

Your Reference:

Our Reference: KH: RR: mw: 20-10 (FID86782, MCU013-19/20, 12186-00000-000, ID1557084, ID1587724)

Contact: Rentia Robertson

28 October 2020

Barwen Pty Ltd
C/- Veris
PO Box 158
MACKAY QLD 4740

Dear Sir/Madam

Decision Notice – Approval

(Given under section 63 of the Planning Act 2016)

Application Number: MCU013-19/20
Description: Medium Industry (Processing Shed)
Level of Assessment: Code Assessable
Site Address: 21 DUNN STREET, BILOELA
Lot & Plan Details: Lot 101 on SP307527

On 27 October 2020, under delegated authority, the above development application was approved in full subject to conditions. The conditions of this approval are set out in Attachment 1. These conditions are clearly identified to indicate whether the assessment manager or a concurrence agency imposed them.

1. Details of Approval

The following approval is given:

	Planning Regulation 2017 reference	Development Permit	Preliminary Approval
Making a Material Change of Use assessable under the planning scheme	s20	<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
400992-P01 Issue B	Site Plan of proposed Processing Shed at 21 Dunn St, Biloela	25/06/20
J7004-S1.01 Rev: A	Processing Shed: Footing Layout prepared by Cubex	26/03/20
J7004-S1.02 Rev: A	Processing Shed: Roof Layout prepared By Cubex	26/03/20
J7004-S2.01 Rev: A	Processing Shed: Elevations prepared By Cubex	26/03/20
J7004-S2.02 Rev: A	Processing Shed: Sliding doors prepared By Cubex	26/03/20

3. Further Development Permits

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

- Building Works

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. 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*.

7. Statement of Reasons

Description of the development	Material Change of Use for Medium Industry for the purpose of a processing shed
Assessment Benchmarks	Town Zone Code Development Standard Code
Reasons for Decision	<u>Town Zone Code</u> The development complies or has been conditioned to comply with all applicable Acceptable Outcomes. <u>Development Standards Code</u> The development complies has been conditioned to comply with all applicable Acceptable Outcomes.

8. 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 MCU013-19/20.

Yours Sincerely

A handwritten signature in blue ink, consisting of a large, stylized loop followed by a horizontal line.

Dr Keith Halford

MANAGER ENVIRONMENT & PLANNING

Enc Attachment 1 – Part A Conditions imposed by the Assessment Manager
Attachment 1 – Part B Assessment Manager Notes
Attachment 2 – Appeal Rights
Attachment 3 – Approved Drawings
Attachment 4 – Infrastructure Charges

MCU013-19/20 Attachment 1

Part A - Conditions imposed by the Assessment Manager

General

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

Plan/Document number	Plan/Document name	Date
400992-P01 Issue B	Site Plan of proposed Processing Shed at 21 Dunn St, Biloela	25/06/20
J7004-S1.01 Rev: A	Processing Shed: Footing Layout prepared by Cubex	26/03/20
J7004-S1.02 Rev: A	Processing Shed: Roof Layout prepared By Cubex	26/03/20
J7004-S2.01 Rev: A	Processing Shed: Elevations prepared By Cubex	26/03/20
J7004-S2.02 Rev: A	Processing Shed: Sliding doors prepared By Cubex	26/03/20

- 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 processing shed. The maximum height of the shed is 12.65m.

Building works

- 6 The applicant shall obtain a development permit for building work associated with the demolition/new work associated with the approval.
- 7 The applicant shall obtain a development permit for all plumbing and drainage work including the removal of redundant pipework.

Road

- 8 Contact is to be made with "Dial Before You Dig' before construction of any of the work commences in order to determine the location of any underground services adjoining the premises. Any damage to any services are to be repaired at no cost to Council.
- 9 Any damage to the existing road surface, services or furniture as a result of construction work is to be repaired to the pre-existing condition or better condition at no cost to Council.

Environmental Management Plan

- 10 The Applicant must prepare and submit the Construction Environmental Management Plan (CEMP) to Council for approval at least 40 working days prior to construction commencing.

The CEMP 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. The plan must be approved by Council before construction commences.

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

Stormwater

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

Sediment and Erosion Control

- 13 Erosion and sediment control measures are to be employed during works to prevent sediment-laden run-off in accordance with the Central Queensland Municipal Design Guidelines (CMDG).

Environment - Recording of Complaints

- 14 Where a complaint has been received by the applicant about an environmental nuisance, the applicant must keep a record of the complaint, and make available for council inspection including details of any investigation, monitoring or action undertaken.

Amenity

- 15** The premises must be maintained in a safe and tidy manner at all times.
- 16** Ensure that all reasonable and feasible avoidance and mitigation measures are employed so that noise, air, odour and light emissions generated by and associated with the approved use do not create a nuisance at any sensitive land use.
- 17** All mechanical plant and equipment fitted to service the approved use such as air-conditioning units, external freezers and air compressors are to be designed to incorporate acoustic attenuation or housed and screened to ensure prescribed noise levels are not exceeded, so that no harm or nuisance is caused to sensitive receptors.
- 18** 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.
- 19** Security and flood lighting is to be directed away from adjacent premises to minimise the protrusion of light outside the site.

Waste Management

- 20** Waste must not be burned at the premises.
- 21** All waste is to be appropriately contained on-site until removal. Waste must be regularly removed to an approved waste disposal facility by an approved transporter.
- 22** Waste must be recycled where recycling services are feasibly available.

Infrastructure Contributions

- 23** Refer to the Adopted Infrastructure Charges Notice associated with this Development Permit for details of Infrastructure Contributions.

Prior to the commencement of use, all infrastructure charges associated with this approval must be paid to Banana Shire Council.

MCU013-19/20 Attachment 1

Part B – Assessment Manager Notes

- A** The approval to which these conditions attach may also be subject to an *adopted infrastructure charges notice*. See s121 of the *Planning Act 2016*.
- B** The approved development must also comply with Council's current Local Laws under the *Local Government Act 2009*.
- C** Failure to ensure ongoing compliance with the conditions of this Development Approval including conditions relating to the ongoing use of the premise, and the design and layout of the development may constitute an offence under the *Planning Act 2016*.
- D** The applicant is responsible for ensuring Queensland Fire Services requirements are met with respect to this development which may include but not be limited to the installation/upgrade of holding tanks or pumps as necessary to meet flow and pressure requirements.
- E** Where further development is proposed it is the applicant's / developer's responsibility to ensure further approvals are sought as required by the Banana Shire Planning Scheme.
- F** In carrying out the activity or works associated with the development, all reasonable and practical measures are to be taken to minimise releases and the likelihood of releases of contaminants to the environment, except as otherwise provided by the conditions of this development approval.
- G** The applicant and or owner/s of the land and the person/s responsible for the management of the premise is/are to ensure ongoing compliance with conditions of this Development Permit including Conditions relating to the ongoing use of the premise, and the design and layout of the development.
- H** Pursuant to section 75 of the *Local Government Act 2009*, Council's written approval is required to carry out works on a road, or interfere with a road or its operation. This requirement applies to all Council-controlled roads within its local government area. The process for obtaining approval is set out in Council's *Local Law No. 1 (Administration) 2011*. Approval must be obtained prior to the commencement of the works.

