Council Chambers
62 Valentine Plains Road
Valentine Plains
Biloela Qld 4715

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

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

Your Reference:
Our Reference: JM: CW: mw 19-09 (FID5950, COM003-14/15, OM0004496, 10457-10000-000, 00360-10000-000, 10569-00000-000, ID1493250, ID1493467, ID1493469)
Contact: Chris Welch

02 October 2019

Biloela Square Pty Ltd
C/- Urbis

Level 7, 123 Albert Street
BRISBANE QLD 4000

Dear Sir/Madam

Re: Power to Amend/Repeal Instrument or a Decision – Section 24AA Acts Interpretation Act 1954

Application Number:	COM003-14/15
Description:	Combined Application for Material Change of Use – (Service Station), Reconfiguring a Lot (1 into 3 and New Road) and Operational Works (Advertising Devices)
Level of Assessment:	Impact Assessable
Site Address:	Callide Street, Biloela
Lot & Plan Details:	Lot 2 on SP301589 formally described as Lot 211 on SP119237

Council advises that under Section 24AA of the Acts Interpretation Act 1954 it intends to amend Decision Notice dated 02 October 2019 as Council has become aware that this Decision Notice references the incorrect application Number.

Please find enclosed the reissued Decision Notice which is issued under Section 24AA of the Acts Interpretation Act 1954.

Should you require further assistance in relation to this matter, please do not hesitate to contact Council's Development Services section on (07) 4992 9500, quoting your application number of COM003-14/15.

Yours sincerely

John McDougall
DIRECTOR COUNCIL SERVICES

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Your Reference:
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Contact: Chris Welch

02 October 2019

Biloela Square Pty Ltd
C/- Urbis
[redacted]
Level 7, 123 Albert Street
BRISBANE QLD 4000

Dear Sir/Madam

Notice about request to change development approval (Minor Change)
(Given under section 81 of the Planning Act 2016)

Application Number:	COM003-14/15
Description:	Combined Application for Material Change of Use – (Service Station), Reconfiguring a Lot (1 into 3 and New Road) and Operational Works (Advertising Devices)
Level of Assessment:	Impact Assessable
Site Address:	Callide Street, Biloela
Lot & Plan Details:	Lot 2 on SP301589 formally described as Lot 211 on SP119237

Reference is made to your correspondence received by Council on 15 August 2019 requesting to change (permissible change) development approval COM003-14/15, decided on 9 December 2015 and issued by Decision Notice dated 16 December 2015

Your request has been assessed and **approved** under Council's ordinary meeting held on 25 September 2019 to the extent detailed below:

Section 2 – Development Permit – Material Change of Use (Service Station) – COM003-14/15
Approved Plans

1 **(Amended 25 September 2019)** The Material Change of Use (Service Station) authorised under this Development Permit 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 contained in Attachment 1, Section 2 of this Development Approval –

Plan/Document number	Plan/Document name	Date
~~Project_No. 7142, Sheet_No. DA04, Revision 1~~	~~Proposed Petrol Station Site Plan~~	~~July 2012~~
DA-1000, Issue 11	**Service Station Site Plan**	**2019-09-04**
DA-0002, Issue 7	**Site Locality Plan**	**2019-08-09**
DA-2000, Issue 7	Site Elevations and Signage	2019-08-07
212102	Site Based Stormwater Management Plan for Biloela Shopping world Extensions (prepared by Farr Engineers Associates Pty Ltd)	29 September 2014
Project_No 7142, Sheet_No ST01 – ST05, Revision P1	Staging Plan	10-03-15
3234-PR88, Rev B	External Roadworks Shopping Centre	Sept 2015

Building Setbacks

20 **(Amended 25 September 2019)** ~~Building setbacks (excluding approved Advertising Devices) to the Callide Street road boundary are to be a minimum of ten (10) metres.~~
Building setbacks to the Callide Street road boundary are to be in accordance with the Approved Drawings and Documents.

(Added 25 September 2019) 86 Easement

a) **The applicant is to provide a sewer easement over the maintenance hole located at the eastern end of Lot 2 on SP301589, this easement is to be in favour of Banana Shire Council for ongoing access and future maintenance.**
b) **Easement dimensions and terms are to be in accordance with the Banana Shire Planning Scheme 2005, Capricorn Municipal Development Guidelines (CMDG) or the requirements of Council, where not otherwise specified.**

c) **The easement is to be prepared and registered at no cost to Council.**

Waste Management

28 (j) (Added 25 September 2019) Refuse collection vehicle's access to the site is to be limited to the hours of 7am to 5pm.

Stormwater

~~73 **(Deleted 25 September 2019)** No overland stormwater flow from the Service Station traffic areas is to be allowed into the proposed Bio Retention.~~

~~74 **(Deleted 25 September 2019)** Provide easements over the proposed Bio Retention Basin area for access and maintenance purposes by the entity owning the Shopping Centre.~~

Section 3 – Development Permit – Operational Works (Advertising Signage) – COM003-14/15.

