – Asphalt manufacturing – manufacturing 1,000 tonnes or more of asphalt in a year). 		

The application is subject to Impact assessment which is a bounded assessment against the entirety of the Planning Scheme as it is relevant to the subject site and the proposed development, as set out in s60(3) of the Planning Act.

5.1.6 Referral Agencies

Based on the State overlays triggered by the subject site and proposed development, an assessment of Schedule 10 of the Planning Regulation has been undertaken and has identified that the application requires referral to the State Assessment and Referral Agency (**SARA**).

The proposed development is required to be referred in accordance with the following sections of the Planning Regulation:

• State transport infrastructure – Aspect of development stated in Schedule 20 – Development application requiring referral pursuant Schedule 10, Div 4, Sub 1, Table 1 of the Planning Regulation.

Development application for an aspect of development stated in schedule 20 that is assessable development under a local categorising instrument or section 21, if (a) the development is for a purpose stated in schedule 20, column 1 for the aspect; and (b) the development meets or exceeds the threshold—(i) for development in local government area 1—stated in schedule 20, column 2 for the purpose...

• State transport corridor and future State transport corridor – Material change of use of premises near a State transport corridor or that is a future State transport corridor –



Development application requiring referral pursuant Schedule 10, Div 4, Sub 1, Table 4 of the Planning Regulation.

Development application for a material change of use, other than an excluded material change of use, that is assessable development under a local categorising instrument, if all or part of the premises—(a) are within 25m of a State transport corridor...

5.1.7 Public Notification

As the proposed development is subject to Impact assessment, public notification is required to be undertaken pursuant to the Planning Act and in accordance with those provisions outlined in the Development Assessment Rules.

6 Planning Assessment

This section assesses the application against the relevant assessment benchmarks.

The proposed works are assessable development requiring Impact assessment under Banana Shire Council Planning Scheme 2021 v4 (**Planning Scheme**) which commenced on 1 July 2021.

Pursuant to s30 of the Planning Regulation, the application must be assessed against all identified assessment benchmarks for assessable development, whilst having regard to the whole of the Planning Scheme – to the extent relevant – and must be assessed against all other assessment benchmarks identified in s30 of the Planning Regulation.

Compliance with the provisions of the Planning Scheme is outlined in the sub-sections below.

6.1 State Framework

This section provides an overview of the legislative context of the application pursuant to the provisions of the Planning Act.

6.1.1 State Planning Policy

The State Planning Policy August 2017 (**SPP**) identifies a number of matters which are relevant to the subject site, including:

- Agriculture
 - Important agricultural areas
 - Agricultural land classification class A and B
 - Stock route network
- Mining and Extractive Resources
 - Key resource area resource / processing area
 - Key resource area separation area
 - Key resource area transport route
 - Key resource area transport route separation area
- Natural Hazards Risk and Resilience
 - Bushfire prone area
- Transport Infrastructure
 - State-controlled road

We have reviewed the SPP against the Planning Scheme and understand that Council has integrated all relevant provisions. As such, consideration of the interim development assessment requirements under Part E of the SPP is not applicable in this instance.

6.1.2 Central Queensland Regional Plan

The purpose of the Central Queensland Regional Plan (**CQRP**) is to identify the state's interests in land use planning for the region. Specifically, the plan identifies:

- Regional outcomes for the region.
- Regional policies for achieving the regional outcomes.



• The State's intent for the future spatial structure of the region, including Priority Agricultural Areas (**PAA**), Priority Living Areas (**PLA**) and priority outcomes for infrastructure.

The CQRP's policies address the emerging regional issues of land use competition between the agricultural and resources sectors, and the need to protect areas required for the growth of towns, whilst also discussing the other state interests relevant to land use planning in the region, including housing and liveable communities, economic growth, environment and heritage, and hazards and safety.

The subject site is not identified as a PAA or PLA under the CQRP; however, pursuant to the 'Other Regional Interests' mapping overlay, the site is predominantly located within the Strategic Cropping Area (**SCA**).

The *Regional Planning Interests Act 2014* (**RPI Act**) regulates impacts from resource and other regulated activities on identified areas of regional interest. This includes the SCA, which consists of the areas shown on the strategic cropping land (**SCL**) trigger map as SCL. SCL is land that is, or is likely to be, highly suitable for cropping because of a combination of the land's soil, climate and landscape features.

As the existing and lawful use of the subject site is for extractive activities, and that the proposed development does not pose any additional impact to the SCA/SCL, we understand that the asphalt plant will not deter from the overall intent of the CQRP and the interests of the RPI Act.

6.1.3 State Development Assessment Provisions

The State Development Assessment Provisions (version 3, commenced 8 February 2022) (**SDAP**) set out matters of interest to the State for development assessment where the State, namely the chief executive, is responsible for either assessing or deciding an application. The proposal requires referral to SARA; therefore, the provisions of Table 2 of the SDAP apply to this application.

As such, the following SDAP codes, those that are applicable to this proposed development, have been address and included in **Appendix F**:

- State code 1: Development in a state-controlled road environment
- State code 6: Protection of state transport networks
- State code 22: Environmentally relevant activities

6.2 Local Framework

The Banana Shire Council Planning Scheme 2021 (v4 1 July 2021) is the applicable Planning Scheme for Banana Shire and provides the relevant framework for development assessment and approval. The provisions of the Planning Scheme that are relevant to the proposed development are identified and addressed in the following sections of this report.

6.2.1 Assessment Benchmarks

The proposed development achieves compliance with the applicable provisions of the relevant assessment benchmarks. The benchmarks applicable to the assessment of the proposed development are listed below in **Table 6** and the relevant codes are addressed fully in **Appendix G**.



Table 6: Assessment Benchmark

Code	Applicability	Comment				
Zone Code						
Rural Zone CodeApplicableRefer to Section 6.2.2 of this report Appendix G.						
Overlay Codes						
Please refer to the responses provide in the Rural Zone Code.						
Development Codes						
Development Design Code Applicable Refer to Appendix G.						

6.2.2 Zoning

The subject site is located within Rural Zone, as identified under the Planning Scheme.



Figure 8: Zoning (Banana Shire Council, 2022)

The purpose of the Rural Zone Code is to provide for rural uses and activities, provide for other uses and activities that are compatible with the existing and future rural uses and activities, and the character and environmental features of the zone, whilst maintaining the capacity of rural land for rural uses and activities by protecting and managing significant natural resources and processes.

Based on our understanding and assessment of the proposed development against the purpose, intent and overall outcomes of Rural Zone, the proposed development, given its location within the extractive and mining and resources overlay, that it is generally consistent with the Overall Outcomes of this zone, and overarching overlays, as detailed below in **Table 7**:



Ov	erall outcome	Response
(a)	intensive animal industries minimise or avoid adverse impacts on surrounding land uses;	Not applicable The proposed development does not involve intensive animal industries.
(b)	development is sensitive and responsive to the rural character and scenic amenity and maintains vegetation cover in significant areas;	Complies The proposed development is sensitive to the surrounding land uses and is respective of the scenic amenity of the area. The proposed development does not involve the removal of vegetation nor will in impact on the rural character of the area due to it being an ancillary use associated with the current extractive activities on site.
(c)	development, having regard to its location and design, protects people and premises from natural hazards and contamination;	Complies The proposed development will not adversely impact people or premises through natural hazards and/or contamination. All emissions will be appropriately managed in accordance with the provisions of <i>Environmental Protection Act</i> 1994 (Qld) and <i>Environmental Protection Regulation</i> 2019 (Qld), and those requirements conditioned as part of any development permit and environmental authority administered by Council and/or the State.
(d)	extractive industries and associated processing occur in a way that significant environmental impacts are contained within the site and provides for the effective site rehabilitation;	Complies Any potential environmental impacts that may result from the proposed asphalt plant will be contained and managed on the subject site and after the fact, the site/area will be appropriately rehabilitated.
(e)	development adjacent to an extractive resource or transport route permits the efficient extraction of the entire resource, the safe and efficient transport of materials to and from the site and provides effective and on-going separation of extractive industry activity from any sensitive uses;	Complies The subject site is an operational quarry and manages the safe and efficient transportation of material to and from the site. The proposed asphalt plant involves the use of the material extracted from the subject site of which will then be transported to its required destination. Operations are located within appropriate separation distances from sensitive uses – the closest residential dwelling is approximately 1.6km east of the proposed location of the asphalt plant.
(f)	non-resident workforce accommodation is incompatible with the purpose of the Rural	Not applicable

Table 7: Zone Overall Outcomes – 5.10.2.2 Purpose – Rural Zone Code



Overall outcome	Response
Zone and are located in a more suitable zone;	The proposed development does not involve non-resident workforce accommodation.
 (g) tourism uses only locate where they have a nexus with the surrounding rural activities or places with high environmental values; 	Not applicable The proposed development does not involve tourism uses.
 (h) infrastructure is provided at a standard normally expected in rural locations and is allowed to operate safely and efficiently without interference by incompatible uses or works; 	Complies The subject site has access to the required services for the proposed asphalt plant and will ensure that the plant can operate in a safe and efficient manner without interference.
 (i) development is separated from existing and potential industry land uses located in rural areas including established uses identified in the Special Industry Zone; 	Complies The proposed use is appropriately separated from existing and potential industry land uses.
(j) and where affected by an overlay for:	Complies
 (i) agricultural land: (A) the productive viability of agricultural land is not reduced due to the intrusion of incompatible land uses or unnecessary fragmentation or alienation; (B) development is compatible with the viability, integrity, operation and maintenance of the stock route network; 	The subject site is identified as Agricultural land, whilst also acknowledging that a large portion of the site is located within the Key Resource Area (KRA) and that the site is currently operated as a quarry. The proposed asphalt plant is consistent with the intent of the KRA and is compatible with the function and operation of the site and surrounding land uses. The proposed use is ancillary to the primary use, being the extractive activities, and ensures to maintain the integrity of the adjacent stock route (Leichhardt Highway).
(ii) biodiversity:	Not applicable
 (A) adverse impacts on ecological features and processes are avoided or minimised through the location, design and management of development and activities; (B) development retains the biodiversity and ecological connectivity functions of natural features such as waterways, wetlands and bushland; 	The subject site is not identified as containing any ecological features or significance. The site contains vegetation; however, the proposed asphalt plant does not involve the removal of any vegetation or disturbance of any natural features of significance.
 (C) areas of significant ecological and environmental value are protected from the intrusive impacts of adjacent development; 	
 (D) development includes effectual biosecurity management practices; 	
(iii) bushfire or flood risk:	Complies



A small portion of the northern boundary of the subject site is identified in the potential impact

management response or recovery activities, providing for access for evacuation resources and efficient evacuation of sites during emergency events;	buffer. The proposed asphalt plant is not located within or in proximity to the buffer, nor will it have any impact on the disaster management response effort in the event of a bushfire. The site is not located within the flood overlay
(B) development minimises the exposure of people or property to unacceptable risk from exposure to natural hazards and environmental constraints affecting the land through consideration of location, siting, design, construction and operation;	and as such is not at risk of flooding.
(C) development that intensifies occupancy of a site in Theodore responds to the elevated flood risk hazard by ensuring that emergency management plans allow appropriate responses to emergency measures having consideration to the numbers and capabilities of existing and future users of the development;	
(D) works do not contribute to an increase in the severity of natural hazard events and are designed, located and operated to minimise risk to people and damage to property, disruption to development function and re-establishment time following an event;	
 (E) development involving the manufacture or storage in bulk of hazardous materials does not adversely impact on public safety or the environment; 	
 (F) works retain the natural processes and protective function of landforms and vegetation in natural hazard areas; 	
(iv) extractive or mining resources:	Complies
 (A) the establishment, continuation and productivity of mining tenements and designated Key Resource 	There is a large area of the subject site located within a KRA, of which support the existing use of the site for extractive activities (including

Response

not

(A) the use and works support and do

burden

disaster

unduly



Overall outcome	е
------------------------	---

Areas is facilitated and protected from irreversible alienation;

- (B) uses and works for extractive industry are located, designed and managed to contain significant environmental impacts within the site, maintain safety on and off the site, avoid significant adverse effects on the natural environment and minimise impacts on existing incompatible uses in the surrounding area;
- (C) development for mining tenements or extractive resources provides access from transport infrastructure of a standard suitable to the volume and weight of traffic generated by the development;
- (D) existing or future development of mining tenements and within designated Key Resource Areas and their identified transport routes is not prejudiced by the intrusion of incompatible uses;
- (E) land used for extractive industry is effectively rehabilitated on cessation of extraction activities so the environmental, social and economic value of the land is restored;

(A) the cultural heritage values, the

(B) development on a heritage place

facilitates the appropriate

feasible) enhanced;

context and setting of a heritage

place are conserved and (where

(including adaptive reuse) of the

Response

quarry, concrete batching and other ancillary uses). The proposed development involves the manufacturing of asphalt to meet the demands of Kianga Quarries clients, which is an ancillary use to the existing extractive activities.

The proposed use is deemed a complementary use, consistent with the intent of the KRA, and that the use will ensure to maintain safety on and off the site, whilst ensuring to avoid any significance adverse impacts on the environmental and surrounding sensitive land uses.

Complies

use

The subject site is not identified as or adjoining a heritage place.

In relation to cultural heritage, all practices onsite are undertaken in accordance with the Duty of Care Guidelines to ensure the protection of items and places of Aboriginal and Torres Strait Islander significance.

- (C) demolition of identified buildings and structures only occurs where there is no prudent and feasible alternative to the demolition or removal;
- (D) development adjoining a heritage place is sympathetic to the cultural heritage significance of that place and does not have an adverse

place;

(v) heritage:



Overall outcome	Response		
impact in terms of visibility, public accessibility or physical change;			
(vi) historical subdivisions:	Not applicable		
 (A) land included in the Historic Subdivisions Overlay remains undeveloped for non-rural purposes where it is unable to access a reasonable level of service without direct intervention from Council; 	The subject site is not located within the Historic Subdivisions Overlay.		
(vii) infrastructure:	Complies		
 (A) the viability of essential community infrastructure is protected by requiring on-site buffering and separation of new development on adjoining sites that could limit the on-going operation of existing infrastructure; 	The proposed asphalt plant is located on land that is an operational quarry surrounded by open rural land. The proposed development provides adequate separation from adjoining and surrounding sensitive land uses and ensure that the operation of essential community infrastructure is not impacted.		
 (B) an appropriate level of amenity is maintained for development in the vicinity of identified infrastructure; 	The use of the site by standard and heavy vehicles is currently managed by the operator and complies with the conditions set out in the		
(C) the interaction between transport infrastructure and sensitive land uses is managed to maintain the efficiency of the transport network and to protect community health and amenity;	existing approvals and environmental authority associated with the site and use.		
(viii) water resources:	Complies		
 (A) water supply catchments are protected from activities that may endanger the quality of drinking water supplies and the groundwater management areas; 	The proposed development will not have an adverse impact on the water supply catchment or the recharge capacity of the groundwater management areas.		
 (B) development does not adversely impact on the recharge capacity of the groundwater management areas; 			
(k) for land in the Muirs Road Precinct:	Not applicable		
 (i) development does not result in an increase to unacceptable risk to people or property as a result of exposure to flood hazard associated with Callide Dam water releases; 	The subject site is not located within the Muir's Road Precinct.		



6.2.3 Overlays

Pursuant to the provisions of the Planning Scheme, the following overlay are those applicable to the site and the project area:

- Agricultural Land
- Bushfire Hazard
 - BPA potential impact buffer
- Infrastructure
 - Electricity transmission line less than 132kV buffer
- Extractive Mining Resources
 - KRA transport route
 - KRA transport separation area
 - KRA processing area
 - KRA processing separation area

The proposed development has been assessed against those relevant overlays and is consistent with the intent of the Planning Scheme.

Please refer to **Appendix G** for the responses provided to the Rural Zone Code – Table 5.10.3, including those responses to the applicable and relevant overlays.



7 Conclusion

This Development Application seeks a Development Permit for the proposed asphalt manufacturing plant on land located at Lot 80 Leichhardt Highway, Banana.

Supporting documents, including plant plans, relevant searches and the Planning Scheme and State code assessment, are included with this application to allow Council to assess and determine the proposed development.

As set out within section 60(2)(a) of the Planning Act, the application is subject to a bounded assessment, and as such, the proposed development has been assessed against the relevant provisions of the Planning Scheme and the relevant State policies and legislation. The development generally complies with these provisions and is considered to be an appropriate and compatible land use for the subject site.

We recommend approval of the Development Application subject to reasonable and relevant conditions for the following reasons:

- The proposed development is consistent with the existing land use and the Key Resource Area provisions under the Planning Scheme and the State Planning Policy;
- The proposed development is ancillary to the existing land use; therefore considered appropriate in this context and landscape;
- The development does not involve the removal of vegetation nor impact on any matters of environmental significance;
- The proposal will not adversely impact on adjoining and/or sensitive land uses;
- The proposal generally meets the purpose and overall outcomes sought for the Rural Zone, given regard to the Key Resource Area overlay and those provisions under the Planning Scheme, which are relevant assessment benchmarks for this application; and
- The proposed works meet the requirements and overall outcomes of those State codes and associated provisions applicable to the works.

Should you require any further details or clarification, please do not hesitate to contact Nicole Prentice, Principal Planner

Appendix A

DA Form 1 & ESR/2015/1791 Form completed by UPRS

DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 2020) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving building work only, use DA Form 2 – Building work details.

For a development application involving building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot), use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details.*

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008.* For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

1) Applicant details Kianga Quarries Pty Ltd c/- UPRS – Urban Places, Regional Applicant name(s) (individual or company full name) Space Contact name (only applicable for companies) Nicole Prentice at UPRS 37 Coonara Street Postal address (P.O. Box or street address) Holland Park Suburb State Qld Postcode 4121 Country Australia Contact number Email address (non-mandatory) Mobile number (non-mandatory) Fax number (non-mandatory) _ Applicant's reference number(s) (if applicable) 220013

PART 1 – APPLICANT DETAILS

2) Owner's consent
2.1) Is written consent of the owner required for this development application?

 \boxtimes Yes – the written consent of the owner(s) is attached to this development application

No – proceed to 3)



PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable) Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see <u>DA</u> Forms Guide: Relevant plans.									
3.1) Street address and lot on plan									
 Street address AND lot on plan (all lots must be listed), or Street address AND lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed). 									
	Unit No.	Stree	t No.	Street Name and Type					Suburb
		Lot 80	C	Leichhardt Highway					Banana
a)	Postcode	Lot N	0.	Plan Type and Number		e.g. RP,	SP)	Local Government Area(s)	
	4702	80		DW5	07				Banana Shire
	Unit No.	Stree	t No.	Stree	et Name and	Туре			Suburb
b)									
D)	Postcode	Lot N	0.	Plan	Type and Nu	umber (′e.g. RP,	SP)	Local Government Area(s)
3.2) C e.(Note : P	oordinates o g. channel drec lace each set o	of prem Iging in N If coordin	i ses (ap Moreton E nates in a	propriat Bay) separat	e for developme te row.	ent in ren	note areas	, over part of a	n lot or in water not adjoining or adjacent to land
Co	ordinates of	premis	ses by lo	ongitua	de and latitud	le			
Longit	ude(s)		Latitud	de(s)		Datu	m		Local Government Area(s) (if applicable)
		□ W □ G □ 0	/GS84 DA94 ther:						
Coordinates of premises by easting and northing									
Eastin	sting(s) Northing(s) Zone Ref.		Datu	m		Local Government Area(s) (if applicable)			
			,		54	🗆 W	WGS84		
					55	G	DA94		
				ther:					
3.3) Additional premises									
 Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application Not required 									
4) Identify any of the following that apply to the premises and provide any relevant details									
In or adjacent to a water body or watercourse or in or above an aquifer									
Name of water body, watercourse or aquifer:									
On strategic port land under the Transport Infrastructure Act 1994									
Lot on plan description of strategic port land:									
Name	of port auth	ority fo	r the lot						
l 🗌 In a	a tidal area						-		
Name	of local gov	ernmer	nt for the	e tidal	area (if applica	able):			
Name	of port auth	ority fo	r tidal a	rea (if a	applicable):				
∐ On	On airport land under the Airport Assets (Restructuring and Disposal) Act 2008								
Name	Name of airport:								

Listed on the Environmental Management Register (EMR) under the Environmental Protection Act 1994				
EMR site identification:				
Listed on the Contaminated Land Register (CLR) under the Environmental Protection Act 1994				
CLR site identification:				

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see <u>DA Forms Guide</u>.

Yes – All easement locations, types and dimensions are included in plans submitted with this development application

🛛 No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect
a) What is the type of development? (tick only one box)
Material change of use Reconfiguring a lot Operational work Building work
b) What is the approval type? (tick only one box)
Development permit Preliminary approval Preliminary approval that includes a variation approva
c) What is the level of assessment?
Code assessment Impact assessment (requires public notification)
d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):
Proposed asphalt manufacturing plant
e) Relevant plans Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see <u>DA Forms quide:</u> <u>Relevant plans</u> .
Relevant plans of the proposed development are attached to the development application
6.2) Provide details about the second development aspect
a) What is the type of development? (tick only one box)
Material change of use Reconfiguring a lot Operational work Building work
b) What is the approval type? (tick only one box)
Development permit Preliminary approval Preliminary approval that includes a variation approva
c) What is the level of assessment?
Code assessment Impact assessment (requires public notification)
d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):
Environmentally Relevant Activity, ERA 6 – Asphalt manufacturing
e) Relevant plans Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see <u>DA Forms Guide:</u> <u>Relevant plans.</u>
Relevant plans of the proposed development are attached to the development application
6.3) Additional aspects of development
 Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application Not required

Section 2 - Further development details

7) Does the proposed develop	ment application involve any of the following?
Material change of use	\boxtimes Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	Yes – complete division 2
Operational work	Yes – complete division 3
Building work	Yes – complete DA Form 2 – Building work details

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material char	nge of use		
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (<i>if applicable</i>)
Proposed asphalt manufacturing plant	High Impact Industry	n/a	n/a
Environmentally Relevant Activity, ERA 6 – Asphalt manufacturing	Environmentally Relevant Activity	n/a	n/a
8.2) Does the proposed use involve the u	use of existing buildings on the premises?		
🗌 Yes			
🖾 No			

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?

9.2) What is the nature of the lot reconfiguration? (tic	k all applicable boxes)
Subdivision (complete 10))	Dividing land into parts by agreement (complete 11))
Boundary realignment (complete 12))	Creating or changing an easement giving access to a lot from a constructed road (complete 13))

10) Subdivision				
10.1) For this development, how	10.1) For this development, how many lots are being created and what is the intended use of those lots:			
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				
10.2) Will the subdivision be staged?				
Yes – provide additional details below				
No				
How many stages will the works				
What stage(s) will this developm apply to?				

11) Dividing land into parts by ag parts?	reement – how mar	ny parts are being c	created and what is	the intended use of the
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:

Number of parts created		

12) Boundary realignment			
12.1) What are the current a	nd proposed areas for each lo	t comprising the premises?	
Curre	ent lot	Propo	osed lot
Lot on plan description	Area (m ²)	Lot on plan description Area (m ²)	
12.2) What is the reason for	the boundary realignment?		

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational v	vork?			
Road work	Stormwater	Water infrastructure		
Drainage work	Earthworks	Sewage infrastructure		
Landscaping	Signage	Clearing vegetation		
Other – please specify:				
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)				
Yes – specify number of new lots:				
□ No				
14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)				
\$				

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application
Banana Shire Council
16) Has the local government agreed to apply a superseded planning scheme for this development application?
 Yes – a copy of the decision notice is attached to this development application The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements? Note: A development application will require referral if prescribed by the Planning Regulation 2017. No, there are no referral requirements relevant to any development aspects identified in this development application - proceed to Part 6 Matters requiring referral to the Chief Executive of the Planning Act 2016: Clearing native vegetation Contaminated land (unexploded ordnance) Environmentally relevant activities (ERA) (only if the ERA has not been devolved to a local government) Fisheries – aquaculture Fisheries – declared fish habitat area Fisheries – marine plants Fisheries – waterway barrier works Hazardous chemical facilities Heritage places – Queensland heritage place (on or near a Queensland heritage place) Infrastructure-related referrals – designated premises ☐ Infrastructure-related referrals – state transport infrastructure Infrastructure-related referrals – State transport corridor and future State transport corridor Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels Infrastructure-related referrals – near a state-controlled road intersection Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas Koala habitat in SEQ region – key resource areas Ports – Brisbane core port land – near a State transport corridor or future State transport corridor Ports – Brisbane core port land – environmentally relevant activity (ERA) Ports – Brisbane core port land – tidal works or work in a coastal management district Ports – Brisbane core port land – hazardous chemical facility Ports – Brisbane core port land – taking or interfering with water Ports – Brisbane core port land – referable dams Ports – Brisbane core port land – fisheries Ports – Land within Port of Brisbane's port limits (below high-water mark) SEQ development area SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity SEQ regional landscape and rural production area or SEQ rural living area – community activity SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation SEQ regional landscape and rural production area or SEQ rural living area – urban activity SEQ regional landscape and rural production area or SEQ rural living area – combined use Tidal works or works in a coastal management district Reconfiguring a lot in a coastal management district or for a canal Erosion prone area in a coastal management district Urban design Water-related development – taking or interfering with water Water-related development – removing quarry material (from a watercourse or lake) Water-related development – referable dams Water-related development –levees (category 3 levees only) Wetland protection area Matters requiring referral to the local government: Airport land Environmentally relevant activities (ERA) (only if the ERA has been devolved to local government)

Heritage places – Local heritage places
Matters requiring referral to the Chief Executive of the distribution entity or transmission entity:
Matters requiring referral to:
The Chief Executive of the holder of the licence, if not an individual
The holder of the licence, if the holder of the licence is an individual
Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council:
Ports – Brisbane core port land
Matters requiring referral to the Minister responsible for administering the <i>Transport Infrastructure Act</i> 1994 :
Ports – Brisbane core port land (where inconsistent with the Brisbane port LUP for transport reasons)
Ports – Strategic port land
Matters requiring referral to the relevant port operator , if applicant is not port operator:
Ports – Land within Port of Brisbane's port limits (below high-water mark)
Matters requiring referral to the Chief Executive of the relevant port authority:
Ports – Land within limits of another port (below high-water mark)
Matters requiring referral to the Gold Coast Waterways Authority:
Tidal works or work in a coastal management district (in Gold Coast waters)
Matters requiring referral to the Queensland Fire and Emergency Service:
Tidal works or work in a coastal management district (involving a marina (more than six vessel berths))

18) Has any referral agency provided a referral response for this development application?

☐ Yes – referral response(s) received and listed below are attached to this development application ⊠ No

Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the		

referral response and this development application, or include details in a schedule to this development application (*if applicable*).

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules

 \boxtimes I agree to receive an information request if determined necessary for this development application

I do not agree to accept an information request for this development application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties
- Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.
- Further advice about information requests is contained in the <u>DA Forms Guide</u>.

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)			
 Yes – provide details below or include details in a schedule to this development application No 			
List of approval/development application references	Reference number	Date	Assessment manager
Approval Development application			
Approval Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)			
 Yes – a copy of the receipted QLeave form is attached to this development application No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid Not applicable (e.g., building and construction work is less than \$150,000 excluding GST) 			
Amount paid	nount paid Date paid (dd/mm/yy) QLeave levy number (A, B or E)		
\$			

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

 \Box Yes – show cause or enforcement notice is attached \boxtimes No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act* 1994?

Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below				
No	□ No			
Note : Application for an environment requires an environmental authority t	tal authority can be found by searchi to operate. See <u>www.business.qld.go</u>	ng "ESR/2015/1791" as a search tern <u>ov.au</u> for further information.	n at <u>www.qld.gov.au</u> . An ERA	
Proposed ERA number:	6	Proposed ERA threshold:	More than 1,000t/year	
Proposed ERA name:	ERA 6: Asphalt manufacturing – manufacturing 1,000 tonnes or more of asphalt in a year			
Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.				
Hazardous chemical facilities				
23.2) Is this development application for a hazardous chemical facility?				
Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application				
🖂 No				
Note: See <u>www.business.gld.gov.au</u> for further information about hazardous chemical notifications.				

Clearing native vegetation
23.3) Does this development application involve clearing native vegetation that requires written confirmation that the chief executive of the <i>Vegetation Management Act 1999</i> is satisfied the clearing is for a relevant purpose under section 22A of the <i>Vegetation Management Act 1999</i> ?
 Yes – this development application includes written confirmation from the chief executive of the Vegetation Management Act 1999 (s22A determination) No
 Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development. 2. See <u>https://www.qld.gov.au/environment/land/vegetation/applying</u> for further information on how to obtain a s22A determination.
Environmental offsets
23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a prescribed environmental matter under the <i>Environmental Offsets Act 2014</i> ?
 Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter No
Note : The environmental offset section of the Queensland Government's website can be accessed at <u>www.qld.gov.au</u> for further information on environmental offsets.
Koala habitat in SEQ Region
23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?
 Yes – the development application involves premises in the koala habitat area in the koala priority area Yes – the development application involves premises in the koala habitat area outside the koala priority area No
Note : If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at <u>www.des.qld.gov.au</u> for further information.
Water resources
23.6) Does this development application involve taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the <i>Water Act 2000</i> ?
 Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the <i>Water Act 2000</i> may be required prior to commencing development No
Note : Contact the Department of Natural Resources, Mines and Energy at <u>www.dnrme.gld.gov.au</u> for further information.
DA templates are available from https://planning.dsdmip.qld.gov.au/ . If the development application involves:
 Taking or interfering with water in a watercourse, lake or spring: complete DA Form1 Template 2
Taking overland flow water: complete DA Form 1 Template 3.
<u>Waterway barrier works</u> 23.7) Does this application involve waterway barrier works?
Yes – the relevant template is completed and attached to this development application
DA templates are available from <u>https://planning.dsdmip.qld.gov.au/</u> . For a development application involving waterway barrier works, complete DA Form 1 Template 4.
Marine activities
23.8) Does this development application involve aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants?
Yes – an associated <i>resource</i> allocation authority is attached to this development application, if required under the <i>Fisheries Act 1994</i>
⊠ No

Note: See guidance materials at <u>www.daf.qld.gov.au</u> for further information.

Quarry materials from a wat	tercourse or lake		
23.9) Does this development under the <i>Water Act 2000?</i>	application involve the remo	val of quarry materials fron	n a watercourse or lake
Yes – I acknowledge that a No Note: Contact the Department of Nat	a quarry material allocation n	otice must be obtained prior and <u>www.dnrme.qld.gov.au</u> and <u>www.</u>	to commencing development business.gld.gov.au for further
information.			
Quarry materials from land	<u>under tidal waters</u>		
23.10) Does this developmen under the <i>Coastal Protection</i>	t application involve the rem and Management Act 1995?	oval of quarry materials fro	m land under tidal water
☐ Yes – I acknowledge that a ⊠ No	a quarry material allocation n	otice must be obtained prior	to commencing development
Note: Contact the Department of Env	vironment and Science at <u>www.des.o</u>	<u>qld.gov.au</u> for further information.	
Referable dams			
23.11) Does this development section 343 of the <i>Water Supp</i>	t application involve a refera oly (Safety and Reliability) Ad	ble dam required to be failure <i>t 2008</i> (the Water Supply Ac	e impact assessed under t)?
 Yes – the 'Notice Acceptin Supply Act is attached to the ☑ No 	g a Failure Impact Assessme his development application	ent' from the chief executive a	administering the Water
Note: See guidance materials at www	<u>v.dnrme.qld.gov.au</u> for further inforn	nation.	
Tidal work or development	within a coastal manageme	ent district	
23.12) Does this development	t application involve tidal wo	rk or development in a coa	stal management district?
 Yes - the following is included with this development application: Evidence the proposal meets the code for assessable development that is prescribed tidal work (only required if application involves prescribed tidal work) A certificate of title No 			
Queensland and local herita	age places		
23.13) Does this development heritage register or on a place	t application propose develor ce entered in a local governn	oment on or adjoining a place nent's Local Heritage Regis t	entered in the Queensland ter?
Yes – details of the heritage No Note: See guidance materials at www	e place are provided in the ta	able below	Queensland heritage places.
Name of the heritage place:		Place ID:	
Brothels			
23.14) Does this developmen	t application involve a mater	ial change of use for a brot	hel?
 Yes – this development ap application for a brothel un No 	plication demonstrates how to obtain the prostication of the prost	the proposal meets the code tution Regulation 2014	for a development
Decision under section 62 c	of the Transport Infrastruct	ure Act 1994	
23.15) Does this developmen	t application involve new or o	hanged access to a state-co	ntrolled road?
 Yes – this application will the Infrastructure Act 1994 (su satisfied) No 	be taken to be an application bject to the conditions in sec	for a decision under section tion 75 of the <i>Transport Infra</i>	62 of the <i>Transport</i> structure Act 1994 being

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.16) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

🛛 No

Note: See guidance materials at <u>www.planning.dsdmip.qld.gov.au</u> for further information.