General

- A** The *Environmental Protection Act 1994* places a general environmental duty on everyone. Activity that causes or is likely to cause environmental harm must not be carried out unless all reasonable and practicable measures are taken to prevent or minimise the harm. Anyone becoming

aware of serious or material environmental harm being caused or threatened by an activity they are involved in, has a duty to report that harm.

- B** It is an offence under Section 440 of the *Environmental Protection Act 1994* to cause environmental nuisance. Environmental nuisance includes unreasonable interference caused by noise, dust, fumes, odour, smoke, aerosols, particles or light.

Water

- A** During construction, stockpiles and areas of bare soil or earth that are likely to become eroded must be adequately protected – by upslope surface water diversion, downslope sediment fencing and/or temporary surface coverings.
- B** It is an offence under Section 440ZG of the *Environmental Protection Act 1994* to discharge sand, silt, mud and other such contaminants to a stormwater drain, roadside gutter or a watercourse.

Noise

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

- B** Noise must not be emitted outside the hours specified below-

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

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

Schedule 1 Acoustic quality objectives

Column 1	Column 2	Column 3		
Sensitive receptor	Time of day	Acoustic quality objectives (measured at the receptor) dB(A)		
		$L_{eq,adj,1hr}$	$L_{10,adj,1hr}$	$L_1,adj,1hr$
residence (for outdoors)	daytime and evening	50	55	65
residence (for indoors)	daytime and evening	35	40	45
	night-time	30	35	40
commercial and retail activity (for indoors)	when the activity is open for business	45		

Air and Light

- A** Suitable dust suppression should be used and/or screens or barriers should be erected, where required during excavation and building works, to reduce the emission of dust or other such emissions from the site.
- B** Air and light emissions must be appropriately managed to prevent environmental nuisance beyond the boundaries of the property during all stages of the development including earthworks and construction.

Waste

- A** It is an offence under the *Waste Reduction and Recycling Act 2011* to leave litter behind or allow litter to blow from site. All waste must be appropriately contained on site prior to removal.
- B** Trap Gully Landfill is the only approved waste facility within the Banana Shire for the disposal of commercial waste. No commercial waste is to be deposited at other Banana Shire landfills or transfer stations without prior written approval from Council.
- C** Regulated waste (including asbestos) is only to be disposed of at Trap Gully Landfill and an application form must be completed and approved prior to disposal.

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.

Mosquito breeding

- A** The site is required to be appropriately drained, and equipment appropriately maintained so that water is not allowed to accumulate or pond in a manner that may allow mosquito breeding, as required under the *Public Health Regulation 2018*.