Approved Plans

1. **(Amended 25 September 2019)** The Operational Works (Advertising Signage) authorised under this Development Permit is to be completed and carried out generally in accordance with the following approved plans, except where modified by the conditions of Section 3 of this Development Approval –

Plan/Document number	Plan/Document name	Date
~~Project_No. 7142, Sheet_No. DA04, Revision 1~~	~~Proposed Petrol Station Site Plan~~	~~July 2012~~
DA-1000, Issue 11	**Service Station Site Plan**	**2019-09-04**
DA-1002, Issue 7	**Site Plan Locality Plan**	**2019-08-09**
DA-2000, Issue 7	**Site Elevations and Signage**	**2019-08-07**

Approved Signage

6 **(Amended 25 September 2019)** The Approved Signage (Advertising Devices) authorised under this Development Permit consists of the following as detailed in the Approved Plans:

a) One (1) Hamper Sign – to be located on the fascia of the Shop;

b) Four (4) Awning Fascia Signs – to be placed on the bowser canopy; and

~~c) One (1) six (6) metre tall Fuel Price Pylon Signs located on the Burnett Highway frontage; and~~

~~d) One (1) six (6) metre tall Fuel Price Pylon Signs located on the Callide Street frontage.~~

c) **One (1) nine (9) metre tall Fuel Price Pylon Sign located on the Burnett Highway frontage.**

Attached is a copy of the original decision notice showing the approved changes.

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 COM003-14/15

Yours Sincerely

John McDougall
DIRECTOR COUNCIL SERVICES

Enc Attachment 1 – Appeal Rights
Attachment 2 – Decision notice showing the changes

CC All Referral Agencies (both advice and concurrence)

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

Attachment 1
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 2
Original Decision Notice showing changes

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Biloela Qld 4715

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

Your Reference:
Our Reference: HM: ak: 15-12 (FID:5950, COM003-14/15, 02257-10000-999, OM003305, 1689284)
Contact: Hamish McIntosh

16 December 2015

Biloela Square Pty Ltd
C/- Urbis Pty Ltd
Level 7, 123 Albert Street
BRISBANE QLD 4000

Dear Kris

(AMENDED 25 September 2019) Development Application Number - COM003-14/15
Decision Notice Approval - Code & Impact Assessable - Material Change of Use for Service Station, Reconfiguring a Lot (1 into 3 and New Road), and Operational Works (Advertising Devices)
***Sustainable Planning Act 2009* section 334 and 335**

Applicant's Name	Biloela Square Pty Ltd C/- Urbis Pty Ltd
Applicant's Address	Level 7, 123 Albert Street, BRISBANE QLD 4000
Site Address	Callide Street, BILOELA QLD 4715
Lot and Plan Details	Lot 211 on SP119237
Contact Name	Kris Krpan / Desmond Leong
Contact Number/s	07 3007 3800

On 9 December 2015, at Council's Ordinary Meeting, the above development application was approved 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 the approval

The following approvals are given:

	Sustainable Planning Regulation 2009, schedule 3 reference	Development Permit	Preliminary Approval
Making a material change of use assessable under the planning scheme.		☒	
Reconfiguring a lot.	Part 1, table 3, item 1	☒	
Operational work assessable under the planning scheme, a temporary local planning instrument, a master plan or a preliminary approval to which section 242 applies.		☒	

2. Approval under section 331

This application has not been deemed to be approved under section 331 of the *Sustainable Planning Act 2009.*

3. Other necessary development permits and/or compliance permits

Listed below are other development permits and/or compliance permits that are necessary to allow the development to be carried out:

- Operational Works
- Building Works
- Plumbing & Drainage

4. Codes for self-assessable development

The following codes must be complied with for self-assessable development related to the development approved.

Not applicable

5. Details of any compliance assessment required for documents or work in relation to the development – section 393

Compliance assessment is required under the *Sustainable Planning Act 2009* for the following documents or works in relation to the development.

Not applicable

6. Submissions

There **were** properly made submissions about the application.

