

**Your Reference:**

**Our Reference:** KH: RR: mw: 20-06 (FID86331, MCU007-19/20, 21083-40000-000, ID1521494, ID1521497, ID155693)

**Contact:** Rentia Robertson

05 June 2020

Watson Stockfeed  
C/- Property Projects Australia Pty Ltd  
PO Box 3686  
TOOWOOMBA QLD 4350

Dear Sir/Madam

**Decision Notice – Approval**

*(Given under section 63 of the Planning Act 2016)*

**Application Number:** MCU007-19/20  
**Description:** Shop (Agricultural Supplies Store)  
**Level of Assessment:** Code Assessable  
**Site Address:** 74 DONNERS ROAD, TAROOM  
**Lot & Plan Details:** Lot 38 on FT1016

On 05 June 2020, under delegated authority, the above development application was approved in full subject to conditions. The conditions of this approval are set out in Attachment 1. These conditions are clearly identified to indicate whether the assessment manager or a concurrence agency imposed them.

**1. Details of Approval**

The following approval is given:

	<b>Planning Regulation 2017 reference</b>	<b>Development Permit</b>	<b>Preliminary Approval</b>
Making a Material Change of Use assessable under the planning scheme	s20	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## 2. Approved Plans

The approved plans for this development approval are listed in the following table:

Plan/Document number	Plan/Document name	Date
	Site Plan prepared by Property Projects Australia Pty Ltd	Received 11 December 2019
AP16994	Front & Rear Elevations prepared by Now Buildings	28 June 2019
AP16994	Left and Right Elevations prepared by Now Buildings	28 June 2019
AP16994	Intermediate Elevation Prepared by Now Buildings	28 June 2019
AP16994	Floor Plan prepared by Now Buildings	28 June 2019

## 3. Further Development Permits

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

- Operational Works
- Building Works
- Plumbing & Drainage

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

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

## 5. Submissions

Not applicable (Public Notification not required)

## 6. Referral Agencies

The referral agency for this application was:

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

## 7. Currency Period for the Approval

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

## 8. Statement of Reasons

<b>Description of the development</b>	Development application for Material Change of Use for a Shop for the purpose of a Agricultural Supplies Store.
<b>Assessment Benchmarks</b>	Rural Zone Code
<b>Reasons for Decision</b>	<p>The Development complies or has been conditioned to comply with all applicable Acceptable Outcomes. Conditions have been imposed in relation to the following:</p> <ul style="list-style-type: none"> <li>• P03 - in relation to operating hours;</li> <li>• P04 - in relation to delivery of goods;</li> <li>• P010 - in relation to lighting;</li> <li>• PO12 in relation to water supply;</li> <li>• PO13 in relation to effluent disposal,</li> <li>• PO14 In relation to stormwater,</li> <li>• PO15 in relation to electricity,</li> <li>• PO17 in relation to vehicle parking,</li> <li>• PO27 in relation to water quality</li> <li>• PO29 in relation to construction activities,</li> <li>• PO37- Transport Infrastructure conditions from DTMR to be attached to this approval.</li> </ul>

## 9. Appeal rights

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

### Appeal by an applicant

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

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

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

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

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

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

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

Should you require further assistance in relation to this matter, please do not hesitate to contact Council's Development Services section on (07) 4992 9500, quoting you application number of MCU007-19/20.

Yours Sincerely



Dr Keith Halford

**MANAGER ENVIRONMENT & PLANNING**

CC All Referral Agencies (both advice and concurrence)

State Assessment and Referral Agency (SARA)

[rockhamptonSARA@dilgp.qld.gov.au](mailto:rockhamptonSARA@dilgp.qld.gov.au)

Enc Attachment 1 – Part A Conditions imposed by the Assessment Manager  
Attachment 1 – Part B Assessment Manager Notes  
Attachment 1 – Part C Conditions imposed by Department of State  
Development, Manufacturing, Infrastructure and Planning  
Attachment 2 – Appeal Rights  
Attachment 3 – Approved Drawings  
Attachment 4 - Requirements for Constructuion Environmental  
Management Plan

# MCU007-19/20 Attachment 1

## Part A - Conditions imposed by the Assessment Manager

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### General

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

Plan/Document number	Plan/Document name	Date
	Site Plan prepared by Property Projects Australia Pty Ltd	Received 11 December 2019
AP16994	Front & Rear Elevations prepared by Now Buildings	28 June 2019
AP16994	Left and Right Elevations prepared by Now Buildings	28 June 2019
AP16994	Intermediate Elevation Prepared by Now Buildings	28 June 2019
AP16994	Floor Plan prepared by Now Buildings	28 June 2019

- 2 Comply with all of the conditions of this Development Approval prior to the commencement of the use, unless otherwise stated within this Decision Notice, and maintain compliance for the duration of the approved use.
- 3 Exercise the approval and complete all associated works, including any relocation or installation of services, at no cost to Council.
- 4 Alterations to public utilities, mains and services made necessary in connection with any of the works arising from this approval including works to restore and reinstate all roads are to be completed at no cost to Council.

### Approved Use

- 5 The approved use of the premises is for a "Shop" – Agricultural Supplies Store that is used for the displaying or offering of goods for sale by retail and offer deliveries to customers.

## **Hours of Operation**

- 6 The hours of operation shall be confined to the hours between 7am and 6pm each day.
- 7 Loading and unloading occurs between the hours of:
  - a) 8:00am to 6:00pm, Monday to Friday; and
  - b) 8:00am to 12:00 (noon) on Saturdays.
  - c) No loading and unloading occurs on Sundays and Public Holidays.

## **Building works**

- 8 The applicant shall obtain a development permit for building work associated with the demolition/new work associated with the approval.
- 9 Roof water from the building shall be conveyed to the water storage tanks with any overflow directed to a suitable discharge point.

## **Water Supply**

- 10 Provide a sufficient supply of potable water for all staff and visitors associated with the approved use. The water must satisfy the Australian Drinking Water Guidelines or relevant standard applicable at the time.
- 11 At the time of lodging a building application, documentation is required to be submitted to Council that demonstrates that water supply for potable and emergency purposes with a minimum 47,000 Litre capacity volume is available for the development.

## **Sewerage**

- 12 Sanitary facilities are to be provided in accordance with the requirements of the National Construction Code and wastewater is to be discharged to an on-site wastewater treatment system designed and installed to the requirements of the Queensland Plumbing and Wastewater Code.
- 13 Prior to the commencement of use, an effluent disposal/storage system, appropriate for the proposed development, is to be installed. All relevant approvals for this system, in accordance with the requirements of the *Plumbing and Drainage Act*, are to be obtained before installation.

## **Lighting**

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

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

### **Crossover and Driveways**

- 16 A vehicle access is to be provided in accordance with an Operational Works approval and as per the following:
- a) A rural access shall be constructed in accordance with the requirements of the Capricorn Municipal Development Guidelines (Standard Drawing CMDG-R-040). Please note that the dimensions listed on this standard drawing are considered the minimum required for compliance.
  - b) Evidence submitted proving the access is suitable for the largest design vehicle including pavement construction and vehicle swept paths
  - c) All disused vehicle entrances shall be removed
- 17 The access shall be constructed to provide stormwater drainage to accommodate a storm event for an ARI of two (2) years.
- 18 The Department of Natural Resources, Mining and Energy (DNRME) shall be notified of any clearing outside of three (3) metres from the edge of the road formation that may be required during the construction of the new access.
- 19 The works required for the construction of the proposed rural access are to proceed with a minimal interruption to traffic and any necessary steps for the protection of traffic and the public during construction should be undertaken at no cost to Council.
- 20 Contact is to be made with 'Dial Before You Dig' before construction of any of the proposed driveways commences in order to determine the location of any underground service utilises in the construction area. Care must be taken to avoid damage to service utilities identified. Any damage to these services must be repaired at no cost to Council.
- 21 Any damage incurred by the existing road surface, services or furniture as a result of the works required for the construction of the access is to be repaired to the pre-existing or better condition at no cost to Council.