Attachment 2

Planning Act 2016 Extract on Appeal Rights

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

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

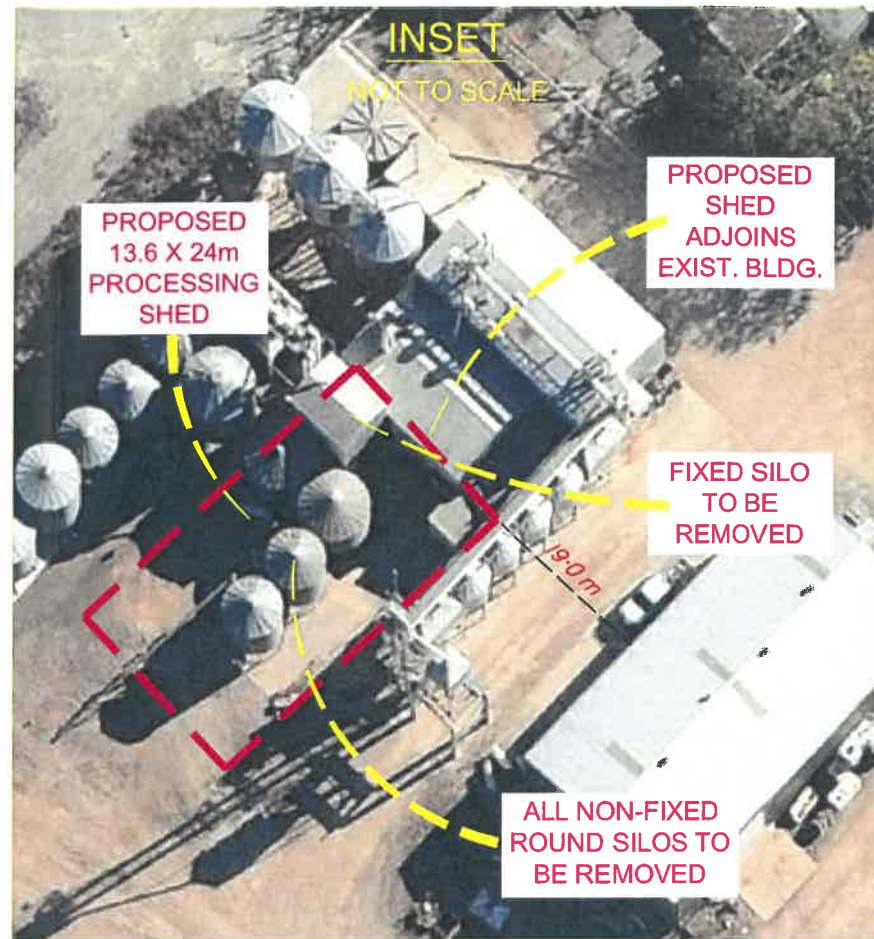
Attachment 3
Approved Drawings



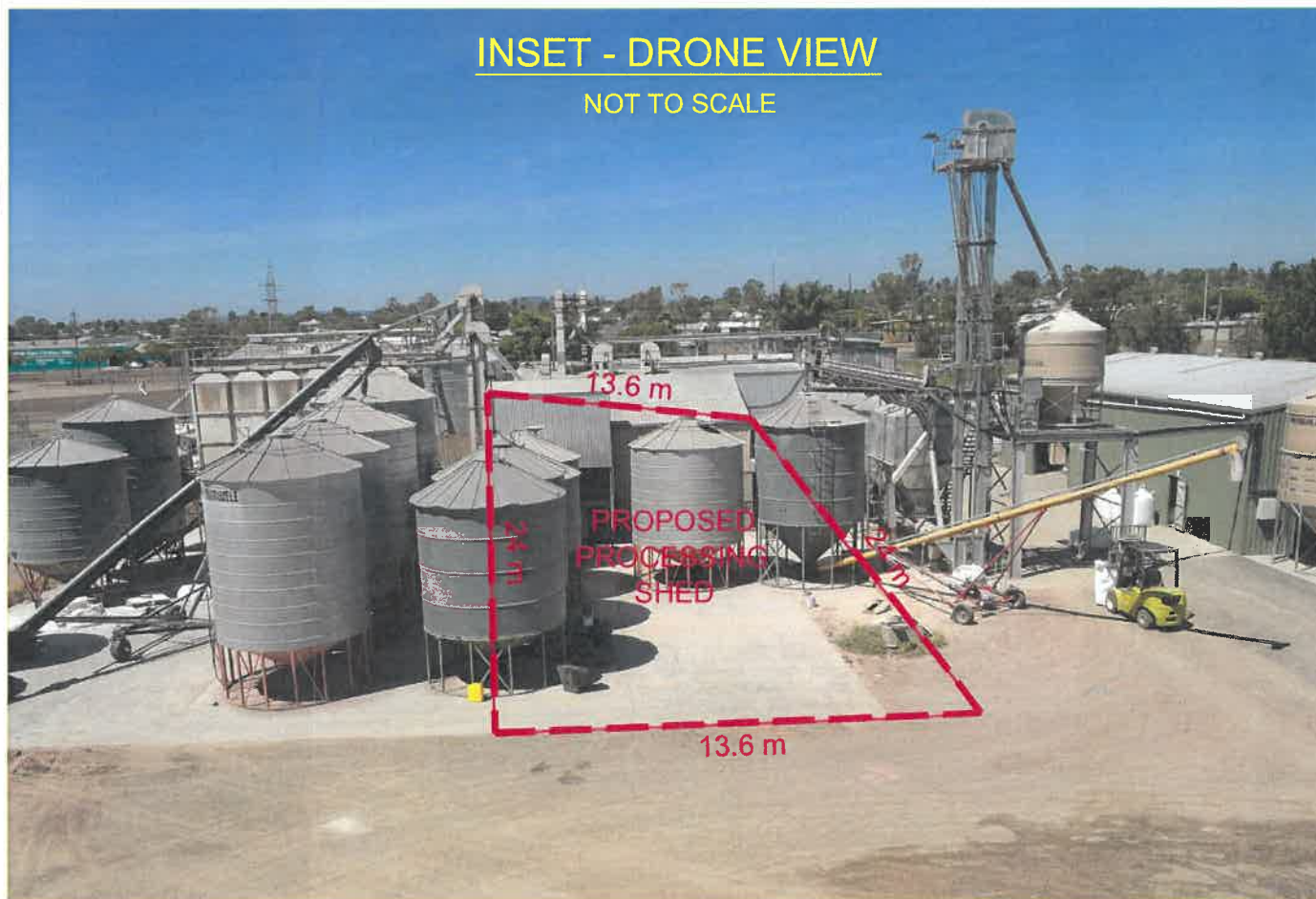
**PROPOSED PROCESSING SHED
GROSS FLOOR AREA - 326 m**

This plan was prepared for Preliminary evaluation of the land situated at Lot 101 on SP307527, Dunns Road, Biloela. This plan is intended for planning application purposes only and should not be used for any other purposes. No investigations have been undertaken by Veris Australia Pty Ltd over this area of land other than to sight the registered plan and aerial photos. The Contours, boundaries, creek line, flood lines, building locations have all been scaled and should not have any reliance based on them as they are only intended as a general guide. Any comments contained on this plan should be confirmed by the relevant authorities. The proposed improvements shown hereon are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation. In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land.

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**INSET - DRONE VIEW
NOT TO SCALE**



225m
150mm SCALE BAR



Banana Shire Council
PLANNING APPROVAL

27 OCT 2020

ma4013-1912

WSF Biloela
For
Williams Stock Feed

IMPORTANT NOTES:
(These notes are an integral part of this plan)
This plan has been prepared for Williams Stock Feed for the purposes of planning approval. It is not to be used by any other person or corporation or for any other purposes and is subject to the following limitations: refer to notes on plan

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26/05/2020

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Data Sources	
Cadastral Boundaries	Survey Plans DNRME
Contours / Topographic	Qld GLOBE
Aerial Images	Flood Level
Engineering Design	Architectural Design
Architectural Design	Landscape Design

Issue	Revisions	Date	Drawn
B	Proposed dimensions added	25/06/2020	PV
A	Original	26/05/2020	PV

Issue	Revisions	Date	Drawn
B	Proposed dimensions added	25/06/2020	PV
A	Original	26/05/2020	PV

Locality: BILOELA
Local Authority: BANANA SHIRE
Projection: Plane
Horizontal Meridian: MGA z56
Vertical Level Datum: *
Level Origin: *
Scale: 1:1500
Surveyed: *
Designed: MF
Drawn: PV
Checked: MF
Plot Date: 26/05/2020
Computer File Ref: 400992 P01 Rev A

Site Plan of Proposed
Processing Shed at
21 Dunn St, Biloela
(Lot 101 on SP307527)