The name and address of the principal submitter for each properly made submission are as follows:

Name of Principal Submitters	Address
Rob Badman	434 Camboon Crowsdale Road, BILOELA QLD 4715
Mrs Barimis C/- Luke Comino Solicitors	PO Box 2155, TINGALPA QLD 4173
Pat Barron	PO Box 922, BILOELA QLD 4715
Jayden Blanch	79 Grevillea Street, BILOELA QLD 4715
Michael Bonanno - Callide Manufacturing Company	PO Box 92, BILOELA QLD 4715
Matthew Brandt	"Lyndhurst" Calvale Road, BILOELA QLD 4715
Graeme Briese	581 Valentine Plains Road, BILOELA QLD 4715
Christopher Briggs	79 Grevillea Street, BILOELA QLD 4715
Hannah Broad	86 Callide Street, BILOELA QLD 4715
Dale Brosnan - Bettafield Piggery	PO Box 386, BILOELA QLD 4715
Evan Bryen - Biloela Windscreens	PO Box 161, BILOELA QLD 4715
Scott Burnett	40 Russells Lane, THANGOOL QLD 4715
Rod Collins	PO Box 1245, BILOELA QLD 4715
Joshua Connolly	60 Cox Millard Road, THANGOOL QLD 4715
Kim Cread	958 Fiveways-Mt Eugene Road, JAMBIN QLD 4715
Stephen Francis - Concrete Tank Fabrication	21-25 Burnett Highway, BILOELA QLD 4715
John Fraser - BP Australia	GPO Box 5222, MELBOURNE VIC 3000
Kellie Frost	71 Thompson Lane, THANGOOL QLD 4715
Pauline Horrocks - Nevertire Earth Moving	MS 1396, BILOELA QLD 4715
Greg Larsen	1279 Semples Road, THANGOOL QLD 4715
Leigh Leane	33 Auburn Street, BILOELA QLD 4715
Giuseppe Mazzacuva	13 Cooper Street, BILOELA QLD 4715
Peter Mazzer - Mazzer Holdings Pty Ltd	PO Box 293, BILOELA QLD 4715
Peter Moretti	53 Malakoff Street, BILOELA QLD 4715
Neil Rideout	PO Box 188, BILOELA QLD 4715
Lisa Sauer - Sundown Window Tinting	19 Burnett Highway, BILOELA QLD 4715
Jeff Schultz - Callide Dawson Funerals & Cockatoo Coaches	56 Callide Street, BILOELA QLD 4715
P Scoleri	66 Freemans Road, BILOELA QLD 4715

Ivan & Glennis Shepherdson	PO Box 257, BILOELA QLD 4715
Ross Shepherdson	Dakenba Road, BILOELA QLD 4715
JC Stepanoff	PO Box 42, BILOELA QLD 4715
Michael Tanzer	MS332 "Hillview", THANGOOL QLD 4715
M Warden	272 Drumburle Road, THANGOOL QLD 4715
Sandra West	17 Kariboe Street, BILOELA QLD 4715
Damien White - Regal Seeds & Grain	PO Box 328, BILOELA QLD 4715
Anthony Williams - Biloela Auto Electrics	13 Burnett Highway, BILOELA QLD 4715

7. 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.

8. Referral agencies

The referral agencies for this application are:

For an application involving	**Name of referral agency**	**Advice agency or concurrence agency**	**Address**
Schedule 7, Table 3, Item 1 - Making a material change of use of premieses if any part of the land - (a) is within 25m of a State-controlled road; or (b) is future State-controlled road; or (c) abuts a road that intersects with a State-controlled road within 100m of the land	Chief Executive – Department of Infrastructure Local Government and Planning (DILGP) – State Assessment and Referral Agency (SARA)	Concurrence	RockhamptonSARA @dilgp.qld.gov.au Fitzroy & Central Region PO Box 113 ROCKHAMPTON QLD 4701

Schedule 7, Table 2, Item 2 - Reconfiguring a lot if - (a) any part of the land - (i) is within 25m of a State-controlled road; or (ii) is future State-controlled road; or (iii) abuts a road that intersects with a State-controlled road that is within 100m of the land; and (b) 1 or more of the following apply - (i) the total number of lots is increased; (ii) the total number of lots abutting the State-controlled road is increased; (iii) there is a new or changed access between the land and the State-controlled road	Chief Executive - Department of State Development, Infrastructure and Planning (DSDIP) - State Assessment Referral Agency (SARA)	Concurrence	RockhamptonSARA @dsdip.qld.gov.au Fitzroy & Central Region PO Box 113 ROCKHAMPTON QLD 4701
Schedule 7, Table 2, Item 15A - A material change of use of premises if any part of the land is - (a) within 25m of a railway or future railway land; or (b) future railway land	Chief Executive - Department of State Development, Infrastructure and Planning (DSDIP) - State Assessment Referral Agency (SARA)	Concurrence	RockhamptonSARA @dsdip.qld.gov.au Fitzroy & Central Region PO Box 113 ROCKHAMPTON QLD 4701
Schedule 7, Table 2, Item 34 Reconfiguring a lot if any part of the land is - (a) within 25m of a railway or future railway land and 1 or both of the following apply - (i) the total number of lots is increased; (ii) an easement abutting the railway or future railway land is created; or (b) future railway land	Chief Executive - Department of State Development, Infrastructure and Planning (DSDIP) - State Assessment Referral Agency (SARA)	Concurrence	RockhamptonSARA @dsdip.qld.gov.au Fitzroy & Central Region PO Box 113 ROCKHAMPTON QLD 4701