### **Vehicle Parking and Manoeuvring Areas**

- 22 A minimum of 25 car parking spaces must be provided and marked on the site, and made available and accessible at all times while the use is open for business. The works must be undertaken in accordance with an Operational Works approval and must include in particular:
- a) visitor/staff parking spaces, which are clearly marked and/or delineated, accessible at all times for use, located and fully contained within the title boundaries of the site;



- b) (1) one disabled parking space(s) within the total number of car parking spaces delineated as per the requirements of the Manual of Uniform Traffic Control Devices (MUTCD); and
- c) cross falls and gradients in accordance with Australian Standard AS2890: Parking Facilities

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

**24** No vehicle storage or parking is permitted on the adjoining road reserve.

### **Services**

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

### **Erosion and Sediment Control**

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

### **Stormwater Drainage**

**27** A detailed Stormwater Management Plan, and associated engineering drawings, is to be provided to Council, as part of an Operational Works application, for approval. This plan must comply with the requirements of the Capricorn Municipal Development Guidelines.

**28** Stormwater runoff is to discharge to a legal point of discharge

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

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

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

- 32 Stormwater formerly flowing onto the site must not be diverted onto other properties.
- 33 All stormwater being discharged from the site is to meet the requirements of the Capricorn Municipal Development Guidelines and the Queensland Water Quality Guidelines 2009:
- a) Contaminated water must not be directly or indirectly released from the premises onto the ground or into the groundwater at the premises.
  - b) Releases to stormwater must not cause any visible oil slick or other visible evidence of oil or grease, nor contain visible grease, scum, litter or floating oil.

### **Construction Environmental Management Plan**

- 34 A Construction Environmental Management Plan (CEMP) is to be provided to Council as part of the Operation Works application. Plan is to ensure all potential impacts of the development are adequately controlled and provide detailed practical and achievable prevention, minimisation and mitigation strategies (including design standards) for controlling environmental impacts of the development.

### **Landscaping**

- 35 Existing vegetation, except any declared pest species on the site is to be retained as part of the site landscaping except when removal is required to site the development. Any vegetation that is removed is to be replaced with similar type elsewhere on the site.
- 36 The landscaping is to be maintained by the developer (i.e. watering, fertilising, mulching, weeding, and the like) at all times to the satisfaction of the Assessment Manager.
- 37 Any landscaping proposed to occur along a Road frontage, within 2m of the property boundary, is to be maintained or have a mature height no greater than 900mm.

### **Waste storage area**

- 38 Prior to the commencement of the use, provide the following -
- a) approved refuse containers.

### **Waste Management**

- 39 Waste must not be burned at the premises.
- 40 Waste must be recycled where recycling services are feasibly available.

## **Amenity**

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

# MCU007-19/20 Attachment 1

## Part B – Assessment Manager Notes

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- A** The approved development must also comply with Council's current Local Laws under the Local Government Act 2009.
- B** Failure to ensure ongoing compliance with the conditions of this Development Approval including conditions relating to the ongoing use of the premise, and the design and layout of the development may constitute an offence under the Planning Act.
- C** The applicant is responsible for ensuring Queensland Fire Services requirements are met with respect to this development which may include but not be limited to the installation/upgrade of holding tanks or pumps as necessary to meet flow and pressure requirements.
- D** Where further development is proposed it is the applicant's / developer's responsibility to ensure further approvals are sought as required by the Taroom Planning Scheme.
- E** In carrying out the activity or works associated with the development, all reasonable and practical measures are to be taken to minimise releases and the likelihood of releases of contaminants to the environment, except as otherwise provided by the conditions of this development approval.
- F** The applicant and or owner/s of the land and the person/s responsible for the management of the premise is/are to ensure ongoing compliance with conditions of this Development Permit including Conditions relating to the ongoing use of the premise, and the design and layout of the development.
- G** Pursuant to section 75 of the *Local Government Act 2009*, Council's written approval is required to carry out works on a road, or interfere with a road or its operation. This requirement applies to all Council-controlled roads within its local government area. The process for obtaining approval is set out in Council's *Local Law No. 1 (Administration) 2011*. Approval must be obtained prior to the commencement of the works.
- H** Any works on roads shall be conducted in accordance with the Queensland Department of Transport and Main Roads, "Manual of Uniform Traffic Control Devices – Part 3".
- I** All works required pursuant to these conditions shall be undertaken and completed in accordance with Council's Standards - Capricorn Municipal Development Guidelines ([www.cmdg.com.au](http://www.cmdg.com.au)) at the Applicant's expense.

- J** Please note the conditions dated 5 May 2020 imposed by the State Assessment and Referral Agency (SARA) as a concurrence agency and attached to this Decision Notice.

### **General Environmental Duty**

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

### **Construction Environmental Management Plan**

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

### **Engineering**

- A** Prior to commencing any of the following construction activities the applicant/developer will be required to obtain a development permit for operational work:
- i. Internal roadworks;
  - ii. external roadworks;
  - iii. internal pathways;
  - iv. earthworks;
  - v. stormwater drainage ;
  - vi. erosion and sediment control;
  - vii. internal and external lighting; and
  - viii. landscaping
- B** The location of the access to be provided has adequate sight distance to accommodate an 80kph speed environment.
- C** Any works on roads shall be conducted in accordance with the Queensland Department of Transport and Main Roads, "Manual of Uniform Traffic Control Devices – Part 3".

- D** All damage incurred to existing roads, services or street furniture as a result of the proposed development shall be repaired within a reasonable period at the developer's expense.
- E** All works required pursuant to these conditions shall be undertaken and completed in accordance with Council's Standards - Capricorn Municipal Development Guidelines ([www.cmdg.com.au](http://www.cmdg.com.au)) at the Applicant's expense.
- F** Appropriate building measures are to be incorporated into the final design to cater for noise attenuation in accordance with the Queensland Development Code, the Building Code of Australia, the Environmental Protection Act 1994, and all relevant standards.
- G** Operational works designs are to be in accordance with Capricorn Municipal Development Guidelines - CMDG Design Specifications and Standard Drawings ([www.cmdg.com.au](http://www.cmdg.com.au)), unless otherwise stated in a condition of the Development Approval.

### **Cultural Heritage**

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

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

### **Declared Pests/Plants**

- A** A landowner has an obligation to take reasonable steps to keep their land free of invasive plants and animals in accordance with the Biosecurity Act 2014. Consideration should be given to appropriate treating of invasive plants, where necessary, in the construction and operational phases of the proposed development to meet the obligations under this Act.
- B** Vehicles movement during construction must be managed to prevent the spread of invasive plants. All vehicles used in weed infested areas must either be contained or cleaned to prevent the spread of invasive plant material. Numerous washdown facilities are available within the Shire to help remove weed seeds, soil and other foreign matter from vehicles and machines, and Council staff are available to conduct vehicle inspections.