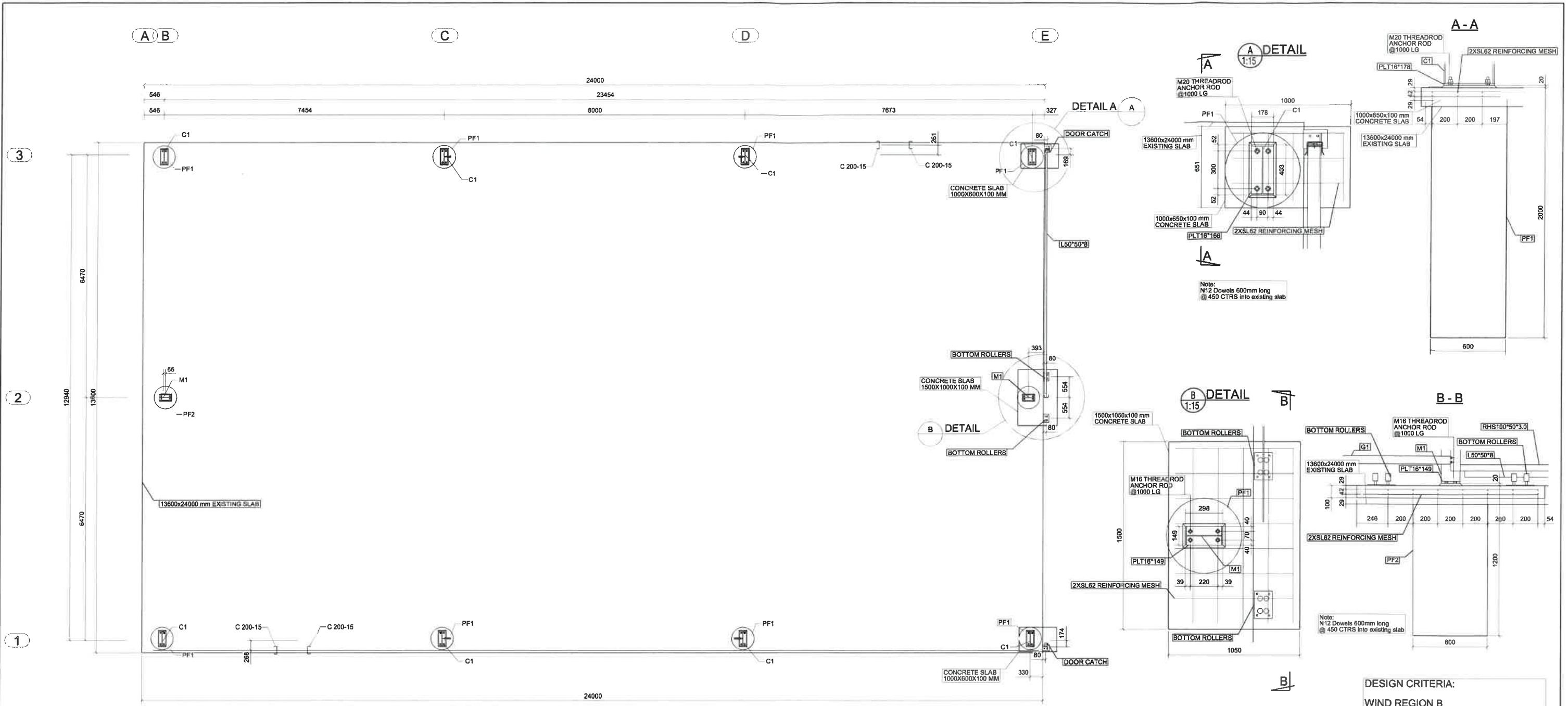
BRISBANE (07) 3666 4700
WHITSUNDAYS (07) 4945 1722
MACKAY (07) 4951 2911
CAIRNS (07) 4051 6722

veris.com.au

ACN 615 735 727
Veris Australia Pty Ltd

Drawing No
400992-P01

Issue
B



FOOTING LAYOUT

Banana Shire Council
PLANNING APPROVAL

27 OCT 2020

mc4013-19/20

P. A. TRAINOR
FIE Aust, CPEng
CHARTERED PROFESSIONAL ENGINEER
MEMBERSHIP NO. 1034720
SIGNED *PA Trainor* DATE 27/03/20

DESIGN CRITERIA:
WIND REGION B
TERRAIN CATEGORY 2.5
IMPORTANCE LEVEL 1
ULTIMATE WIND SPEED 48m/s
SERVICEABILITY WIND SPEED 39m/s

FOOTING SCHEDULE:
PF1- 600Ø x 2000D PILE FOOTING
PF2- 600Ø x 1200D PILE FOOTING

MEMBER SCHEDULE:
C1-410 UB 53.7
M1-310 UB 32
RB1-10 mm STEEL CABLE
WB1-10 mm STEEL CABLE
FB1-50X50X2.5 EA-GALV.
TR1-600 OWJ TRUSS
TC-50x4 SHS
BC-50x4 SHS
WC-30x2 SHS
P-Z 200-15
G1-Z 200-15
G2-C 200-15
S- SHS 125x4
FP- C 200-15

- EARTHWORK NOTES:
1. THE SITE SHALL BE STRIPPED TO A DEPTH OF 100mm OR SUCH A GREATER DEPTH AS IS NECESSARY TO REMOVE ALL DEBRIS AND VEGETABLE MATERIAL.
 2. IF THE SITE IS TO BE CUT, ENSURE DRAINAGE IS IN PLACE TO PREVENT STORM DAMAGE TO THE BUILDING ENVELOPE.
 3. IF THE SITE IS TO BE FILLED, USE CLEAN SELECT GRANULAR FILL IN MAX 450 LAYERS AND COMPACTED TO A MINIMUM OF 95% MMDD WITHIN 5% OF OPTIMUM M/C USING SUITABLE VIBRATORY PLATE COMPACTOR. THE SITE SHALL BE COMPACTION TESTED AFTER FOOTINGS HAVE BEEN EXCAVATED.
 4. THE BUILDER IS RESPONSIBLE FOR MAINTAINING THE SITE IN A DRY, WELL DRAINED STATE AND ENSURE THAT ALL FOOTING OR SLAB AREAS HAVE NO EXCESSIVE WATER PRESENT PRIOR TO POURING CONCRETE.
 5. FOOTING AND SLAB EXCAVATIONS SHALL HAVE NEATLY CUT BASES AND SIDES, FREE FROM LOOSE MATERIAL. OVER EXCAVATION SHALL BE FILLED WITH CONCRETE AND NOT BE RE-FILLED.
 6. WHERE NEAT SIDES TO FOOTINGS CAN NOT BE MAINTAINED, THE BUILDER SHALL USE APPROVED FORMWORK AND THIS SHALL REMAIN IN PLACE FOR AT LEAS THREE (3) DAYS AFTER POURING.
 7. SERVICE TRENCHES SHALL BE BACKFILLED WITH CLEAN SELECTED FILL AND COMPACTED TO 95% MMDD.