9. Approved plans

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

Plan/Document number	Plan/Document name	Date
Section 1 – Development Permit – Reconfiguring a Lot (1 into 3 Lots and New Road) – COM003-14/15		
BA1398-PP_04_v3	Lot 211 on SP119237 | Reconfiguration of a Lot Plan	27-11-12
Project_No 7142, Sheet_No ST01 – ST05, Revision P1	Staging Plan	10-03-15
Project_No. 7142, Sheet_No. DA11, Revision 1	Proposed Tourist Facilities	July 2012
3234-PR88, Rev B	External Roadworks Shopping Centre	Sept 2015
Section 2 – Development Permit – Material Change of Use (Service Station) – COM003-14/15		
Project_No. 7142, Sheet_No. DA04, Revision 1	Proposed Petrol Station Site Plan	July 2012
212102	Site Based Stormwater Management Plan for Biloela Shoppingworld Extensions (prepared by Farr Engineers Associates Pty Ltd)	29 September 2014
Project_No 7142, Sheet_No ST01 – ST05, Revision P1	Staging Plan	10-03-15
3234-PR88, Rev B	External Roadworks Shopping Centre	Sept 2015
Section 3 – Development Permit – Operational Works (Advertising Signage) – COM003-14/15		
Project_No. 7142, Sheet_No. DA04, Revision 1	Proposed Petrol Station Site Plan	July 2012

10. When approval lapses if development not started

This development approval will lapse pursuant to the *Sustainable Planning Act 2009* and any condition attached to this notice, unless otherwise approved by Council.

11. Appeal rights

Appeals by applicants

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

- the refusal, or refusal in part of the development application;
- any condition of a development approval, another matter stated in a development approval and the identification or inclusion of a code under section 242 of SPA;
- the decision to give a preliminary approval when a development permit was applied for;
- the length of a period mentioned in section 341; and
- a deemed refusal of the development application.

The timeframes for starting an appeal in the Planning and Environment Court are set out in section 461(2) of SPA.

Appeals by submitters

A submitter for a development application may appeal to the Planning and Environment Court against:

- the part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment
- the part of the approval relating to the assessment manager's decision under section 327.

Details about submitter appeal rights for the Planning and Environment Court are set out in sections 462, 463 and 464 of SPA.

Applicants may also have a right to appeal to the Building and Development Dispute Resolution Committee. For more details, see SPA, chapter 7, part 2.

Attachment 2 is an extract from SPA which details the applicant's appeal rights and the appeal rights of any submitters regarding this decision.

Should you require further assistance in relation to this matter, please do not hesitate to contact Council's Development and Environmental Services on (07) 4992 9500.

Yours sincerely

Hamish McIntosh
MANAGER PLANNING AND STRATEGY

Attachment 1 – Part A - Conditions imposed by the Assessment Manager
Attachment 1 – Part B - Assessment Manager Notes
Attachment 1 – Part C - Conditions imposed by the Department of State Development, Infrastructure and Planning (DSDIP)
Attachment 2 – Sustainable Planning Act 2009 Extract on Appeal Rights
Attachment 3 – Approved Drawings
Attachment 4 – Infrastructure Charges Notice
Attachment 5 – Environmental Obligations

CC RockhamptonSARA@dilgp.qld.gov.au

Prepared by:		Date:	16/12/15
Checked by:		Date:	16/12/15

Attachment 1
COM003-14/15 Conditions of Approval
Part A - Conditions imposed by the Assessment Manager

Attachment 1
COM003-14/15 Conditions of Approval

Part A - Conditions imposed by the Assessment Manager

Section 1 – Development Permit – Reconfiguring a Lot (1 into 3 Lots and New Road) – COM003-14/15

Approved Plans

1 The reconfiguration of land authorised under this Development Permit is to be completed and carried out generally in accordance with the following approved plans, except where modified by the conditions contained in Attachment 1, Section 1 of this Development Approval –

Plan/Document number	Plan/Document name	Date
BA1398-PP_04_v3	Lot 211 on SP119237 | Reconfiguration of a Lot Plan	27-11-12
Project_No 7142, Sheet_No ST01 – ST05, Revision P1	Staging Plan	10-03-15
Project_No. 7142, Sheet_No. DA11, Revision 1	Proposed Tourist Facilities	July 2012
3234-PR88, Rev B	External Roadworks Shopping Centre	Sept 2015

Note: *The Department of Transport and Main Roads (DTMR) are progressing the opening of five (5) metres of the balance of the closed corridor as a state controlled road. This should be factored in the dedication / transfer and the design and development of Future Lot 5.*

General

2 Comply with all of the conditions contained in Attachment 1, Section 1 of this Development Approval prior to the submission of the Subdivision Plan for compliance assessment, unless otherwise stated.