## **Signage**

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

## **MCU007-19/20 Attachment 1**

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

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Department of  
**State Development,  
 Manufacturing,  
 Infrastructure and Planning**

SARA reference: 2001-14872 SRA  
 Council reference: MCU007-19/20  
 Applicant reference: -

5 May 2020

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

Attention: Rentia Robertson

Dear Sir/Madam

## SARA response—74 Donners Road, Taroom

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the Department of State Development, Manufacturing, Infrastructure and Planning on 15 January 2020.

### Response

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Outcome:	Referral agency response – with conditions.
Date of response:	5 May 2020
Conditions:	The conditions in <b>Attachment 1</b> must be attached to any development approval.
Advice:	Advice to the applicant is in <b>Attachment 2</b> .
Reasons:	The reasons for the referral agency response are in <b>Attachment 3</b> .

### Development details

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Description:	Development permit	Material Change of Use - Shop (Agricultural Supplies Store)
SARA role:	Referral Agency.	
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 (Planning Regulation 2017)	
	Development application for a material change of use within 25m of a	

state-controlled road corridor  
SARA reference: 2001-14872 SRA  
Assessment Manager: Banana Shire Council  
Street address: 74 Donners Road, Taroom  
Real property description: Lot 38 on FT1016  
Applicant name: Watson Stockfeed  
Applicant contact details: Property Projects Australia Pty Ltd  
216 Herries Street  
Toowoomba QLD 4350  
louise@propertyprojectsaustralia.com.au

## Representations

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An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules) Copies of the relevant provisions are in **Attachment 4**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Tracey Beath, Senior Planning Officer, on (07) 4924 2917 or via email [RockhamptonSARA@dndmip.qld.gov.au](mailto:RockhamptonSARA@dndmip.qld.gov.au), who will be pleased to assist.

Yours sincerely



Anthony Walsh  
Manager Planning

cc Watson Stockfeed c/- Property Projects Australia Pty Ltd, [louise@propertyprojectsaustralia.com.au](mailto:louise@propertyprojectsaustralia.com.au)  
enc Attachment 1 - Referral agency conditions  
Attachment 2 - Advice to the applicant  
Attachment 3 - Reasons for referral agency response  
Attachment 4 - Representations provisions

## Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application)

No.	Conditions	Condition timing
<b>Material change of use</b>		
Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 (Material change of use within 25m of a state-controlled road corridor)—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	Direct access is not permitted between the Leichhardt Highway (Miles – Taroom) and the subject site.	At all times
2.	a) Stormwater management of the development must ensure no worsening or actionable nuisance to the state-controlled road. b) Any works on the land must not: <ol style="list-style-type: none"> <li>i. create any new discharge points for stormwater runoff onto the state-controlled road;</li> <li>ii. interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road;</li> <li>iii. surcharge any existing culvert or drain on the state-controlled road;</li> <li>iv. reduce the quality of stormwater discharge onto the state-controlled road.</li> </ol>	a) At all times  b) At all times
3.	A minimum of 25,000L rainwater tank must be provided for on-site stormwater detention and be connected to the proposed new building.	Prior to commencement of use

## Attachment 2—Advice to the applicant

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<b>General advice</b>	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> its regulation or the State Development Assessment Provisions (SDAP) v2.5. If a word remains undefined it has its ordinary meaning.

## Attachment 3—Reasons for referral agency response

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

### The reasons for the department's decision are:

- the development is for a shop (agricultural supplies store)
- the subject land is adjacent to Donners Road (local road) and the Leichhardt Highway (state-controlled road)
- the proposed development will be accessed from Donners Road. Access to the Leichhardt Highway from Donners Road is via Racecourse Lane
- the proposed development will generate relatively minor vehicular traffic
- the daily traffic on this section of the state-controlled road is not considered high. When traffic to the proposed development uses the Racecourse Lane/Leichhardt Highway intersection, there is a significant amount of visibility for other drivers approaching the Racecourse Lane/Leichhardt Highway intersection to be able to see vehicle movements
- the vehicular traffic associated with the proposed shop is not considered to significantly increase the safety risks on the state-controlled road
- the proposed shop is set back approximately 35 metres from the state-controlled road corridor
- there will be a limited increase in impervious area (i.e. the shop roof). The proposed parking area is to be gravel and will not create an impervious surface
- stormwater runoff from the shop roof is to be captured in rainwater tanks
- any stormwater runoff is not expected to have any adverse impacts on the state-controlled road
- the development complies with relevant provisions of State code 1: Development in a state-controlled road environment of the State Development Assessment Provisions, version 2.5, subject to the implementation of conditions.

### Material used in the assessment of the application:

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

**Attachment 4—Change representation provisions**

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## Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules<sup>1</sup> regarding **representations about a referral agency response**

### Part 6: Changes to the application and referral agency responses

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#### 28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
- (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
  - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
  - (c) the applicant has given written agreement to the change to the referral agency response.<sup>2</sup>
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
- (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
  - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

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<sup>1</sup> Pursuant to Section 68 of the *Planning Act 2016*

<sup>2</sup> In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

## **Part 7: Miscellaneous**

### **30 Representations about a referral agency response**

- 30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.<sup>3</sup>

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<sup>3</sup> An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.



## **Attachment 2**

# **Planning Act 2016 Extract on Appeal Rights**

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### **Part 1 Appeal rights**

#### 229 Appeals to tribunal or P&E Court

- (1) Schedule 1 states—
  - (a) matters that may be appealed to—
    - (i) either a tribunal or the P&E Court; or
    - (ii) only a tribunal; or
    - (iii) only the P&E Court; and
  - (b) the person—
    - (i) who may appeal a matter (the appellant); and
    - (ii) who is a respondent in an appeal of the matter; and
    - (iii) who is a co-respondent in an appeal of the matter; and
    - (iv) who may elect to be a co-respondent in an appeal of the matter.
- (2) An appellant may start an appeal within the appeal period.
- (3) The appeal period is—
  - (a) For an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or
  - (b) For an appeal against a deemed refusal—at any time after the deemed refusal happens; or
  - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or
  - (d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
  - (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
  - (f) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person. Note— See the P&E Court Act for the court's power to extend the appeal period.
- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
  - (a) the adopted charge itself; or
  - (b) for a decision about an offset or refund—
    - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
    - (ii) The cost of infrastructure decided using the method included in the local government's charges resolution.

**Attachment 3**  
**Approved Drawings**

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Legend: — Subject Site: 74 Donners Road, Taroom QLD 4420

Scale: NTS

Source: Queensland Globe

The content of this document includes third party data. Property Projects Australia Pty Ltd does not guarantee the accuracy of such data.