Erection Notes	REV	NAME	DATE	DESCRIPTION	21 Dunn St, Billoela, QLD 4715
	A		26/03/20	ISSUED FOR CONSTRUCTION	Processing Shed
					DRAWING TITLE: FOOTING LAYOUT
					CONTRACT: Williams Stock Feeds
					MODIFIED BY: CREATED: 09.02.2020
					SCALE: PROJECT No. DRAWING No.
					1:15 J7004 - S1.01



APPROVAL SENT: _____
APPROVAL DATE: _____
CHECKED BY: _____
APPROVED BY: _____

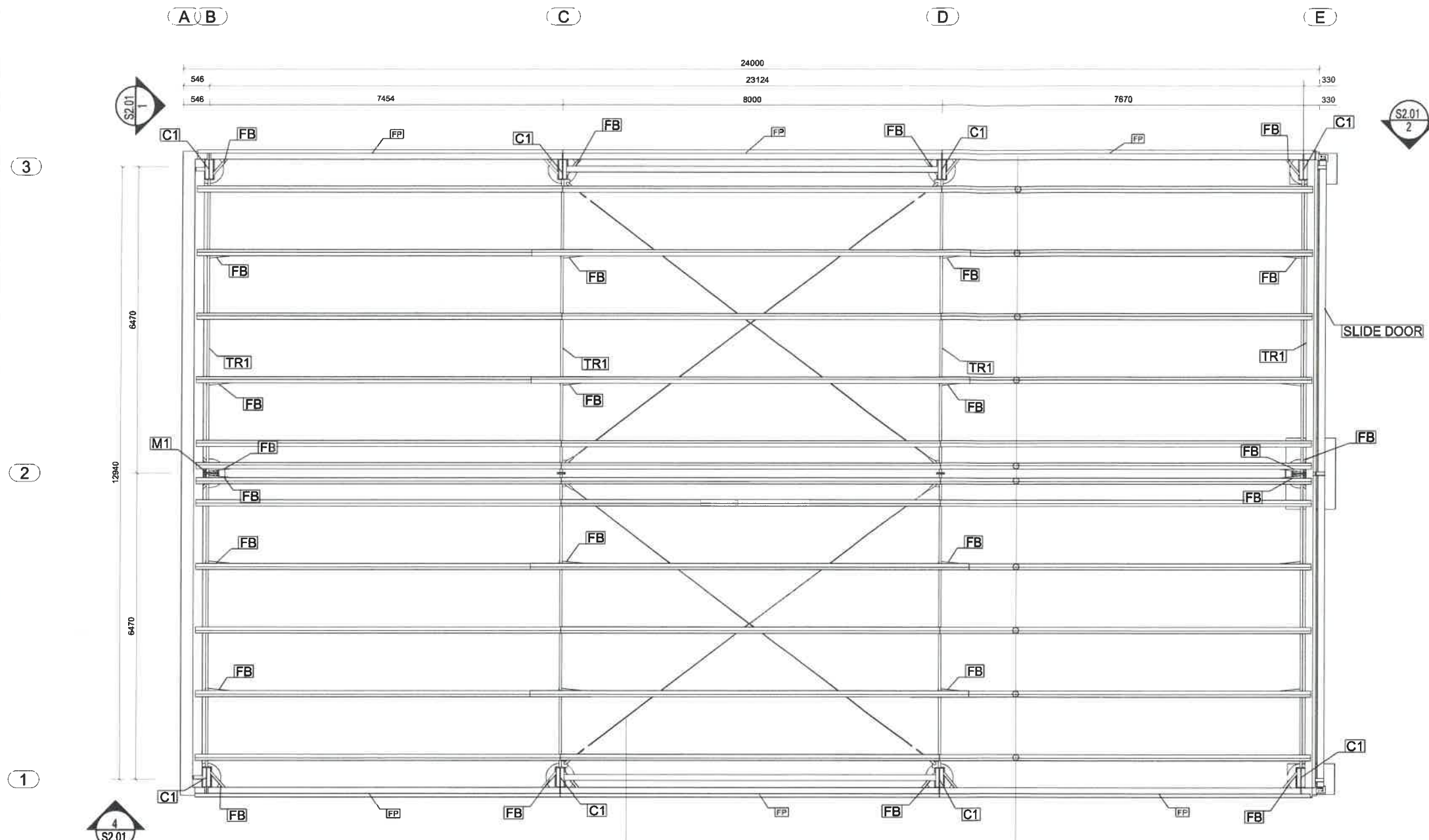
DESIGN CRITERIA:
 WIND REGION B
 TERRAIN CATEGORY 2.5
 IMPORTANCE LEVEL 1
 ULTIMATE WIND SPEED 48m/s
 SERVICEABILITY WIND SPEED 39m/s

MEMBER SCHEDULE:

C1-410 UB 53.7
 M1-310 UB 32
 RB1-10 mm STEEL CABLE
 WB1-10 mm STEEL CABLE
 FB1-50X50X2.5 EA-GALV.
 TR1-600 OWJ TRUSS
 TC-50x4 SHS
 BC-50x4 SHS
 WC-30x2 SHS
 P-Z 200-15
 G1-Z 200-15
 G2-C 200-15
 S- SHS 125x4
 FP- C 200-15

FOOTING SCHEDULE:

PF1- 600Ø x 2000D PILE FOOTING
 PF2- 600Ø x 1200D PILE FOOTING

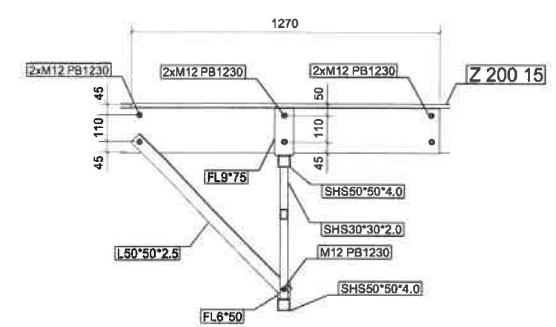


RB1 FIX VIA M16 TURNBUCKLE
 C/W 3-8mm WIRE GRIPS
 AND 2-M16 BOLTS

Z 200-15 PURLINS
 C 200-15 FACIA PURLINS
 MAX 900 END SPANS
 MAX 1350 CTR SPANS
 1-ROW OF BRIDGING
 (LAPPED 1270mm)

ROOF LAYOUT

FLY BRACE DETAIL



Banana Shire Council
 PLANNING APPROVAL

27 OCT 2020

mca013 19/20

STEELWORK NOTES:
 1. ALL STEELWORK TO COMPLY WITH AS 4100
 2. ALL THE MATERIAL TO BE:
 -GRADE 250 HOT ROLLED PLATES COMPLYING WITH AS 3678
 -GRADE 250 HOT ROLLED FLATS, TFC, TFB, ANGLES 100x100 EA OR
 -GRADE 300 UB, UC, PFC, AND ANGLES 125x125 EA OR 150x90 UA AND LARGER
 -GRADE 300 WB, WC, COMPLYING WITH AS 3679.2
 3. ALL WELDING TO COMPLY WITH AS 1554 PARTS 1 AND 2