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist	
I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17 <i>Note</i> : See the Planning Regulation 2017 for referral requirements	⊠ Yes
If building work is associated with the proposed development, Parts 4 to 6 of <u>DA Form 2 –</u> <u>Building work details</u> have been completed and attached to this development application	☐ Yes ⊠ Not applicable
Supporting information addressing any applicable assessment benchmarks is with the development application Note : This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see <u>DA</u>	⊠ Yes
Relevant plans of the development are attached to this development application Note : Relevant plans are required to be submitted for all aspects of this development application. For further information, see <u>DA Forms Guide: Relevant plans.</u>	⊠ Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)	☐ Yes☑ Not applicable

25) Applicant declaration

- By making this development application, I declare that all information in this development application is true and correct
- Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the *Planning* Regulation 2017, and the access rules made under the *Planning Act 2016* and *Planning* Regulation 2017; or
- required by other legislation (including the Right to Information Act 2009); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002.*

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received:	Reference number(s):	

Notification of engagement of alternative assessment manager		
Prescribed assessment manager		
Name of chosen assessment manager		
Date chosen assessment manager engaged		
Contact number of chosen assessment manager		
Relevant licence number(s) of chosen assessment		
manager		

QLeave notification and pays Note: For completion by assessment	ment nt manager if applicable		
Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date receipted form sighted	by assessment manager		
Name of officer who sighted	the form		

Application form

Environmental Protection Act 1994

Development application Form 1 - Application details—attachment for an application for an environmental authority

This form is to be attached to the Development application Form 1 - Application details when making a development application for prescribed environmentally relevant activities (ERAs). Under section 115 of the Environmental Protection Act 1994 (EP Act) the development approval (DA) application is taken to be an application for an environmental authority (EA) for the prescribed ERAs.

It is recommended that prior to making an application for an environmentally relevant activity (ERA), you read the information on what to provide with an application. This information is located on the Business Queensland website at <u>www.business.qld.gov.au</u> (use the search term "Environmental licence"). This website also has a diagnostic tool called the "forms and fees finder" which will help identify any fees and supporting information you need to make an application.

Important notes:

- ☑ The application can't be to dredge or extract more than 10,000 tonnes of material a year in the North Stradbroke Island region. This is prohibited development under the Planning Regulation 2017.
- ☑ All applicants must be registered as suitable operators¹. A suitable operator is a person or a corporation assessed under section 318I of the EP Act as being suitable to carry out an ERA and is listed on the suitable operator register².
- ☑ If more than one ERA is being applied for, the ERAs must be carried out as part of a single integrated operation. ERAs are carried out as a single integrated operation if::
 - the ERAs will be carried out under the day to day management of a single responsible individual (e.g. a site manager or operations manager); and
 - all of the ERAs are operationally interrelated, that is, the operation cannot function without all of the ERAs. Separate applications will need to be made for the ERAs that cannot be carried out as a single integrated operation; and
 - the ERA/s are, or will be, carried out at one or more places; and
 - the places where the ERAs will be carried out are close enough to make the integrated day to day management of the activities feasible.
- ☑ All the ERAs that will be on the EA must be prescribed ERAs. Prescribed ERAs are ERAs listed in schedule 2 of the Environmental Protection Regulation 2019.



¹ Your EA application must be refused if you are not a registered suitable operator when the application is decided. To become a registered suitable operator, apply using the form "Application to be a registered suitable operator - ESR/2015/1771" (available at <u>www.qld.gov.au</u>, using the publication number ESR/2015/1771 as a search term).

² The register is available on the Queensland Government website at <u>www.qld.gov.au</u>, using the search term "suitable operator register".

Privacy statement

Where ERAs are administered by the Queensland Government:

The Department of Environment and Science and Department of Agriculture and Fisheries are collecting the information on this form to process your application for an EA. The collection is authorised under Chapter 5 of the EP Act.

Please note that the administering authority is required to keep this application on a register of documents open for inspection by members of the public under section 540 of the EP Act, and must permit a person to take extracts from the register pursuant to section 542 of the EP Act. Your personal information will not be otherwise disclosed to any other parties unless authorised or required by law. For queries about privacy matters please email <u>privacy@des.qld.gov.au</u> or telephone: 13 74 68.

Where ERAs are administered by a local government:

Contact the local government for their privacy information.

Pre-lodgement meeting

Where ERAs are administered by the Queensland Government:

You can arrange a pre-lodgement meeting through the Department of State Development, Infrastructure, Local Government and Planning prior to lodging this application if you have not already done so. For more information contact the Department of State Development, Infrastructure, Local Government and Planning (for contact details go to https://planning.dsdmip.qld.gov.au/planning/resources/regional-contacts).

Where ERAs are administered by a local government:

Contact the local government about pre-lodgement meetings.

The fields marked with an asterisk * are mandatory, if they are not completed then your application may be considered not properly made under the *Planning Act 2016*.

1. Applicant details

To nominate a site or application contact for this application please provide details at Questions 14 and 15.

Is there more than one applicant? *	No—provide applicant's details below. Yes—provide the principal applicant's details below and all other applicants' details in Attachment 1—" <i>Joint applicants and appointment of principal applicant</i> "		
Name - individual or con	tact person if applicant is a organisation*	Suitable Operator Reference	
Bill McMillan		Number	
		599879	
Organisation name, including any trading name (*if an organisation)		ABN/ACN (*if an organisation)	
Wylrana Pty Ltd		67 065 094 091	
Residential or registered business address (not a post office box)*		Phone*	
Lot 80 Leichhardt Highw	ay, Banana		
Postal address (if same	as above, write "AS ABOVE")*	Facsimile	
AS ABOVE			
Email*		Indicate if you want to receive correspondence via email	

1.1 Nomination of an agent for this application

I/we nominate the below agent to act on my/our behalf and to receive correspondence relating to this application.

Do you want to nominate an agent for this application?*	
$\square \text{ No} \rightarrow \text{Go to } Question \text{ Error! Reference source not found.}$	
\times Yes \rightarrow Complete the agent's details here.	
Name of agent – individual or contact person if agent is an organisation	
Nicole Prentice	
Organisation name, including trading name if an organisation	ABN/ACN (if an organisation)
UPRS - Urban Places, Regional Spaces	87 989 078 116
Postal address	Phone
Email	Indicate if you do not want to receive correspondence via email

2. Details of the ERA(s) that you want to operate

Please list all of the ERAs that will be undertaken on site, including:

- Any existing ERAs will continue to operate unchanged on the site (select "Existing" in the table below);
- ERAs that are proposed to be undertaken on the site as part of the application (select "New DA" in the table below); and
- ERAs that are proposed to be undertaken on this site, that don't form part of this application as they do not require a DA (select "New EA" in the table below).

Listing all the ERAs that will be undertaken on site will help enable them to all be included on the one EA

If the ERA has eligibility criteria and standard conditions³, identify whether you can comply with them. Select "N/A" where there are no eligibility criteria and standard conditions for that ERA. If you cannot comply with all of the applicable standard conditions, select "no" and attach details of the standard conditions you cannot comply with.

³ ERAs with eligibility criteria and standard conditions are listed at: <u>www.business.qld.gov.au</u> (use the search term "eligibility criteria").
Application form

Development application Form 1 - Application details—attachment for an application for an environmental authority

ERA number*	Threshold*	Name of ERA*	New or existing ERA(s)	I can comply with the eligibility criteria*	I can comply with all the standard conditions*
6	more than 1,000t	ERA 6: Asphalt manufacturing – manufacturing 1,000 tonnes or more of asphalt in a year	⊠ New - DA ⊠ New - EA □ Existing	☐ Yes ⊠ N/A	☐ Yes ☐ No
16(3)(b)	more than 100,000t but not more than 1,000,000t	Prescribed ERA, ERA 16 - Extraction and Screening, 3: Screening, in a year, the following quantity of material, (b) more than 100,000t but not more than 1,000,000t	 □ New - DA □ New - EA ⊠ Existing 	☐ Yes ⊠ N/A	☐ Yes ☐ No
16(2)(b)	more than 100,000t but not more than 1,000,000t	Prescribed ERA, ERA 16 - Extraction and Screening, 2: Extracting, other than by dredging, in a year, the following quantity of material, (b) more than 100,000t but not more than 1,000,000t	 □ New - DA □ New - EA ⊠ Existing 	☐ Yes ⊠ N/A	☐ Yes ☐ No
			☐ New - DA☐ New - EA☐ Existing	☐ Yes ☐ N/A	☐ Yes ☐ No
			☐ New - DA☐ New - EA☐ Existing	☐ Yes ☐ N/A	☐ Yes ☐ No
			☐ New - DA☐ New - EA☐ Existing	☐ Yes ☐ N/A	☐ Yes ☐ No
			☐ New - DA ☐ New - EA ☐ Existing	☐ Yes ☐ N/A	☐ Yes ☐ No
			□ New - DA □ New - EA □ Existing	☐ Yes ☐ N/A	☐ Yes ☐ No

The EA number for existing ERA(s) listed above is EPPR00430213 If there are new ERAs and your existing EA is an amalgamated EA, the application for ERAs associated with the DA application will create a new EA for the new ERAs. An application to amalgamate the current and new EAs may then be required.

I have attached details of the standard conditions that I cannot comply with.

3. Will the ERAs be carried out as a single integrated operation?

Will more than one ERA be operated at the location?*			
🗌 No	Go to Question 4.		
🛛 Yes	Will any o	of the ERAs be operated as a single integrated operation (see definition on page one)?*	
	🖾 No	Go to Question 4.	

	🗌 Yes	Provide details of the ERAs that are operated as a single integrated operation and supporting information showing they are a single integrated operation then go to <i>Question 4</i> .
--	-------	---

4. Description of land where the ERA/s will be carried out

Where activities will be undertaken at more than one location, provide details in Attachment 2.

Number*	Street Name*	Suburb/Town*	Postcode*
Lot 80	Leichhardt Highway	Banana	4702
Real Property Des	scription*	Specific area within the location ie GPS or other descriptor*	
Lot 80 Plan DW507		-24.64754, 150.11905 (GDA2020LatLng)	
Port (*if applicable)		Project Name (*if applicable)	
n/a		Kianga Quarries	

5. Details of contaminated land

Is there a site management plan in effect for contaminated land that relates to the land that is the subject of this application?* 🖂 No Go to Question 6. Description of land* Lot and plan number(s) Local Government Area* Lot Plan Yes Lot Plan Lot Plan Lot Plan

6. Environmental offsets

An environmental offset, under the *Environmental Offsets Act 2014*, may be required for an ERA where, despite all reasonable measures to avoid and minimise impacts on certain environmental matters, there is still likely to be significant residual impact on one or more of those matters.

You must verify the presence, whether temporary or permanent, of those environmental matters. For more information refer to the Queensland Environmental Offsets Policy and the Significant Residual Impact Guideline at the Queensland Government website at <u>www.qld.gov.au</u>, using the search term "environmental offsets".

Will the ERA significance	Will the ERA(s) being applied for result in a significant residual impact to a matter of State environmental significance (MSES)?*		
🖾 No	Go to Question 7.		
☐ Yes	 You must attach supporting information that: 1. Details the magnitude and duration of the likely significant residual impact on each prescribed environmental matter (other than matters of local environmental significance) for the entire activity; and 2. Demonstrates that all reasonable measures to avoid and minimise impacts on each of those matters will be undertaken. 		

6.1 Notice of election

Has a notice of election been submitted to the administering authority, or is being submitted as part of this application?			
🗌 No	Go to Question 6.2.		
☐ Yes	 You can attach the notice of election, if it has not been submitted to the department. Go to <i>Question 6.3</i>. 		

6.2 Staged environmental offsets

Offset delivery can be staged, however for this to occur, the condition of any approved environmental authority needs to state that both the activity and the offset may be staged. As part of your notice of election for each stage under the *Environmental Offsets Act 2014*, you are required to provide a detailed assessment of the quantum of impact of that stage and the offset obligation requirement to be delivered for that stage.

Will the proposed ERA(s) and delivery of an environmental offset be undertaken in stages?		
🗌 No	Go to Question 6.3	
☐ Yes	You must attach supporting information that details of how the activity/activities are proposed to be staged.	

6.3 Nature conservation environmental offset

Has another authority issued under the <i>Nature Conservation Act 1992</i> required an environmental offset for the same, or substantially the same, impact and the same, or substantially the same, MSES?			
🗌 No	Go to Question 6.4		
Yes Provide permit number:			

6.4 Marine parks environmental offset

Has marine park permit issued under the <i>Marine Parks Act 2004</i> required an environmental offset for the same, or substantially the same, impact and the same, or substantially the same, MSES?		
🗌 No	Go to Question 7	
🗌 Yes	Yes Vou must attach a copy of the marine park permit to this application.	

7. Matters of national environmental significance

There are currently nine matters of national environmental significance (MNES) which have been defined in the *Environment Protection and Biodiversity Conservation Act 1999 (Cth)* (EPBC Act). These are:

- world heritage properties
- national heritage places

on www.environment.gov.au.

- wetlands of international importance (listed under the Ramsar Convention)
- listed threatened species and ecological communities
 migratory species protected under international agreements
- Commonwealth marine areas
 the Great Barrier Reef Marine Park
- nuclear actions (including uranium mines)
- a water resource, in relation to coal seam gas
 - development and large coal mining development

To determine whether the proposed ERA(s) will have a significant impact on MNES and for referral requirements, please refer to the guidance provided by the Federal Government's Department of Environment

Would the c	Would the carrying out of the proposed ERA(s) be likely to have a significant impact on a MNES?*		
🖾 No	Go to Question 9.		
🗌 Yes	Has the proposal been referred to the Federal Department of Environment for formal assessment and approval?		
	\Box No \rightarrow Go to Question 8.		
	\Box Yes \rightarrow Go to Question 7.1.		

7.1 EPBC Act approval for environmental offsets

Has an approval issued under the EPBC Act required an environmental offset for the same, or substantially the same, impact and the same, or substantially the same, MSES?

🗌 No	Go to Question 8.
🗌 Yes	I have attached a copy of the approval under the EPBC Act.
	Are there any MNES which were assessed under the EPBC Act which are the same, or substantially the same as an MSES, but that were not conditioned in the approval?
	\Box No \rightarrow Go to Question 8
	\Box Yes \rightarrow List these MNES:

8. Environmental impact statement under the *State Development and Public Works Organisation Act* 1971

Certain stages of the EA application process may not apply if the proposed activities were assessed as part of a coordinated project declared under the *State Development and Public Works Organisation Act 1971* (State Development Act), you are only required to answer Questions 8 to 8.1 if you have a current Co-ordinator General's (CG's) evaluation report for the project.

Has an environmental impact statement (EIS) process under State Development Act been completed?*				
🗌 No	Go to Question 9.			
	What is the	e title and project name of the completed EIS?*		
		S was completed for all activities that are the subject of this application. The environmental risks or the way the activity/activities are proposed to be carried out		
	ha	ave not changed since the EIS was completed.		
	L ha] The environmental risks or the way the activity/activities are proposed to be carried out ave changed since the EIS was completed.		
	The Els	S was not completed for all activities that are the subject of this application.		
☐ Yes	Yes The environmental risks or the way the activity/activities are proposed to be have not changed since the EIS was completed.			
	L ha] The environmental risks or the way the activity/activities are proposed to be carried out ave changed since the EIS was completed.		
	Was the E	IS completed for all activities that are the subject of this application?*		
		Please list the activities that were not included in the EIS or attach documentation with this information to this application:		
	🗌 No			
		I have attached the required supporting information.		

	L Yes	

8.1 Coordinator-General's conditions

Are there CG's conditions that relate to the ERA(s) being applied for?*		
\Box No \rightarrow Go to Question 9.		
\Box Yes \rightarrow	$\Box \text{ Yes} \rightarrow \text{ Name of the CG's evaluation report:}$	

9. Assessment of the environmental impact

This question is **not applicable if** an EIS process under the State Development Act has been completed for all the ERA(s) that are the subject of this application and the environmental risks of the activities **and** the way they are proposed to be carried out has not changed since the EIS was completed.

You must attach to this application an assessment of the likely impact of each new ERA (whether from the DA application or another new ERA you want included on the EA that does not require a DA) on environmental values (*if applicable), including:

- a description of the environmental values likely to be affected by each relevant activity
- details of any emissions or releases likely to be generated by each relevant activity
- a description of the risk and likely magnitude of impacts on the environmental values
- details of the management practices proposed to be implemented to prevent or minimise adverse impacts
- details of how the land the subject of the application will be rehabilitated after each relevant activity ceases
- I have attached an assessment of the environmental impact and specific supporting information.

10. Details of waste management

Describe the proposed measures for minimising and managing waste generated by the activity/ies below *

All refuse is managed by JJ Richard.

For material and waste from the plant will be stored, broken down and reused within the quarry operations.

Please refer to the Town Planning Report for further details.

 \boxtimes I have attached the proposed measures.

11. Take effect date (when fees will commence being charged)

You may nominate when the EA will take effect should it be approved. The date the environmental authority takes effect will be the date from which you can commence the activities as well as the date your annual fees will commence to be charged (your anniversary date). Under section 200 of the EP Act, if a development permit for a material change of use under the *Planning Act 2016* or a State development area (SDA) approval is required in order to carry out the ERA, the EA cannot take effect until the development permit or SDA approval takes effect (known as taking effect pending development approval).

Note that where you are applying new ERAs, and your existing EA is an amalgamated EA, the application for ERAs associated with the DA application will create a new EA for the new ERAs. In this case you may wish to nominate a take effect date in the future which, post approval of this application, will provide you with enough time to amalgamate your current and new EAs. Amalgamating your EAs prior to the take effect date of your new EA will prevent you being required to pay the first annual fee for your new EA.

Do you want the EA to take effect on the decision date, nominated date, or pending development approval?*		
Decision date	The take effect date will be the date of the decision.	
Nominated date Details of nominated take effect date:		

12. Nomination of site contact

An alternative contact nominated by the legal person which holds, or will in future hold, a relevant authority issued by the department. The department may direct correspondence relating to actual or potential compliance matters to the site contact.

Do you want to nominate a site contact?*				No Yes, provide details below	
Title*	First Name*	Surname*			
Mr	Bill	McMillan			
Email Address*	\boxtimes	Indicate if you want to receive correspondence via email			
Phone					

13. Nomination of application contact

An alternative contact nominated by the legal person which has submitted, or will in future submit, applications to be assessed by the department. All departmental correspondence relating to the assessment of applications will be directed to the application contact, however, if the application results in the issuing of a relevant authority, the relevant authority will be sent to the applicant.

Name or Position*		
Nicole Prentice		
Primary Phone*		
0488 377 115		
Secondary Phone		
Secondary Phone		
Secondary Phone Email Address*		

14. Applicant declaration

I declare that the information I have provided is true and correct. I understand that it is an offence under the *Environmental Protection Act 1994* to give information that I know is false, misleading or incomplete.

I will comply with all conditions on my environmental authority as well as any relevant provisions in the *Environmental Protection Act* 1994.

I understand that I am responsible for managing the environmental impacts of these activities. and that approval of this application is not an endorsement by the administering authority of the effectiveness of the management practices proposed or implemented.

WILLIAN MARTEN MEMILLING	Applicant's position*
Applicant's signature*	Date*
HIMAN-	18/7/22

Submit attachment, together with any additional information, with all relevant Development application Forms to the assessment manager for the development application.

Page 11 of 13 • ESR/2015/1791 • Version 8.00 • Last reviewed: 12 AUG 2021

Department of Environment and Science

Attachment 1

Joint applicants and appointment of principal applicant

We are joint applicants for this environmental authority application and hereby appoint ______ as the principal applicant to receive statutory documents relating to this application.

Name - individual or contact person if applicant is an organisation*	Suitable Operator Reference Number*
Organisation name, including trading name (*if an organisation)	ABN/ACN (*if an organisation)
Residential or registered business address (not a post office box)*	Phone*
Postal address (if same as above, state "AS ABOVE") *	Facsimile
Email*	Indicate if you want to receive correspondence via email
Signature*	Date*

Name - individual or contact person if applicant is an organisation*	Suitable Operator Reference Number*
Organisation name including trading name (*if an organisation)	ABN/ACN (*if an organisation)
Residential or registered business address (not a post office box)*	Phone*
Postal address (if same as above, state "AS ABOVE")*	Facsimile
Email*	Indicate if you want to receive correspondence via email
Signature*	Date*
Name - individual or contact person if applicant is an organisation*	Suitable Operator Reference Number*
Business name including trading name (*if an organisation)	ABN/ACN (*if an organisation)
Residential or registered business address (not a post office box)*	Phone*
Postal address (if same as above, state "AS ABOVE")*	Facsimile
Email*	Indicate if you want to receive correspondence via email
Signature*	Date*

Attachment 2

List of locations where the ERA(s) will be carried out.

Where there is more than one location list all locations and which ERA(s) will be conducted at each location.

Number*	Street Name*	Suburb/Town*	Postcode*	ERA/s*
Real Property Description* Lot Plan		Specific area within the location ie GPS or other descriptor (*if applicable e.g. dredging)		
Number*	Street Name*	Suburb/Town*	Postcode*	ERA/s*
Real Prope Lot	rty Description* Plan	Specific area within the location ie GPS or othe applicable e.g. dredging)	er descriptor (*if	
Number*	Street Name*	Suburb/Town*	Postcode*	ERA/s*
Real Prope Lot	rty Description* Plan	Specific area within the location ie GPS or othe applicable e.g. dredging)	er descriptor (*if	
Number*	Street Name*	Suburb/Town*	Postcode*	ERA/s*
Real Prope Lot	rty Description* Plan	Specific area within the location ie GPS or othe applicable e.g. dredging)	er descriptor (*if	
Number*	Street Name*	Suburb/Town*	Postcode*	ERA/s*
Real Prope Lot	rty Description* Plan	Specific area within the location ie GPS or othe applicable e.g. dredging)	er descriptor (*if	
Number*	Street Name*	Suburb/Town*	Postcode*	ERA/s*
Real Prope Lot	rty Description* Plan	Specific area within the location ie GPS or othe applicable e.g. dredging)	er descriptor (*if	
Number*	Street Name*	Suburb/Town*	Postcode*	ERA/s*
Real Prope Lot	rty Description* Plan	Specific area within the location ie GPS or othe applicable e.g. dredging)	er descriptor (*if	

Appendix B

Current Title Search & Landowners Consent



Queensland Titles Registry Pty Ltd ABN 23 648 568 101

Title Reference:	30478083	Search Date:	09/06/2022
Date Title Created:	29/04/1981	Request No:	413

TRUSTEE

Creating Dealing:

ESTATE AND LAND

Estate in Fee Simple

LOT 80 CROWN PLAN DW507 Local Government: BANANA

REGISTERED OWNER

Dealing No: 721339990 14/12/2021

THREE BROTHERS (QLD) PTY LTD A.C.N. 655 055 753 UNDER INSTRUMENT 721339990

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by Deed of Grant No. 30478083 (POR 80)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

Current Title Search

Chief Executive Officer Banana Regional Council PO Box 412 Biloela QLD 4715

Dear Sir/ Madam,

CONSENT TO LODGE A DEVELOPMENT APPLICATION KIANGA QUARRY – ASPHALT PLANT

We, Three Brothers (Qld) Pty Ltd ACN 655 055 753 (Trustee Under Instrument 721339990), as the registered owner of the land located at, Lot 80 Leichardt Highway, Banana, formally known as Lot 80 on DW507, hereby consent to lodgement of the necessary development applications under the *Planning Act 2016* to facilitate the proposed development.

Rat

Three Brothers (Qld) Pty Ltd

8-7-22

Date

Appendix C

Existing Environmental Authority

Permit Environmental Protection Act 1994

Environmental authority EPPR00430213

This environmental authority is issued by the administering authority under Chapter 5 of the Environmental Protection Act 1994.

Environmental authority number: EPPR00430213

Environmental authority takes effect on 11 April 2018

Environmental authority holder(s)

Name(s)	Registered address
Wylrana Pty Ltd	Lot 80 Leichhardt Highway BANANA QLD 4702

Environmentally relevant activity and location details

Environmentally relevant activity/activities	Location(s)
Prescribed ERA, ERA 16 - Extraction and Screening, 3: Screening, in a year, the following quantity of material, (b) more than 100,000t but not more than 1,000,000t	Lot 80/DW507
Prescribed ERA, ERA 16 - Extraction and Screening, 2: Extracting, other than by dredging, in a year, the following quantity of material, (b) more than 100,000t but not more than 1,000,000t	Lot 80/DW507
Prescribed ERA, ERA 16 - Extraction and Screening, 1: Dredging, in a year, the following quantity of material, (a) 1000t to 10,000t	Lot 4/KM74

Additional information for applicants

Environmentally relevant activities

The description of any environmentally relevant activity (ERA) for which an environmental authority (EA) is issued is a restatement of the ERA as defined by legislation at the time the EA is issued. Where there is any inconsistency between that description of an ERA and the conditions stated by an EA as to the scale, intensity or manner of carrying out an ERA, the conditions prevail to the extent of the inconsistency.

An EA authorises the carrying out of an ERA and does not authorise any environmental harm unless a condition stated by the EA specifically authorises environmental harm.

A person carrying out an ERA must also be a registered suitable operator under the Environmental Protection Act 1994 (EP Act).

Contaminated land

It is a requirement of the EP Act that an owner or occupier of contaminated land give written notice to the administering authority if they become aware of the following:



- the happening of an event involving a hazardous contaminant on the contaminated land (notice must be given within 24 hours); or
- a change in the condition of the contaminated land (notice must be given within 24 hours); or
- a notifiable activity (as defined in Schedule 3) having been carried out, or is being carried out, on the contaminated land (notice must be given within 20 business days);

that is causing, or is reasonably likely to cause, serious or material environmental harm.

For further information, including the form for giving written notice, refer to the Queensland Government website <u>www.qld.gov.au</u>, using the search term 'duty to notify'.

Take effect

Please note that, in accordance with section 200 of the EP Act, an EA has effect:

- a) if the authority is for a prescribed ERA and it states that it takes effect on the day nominated by the holder of the authority in a written notice given to the administering authority-on the nominated day; or
- b) if the authority states a day or an event for it to take effect-on the stated day or when the stated event happens; or
- c) otherwise-on the day the authority is issued.

However, if the EA is authorising an activity that requires an additional authorisation (a relevant tenure for a resource activity, a development permit under the Planning Act 2016 or an SDA Approval under the State Development and Public Works Organisation Act 1971), this EA will not take effect until the additional authorisation has taken effect.

If this EA takes effect when the additional authorisation takes effect, you must provide the administering authority written notice within 5 business days of receiving notification of the related additional authorisation taking effect.

If you have incorrectly claimed that an additional authorisation is not required, carrying out the ERA without the additional authorisation is not legal and could result in your prosecution for providing false or misleading information or operating without a valid environmental authority.

Clancy Mackaway Department of Environment and Science Delegate of the administering authority Environmental Protection Act 1994

Date issued: 16 April 2018

Enquiries: Energy, Extractive and South West Queensland Compliance Department of Environment and Science 400 George Street, Brisbane QLD 4000 Phone: (07) 3330 5715 Email: energyandextractive@des.qld.gov.au

Obligations under the Environmental Protection Act 1994



In addition to the requirements found in the conditions of this environmental authority, the holder must also meet their obligations under the EP Act, and the regulations made under the EP Act. For example, the holder must comply with the following provisions of the Act:

- general environmental duty (section 319)
- duty to notify environmental harm (section 320-320G)
- offence of causing serious or material environmental harm (sections 437-439)
- offence of causing environmental nuisance (section 440)
- offence of depositing prescribed water contaminants in waters and related matters (section 440ZG)
- offence to place contaminant where environmental harm or nuisance may be caused (section 443)



Legislative Requirements and Conditions of Environmental Authority

ERA16(2b) Extracting, other than by dredging, 100,000t but no more than 1,000,000t of material in a year

ERA16(3b) Screening more than 100,000t but not more than 1,000,000t of material in a year

General

Prevent and/or Minimise Likelihood of Environmental Harm

A1 A person carrying out an environmentally relevant activity (ERA), to which this approval relates, must take all reasonable and practicable measures must be taken to prevent and / or to minimise the likelihood of environmental harm being caused.

Third Party Environmental Auditing

- A2 Compliance with conditions of this approval must be audited within 28 days of commencement of activity.
- A3 The audit detailed in condition A2 must be conducted by a suitably qualified third party auditor, nominated by the approval holder and accepted by the administering authority.
- A4 In relation to the audit required by condition A2 must submit a final version of the auditor's report to the administering authority within 28 days of completing the audit.
- A5 The total cost of the audit will be the responsibility of the holder of this approval.



Page 1 of 22

Records

- A6 The holder of this approval must keep a copy of this approval in a location readily accessible to personnel carrying out the environmentally relevant activity.
- A7 All records required to be kept as a condition of this approval must be kept on site to which this approval relates.
- A8 All records required by this approval must be kept for 5 years.
- A9 Record, compile and keep all monitoring results required by this approval and present this information to the administering authority when requested.
- A10 A record of all regulated waste must be kept detailing the following information:
 - a) date of pickup of waste;
 - b) description of waste;
 - c) quantity of waste;
 - d) origin of the waste; and
 - e) destination of the waste.

Note: Trackable wastes as listed in Schedule 1 of the Environmental Protection (Waste Management) Regulation 2000 are not covered by this condition. Trackable wastes have similar recording requirements to this condition in accordance with a waste tracking system established under the above Regulation.

Notification of Emergencies, Incidents and/or Non- compliance

- A11 As soon as practicable after, but within 24 hours of, any release of contaminants not in accordance with, or reasonably expected to not be in accordance with the conditions of this approval, the holder must notify the administering authority by telephone, facsimile or email.
- A12 A written notice detailing the following information must be provided to the DERM within 14 days of any advice provided in accordance with condition A7:
 - a) the name of the operator, including their approval / registration number;

Page 2 of 22



- b) the name and telephone number of a designated contact person;
- c) quantity and substance released;
- d) vehicle and registration details;
- e) person/s involved (driver and any others);
- f) the location and time of the release;
- g) the suspected cause of the release;
- h) a description of the effects of the release;
- i) the results of any sampling performed in relation to the release,
- j) actions taken to mitigate any environmental harm caused by the release; and
- k) proposed actions to prevent a recurrence of the release.

Monitoring

A13 A competent person(s) must conduct any monitoring required by this approval.

- A14 An annual monitoring report must be prepared each year and presented to the administering authority when requested. This report shall include but not be limited to:
 - a) a summary of the previous twelve (12) months monitoring results obtained under any monitoring programs required under this approval and, in graphical form showing relevant limits, a comparison of the previous twelve (12) months monitoring results to both this approvals limits and to relevant prior results;
 - b) an evaluation/explanation of the data from any monitoring programs;
 - c) a summary of any record of quantities of releases required to be kept under this approval;
 - d) a summary of the record of equipment failures or events recorded for any site under this approval;
 - e) an outline of actions taken or proposed to minimise the environmental risk from any deficiency identified by the monitoring or recording programs;
 - f) the number of domestic tenements newly connected to the sewage treatment works during the previous twelve (12) months;
 - g) the progressive total number of connections; and



Page 3 of 22

h) a summary of any trade waste agreements entered into or amended during the year, including the nature of the industry.

Equipment Calibration

A15 All instruments, equipment and measuring devices used for measuring or monitoring in accordance with any condition of this approval must be calibrated, and appropriately operated and maintained.

Maintenance Of Measures, Plant and Equipment

- A16 The operator of an ERA to which this approval relates must:
 - a) install all measures, plant and equipment necessary to ensure compliance with the conditions of this approval; and
 - b) maintain such measures, plant and equipment in a proper and efficient condition; and
 - c) operate such measures, plant and equipment in a proper and efficient manner.

Site Based Management Plan

A17 From commencement of an ERA to which this approval relates, a site based management plan (SBMP) must be implemented. The SBMP must identify all sources of environmental harm, including but not limited to the actual and potential release of all contaminants, the potential impact of these sources and what actions will be taken to prevent the likelihood of environmental harm being caused. The SBMP must also provide for the review and 'continual improvement' in the overall environmental performance of all ERAs that are carried out.

The SBMP must address the following matters:

- a) Environmental commitments a commitment by senior management to achieve specified and relevant environmental goals.
- b) Identification of environmental issues and potential impacts.
- c) Control measures for routine operations to minimise likelihood of environmental harm.
- d) Contingency plans and emergency procedures for non-routine situations.
- e) Organisational structure and responsibility.
- f) Effective communication.
- g) Monitoring of contaminant releases.
- h) Conducting environmental impact assessments.