① Proposed Shop

② Existing Site Entrance to be Modified

● Proposed Car Parking Area

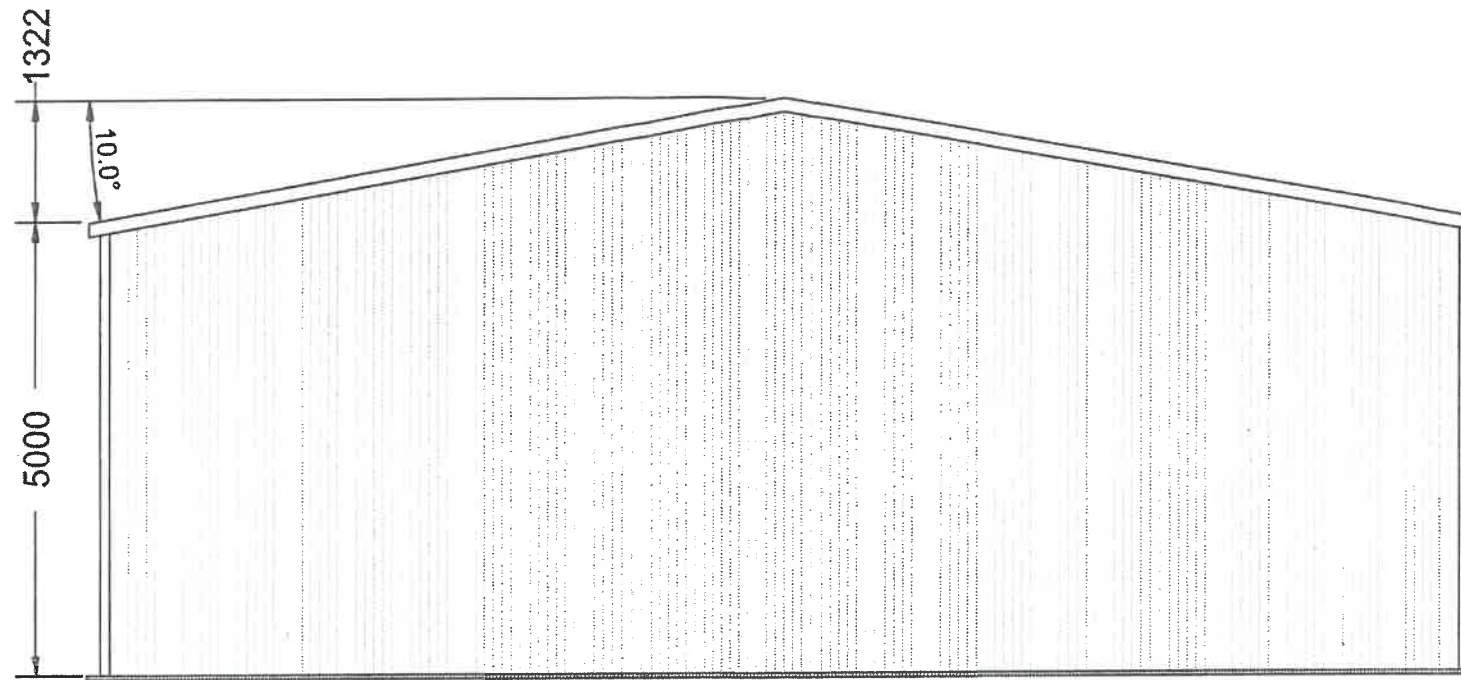
● Proposed Vehicle Manouvering Area

Banana Shire Council  
PLANNING APPROVAL

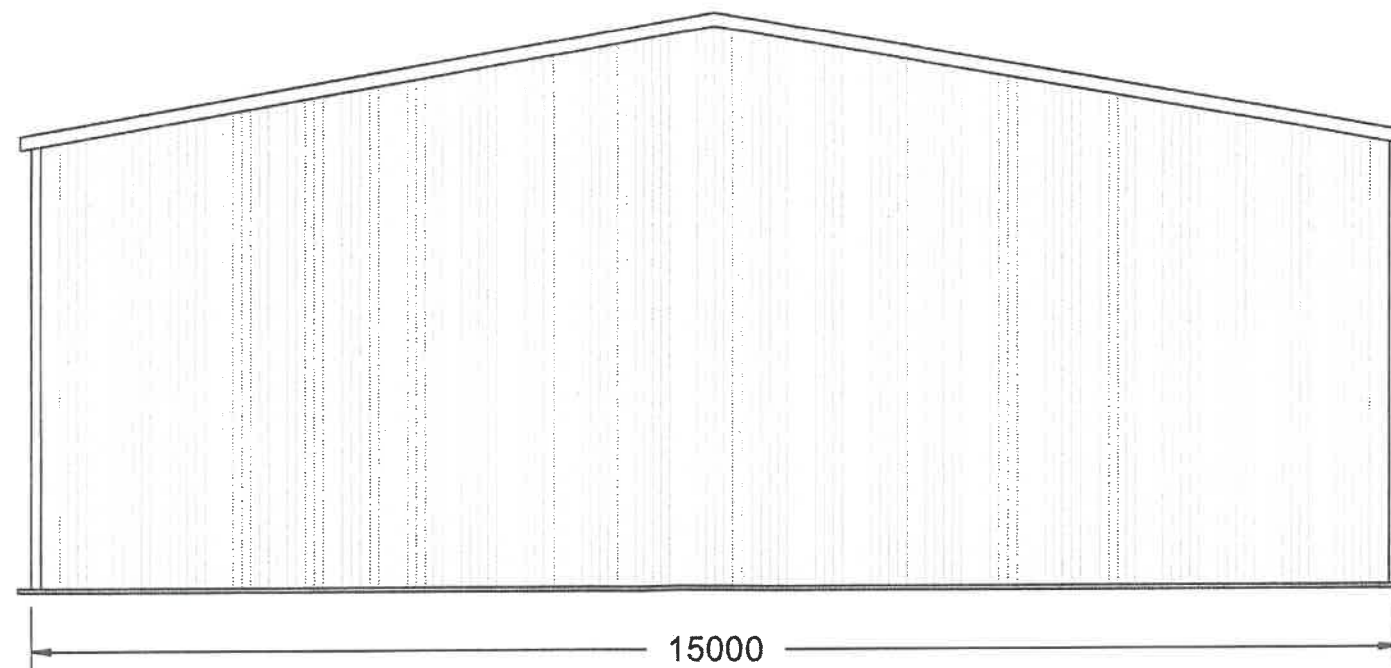
05 JUN 2020

02/17-FOODM

50m    Property Projects Australia



FRONT ELEVATION



REAR ELEVATION

28 JUN 2019  
George Zuev  
RPEQ 7551

Banana Shire Council  
PLANNING APPROVAL

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MCU007-19/20

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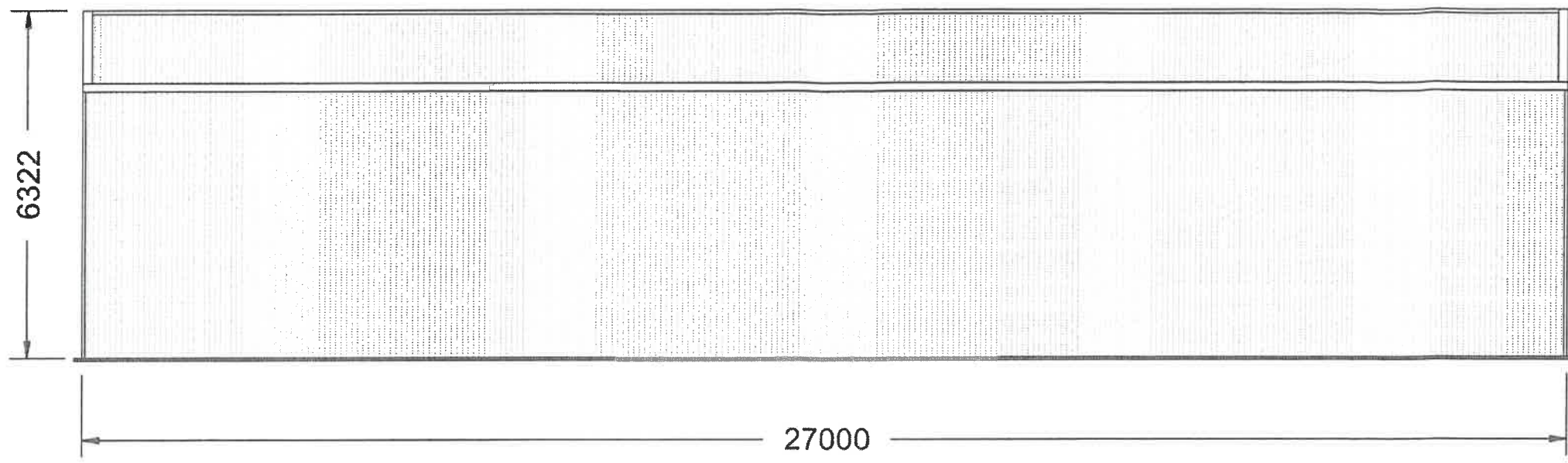
Australia's Leading Wholesale Shed Company  
P 1300 553 779 F 1300 554 882  
E james@nowbuildings.com.au  
www.nowbuildings.com.au