REV	NAME	DATE	DESCRIPTION
A		26/03/20	ISSUED FOR CONSTRUCTION

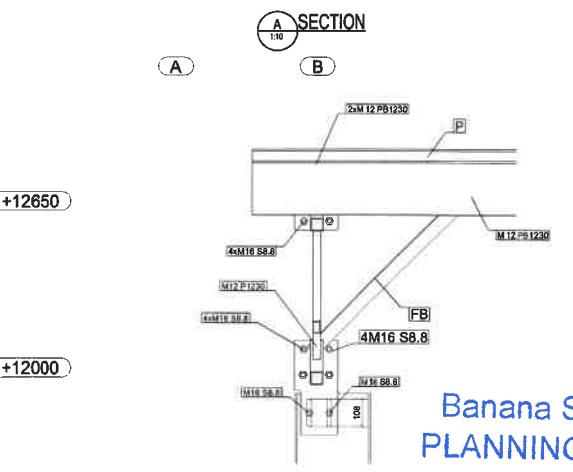
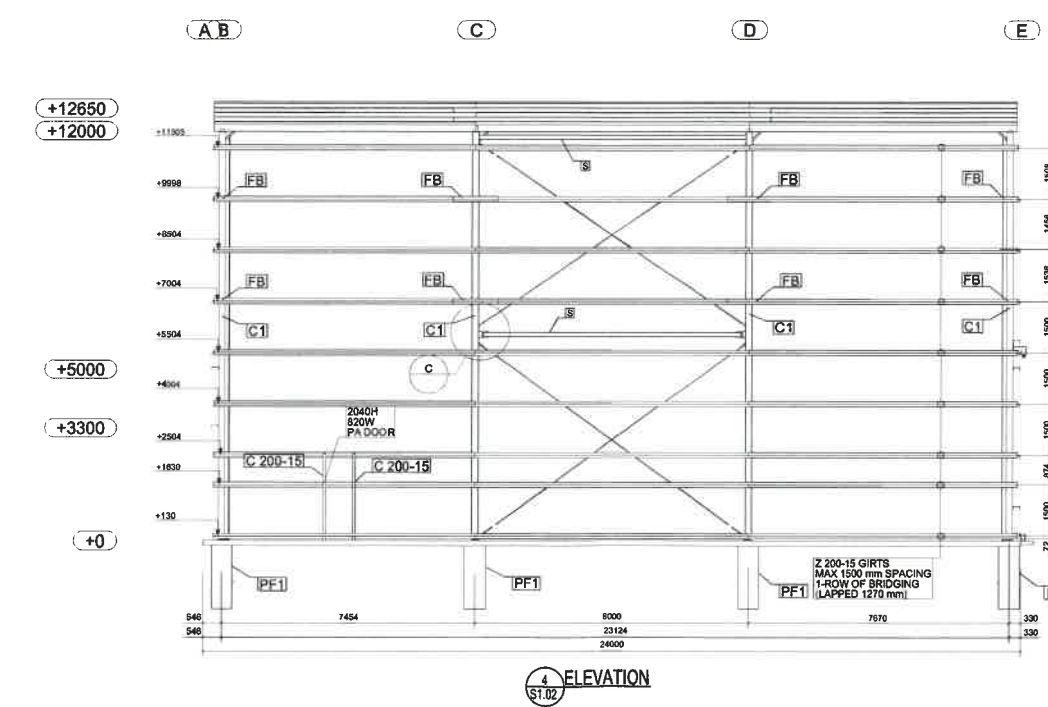
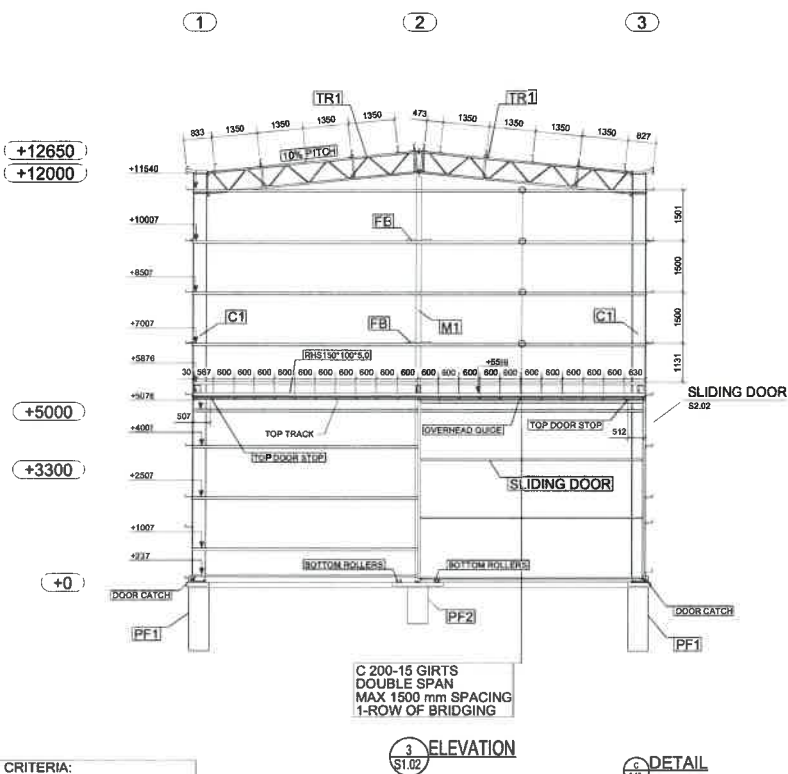
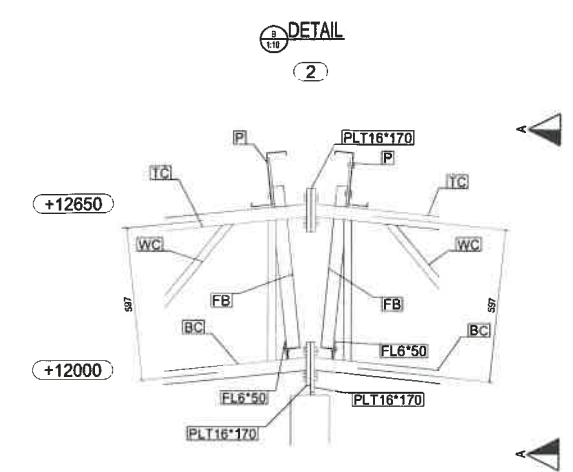
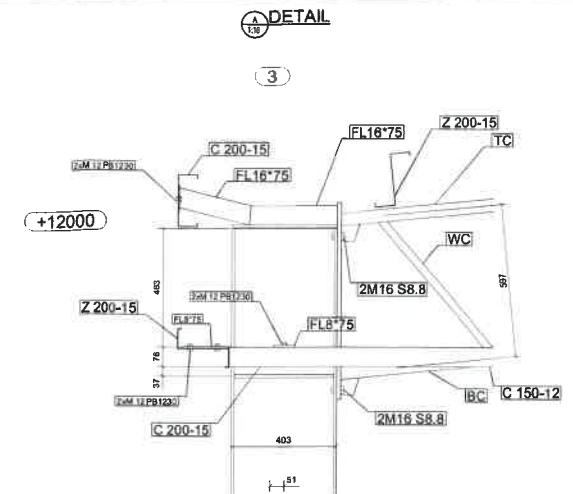
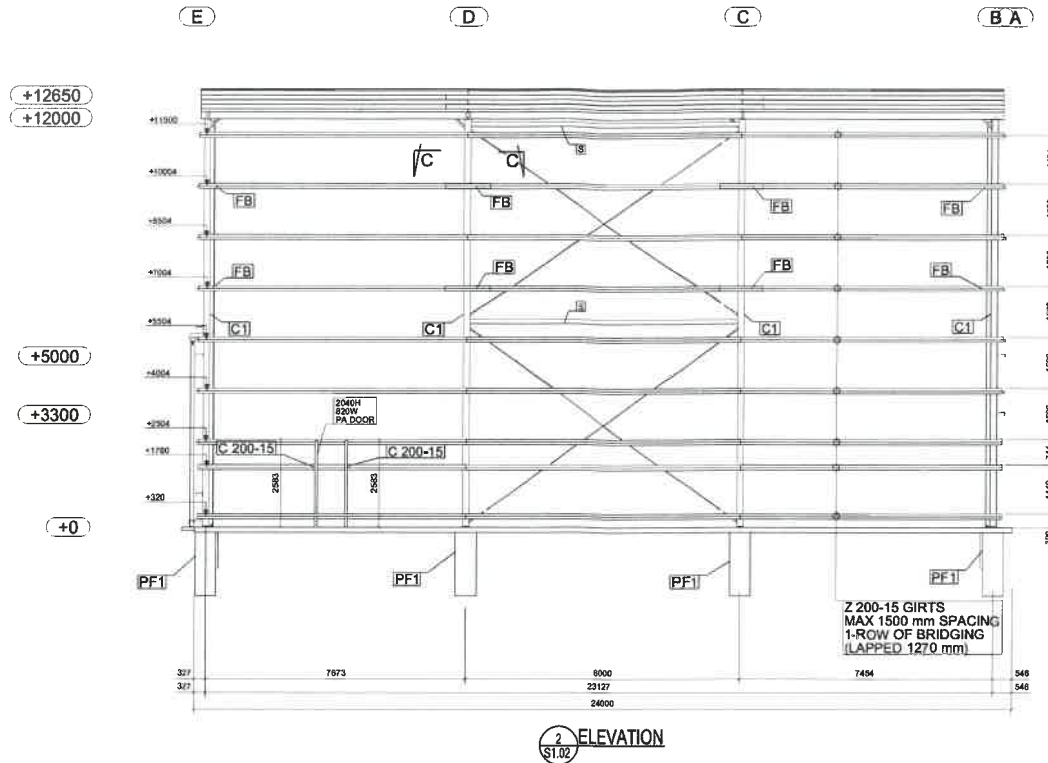
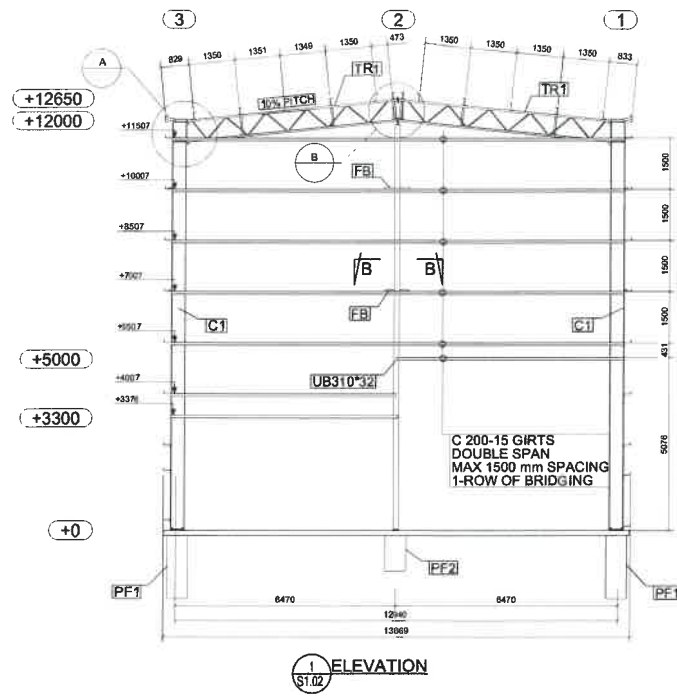
21 Dunn St, Billoela, QLD 4715