3 All works required by the conditions contained in Attachment 1, Section 1 of this Development Approval are to be completed prior to the submission of the Subdivision Plan for compliance assessment, unless otherwise stated.

4 Complete all associated works, including any relocation or installation of services, at no cost to Council.

5 At the time of submitting the Subdivision Plan for compliance assessment, provide a report demonstrating compliance with all conditions contained in Attachment 1, Section 1 of this Development Approval.

6 Easement and road and land dedication documents including all relevant forms and consents are to be prepared prior to submitting the Subdivision Plan for compliance assessment.

Staging

7 Amended Staging Plans generally in accordance with Plan Ref: Project_No 7142, Sheet_No ST01 – ST05, Revision P1, Staging Plan, and dated 10-03-2015, are to be submitted to Council for approval and must include reference to the following in addition to existing stages shown on the plan:

a) Subdivision works and lodgement of subdivision plans for compliance assessment;

b) Relocation and development of the new Tourist Information Centre and RV Parking Area including caravan water and dump point, ten (10) caravan parking spaces, a minimum of fourteen (14) car parking spaces suitable for staff and single vehicles, accesses and internal manoeuvring areas, landscaping and five (5) covered picnic tables;

c) Relocation of the two (2) Barimis Memorial structures;

d) Relocation of the existing services located within Callide Street (proposed for closure), Lot 30 on CP894250 and Lot 211 on SP119237; and

e) Traffic management and road works including temporary traffic control and car parking associated with the Callide Street Road Closure.

The amended Staging Plans are to include a detailed description of each stage including the works and construction activities required at each stage.

Note: Proposed staging should account for land dedication and transfer processes through the relevant State government departments.

8 The development is to be staged and carried out generally in accordance with the Council approved Amended Staging Plans.

9 Construction works associated with each stage may be carried out concurrently subject to written approval from Council.

Barimis Memorial

10 Prior to the submission of the Subdivision Plan for Future Lot 3, 4 and Future Lot 5 shown on Plan Ref: BA1398 - PP_04_v2, Reconfiguration of a Lot Plan (Proposed) and dated 21 November 2012 (COM003-1415) for compliance assessment:

a) Obtain written approval from Council in relation to the proposed location, removal, relocation and restoration process for the two (2) Barimis Memorial structures located within Lot 30 on CP894250; and

b) Remove the two (2) Barimis Memorial structures; and,

c) Relocate and erect the two (2) Barimis Memorial structures within the Proposed Tourist Facilities site generally as shown on Plan Ref: Project_No. 7142, Sheet_No. DA11, Revision 1, Proposed Tourist Facilities and dated July 2012; and,

d) Restore the two (2) Barimis Memorial structures (painting and signage restoration).

Note: The request for written agreement must be supported by appropriate details, plans and specification outlining the required work.

11 Any damage to the two (2) Barimis Memorial structures during the removal or relocation process is to be reported to Council and rectified to the satisfaction of Council prior to the completion of the work.

Easements

12 Provide easements over the full alignment of any Council infrastructure including underground water, sewerage and stormwater infrastructure within the proposed lots.

13 Easement dimensions and terms are to be in accordance with the Banana Shire Planning Scheme 2005, Capricorn Municipal Development Guidelines (CMDG) or the requirements of Council, where not otherwise specified.

14 All easements must be shown on the Subdivision Plan, prepared and registered at no cost to Council.

Future Lot 5

15 Future Lot 5 is to be dedicated to Council for Public Use and Parks and Open Space purposes including terms that provide for the development of the Tourist Information Centre and RV Parking Area shown on Plan Ref: Project_No. 7142, Sheet_No. DA11, Revision 1, Proposed Tourist Facilities and dated July 2012.

16 Future Lot 5 is to be provided to Council:

a) in a neat and tidy condition including as appropriate – topsoiled and grassed and capable of being mowed with a front deck lawn mower;

b) free of materials associated with previous railway infrastructure; and

c) with the following improvements and infrastructure, as a minimum:

i) Buildings, structures and improvements for the Tourist Information Centre and RV Parking Area, caravan water and dump point, ten (10) caravan parking spaces, a minimum of five (5) car parking spaces suitable for staff and single vehicles, accesses and internal manoeuvring areas, landscaping, two (2) Barimis Memorial structures and five (5) covered picnic tables shown on Plan Ref: Project _No. 7142, Sheet_No. DA11, Revision 1, Proposed Tourist Facilities and dated July 2012;

ii) adequate diffused lighting for all pedestrian pathways, entrances, recreation areas;

iii) water connections to allow for adequate maintenance; and,

iv) landscaping from the eastern boundary of Future Lot 5 to Browns Gully consisting of single trees spaced every 20 metres adjacent to the Burnett Highway road boundary.