JOB DETAILS

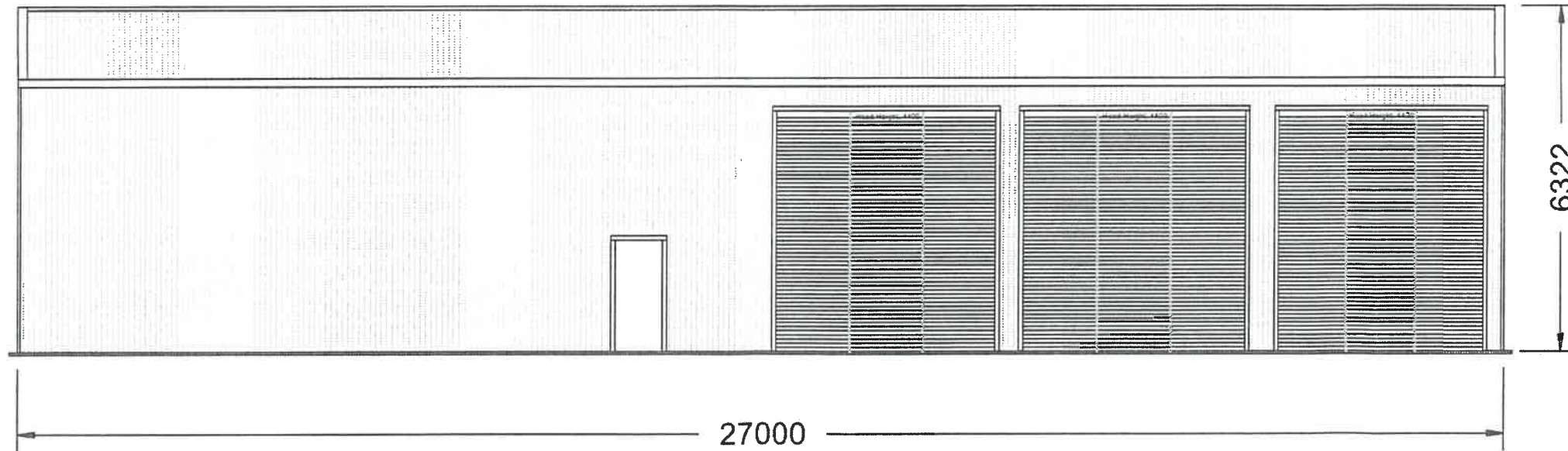
Proposed Project: 15m x 27m x 5m - Enclosed Building  
Customer: Ci & Sj Watson, Sonia & Campbell Watson  
Site: 38 Donners Rd. TAROOM, QLD, 4420

DRAWING DETAILS

Quote: Watso016994  
Drawing No.: AP16994  
Drawing Type: Architectural Drawings  
Drawing Scale: 1:108



LEFT ELEVATION



RIGHT ELEVATION

28 JUN 2019  
George Zuev  
RPEQ 7551

Banana Shire Council  
PLANNING APPROVAL

05 JUN 2020

MCU1007-19/20

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Australia's Leading Wholesale Shed Company