Processing Shed

DRAWING TITLE: ROOF LAYOUT
 CONTRACT: Williams Stock Foods
 MODELLED BY: [Signature]
 SCALE: 1:15
 PROJECT No. J7004
 DRAWING No. S1.02
 ISSUE DATE: 28/03/2020
 CHECKED DATE: [Signature]
 APPROVAL DATE: [Signature]
 APPROVED BY: [Signature]
 REV. A

P. A. TRAINOR
 FIEAust, CPEng
 CHARTERED PROFESSIONAL ENGINEER
 MEMBERSHIP NO. 1034720
 SIGNED *P.A. Trainor* DATE 27/03/20



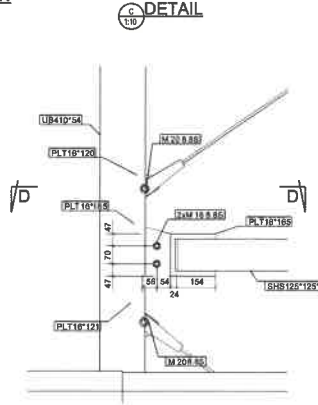


DESIGN CRITERIA:
 WIND REGION B
 TERRAIN CATEGORY 2.5
 IMPORTANCE LEVEL 1
 ULTIMATE WIND SPEED 48m/s
 SERVICEABILITY WIND SPEED 39m/s

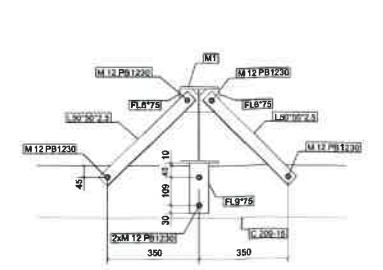
MEMBER SCHEDULE:
 C1-410 UB 53.7
 M1-310 UB 32
 RB1-10 mm STEEL CABLE
 WB1-10 mm STEEL CABLE
 FB1-50x50x2.5 EA-GALV.
 TR1-600 OWJ TRUSS
 TC-50x4 SHS
 BC-50x4 SHS
 WC-30x2 SHS
 P-Z 200-15
 G1-Z 200-15
 G2-C 200-15
 S- SHS 125x4
 FP- C 200-15