Page 4 of 22



- i) Staff training and awareness.
- j) Waste prevention, treatment and disposal.
- k) Record keeping.
- I) Periodic review of environmental performance and continual improvement.
- m) A Stormwater Management Plan to address at least the following issues:
 - Reuse, treatment and disposal of contaminated stormwater;
 - Prevention of incident stormwater and stormwater runoff from contacting wastes or contaminants;
 - Diversion of upstream runoff away from areas containing wastes or contaminants;
 - Minimisation of the size of contaminated areas;
 - · Cleaning of contaminated areas without water;
 - Installation of oil separators, silt and rubbish traps, and stormwater diversion systems;
 - Paving and roofing of contaminated areas:
 - Construction of sediment ponds in close proximity to sources of sediment; and
 - Ensuring final treatment ponds are of high enough quality to meet stormwater release limits.
- A18 The site based management plan must not be implemented or amended in a way that contravenes any condition of this approval.

Spills

- A19 An appropriate spill kit, personal protective equipment and relevant operator instructions/emergency procedure guides for the management of wastes and chemicals associated with the ERA must be kept at the site, and in each vehicle used if the activity is a mobile ERA.
- A20 Anyone operating under this approval must be trained in the use of the spill kit.



Page 5 of 22

Acid Sulfate Soils

A21 Acid sulfate soils must be managed such that contaminants are not directly or indirectly released to waters.

Air

Dust Nuisance

- B1 The release of dust and/or particulate matter resulting from the ERA must not cause an environmental nuisance at any nuisance sensitive or commercial place.
- B2 Water sprays are to be installed and operated under this approval as necessary to minimise the release of dust and particulate matter to the atmosphere.
- B3 Dust and particulate matter must not exceed the following levels when measured at any nuisance sensitive or commercial place:
 - a) Dust deposition of 120 milligrams per square metre per day, when monitored in accordance with Australian Standard AS 3580.10.1 of 2003 (or more recent editions); OR
 - b) A concentration of particulate matter with an aerodynamic diameter of less than 10 micrometre (µm) (PM10) suspended in the atmosphere of 50 micrograms per cubic metre over a 24 hour averaging time, at a nuisance sensitive or commercial place downwind of the site, when monitored in accordance with:

- Australian Standard AS 3580.9.6 of 2003 (or more recent editions) 'Ambient air - Particulate matter - Determination of suspended particulate PM10 highvolume sampler with size-selective inlet - Gravimetric method'; or

- any alternative method of monitoring PM10 which may be permitted by the 'Air Quality Sampling Manual' as published from time to time by the administering authority.

B4 When requested by the administering authority, dust and particulate monitoring must be undertaken to investigate any complaint of environmental nuisance caused by dust and/or particulate matter, and the results notified within 14 days to the administering authority following completion of monitoring. Monitoring must be carried out at a place(s) relevant to the potentially affected dust sensitive place and at upwind control sites and must include:

Page 6 of 22



- a) for a complaint alleging dust nuisance, dust deposition; and
- b) for a complaint alleging adverse health effects caused by dust; the concentration per cubic metre of particulate matter with an aerodynamic diameter of less than 10 micrometre (µm) (PM10) suspended in the atmosphere over a 24hr averaging time.

Land

Land Rehabilitation

- C1 The site (including all disturbed areas such as slopes, borrow pits, stockpile and screening areas) must be rehabilitated in a manner such that:
 - a) suitable native species of vegetation are planted and established;
 - b) potential for erosion of the site is minimised;
 - c) the quality of stormwater, other water and seepage released from the site is such that releases of contaminants such as suspended solids, turbidity, total dissolved salts, pH, total iron, total aluminium, and total manganese are not likely to cause environmental harm;
 - d) the likelihood of environmental nuisance being caused by release of dust is minimised;
 - e) the water quality of any residual water body meets relevant criteria for subsequent uses and does not have potential to cause environmental harm;
 - f) the final landform is stable and not subject to slumping; and
 - g) any actual and potential acid sulfate soils in or on the site are either not disturbed, or are submerged or treated, so as to not be likely to cause environmental harm.
- C2 Rehabilitation of disturbed areas must take place progressively as works are staged and new areas of extraction are commenced.

Preventing Contaminant Release to Land

- C3 Prescribed water contaminants must not be released to land.
- C5 A person carrying out an environmentally relevant activity (ERA), to which this approval relates must not deposit a prescribed water contaminant to any waters, roadside gutter, stormwater

Page 7 of 22



drainage system or at another place, or otherwise cause it to move, into any waters, roadside gutter, stormwater drainage system or onto the place.

- C6 Spillage of all chemicals and fuels must be contained within an on-site containment system and controlled in a manner that prevents environmental harm.
- C7 The maintenance and cleaning of vehicles and any other equipment or plant must be carried out in areas from where prescribed water contaminants cannot be released to any waters, roadside gutter or stormwater drainage system.
- C8 Any spillage of wastes, contaminants or other materials must be cleaned up as quickly as practicable. Such spillages must not be cleaned up by hosing, sweeping or otherwise releasing such wastes, contaminants or materials to any stormwater drainage system, roadside gutter or waters.
- C9 All petroleum product storages must be designed, constructed and maintained in accordance with AS 1940 Storage and Handling of Flammable and Combustible Liquids.
- C10 All containment systems must be designed to minimise rainfall collection therein to the greatest extend practicable

Acoustic

Noise Nuisance

D1 Noise from any environmentally relevant activity must not cause an environmental nuisance at any nuisance sensitive place.

Noise Monitoring

D2 When requested by the administering authority, noise monitoring must be undertaken to investigate any complaint about noise nuisance being caused by the ERA, which in the opinion of an authorised person is not frivolous, vexatious nor based on mistaken belief, and the results

Page 8 of 22



Department of Environment and Science www.ehp.qld.gov.au ABN 46 640 294 485 thereof notified to the administering authority within 14 days following completion of monitoring. Monitoring must include:

- LA 10, adj, 10 mins;
- LA 1, adj, 10 mins;
- the level and frequency of occurrence of impulsive or tonal noise;
- atmospheric conditions including wind speed and direction;
- effects due to extraneous factors such as traffic noise; and
- location, date and time of recording.
- D3 The method of measurement and reporting of noise levels must comply with the latest edition of the former Environmental Protection Agency's Noise Measurement Manual.
- D4 For the purposes of Condition D1, the ERA will not cause environmental nuisance where noise from the ERA does not exceed the limits specified in Table 1.

Sound pressure level dB(A) measures as	Monday to Saturday			Sunday and public holidays		
	7am – 6pm	6pm – 10pm	10pm – 7am	9am – 6pm	6pm – 10pm	10pm – 9am
	Noise measured at a 'nuisance sensitive place'					
LA, max, adj, T	Background + 5 db(A)	Background + 5 db(A)	Background + 3 db(A)	Background + 3 db(A)	Not audible	Not audible

Table 1 – Noise limits*

Where "T" is 10 minutes and "Background" means background sound pressure level measured in accordance with the latest edition of the Environmental Protection Agency *Noise Measurement Manual*.

- * Schedule D Table 1 does not purport to set operating hours for the ERA.
- D5 If an authorised person's opinion is that monitoring results indicate environmental nuisance is being caused by noise from the ERA, the holder must:
 - a) address the complaint including the use of appropriate dispute resolution if required; and

Page 9 of 22



- b) immediately implement noise abatement measures so that emissions of noise from the ERA do not result in further environmental nuisance.
- D6 Noise monitoring to determine compliance with noise Condition D4 must be carried out at an appropriate noise monitoring point on Lot 80 Plan DW507.

Vibration nuisance

D7 Vibration emitted from the ERA must not cause an environmental nuisance at any nuisance sensitive place or commercial place.

Vibration Monitoring

- D8 When requested by the administering authority, vibration monitoring and recording must be undertaken to investigate any complaint of vibration nuisance, and the results notified within 14 days to the administering authority. Monitoring must include:
 - a) peak particle velocity (mm/s);
 - b) location of the blast/s within the site (including which bench level);
 - c) atmospheric conditions including temperature, relative humidity and wind speed and direction;
 - d) the level and frequency of occurrence of impulsive or tonal noise;
 - e) atmospheric conditions including wind speed and direction;
 - f) effects due to extraneous factors; and
 - g) location, date and time of recording.

Social

Complaint Response

- E1 The operator of the ERA must record the following details for all complaints received and provide this information to the administering authority on request:
 - a) Time, date, name and contact details of the complainant;
 - b) reasons for the complaint;

Page 10 of 22

Queensland Government

- c) any investigations undertaken;
- d) conclusions formed; and
- e) any actions taken.

Waste

Waste Management Plan

- F1 From commencement of an ERA to which this approval relates, a waste management program must be implemented. The Waste Management Plan must address at least the following matters:
 - a) the types and amounts of waste generated by the ERA;
 - b) how the waste will be dealt with, including a description of the types and amounts of waste that will be dealt with under each of the waste management practices mentioned in the waste management hierarchy (section 10 of the Environmental Protections (Waste Management) Policy 2000);
 - c) procedures for identifying and implementing opportunities to improve the waste management practices employed e.g. opportunities for beneficial reuse of biosolids;
 - d) procedures for dealing with accidents, spills and other incidents that may impact on the waste management;
 - e) details of any accredited management system employed, or planned to be employed, to deal with the waste;
 - f) how often the performance of the waste management practices will be assessed (at least annually); and
 - g) the indicators or other criteria on which the performance of the waste management practices will be assessed.
- F2 The Waste Management Plan must be implemented by the holder of this approval having due regard to any comments provided by the administering authority.
- F3 A copy of the Waste Management Plan must be kept at the site to which this approval relates.



Page 11 of 22

Water

Erosion Protection Measures and Sediment Control

- G1 A person carrying out an environmentally relevant activity (ERA), to which this approval relates must not release stormwater run-off into waters, a roadside gutter or stormwater drainage that results in a build-up of earth in waters, a roadside gutter or stormwater drainage
- G2 Erosion protection measures and sediment control measures must be implemented and maintained to minimise erosion and the release of sediment.

Stormwater Management

- G3 The maintenance and cleaning of vehicles and any other equipment or plant must be carried out in areas where contaminants cannot be released into any waters, roadside gutter or stormwater drainage system.
- G4 Suitable banks and/or diversion drains must be installed and maintained so that all stormwater falling up gradient from the quarry and storage areas is diverted away from entering any ponds or other structures used for the storage or treatment of contaminants or waste.
- G5 All waters flowing over disturbed areas including but not limited to the permitted extraction area and any screening and storage areas must be diverted to an onsite sediment basin.
- G6 The size of any sedimentation dam must be sufficient to contain the run-off expected from a 24 hour storm with an average recurrence interval of 1 in 5 years.
- G7 Contaminants other than settled/treated stormwater runoff waters must not be released from the site to surface waters or the bed or banks of surface waters.
- G8 There must be no release of stormwater runoff that has been in contact with any contaminants at the site to any waters, roadside gutter or stormwater drain.

Page 12 of 22



ERA16(1a) Dredging 1,000t to 10,000t of material in a year

General

2G Site Specific Conditions

The environmentally relevant activities conducted at the locations as described in Table 1 below must be conducted in accordance with the following site specific conditions of approval.

Table 1:

Environmentally relevant activities	Locations
16(1a) dredging, in a year, the following quantity of material 1,000t to 10,000t.	Mimosa Creek Dredging – Mimosa Creek and Duaringa – Lot 4 Plan KM74

- 2G1 Activities conducted under this environmental authority must not be conducted contrary to any of the following limitations:
 - 1. Dredging must only occur in the bed of Mimosa Creek within Lot 4 Plan KM74 and must not exceed 10,000t, in a year.
- 2G2 All reasonable and practicable measures must be taken to minimise the likelihood of environmental harm being caused.
- 2G3 Any breach of a condition of this environmental authority, must be reported to the administering authority as soon as practicable, or at most, within 24 hours of you becoming aware of the breach. Records must be kept including full details of the breach and any subsequent actions undertaken.
- 2G4 Other than as permitted by this environmental authority, the release of a contaminant into the environment must not occur.
- 2G5 All information and records that are required by the conditions of this environmental authority must be kept for a minimum of five (5) years. Environmental monitoring results must be kept

Page 13 of 22



until surrender of this environmental authority. All information and records required by the conditions of this environmental authority must be provided to the administering authority upon request.

- 2G6 All analyses required under this environmental authority must be carried out by a laboratory that has NATA certification, or an equivalent certification, for such analyses.
- 2G7 An appropriately qualified person(s) must monitor, record and interpret all parameters that are required to be monitored by this environmental authority and in the manner specified by this environmental authority.
- 2G8 When required by the administering authority, monitoring must be undertaken in the manner prescribed by the administering authority, to investigate a complaint that is not considered by the administering authority to be frivolous or vexatious, of environmental nuisance arising from the activity. The monitoring results must be provided to the administering authority upon request.
- 2G9 The activity must be undertaken in accordance with written procedures that:
 - 1. identify potential risks to the environment from the activity during routine operations, closure and an emergency;
 - 2. establish and maintain control measures that minimise the potential for environmental harm;
 - 3. ensure plant, equipment and measures are maintained in a proper and effective condition;
 - 4. ensure plant, equipment and measures are operated in a proper and effective manner;
 - 5. ensure that staff are trained and aware of their obligations under the Environmental Protection Act 1994;
 - 6. ensure that reviews of environmental performance are undertaken at least annually.
- 2G10 Chemicals and fuels in containers of greater than 15 litres must be stored within a secondary containment system.
- 2G11 All machinery and ancillary equipment for the dredging activity must be stored outside the high banks of any watercourse.



Page 14 of 22

Air

2A1 Odours or airborne contaminants which are noxious or offensive or otherwise unreasonably disruptive to public amenity or safety must not cause nuisance to any sensitive place or commercial place.

Water

- 2WT1 Stormwater contaminated by the activity must be managed to minimise or prevent any adverse impacts on the values of the receiving environment.
- 2WT2 Erosion and sediment control measures must be implemented and maintained to minimise erosion and the release of sediment.
- 2WT3 The stormwater runoff from disturbed areas, generated by (up to and including) a 24 hour storm event with an average recurrence interval of 1 in 5 years must be retained on site or managed to remove contaminants before release.
- 2WT4 In addition to 2WT1, the release to waters must not:
 - 1. have any other properties at a concentration that is capable of causing environmental harm
 - 2. produce any slick or other visible evidence of oil or grease, nor contain visible floating oil, grease, scum, litter or other visually objectionable matter.

Acoustic

- 2N1 Noise generated by the activity must not cause environmental nuisance to any sensitive place or commercial place.
- 2N2 Generation of substantial low frequency noise is not permitted.



Page 15 of 22

- 2N3 When required by the administering authority, noise monitoring must be undertaken in accordance with the associated monitoring requirements of Table 1—Noise Limits, and the results notified within 14 days to the administering authority. Monitoring must include:
 - 1. LAeq, adj, T
 - 2. Background noise (Background) as LA 90, adj, T
 - 3. MaxLpA,T
 - 4. the level and frequency of occurrence of any impulsive or tonal noise
 - 5. atmospheric conditions including wind speed and direction
 - 6. effects due to extraneous factors such as traffic noise
 - 7. location, date and time of recording.

Land

- 2L1 Treatment and management of acid sulfate soils must comply with the current edition of the Queensland Acid Sulfate Soil Technical Manual.
- 2L2 Land that has been disturbed for activities conducted under this environmental authority must be rehabilitated in a manner such that:
 - 1. suitable native species of vegetation for the location are established and sustained for earthen surfaces
 - 2. potential for erosion is minimised
 - 3. the quality of water, including seepage, released from the site does not cause environmental harm
 - 4. potential for environmental nuisance caused by dust is minimised
 - 5. the water quality of any residual water body does not have potential to cause environmental harm
 - 6. the final landform is stable and protects public safety.
- 2L3 Rehabilitation of disturbed areas required under condition 2L2, must take place progressively as works are staged and new areas of extraction are commenced.
- 2WS1 All waste generated in carrying out the activity must be reused, recycled or removed to a facility that can lawfully accept the waste.



Page 16 of 22

DEFINITIONS

Words and phrases used throughout this permit are defined below. Where a definition for a term used in this permit is sought and the term is not defined within this permit the definitions provided in the relevant legislation shall be used.

"activity" means the environmentally relevant activities, whether resource activities or prescribed activities, to which the environmental authority relates.

"administering authority" means the Department of Environment and Resource Management or its successor.

"annual return" means the return required by the annual notice (under section 316 of the Environment Protection Act 1994) for the section 73F registration certificate that applies to the development approval.

"appropriately qualified person(s)" means a person or persons who has professional qualifications, training, skills or experience relevant to the nominated subject matter and can give authoritative assessment, advice and analysis to performance relative to the subject matter using the relevant protocols, standards, methods or literature.

"approval" means 'notice of development application decision' or 'notice of concurrence agency response' under the Integrated Planning Act 1997.

"approved plans" means the plans and documents listed in the approved plans section in the notice attached to this development approval.

"artificial waterway" means an artificial channel, lake or other body of water. Artificial waterway includes –

- an artificial channel that is formed because the land has been reclaimed from tidal water and is intended to allow boating access to allotments on subdivided land;
- other artificial channels subject to the ebb and flow of the tide; and
- any additions or alterations to an artificial waterway.

"authorised place" means the place authorised under this development approval for the carrying out of the specified environmentally relevant activities.

"background" means noise, measured in the absence of the noise under investigation, as L A90,T being the A-weighted sound pressure level exceeded for 90 per cent of the time period of not less than 15 minutes, using Fast response.



Page 17 of 22

"canal" means an artificial waterway surrendered to the State. A canal is an artificial waterway connected, or intended to be connected, to tidal water; and from which boating access to the tidal water is not hindered by a lock, weir or similar structure.

"clinical waste" means waste that has the potential to cause disease including, for example, the following:

- animal waste;
- discarded sharps;
- human tissue waste;
- laboratory waste.

"coastal dune" means a ridge or hillock of sand or other material on the coast and built up by the wind.

"commercial place" means a place used as an office or for business or commercial purposes.

"deposit" means drop, place or throw a contaminant in waters or onto a place or releases the contaminant or otherwise causes it to move Into waters or onto a place.

"**dredging**" includes extraction of mud, sand, coral, ballast, shingle, gravel, clay, earth and other material from the bed of Queensland tidal and non-tidal waters. Dredging does not include the banks of a waterway.

"dredge spoil" means material taken from the bed or banks of waters by using dredging equipment or other equipment designed for use in extraction of earthen material.

"dwelling" means any of the following structures or vehicles that is principally used as a residence —

- a house, unit, motel, nursing home or other building or part of a building;
- a caravan, mobile home or other vehicle or structure on land;
- a water craft in a marina.

"Department of Environment and Resource Management" means the department or agency (whatever called) administering the Coastal Protection and Management Act 1995 or the Environmental Protection Act 1994.

"erosion prone area" means an area declared to be an erosion prone area under section 70(1) of the Coastal Protection and Management Act 1995.

"environmental nuisance" as defined in Chapter 1 of the Environmental Protection Act 1994.

Page 18 of 22



"high water mark" means the ordinary high water mark at spring tides.

"infectious waste" means waste containing viable micro-organisms or their toxins which are known or suspected to cause disease in animals or humans.

"intrusive noise" means noise that, because of its frequency, duration, level, tonal characteristics, impulsiveness or vibration —

- is clearly audible to, or can be felt by, an individual; and
- annoys the individual.
- In determining whether a noise annoys an individual and is unreasonably intrusive, regard must be given to Australian Standard 1055.2 — 1997 Acoustics — Description and Measurement of Environmental Noise Part 2 — Application to Specific Situations.

"L_{A 10, adj, 10 mins}" means the A-weighted sound pressure level, (adjusted for tonal character and impulsiveness of the sound) exceeded for 10% of any 10 minute measurement period, using Fast response.

" $L_{A 1, adj, 10 mins}$ " means the A-weighted sound pressure level, (adjusted for tonal character and impulsiveness of the sound) exceeded for 1% of any 10 minute measurement period, using Fast response.

"L_{A, max adj, T}" means the average maximum A-weighted sound pressure level, adjusted for noise character and measured over any 10 minute period, using Fast response.

"land" in the "land schedule" of this document means land excluding waters and the atmosphere.

"**measures**" has the broadest interpretation and includes plant, equipment, physical objects, bunding, containment systems, monitoring, procedures, actions, directions and competency.

"mg/L" means milligrams per litre.

"NATA" means National Association of Testing Authorities.

"noxious" means harmful or injurious to health or physical well being.

"NTU" means nephelometric turbidity units.

• a dwelling, residential allotment, mobile home or caravan park, residential marina or other residential premises; or

Page 19 of 22



- a motel, hotel or hostel; or
- a kindergarten, school, university or other educational institution; or
- a medical centre or hospital; or
- a protected area under the Nature Conservation Act 1992, the Marine Parks Act 1992 or a World Heritage Area; or
- a public thoroughfare, park or gardens; or
- a place used as a workplace, an office or for business or commercial purposes and includes a place within the curtilage of such a place reasonably used by persons at that place.

"offensive" means causing offence or displeasure; is disagreeable to the sense; disgusting, nauseous or repulsive.

"ponded pasture" means a permanent or periodic pondage of water in which the dominant plant species are pasture species used for grazing or harvesting.

"prescribed water contaminant" as per Schedule 9 of the Environment Protection Regulation 2008.

"protected area" means ----

- a protected area under the Nature Conservation Act 1992; or
- a marine park under the Marine Parks Act 1992; or
- a World Heritage Area.

"quarry material" means material on State coastal land, other than a mineral within the meaning of any Act relating to mining. Material includes for example stone, gravel, sand, rock, clay, mud, silt and soil, unless it is removed from a culvert, stormwater drain or other drainage infrastructure as waste material.

"regulated waste" means non-domestic waste mentioned in Schedule 7 of the Environmental Protection Regulation 1998 (whether or not it has been treated or immobilised), and includes –

- for an element any chemical compound containing the element; and
- anything that has contained the waste.

"release of a contaminant into the environment" means to:

- deposit, discharge, emit or disturb the contaminant
- cause or allow the contaminant to be deposited, discharged, emitted or disturbed
- fail to prevent the contaminant from being deposited, discharged emitted or disturbed
- allow the contaminant to escape
- fail to prevent the contaminant from escaping.

Page 20 of 22


"secondary containment system" means a system designed, installed and operated to prevent any release of contaminants from the system, or containers within the system, to land, groundwater, or surface waters.

"sensitive place" includes the following and includes a place within the curtilage of such a place reasonably used by persons at that place:

- a dwelling, residential allotment, mobile home or caravan park, residential marina or other residential premises; or
- a motel, hotel or hostel; or
- a kindergarten, school, university or other educational institution; or
- a medical centre or hospital; or
- a protected area under the Nature Conservation Act 1992, the Marine Parks Act 1992 or a World Heritage Area; or
- a public thoroughfare, park or gardens; or
- for noise, a place defined as a sensitive receptor for the purposes of the Environmental Protection (Noise) Policy 2008.

"site" means land or tidal waters on or in which it is proposed to carry out the development approved under this development approval.

"tidal water" means the sea and any part of a harbour or watercourse ordinarily within the ebb and flow of the tide at spring tides.

"watercourse" means a river, creek or stream in which water flows permanently or intermittently-

- in a natural channel, whether artificially improved or not; or
- in an artificial channel that has changed the course of the watercourse.

"24 hour storm event with an average recurrence interval of 1 in 5 years" means the maximum rainfall depth from a 24 hour duration precipitation event with an average recurrence interval of once in 5 years. For example, an Intensity-Frequency-Duration table for a 24 hour duration event with an average recurrence interval of 1 in 5 years, identifies a rainfall intensity of 7.09mm/hour. The rainfall depth for this event is therefore 24 hour x 7.09mm/hour = 170.16mm.

"waters" includes river, stream, lake, lagoon, pond, swamp, wetland, unconfined surface water, unconfined water natural or artificial watercourse, bed and bank of any waters, dams, non-tidal or tidal waters (including the sea), stormwater channel, stormwater drain, roadside gutter, stormwater run-off, and groundwater and any part-thereof.

"works" or "operation" means the development approved under this development approval.

Page 21 of 22



"you" means the holder of this development approval or owner occupier of the land which is the subject of this development approval.

"50th percentile" means not more than three (3) of the measured values of the quality characteristic are to exceed the stated release limit for any six (6) consecutive samples for a release/monitoring point at any time during the environmental activity(ies) works.

"80th percentile" means not more than one (1) of the measured values of the quality characteristic is to exceed the stated release limit for any five (5) consecutive samples for a sampling point at any time during the environmental activity(ies) works.

Page 22 of 22



Appendix D

Asphalt Plant Plans









Appendix E

Locality Plan prepared by UPRS



LEGEND

- Proposed asphalt plant location
- Access
- Weighbridge & Carparking
- Quarry
- Office

Concrete plant



UPRS – Urban Places, Regional Spaces

LOCALITY PLAN – ASPHALT PLANT

Kianga Quarries, Lot 80 Leichhardt Highway, Banana

Prepared for:Kianga Quarries Pty LtdPrepared by:Nicole PrenticeDate:10 July 2022Plan no.:220013_Locality Plan_v1

Appendix F

SDAP Code Response prepared by UPRS



State code 1: Development in a state-controlled road environment

Table 1.1 Development in general

Performance outcomes	Acceptable outcomes	Response
Buildings, structures, infrastructure, services and	utilities	
PO1 The location of the development does not create a safety hazard for users of the state-controlled road .	 AO1.1 Development is not located in a state-controlled road. AND AO1.2 Development can be maintained without requiring access to a state-controlled road. 	Complies with PO1 The proposed development will not compromise the safety of users of the Leichhardt Highway. The Leichhardt Highway is the only access to and from the subject site; therefore, all traffic movements are required via a state-controlled road as there is no other alternative.
PO2 The design and construction of the development does not adversely impact the structural integrity or physical condition of the state-controlled road or road transport infrastructure .	No acceptable outcome is prescribed.	Complies with PO2 The proposed development will not adversely impact on the structural integrity or physical condition of the Leichhardt Highway.
PO3 The location of the development does not obstruct road transport infrastructure or adversely impact the operating performance of the state-controlled road .	No acceptable outcome is prescribed.	Complies with PO3 The proposed development will not obstruct or adversely impact the operating performance of the Leichhardt Highway.
PO4 The location, placement, design and operation of advertising devices, visible from the state - controlled road , do not create a safety hazard for users of the state-controlled road .	No acceptable outcome is prescribed.	Complies with PO4 The proposed development is located approximately 335 metres west of the Leichhardt Highway and will not create a safety hazard for users of the highway.
PO5 The design and construction of buildings and structures does not create a safety hazard by distracting users of the state-controlled road .	A05.1 Facades of buildings and structures fronting the state-controlled road are made of non-reflective materials. AND	Complies with PO5 The proposed development does not involve the use of reflective materials or external lighting that would distract users of the Leichhardt Highway nor create any additional safety hazards for users of the highway.

Performance outcomes	Acceptable outcomes	Response
	AO5.2 Facades of buildings and structures do not direct or reflect point light sources into the face of oncoming traffic on the state-controlled road .	
	AND	
	AO5.3 External lighting of buildings and structures is not directed into the face of oncoming traffic on the state-controlled road .	
	AND	
	A05.4 External lighting of buildings and structures does not involve flashing or laser lights.	
PO6 Road, pedestrian and bikeway bridges over a state-controlled road are designed and constructed to prevent projectiles from being thrown onto the state-controlled road .	AO6.1 Road, pedestrian and bikeway bridges over the state-controlled road include throw protection screens in accordance with section 4.11 of the Design Criteria for Bridges and Other Structures Manual, Department of Transport and Main Roads, 2020.	Not applicable The proposed development does not involve road, pedestrian or a bikeway bridge.
Landscaping		
PO7 The location of landscaping does not create a safety hazard for users of the state-controlled road .	A07.1 Landscaping is not located in a state- controlled road . AND	Not applicable The proposed development does not involve landscaping.
	A07.2 Landscaping can be maintained without requiring access to a state-controlled road .	
	AND	
	AO7.3 Landscaping does not block or obscure the sight lines for vehicular access to a state- controlled road.	
Stormwater and overland flow		
PO8 Stormwater run-off or overland flow from the	No acceptable outcome is prescribed.	Complies with PO8
development site does not create or exacerbate a safety hazard for users of the state-controlled road .		The proposed development will not result in stormwater run-off or overland flow creating or increasing the safety hazard for users of the



Performance outcomes	Acceptable outcomes	Response
		Leichhardt Highway. All stormwater run-off and overland flow will be appropriate managed on-site.
PO9 Stormwater run-off or overland flow from the development site does not result in a material worsening of the operating performance of the state-controlled road or road transport infrastructure .	No acceptable outcome is prescribed.	Complies with PO9 The management of stormwater run-off and overland flow onsite will ensure that the proposed development does not results in material worsening of operating performance of the Leichhardt Highway.
PO10 Stormwater run-off or overland flow from the development site does not adversely impact the structural integrity or physical condition of the state-controlled road or road transport infrastructure .	No acceptable outcome is prescribed.	Complies with PO10 The stormwater run-off and overland flow from the subject site will not interfere with the structural integrity or physical condition of the Leichhardt Highway.
PO11 Development ensures that stormwater is lawfully discharged.	 AO11.1 Development does not create any new points of discharge to a state-controlled road. AND AO11.2 Development does not concentrate flows to a state-controlled road. AND AO11.3 Stormwater run-off is discharged to a lawful point of discharge. AND AO11.4 Development does not worsen the condition of an existing lawful point of discharge to the state-controlled road. 	Complies with PO11 The proposed development will ensure that stormwater is lawfully discharged from the subject site.
Flooding		
PO12 Development does not result in a material worsening of flooding impacts within a state-controlled road .	AO12.1 For all flood events up to 1% annual exceedance probability , development results in negligible impacts (within +/- 10mm) to existing flood levels within a state-controlled road . AND	Not applicable The subject site is not identified as being affected by flooding, as such, should not result in a material worsening of flooding impacts on the Leichhardt Highway.

Performance outcomes	Acceptable outcomes	Response
	 AO12.2 For all flood events up to 1% annual exceedance probability, development results in negligible impacts (up to a 10% increase) to existing peak velocities within a state-controlled road. AND AO12.3 For all flood events up to 1% annual exceedance probability, development results in negligible impacts (up to a 10% increase) to existing time of submergence of a state-controlled road. 	
Drainage Infrastructure		
PO13 Drainage infrastructure does not create a safety hazard for users in the state-controlled road .	 AO13.1 Drainage infrastructure is wholly contained within the development site, except at the lawful point of discharge. AND AO13.2 Drainage infrastructure can be maintained without requiring access to a state-controlled road. 	Complies with PO13 Any required drainage infrastructure will not create a safety hazard for the Leichhardt Highway and will be contained wholly with the subject site.
PO14 Drainage infrastructure associated with, or within, a state-controlled road is constructed, and designed to ensure the structural integrity and physical condition of existing drainage infrastructure and the surrounding drainage network.	No acceptable outcome is prescribed.	Complies with PO14 No drainage infrastructure associated or within the Leichhardt Highway is required as part of the proposed development.



Table 1.2 Vehicular access, road layout and local roads

Performance outcomes	Acceptable outcomes	Response
Vehicular access to a state-controlled road or with	in 100 metres of a state-controlled road intersection	n
PO15 The location, design and operation of a new or changed access to a state-controlled road does not compromise the safety of users of the state-controlled road .	No acceptable outcome is prescribed.	Complies with PO15 The subject site currently has access to and from the Leichhardt Highway. The proposed development does not involve any changes to or new access.
PO16 The location, design and operation of a new or changed access does not adversely impact the functional requirements of the state-controlled road.	No acceptable outcome is prescribed.	Complies with PO16 Please refer to the response provided for PO15.
PO17 The location, design and operation of a new or changed access is consistent with the future intent of the state-controlled road .	No acceptable outcome is prescribed.	Complies with PO17 Please refer to the response provided for PO15.
 PO18 New or changed access is consistent with the access for the relevant limited access road policy: 1. LAR 1 where direct access is prohibited; or 2. LAR 2 where access may be permitted, subject to assessment. 	No acceptable outcome is prescribed.	Complies with PO18 Please refer to the response provided for PO15.
PO19 New or changed access to a local road within 100 metres of an intersection with a state-controlled road does not compromise the safety of users of the state-controlled road .	No acceptable outcome is prescribed.	Complies with PO19 Please refer to the response provided for PO15.
PO20 New or changed access to a local road within 100 metres of an intersection with a state-controlled road does not adversely impact on the operating performance of the intersection.	No acceptable outcome is prescribed.	Complies with PO20 Please refer to the response provided for PO15.
Public passenger transport and active transport		
PO21 Development does not compromise the safety of users of public passenger transport	No acceptable outcome is prescribed.	Not applicable
Kianga Quarries – Asphalt manufacturing plant State code 1: Development in a state-controlled road environment		5



Performance outcomes	Acceptable outcomes	Response
infrastructure, public passenger services and active transport infrastructure.		The subject site is not located within or near a public passenger transport infrastructure, identified active transport infrastructure or public passenger services.
PO22 Development maintains the ability for people to access public passenger transport infrastructure, public passenger services and active transport infrastructure .	No acceptable outcome is prescribed.	Not applicable Please refer to the response provided for PO21.
PO23 Development does not adversely impact the operating performance of public passenger transport infrastructure , public passenger services and active transport infrastructure .	No acceptable outcome is prescribed.	Not applicable Please refer to the response provided for PO21.
PO24 Development does not adversely impact the structural integrity or physical condition of public passenger transport infrastructure and active transport infrastructure.	No acceptable outcome is prescribed.	Not applicable Please refer to the response provided for PO21.