P 1300 553 779 F 1300 554 882

E james@nowbuildings.com.au

www.nowbuildings.com.au

JOB DETAILS

**Proposed Project:** 15m x 27m x 5m - Enclosed Building

**Customer:** Ci & Sj Watson, Sonia & Campbell Watson

**Site:** 38 Donners Rd, TAROOM, QLD, 4420

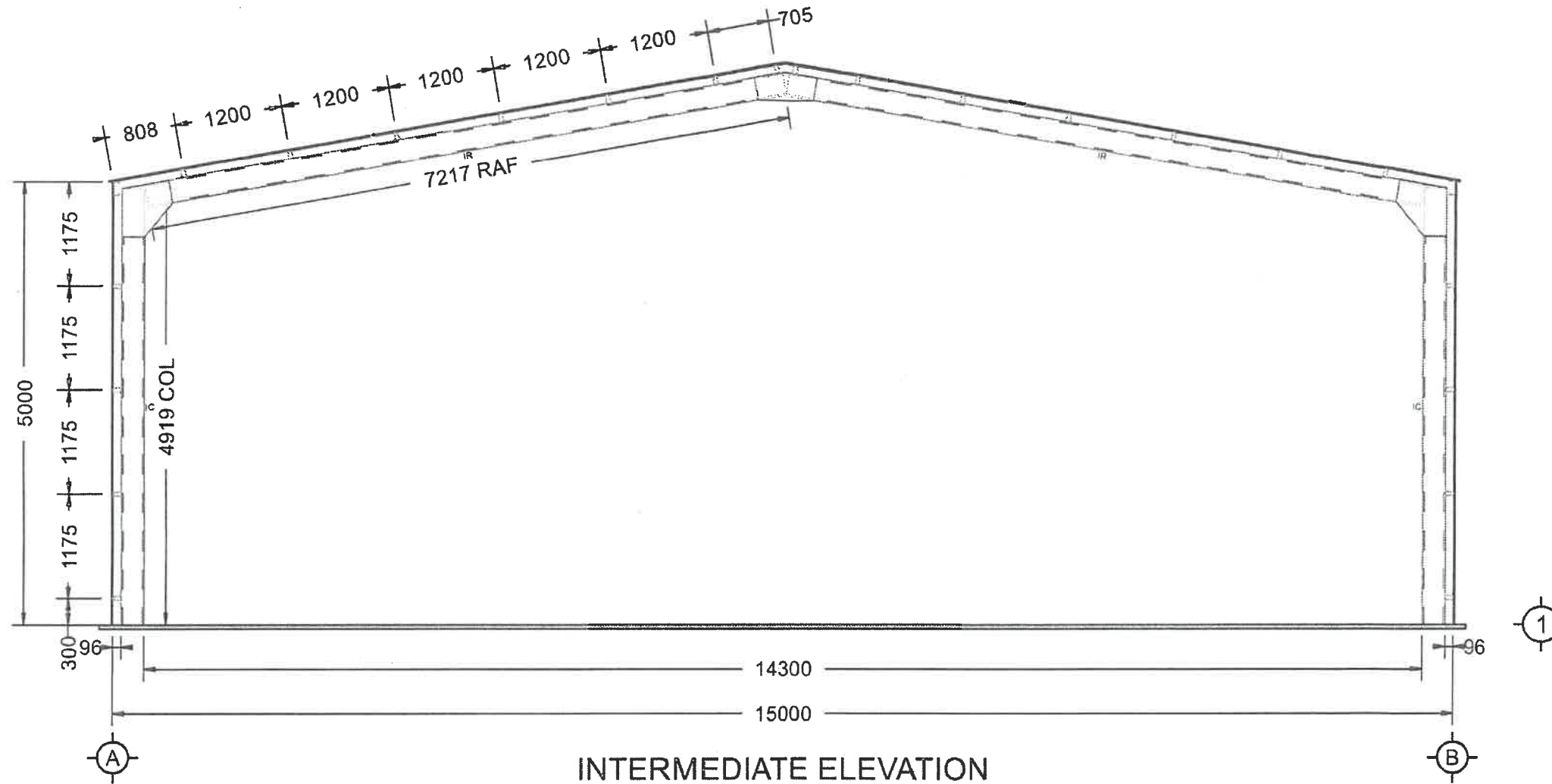
DRAWING DETAILS

**Quote:** Watso016994

**Drawing No.:** AP16994

**Drawing Type:** Architectural Drawings

**Drawing Scale:** 1:139



INTERMEDIATE ELEVATION

28 JUN 2019

George Zuev  
RPEQ 7551

Banana Shire Council  
PLANNING APPROVAL

05 JUN 2020

*ncu007-19/20*

PLANS DRAWN BY

**NOWBUILDINGS**

Australian Leading Wholesale Timber Company

P 1300 553 779 F 1300 554 882

E james@nowbuildings.com.au

www.nowbuildings.com.au

JOB DETAILS

Proposed Project: 15m x 27m x 5m - Enclosed Building

Customer: Ci & Sj Watson, Sonia & Campbell Watson

Site: 38 Donners Rd, TAROOM, QLD, 4420

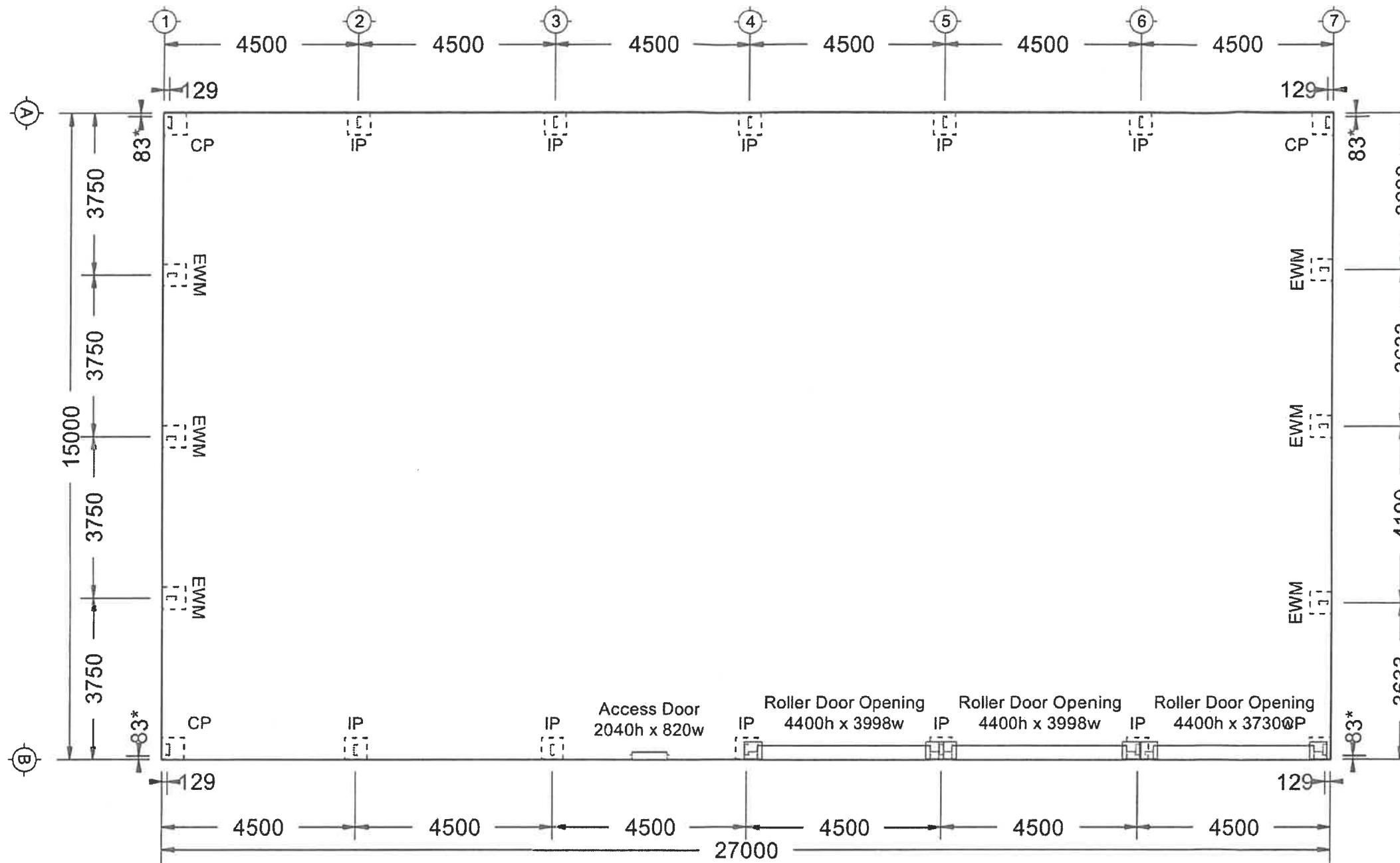
DRAWING DETAILS

Quote: Watso016994

Drawing No.: AP16994

Drawing Type: Engineering Drawing

Drawing Scale: 1:84



\*Outside of footing bracket to outside of slab.

### FLOOR PLAN

28 JUN 2019  
 George Zuev  
 RPEQ 7551  
 Banana Shire Council  
 PLANNING APPROVAL  
 05 JUN 2020  
 MC4007-19/20

<b>EWM</b>	Col Size	C20024
	Pair Size	Ø 450 X 1500
<b>CP</b>	Col Size	C25024
	Pair Size	Ø 450 X 1500
<b>IP</b>	Col Size	C25024
	Pair Size	Ø 450 X 1500

PLANS DRAWN BY	JOB DETAILS	DRAWING DETAILS
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 Australia's Leading Wholesale Steel Company  
 P 1300 553 779 F 1300 554 882  
 E james@nowbuildings.com.au  
 www.nowbuildings.com.au

**Proposed Project:** 15m x 27m x 5m - Enclosed Building  
**Customer:** Ci & Sj Watson, Sonia & Campbell Watson  
**Site:** 38 Donners Rd, TAROOM, QLD, 4420

**Quote:** Watso016994  
**Drawing No.:** AP16994  
**Drawing Type:** Engineering Drawing  
**Drawing Scale:** 1:151

**Attachment 4**  
**Requirements for Constructuion Environmental**  
**Management Plan**

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## REQUIREMENTS FOR CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