FOOTING SCHEDULE:
 PF1- 6000 x 20000 PILE FOOTING
 PF2- 6000 x 12000 PILE FOOTING

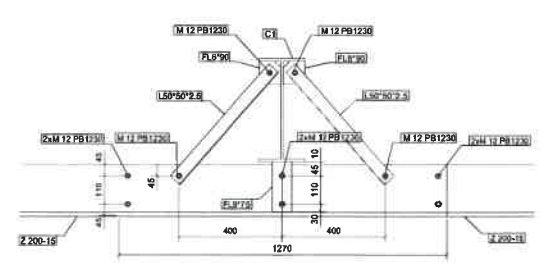
STEELWORK NOTES:
 1. ALL STEELWORK TO COMPLY WITH AS 4100
 2. ALL THE MATERIAL TO BE:
 -GRADE 250 HOT ROLLED PLATES COMPLYING WITH AS 3678
 -GRADE 250 HOT ROLLED FLATS, TFC, TFB, ANGLES 100x100 UA OR
 -GRADE 300 UB, UC, PFC, AND ANGLES 125x125 EA OR 150x90 UA AND LARGER
 -GRADE 300 WB, WC, COMPLYING WITH AS 3679.2
 3. ALL WELDING TO COMPLY WITH AS 1554 PARTS 1 AND 2



B - B : MULLION FLY BRACE DETAIL
 1:10



C - C : COLUMN FLY BRACE DETAIL
 1:10



Banana Shire Council
 PLANNING APPROVAL

27 OCT 2020

mc4013-19/20

SIGNED: P. A. TRAINOR
 CHARTERED PROFESSIONAL ENGINEER
 MEMBERSHIP NO. 1034720
 DATE: 27/03/20

REV	NAME	DATE	DESCRIPTION
A		26/03/20	ISSUED FOR CONSTRUCTION

Erection Notes

21 Dunn St, Billoola, QLD 4715	ISSUE DATE: 26/03/20
Processing Shed	APPROVAL DATE: 26/03/20
DRAWING TITLE: ELEVATIONS	CHECKED DATE: 26/03/20
CONTRACT: Williams Shire Farm	CHECKED BY: [Signature]
SCALE: 1:10	APPROVED BY: [Signature]
PROJECT No: J7004	APPROVED DATE: 27/03/20
DRAWING No: S2.01	APPROVED BY: [Signature]

Attachment 4
Infrastructure Charges

Attachment 4 Infrastructure Charges Notice

ADOPTED INFRASTRUCTURE CHARGES NOTICE			
<i>Planning Act 2016 and Local Government Act 2009</i>			
TO:			
Applicant:	Barwen Pty Ltd	File Number:	MCU013-19/20
Address:	21 Dunn Street Biloela Qld	Date of Issue:	19 October 2020
LAND TO WHICH THE INFRASTRUCTURE CHARGE APPLIES			
Planning Scheme:	Banana Planning Scheme 2005		
RPD:	Lot 101 on SP307527		
DEVELOPMENT TO WHICH THE ADOPTED INFRASTRUCTURE CHARGE APPLIES			
The adopted infrastructure charge applies to the following development type:			
Material Change of Use – Medium Impact Industry for the purposes of a processing shed			
AMOUNT OF THE ADOPTED INFRASTRUCTURE CHARGE			
The adopted infrastructure charge has been calculated in accordance with an adopted infrastructure charge under the <i>Planning Act 2016</i> .			
Industry			
Development Type	Units Payable	Current Unit Charge	Charge
Medium Impact Industry Processing shed	326sqm	\$43.30 (including PPI)	\$14,115.80
Total Infrastructure Charges: \$14,115.80			

ADJUSTMENTS TO THE CHARGE

The charge rates included in this notice are valid until 30 June 2021, after which they will be subject to index adjustment. Please contact Banana Shire Council's Development & Environmental Services Department – Planning Section prior to payment for a review or reissue of this notice if applicable.

DUE DATE FOR PAYMENT

Charges are payable as follows:

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

PAYMENT DETAILS

Charges are payable to **Banana Shire Council**.

Payment can be made at Council's Chambers:

62 Valentine Plains Road, VALENTINE PLAINS, BILOELA

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

GOODS AND SERVICES TAX

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

FAILURE TO PAY CHARGE

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

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

APPEAL RIGHTS

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

Authorised by: _____



Chris Welch

DIRECTOR COUNCIL SERVICES

Chapter 4, Part 4, Division 2, Subdivision 5

124 Application of this subdivision

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

125 Representations about infrastructure charges notice

- (1) During the appeal period for the infrastructure charges notice, the recipient may make representations to the local government about the infrastructure charges notice.
- (2) The local government must consider the representations.
- (3) If the local government—
 - (a) agrees with a representation; and
 - (b) decides to change the infrastructure charges notice;the local government must, within 10 business days after making the decision, give a new infrastructure charges notice (a **negotiated notice**) to the recipient.
- (4) The local government may give only 1 negotiated notice.
- (5) A negotiated notice—
 - (a) must be in the same form as the infrastructure charges notice; and
 - (b) must state the nature of the changes; and
 - (c) replaces the infrastructure charges notice.
- (6) If the local government does not agree with any of the representations, the local government must, within 10 business days after making the decision, give a decision notice about the decision to the recipient.
- (7) The appeal period for the infrastructure charges notice starts again when the local government gives the decision notice to the recipient.

126 Suspending relevant appeal period

- (1) If the recipient needs more time to make representations, the recipient may give a notice suspending the relevant appeal period to the local government.
- (2) The recipient may give only 1 notice.
- (3) If the representations are not made within 20 business days after the notice is given, the balance of the relevant appeal period restarts.
- (4) If representations are made within the 20 business days and the recipient gives the local government a notice withdrawing the notice of suspension, the balance of the relevant appeal period restarts the day after the local government receives the notice of withdrawal.

Schedule 1, Table 1, Item 4

Infrastructure charges notices

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

- (a) the notice involved an error relating to—
 - (i) the application of the relevant adopted charge; or

Examples of errors in applying an adopted charge—

 - the incorrect application of gross floor area for a non-residential development
 - applying an incorrect 'use category', under a regulation, to the development
 - (ii) the working out of extra demand, for section 120; or
 - (iii) an offset or refund; or
- (b) there was no decision about an offset or refund; or
- (c) if the infrastructure charges notice states a refund will be given—the timing for giving the refund; or
- (d) for an appeal to the P&E Court—the amount of the charge is so unreasonable that no reasonable relevant local government could have imposed the amount.

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