17 Detailed plans and specifications of the required works, improvements and infrastructure for Future Lot 5 are to be submitted to Council and must be approved prior to the commencement of any works.

18 Detailed plans and specifications for the Proposed Tourist Information Centre must demonstrate that the proposed car park layout for the caravan parking area complies with the requirements of AS2890.1. Swept paths for the longest vehicle is also to be provided for the vehicles using the caravan parking area. The applicant is to ensure that all vehicles can enter and exit the site in forward direction only.

Note: *The Department of Transport and Main Roads (DTMR) are progressing the opening of five (5) metres of the balance of the closed corridor as a state controlled road. This should be factored in the dedication / transfer and the design and development of Future Lot 5.*

Lot Standard

19 Each Lot is to be re-profiled and designed to be:

a) suitable for the intended future use (Lot 3 and 4 – Commercial and Lot 4 – Tourist Information Centre and RV Parking Area and Parks and Open Space);

b) profiled to an even grade to remove depressions and allow free drainage; and

c) self-draining and flood free.

20 All materials associated with previous railway infrastructure are to be removed from each Lot.

21 Detailed plans and specifications describing the existing site conditions, proposed site works and excavation and filling required to prepare the proposed lots in accordance with the conditions of this development approval are to be submitted to Council as part of an Operational Works application and must be approved prior to the commencement of any works.

Road works

22 Dedicate as road (at no cost to Council) the area shown on Plan Ref: BA1398 – PP_04_v3, Reconfiguration of a Lot Plan and dated 27 November 20012 as New Road (Barrett Street Extension).

23 Design and construct the following road works in accordance with the conditions of this Development Approval, the Banana Shire Planning Scheme 2005, the Capricorn Municipal Development Guidelines (CMDG) and an Operational Works Permit for the works:

a) Road works and upgrades to the Callide Street frontage for Future Lot 4 and Future Lot 5 (limited to the extent of the proposed Tourist Information Centre) including but not limited to:

i) Road widening;
ii) Line marking traffic signage;
iii) kerb and channelling (excluding proposed access driveways) and associated road drainage infrastructure for the full frontage of Future Lot 4 and to the intersection of Future Lot 5 with Prospect Street and,
iv) Pedestrian movement and protection works.

b) Road works for the Barrett Street Extension in accordance with the specifications for a Major Urban Collector and including:

i) line marking and traffic signage;
ii) kerb and channelling of the road edges;
iii) pedestrian movement and protection works;
iv) coloured threshold treatments; and,
v) relocation or realignment of underground infrastructure.

c) Road works for the Barrett Street / Callide Street intersection.

d) Road works conditioned by the State Assessment and Referral Agency as a Concurrence Agency including works to the proposed developments frontage to the Burnett Highway (i.e. intersection works, kerb and channelling, parking and widening).

24 Detailed plans and specifications of the required road works including traffic management plans and temporary traffic control arrangements are to be submitted to Council as part of an Operational Works application and must be approved prior to the commencement of any works.

25 The design and installation of all street warning, regulatory signage and street name plates is to be in accordance with the Manual of Uniform Traffic Control Devices and the requirements of the Capricorn Municipal Development Guidelines (CMDG).

Callide Street Road Closure

26 The road closure of Callide Street along the frontage of the existing shopping centre site (i.e. from the Dawson Highway to Barrett Street) must not occur prior to the opening and construction of the Barrett Street Extension (area shown on Plan Ref: BA1398 – PP_04_v3, Reconfiguration of a Lot Plan and dated 27 November 2012 as New Road) and the relocation or privatisation of the existing services located within the road reserve.

Access

27 Vehicle accesses, from a local road, are to be provided to the site so as to service the proposed uses as per the following:

a) All two-way vehicle crossovers are to be constructed to a commercial standard and consist of a full width concrete pavement a minimum 6.0m wide (so as to accommodate two-way vehicle movement) in accordance with the requirements of the Capricorn Municipal Development Guidelines (Standard Drawing CMDG-R-042 or CMDG-R-043).

b) All one-way vehicle crossovers are to be constructed to a commercial standard and consist of a full width concrete pavement a minimum 3.0m wide in accordance with the requirements of the Capricorn Municipal Development Guidelines (Standard Drawing CMDG-R-042 or CMDG-R-043).

Street Lighting

28 A Street lighting plan for the internal and external road network is to be provided to Council as part of the operational works application and is to be prepared by a suitably qualified engineer. Lighting standards are to be in accordance with Ergon's requirements and Australian Standard AS/NZS 1158 and the requirements of the Capricorn Municipal Development Guidelines (CMDG).