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

### DISCLAIMER:

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

Requirements	Addressed	Comments / Observations
<p align="center"><b>Construction Environmental Management Plan</b></p> <p align="center"><b>Administrative Requirements</b></p> <p>Details of all approvals required / obtained to undertake the Works including:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> name and type of licence, permit or approval</li> <li><input type="checkbox"/> administering authority</li> <li><input type="checkbox"/> reference number</li> <li><input type="checkbox"/> commencement and expiry date</li> <li><input type="checkbox"/> conditions of the Approval</li> </ul> <p>Procedure for periodic review of CEMP including identification of continual improvement.</p> <p><b>Environmental Site Inspections</b> Procedure for Environmental Site Inspections including:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> frequency</li> <li><input type="checkbox"/> how to identify whether measures are present, functional and adequate</li> <li><input type="checkbox"/> reporting of inspections</li> <li><input type="checkbox"/> identify corrective actions and management of outcomes</li> </ul>		

Requirements	Addressed	Comments / Observations
<p><b>Environmental-related Complaint Management</b> Procedure for notification, investigation, management and reporting of complaints regarding Environmental or Cultural Heritage harm from Works.</p> <p><b>Monitoring</b> Procedures and details for all monitoring to be undertaken including:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> location of monitoring</li> <li><input type="checkbox"/> method</li> <li><input type="checkbox"/> timing</li> <li><input type="checkbox"/> frequency</li> <li><input type="checkbox"/> duration</li> <li><input type="checkbox"/> parameter to be monitored</li> <li><input type="checkbox"/> objective / criteria measured against</li> <li><input type="checkbox"/> management of non-conformances</li> <li><input type="checkbox"/> reporting requirements</li> </ul>		
<p><b>Notification and Management of Environmental and Cultural Heritage Incidents</b> Procedures to cover:</p> <p>1. Notification:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> administering authority for reportable incidents</li> <li><input type="checkbox"/> actual or potential material or serious Environmental Harm as defined in the <i>Environmental Protection Act 1994</i></li> <li><input type="checkbox"/> reportable breach of legislation</li> <li><input type="checkbox"/> breach of an Approval condition/s</li> <li><input type="checkbox"/> monitoring non-conformances against Water Quality Criteria</li> <li><input type="checkbox"/> injury or death of native fauna other than least concern species, potentially caused by Works, including the occurrence of a fish kill on Site or in Waterways receiving Discharge from Site</li> <li><input type="checkbox"/> ground disturbance or vegetation clearing beyond Limits of Clearing</li> <li><input type="checkbox"/> damage to known or potential Cultural Heritage</li> <li><input type="checkbox"/> movement or relocation of Cultural Heritage without approval of the Indigenous Party/s</li> <li><input type="checkbox"/> clearing of a protected plant under State or Commonwealth legislation other than authorised under an Environmental Approval</li> </ul>		

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

Requirements	Addressed	Comments / Observations
<b>CEMP Specific Element Requirements</b>		
<b>General</b>		
<p>The CEMP covers E&amp;CH management of all the Works including Temporary Works and ancillary activities including sourcing water, gravel, side tracks, stockpile sites, Site facilities and camps, and turnaround points.</p>		
<b>Water Quality</b>		
<ul style="list-style-type: none"> <li><input type="checkbox"/> potentially affected waterbodies and waterways within 200 m of the Site</li> <li><input type="checkbox"/> concentrated discharge locations from the Site</li> <li><input type="checkbox"/> concentrated flow paths to waterbodies and waterways within and adjacent to Site</li> <li><input type="checkbox"/> list of Works (including ancillary activities and temporary works) at risk of impacting water quality, including:               <ul style="list-style-type: none"> <li>a) the potential contaminants</li> <li>b) locations of Works in relation to waterbodies and waterways, and</li> <li>c) flow paths to waterbodies and waterways within and adjacent to Site</li> </ul> </li> <li><input type="checkbox"/> water quality management strategies and measures that are reasonable and practical and brief risk-based justification has been provided.</li> <li><input type="checkbox"/> water quality monitoring plan</li> <li><input type="checkbox"/> procedures for events causing adverse water quality impacts or complaints received from the public</li> </ul>		
<b>Cultural Heritage</b>		
<ul style="list-style-type: none"> <li><input type="checkbox"/> Cultural Heritage Officer or responsible parties contact details</li> <li><input type="checkbox"/> location of known sites / places of cultural heritage significance within and adjacent to the work Site</li> <li><input type="checkbox"/> Cultural Heritage management measures that are reasonable and practical and brief risk-based justification has been provided</li> <li><input type="checkbox"/> monitoring for Cultural Heritage (both historical and indigenous) (where applicable)</li> </ul>		

Requirements	Addressed	Comments / Observations
<b>Noise</b>		
<ul style="list-style-type: none"> <li><input type="checkbox"/> location of any sensitive receptors and critical facilities, infrastructure and utilities in proximity to the project</li> <li><input type="checkbox"/> noise generating activities, their locations, work periods</li> <li><input type="checkbox"/> applicable construction noise criteria for assessment (including Monitoring)</li> <li><input type="checkbox"/> evaluation outcome of whether Sensitive Receptors will likely be impacted by construction noise</li> <li><input type="checkbox"/> noise management measures and strategies that are reasonable and practical and brief risk-based justification has been provided</li> <li><input type="checkbox"/> management of adverse noise impacts</li> </ul>		
<b>Vibration</b>		
<ul style="list-style-type: none"> <li><input type="checkbox"/> type of vibration sensitive receptors and critical facilities, infrastructure and utilities potentially impacted by Site and their location in relation to Site</li> <li><input type="checkbox"/> location of significant vibration generating works, within the Site</li> <li><input type="checkbox"/> applicable construction vibration criteria</li> <li><input type="checkbox"/> list which sensitive receptors, structures and / or buildings will likely be impacted by construction vibration for what works</li> <li><input type="checkbox"/> vibration management measures and strategies that are reasonable and practicable to avoid or minimise vibration (human comfort) and vibration (structural / building) impacts and brief risk-based justification has been provided</li> <li><input type="checkbox"/> management of observed damage to structures (private or public owned)</li> </ul>		

Requirements	Addressed	Comments / Observations
<p style="text-align: center;"><b>Air Quality</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> location of Air Quality Sensitive Receivers to the Site</li> <li><input type="checkbox"/> Works likely to cause environmental harm from air quality and location of the Works</li> <li><input type="checkbox"/> evaluation outcome of which air quality sensitive receivers will likely be adversely impacted</li> <li><input type="checkbox"/> management measures and strategies that are reasonable and practicable for minimising adverse air quality impacts and brief risk-based justification has been provided</li> <li><input type="checkbox"/> where required, air quality monitoring methodology, equipment used, frequency, duration, location of equipment and details of the person undertaking the monitoring assessment</li> <li><input type="checkbox"/> where required, air quality Compliance Testing methodology, equipment used, frequency, duration, location and details of the person undertaking the Compliance Testing assessment</li> <li><input type="checkbox"/> management of observations of emissions exceeding criteria</li> </ul>		
<b>Contaminated Sites</b>		
<ul style="list-style-type: none"> <li><input type="checkbox"/> location of known contaminated sites and type of in situ contaminants</li> <li><input type="checkbox"/> reasonable and practicable management measures and monitoring requirements applicable to each contaminated Site and brief risk-based justification</li> <li><input type="checkbox"/> management of contaminants leaving Site or being discovered on Site.</li> </ul>		
<b>Native Fauna</b>		
<ul style="list-style-type: none"> <li><input type="checkbox"/> location of known native fauna habitat and breeding places in relation to Site and Limits of Clearing</li> <li><input type="checkbox"/> identification of activities that are likely to impact fauna, habitat or animal breeding places and the nature of impacts</li> <li><input type="checkbox"/> reasonable and practicable management measures and strategies for native fauna, breeding places, habitat and fish passage, and brief risk-based justification</li> <li><input type="checkbox"/> details of any Suitably Qualified and Experienced Person to be utilised for fauna management</li> <li><input type="checkbox"/> management procedures for fauna rescue and release including treatment of fauna injured by Works</li> <li><input type="checkbox"/> contact details for emergency wildlife care shall be included on the Site's emergency contact list</li> </ul>		