Table 1.3 Network impacts

Performance outcomes	Acceptable outcomes	Response
PO25 Development does not compromise the safety of users of the state-controlled road network.	No acceptable outcome is prescribed.	Complies with PO25 The proposed development will not compromise the safety of users of the Leichhardt Highway.
PO26 Development ensures no net worsening of the operating performance of the state-controlled road network.	No acceptable outcome is prescribed.	Complies with PO26 The proposed development will not result in net worsening of the operation performance of the Leichhardt Highway.
PO27 Traffic movements are not directed onto a state-controlled road where they can be accommodated on the local road network.	No acceptable outcome is prescribed.	Complies with PO27 The Leichhardt Highway is the only access to and from the subject site; therefore, all traffic movements are required via a state-controlled road as there is no other alternative.
PO28 Development involving haulage exceeding 10,000 tonnes per year does not adversely impact the pavement of a state-controlled road .	No acceptable outcome is prescribed.	Complies with PO28 The proposed development involves the installation and operation of an asphalt manufacturing plant which is an ancillary use to the existing quarry at the subject site. All provisions relating to the haulage of material have been conditioned under the existing approvals and permits for the extractive activities.
PO29 Development does not impede delivery of planned upgrades of state-controlled roads .	No acceptable outcome is prescribed.	Complies with PO29 The location of the proposed development will not impede on the departments delivery of planned works and upgrades to the Leichhardt Highway.
PO30 Development does not impede delivery of corridor improvements located entirely within the state-controlled road corridor .	No acceptable outcome is prescribed.	Complies with PO30 The location of the proposed development will not impede on the delivery of corridor improvement works to the Leichhardt Highway.



Table 1.4 Filling, excavation, building foundations and retaining structures

Performance outcomes	Acceptable outcomes	Response
PO31 Development does not create a safety hazard for users of the state-controlled road or road transport infrastructure .	No acceptable outcome is prescribed.	Complies with PO31 The proposed development involves the installation and operation of an asphalt manufacturing plant approximately 335 metres from the Leichhardt Highway and will not create a safety hazard for users of the highway.
PO32 Development does not adversely impact the operating performance of the state-controlled road .	No acceptable outcome is prescribed.	Complies with PO32 The proposed development will not adversely impact the operating performance of the Leichhardt Highway
PO33 Development does not undermine, damage or cause subsidence of a state-controlled road .	No acceptable outcome is prescribed.	Complies with PO34 The proposed development will not undermine, damage or cause subsidence to the Leichhardt Highway.
PO34 Development does not cause ground water disturbance in a state-controlled road .	No acceptable outcome is prescribed.	Complies with PO34 The proposed development will not cause ground water disturbance on the Leichhardt Highway.
PO35 Excavation, boring, piling, blasting and fill compaction do not adversely impact the physical condition or structural integrity of a state-controlled road or road transport infrastructure.	No acceptable outcome is prescribed.	Not applicable The proposed development does not involve excavation, boring, piling, blasting and fill compaction.
PO36 Filling and excavation associated with the construction of new or changed access do not compromise the operation or capacity of existing drainage infrastructure for a state-controlled road .	No acceptable outcome is prescribed.	Not applicable The proposed development does not involve filling and/or excavation.



Table 1.5 Environmental emissions

Statutory note: Where a **state-controlled road** is co-located in the same transport corridor as a railway, the development should instead comply with Environmental emissions in State code 2: Development in a railway environment.

Performance outcomes	Acceptable outcomes	Response
Reconfiguring a lot		
Involving the creation of 5 or fewer new residen	tial lots adjacent to a state-controlled road or type	a 1 multi-modal corridor
Involving the creation of 5 or fewer new residen PO37 Development minimises free field noise intrusion from a state-controlled road.	 Itial lots adjacent to a state-controlled road or type AO37.1 Development provides a noise barrier or earth mound which is designed, sited and constructed: to achieve the maximum free field acoustic levels in reference table 2 (item 2.1); in accordance with: Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. OR AO37.2 Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound. OR 	A nulti-modal corridor Not applicable The proposed development does not involve a reconfiguring a lot.



Performance outcomes	Acceptable outcomes	Response
Involving the creation of 6 or more new residential lots adjacent to a state-controlled road or type 1 multi-modal corridor		
PO38 Reconfiguring a lot minimises free field noise intrusion from a state-controlled road .	 AO38.1 Development provides noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.1); 	Not applicable The proposed development does not involve a reconfiguring a lot.
	2. in accordance with:	
	 Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; 	
	 Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; 	
	 Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. 	
	OR	
	AO38.2 Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.	
Material change of use (accommodation activity)		
Ground floor level requirements adjacent to a state-controlled road or type 1 multi-modal corridor		
PO39 Development minimises noise intrusion from a state-controlled road in private open space.	 AO39.1 Development provides a noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum free field acoustic levels in reference table 2 (item 	Not applicable The proposed development does not involve a material change of use for an accommodation activity.

Performance outcomes	Acceptable outcomes	Response
	2.2) for private open space at the ground floor level;2. in accordance with:	
	 Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; 	
	 Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; 	
	c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020.	
	OR	
	A039.2 Development achieves the maximum free	
	2.2) for private open space by alternative noise	
	attenuation measures where it is not practical to provide a noise barrier or earth mound.	
PO40 Development (excluding a relevant residential building or relocated building) minimises noise intrusion from a state- controlled road in habitable rooms at the	AO40.1 Development (excluding a relevant residential building or relocated building) provides a noise barrier or earth mound which is designed, sited and constructed:	Not applicable The proposed development does not involve a material change of use for an accommodation activity.
facade.	 to achieve the maximum building façade acoustic level in reference table 1 (item 1.1) for habitable rooms; 	
	2. in accordance with:	
	 Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; 	

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Performance outcomes	Acceptable outcomes	Response
	 b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. 	
	OR AO40.2 Development (excluding a relevant residential building or relocated building) achieves the maximum building façade acoustic level in reference table 1 (item 1.1) for habitable rooms by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.	
PO41 Habitable rooms (excluding a relevant residential building or relocated building) are designed and constructed using materials to achieve the maximum internal acoustic level in reference table 3 (item 3.1).	No acceptable outcome is provided.	Not applicable The proposed development does not involve a material change of use for an accommodation activity.
Above ground floor level requirements (accomm	nodation activity) adjacent to a state-controlled ro	ad or type 1 multi-modal corridor
 PO42 Balconies, podiums, and roof decks include: 1. a continuous solid gap-free structure or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia); 2. highly acoustically absorbent material 	No acceptable outcome is provided.	Not applicable The proposed development does not involve a material change of use for an accommodation activity.
treatment for the total area of the soffit above balconies, podiums, and roof decks.		
PO43 Habitable rooms (excluding a relevant residential building or relocated building) are designed and constructed using materials to achieve the maximum internal acoustic level in reference table 3 (item 3.1).	No acceptable outcome is provided.	Not applicable The proposed development does not involve a material change of use for an accommodation activity.

Performance outcor	nes	Acceptable outcomes	Response
Material change of u	ise (other uses)		
Ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a state-controlled road or type 1 multi-modal corridor			
PO44 Development:		No acceptable outcome is provided.	Not applicable
 provides a noise barrier or earth mound that is designed, sited and constructed: 			The proposed development involves a material change of use for an asphalt manufacturing plant,
a. to achieve the acoustic level 2.3) for all ou outdoor play	e maximum free field I in reference table 2 (item tdoor education areas and a areas;		and does not involve a childcare centre, educational establishment or hospital, nor any other sensitive use.
b. in accordance	e with:		
i. Chapte design Manag Volume Depart Roads,	er 7 integrated noise barrier of the Transport Noise ement Code of Practice: e 1 (Road Traffic Noise), ment of Transport and Main 2013;		
ii. Techni Noise F Roads,	cal Specification-MRTS15 Fences, Transport and Main 2019;		
iii. Techni Genera and Ma	cal Specification-MRTS04 al Earthworks, Transport ain Roads, 2020; or		
2. achieves the mailevel in reference outdoor educat play areas by al attenuation mea practical to provi mound.	ximum free field acoustic e table 2 (item 2.3) for all ion areas and outdoor ternative noise asures where it is not de a noise barrier or earth		
PO45 Development ir or educational estab	nvolving a childcare centre lishment:	No acceptable outcome is provided.	Not applicable The proposed development does not involve a childcare centre, educational establishment.

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Per	formance outcomes	Acceptable outcomes	Response
1.	provides a noise barrier or earth mound that is designed, sited and constructed:		
2.	to achieve the maximum building facade acoustic level in reference table 1 (item 1.2);		
3.	in accordance with:		
	 Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; 		
	 b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; 		
	 Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020; or 		
4.	achieves the maximum building facade acoustic level in reference table 1 (item 1.2) by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.		
PO	46 Development involving:	No acceptable outcome is provided.	Not applicable
1.	indoor education areas and indoor play areas; or		The proposed development involves a material change of use for an asphalt manufacturing plant,
2.	sleeping rooms in a childcare centre; or		and does not involve a childcare centre, educationa
3.	patient care areas in a hospital achieves the maximum internal acoustic level in reference table 3 (items 3.2-3.4).		use.

Above ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a state-controlled road or type 1 multimodal corridor

PO47 Development involving a childcare centre	No acceptable outcome is provided.	Not applicable
or educational establishment which have		

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Ре	rformance outcomes	Acceptable outcomes	Response
balconies, podiums or elevated outdoor play areas predicted to exceed the maximum free field acoustic level in reference table 2 (item 2.3) due to noise from a state-controlled road are provided with:			The proposed development does not involve a childcare centre, educational establishment.
1.	a continuous solid gap-free structure or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia);		
2.	highly acoustically absorbent material treatment for the total area of the soffit above balconies or elevated outdoor play areas .		
РС	48 Development including:	No acceptable outcome is provided.	Not applicable
1.	indoor education areas and indoor play areas in a childcare centre or educational establishment; or		The proposed development involves a material change of use for an asphalt manufacturing plant, and does not involve a childcare centre, educationa
2.	sleeping rooms in a childcare centre; or		establishment or hospital, nor any other sensitive
3.	patient care areas in a hospital located above ground level, is designed and constructed to achieve the maximum internal acoustic level in reference table 3 (items 3.2- 3.4).		use.
Ai	, light and vibration		
PC are fro roa	49 Private open space , outdoor education eas and outdoor play areas are protected m air quality impacts from a state-controlled ad.	 AO49.1 Each dwelling or unit has access to a private open space which is shielded from a state-controlled road by a building, solid gap-free fence, or other solid gap-free structure. OR AO49.2 Each outdoor education area and outdoor play area is shielded from a state-controlled road by a building, solid gap-free fence, or other solid gap-free structure. 	Not applicable The proposed development involves a material change of use for an asphalt manufacturing plant, and does not involve a childcare centre, educational establishment or hospital, nor any other sensitive use.



Performance outcomes	Acceptable outcomes	Response
PO50 Patient care areas within hospitals are protected from vibration impacts from a state- controlled road or type 1 multi-modal corridor.	 AO50.1 Hospitals are designed and constructed to ensure vibration in the patient treatment area does not exceed a vibration dose value of 0.1m/s^{1.75}. AND AO50.2 Hospitals are designed and constructed to ensure vibration in the ward of a patient care area does not exceed a vibration dose value of 0.4m/s^{1.75}. 	Not applicable The proposed development involves a material change of use for an asphalt manufacturing plant, and does not involve a childcare centre, educational establishment or hospital, nor any other sensitive use.
 PO51 Development is designed and sited to ensure light from infrastructure within, and from users of, a state-controlled road or type 1 multimodal corridor, does not: 1. intrude into buildings during night hours (10pm to 6am); 2. create unreasonable disturbance during evening hours (6pm to 10pm). 	No acceptable outcomes are prescribed.	Not applicable The proposed development involves a material change of use for an asphalt manufacturing plant, and does not involve a childcare centre, educationa establishment or hospital, nor any other sensitive use.

Table 1.6: Development in a future state-controlled road environment

Performance outcomes	Acceptable outcomes	Response
PO52 Development does not impede delivery of a future state-controlled road .	 AO52.1 Development is not located in a future state-controlled road. OR ALL OF THE FOLLOWING APPLY: AO52.2 Development does not involve filling and excavation of, or material changes to, a future state-controlled road. AND AO52.3 The intensification of lots does not occur within a future state-controlled road. AND 	Not applicable The subject site is not identified within a future state-controlled road environment.



Performance outcomes	Acceptable outcomes	Response
	AO52.4 Development does not result in the landlocking of parcels once a future state- controlled road is delivered.	
PO53 The location and design of new or changed access does not create a safety hazard for users of a future state-controlled road .	AO53.1 Development does not include new or changed access to a future state-controlled road.	Not applicable The subject site is not identified within a future state-controlled road environment.
PO54 Filling, excavation, building foundations and retaining structures do not undermine, damage or cause subsidence of a future state-controlled road .	No acceptable outcome is prescribed.	Not applicable The subject site is not identified within a future state-controlled road environment.
PO55 Development does not result in a material worsening of stormwater, flooding, overland flow or drainage impacts in a future state-controlled road or road transport infrastructure .	No acceptable outcome is prescribed.	Not applicable The subject site is not identified within a future state-controlled road environment.
PO56 Development ensures that stormwater is lawfully discharged.	 AO56.1 Development does not create any new points of discharge to a future state-controlled road. AND AO56.2 Development does not concentrate flows to a future state-controlled road. AND AO56.3 Stormwater run-off is discharged to a lawful point of discharge. AND AO56.4 Development does not worsen the condition of an existing lawful point of discharge to the future state-controlled road. 	Not applicable The subject site is not identified within a future state-controlled road environment.



State code 6: Protection of state transport networks

Table 6.2 Development in general

Performance outcomes	Acceptable outcomes	Response	
Network impacts			
PO1 Development does not compromise the safety of users of the state-controlled road network.	No acceptable outcome is prescribed.	Complies with PO1 The proposed development will not compromise the safety of users of the Leichhardt Highway.	
PO2 Development does not adversely impact the structural integrity or physical condition of a state-controlled road or road transport infrastructure .	No acceptable outcome is prescribed.	Complies with PO2 The proposed development will not adversely impact on the structural integrity or physical condition of the Leichhardt Highway.	
PO3 Development ensures no net worsening of the operating performance the state-controlled road network.	No acceptable outcome is prescribed.	Complies with PO3 The proposed development will not result in net worsening of the operation performance of the Leichhardt Highway.	
PO4 Traffic movements are not directed onto a state-controlled road where they can be accommodated on the local road network.	No acceptable outcome is prescribed.	Complies with PO4 The Leichhardt Highway is the only access to and from the subject site; therefore, all traffic movements are required via a state-controlled road as there is no other alternative.	
PO5 Development involving haulage exceeding 10,000 tonnes per year does not damage the pavement of a state-controlled road .	No acceptable outcome is prescribed.	Complies with PO5 The proposed development involves the installation and operation of an asphalt manufacturing plant which is an ancillary use to the existing quarry at the subject site. All provisions relating to the haulage of material have been conditioned under the existing approvals and permits for the extractive activities.	
PO6 Development does not require a new railway level crossing.	No acceptable outcome is prescribed.	Not applicable The proposed development does not involve a new railway level crossing.	



Performance outcomes	Acceptable outcomes	Response
PO7 Development does not adversely impact the operating performance of an existing railway crossing .	No acceptable outcome is prescribed.	Not applicable The proposed development will not have an adverse impact on the operating performance of an existing railway crossing.
PO8 Development does not adversely impact on the safety of an existing railway crossing .	No acceptable outcome is prescribed.	Not applicable The proposed development will not have an adverse impact on the safety of an existing railway crossing.
PO9 Development is designed and constructed to allow for on-site circulation to ensure vehicles do not queue in a railway crossing .	No acceptable outcome is prescribed.	Not applicable The subject site is not located within close proximity to a railway crossing where the proposed development would impact on vehicles queuing in the railway crossing.
PO10 Development does not create a safety hazard within the railway corridor .	No acceptable outcome is prescribed.	Not applicable The subject site is not located within a railway corridor.
PO11 Development does not adversely impact the operating performance of the railway corridor .	No acceptable outcome is prescribed.	Not applicable The subject site is not located within a railway corridor.
PO12 Development does not interfere with or obstruct the railway transport infrastructure or other rail infrastructure .	No acceptable outcome is prescribed.	Not applicable The subject site is not located within proximity to railway transport infrastructure or other rail infrastructure.
PO13 Development does not adversely impact the structural integrity or physical condition of a railway corridor or rail transport infrastructure .	No acceptable outcome is prescribed.	Not applicable The subject site is not located within proximity to railway transport infrastructure or other rail infrastructure.
Stormwater and overland flow		
PO14 Stormwater run-off or overland flow from the development site does not create or exacerbate a	No acceptable outcome is prescribed.	Complies with PO14 The proposed development will not result in stormwater run-off or overland flow creating or



Performance outcomes	Acceptable outcomes	Response
safety hazard for users of a state transport corridor or state transport infrastructure .		increasing the safety hazard for users of the Leichhardt Highway. All stormwater run-off and overland flow will be appropriate managed on-site.
PO15 Stormwater run-off or overland flow from the	No acceptable outcome is prescribed.	Complies with PO15
development site does not result in a material worsening of operating performance of a state transport corridor or state transport infrastructure .		The management of stormwater run-off and overland flow onsite will ensure that the proposed development does not results in material worsening of operating performance of the Leichhardt Highway.
PO16 Stormwater run-off or overland flow from the	No acceptable outcome is prescribed.	Complies with PO16
development site does not interfere with the structural integrity or physical condition of the state transport corridor or state transport infrastructure.		The stormwater run-off and overland flow from the subject site will not interfere with the structural integrity or physical condition of the Leichhardt Highway.
PO17 Development associated with a state- controlled road or road transport infrastructure ensures that stormwater is lawfully discharged.	AO17.1 Development does not create any new points of discharge to a state transport corridor or state transport infrastructure .	Complies with PO17 The proposed development will ensure that stormwater is lawfully discharged from the subject
	AO17.2 Development does not concentrate flows to a state transport corridor.	
	AND	
	AO17.3 Stormwater run-off is discharged to a lawful point of discharge.	
	AND	
	AO17.4 Development does not worsen the condition of an existing lawful point of discharge to a state transport corridor or state transport infrastructure .	
Flooding		
PO18 Development does not result in a material worsening of flooding impacts within a state transport corridor or state transport infrastructure	For a state-controlled road or road transport infrastructure, all of the following apply: AO18.1 For all flood events up to 1% annual exceedance probability. development ensures	Not applicable The subject site is not identified as being affected by flooding, as such, should not result in a material



Performance outcomes	Acceptable outcomes	Response
	there are negligible impacts (within +/- 10mm) to existing flood levels within a state transport corridor .	worsening of flooding impacts on the Leichhardt Highway.
	AND	Not applicable
	AO18.2 For all flood events up to 1% annual exceedance probability , development ensures there are negligible impacts (up to a 10% increase) to existing peak velocities within a state transport corridor .	For railway environments – the subject site is not located within proximity to a railway corridor or infrastructure.
	AO18.3 For all flood events up to 1% annual exceedance probability, development ensures there are negligible impacts (up to a 10% increase) to existing time of submergence of a state transport corridor.	
	No acceptable outcome is prescribed for a railway corridor or rail transport infrastructure.	
Drainage infrastructure		
PO19 Drainage infrastructure does not create a safety hazard in a state transport corridor .	 For a state-controlled road environment, both of the following apply: AO19.1 Drainage infrastructure associated with, or in a state-controlled road is wholly contained within the development site, except at the lawful point of discharge. AND AO19.2 Drainage infrastructure can be maintained without requiring access to a state transport corridor. For a railway environment both of the following 	 Complies with PO19 Any required drainage infrastructure will not create a safety hazard for the Leichhardt Highway and will be contained wholly with the subject site. Not applicable For railway environments – the subject site is not located within proximity to a railway corridor or infrastructure.
	apply:	



Performance outcomes	Acceptable outcomes	Response
	 AO19.3 Drainage infrastructure associated with a railway corridor or rail transport infrastructure is wholly contained within the development site. AND AO19.4 Drainage infrastructure can be maintained without requiring access to a state transport corridor. 	
PO20 Drainage infrastructure associated with, or in a state-controlled road or road transport infrastructure is constructed and designed to ensure the structural integrity and physical condition of existing drainage infrastructure and the surrounding drainage network is maintained.	No acceptable outcome is prescribed.	Complies with PO20 No drainage infrastructure associated or within the Leichhardt Highway is required as part of the proposed development.
Planned upgrades		
PO21 Development does not impede delivery of planned upgrades of state transport infrastructure.	No acceptable outcome is prescribed.	Complies with PO21 The proposed development will not impede of the delivery of planned upgrades to the Leichhardt Highway, to the best of our knowledge.



Table 6.3 Public passenger transport infrastructure and active transport

Performance outcomes	Acceptable outcomes	Response
PO22 Development does not damage or interfere with public passenger transport infrastructure , active transport infrastructure or public passenger services .	No acceptable outcome is prescribed.	Not applicable The subject site is not located within or near a public passenger transport infrastructure, identified active transport infrastructure or public passenger services.
PO23 Development does not compromise the safety of public passenger transport infrastructure , public passenger services and active transport infrastructure .	No acceptable outcome is prescribed.	Not applicable Please refer to the response provided for PO22.
PO24 Development does not adversely impact the operating performance of public passenger transport infrastructure, public passenger services and active transport infrastructure.	No acceptable outcome is prescribed.	Not applicable Please refer to the response provided for PO22.
PO25 Development does not adversely impact the structural integrity or physical condition of public passenger transport infrastructure and active transport infrastructure .	No acceptable outcome is prescribed.	Not applicable Please refer to the response provided for PO22.
PO26 Upgraded or new public passenger transport infrastructure and active transport infrastructure is provided to accommodate the demand for public passenger transport and active transport generated by the development.	No acceptable outcome is prescribed.	Not applicable Please refer to the response provided for PO22.
PO27 Development is designed to ensure the location of public passenger transport infrastructure prioritises and enables efficient public passenger services .	No acceptable outcome is prescribed.	Not applicable Please refer to the response provided for PO22.
PO28 Development enables the provision or extension of public passenger services , public passenger transport infrastructure and active transport infrastructure to the development and	No acceptable outcome is prescribed.	Not applicable Please refer to the response provided for PO22.



Performance outcomes	Acceptable outcomes	Response
avoids creating indirect or inefficient routes for public passenger services.		
PO29 New or modified road networks are designed to enable development to be serviced by public passenger services.	 AO29.1 Roads catering for buses are arterial or sub-arterial roads, collector or their equivalent. AND AO29.2 Roads intended to accommodate buses are designed and constructed in accordance with: Road Planning and Design Manual, 2nd Edition, Volume 3 – Guide to Road Design; Department of Transport and Main Roads; Supplement to Austroads Guide to Road Design (Parts 3, 4-4C and 6), Department of Transport and Main Roads; Austroads Guide to Road Design (Parts 3, 4-4C and 6); Austroads Design Vehicles and Turning Path Templates; Queensland Manual of Uniform Traffic Control Devices, Part 13: Local Area Traffic Management and AS 1742.13-2009 Manual of Uniform Traffic Control Devices – Local Area Traffic Management; AND AO29.3 Traffic calming devices are not installed on roads used for buses in accordance with section 2.3.2 Bus Route Infrastructure, Public Transport Infrastructure Manual, Department of Transport and Main Roads, 2015. 	Not applicable Please refer to the response provided for PO22.
PO30 Development provides safe, direct and convenient access to existing and future public passenger transport infrastructure and active transport infrastructure .	No acceptable outcome is prescribed.	Not applicable Please refer to the response provided for PO22.



Performance outcomes	Acceptable outcomes	Response
PO31 On-site vehicular circulation ensures the safety of both public passenger transport services and pedestrians.	No acceptable outcome is prescribed.	Not applicable Please refer to the response provided for PO22.
PO32 Taxi facilities are provided to accommodate the demand generated by the development.	No acceptable outcome is prescribed.	Not applicable The proposed development does not require or involve taxi facilities.
PO33 Facilities are provided to accommodate the demand generated by the development for community transport services, courtesy transport services, and booked hire services other than taxis.	No acceptable outcome is prescribed.	Not applicable The proposed development does not require or involve booked hire services.
PO34 Taxi facilities are located and designed to provide convenient, safe and equitable access for passengers.	 AO34.1 A taxi facility is provided parallel to the kerb and adjacent to the main entrance. AND AO34.2 Taxi facilities are designed in accordance with: 1. AS2890.5–1993 Parking facilities – on-street parking and AS1428.1–2009 Design for access and mobility – general requirements for access – new building work; 2. AS1742.11–1999 Parking controls – manual of uniform traffic control devices 3. AS/NZS 2890.6–2009 Parking facilities –off street parking for people with disabilities; 4. Disability standards for accessible public 5. transport 2002 made under section 31(1) of the Disability Discrimination Act 1992; 6. AS/NZS 1158.3.1 – Lighting for roads and public spaces, Part 3.1: Pedestrian area (category P) lighting – Performance and design requirements; 	Not applicable The proposed development does not require or involve taxi facilities.



Performance outcomes	Acceptable outcomes	Response
	 Chapter 7 Taxi Facilities, Public Transport Infrastructure Manual, Department of Transport and Main Roads, 2015. 	
PO35 Educational establishments are designed to ensure the safe and efficient operation of public passenger services , pedestrian and cyclist access and active transport infrastructure .	AO35.1 Educational establishments are designed in accordance with the provisions of the Planning for Safe Transport Infrastructure at Schools, Department of Transport and Main Roads, 2011.	Not applicable The proposed development does not involve educational establishment/s.


State code 22: Environmentally relevant activities

Table 22.1: All development

Performance outcomes	Acceptable outcomes	Response
All ERAs		
PO1 Development is suitably located and designed to avoid or mitigate environmental harm to the acoustic environment.	AO1.1 Development meets the acoustic quality objectives for sensitive receptors identified in the Environmental Protection (Noise) Policy 2019.	Complies with PO1/AO1.1 The proposed development involves the installation and operation of an asphalt manufacturing plant at the subject site. The subject site is currently an operation quarry, and the proposed development is an ancillary use to this. The plant is located in the north-eastern corner of the site, which is suitably located to avoid and where required mitigate environmental harm to the acoustic environment. We note that the closest sensitive land use is approximately 1.6km east of the plant, of which we understand will not be adversary impacted by the proposed development. The proposed development meets the acoustic quality objectives pursuant to the Environmental Protection (Noise) Policy 2019.
PO2 Development is suitably located and designed to avoid or mitigate environmental harm to the air environment .	AO2.1 Development meets the air quality objectives of the Environmental Protection (Air) Policy 2019.	Complies with PO2 The proposed asphalt manufacturing plant will not result in adverse impacts on the air environment and meets the air quality objectives pursuant to the Environmental Protection (Noise) Policy 2019.
PO3 Development (other than intensive animal industry for poultry farming), is suitably located and designed to avoid or mitigate environmental harm on adjacent sensitive land uses caused by odour.	No acceptable outcome is prescribed.	Complies with PO3 As mentioned above, the proposed development is located approximately 1.6km within the closest sensitive land use (residential dwelling). The proposed development will is suitably located to ensure that there are minimal to no impacts the surrounding sensitive land uses.



Performance outcomes	Acceptable outcomes	Response
PO4 Development is suitably located and designed to avoid or mitigate environmental harm to the receiving waters environment .	AO4.1 Development meets the management intent, water quality guidelines and objectives of the Environmental Protection (Water and Wetland Biodiversity) Policy 2019.	Complies with PO4/AO4.1 The proposed development will not cause any environmental hard to receive waters environment pursuant to the requirements of the Environmental Protection (Water and Wetland Biodiversity) Policy 2019.
 PO5 Development is designed to include elements which: 1. prevent or minimise the production of hazardous contaminants and waste as by-products; or 2. contain and treat hazardous contaminants onsite rather than releasing them into the environment; and 3. provide secondary containment to prevent the accidental release of hazardous contaminants to the environment from spillage or leaks 	No acceptable outcome is prescribed.	Complies with PO5 The proposed development does not involve the production of hazardous contaminants; however, where waste or other items that may be harmful to the environment as caused by the plant, these will be appropriately managed and treated in accordance with the relevant environmental policies.
PO6 Environmentally hazardous materials located on-site are stored to avoid or minimise their release into the environment due to inundation during flood events.	No acceptable outcome is prescribed.	Complies with PO6 Where environmentally hazardous materials are required to be stored on-site, this will be done so to avoid or minimise the release of this material during flood inundation.
All development matters of state environmental	significanco	

All development – matters of state environmental significance



Performance outcomes	Acceptable outcomes	Response
 PO7 Development is designed and sited to: avoid impacts on matters of state environmental significance; or minimise and mitigate impacts on matters of state environmental significance after demonstrating avoidance is not reasonably possible; and provide an offset if, after demonstrating all reasonable avoidance, minimisation and 	No acceptable outcome is prescribed.	Not applicable The proposed development is not located on a site which is identified as containing or being within proximity to matters of state environmental significance.
mitigation measures are undertaken, the development results in an acceptable significant residual impact on a matter of state environmental significance . Statutory note: For Brisbane core port land, an offset may only be applied to development on land identified as E1 Conservation/Buffer, E2 Open Space or Buffer/Investigation in the Brisbane Port LUP precinct plan.		
Intensive animal industry – poultry farming (ERA	4(2))	
PO8 Poultry farming development (where farming more than 200,000 birds) is suitably located and designed to avoid or mitigate environmental harm on adjacent sensitive land uses , caused by odour.	 A08.1 For poultry farming involving 300,000 birds or less, development meets the separation distances as determined using the S-factor methodology to: 1. a sensitive land use in a rural zone; and 2. boundary of a non-rural zone. OR A08.2 Development meets the separation distances as determined by odour modelling using the following criteria: 1. 2.5 odour units, 99.5 percent, 1 hour average for a sensitive land use in a rural zone; or 2. 1.0 odour units, 99.5 percent, 1 hour average 	Not applicable The proposed development does not involve Intensive animal industry – poultry farming (ERA 4(2)).

Appendix G

Code Assessment prepared by UPRS



Rural Zone Code (for assessable development)

Perfor	mance Outcome	Compliance	Response
Genera	al		
Built fo	orm		
PO1 and	Development maintains the rural character of the locality.	Performance solution	The proposed development involves the installation and operation of an asphalt manufacturing plant. The subject site is an existing and approved quarry, and the plant is an ancillary use to the primary operation of the quarry.
			The proposed development is consistent with the existing use on the site and with acknowledgement of the Key Resource Area overlay applicable to the site, the proposed use is deemed to maintain the existing character of the site and surrounding resources character of the locality.
PO2	Vegetation clearing is limited to the immediate development area, vehicle accesses and maintenance trails.	Complies	The proposed development does not involve clearing of vegetation.
Ameni	ty		
PO3 and	Light spill from the premises does not create a nuisance outside the site.	Complies	The proposed development will not involve the creation of light nuisance as all lighting is directed to internal of the site and will not adversely impact the adjoining Leichhardt Highway nor those properties adjoining and adjacent to the subject site.
PO4 and	The air quality objectives of the <i>Environmental Protection</i> (<i>Air</i>) <i>Policy 2019</i> are maintained for the ongoing operation of the use.	Complies	The proposed asphalt manufacturing plant will not result in adverse impacts on the air environment and meets the air quality objectives pursuant to the Environmental Protection (Noise) Policy 2019.
PO5	The acoustic objectives of the <i>Environmental Protection</i> (<i>Noise</i>) <i>Policy 2019</i> are maintained for the ongoing operation of the use.	Complies	The proposed development involves the installation and operation of an asphalt manufacturing plant at the subject site. The subject site is currently an operation quarry, and the proposed development is an ancillary use to this. The plant is located in the north-eastern corner of the site, which is suitably located to avoid and where required mitigate environmental harm to the acoustic environment.