Pedestrian Infrastructure

29 Submit to Council for approval a detailed Pathway Infrastructure Plan detailing and addressing the following, as a minimum:

a) all proposed pathway infrastructure generally as shown on Plan Ref: Project_No. 7142, Sheet_No. DA11, Revision 1, Proposed Tourist Facilities and dated July 2012; and

b) pedestrian safety considerations, in particular, for the proposed Callide Street and Barrett Street pedestrian crossing.

30 Design and construct all pedestrian pathway infrastructure in accordance with the Council approved Pathway Infrastructure Plan and in accordance with the Capricorn Municipal Development Guidelines (CMDG). An Operational Works application for the pathway infrastructure is to be submitted to Council for approval before the commencement of construction.

31 Pathways are to comply with the requirements of the Capricorn Municipal Development Guidelines (Standard Drawing CMDG-R-051) and a minimum two (2) metres wide.

Water Supply

32 Each Lot is to be connected to Council's reticulated water supply network in accordance with the Banana Shire Planning Scheme 2005 and Capricorn Municipal Development Guidelines (CMDG).

33 The design of all internal and external water supply works and infrastructure proposed for the development is to be submitted as part of an Operational Works application and is to include all necessary upgrades of Council's existing water supply infrastructure required to ensure that the downstream properties of the system are not adversely affected by the increased demand of the proposed development. All necessary materials and works, in accordance with the Council approved design, are to be provided at no cost to Council.

Sewerage

34 Each Lot is to be connected to Council's reticulated sewerage network in accordance with the Banana Shire Planning Scheme 2005 and Capricorn Municipal Development Guidelines (CMDG).

35 The sewerage connection for Future Lot 5 shown on the Approved Plans is to be designed to cater for a future caravan dump point.

36 The design of all internal and external sewerage works and infrastructure proposed for the development is to be submitted as part of an Operational Works application and is to include all necessary upgrades of Council's existing water supply infrastructure required to ensure that the downstream properties of the system are not adversely affected by the increased demand of the proposed development. All necessary materials and works, in accordance with the Council approved design, are to be provided at no cost to Council.

Stormwater

37 The development must be provided with a stormwater drainage system designed and constructed in accordance with a Council approved Stormwater Management Plan, the Capricorn Municipal Development Guidelines (CMDG) and an Operational Works permit for the work.

38 The stormwater drainage system must 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. In the event that a material change to the pre-development stormwater flows will occur provide written evidence to Council's satisfaction of a legal right to discharge stormwater over the downstream land in the proposed method.

39 All necessary external works to facilitate the Stormwater Drainage system are to be completed at no cost to Council.

Filling and Excavation

40 All filling and excavation works are to be designed, constructed and carried out in accordance with the Banana Shire Planning Scheme 2005, Capricorn Municipal Development Guidelines (CMDG) and an Operational Works Permit for the works.

41 Details of the extent of filling and excavation are to be detailed within 'As Constructed' plans on completion of the works.

Erosion and Sediment Management

42 Detailed Erosion and Sediment Management Plan, and associated engineered drawings, is to be provided to Council as part of the operational works application. This Plan must comply with the Capricorn Municipal Development Guidelines (CMDG).

43 During construction and for the duration of the maintenance period undertake sedimentation and erosion control management in accordance with the approved Erosion and Sediment Management Plan.

Construction Activities

44 Adequate precautions are to be taken to ensure dust does not cause annoyance to adjacent sites or dwellings during construction on the site. This may mean the cessation of work during periods of adverse climatic conditions, or if directed by Council.

45 Traffic Management for the construction phase of the development is to be undertaken in accordance with a detailed Traffic Management Plan and Traffic Guidance Scheme prepared by a suitably qualified and experienced person pursuant to the Manual of Uniform Traffic Control Devices (MUTCD).

46 The Traffic Management Plan and Traffic Guidance Scheme are to be submitted to Council for review within 40 days prior to the commencement of any works.

47 Construction work on the site must not commence on any day before 6.00am, or continue any such work after 6.00pm, except where approved by Council in writing.

Electricity and Telecommunications

48 Reticulated electricity and telecommunication services must be provided to each lot in accordance with the standards and requirements of the relevant service provider.

49 Certification must be submitted to Council from all relevant services providers as evidence that the development has met the required standards and the requirements of the service provider.