Requirements	Addressed	Comments / Observations
<p style="text-align: center;"><b>Vegetation</b></p> <p><input type="checkbox"/> a drawing depicting:</p> <ul style="list-style-type: none"> <li>a) location and dimensions of Limits of Clearing</li> <li>b) limits of intended vegetation clearing (demonstrating minimised clearing area)</li> <li>c) restrictions to clearing in waterways</li> <li>d) any areas required for clearing additional to the Limit of Clearing</li> <li>e) locations of Significant Vegetation to be retained on Site</li> <li>f) a program of clearing operations demonstrating progressive clearing stages where practicable</li> </ul> <p><input type="checkbox"/> identification method for the Limit of Clearing and method of identifying Significant Vegetation</p> <p><input type="checkbox"/> reasonable and practical management measures and strategies to minimise the area of vegetation clearing and brief risk-based justification including where reasonable and practicable:</p> <ul style="list-style-type: none"> <li>a) progressive vegetative clearing</li> <li>b) progressive rehabilitation</li> <li>c) protection of individual trees or vegetation to be retained</li> </ul> <p><input type="checkbox"/> where required, details of Environmental Approval for clearing</p>		
<b>Biosecurity Management</b>		
<p><input type="checkbox"/> details of the Biosecurity Matter including photo, location, the Biosecurity Matter category and respective management measures</p> <p><input type="checkbox"/> reasonable and practicable management measures for preventing the spread of Biosecurity Matters within Site and out of the Site</p> <p><input type="checkbox"/> reasonable and practicable management measures to exclude access to known areas of Biosecurity Matter infestation such as flagging</p> <p><input type="checkbox"/> location of clean-down facility. If temporary clean down bay is to be constructed on Site, specify:</p> <ul style="list-style-type: none"> <li>a) design and maintenance requirements and procedures</li> <li>b) method of containing wastewater and restrict movement of biosecurity matters particularly to waterways and drainage lines</li> <li>c) management measures to contain biosecurity matter, sediments, oils and greases</li> <li>d) prevention of vehicle recontamination.</li> </ul> <p><input type="checkbox"/> specific monitoring procedures for biosecurity matters (method, timing, frequency, duration, parameter to be monitored, criteria / outcome measured against)</p> <p><input type="checkbox"/> pesticide treatment schedule addressing method of control, chemicals, location and timing of works</p> <p><input type="checkbox"/> details of Biosecurity Matter control operator licence</p>		

Requirements	Addressed	Comments / Observations
<p style="text-align: center;">Waste</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> estimates of type and quantity of waste expected to be generated and their source</li> <li><input type="checkbox"/> waste management strategies with consideration of the waste and resource management hierarchy</li> </ul> <p><i>Waste Reduction and Recycling Act 2011 s.9:</i></p> <ul style="list-style-type: none"> <li>a) AVOID unnecessary resource consumption</li> <li>b) REDUCE waste generation and disposal</li> <li>c) RE-USE waste resources without further manufacturing</li> <li>d) RECYCLE waste resources to make the same or different products</li> <li>e) RECOVER waste resources, including the recovery of energy</li> <li>f) TREAT waste before disposal, including reducing the hazardous nature of waste</li> <li>g) DISPOSE of waste only if there is no viable alternative</li> </ul> <ul style="list-style-type: none"> <li><input type="checkbox"/> waste containment locations</li> <li><input type="checkbox"/> all mulch stockpiles identified on plans with maximum dimensions specified (where applicable)</li> <li><input type="checkbox"/> the location of where waste materials will be disposed i.e. landfill site</li> </ul>		
<p style="text-align: center;">Chemicals and Fuels</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> list chemical and fuels stored on Site in volumes greater than 250 L, the maximum quantity to be stored at any one time, storage location, management and containment practices for storage</li> <li><input type="checkbox"/> type, location, size of spill response equipment stored on Site</li> <li><input type="checkbox"/> reasonable and practicable management measures for avoiding contamination of Discharge to land or water from fuels and chemicals and brief risk-based justification</li> <li><input type="checkbox"/> details of any approvals held in relation to fuel and chemical storage or use</li> <li><input type="checkbox"/> management of contamination of discharge events</li> </ul>		



Requirements	Addressed	Comments / Observations
<p style="text-align: center;"><b>Material Sourcing</b></p> <p><b>Water Sourcing</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> key water consumption activities</li> <li><input type="checkbox"/> the estimated volumes of water</li> <li><input type="checkbox"/> the identified construction water source/s and proposed volume of take</li> <li><input type="checkbox"/> legislative requirements and applicable conditions for take of water and whether notification to other users have been undertaken</li> <li><input type="checkbox"/> water efficiency strategies to be utilised</li> <li><input type="checkbox"/> procedures for monitoring against requirements of any applicable Environmental Approval (exemption) (i.e. capacity level of non-flowing source)</li> </ul> <p><b>Construction Material</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> identified gravel, fill or sand sources</li> <li><input type="checkbox"/> distance to Site</li> <li><input type="checkbox"/> access track and stockpile area requirements</li> <li><input type="checkbox"/> associated approvals and conditions, and</li> <li><input type="checkbox"/> proposed volume of take</li> </ul> <p><b>Other</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> other construction material requirements identified sources and management measures</li> </ul>		
<b>Erosion and Sediment Control (ESC)</b>		
<p>Specify the area and works including all proposed exposed areas e.g. full extent of cleared areas, stockpiles, site compound/storage areas and side tracks where applicable.</p>		<p>For low risk sites one drawing with associated technical notes on timing of installation of controls and reference to standard drawing may be sufficient. For high risk and large scale projects consider preparing a standalone document i.e. 'Erosion and Sediment Control Plan' as it is likely to require multiple sets of drawings for various areas and stages of for project.</p>
<p><b>Major features</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> major features to be shown on the plan (dispersive soils, waterways)</li> </ul>		

Requirements	Addressed	Comments / Observations
<p>Flow direction/Contour lines</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> identify the direction of flow of water through contour lines or other</li> </ul>		
<ul style="list-style-type: none"> <li><input type="checkbox"/> type and location of control measures to be clearly identified</li> </ul>		
<p>Erosion Control Measures</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> identify methods to minimise soil exposure e.g. soil binders, geofabric, hydro mulching, early revegetation etc.</li> </ul>		
<p>Drainage</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> provide details in relation to how clean stormwater will be diverted around or through the site</li> <li><input type="checkbox"/> areas of the site subject to concentrated stormwater flows have drainage controls</li> </ul>		
<p>Sediment Controls</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> runoff from all non-stabilised areas draining to suitable controls e.g. sediment basin</li> </ul>		
<ul style="list-style-type: none"> <li><input type="checkbox"/> sediment basin/stormwater discharge points nominated</li> </ul>		
<p>Site Exit Points</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Site access points identified and appropriate controls specified</li> </ul>		
<p>Timing / staging of controls</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> detail installation sequence and timing of installation of controls</li> </ul>		
<p>Monitoring and Management</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> provide details for management of severe wet weather event to minimise likelihood of failure of ESC measures</li> </ul>		