Perfor	mance Outcome	Compliance	Response
			We note that the closest sensitive land use is approximately 1.6km east of the plant, of which we understand will not be adversary impacted by the proposed development.
			The proposed development meets the acoustic quality objectives pursuant to the Environmental Protection (Noise) Policy 2019.
Servic	ing		
PO6	Development has access to water supply, including fire- fighting, and approved wastewater disposal to a standard that meets the demonstrated demand of the proposed use.	Complies	The subject site is currently occupied by existing uses and as such has appropriate access to water supply and wastewater disposal facilities.
Site su	litability		
PO7	Development is not exposed to risk from natural hazard relating to landslide.	Not applicable	The subject site is generally flat in nature and as such does not pose a risk relating to landslides.
and			
PO8	Development of sites on the Contaminated Land Register or Environmental Management Register do not expose sensitive land uses to any health risks associated with the previous or current use of the land.	Complies	The proposed development will not result in the exposure of sensitive land uses to any health risks associated with the previous, current or proposed use.
Separa	ation distances		
PO9	New sensitive land uses are separated from agricultural production uses and activities so that they:	Not applicable	The proposed development does not involve new sensitive land uses.
	 (a) do not result in any loss of agricultural productivity in the Rural Zone; 		
	 (b) are not exposed to impacts associated with chemical spray drift, 		
	(c) noise, dust, odours or other emissions; and		
	(d) do not represent a biosecurity risk to agriculture;		
and			
PO10	The siting of new sensitive uses protects the ongoing operation of special or extractive industries operating in the	Not applicable	The proposed development does not involve new sensitive land uses.



Perfor	mance Outcome	Compliance	Response
	Rural or Special Industry Zones and any associated transport routes.		
Contar	mination		
PO11 and	Development prevents the introduction to or departure from the site of species identified as invasive biosecurity matters.	Complies	The proposed development will ensure to prevent the introduction to or departure from the site of species that are deemed as invasive biosecurity matters.
PO12 and	Areas where potentially contaminating substances are stored or used are covered and bunded.	Complies	Where environmentally hazardous materials/contaminant substances are required to be stored on-site, this will be done so to in an appropriate manner in accordance with the relevant environmental policies and procedures.
PO13	Provision is made for spills to be controlled on-site for removal and disposal by an approved means.	Complies	Spills will be managed appropriately on-site, and removal and disposal will be undertaken in accordance with the relevant environmental policies and procedures.
PO14	Liquid or solid wastes are not discharged directly to land or waters.	Complies	All liquid and/or solid wastes will not be discharged directly to the land or waters.
Specif	ic uses		
Reside	ential uses (other than a dwelling house)		
PO15	Residential development has a direct connection with and does not compromise the operational integrity of the rural use of the land.	Not applicable	The proposed development does not involve a Residential use (other than a dwelling house).
and			
PO16	Residential development retains the rural amenity and character of the area.	Not applicable	The proposed development does not involve a Residential use (other than a dwelling house).
and			()
PO17 and	Home-based businesses support the economic viability of existing lawful commercial and industrial uses in the Centre, Industry, Mixed Use and Township zones.	Not applicable	The proposed development does not involve a Residential use (other than a dwelling house).



Perfor	mance Outcome	Compliance	Response
PO18	Development for a rural dwelling does not create any additional traffic hazard potential or exacerbate any existing traffic hazard.	Not applicable	The proposed development does not involve a Residential use (other than a dwelling house).
and			
PO19	Development for a rural dwelling establishes adequate residential privacy and amenity and maintains the rural character of the area.	Not applicable	The proposed development does not involve a Residential use (other than a dwelling house).
Extrac	tive industry		
PO20	 Extractive industry operations: (a) do not increase the potential for landslip; (b) restrict vegetation clearing to the nominated extraction area; (c) are located outside natural drainage features, except where extracting sand or other riverine materials; (d) avoid impacts on groundwater recharge and discharge areas; (e) design internal movement areas to: (i) avoid running parallel to waterways; (ii) cross waterways by bridging at right angles; (iii) drain tracks using erosion resistant table and cross drains; (iv) incorporate dust-suppression techniques; (f) divert stormwater runoff away from disturbed areas and provide sediment basins and other runoff controls; (g) manage discharge from washing plants, maintenance and cleaning areas to allow holding 	Not applicable	The proposed development does not involve a Extractive industry use; however, the proposed asphalt manufacturing plant is an ancillary use and will comply with those relevant conditions and requirements imposed by Council and the State.
	and treatment prior to release to settlement ponds;(h) harvest water for re-use on-site;(i) dispose of sewage, oil, grease and solvents to an		



Perfor	mance Outcome	Compliance	Response
	approved disposal system;		
and			
PO21	Operation of the use has no negative visual or acoustic impact on existing sensitive land uses within 1km of the site.	Not applicable	Please refer to the response provided for PO20.
and			
PO22	Blasting, crushing, screening and loading activities do not create a public safety risk or disturb the early morning, late evening or public holiday amenity of the locality.	Not applicable	Please refer to the response provided for PO20.
PO23	Extractive industries are designed, implemented and operated to promote the efficient extraction of economic resources in a responsible manner through an approved site-based management plan that includes, but is not limited to:	Not applicable	Please refer to the response provided for PO20.
	 (a) a description of the nature, location and extent of the resource, site access and proposed internal roads, stockpiling areas, water detention/treatment areas and the location of other services and infrastructure; 		
	 (b) details of any proposed staging, geological and geotechnical information, the amount of material to be extracted (both total and annual tonnage), method of extraction and on-site processing and transportation method and frequency of trips; 		
	 (c) amenity impacts and method of amelioration, including noise, hours of operation, lighting and landscaping; 		
	 (d) processes for monitoring the environmental impacts on water quality objectives, management of waste water, overland flows and stormwater controls, vegetation clearing and weed management; 		
	(e) assessment of risks and hazards;		
	(f) rehabilitation plans;		



Perfor	mance Outcome	Compliance	Response
and			
PO24	The transportation of materials from the site utilises, or provides access to, a transport route that is constructed and maintained to a standard capable of carrying heavy vehicles.	Not applicable	Please refer to the response provided for PO20.
and			
PO25 and	Site access provides a safe vehicle operating environment on the adjoining road.	Not applicable	Please refer to the response provided for PO20.
PO26	The design, operation and staging of the extractive industry incorporate a plan for the progressive rehabilitation of the site to provide for the optimal future land use and form following cessation of the extraction operations.	Not applicable	Please refer to the response provided for PO20.
Intens	ive animal industry		
PO27	 Intensive animal industries are located and designed: (a) to protect the amenity and environmental impacts on the surrounding area; (b) with effective separation of emissions generating activities from site boundaries, public roads, sensitive land uses, water courses, drainage lines, supply catchments, wells and bores and (c) other natural features; (d) to achieve sustainable stocking rates that contribute to animal welfare and minimisation of land degradation and other impacts; (e) with effective bio-security and disease risk management practices; (f) allow for regular maintenance and cleaning; (g) maintain a sustainable portion of the land for other ongoing agricultural production and associated activities: 	Not applicable	The proposed development does not involve an Intensive animal industry.

Perfor	mance Outcome	Compliance	Response
and			
PO28	Intensive animal industries are:	Not applicable	The proposed development does not involve an Intensive animal
	 (a) located on slopes that facilitate ventilation and environmental management; 		industry.
	 (b) free of weeds, pest animals, disease or significant land degradation; 		
	(c) supplied with a reliable, good quality water supply;		
	 (d) utilise, or provide access to, a transport route that is constructed and maintained to a standard capable of carrying heavy vehicles; 		
	 (e) serviced by site access that provides a safe vehicle operating environment on the adjoining road; 		
and			
PO29	Intensive animal industries are located within areas of the site which are of the lowest agricultural quality.	Not applicable	The proposed development does not involve an Intensive animal industry.
and			
PO30	On farm processing facilities have no negative impact on existing sensitive land uses within 500m of the site.	Not applicable	The proposed development does not involve an Intensive animal industry.
and			
PO31	Following cessation of the intensive animal industry:	Not applicable	The proposed development does not involve an Intensive animal
	 (a) all disused buildings, enclosures and infrastructure are removed from the site; 		industry.
	 (b) all waste is removed from the land or recycled onsite; 		
	 (c) effluent ponds are filled or rehabilitated to provide water quality of a standard that can support aquatic vertebrates and invertebrates; 		
	(d) contaminated soil is remediated or removed from the land;		
Renew	able energy facility		



Perfor	mance Outcome	Compliance	Response
PO32	The proposal demonstrates that the capacity of the electricity infrastructure network is sufficient to accommodate the design electricity output to be generated by the facility.	Not applicable	The proposed development does not involve a Renewable energy facility.
and			
PO33	The development is designed to include provision for the location of a battery storage component, either as part of the current proposal or in the future.	Not applicable	The proposed development does not involve a Renewable energy facility.
and			
PO34	Renewable energy facilities do not create a glare nuisance potential above the Low Potential for After-Image category for a sensitive land use or transport operations external to the site.	Not applicable	The proposed development does not involve a Renewable energy facility.
and			
PO35	Operations do not disturb the early morning or late evening amenity of the locality. and	Not applicable	The proposed development does not involve a Renewable energy facility.
PO36 and	 Renewable energy facilities: (a) restrict vegetation clearing to the nominated operation area; (b) design internal movement areas to: (i) avoid running parallel to waterways; (ii) cross waterways by bridging at right angles; (iii) drain tracks using erosion resistant table and cross drains; (iv) incorporate dust-suppression techniques; (c) divert stormwater runoff away from disturbed areas; 	Not applicable	The proposed development does not involve a Renewable energy facility.
PO37	Following cessation of the renewable energy facility, all associated infrastructure is removed, the disturbed area of land is revegetated and the land is returned to agricultural use.	Not applicable	The proposed development does not involve a Renewable energy facility.



Perfor	mance Outcome	Compliance	Response
and			
PO38	Rehabilitation of the site does not result in any increase in waste being deposited at a Council landfill facility.	Not applicable	The proposed development does not involve a Renewable energy facility.
For de	velopment affected by one or more overlays		
Agricu	Itural Land		
PO40	 An agricultural sustainability report prepared by a qualified agronomist demonstrates that: (a) the proposed development sustains or improves the productivity and viability of agricultural land identified on Overlay Map OM-01; and (b) the proposed development is financially viable, requiring a viability assessment that includes capital costs, operational costs, sustainable yields to support a family, climate, soils and geological factors affecting crop growth, nutrients, salinity, topography, susceptibility to flooding and erosion and an assessment of market robustness (both recent and projected) and alternative practices in the event of failure. 	Performance solution	The subject site is an existing and approved quarry and has been operational on-site for over 25 years. The use of this site for agricultural purposes has not been done so for many years and the proposed development does not alter that. The overall site operation, once the use has ceased, will require the rehabilitation of the site, which will allow future use for agricultural purposes.
PO41 and	Development for non-agricultural purposes does not constrain agricultural land being used for production of broadacre or horticultural crops on land identified on Overlay Map OM-01.	Complies	Please refer to the response provided for PO41.
PO42 and	Uses and works that do not have a specific locational requirement to be situated on agricultural land do not cause adverse impacts on such areas.	Complies	Please refer to the response provided for PO41.
PO43	Development maintains the operational efficiency and ongoing integrity and function of stock routes.	Complies	The subject site is located along the Leichhardt Highway which is identified as designated stock route. The proposed development



Perfor	mance Outcome	Compliance	Response
			does affect the operational efficiency and ongoing integrity and function of the stock route.
For rec	configuring a lot only	Not applicable	The proposed development does not involve a Reconfiguring a lot.
PO44	Lot reconfigurations maintain the opportunity for agricultural production on agricultural land.		
and			
PO45	Subdivision:	Not applicable	The proposed development does not involve a Reconfiguring a lot.
	 (a) results in a more productive use and management of agricultural land for agricultural use; 		
	 (b) does not lead to increased fragmentation of agricultural land; 		
	 (c) does not increase the potential conflict between agricultural and non-agricultural land uses; 		
	 (d) does not result in any loss of flexibility in the way landholdings are used for agricultural production 		
or			
PO46	Boundary realignment:	Not applicable	The proposed development does not involve a Reconfiguring a lot.
	 (a) results in consolidation of agricultural land and maximisation of agricultural utility of the site 		
	(b) provides improved land management;		
	(c) does not give rise to, or worsen, land use conflicts between agricultural and incompatible land uses.		
Biodiv	ersity		
PO47	Development avoids land containing matters of environmental significance or provides protection for the values associated with those areas.	Not applicable	The subject site is not identified within the Biodiversity overlay.
and			
PO48	Development establishes and maintains effective buffers to significant vegetation and wildlife habitat.	Not applicable	The subject site is not identified within the Biodiversity overlay.
and			



Perfor	mance Outcome	Compliance	Response	
PO49	Development protects ecological linkages between potential habitat areas to facilitate unimpeded, safe and effective movement of fauna.	Not applicable	The subject site is not identified within the Biodiversity overlay.	
PO50 and	Development retains, maintains and enhances the environmental and biodiversity values, hydrological characteristics, water quality objectives, habitat and visual amenity values of watercourses and wetlands.	Not applicable	The subject site is not identified within the Biodiversity overlay.	
PO51	The development prevents the incursion or spread of species identified as invasive biosecurity matters.	Not applicable	The subject site is not identified within the Biodiversity overlay.	
Bushfire Risk				
PO52	Development avoids any areas mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area, does not increase the extent or severity of bushfire or exposure to the identified risk, taking into consideration: (a) vegetation type; (b) slope; (c) aspect; (d) bushfire history; (e) ecological values of the site; (f) ongoing maintenance; and (g) on-site and off-site fire hazard implications;	Complies	The subject site triggers the Bushfire Hazard – BPA potential impact buffer; however, we note that this is only a small slither along the north boundary of the site. The proposed development is located outside of this buffer area and does not increase the extent or severity of bushfire or exposure to the identified risk.	
PO53 and	Essential community infrastructure in any area mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area is able to function effectively during and immediately after bushfire events.	Not applicable	The proposed development does not involve Essential community infrastructure.	



Perfor	mance Outcome	Compliance	Response
PO54	Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.	Not applicable	The proposed development does not involve the manufacturing or storage of hazardous materials.
and			
PO55	Adequate water storage is provided for firefighting purposes that is safely located, accessible at all times and fitted with the standard rural fire brigade fittings.	Complies	Adequate water storage is provided on-site to assist with firefighting purposes as required.
and			
PO56	Bushfire hazard mitigation avoids impacts on matters of environmental significance such as fragmentation, habitat loss and edge effects.	Complies	
For rec	configuring a lot by subdivision only	Not applicable	The proposed development does not involve a Reconfiguring a lot.
PO57	Subdivision design incorporates a perimeter road that:		
	 (a) is located between the boundary of the proposed lots and the bushfire hazard area; 		
	(b) has a minimum cleared width of 20m and a constructed minimum road width of 6m;		
	(c) has a maximum gradient of 12.5%;		
	 (d) is constructed to an all-weather standard and ensures any culverts and bridges have a minimum load bearing of 15 tonnes; 		
and			
PO58	Fire trails are provided to:	Not applicable	The proposed development does not involve a Reconfiguring a lot.
	(a) milligate against bushfire nazaro;		
	equipment; and		
	 (c) allow access for hazard reduction management programs; 		
and			



Perfor	mance Outcome	Compliance	Response
PO59	Development does not create additional lots in any areas mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area.	Not applicable	The proposed development does not involve a Reconfiguring a lot.
Extrac	tive and Mining Resources		
PO60 and	The long term availability of the extractive or mining resource for extraction or processing is maintained.	Complies	The proposed development involves the installation and operation of an asphalt manufacturing plant which is an ancillary use to the primary extractive use (quarry). The use supports the long term availability of material for the region and beyond.
PO61 and	Development does not increase the number of people living in the separation areas for the Key Resource Areas identified on Overlay Map OM-09.	Complies	The proposed development does involve the increase in the number of people living in the separation areas for the Key Resource Areas.
PO62	Extractive industry development maintains the function and integrity of the Key Resource Areas separation areas as an efficient and effective buffer between extractive/processing operations and incompatible uses beyond the separation area.	Complies	Please refer to the response provided for PO60.
PO63 and	Development does not adversely affect the safe and efficient operation of vehicles transporting extractive materials along identified transport routes.	Complies	The proposed development will not adversely affect the safe and efficient operation of vehicles transporting extractive materials along identified transport routes.
PO64	 Development in the vicinity of mining tenements: (a) does not compromise the utilisation of mining resources and transport routes or access routes to the mining resources; (b) does not adversely affect the safe and efficient operation of the mining related activities; (c) is sited, designed or of a nature that ensures that the use is not sensitive to the potential impacts of mining related activities such as noise and dust 	Complies	The proposed development will not compromise, adversely affect the safe and efficient use of mining related activities and resources.



Perfor	mance Outcome	Compliance	Response
	emissions; and		
	 (d) makes provision for adequate buffers between the mining resources and new development. 		
Flood	Risk		
For de	velopment in the Muirs Road Precinct	Not applicable	The subject site is not identified as being at flood risk or located
PO65	Development only includes:	within the Muirs Road Precinct	within the Muirs Road Precinct
	(a) animal husbandry if for grazing on open pasture; or		
	(b) cropping; or		
	(c) permanent plantation;		
and			
PO66	Building work or extensions to existing buildings are:	Not applicable	The subject site is not identified as being at flood risk or located
	(a) small scale; and		within the Muirs Road Precinct
	 (b) not for habitable use or occupation by people or animals; 		
	Editor's Note: Buildings should not be used for storage of expensive equipment or livestock that would be subject to risk in the event of a flood.		
Elsewl	here	Not applicable	The subject site is not identified as being at flood risk.
PO67	Development does not result in any increase in exposure to flood risk for all flood events up to and including the defined flood event.		
and			
PO68	Siting and layout provides safe pedestrian and vehicular access and egress for all flood events up to and including the defined flood event.	Not applicable	The subject site is not identified as being at flood risk.
and			
PO69	Development directly, indirectly and cumulatively avoids any increase in water flow depth, duration or velocity and does not increase the potential for flood damage either on site or on other properties.	Not applicable	The subject site is not identified as being at flood risk.



Perfor	mance Outcome	Compliance	Response
and			
PO70	Public safety and the environment are protected from the detrimental impacts of the release of hazardous materials into floodwaters.	Not applicable	The subject site is not identified as being at flood risk.
PO71	Essential community infrastructure in any area mapped on Overlay Maps OM-0401 - OM-0404 as Flood Hazard Area is able to function effectively during and immediately after flood.	Not applicable	The subject site is not identified as being at flood risk.
For rec	configuring a lot only	Not applicable	The subject site is not identified as being at flood risk and does not
PO72	The number of lots exposed to flood risk for all flood events up to and including the defined flood event is not increased.	iter applicable	involve a Reconfiguring of a lot.
Heritage			
PO73	Development of a heritage place conforms to a conservation management plan for the site prepared in accordance with <i>The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance</i> .	Not applicable	The subject site is not identified within the Heritage overlay.
PO74	All alterations to a heritage place are documented by a suitably qualified person.	Not applicable	The subject site is not identified within the Heritage overlay.
PO75	New buildings or structures and extensions to new buildings and structures incorporate but do not replicate the valued architectural features of the heritage place.	Not applicable	The subject site is not identified within the Heritage overlay.
PO76	Demolition of significant components of a heritage place only occurs where options for the restoration of the existing building have been investigated and deemed to be impractical.	Not applicable	The subject site is not identified within the Heritage overlay.



Perfor	mance Outcome	Compliance	Response
and			
P077	 Reconfiguring a lot does not: (a) reduce public access to the heritage place; (b) result in the heritage place being obscured from public view; (c) obscure or destroy the following elements relating to the heritage place: (i) established pattern of subdivision; (ii) the landscape setting; 	Not applicable	The subject site is not identified within the Heritage overlay and and does not involve a Reconfiguring of a lot.
and			
PO78	Works conserve the features and values that contribute to the significance of the heritage place and are visually unobtrusive in the setting of the heritage place.	Not applicable	The subject site is not identified within the Heritage overlay.
PO79	Development adjoining a heritage place is designed, sited and constructed so that the cultural heritage significance of the heritage place, including its context, setting, appearance and archaeology is not adversely affected.	Not applicable	The subject site is not identified within the Heritage overlay.
Histor	c Subdivisions		
PO80	 A site in the Historic Subdivisions Overlay is not developed for a non-rural use where: (a) the site characteristics, including impacts from natural hazards, make it unsuitable for development; and (b) infrastructure, including water, sewerage, stormwater and roads are not adequate or result in environmental harm. Note: This does not apply to outbuildings and extensions to an existing house. 	Not applicable	The subject site is not identified within the Historic subdivision overlay.



Perfor	nance Outcome	Compliance	Response		
Infrast	Infrastructure				
Water facilitie	treatment, wastewater treatment and waste disposal	Not applicable	The subject site is located within the Infrastructure overlay; however, not for Water treatment, wastewater treatment and waste		
PO81 and	Separation distances are established between solid waste management facilities, water or sewerage treatment plants and incompatible land uses that protects the ongoing operation of the facility and the amenity for occupants or users of nearby premises.		disposal facilities.		
Roads	and railway	Not applicable	The subject site is located within the Infrastructure overlay:		
PO82	Development on premises with a frontage to the road corridors shown on Infrastructure Overlay Maps OM-07A01 - OM-07A05 mitigates the potential adverse impacts of the road corridor including traffic noise, headlights and streetlights.		however, not for Roads and railway.		
PO83	Sensitive land uses on land with a frontage to the road corridors shown on Infrastructure Overlay Maps OM-07A01 - OM-07A05 achieve a level of amenity consistent with the intended use.	Not applicable	The subject site is located within the Infrastructure overlay; however, not for Roads and railway.		
	Development provides protection for site users from	Neteralizable	The subject site is leasted within the leftestructure everlage		
۳004	unreasonable interference associated with rail operations noise.	пот аррисаріе	however, not for Roads and railway.		
and					
PO85	Development protects rail corridors from intrusion of incompatible land use by incorporating separation distances consistent with the intended use.	Not applicable	The subject site is located within the Infrastructure overlay; however, not for Roads and railway.		
Coal lo	ad-out facility and haul route	Not applicable	The subject site is located within the Infrastructure overlay:		
			however, not for Coal lout-out facility and haul route.		

Tree~

Perfor	mance Outcome	Compliance	Response
PO86	Uses are protected from adverse noise, vibration, air emissions and traffic safety impacts associated with the intensive haulage of coal along a Coal Train Load-Out Facility Haul Route and operation of a Coal Train Load-Out Facility identified on Overlay Map OM-07B01.		
Oil and PO87	I gas pipelines Separation distances between petroleum and natural gas pipeline infrastructure and people, property and hazardous	Not applicable	The subject site is located within the Infrastructure overlay; however, not for Oil and gas pipelines.
and	materials establishes a low risk of harm or damage to people, property and the infrastructure.		
Power station		Not applicable	The subject site is located within the Infrastructure overlay;
PO88	Separation distance between sensitive land uses and the power station protects the safety and amenity for occupants or users of nearby premises and the continued and unimpeded operation of the power station.		however, not for Power station.
and			
PO89	There is no increase in the number of lots in the separation area associated with the power station as identified on Infrastructure Overlay Map OM-07C05.	Not applicable	The subject site is located within the Infrastructure overlay; however, not for Power station.
and			
Electri	city	Complies	The subject site is identified within the Infrastructure overlay -
PO90 and	Development is separated from major electricity infrastructure or substations and incorporates buffers to maintain public health and safety, residential amenity and allow access to infrastructure for maintenance.		Electricity transmission line less than 132kV buffer, as such the proposed asphalt manufacturing plant has been located outside of this buffer area to ensure that adequate separation is provided.
PO91	Development dedicates part of the site to establish landscaping which screens or otherwise softens the visually obtrusive impacts of electricity infrastructure.	Not applicable	The proposed development does not propose, nor require landscaping screening.



Perfor	mance Outcome	Compliance	Response
Water	Resources		
PO92	Development within the Callide and Kroombit Dam Water Resource Catchment Areas or the weir buffers shown on Overlay Map OM-08 protects the quality and availability of raw water for consumption, as determined by a suitably qualified water quality expert.	Not applicable	The subject site is located within the Infrastructure overlay; however, not for Water resources.
and			
PO93	Stormwater releases and development discharges do not compromise the achievement of water quality objectives of receiving waters, including the groundwater management areas identified on Overlay Map OM-08.	Not applicable	The subject site is located within the Infrastructure overlay; however, not for Water resources.
and			
PO94	Development does not deteriorate the quality of water supplies obtainable from a town water supply bore identified on Overlay Map OM-08.	Not applicable	The subject site is located within the Infrastructure overlay; however, not for Water resources.



Development Design Code (for assessable development)

Performance Outcome		Compliance	Response		
Vehicu	Vehicular access and driveway crossover				
P01	Access arrangements protect the efficient functioning of the transport network and provide safe access to development in direct response to the demonstrated demand of the development.	Complies	The proposed asphalt manufacturing plant will have access via the existing driveway and crossover off the Leichhardt Highway. This provides safe access to and from the project area.		
and					
PO2	There is no damage to or interference with the location, function or access to any utility infrastructure.	Complies	The proposed development will not result in damage to or interference with the location, function or access to any utility infrastructure.		
Filling	Filling and excavation				
PO3	Any off-site impact from earthworks is minimised and acceptable having regard to:	Not applicable	The proposed development does not involve any filling and/or excavation.		
	(a) the environment in which the earthworks are located;				
	 (b) the measures proposed to mitigate any off-site impact; 				
	 (c) any compensation measures for an impact that are proposed by the applicant; 				
and					
PO4	The earthworks are safe and stable.	Not applicable	The proposed development does not involve any filling and/or		
and			excavation.		
PO5	Community safety is ensured in the event that Category 3 earthworks fail.	Not applicable	The proposed development does not involve any filling and/or excavation.		
PO6	Retaining walls protect the visual amenity of development on adjoining premises.	Not applicable	The proposed development does not involve any filling and/or excavation.		
and					



Perfor	mance Outcome	Compliance	Response
PO7	Fill material provides support for the proposed development in accordance with certified geotechnical engineering requirements.	Not applicable	The proposed development does not involve any filling and/or excavation.
PO8	Filling or excavation does not result in the contamination of land or water bodies, wetlands and waterways.	Not applicable	The proposed development does not involve any filling and/or excavation.
PO9	Filling or excavation does not cause environmental nuisance impacts.	Not applicable	The proposed development does not involve any filling and/or excavation.
Roads			
PO10	 Road infrastructure is: a) of a width and standard as detailed in Table 6.3.4 - Provision of Infrastructure; or b) of a width and standard as detailed in an infrastructure agreement; and c) designed and constructed in accordance with the relevant part of the CMDG;. 	Not applicable	The proposed development does not involve new road infrastructure.
On-site	e parking and movement		
PO11 and	The development provides car parking spaces to accommodate the demonstrated demand generated by the use.	Complies	The site has adequate land area to accommodate for all types of vehicles. At present, there are cleared areas where up to 15 heavy vehicles and 20 standard vehicles can park on the subject site, which is predominantly located near the weighbridge and office. The existing lawful use is for extractive activities, which pursuant to the Planning Scheme, Table 6.3.3 Vehicle parking rates, there is no rate specified for carparking; however, the existing office, which is approximately 160m2, is required to have a minimum of one (1) space per 30m2 gross floor area (GFA). This would equate to six (6) carparking spaces for the site. With respect to the asphalt plant (included within the definition for High Impact Industry), as there is no proposed GFA, as defined under the Planning Scheme, no additional carparking spaces or service vehicle spaces are required. However, we note that the current parking provisions on-site are more than adequate for the



Performance Outcome		Compliance	Response	
			current and future uses of the site; therefore, it is considered that no additional parking spaces be required as part of this application.	
PO12 and	The site provides safe and convenient movement areas for pedestrians and persons in wheelchairs.	Complies	The plant will be located north of the entrance from the Leichhardt Highway. Vehicles will enter the site then proceed to the plant and will directed to where the load out conveyor is located to collect the material, prior to existing the area in a forward manner to the driveway to exit the subject site. Please refer to the Figure 5 included in the Town Planning Report which illustrates the access and vehicle movement on the site in relation to the asphalt plant.	
PO13 and	The movement of vehicles on to and from the site does not create a traffic hazard.	Complies	Please refer to the response provided for PO12, and the proposed development will not create a traffic hazard through the movement of the vehicles to and from the site.	
PO14	Vehicle parking areas protect the character of surrounding development.	Complies	The existing carparking is setback from the front boundary of the subject site and the adjoining properties; therefore, ensuring not to impact the character of the surrounding area.	
Lands	caping			
PO15 and	Landscaping does not interfere with motorists' sightlines.	Not applicable	The proposed development does not involve nor require landscaping.	
PO16 and	Landscaping provides buffering and screening, shades activity areas and allows casual surveillance of the street.	Not applicable	The proposed development does not involve nor require landscaping.	
PO17	Landscaped areas with species selected to suit the streetscape are provided adjacent to all road frontages (excluding crossover and pedestrian access).	Not applicable	The proposed development does not involve nor require landscaping.	
PO18	Landscaping provides shading for the majority of spaces in outdoor parking areas.	Not applicable	The proposed development does not involve nor require landscaping.	



Performance Outcome		Compliance	Response	
PO19	Landscaping does not pose a potential risk to the ongoing operation of public infrastructure.	Not applicable	The proposed development does not involve nor require landscaping.	
PO20 and	Plant species used in landscaping are suited to the local climate and proposed purpose and do not increase the risk of pest species infestation. Editor's Note: Schedule 5.3 provides assistance in the selection of suitable species.	Not applicable	The proposed development does not involve nor require landscaping.	
PO21	Existing native vegetation that already contribute to these requirements are retained where their removal is not required to site the use.	Not applicable	The proposed development does not involve nor require landscaping.	
Street lighting and street signs				
PO22 and	If reconfiguring a lot –street lighting is provided to meet public safety needs in compliance with Australian best practice standards, methodology and design.	Not applicable	The proposed development does not involve a Reconfiguring a lot.	
PO23	If reconfiguring a lot – street signage identifies street names in compliance with Australian best practice standards, methodology and design.	Not applicable	The proposed development does not involve a Reconfiguring a lot.	
Water supply infrastructure				
PO24 and	The reticulated water supply has sufficient capacity and water quality to meet the development demand for potable use, operational use and emergency purposes without interfering with supply to existing development.	Complies	The subject site has access to appropriate water supply included retention on-site.	
PO25 and	The installation and location of water meters allows lawful access by the relevant authority.	Not applicable	Water metres are not required as part of the proposed development as the subject site is currently occupied and operating as a quarry.	



Performance Outcome		Compliance	Response
If outside a water supply area PO26 A water supply is provided to meet the development demand of the intended use.		Complies	Please refer to the response provided for PO24.
Sewera	age infrastructure		
In retic PO27 and	culated sewerage area The reticulated sewerage has sufficient capacity to meet the development demand of the proposed use without interfering with supply to existing development.	Not applicable	The proposed development does not involve the disposal of sewerage; however, appropriate sewerage infrastructure is in place on-site for the existing extractive industry use.
In all c PO28	ircumstances The disposal of effluent and other wastewater protects public health and safety and the environment.	Not applicable	The proposed development does not involve the disposal of sewerage; however, appropriate sewerage infrastructure is in place on-site for the existing extractive industry use.
Development accessed by common private title			
PO29	 Development is located on streets where fire hydrants are provided at no more than: a) 90m intervals for non-residential streets; or b) 120m intervals for residential streets; and c) at each street intersection; 	Not applicable	The proposed development does not involve access via common private title.
or			
PO30 and	Development provides internal fire hydrants at intervals no less than as identified in PO29.	Not applicable	The proposed development does not involve access via common private title.
PO31 and	Fire hydrants are identified by reflective blue road surface markers or reflective marker posts.	Not applicable	The proposed development does not involve access via common private title.
PO32	Road access minimum clearances of 3.5m width and 4.8m height are provided.	Not applicable	The proposed development does not involve access via common private title.
Stormy	water drainage		



Performance Outcome		Compliance	Response
PO33 and	 Stormwater drainage: a) detains, collects, reuses or otherwise manages stormwater without adversely affecting upstream or downstream premises; b) directs stormwater to one or more legal points of discharge or to downstream properties, subject to the consent of the affected landowners; c) protects the efficiency of downstream drainage; d) protects and maintains environmental values and quality of downstream water by removing or reducing sediment, nutrients and other pollutants; 	Complies	The proposed development will ensure that stormwater is managed appropriately on-site in accordance with the existing site operations.
PO34	Development has no significant impact on the concentration or discharge rate of surface water flows from a development site.	Complies	The proposed development will not result in any significance impact on the concertation or discharge rate of surface water flows from a development site.
PO35 and	Works effectively control onsite erosion and the release of sediment or sediment-laden stormwater from the site.	Complies	On-site erosion and the release of sediment or sediment-laden stormwater from the site will be appropriately managed.
PO36	Works do not result in an increased risk to people and property from the effects of stormwater drainage or containment structure failure.	Complies	Works will not results in the increased risk to people or property from the effects of stormwater drainage or containment structure failure.
Parks			
PO37 and	The design and construction of parks and park infrastructure is in accordance with current Australian standards.	Not applicable	The proposed development does not involve Park.
PO38	No land is dedicated open space recreation parkland that is subject to inundation during a 2% AEP rainfall event.	Not applicable	The proposed development does not involve Park.
Waste			



Performance Outcome		Compliance	Response
PO39	Waste generated by the development is collected and stored in a manner that:	Not applicable	The proposed development will not involve the production of waste; however, appropriate waste management systems are in place on-
	(a) prevents the intrusion of vermin;		site for the existing extractive industry use.
	(b) does not create an odour nuisance;		
	(c) contains all litter and refuse;		
	(d) is kept clean;		
	 (e) screens the storage area and waste receptacles from view from external to the site; 		
	(f) does not result in any contamination of the environment;		
and			
PO40	The development utilises waste management systems that promote recycling, reuse and reduction of waste being disposed of to landfill.	Not applicable	The proposed development will not involve the production of waste; however, appropriate waste management systems are in place on- site for the existing extractive industry use.
and			
PO41	The discharge of trade waste protects:	Not applicable	The proposed development will not involve the production of waste; however, appropriate waste management systems are in place on- site for the existing extractive industry use.
	 (a) the health and safety of people working in and around the sewerage system; 		
	(b) receiving environments from harmful substances;		
	(c) the sewerage treatment plants and sewage systems from damage from harmful substances;		
	 (d) assists treatment plants to process sewage and produce recycled water and bio-solids of a guaranteed quality; 		

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:

Contact:

 RR: mw: 22-08 (FID89506, COM002-22/23, 16276-00000-000, ID1730683 & ID1730684)
 enquiries@banana.qld.gov.au

16 August 2022

Kianga Quarries Pty Ltd C/- UPRS - Urban Places, Regional Space Attn: Nicole Prentice 37 Coonara Street HOLLAND PARK QLD 4121

Dear Sir/Madam

Confirmation Notice (Given under section 2 of the Development Assessment Rules)

Application Number:	COM002-22/23
Description:	COMBINED APPLICATION
	Material Change of Use (Asphalt Manufacturing Plant)
	& Environmentally Relevant Activity (ERA 6)
Level of Assessment:	Impact Assessable
Site Address:	LEICHHARDT HIGHWAY, BANANA
Lot & Plan Details:	Lot 80 on DW507

Council wishes to acknowledge receipt of the above mentioned application on 19 July 2022 and properly made on 02 August 2022 and confirm the following:

1. Details of Approval

The application seeks development approval for:

	Planning Regulation 2017 reference	Development Permit	Preliminary Approval
Making a material change of Use assessable under the planning scheme	s20	V	

2. Public Notification

Part 4 of the Development Assessment Rules is applicable to this development application. Public notification is to be carried out for this development

application in accordance with the requirements set out in Part 4 of the Development Assessment Rules. The public notification period for this development application must be a period of at least 15 business days, in accordance with section 53(4)(b) of the *Planning Act 2016*.

3. Referral Agencies

Part 2 of the Development Assessment Rules is applicable to the development application.

The development application must be referred to all relevant referral agency(s) within 10 business days starting the day after receiving this notice, or a further period agreed with the assessment manager; otherwise the application will lapse under section 31 of the Development Assessment Rules.

The development application must be referred to the following referral agencies:

Name of referral agency	Advice agency or concurrence agency	Referral Basis	Address
Chief Executive - Queensland Treasury - State Assessment Referral Agency (SARA)	Concurrence	Schedule 10, Part 9, Division 4, Subdivision 1 Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 Schedule 10, Part 5, Division 4, Table 2	RockhamptonSARA @dsdmip.qld.gov.au Fitzroy & Central Region PO Box 113 ROCKHAMPTON QLD 4701

3. Information Request

An information request will be made by the assessment manager. Regardless of this advice, any concurrence agency for the application may also make an information request.

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 your application number of COM002-22/23.

Yours Sincerely

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Rentia Robertson TOWN PLANNER

Enc	Attachment 1	Adjoining Land Owner Details
	Attachment 2	Adjoining Land Owners Map

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.gld.gov.au www.banana.qld.gov.au ABN 85 946 116 646



Your Reference:

Contact:

Our Reference: RR: mw: 22-08 (FID89506, COM002-22/23, 16276-00000-000, ID1730683 & ID1730684) enquiries@banana.qld.gov.au

29 August 2022

Kianga Quarries Pty Ltd C/- UPRS - Urban Places, Regional Space Attn: Nicole Prentice 37 Coonara Street HOLLAND PARK QLD 4121

Dear Sir/Madam

Information Request

(Given under section 12 of the Development Application Rules)

Application Number:	COM002-22/23
Description:	COMBINED APPLICATION
-	Material Change of Use (Asphalt Manufacturing Plant)
	& Environmentally Relevant Activity (ERA 6)
Level of Assessment:	Impact Assessable
Site Address:	LEICHHARDT HIGHWAY, BANANA
Lot & Plan Details:	Lot 80 on DW507

Council has received your above mentioned development application and advise that further information is required to properly assess the application.

1. Plant Production

The planning report refers to approximately 200,000tonnes of asphalt could be produced per year. The applicant is to confirm if the 200,000 tonnes is the maximum threshold seeking development approval for.

2. Stormwater

It is noted that the response provided to PO93 of the Rural Zone Code does not address the potential impacts of stormwater releases because of the asphalt manufacturing plant. The applicant it to provide further responses to impacts the facility will have on stormwater management, including area of impervious surfaces (structures, vehicle manoeuvring paths, etc) and how the internal drainage features capture contaminated runoff.

3. Development Application Form 1

Applicant has indicated that an 'assessment of the environmental impact and specific supporting information' has been attached to the application for the environmental authority. Applicant to supply a copy of the 'assessment of the environmental impact and specific supporting information' detailing:

- a description of the environmental values likely to be affected
- details of any emissions or releases likely to be generated
- a description of the risk and likely magnitude of impacts on the environmental values
- details of the management practices proposed to be implemented to prevent or minimise adverse impacts
- details of how the land the subject of the application will be rehabilitated after each relevant activity ceases

Where not addressed as part of the abovementioned 'assessment of environmental impact', applicant to provide copy of the current Site Based Management Plan as required under condition A17 of existing environmental authority EPPR00430213.

4. Development Design Code

Stormwater drainage

PO33 – PO36 – Applicant to provide a Stormwater Management Plan demonstrating compliance with performance outcomes. Copy of the current Stormwater Management Plan as required under condition A17(m) of existing environmental authority EPPR00430213 may be deemed suitable by Council.

Waste

PO39 – PO41 - Applicant to provide a Waste Management Plan demonstrating compliance with performance outcomes. Copy of the current Waste Management Plan as required under condition F1 of existing environmental authority EPPR00430213 may be deemed suitable by Council.

Responding to the Information Request

The applicant must give the Assessment Manager (in this instance Banana Shire Council) and each referral agency as contained in your Confirmation Notice either:

- I. All of the information
- II. Part of the information request
- III. A notice that none of the information will be provided

Your response to this information request must be provided by the 29 November 2022 and should be in writing, forwarded to either:

Email: enquiries@banana.qld.gov.au; or

Post: Banana Shire Council

Development Services Section

PO Box 412 BILOELA QLD 4715

Assessment of your application will be based on the information provided, it is recommended that you provide all of the information request in accordance with section 13 of the Development Assessment Rules.

If you do not provide a response before the above due date (or a further agreed period), it will be taken as if you have decided not to respond to the information request and Council will continue with the assessment of your application without the information requested.

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 COM002-22/23.

Yours Sincerely

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Rentia Robertson TOWN PLANNER
Kianga Code Compliance

1.0 Part 4—Zones

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1.1 Division 1—Rural Zone

1.1.1 Table 4.1.2 Rural Zones

Specific Outcomes for Conde and Impact Assessable Development	Kianga Quarry Solution					
Environmental Considerations						
S1: Land uses and works are located and designed so as not to have significant	a) All uses and works are setback a more than 50m from Branch Creek.					
negative impacts on natural values of the environment including:	1) One toilet is located on site. Septic waste is disposed of by a trench absorption system.					
 Natural fauna and flora habitats; Water quality, watercourse integrity and, ground water resources; and Soil and land resources. 	b) The site is relatively free from weeds. If a weed infestation is identified, the plants are manually removed, or they are poisoned using a commercially available product in accordance with the Site Based Management Plan.					
Amenity						
S2: Land uses and works are integrated with the landform and landscape of the site and surrounding area.	a) Quarrying requires the excavation of the hill on site. The Integrated Environmental Management Plan provides recommendations for quarry rehabilitation.					
	 A filled platform has been established to provide an operational area for crushing and screening the quarry product. 					
	 Buildings, roads, and driveways have been constructed within minimal requirements for cut and fill. 					
S3: Land uses and works have no significant impact on the amenity of	a) The quarry face is visible from the road; however, site operations are screened from sight.					
 adjoining premises or surrounding area: 1) By their design, orientation or construction materials; 	 b) Dust is controlled by the use of gravel surfacing on site roads, and spraying water to prevent excessive dust emissions. 					
 Due to the operation of machinery or electrical equipment; or 	c) Site works are conducted from 7a.m. to 4p.m. Monday to Saturday.					
 Due to the emission of light, noise, vibration, odour, fumes, smoke, vapour, steam, soot, ash, grit, oil, dust, waste water, waste products, or electrical interference. 						
S4: Land uses are located such that the potential impacts of noise from major	 a) There are no noise sensitive uses located on site. b) No rail lines are located near the site. 					
roads and rail lines are reduced.	 c) Site operations are approximately 250m from the Leichhardt Highway. Noise impacts from this road are minimal. 					

Assessable Development	Klanga Quarry Solution
Separation Distances	
 S5: Land uses and works are located, and include mitigation measures that: 1) Are sufficient to protect the amenity of the area; 2) Are sufficient to protect the capacity for existing and approved uses to continue to operate; 	 a) Site operations are located more than 1.5km from the nearest residential dwelling. This complies with the separation distances required in Division 1: Schedule A—Separation Distances Between Uses in the Residential Use Class and Other Uses. b) The quarry is not located on a Stock Route;
 Are sufficient to protect the opportunities for existing and approved uses to expand in appropriately allocated /zoned land; 	c) The land surrounding the quarry is zoned as rural, and there is no planned development nearby. The nearest large development is Moura Mine, 6km west of the property:
 4) For agricultural uses, are outlined in <i>Planning Guidelines: Separating Agricultural</i> <i>and Residential Land Uses</i> DNR and DLGP, 1997; 5) For the keeping of cattle, are outlined in 	 d) There is limited on site vegetation, it is mostly regrowth native vegetation (mostly ironbarks) with a grassy understorey. However, the nearest residence is more than 1km away and unlikely to be negatively affected by the
Section 4 of the DPI Reference Manual for the Establishment and Operation of Beef Cattle Feedlots in Queensland, 2000;	 proposal; e) The dominant wind direction varies seasonally. In spring and summer, winds are
6) For the keeping of poultry, are outlined in the <i>Guidelines for Poultry Farming in</i> <i>Queensland;</i>	most dominant from the north, whereas in autumn and winter, the dominant wind direction is from the south. There are no
7) For the keeping of pigs, are outlined in the Separation Guidelines for Queensland Piggeries (2001);	residences within 1km north or south of the quarry.
 For development in proximity to watercourses and water bodies, are outlined in the SEQWATER Development Assessment Guidelines, prepared as a collaboration of State Government Departments; 	
 Ensure the integrity of the Stock Routes and Bicentennial National Trail as shown on Planning Scheme Map 1; and 	
 10) Take into account the following variables: The nature of the proposed land use; The existing and future amenity of the area; 	
 The existing and future development in the area; The location of any existing vegetation 	
 which would buffer the proposed use; predominant wind directions; and The topography of the site. 	
Building Setbacks	
 S6: Building setbacks reflect the character of existing development and land uses, and are provided having regard for the following: The existing and proposed emerity of the set of	 a) The property is greater than 1ha, and buildings and other structures are set back more than 10m from road frontage and other boundaries.

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		-	
2)	area; The existing or proposed future development		
2)	in the area;		
3)	The distance between any constructed road and the proposed building;		
4)	The distance between any existing buildings on other sites and the proposed building;		
5)	The location of any existing vegetation which would buffer the proposed building; and		
6)	Any constraints to development due to the topography of the site.		
Bui	lding Height		
S7: exis built follo	Building height reflects the character of ting development and land uses, and dings are provided having regard for the owing:	a) b)	The concrete batching plant may be slightly over 15m, but it is not visible from the Leichhardt Highway. Other buildings and other structures have
1)	The existing and proposed amenity of the area;		maximum building heights of 15m.
2)	The existing or proposed future development in the area;		
3)	The particular characteristics of the proposed building;		
4)	The distance of proposed buildings from roads and other public places from which the building could be viewed;		
5)	The topography, shape and location of the site; and		
6)	The location of any existing vegetation, which would buffer the proposed building.		

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2.0 Part 6—Development of a Stated Purpose or a Stated Type

2.1 Division 7—Development Standards Code

2.1.1 Table 6.7.1 Development Standards

S	Specific Outcomes for Conde and Impact Assessable Development	Kianga Quarry Soluti	on
Ro	ads		
S1 : 1)	The road network of the Shire provides: Convenient and safe access to all allotments for pedestrians, vehicles and cyclists;	 No roads are proposed as part development. The Leichhardt the requirements of Division 7: Development Standards Accor 	of the Highway meets Schedule A— ding.
2)	Safe, logical and hierarchical transport linkages;		
3)	Appropriate access for buses, emergency and service vehicles;		
4)	A convenient way for public utilities;		
5)	An opportunity for street landscaping; and		
6)	An opportunity for on-street car parking.		
Ca	r Parking and Access		
Vel	hicular Access and Driveway Crossovers		
S2 : 1) 2) 3)	 Vehicular access arrangements: Are appropriate for: The capacity of the parking area, The volume, frequency and type of vehicle usage; and The function and configuration of the access road; Minimise any potentially adverse impacts on: The safety and efficiency of the road; The integrity of any infrastructure within the road reserve; and The safety of access to adjacent properties; and Are designed and located such that there are no significant adverse impacts on the) Vehicular access to the site is f Leichhardt Highway to an on si This driveway is to be upgrade proposal.	rom the te driveway. d as part of this
Pa	amenity of premises in the vicinity.		
S 3	: Sufficient vehicle parking and loading) Vehicle parking is provided on	gravel
fac to t	ilities are provided to meet the demand likely be generated by the development taking into	hardstand areas for employees haul vehicles.	s, visitors, and
acc 1) 2)	count any or all of the following: The nature and intensity of the proposed use; The parking demand generated by the existing use of the premises;	 Vehicle loading facilities are pr on site concrete batching plant crushing/screening area. 	ovided at the and

S	pecific Outcomes for Conde and Impact Assessable Development		Kianga Quarry Solution
3)	The feasibility of physically providing parking on-site;		
4)	The nature and intensity of existing and likely future development on adjoining premises;		
5)	The availability of public parking in the vicinity;		
6)	The hours of operation of the proposed use and the opportunity for sharing of parking spaces by multiple uses;		
7)	The impact of the parking on the amenity of nearby residents;		
8)	Existing and likely future traffic conditions and amenity of the area; and		
9)	The recommendations of any Traffic and Parking Impact Report prepared for the proposed development.		
Pro with Imp	ponents may prepare a report in accordance Division 7: Schedule C—Traffic and Parking pact Report Requirements, where:		
1)	the specified parking and/or loading is proposed to be less than that specified in Division 7: Schedule B—Parking Provision for the particular uses or uses and no contribution-in lieu is proposed; or		
2)	The use or uses proposed do not have a specified parking rate in Division 7: Schedule B—Parking Provision.		
Tra	nsport Network		
S4: pot effi cyc	Provision is made to minimise any entially adverse impacts on the safety, ciency, or effectiveness of the pedestrian, le and road network.	a) b)	The development includes less than 50 permanent parking spaces; A "Traffic Impact and Road Impact Assessment" was completed for the proposal. It indicates that the proposal will not affect the
Wh mo dev acc Imp det Par	ere the development generates the need for re than 50 permanent parking spaces; the velopment is undertaken and managed in cordance with a prepared Traffic and Parking bact Report covering the relevant matters ailed in Division 7: Schedule C—Traffic and rking Impact Report Requirements.		performance of the Kianga Quarry access/Leichhardt Highway intersection from 2008 to 2018. It concludes that quarry operations are likely to have no impact on accident rates along the Leichhardt Highway from Banana to Theodore.
Ca	r Park Design		
S 5	Parking spaces and loading bays are:	a)	The development provides:
1)	Usable by the occupants of, and visitors to, the site;		 Parking spaces that are freely available for use by the development's occupants and visitors during the business hours of
2)	Easily accessible from any buildings on the site;		the use; - Visitor or customer parking spaces that
3)	Located to encourage off-street parking; Located and designed to maintain or		are located in the most accessible position to the main entrance of the

Specific Outcomes for Conde and Impact Assessable Development		Kianga Quarry Solution
improve the character of the area.		buildings on the site;
		 None of the car parking spaces are at the front of the site;
	b)	Parking associated with the development is located on the same site upon which the development is carried out.
S6: The effects of dust, noise, glare or other potentially adverse impacts on the amenity, safety, and aesthetics of the land in the vicinity are minimised.	a)	The car park is on gravel hardstand. The nearest receptor is over 1km from the site.
Service Vehicle Provisions		
S7: Facilities for loading, unloading, manoeuvring and access for service vehicles are:	a)	Vehicle loading facilities are provided at the on site concrete batching plant and crushing/screening area.
 Accommodated on-site; Of a design that allows safe and efficient access to and from the site; and 	b)	Service vehicles are able to enter and exit the site in a forward gear.
 Of a design that does not unduly impede vehicular and pedestrian movement within the site. 		
Water Supply		
S8: A reticulated water supply system is provided to the Towns of Biloela and Moura, and the Villages of Banana, Baralaba, Thangool and Theodore that is of sufficient capacity to meet the demands imposed upon it by both consumers and emergency purposes.	a)	The site is not connected to an existing town water supply. It is not proposed to connect to town water.
S9: Development outside the Towns of Biloela and Moura, and the Villages of Banana,	a)	Domestic dwellings are not proposed as part of this development;
Baralaba, Thangool and Theodore, has a demonstrated water supply sufficient for	b)	Drinking water is provided for on site staff and visitors; and
domestic and emergency purposes.		Emergency water may be sourced from on site water reservoirs.
S10: A reticulated sewerage system is provided to the Towns of Biloela and Moura, and the Village of Theodore that is of sufficient capacity to meet the demands imposed upon it by both consumers and emergency Purposes.	a)	The site is not connected to an existing reticulated sewerage system. It is not proposed to connect to a sewerage system.
S11: Development outside the Towns of Biloela and Moura, and the Village of Theodore, has a demonstrated on-site effluent disposal system, which meets the needs of the development without significant negative impacts upon ground water quality.		One toilet is located on site. Septic waste is disposed of by a trench absorption system.
Stormwater Drainage		
S12: Stormwater drainage is designed and constructed to provide adequate capacity for	a)	Undeveloped parts of the property drain naturally;
existing and anticipated development and flows.	b)	Rainfall within the quarry pit is collected in two waterholes within the pit;
	(c)	Runoff from disturbed areas outside the pit

S	Decific Outcomes for Conde and Impact Assessable Development		Kianga Quarry Solution
			drains to a sediment pond. If the sediment pond overflows, the runoff will drain to Branch Creek.
S13: On-site and off-site erosion and sedimentation is minimised, whether drainage is via formed drainage systems or runoff from the		d) e)	Undeveloped parts of the property drain naturally; Rainfall within the quarry pit is collected in two
site.		•,	waterholes within the pit;
		a)	Runoff from disturbed areas outside the pit drains to a sediment pond. If the sediment pond overflows, the runoff will drain through vegetated areas to Branch Creek.
Pov	ver		
S14 for a	: Provision for the supply of power is made all new uses and habitable buildings.	a)	Power is supplied to the site office and workshop.
Foo	tpaths and Cycleways		
S15	: Footpaths and cycleways are designed to:	a)	In accordance with Division 7: Schedule A-
1)	Adequately accommodate existing and anticipated traffic types and volumes;		Development Standards According, no footpaths or cycleways are proposed.
2)	Provide a safe, stable surface for intended users;		
3)	Be easily maintained; and		
4)	Be of an appropriate width and longitudinal gradient and provide kerb ramps and sight distances adequate to cater for the number		
	of pedestrians, cyclists, and user groups.		
Str	eet Trees		The second will not effect any street troop
S16 and	5: Street trees which exist in the Town Zone I Village Zone, are retained, except where:	a) Tr	The proposal will not affect any street trees.
1)	They pose a threat to the safety of pedestrians;		
2)	They are of a size that unreasonably restricts the development expectations of land in the relevant Zone; or		
3)	They are a noxious weed.		
Lai	ndscaping		
S1 whi	7: Development is landscaped in a manner ich:	a)	The site consists of regrowth native trees with a grassy understorey. This is in keeping with
1)	Enhances the appearance of the development internally as well as positively contributing to the streetscape;		the rural zoning of the site, and heighbouring properties. The vegetation on site provides some screening of operational activities.
2)	Screens the view of unsightly buildings, structures, open space storage areas from public places, residences and other sensitive development;		
3)	Integrates existing vegetation and other natural features of the site into the development;		
4)	Contributes to a comfortable living environment by providing shade to reduce glare and heat absorption and re-radiation		

S	pecific Outcomes for Conde and Impact Assessable Development		Kianga Quarry Solution
	from buildings, car parking areas, and other hard surfaces;		
5)	Ensures private outdoor recreation spaces, which are also useable;		
6)	Provides for shade and the softening of hard landscaped or paved areas, particularly car parking areas;		
7)	Does not adversely affect vehicular sightlines and road safety; and		
8)	Does not create unsafe pedestrian environments due to inappropriate screening of public places.		
Fer	nces		
S18 traf	B: Retaining walls and fences do not affect fic or pedestrian safety, and are not erbearing or unsightly in appearance.	a)	The site is fenced by a simple barbed-wire fence offset from the road.
Str	eet Lighting and Street Signs	N/A	\

c

4

2.2 Division 9—Extractive Industry Code

2.2.1 Table 6.10.1

Specific Outcomes for Code and Impact Assessable Development	Kianga Quarry Solution			
Operation				
 S1: The development of the site: 1) Protects the natural environment; 2) Minimises potentially adverse impacts on sensitive environments and uses in the surrounding area; 	 a) Hard rock extraction involving blasting, and processing activities is set back 500m from any land used for extractive industry purposes. b) Blasting is limited to Monday–Saturday 7am to 7pm. c) Blasting does not result in materials escaping or 			
and 3) Does not compromise public safety. Development applications for extractive industries are accompanied by Extractive Industry Assessment Report prepared in accordance with Schedule A—Extractive Industry Assessment Report Requirements.	 being ejected from the site. d) Operations do not occur on Sundays or public holidays. e) A vegetation buffer of 10m is retained or provided around the perimeter of the site to screen the operations from adjoining properties and public land. f) The site is relatively free of weeds. If an infestation is identified on site, it is manually removed or poisoned using a commercially available product. 			
Amenity				
 S2: The development is designed and operated in a manner that minimises impacts on the surrounding area due to : 1) Noise; 2) Air pollution; 3) Visual intrusion; and 	 a) The development is operated in accordance with a Site Based Management Plan. The SBMP details controls for noise and dust emissions. b) As discussion above, there is likely to be limited visual impact, as the nearest resident is more than 1km from the property. In addition, native regrowth vegetation offers some screening from the Leichhardt 			
4) Vibration. Water Quality	Highway of the operational areas.			
 S3: Water from, around and within the area of operation is managed so that it does not adversely affect the quantity and quality of groundwater or receiving surface waters. Extraction of materials is managed to avoid any loss of hydraulic head in any aquifer intercepted by the extractive operations. 	 a) Undeveloped parts of the property drain naturally; b) Rainfall within the quarry pit is collected in two waterholes within the pit; c) Runoff from disturbed areas outside the pit drains to a sediment pond. If the sediment pond overflows, the runoff will drain through vegetated areas to Branch Creek. 			
Haulage				
S4: The transportation of materials from the site is with minimal impact upon the environment, the road system, and premises along the haulage route.	a) A "Traffic Impact and Road Impact Assessment" was undertaken for the proposal. The dominant route is from Kianga Quarry to Moura Mine along the Leichhardt Highway and Gibihi Road.			
 The development has road access that: 1) Is of a standard sufficient to carry traffic of the nature that the extractive industry use would be likely to generate; 2) Does not cause adverse impacts on 	 b) Properties along the haul route are sparsely populated and are used for rural purposes (cattle grazing). It is unlikely that quarry vehicles would affect these premises. c) The "Traffic Assessment" indicates that the proposal will not affect the accident rates along the Leichbardt Highway between Banana and Theodore 			

Specific Outcomes for Code and Impact Assessable Development			Kianga Quarry Solution
	particular due to the effects of dust and noise; and	d)	It is a DMR condition that the access road from the quarry to the Leichhardt Highway be upgraded to
3)	Does not compromise traffic safety in the area.		comply with Figure 13.8 of the Main Roads Road Planning and Design Manual.
Reh	abilitation		
S5: The rehabilitation of development sites results in a landform after extraction is completed, that is suitable for uses intended for that Zone, Precinct, or Area.		a)	Disused buildings and structures are to be removed from the site after extraction is completed.
Roa	nd Network		
S6: netv nec use	Augmentation of the existing road vork is provided to the extent essary to service extractive industry s.	a)	The "Traffic Assessment" indicates that there is likely to be a 12% Equivalent Standard Axles (ESA) increase caused by changes to the haul vehicle types. The assessment predicts that the total maintenance cost incurred along the Leichhardt Highway is \$2,130 per year, which has been agreed with DMR.
		b)	It is a DMR condition that the access road from the quarry to the Leichhardt Highway be upgraded to comply with Figure 13.8 of the Main Roads Road Planning and Design Manual.

• • •

INTEGRATED PLANNING ACT 1997

Form 1 Development Application



Assessment Checklist

IDAS

IDAS Development Application Form 1 is the approved form for all development applications under the Integrated Planning Act 1997 IPA). Form 1 is made up of various Parts.

Part A (Common details) of Form 1 must be completed for all applications. The relevance of other Parts of Form 1 depends on the nature of the application.

Form 1 also includes this IDAS Assessment Checklist, which is used to assist in determining State assessment and referral requirements, and the Parts of Form 1 relevant to the application.

Section 1 and all other relevant sections of the IDAS Assessment Checklist, as identified in the Table below, must be completed for all development applications except those proposed on land in an urban development area, or for building work requiring assessment against the *Building Act* 1975 only.

For more information about development applications on land in an urban development area, refer to <u>www.ulda.qld.gov.au</u>. For more advice about building applications refer to Part B of the IDAS Application Form.

Answering the following questions will assist you in determining which sections of the checklist must be completed for your application. If unsure, phone or visit your local government or log onto the DIP website <u>www.dip.qld.gov.au</u> for help

For all IDAS development applications (except those for building work requiring assessment against the Building Act 1975 only) - complete Section a	l of this
checklist	

Does the application seek approval to materially change use of the premises? If yes - complete Section 2 of this checklist	🗆 Yes	⊠ No
Does the application seek approval to reconfigure a lot? If yes - complete Section 3 of this checklist and Part F of IDAS Application Form 1. Assessment is by the local government.	□ Yes	⊠ No
Does the application seek approval to carry out operational work? If yes - complete Section 4 of this checklist	□ Yes	🛛 No
Does the application seek approval to carry out building work requiring assessment against the Fisheries Act 1994? If yes - complete Section 5 of this checklist	□ Yes	⊠ No
Have you received a referral agency response under section 3.3.2.of the IPA, in relation to this development application? If yes - complete Section 6 of this checklist.	□ Yes	⊠ No
Does the application seek approval to carry out building work requiring assessment against a local government planning scheme? If yes - complete Part E of IDAS Application Form 1. Assessment is by the local government.	□ Yes	⊠ No
Does the application seek approval to carry out building work requiring assessment against the Building Act 1975? If yes - go to Appendix 1 of this checklist for advice on building referrals. Complete Part B of IDAS Application Form 1. Assessment is by a building certifier	□ Yes	⊠ No

SECTION 1 Section 1 must be completed for all applications that require completion of the IDAS Assessment Checklist.

HERITAGE

1.1A	Is any part of the proposal intended to be	carried out on a Queensland Heritage	e place under the Queensland Heritage	Act 1992?
------	--	--------------------------------------	---------------------------------------	-----------

No - Go to 1.1B Yes

IPA, schedule 8, part 1, table 5, item 2; IP Regulation, schedule 2, table 1, item 11, table 2, item 18; IPA, section 1.3.5 (Definitions for terms used in development).

INTEGRATED F	LANNING	ACT	1997
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3

IDAS Assessment Checklist, Version 21.3, 9 May 2008

1.1B	Does the proposal invo	lve development, other than development mentioned in the Integrated Planning Act 1997 Schedule 9
	(development that is ex	empt from assessment against a planning scheme), that is intended to be carried out on a place entered in
	a Local Heritage Regis	er under Part 11 of the Queensland Heritage Act 1992?
	No - Go to Q1.2	Yes - (Complete Form 1, Part C2) This application requires assessment by the relevant local government against the IDAS

Code in the Queensland Herita

Complete Form 1, Part C₂) this application requires assessment by the relevant local government against the IDAS Code in the Queensland Heritage Regulation 2003. If the development involves building work and the local government is not the Assessment Manager for the application, the local government has jurisdiction as Concurrence Agency.

IPA, schedule 8, part 1, table 5, Item 2A, schedule 9, tables 1, 2, 3, 4 & 5; IP Regulation, schedule 2, table 1, item 11A; IPA, section 1.3.5 (Definitions for terms used in development); Queensland Heritage Regulation 2003, schedule 2 (IDAS Code).

REMOVING QUARRY MATERIAL; WILD RIVER AREA

1.2 Does the proposal involve removing quarry material from a watercourse or lake as defined under the *Water Act 2000*?

No - Go to Q1.3 Yes

IPA. schedule 8. part 1, table 5, item 1; IP Regulation, schedule 2, table 2, item 11; IP Regulation, schedule 1, table 5, item 2 (wild river area); Water Act 2000, section 966C; Wild Rivers Act 2005, section 43A

ENVIRONMENTALLY RELEVANT ACTIVITY; WILD RIVER AREA

Yes

1.3 Does the proposal involve an environmentally relevant activity (ERA), other than a mining activity or a petroleum activity?

NO - Go to Q1.4	No -	Go to	Q1.4	
-----------------	------	-------	------	--

IPA, schedule 8, part 1, table 2, item 1, IPA, schedule 8, part 1, table 5, items 3 and 4, IP Regulation, schedule 2, table 2, items 1 and 23; Environmental Protection Act 1994, section 73AA (wild river area); Wild Rivers Act 2005, section 43A; relevant wild river declaration; Wild Rivers Code.

WITHIN THE LIMITS OF A PORT

X

1.4 Is any part of the premises within the limits of a port under the *Transport Infrastructure Act* 1994?

\boxtimes	No	- Go to	Q1.5
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	Voc
	103
_	

IP Regulation, schedule 2, table 2, items 15 and 16

DECLARED FISH HABITAT AREA

1.5 Does any part of the premises adjoin a declared fish habitat area under the Fisheries Act 1994?

No - Go to Q1.6

Yes - If answers to questions in other sections of this checklist indicate that the proposed development is **assessable under IPA**, **schedule 8**, this application requires assessment by the Department of Primary Industries and Fisheries (DPI&F). If DPI&F is not the Assessment Manager for the application, the agency has jurisdiction as Advice Agency.

IP Regulation, schedule 2, table 2, item 26

COMMUNITY INFRASTRUCTURE

1.6 Is any part of the premises designated for community infrastructure?

No - Go to Q1.7

Yes

IP Regulation, schedule 2, table 3, item 7

WASTE WATER MANAGEMENT

1.7 Does the proposal involve the establishment or expansion of a waste water disposal system?

No No	- End of Section 1	Ye:
-------	--------------------	-----

IP Regulation, schedule 2, table 3, item 5

Disclaimer:

While the Department of Infrastructure and Planning (DIP) believes that this information contained on this form and provided as part of this process will be of assistance to you, it is provided on the basis that you will not rely on the information without first making your own enquiries regarding the interpretation and application of the applicable legislation to your circumstances.

To the full extent permitted by law DIP expressly disclaims all liability (including but not limited to liability for negligence) for errors or omissions of any kind or for any loss (including direct and indirect losses), damage or other consequence which may arise from your reliance on this process and the information contained on this form.

AECOM

Kianga Quarry Integrated Environmental Management Plan



Kianga Quarry Integrated Environmental Management Plan

Prepared for

Kianga Quarries Pty Ltd

Prepared by

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17 December 2010

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Reviewed by	James Fjeldsoe

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Povision	Revision Date	Details	Authorised	
Revision			Name/Position	Signature
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Table of Contents

1.0	Introdu	uction	1
	1.1	Purpose of the Integrated Environmental Management Plan	1
	1.2	Environmental Commitment	1
	1.3	Site Description	1
2.0	Respo	nsibilities	4
	2.1	Organisational Structure	4
	2.2	Communication Structure	4
	2.3	Contact Details	4
3.0	Proced	dures	5
	3.1	Site Objectives and Targets	5
	3.2	Site Inspections and Environmental Monitoring	5
		3.2.1 Monitoring	6
	3.3	Operations Review and Continuous Improvement	7
		3.3.1 Incidents	7
		3.3.2 Update	7
		3.3.3 Review	8
	3.4	Quarry Rehabilitation	8
	3.5	Complaints Register	8
	3.6	Record Keeping	8
		3.6.1 Monitoring and Inspection Results	8
		3.6.2 Waste Records	8
		3.6.3 Incident Reporting	9
4.0	Proces	ss Description	10
	4.1	Quarry	10
		4.1.1 Nature and Extent of Resource	10
		4.1.2 Annual Extraction Quantities	10
		4.1.3 Lifetime of Resource	10
		4.1.4 Operating Hours	10
		4.1.5 Site Infrastructure	10
		4.1.6 Haulage Routes and Movements	11
		4.1.7 Overburden Stockpiles	11
		4.1.8 Environmental Risks: Quarrying	12
	4.2	Crushing and Screening	13
		4.2.1 Environmental Risks: Crushing and Screening	13
	4.3	Concrete Batching	14
		4.3.1 Environmental Risks: Concrete Batching	15
	4.4	Workshop	16
		4 4 1 Environmental Risks: Workshop	17
	45	Fuel Storage	18
		4.5.1 Environmental Risks: Fuel Storage	18
50	Enviro	nmental Management	19
0.0	5 1	Site Based Management Plan	19
	0.1	5 1 1 Large Spill Response Procedure	26
	52	Waste Management Plan	27
	5.3	Stormwater Management Plan	29
	0.0	5.3.1 Overall Drainage Pattern	29
		5.3.2 Quarry Pit	29
		5.3.3 Operational Areas Draining to a Catch Dam	29
		5.3.4 Operational Areas Discharging from Site	30
		5.3.5 Undisturbed Area Discharging from Site	30
6.0	Fmero	ency and Security	31
0.0	61	Emergency Response	31
	62	Security Measures	31
7.0	Inducti	ion and Training	32
			02

Appendix A

	Site Plans	A
Appendix	B Inspection Checklists	в
Appendix	C Quarry Rehabilitation	С
Appendix	D Fuel Facility Audit Report	D
Appendix	E Operational Area Catchment Plan	E

List of Tables

Table 1	Contact details of Kianga Quarry and EPA Representative	4
Table 2	Environmental objectives for Kianga Quarry	5
Table 3	Inspection regime for Kianga Quarry	5
Table 4	Annual tonnage of material produced 2002–2006	10
Table 5	Site based management plan for quarrying activities	19
Table 6	Site based management plan for crushing and screening activities	22
Table 7	Site based management plan for concrete batching activities	24
Table 8	Site based management plan for workshop and vehicle maintenance activities	25
Table 9	Site based management plan for fuel storage activities	26
Table 10	Waste management plan	28

List of Figures

Figure 1	Locality plan of Kianga Quarry	2
Figure 2	Site plan of Kianga Quarry	3
Figure 3	Organisational structure, showing links between Wylrana, Kianga, and the EPA	4
Figure 4	Haul route to Moura Mine	11
Figure 5	Areas where overburden is stockpiled	12
Figure 6	Conceptual diagram of quarrying showing potential environmental risks	12
Figure 7	Conceptual diagram of crushing and screening showing environmental risks	13
Figure 8	Concrete dewatering tanks, and pond in the background	14
Figure 9	Conceptual diagram of concrete batching showing environmental risks	15
Figure 10	Schematic layout of the workshop area	16
Figure 11	Conceptual diagram of the workshop showing environmental risks	17
Figure 12	Conceptual diagram of fuel storage showing environmental risks	18
Figure 13	Waste management hierarchy	27
Figure 14	Temporary waste storage area	27
Figure 15	Emergency response process	31
Figure 16	Redhill quarry following surface preparation	c-3
Figure 17	Redhill quarry 3.5 years later	c-3
Figure 18	Mornington quarry before rehabilitation	c-3
Figure 19	Mornington quarry 12 years later	c-3

1.0 Introduction

1.1 Purpose of the Integrated Environmental Management Plan

The purpose of this Integrated Environmental Management Plan (IEMP) is to assist the operation of the Kianga Quarry, operated by Kianga Quarries Pty Ltd. The IEMP incorporates the requirements of a Site-based Management Plan (SBMP), Waste Management Plan (WMP), and Stormwater Management Plan (SWMP). The IEMP provides for phased implementation of environmental mitigation measures for production up to 500,000 t/y.

1.2 Environmental Commitment

Kianga Quarries Pty Ltd is committed to conducting operations at the Kianga Quarry in accordance with the licence conditions set out in:

- Development Approval ENDC00420805 for ERA 20(b) extracting rock, ERA 22(b) screening materials, and ERA 28 motor vehicle workshop;
- Development Approval IPDE00317305D11 for ERA 62 concrete batching; and
- Certificate of Registration ENRE00420705 for ERA 20(c) extracting rock (more than 100,000t/year), ERA 22 (c) screening materials, ERA 28 motor vehicle workshop, and ERA 62 concrete batching.

This includes taking all reasonable and practical measures to prevent or minimise the likelihood of environmental harm being caused.

1.3 Site Description

Kianga Quarry is on Lot 50 on Plan DW507, approximately 20 km south of Banana and located on the Leichhardt Highway. Moura Mine is approximately 6 km to the west. Lot 50 has an area of approximately 118 ha (290 acres); the operational area of the guarry covers less than 20 ha (50 acres) in the northeast guadrant.

Branch Creek flows from east to west close to the northern boundary of the site. It flows west to Kianga Creek, which then flows northwest through Moura Mine to its confluence with the Dawson River. An unnamed creek flows east to west south of the site, approximately 110 m from the property boundary.

There are four farm dams within one kilometre of the property, including:

- a) 340 m southeast of the property;
- b) 340 m and 400 m east of the property; and
- c) 490 m southwest of the property on the unnamed creek.

The properties to the east and southeast of the property are up gradient of the quarry. The dam on the unnamed creek is down gradient of Lot 50; however, operational areas do not drain towards the dam. This is discussed further in Section 5.3.

The surrounding area is used for rural activities, predominantly cattle grazing. There is little to no remnant vegetation on properties surrounding Kianga Quarry. Vegetation predominantly occurs along creeks and within the Leichhardt Highway road corridor.

The nearest residence is approximately 1.4 km east northeast of the quarry, on the eastern side of the Leichhardt Highway.

Most of the site is comprised of grassland with low growing trees such as ironbarks. The site was cleared in the past, so the vegetation is regrowth and it is mapped as "Non Remnant". As the property is not grazed by cattle, there is a higher density of vegetation than on neighbouring properties.

Kangaroos regularly visit the property to take advantage of on-site food, water, and habitat. There are no records of endangered, vulnerable, or rare species at the site. As the property is relatively well vegetated with a permanent supply of water, it provides an area of higher ecological values than the surrounding properties.

The topography of the site is dominated by a hill, where hard rock is excavated. The peak of the hill is approximately 20 m above the surrounding area. Previous investigations indicate that there is approximately 5Mt of suitable quarry material available without excavating below the surrounding ground level. The land generally falls away from the hill, towards either Branch Creek or the unnamed creek.

The access road to the site connects to the Leichhardt Highway and continues west through to the site office, concrete batching plant and crushing area. The concrete truck parking area and workshop are to the south of the driveway. The quarry pit is west of the concrete batching plant. A catch dam is located in the northeast corner of the site. The site is shown in Figure 1 and Figure 2. Detailed site plans showing contours are included in Appendix A.



Figure 1 Locality plan of Kianga Quarry

Figure 2 Site plan of Kianga Quarry



2.0 Responsibilities

2.1 Organisational Structure

Wylrana Pty Ltd owns the Kianga Quarry property and the equipment used on site. The quarry operations are undertaken by Kianga Quarries Pty Ltd, which is a trading company of Wylrana.

Kianga Quarries Pty Ltd holds two permits, ENDC00420805 for ERA 20(b) extracting rock, ERA 22 (b) screening materials and ERA 28 motor vehicle workshop, and IPDE00317305D11 for ERA 62 concrete batching.

Wylrana Pty Ltd (trading as Kianga Quarries Pty Ltd) have applied to increase production at the quarry to greater than 100,000t per annum. This application was under the consideration of Banana Regional Council at the time of preparing this IEMP.

The Department of Environment and Resource Management (DERM) is the administering authority for the abovementioned permits, and is the environmental compliance agency for the quarry.

Figure 3 schematically shows the organisation structure and points of contact for Kianga Quarries Pty Ltd, Wylrana Pty Ltd, and the DERM.

Figure 3 Organisational structure, showing links between Wylrana, Kianga, and the EPA



2.2 Communication Structure

The manager of Kianga Quarries is responsible for communication with the EPA for matters concerning operation of the quarry and any environmental permits.

In the event of a spill or other environmental incident, the manager of Kianga Quarries must telephone the EPA's Pollution Hotline or local office as soon as practicable after becoming aware of the incident.

2.3 Contact Details

Table 1 Contact details of Kianga Quarry and EPA Representative

Position	Name	Telephone Number	Facsimile Number	Email Address
Kianga Quarries Pty Ltd	Neil Milne	(07) 4995 7292	(07) 4995 7270	kianga@nitro.net.au
EPA Officer	Felicity Chapman	(07) 4971 6528	_	felicity.chapman@epa.qld.gov.au
EPA Gladstone		(07) 4971 6500	(07) 4972 1993	

3.0 Procedures

3.1 Site Objectives and Targets

Environmental objectives for Kianga Quarry are summarised in Table 2. Generally, the objectives were developed to achieve compliance with existing licence conditions and reduce the potential for negative environmental impacts.

Environmental Factor	Site Objectives
Air Quality	No dust complaints
	No negative impact on downstream water bodies
Water Quality	No localised flooding
	No new soil contamination
Soil Conservation	No major erosion
	No net loss of native vegetation
Flora and Fauna	No net increase in weeds
	Progressive rehabilitation
Noise	No noise complaints
Traffic	No net negative impact on haul roads
Surrounding Land	No reduction in visual amenity

Table 2 Environmental objectives for Kianga Quarry

3.2 Site Inspections and Environmental Monitoring

Inspection requirements for Kianga Quarry are summarised in Table 3. The purpose of inspections is to determine compliance with the Site Objectives identified in Table 2 above. The inspections should also be used to identify the cause of any non-compliance.

All inspections should be recorded on the Inspection Checklists included in Appendix B.

Environmental Factor	Inspection Requirements	Inspection Frequency	Responsibility
Dust	 Visual observation of dust emissions 	Daily	Site Manager
Drainage	 Quarterly visual inspection of drainage infrastructure for physical damage 	Monthly	Site Manager
	 Visual inspection of drainage infrastructure for physical damage 	 After heavy rain (>25mm/24h) 	Site Manager
	 Visual inspection of drainage infrastructure for evidence of contaminant release, e.g. sediment accumulation or oily residue 	After heavy rain	Site Manager

Table 3 Inspection regime for Kianga Quarry

Environmental Factor	Inspection Requirements	Inspection Frequency	Responsibility	
Fuel and Chemical Storage	 Visual inspections of fuel and other chemical storage areas for signs of spills or leaks (e.g. soil staining) Visual inspections of fuel and other chemical storage areas for integrity of bunds and operation of valves 	Weekly	Site Manager	
	 Visual clean-up inspections for signs of spills or leaks 	 After vehicle/plant maintenance/ repairs After fuel uploading/ downloading 	Site Staff	
	 Visual inspections for debris within the storage area or bund 	During fuel or chemical delivery	Site Staff	
Waste Management	 Visual inspection of workshop area for litter 	Daily	Site Staff	
	Visual inspection of operational areas for litter	Weekly	Site Manager	
	 Visual inspection of the waste stockpile area for correct waste segregation and tidiness 	Weekly	Site Manager	
Concrete Batching Water	 Visual inspection to ensure wash water is flowing to the ponds 	Weekly	Site Manager	
Quality	Visual inspection of the fullness of the holding tanks	When washing out trucks	Site Staff	
	Visual inspection of the stockpiled concrete for signs of erosion or sedimentation (i.e. concrete residue on grass)	After heavy rain	Site Manager	
Flora and Fauna	Visual inspections of operational and adjacent areas for weed infestations <i>Note</i> : weeds are often a brighter green, and more lush than local native plants. Weeds Australia has an online weed identification tool that can be used (http://www.weeds.org.au/weediden t.htm)	Monthly	Site Manager	
	 Inspection of closed areas to identify any unauthorised vehicular access 	Monthly	Site Manager	
Noise	Auditory observation of noise levels	Daily	Site Manager	

3.2.1 Monitoring

Monitoring requirements are discussed below. A competent person(s) must conduct any monitoring required. This monitoring will usually only be undertaken at the direction of the EPA or on-site management.

Air

Dust and particulate monitoring must be undertaken when requested by the administering authority (EPA) to investigate any complaint or environmental nuisance caused by:

- Dust and/or particulate matter; or
- A release to the atmosphere from a release point at the site.

Monitoring must be carried out at a place relevant to the potentially affected dust sensitive place and upwind control sites. The monitoring must include:

- For a complaint alleging dust nuisance, dust deposition; and
- For a complaint alleging adverse health effects caused by dust, the concentration per cubic metre of
 particulate matter with an aerodynamic diameter of less than 10 micrometres (µm) (PM10) suspended in the
 atmosphere over a 24h averaging time.

The results must be reported to the administering authority within 14 days of completion of monitoring.

Noise

Noise monitoring must be undertaken when requested by the administering authority to investigate any complaint of noise nuisance. Monitoring must include:

- LA10, adj, 10 minutes;
- LA1, adj, 10 minutes;
- The level and frequency of occurrence of impulsive or tonal noise;
- Atmospheric conditions including wind speed and direction;
- Effects due to extraneous factors such as traffic noise; and
- Location, date, and time of recording.

The method of measurement and reporting of noise levels must comply with the latest edition of the Environmental Protection Agency's Noise Measurement Manual.

The results must be reported to the administering authority within 14 days of completion of monitoring.

3.3 Operations Review and Continuous Improvement

3.3.1 Incidents

Environmental incidents may be indicators of an area for potential improvement. In the event that a spill, complaint or other environmental incident occurs, the following questions should be asked to identify opportunities:

- a) What caused the incident?
- b) Is the activity/material involved in the incident necessary? Or can it be eliminated?
- c) Can the activity/material be replaced with a lower risk alternative?
- d) Can a physical barrier be introduced to lessen the impact of the activity/material?
- e) Can procedures be introduced to reduce the likelihood or impact of the activity/material?

If an opportunity is identified, it should be implemented and introduced to the IEMP.

3.3.2 Update

The IEMP should be updated to reflect new activities, materials, equipment, or procedures on site.

3.3.3 Review

The IEMP should be reviewed by the site manager to ensure the IEMP is consistent with current site operations.

A major review should be undertaken every five years or at each 100,000 t production milestone (i.e. when capacity reaches 200,000 t, 300,000 t, 400,000 t and 500,000t). These reviews should be conducted by a suitably qualified person or organisation.

3.4 Quarry Rehabilitation

Quarry rehabilitation is undertaken to reduce potential environmental and social impacts from non-operational areas of quarries. Generally, it is completed in a manner that allows the land to be used for a new function, such as farming or nature conservation.

It is preferable to conduct rehabilitation concurrently with extraction operations to reduce the impacted area of the operational quarry at any one time. There are also cost benefits associated with progressive rehabilitation.

Sufficient resources and funding should be budgeted and allocated to undertake rehabilitative works during operations.

A discussion of rehabilitation processes and some specific recommendations are included in Appendix C.

3.5 Complaints Register

Kianga Quarries must maintain a Complaints Register. The following details must be recorded for any complaints received:

- Time, date, name, and contact details of the complainant;
- Reasons for the complaint;
- Any investigation undertaken;
- Conclusions formed; and
- Any actions taken.

This information must be provided to the administering authority upon request.

3.6 Record Keeping

All records (as outlined below) must be kept for 5 years. All daily and weekly records must be kept for a minimum of three years. After that time, they may be kept in the form of annual summaries.

3.6.1 Monitoring and Inspection Results

All monitoring and inspection results must be recorded, compiled and kept, and presented to the administering authority when requested.

3.6.2 Waste Records

A record of all waste must be kept detailing the following information:

- Date of pickup of waste;
- Description of waste;
- Quantity of waste;
- Name of the waste transporter;
- Origin of the waste; and
- Destination of the waste.

3.6.3 Incident Reporting

A record must be maintained of at least the following events:

- The time, date and duration of equipment malfunctions where the failure of the equipment resulted in the release of contaminants reasonably likely to cause environmental harm;
- Any uncontrolled release of contaminants reasonably likely to cause environmental harm; and
- Any emergency involving the release of contaminants reasonably likely to cause material or serious environmental harm requiring the use of fire fighting equipment.

4.0 Process Description

4.1 Quarry

4.1.1 Nature and Extent of Resource

Geotechnical surveys indicate there is approximately 5Mt of hard rock quarry material available without excavating below the surrounding ground level. There is likely to be additional material suitable for quarrying beneath this.

4.1.2 Annual Extraction Quantities

Tonnages produced from the quarry between 2001 and 2007 are shown in Table 4.

Table 4 Annual tonnage of material produced 2002–2006

Year	Tonnage of Material Produced (t)
2002	65,800
2003	94,800
2004	63,700
2005	117,400
2006	103,000

4.1.3 Lifetime of Resource

Based on an average production of 100,000t, the life of the resource is expected to be more than 50 years.

4.1.4 Operating Hours

The quarry has the following hours of operation:

- Monday to Friday 6.30 a.m. to 4.30 p.m.;
- One shift per day;
- Haul vehicles operate from 7.00 a.m. to 4.30 p.m. (approximately 9.5 h); and
- Days of operation may be extended to meet Moura Mine when fulltime supply is required (10 days on, 4 days off).

4.1.5 Site Infrastructure

Infrastructure on site supports the operations of the quarry and concrete batching plant. It includes:

- A demountable site office;
- Two crushers/screeners;
- A workshop, which includes an open-fronted shed and two shipping containers used for storage;
- An aboveground diesel storage area;
- A concrete batching plant, which includes an admixture storage area, water tanks, and truck wash system;
- Site fencing.

The property is not connected to town water, sewer, or power. These services are provided as follows:

- Drinking water is supplied by the Site Manager, and is made available in the Site Office;
- Captured runoff and stormwater is used to meet operational water requirements. Rain that falls within the quarry pit drains to two waterholes in the base. An earth berm directs runoff from other operational areas to one of two catch ponds. Stormwater management is described further in Section 5.3;
- One toilet is provided on site, which is serviced by an absorption septic system; and
- Power is provided to the Site Office and crushers by an on-site diesel generator.

Access roads on site are currently gravel. It is planned to upgrade the intersection with the Leichhardt Highway to comply with Figure 13.8 of the Main Roads Road Planning and Design Manual.

The concrete batching plant, workshop and fuel storage are discussed in further detail in later sections.

4.1.6 Haulage Routes and Movements

Moura Mine receives approximately 90% of all quarry product and concrete produced from Kianga Quarry. Other customers include Cracow Mine, Department of Main Roads, and private clients.

Material destined for Moura Mine is hauled north along the Leichhardt Highway to Gibihi Rd to the mine, as shown in Figure 4.

Figure 4 Haul route to Moura Mine



4.1.7 Overburden Stockpiles

Overburden is stockpiled in a number of areas at the quarry. Overburden was used to construct the hardstand area where quarry material is crushed and screened. Overburden is also stockpiled to the south of the quarry pit, as shown in Figure 5.

Figure 5 Areas where overburden is stockpiled



4.1.8 Environmental Risks: Quarrying

Figure 6 Conceptual diagram of quarrying showing potential environmental risks



Potential environmental issues relating to quarrying include:

- Removal of native vegetation to expand the quarry pit;
- Spills or leaks of fuels or oils during refuelling or maintenance of machinery possibly contaminating soil, groundwater, or nearby surface water;
- Noise from machinery and blasting possibly causing a nuisance to receptors on the Leichhardt Highway;
- Dust from stockpiles, blasting and machinery causing a nuisance to receptors on the Leichhardt Highway; and
- Sediment from disturbed areas and stockpiles being transported to nearby surface water bodies in runoff.

Recommendations to address these potential risks are outlined in the Quarrying Site Based Management Plan, in Table 5.

4.2 Crushing and Screening

Two crushers are operated on site to crush and screen quarry materials. The crushed material is stockpiled on a gravel hardstand area, which drains to an on-site catch dam.

Maintenance of the crushers, including lubricating, is usually carried out in the field.

4.2.1 Environmental Risks: Crushing and Screening



Figure 7 Conceptual diagram of crushing and screening showing environmental risks

Potential environmental issues relating to crushing and screening include:

- Spills or leaks of fuels or oils during refuelling or maintenance of crushers possibly contaminating soil, groundwater, or nearby surface water;
- Noise from crushers causing a nuisance to receptors on the Leichhardt Highway;
- Dust from stockpiles and machinery causing a nuisance to receptors on the Leichhardt Highway; and
- Sediment from stockpiles being transported to nearby surface water bodies in runoff.

Recommendations to address these potential risks are outlined in the Crushing and Screening Site Based Management Plan, in

Table 6.

4.3 Concrete Batching

Concrete is mixed at an on-site computer controlled concrete batching plant. The batching plant is surrounded by a concrete apron, which drains to two small ponds. The collected water is used on site for dust suppression.

Two of the primary constituents of concrete are sourced on site: process water and aggregate. Process water is sourced from the rain-filled waterholes in the quarry pit and it is stored in water tanks adjacent to the plant. Aggregate is sourced from the quarry.

Two types of admixtures are used in the concrete batching process: Micro-Air and Pozzolith 80. Micro-Air is an air-entraining admixture and Pozzolith 80 strengthens the concrete mixture by enhancing the setting characteristics, it also improves the performance of the air-entraining admixture. The admixtures are stored in tanks in an uncovered impermeable, bunded compound.

Constituents are measured and mixed in the hopper then the concrete is conveyed to a waiting concrete truck. Dust that accumulates at the base of the hopper/conveyor is hosed out.

Concrete trucks are washed out adjacent to the batching plant. The wash water discharges to one of two open topped drainage tanks of approximately 15 m³ each. The liquid component of the concrete slurry drains from the base of the tanks into the ponds. When one tank is full, it is left to dewater, during this time the other tank is used. The dried concrete is removed from the tank and stockpiled on site to be reused in the batching process. The dewatering tanks and pond are shown in Figure 8.

Concrete is delivered to customers in 5 m^3 agitator concrete trucks. Approximately 35 t of concrete is mixed at the batching plant each month. As with the quarry material, Moura Mines is the customer for most of the concrete.

Cement trucks are parked nearby on a gravel hardstand area.



Figure 8 Concrete dewatering tanks, and pond in the background

4.3.1 Environmental Risks: Concrete Batching



Figure 9 Conceptual diagram of concrete batching showing environmental risks

Potential environmental issues relating to crushing and screening include:

- Spills or leaks of fuels or oils during refuelling or maintenance of the batching plant or cement trucks possibly contaminating soil, groundwater or nearby surface water;
- Spills or leaks of admixtures possibly contaminating soil, groundwater or nearby surface water;
- Noise from the batching plant causing a nuisance to receptors on the Leichhardt Highway;
- Dust from the batching plant causing a nuisance to receptors on the Leichhardt Highway; and
- Cement contamination in stormwater runoff (caustic) contaminating nearby surface water.

Recommendations to address these potential risks are outlined in the Concrete Batching Site Based Management Plan, in

4.4 Workshop

The workshop is used to maintain and repair vehicles and plant. In addition, repairs and some maintenance are also carried out in the field.

The workshop area consists of:

- a) A gravel hardstand area;
- b) A three walled shed;
- c) Two shipping containers used as storage areas;
- d) A storage area for oils and lubricants; and
- e) A waste stockpile area.

The workshop area is shown diagrammatically in Figure 10.

Figure 10 Schematic layout of the workshop area



- 1) Gravel hardstand area;
- 2) Temporary waste storage area;
- Toilet;
- 4) Shipping container;
- 5) Shipping container;
- 6) 205L Oil drums; and
- 7) Workshop.

Vehicle repairs/maintenance is undertaken on the gravel hardstand area.

Repairs/maintenance of smaller parts is conducted in the workshop proper. Spare parts, tools, lubricants, small amounts of paint and other materials are stored within the workshop.

There are two gas cylinders stored within the workshop. One contains hydrogen gas for pressurising hydraulic components of machinery. The other contains acetylene used for gas welding.

Lubricants used by the quarry plant and machinery are stored in an impervious, bunded compound near the workshop. Liquids are typically stored in 205 L drum (44-gallon drums). This area complies with the requirements of Australian Standard 1940-2004 *The storage and handling of flammable and combustible liquids* (AS1940-2004) for minor storage (refer Fuel Storage Audit, Appendix D).

Two shipping containers near the workshop are used as storage sheds for spare parts, spare materials (such as admixture), and other equipment.

A gravel area near the workshop is used for temporary storage of wastes, including empty 205L drums, batteries, scrap metal, etc. The area is not covered or bunded. Details of waste management practices are provided in Section 5.2.

4.4.1 Environmental Risks: Workshop



Potential environmental issues relating to operation of the workshop include:

- Spills or leaks of fuels, oils or other materials during refuelling or maintenance at the workshop or during maintenance in the field possibly contaminating soil, groundwater or nearby surface water;
- Spills or leaks of materials stored at the workshop possibly contamination soil, groundwater or nearby surface water; and
- Contaminated stormwater runoff possibly contaminating nearby surface water.

Recommendations to address these potential risks are outlined in the Workshop Site Based Management Plan, in

Table 8.

4.5 Fuel Storage

There are three fuel storage areas on the site:

- The main storage area, where 14,000 L of diesel is stored;
- A minor diesel storage area, where 2,000 L of diesel is stored for the plant generator; and
- A minor oil storage area adjacent the workshop, where 205 L oil drums are stored.

The main storage area consists of three tanks, comprising:

- A 10,000 L tank used to store diesel for the plant's large mobile equipment;
- A 2,500 L tank on a stand used to store diesel for light vehicles; and
- A 1,500 L tank on a stand used to store diesel for the office generator.

All three tanks are within an impermeable, bunded "Besser Brick" compound. Fuel is dispensed from the 2,500L and 1,500 L tanks by gravity feed. Fuel is dispensed from the main tank for vehicle refuelling by an electric pump located within the bund. Vehicles are parked within an impermeable, bunded compound while being refuelled.

A Fuel Storage Audit (Appendix D) identified a number of non-compliances with AS1940-2004 for major storage facilities. Recommended actions to upgrade the facility to comply with the Standard are detailed in the Audit Report in Appendix D.

The two other storage areas are classified as 'minor storage' in AS1940-2004. Both minor storages are in an impermeable, bunded compound, and meet the requirements for AS1940-2004 for minor storage (refer Fuel Storage Audit, Appendix D).

4.5.1 Environmental Risks: Fuel Storage





Potential environmental issues relating to fuel storage include:

- Spills or leaks contaminating soil and possibly groundwater; and
- Spills or leaks contaminating runoff and possibly polluting nearby surface water bodies.

Recommendations to address these potential risks are outlined in the Fuel Storage Site Based Management Plan in Table 9 and the Fuel Storage Audit report in Appendix D.

5.0 Environmental Management

5.1 Site Based Management Plan

Site Based Management Plans (SBMP) have been developed for each activity, including quarrying, crushing and screening, concrete batching, workshop activities, and fuel storage. The SBMP documents existing, recommended, and emergency controls to reduce potential environmental risks. It also documents the performance indicators, monitoring details, and responsibilities. The existing control should be updated to reflect the implementation of the recommended control measures.

Table 5 Site based management plan for quarrying activities

		Control I	Control Measures		Performance	Inspection/Monitoring Requirements											
Issue	Evisting	Recommended		Emergency		Frequency	Details	Responsibility									
	Existing	100kt	200kt-500kt	Energency	maloator	Trequency	Details										
Dust	Use gravel on trafficable areas to reduce the release of windblown or traffic generated	Planned upgrades to the access road are likely to reduce dust emissions at the intersection	Hose-down loads before they leave the quarry	In dusty conditions, spray water along access tracks to reduce dust emissions	No dust complaints	Daily	Visual observation of dust emissions	 Site Manager 									
	 Restrict vehicle movements and 	with the Leichhardt Highway		In dusty conditions, hose down stockpiles													
	speeds on defined tracks			• If a dust complaint is received, undertake the following:													
				- Identify the source of dust													
				 Implement short-term control, such as watering down 													
				- Determine appropriate long-term control, e.g. revegetating unused disturbed areas or													
				 Record all dust complaints in accordance with Section 3.5 													
Noise	The quarry is not near any sensitive receptors, reducing	• _	Assess need for noise attenuation, such as sound	If a noise complaint is received, undertake the following	No noise complaints	Daily	Auditory observation of	Site Manager									
	potential for noise nuisance		walls around production areas.	- Identify the source of noise			noise levels										
	Blasting is undertaken by a specialist contractor			- Implement short-term													
	Quarrying operations are carried			plant off													
	out Monday to Saturday from			- Determine appropriate													
	6.30 a.m. to 4.30 p.m.			long-term control, e.g. muffler, sound barrier or													
				replacement with quieter plant													
				- Record all noise complaints in accordance with Section 3.5													
	Control Measures								Performance		I	Inspection/Monitoring Requirements					
------------------------------	------------------	--	---	---	------	---	---	---	-------------	--	---	--	---	--	----	-----------------------------------	--
Issue		Existing		Recom 100kt	meno	led		Emergency		Indicator	F	Frequency		Details	Re	esponsibility	
Stormwater	•	Rain that falls within the quarry pit is contained in two waterholes within the pit Water in the pit is used for on-	•	Extend the earth berm to direct drainage to the catch dam	•	No additional measures	•	If the waterholes in the quarry void or the catch dams are full (that is, less than 0.5m freeboard), this should be used to irrighte on site vegetation	•	No negative impact on downstream water bodies	•	Quarterly After heavy rain ¹	•	Visual inspection of drainage infrastructure for physical damage	•	Site Manager	
	•	site concrete batching, truck washing and dust suppression Drainage from overburden stockpiles drains to either the catch dam, or through approximately 350 m of dense vegetation to discharge from the site boundary					•	 to irrigate on-site vegetation If there is visual evidence of contaminants from operational areas entering stormwater, the following steps should be undertaken: Identify the source of contaminants Determine how the contaminants are entering the stormwater (i.e. leak or spill) Implement temporary measures (e.g. earth bund, place source into an existing bunded storage area) Resolve issue with infrastructure upgrades, repairs, or procedures Any damaged drainage infrastructure should be reinstated as soon as 	•	No localised flooding	•	After heavy rain ¹	•	Visual inspection of drainage infrastructure for evidence of contaminant release, (sediment accumulation or oily residue)	•	Site Manager	
							•	practicable All complaints must be investigated and remedied All complaints must be recorded									
Spills and leaks	•	Care is paid not to spill fuel during operations Refuelling vehicles is conducted within an impermeable bunded compound at the main fuel	•	When conducting maintenance in the field, place a groundsheet under the work area to prevent spills reaching the soil, clean up as using a Spill Kit ²	•	No additional measures	•	in accordance with Section 3.5 Clean up spills as soon as possible using a Spill Kit ² Dispose of used absorbent material (crusher dust) to road base crusher	•	No new soil contamination No negative impact on downstream	•	After refuelling	•	Visual inspections for signs of spills or leaks	•	Staff conducting refuelling	
	•	storage area Refuelling is supervised at all times					•	Determine cause of spill or leak and remedy appropriately		water bodies							
Traffic	•	90% of material is hauled to Moura Mine along the Leichhardt Highway and	•	Upgrade the intersection with the Leichhardt Highway, as planned	•	No additional measures	•	Consult with Main Roads and Banana Shire Council to determine cause and solution to	•	No road condition complaints	•	Annual	•	Assessment of maintenance fee to Main Roads	•	Site Manager	
			•	In accordance with MCU Approval conditions, pay an annual maintenance fee to Department of Main Roads	•	Reassess impacts on State controlled roads in accordance with MCU Approval conditions		tranic issues if they arise	•	No increase in road accidents							
Vegetation managemen t	•	Small areas of weed infestation are removed by hand Vegetation removed to allow the expansion of quarrying activity	•	Revegetate disturbed areas with native or locally grown grasses (such as Mitchell or Rhodes grass) to reduce weed growth	•	No additional measures	•	Large areas of weed infestation may be removed using a commercially available poison, such as glyphosate, used in	•	No net loss of native vegetation No net	•	Monthly	•	Visual inspections of operational and adjacent areas for weed infestations ³	•	Site Manager	

		Control	Measures			Porformanco	l	nspection/M	onito	Control Measures Performance Inspection/Monitoring Requirements						
Issue	Evisting	Recom	mended	Emergency		Indicator	F	requency		Details	Re	sponsibility				
	Existing	100kt	200kt-500kt	Linergency		mulcator		requency		Details						
	is stockpiled on site	 Restrict vehicle access to operational areas of the property to reduce weed spread beyond the operational footprint Keep vehicle access to formed roads where possible to reduce weed growth 		 accordance with the manufacturer's directions Replant disturbed areas with native vegetation or native or locally grown grasses on a progressive basis 	•	increase in weeds Progressive rehabilitation	•	Monthly	•	Visual inspection of closed areas to identify any unauthorised vehicular access	•	Site Manager				
Site Security •	The property is fenced to prevent unauthorised entry outside of operating hours	Install a lockable front gate with a cautionary sign warning that the site is an operating quarry	No additional measures	 Repair damaged fencing/gates Report any damage to police if there are signs of forced entry 	•	No access by unauthorised persons or	•	Quarterly	•	Visual inspection of boundary fences for physical damage	•	Site Manager				
		Lock the front gate when the quarry is not operational				livestock	•	Daily	•	Check that the front gate is locked when the last staff member leaves	• All S	All Staff				
Rehabilitatio n	• _	 Remove site buildings and equipment when the quarry is exhausted Revegetate disturbed areas with native vegetation, including No additional measures If procedural restriction preventing vehicular a consider installing a p barrier, such as a fen Undertake specific re 	 If procedural restrictions are not preventing vehicular access, consider installing a physical barrier, such as a fence Undertake specific rehabilitation 	•	Progressive rehabilitation	•	Monthly	•	Visual inspection of closed areas to identify unauthorised vehicular access	•	Site Manager					
		 grasses and trees. Restrict vehicle access to closed areas on a progressive basis. Vehicle restrictions may be procedural or through a physical barrier. 		measures as required to ensure there is no ongoing environmental impact from the closed quarry		Ondertake specific renabilitation measures as required to ensure there is no ongoing environmental impact from the closed quarry			•		•	An inspection program should be adopted when the quarry is closed to ensure that revegetated areas become established, etc	•	Site Manager or Property Owner		

Heavy rain is more than 25 mm/24 h (or 1^{*}/24 h); 2) The Spill Kits shall be kept at the Site Office, Workshop, and Main Fuel Storage Area. They should consist of a) a metal bin with a tight fitting lid half filled with an absorbent material (e.g. crusher dust), b) a broom, and c) a shovel.;
 Weeds are often a brighter green, and more lush than local native plants. Weeds Australia has an online weed identification tool that can be used (<u>www.weeds.org.au/weedident.htm</u>)

Table 6 Site based management plan for crushing and screening activities

		Control Measures		Borformanco	Inspection/Monitoring Requirements	
Issue	Existing	Recommended	Emergency	Indicator	Frequency Details	Responsibility
	Existing	100kt 200kt-500kt	Emergency	malcator	Trequency Details	
Dust	The quarry is not near any sensitive receptors, reducing potential for dust nuisance	Install sprinkler system for use in dusty conditions	 In dusty conditions, spray water on stockpiles and access tracks to reduce dust emissions 	No dust complaints	Daily Visual observation of dust emissions	Site Manager
			If a dust complaint is received, undertake the following:			
			 Identify the source of dust 			
			 Implement short-term control, such as watering down 			
			- Determine appropriate long-term control, e.g. revegetating unused disturbed areas or resurfacing access roads			
			 Record all dust complaints in accordance with Section 3.5 			
Noise	The quarry is not near any sensitive receptors, reducing potential for noise nuisance	Assess need for noise attenuation, such as sound walls around production areas.	If a noise complaint is received, undertake the following:	No noise complaints	Daily Auditory observation of noise levels	 Site Manager
	Crushers are maintained to control noise levels		Implement short-term control such as turning the			
	Operational hours are limited to these sufficient in Partice 14.4		plant off			
	those outlined in Section 4.1.4		 Determine appropriate long-term control, e.g. muffler, sound barrier or replacement with quieter plant 			
			- Record all noise complaints in accordance with Section 3.5			
Stormwater	Stormwater from the crushing and screening area drains to a catch dam	 Revegetate the batter of the crushing and screening area with grass. This will help to prevent erosion of the batter and prevent weed growth. No additional requirements, as stormwater volume is not expected to increase. 	If there is visual evidence of sediment or pollutants from operational areas entering stormwater, the following steps should be undertaken:	 No negative impact on downstream water bodies No localised 	 Quarterl y After heavy rain¹ Visual inspection of drainage infrastructure for physical damage 	Site Manager

		Control M	leasures		Borformanaa	Inspection/M		
Issue	Fxisting	Recomm	nended	Emergency	Indicator	Frequency	Details	Responsibility
	Existing	100kt	200kt-500kt	Linergeney	maioator	Trequency	Dotano	
				 Identify the source of contaminants or sediment Determine how the pollutant is entering the stormwater (i.e. leak, spill, eroding stockpiles) Implement temporary measures (e.g. earth bund, place source into an existing bunded storage area, hay bales to control sediment flow) 	flooding	 After heavy rain¹ 	 Visual inspection of drainage infrastructure for evidence of contaminant release, (sediment accumulation or oily residue) 	Site Manager
				 Resolve issue with infrastructure upgrades, repairs, or procedures 				
				Any damaged drainage infrastructure should be reinstated as soon as practicable				
				All complaints must be investigated and remedied				
				• All complaints must be recorded in accordance with Section 3.5				
Spills and leaks	 Care is paid not to spill fuel during operations In the case of a breakdown 	 When conducting maintenance in the field, place a groundsheet under the work area to prevent 	No additional requirements	 Clean up spills as soon as possible using a Spill Kit² Dispose of used absorbent 	No new soil contamination No negative	After refuellin g	Visual inspection for signs of spills or leaks	Staff conducting refuelling
•	 machinery is repaired in the field Care is paid not to spill fuel, oil, etc 	spills reaching the soil, clean up using a Spill Kit	up	material (crusher dust) to road base crusherDetermine cause of spill or leak	impact on downstream water bodies	After field mainten	Visual inspection for signs of spills or leaks	Staff conducting maintenan
	Refuelling is supervised			and remedy appropriately		ance		се

1) Heavy rain is more than 25 mm/24 h (or 1"/24 h); 2) The Spill Kits shall be kept at the Site Office, Workshop, and Main Fuel Storage Area. They should consist of a) a metal bin with a tight fitting lid half filled with an absorbent material (e.g. crusher dust), b) a broom, and c) a shovel.

Table 7 Site based management plan for concrete batching activities

		Control M		Borformanco	Inspection/M	Ionitoring Requirements		
Issue	Existing	Recom	nended	Emergency	Indicator	Frequency	Details	Responsibility
Dust	 The batching plant is not near any sensitive receptors, reducing potential for dust nuisance 	•	Install sprinkler system for use in dusty conditions	 In dusty conditions, spray water on stockpiles and access tracks to reduce dust emissions Investigate and resolve all dust complaints Record all dust complaints in accordance with Section 3.5 	No dust complaints	Daily	Visual observation of dust emissions	Site Manager
Noise	 The quarry is not near any sensitive receptors, reducing potential for noise nuisance The batching plant is maintained to control noise levels 	• _	Assess need for noise attenuation, such as sound walls around production areas.	 Investigate and resolve all noise complaints Record all noise complaints in accordance with Section 3.5 	No noise complaints	Daily	Auditory observation of noise levels	 Site Manager
Wash Water	 Wash water flows to one of two settling tanks. The solids remain in the tank, and the liquid drains to another holding pond. The tanks are used on a rotational basis, to give adequate time for the solids to dry. When the holding tank is full, wash water is diverted to the other holding tank Wash water in the holding pond is used for dust suppression The solids are stockpiled and mixed with the aggregate for 	• _	Assess requirement for additional settling tanks	 In the event that wash water is not draining to the pond, the cause should be identified and remedied. This may include installing a bund If concrete stockpiles are eroding, undertake the following: Install temporary sediment control measures, e.g. hay bales on the downstream side of the stockpile Install permanent control measures, including diverting upstream runoff and containing runoff 	No negative impact on downstream water bodies	 Weekly During truck washing After heavy rain¹ 	 Visual inspection to ensure wash water is flowing to the ponds Visual inspection of the fullness of the holding tanks Visual inspection of the concrete stockpile for erosion (concrete residue on grass) 	 Site Manager Staff washing trucks Site Manager
Spills and leaks	 Admixtures are stored in drums within an impermeable, bunded compound The bund does not have a valve to drain liquids from the compound 	 Regularly clean out bunded areas. Bag and dispose of debris to general waste Develop an inventory of chemicals and materials stored on site. Include approximate volume, location and a Material Safety Data Sheet (MSDS) for each product (where available). 	Assess requirement for additional storage capacity. If required, design and manage in accordance with relevant Australian Standards.	 downstream using earth bunds Clean up spills as soon as possible using a Spill Kit² Dispose of used absorbent material (crusher dust) to road base crusher Determine cause of spill or leak and remedy appropriately 	 No new soil contamination No negative impact on downstream water bodies 	 Weekly After maintena nce/ repairs During delivery of chemical s 	 Visual inspection of chemical storage areas for spills or leaks (stains on soil or concrete) Visual clean-up inspections for signs of spills or leaks Visual inspections for debris in the compound 	Site Manager Staff conducting maintenan ce Staff present during chemical delivery

1) Heavy rain is more than 25 mm/24 h (or 1"/24 h); 2) The Spill Kits shall be kept at the Site Office, Workshop, and Main Fuel Storage Area. They should consist of a) a metal bin with a tight fitting lid half filled with an absorbent material (e.g. crusher dust), b) a broom, and c) a shovel.

Table 8 Site based management plan for workshop and vehicle maintenance activities

				Control M	eası	ires				Performance	Inspection/Monito			nitoring Requirements			
Issue		Existing		Recomn	nend	ed		Emergency		Indicator	F	requency		Details	Re	sponsibility	
Spills and leaks	•	Normal maintenance is conducted on a gravel hardstand area In the case of a breakdown, machinery is repaired in the field Care is paid not to spill fuel, oil,	 Pave (i.e. concrete slab) the workshop area to prevent spilt liquids reaching the soil. When conducting maintenance in the field not to spill fuel, oil, the workshop are 5 L drums within an e, bunded The bund is not valve. Regularly clean out bunded areas. Bag and dispose of debris to general waste Develop an inventory of chemicals and materials stored on site. Include approximate volume, location and a Material Safety Data Sheet (MSDS) for each product (where available) Implement recommendations from the Fuel Storage Audit report in Appendix D 	100kt Pave (i.e. concrete slab) the workshop area to prevent spilt liquids reaching the soil. When conducting maintenance in the field, place a groundsheet under the work area to prevent spills reaching the soil, clean up	 Assess capacity and suitability of storage areas. If required, upgrade in accordance with Australian set th Standards. Clean up spills as soon as possible using a Spill Kit¹ Dispose of used absorbent material (crusher dust) to road base crusher Determine cause of spill or leak and som advances rights 		 No new soil contamination No negative impact on downstream water bodies 		Weekly	•	Visual inspections of fuel and chemical storage areas for signs of spills or leaks (e.g. staining of the soil or concrete)	•	Site Manager				
	•	Oils, etc for the workshop are stored in 205 L drums within an impermeable, bunded compound. The bund is not fitted with a valve. Stormwater from the workshop		using a Spill Kit ¹ Regularly clean out bunded areas. Bag and dispose of debris to general waste Develop an inventory of chemicals and materials stored								•	After maintena nce/ repairs	•	Visual clean-up inspections for signs of spills or leaks	•	Staff conducting maintenan ce
		area is captured in the catch dam								•	After refuelling	•	Visual inspections for signs of spills or leaks	•	Staff conducting refuelling		
Waste Management	•	Oil filters are drained and crushed to be collected for recycling Steel parts are collected for recycling recycled	•	Pave the temporary waste storage area to prevent any spills reaching the soil or stormwater Store batteries in a covered area	•	Assess capacity and suitability of storage areas. Upgrade as required.	•	If uncontained litter is identified, this should be collected and placed in the appropriate bin Remind staff of waste management procedures,	•	No litter on site	•	Daily	•	Visual inspection of workshop area for litter	•	Staff in workshop	
	•	Packaging, including plastic bags, cardboard boxes, etc is disposed to general waste Empty 20 L drums, etc are reused by employees Batteries are collected for		until collected for recycling				including placing all litter into the appropriate bin or stockpile area			•	Weekly	•	Visual inspection of the waste stockpile area for correct waste segregation and tidiness	•	Site Manager	

1) The Spill Kits shall be kept at the Site Office, Workshop, and Main Fuel Storage Area. They should consist of a) a metal bin with a tight fitting lid half filled with an absorbent material (e.g. crusher dust), b) a broom, and c) a shovel.

Table 9 Site based management plan for fuel storage activities

		Control M	Neasures	-	Performance	Inspection/M		
Issue	Existing	Recom	mended	Emergency	Indicator	Frequency	Details	Responsibility
	Existing	100kt	200kt-500kt	Emergency	maloutor	Trequency	Details	
	 Vehicles are refuelled in a bunded, impermeable compound Fuel tanks are located within a bunded, impermeable compound, which has a volume 120% of the largest tank 	 Regularly clean out bunded areas. Bag and dispose of debris to general waste Develop an inventory of chemicals and materials stored on site. Include approximate volume, location and a Material 	 of fuel storage facilities If required, upgrade in accordance with Australian Standards Undertake biennial compliance audits of fuel storage facilities 	 Small Spills: Clean up the spill using the Spill Kit¹ kept at the Fuel Storage Area Dispose of used absorbent material (crusher dust) to road 	 No new soil contamination No negative impact on downstream water bodies 	Weekly	 Visual inspections of fuel and other chemical storage areas for signs of spills or leaks (staining of the soil or concrete) 	 Site Manager
	• Oils, etc for the workshop are stored in 205 L drums in a bunded, impermeable	Safety Data Sheet (MSDS) for each product (where available).Implement recommendations		 Large spills, refer detailed procedure in Section 5.1.1. Rainwater in the compound 		 After refuelling 	 Visual inspections for signs of spills or leaks 	Staff conducting refuelling
	compound near the workshop	from the Fuel Storage Audit report in Appendix D				During delivery	Visual inspections for debris within the	Staff present for
Spills and leaks	• Full time supervision of refuelling and fuel deliveries			 For a small volume of water, absorb using the Spill Kit and dispose to the road base crusher 		of fuels/ chemical s	storage area or bund	fuel delivery
				 For a large volume of water, contact a waste contractor who is licensed to dispose of the oily water 				

1) The Spill Kit should consist of a) a metal bin with a tight fitting lid partially filled with crusher dust (an absorbent material), b) a broom, and c) a shovel; 2) Contact Banana Regional Council on (07) 4992 9500 for local licensed waste contractors, or contact NQ Resource Recoveries at Mackay on (07) 4952 4967.

Large Spill Response Procedure 5.1.1

- Stop the leak, if possible a)
- b) Remove potential ignition sources
- c) Check that the spill is contained within the compound, if it is not, construct a temporary earth bund on the downstream side to contain the spill
- Absorb spilt material outside the compound with the Spill Kit kept at the Fuel Storage Area d)
- Absorb the spill within the compound using the Spill Kit, and additional absorbent material (crusher dust) if required e)
- If feasible, the fuel in the compound may be pumped into 205L drums for temporary storage and use in the oil storage compound near the workshop. The 205L drums should be placed within the refuelling bund when being filled. f)
- Contact a waste contractor² who is licensed to dispose of the contaminated clean-up materials g)
- h) Do not refill the storage tank until all spilt and clean -up materials have been removed from the compound and the cause of the leak/spill has been resolved

5.2 Waste Management Plan

The purpose of the Waste Management Plan is to facilitate the operation of Kianga Quarry in accordance with the principles of the Waste Management Hierarchy. The Waste Management Hierarchy is defined in the *Environmental Protection (Waste Management) Regulation* 2000 and *Environmental Protection (Waste Management) Regulation* 2000 and *Environmental Protection (Waste Management) Policy* 2000.

The hierarchy is shown in Figure 13.



Waste Storage

Wastes are temporarily stored on site prior to collection by a contractor for disposal. Larger items, such as 205 L drums, batteries, etc are stored on a gravel hardstand area near the workshop.





Waste Management Plan

Table 10 summarises the waste management practices at Kianga Quarry. Details of required waste records are described in Section 3.6.2.

Table 10 Waste management plan

Disposal Strategy	Waste Types	Details	On-site Storage
Avoid	• All	As much product as possible is used before disposing of packaging	• —
		Avoiding products that have excessive packaging	
Reduce	• All	As for avoidance	• -
Reuse	• Oil	Waste oil from machinery is used as lubricant in crushers	• –
	Wastewater	Wash water from the cement truck wash may be used for dust suppression	Small pond adjacent the truck wash and concrete batching plant
	Concrete solids	Concrete solids from the cement truck wash is stockpiled and mixed in with the aggregate	Stockpiled on site
	Containers	Useful containers, including 20L drums and buckets, are often taken and reused by staff	• _
	Concrete	Spare concrete is set and sold or given away	Stockpiled on site
	Tyres	Old tyres are sold to farmers for stock troughs or returned to the supplier	In the workshop compound
	Stormwater	Stormwater collected on site is used for concrete batching and dust suppression, depending on quality	Two waterholes in the quarry pit and the catch ponds
Recycle	Batteries	Batteries are recycled by a contractor	In the workshop compound
	Old equipment	Old metal items are dismantled or crushed and collected by a metal	In the workshop compound
	44 gallon drums	recycler	
	Used oil filters		
Dispose	Rags	Dirty rags, etc from the workshop are disposed to landfill	In a skip for collection by a
	Packaging	• Due to limited recycling facilities and small quantities generated,	contractor
	Paper waste	scrap cardboard and paper is disposed to landfill	
	Food scraps		

It is recommended that the waste storage area near the workshop be paved, in accordance with the Site Based Management Plan (Table 8). Additionally, sediment control measures should be introduced around stockpiled materials.

5.3 Stormwater Management Plan

The purpose of the stormwater management plan is to provide for the:

- Avoidance and reduction of contaminated stormwater; and
- Reuse, treatment, or disposal of contaminated stormwater.

It is not considered that upgrades to the stormwater system will be required with increased production rates, as the volume of stormwater is not expected to increase (i.e. the catchment area will remain the same).

5.3.1 Overall Drainage Pattern

There are four distinct drainage management areas at Kianga Quarry, including:

- The quarry pit, where runoff drains into the pit;
- Operational areas that drain to an on-site catch dam;
- Operational areas that drain through vegetation and discharge from the site; and
- Undisturbed areas that discharge from the site.

Any runoff from the site eventually drains to Branch Creek, north of the site. Branch Creek flows west to Kianga Creek, which then flows northwest through the Moura Mine to its confluence with the Dawson River approximately 45km from the quarry.

A catchment plan of the operational areas is shown in Appendix E.

5.3.2 Quarry Pit

Rain that falls within the quarry pit drains to two waterholes in the base. Stormwater that collects in the waterholes is used for concrete batching and dust suppression.

5.3.3 Operational Areas Draining to a Catch Dam

As shown in the catchment plan, two catch dams have been established on site. The main catch dam (Pond C) receives runoff from operational areas including the workshop and concrete batching plant (Area C). The other (Pond B) receives runoff from the crushing and screening hardstand (Area B).

Area C includes the concrete batching plant, fuel storage areas, workshop, and site office. Runoff from these areas is captured in Pond C. Some sediment and other potential contaminants are removed from the runoff as it flows to the pond. Anecdotal evidence indicates that although water in Pond C may be turbid after heavy rain, there is no visual evidence of hydrocarbons in the dam.

Under normal operation, rain that falls at the concrete batching plant flows into the two small ponds used to hold the truck wash water. However, in a large rainfall event causing these ponds to overflow, runoff would flow to the Pond C.

The "Code of Environmental Compliance for Certain Aspects of Extracting Rock or Other Material (ERA 20) Version 1" (EPA, 2006) requires that any sedimentation dam must have adequate capacity to contain runoff from a 24 hour storm with an average occurrence of once in 5 years (24-hour Q5).

Pond C is 10.3 ML and Pond B is 3.7 ML; both ponds have adequate capacity to contain a 24-hour Q5 rainfall event (approximately 1.5 ML and 790 kL respectively). In the event that the capacity of the dams is exceeded, runoff would flow through vegetation to Branch Creek, approximately 170 m north of the dam. It is important to consider that in the event of a high intensity event that caused the catch dam to overflow, there would be considerable runoff from other areas of the Branch Creek catchment. Therefore, any sediment that did reach the creek would be diluted by runoff from upstream catchments.

5.3.4 Operational Areas Discharging from Site

There is a stockpile area south of the workshop that currently drains through vegetation before discharging from the eastern boundary of the site, approximately 350 m from the stockpiles. It is expected that stormwater leaving the property would have low sediment loads.

Nevertheless, the existing earth berm should be extended to divert runoff to the Pond A. The proposed location of this berm is shown in Appendix E. The berm would create a new catchment, Area D, having an area of 40,200m² and draining to Pond C.

Pond C has adequate capacity to accommodate runoff from the additional operational area. The volume for a 24-hour Q5 storm for Areas C & D is approximately 2.9 ML.

5.3.5 Undisturbed Area Discharging from Site

A large part of the Kianga Quarry property is vegetated and undisturbed by quarrying operations. These areas naturally drain through vegetation and discharge from the site. Some areas of the site discharge to Branch Creek, north of the property.

Because these areas are undisturbed, it is unlikely that the runoff negatively affects the receiving environment. Therefore, no specific stormwater management is considered necessary.

6.0 Emergency and Security

6.1 Emergency Response

In the event of an emergency, the process shown in Figure 15 should be followed.

Figure 15 Emergency response process



The EPA should be notified within 24 hours of any environmental incident. Reporting procedures for an incident are identified in Section 3.6.3

6.2 Security Measures

The property is fenced to prevent cattle and unauthorised persons entering the site. A cautionary sign warning that the site is an operational quarry should be installed on a lockable front gate.

The site is to be locked outside of operational hours.

7.0 Induction and Training

Kianga Quarries will induct all new personnel (including part-time and sub-contractors) who work at the quarry on the content of this IEMP and their environmental obligations before they commence work on site. Existing personnel will also be inducted when the IEMP is approved.

The induction process will allow a mechanism to allow feedback from workers so that the Site Manager can adjust the IEMP controls if required—so long as general environmental duty is not negatively affected by the proposal.

In the event that the quarry experiences a change in process that requires additional training, this training shall be undertaken at the time of the modification and a new induction conducted for affected personnel.

The Site Manager is responsible for ensuring all personnel on site are inducted/trained. A record of induction/training will be made and kept with this IEMP at the site.

Appendix A

Site Plans

Appendix A Site Plans

Appendix B

Inspection Checklists

Appendix B Inspection Checklists

Daily Inspections:

Date:....

Inspector:

Location	Inspection	OK?	Pequired Action	Date for Comp	letion of Action	Date of Ir	Date of Inspection		
Location	inspection	(Y/N)	Required Action	Plan	Actual	Last	Next		
Quarry Area	Dust								
	Noise								
	Front Gate Locked								
Crushing and Screening	Dust								
	Noise								
Concrete Batching	Dust								
	Noise								
Workshop	Litter								

leekly Inspections: Date:	Inspector:
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Location	Inspection	OK?	Poguirod Action	Date for Comp	letion of Action	Date of Ir	Date of Inspection		
Location	inspection	(Y/N)	Required Action	Plan	Actual	Last	Next		
Crushing & Screening	Spills or leaks in diesel storage compound								
	Integrity of bund								
Workshop	Spills or leaks in oil storage compound								
	Integrity of bund								
	Spills or leaks in workshop								
	Waste segregation in stockpile								
Main Fuel Area	Spills or leaks in diesel storage compound								
	Integrity of bunds								

Monthly Inspections: Date:..... Date:..... Inspector:....

Location	Inspection	OK?	Required Action	Date for Comp	etion of Action	Date of Ir	Date of Inspection		
Location	mapeetion	(Y/N)	Required Action	Plan	Actual	Last	Next		
Quarry Area	Weed infestation								
	Unauthorised vehicle access in closed areas								
	Drainage infrastructure								
	Boundary fences								
Concrete Batching Plant	Spills or leaks in chemical storage area								
	Wash water flowing to ponds								

Ad hoc Inspections: Date:....

Inspector:

Event	Location	Inspection	OK? (Y/N)	Required Action	Date for Completion of Action	
					Plan	Actual
Heavy Rain	Quarry Area and Crushing & Screening	Drainage infrastructure				
		Evidence of runoff contamination				
	Concrete Batching	Erosion of concrete stockpile				
Refuelling	Quarry Area	Spills or leaks				
	Crushing & Screening	Spill or leaks				
	Workshop	Spill or leaks				
	Main Fuel Area	Spill or leaks				

Ad hoc Inspections:

Date: Inspector

Inspector:

Event	Location	Inspection	0K? (Y/N)	Required Action	Date for Completion of Action	
Maintenance & Repairs	Quarry Area	Spills or leaks				
	Crushing & Screening	Spills or leaks				
	Concrete Batching	Spills or leaks				
Delivery of Fuel or Chemicals	Crushing & Screening	Debris in compound				
	Concrete Batching	Debris in compound				
	Workshop	Debris in compound				
	Main Fuel Area	Debris in compound				
Washing Concrete Trucks	Concrete Batching	Fullness of concrete dewatering tanks				

Appendix C

Quarry Rehabilitation

Appendix C Quarry Rehabilitation

Purpose and Objectives

Quarry rehabilitation is undertaken to reduce potential environmental and social impacts from non-operational quarries. Generally, it is completed in a manner that allows the land to be used for a new function, such as farming or nature conservation. Many environmental aspects must be considered during rehabilitation, including land and soil conservation, water quality, flora and fauna management, air quality, and amenity.

Progressive Rehabilitation

It is preferable to conduct rehabilitation concurrently with extraction operations. It is important to undertake progressive rehabilitation to reduce the impacted area of the operational quarry at any one time. In addition, there are cost benefits associated with continuous rehabilitation compared with rehabilitating the whole site when it is no longer commercially viable.

Sufficient resources and funding should be budgeted and allocated to undertake rehabilitative works during operations.

Site Planning

It is important to determine the ultimate land use of the site to assist the planning of rehabilitation works. This section outlines general operational management procedures that will aid in the progressive rehabilitation of the site.

The location of the quarry operations, including waste dumps and fixed machinery, can have a considerable affect on the visual impact of the site and consequent rehabilitation costs. The natural topography and vegetation may be used to screen the works. Contoured overburden embankments and tree planting can provide additional screening.

Clearing and stripping should be kept to a minimum. Only the area required for immediate use should be exposed or cleared. Cleared vegetation and stripped topsoil should be stockpiled for later use in rehabilitation. Stripped overburden should be stockpiled separately for use in screening embankments or contouring during rehabilitation.

Systematic use of the site through planned bays and benches will reduce the disturbed area at any one time. Planned bays are generally used on relatively flat ground, whereas benches are more suited to steep areas.

Planned Bays are developed in the following manner:

- Divide the site into sections (or bays) to be worked;
- Strip and stockpile vegetation, topsoil and overburden from the first bay;
- Remove extractive material and completely rehabilitate the worked out section; and
- Repeat for the next section.

Benching is developed in the following manner:

- Develop a series of benches starting at the top of the hillside and working downwards;
- Develop a sufficient number of benches to allow drilling and blasting, loading, and clean up of material to be carried out without one operation interfering with the other;
- Low faces are desirable for safety and to reduce visual impacts;
- Benches should be wide enough to allow safe working;
- Benches should be self draining;
- On completion of extraction of each bench (or part) rehabilitation should be completed;

- Rehabilitation can be enhanced by drilling holes one metre below the final bench height during extraction operations; and
- If rehabilitation requires topsoil for plant growth, measures may be required, such as back slope benching or filling excavated holes with topsoil.

Reshaping of the benches to match the original contours of the area may be achieved by blasting. This will help to create irregularities in the height and length of the benches, and round the lip and toe of the pit face.

When an area has been worked out, it should be rehabilitated before expanding the quarry area. Stockpiled overburden should be spread over the stable surface, graded, and contoured. Topsoil should then be spread uniformly over the surface to as great a depth as possible in order to encourage revegetation. The contoured should then be deep-ripped to provide substrata suitable for root development.

Soil conservation structures such as contour banks and diversion banks to control runoff should be constructed prior to revegetation. The aim of rehabilitation is to produce a self-maintaining plant community of similar composition and appearance to the surrounding landscape.

Specific Measures

Rehabilitation planning: Determine the ultimate land use for Kianga Quarry. This is likely to be native vegetation or for livestock grazing. The site has a number of features that increase its natural values: these include proximity to a watercourse and good quality vegetation compared to neighbouring sites. For this reason, it would be beneficial to return the site to native vegetation.

Determine ultimate use

Extraction planning: Consideration should be given to adopting a planned extraction method, such as planned bays or benching, as described above.

Site screening: Visual amenity is not considered a critical issue for Kianga Quarry due to the rural landscape and proximity of Moura Mine. However, establishing a band of trees along the property boundary closest to the Leichhardt Highway would provide supplementary screening for the site. A second row of trees could be established along the batter of the crushing and screening hardstand area.

Vegetation: Kianga Quarry has been cleared in the past; the site is characterised by regrowth trees and a grassy understorey. Vegetation should be cleared only as required. Regrowth should be encouraged in areas that are not to be affected by quarry operations: this may include planting trees and restricting vehicle access.

Soil conservation: The adoption of sensible erosion control methods, such as maintaining vegetative cover in undisturbed areas will help to reduce erosion at the site, and therefore reduce rehabilitation costs. Consideration should be given to establishing vegetation downstream of topsoil and overburden stockpiles, and the crushing and screening area.

Chemical management: Proper management and containment of chemicals, fuels, etc during operation will help to reduce areas of soil contamination, and therefore reduce rehabilitation costs. Consideration should be given to storing all chemicals on concrete or compacted hardstand areas to avoid contact with the soil in the event of a spill or leak.

Plan extraction

Establish trees along the property boundary

Vegetate nonoperational areas

Vegetate downstream of disturbed areas

Store chemicals on hardstand

Error! Reference source not found.

Landscape features: It is likely that extraction of material will produce a deep point in the quarry that will collect rainwater. These may become features of the final rehabilitation design, providing a permanent water source for stock or wildlife. If the property is to be used for stock, consideration should be given to creating shallow edges to the pools to prevent stock drowning.

Maintenance: Revegetated areas on site should be maintained as necessary to sustain plant growth. Maintenance measures can include watering, fertilisation and pest control.

Examples of Quarry Rehabilitation

Redhill Quarry Rehabilitation

Redhill quarry following surface preparation Figure 16

CSR Readymix Mornington Quarry

Figure 18 Mornington quarry before rehabilitation

Figure 17

Figure 19 Mornington quarry 12 years later

Redhill quarry 3.5 years later



Contour water
holes for
safety
••••••



Appendix D

Fuel Facility Audit Report

Appendix D Fuel Facility Audit Report

Appendix E

Operational Area Catchment Plan

Appendix E Operational Area Catchment Plan