Infrastructure Charges

50 Infrastructure charges associated with the Reconfiguring a Lot application must be paid in full to the Banana Shire Council. An adopted infrastructure charges notice is attached to this Decision Notice

Section 2 – Development Permit – Material Change of Use (Service Station) – COM003-14/15

Approved Plans

1 **(Amended 25 September 2019)** The Material Change of Use (Service Station) authorised under this Development Permit 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 contained in Attachment 1, Section 2 of this Development Approval –

Plan/Document number	**Plan/Document name**	**Date**
~~Project_No. 7142, Sheet_No. DA04, Revision 1~~	~~Proposed Petrol Station Site Plan~~	~~July 2012~~
DA-1000, Issue 11	**Service Station Site Plan**	**2019-09-04**
DA-0002, Issue 7	**Site Locality Plan**	**2019-08-09**
DA-2000, Issue 7	**Site Elevations and Signage**	**2019-08-07**
212102	Site Based Stormwater Management Plan for Biloela Shoppingworld Extensions (prepared by Farr Engineers Associates Pty Ltd)	29 September 2014
Project_No 7142, Sheet_No ST01 – ST05, Revision P1	Staging Plan	10-03-15
3234-PR88, Rev B	External Roadworks Shopping Centre	Sept 2015

General

2 Comply with all of the conditions contained in Attachment 1, Section 2 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 Where any conflict exists between the Conditions of this Decision Notice and details shown on the Approved Plans, the Conditions prevail.

5 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.

6 This Material Change of Use can only proceed following the creation of the lots approved by the Development Approval for Reconfiguring a Lot approval detailed within this Decision Notice.

Staging

7 Amended Staging Plans generally in accordance with Plan Ref: Project_No 7142, Sheet_No ST01 – ST05, Revision P1, Staging Plan, and dated 10-03-2015, are to be submitted to Council for approval and must include reference to the following in addition to existing stages shown on the plan:

a) Subdivision works and lodgement of subdivision plans for compliance assessment;

b) Relocation and development of the new Tourist Information Centre and RV Parking Area including caravan water and dump point, ten (10) caravan parking spaces, a minimum of fourteen (14) car parking spaces suitable for staff and single vehicles, accesses and internal manoeuvring areas, landscaping and five (5) covered picnic tables;

c) Relocation of the two (2) Barimis Memorial structures;

d) Relocation of the existing services located within Callide Street (proposed for closure), Lot 30 on CP894250 and Lot 211 on SP119237; and

e) Traffic management and road works including temporary traffic control and car parking associated with the Callide Street Road Closure.

The amended Staging Plans are to include a detailed description of each stage including the works and construction activities required at each stage.

Note: Proposed staging should account for land dedication and transfer processes through the relevant State government departments.

8 The development is to be staged and carried out generally in accordance with the Council approved Amended Staging Plans.

9 Construction works associated with each stage may be carried out concurrently subject to written approval from Council.

Approved Use

10 The approved use of the premises is for a "Service Station" as defined under Part 2 – Division 1 of the.

11 The ancillary shop associated with the approved use must not exceed 100 square metres gross floor area (GFA).

Operating Hours

12 The approved use must not operate outside the hours of (the operating hours):

a) Monday to Thursday – 7.30am - 7.30pm;
b) Friday to Saturday – 7.30am - 6pm; and
c) Sunday 8am - 4pm.

13 Service vehicle movements (including for the delivery of fuel) associated with the approved use on the premises (including loading and unloading) must not occur outside the operating hours for the approved use.

14 Lighting / illumination for the Fuel Price Pylon Sign within the Callide Street frontage must be disabled (turned off) outside of operating hours.

Service Station

15 Fuel pumps, underground fuel storage, inlets and vents are to be located in accordance with Australian Standard AS1940 – The storage and handling of flammable and combustible liquids or other relevant Australian Standard applicable at the time of the development taking place.

16 Underground fuel storage vents / breathers are to be located to ensure that odour emissions do not create a nuisance at any nearby residential properties.

17 Inlets to bulk fuel storage tanks are to be located to ensure that tankers, while discharging fuel, are located wholly within the site.

18 Grease and oil arrestors or other infrastructure are to be provided within vehicle parking and manoeuvring areas to prevent the movement of contaminants from the site.

Building Setbacks

19 The Service Station retail / shop building and fuel bowser canopy shown on the approved plans is to be setback six (6) metres from the Burnett Highway road boundary.

20 **(Amended 25 September 2019)** ~~Building setbacks (excluding approved Advertising Devices) to the Callide Street road boundary are to be a minimum of ten (10) metres~~.
Building setbacks to the Callide Street road boundary are to be in accordance with the Approved Drawings and Documents.

Amenity

21 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.

22 The vertical illumination resulting from direct or indirect light from the premises must not exceed eight (8) lux when measured at ground level at any point 1.5 metres outside the site.

23 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 located to ensure prescribed noise levels are not exceeded.

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

Lighting

25 After hours lighting is to be installed and maintained within in all publicly accessible areas of the Service Station.

26 Ensure that technical parameters, design, installation, operation and maintenance of outdoor lighting:

a) complies with the requirements of AS 4282-1997 Control of the obtrusive effects of outdoor lighting; and
b) maintain a minimum of 20 lux at the footpath level.

27 Illumination emanating from premises does not exceed eight (8) lux measured at any point 1.5 metres outside the boundary of the site, at or above ground level.

Waste Management

28 Prepare a detailed Waste Management Plan for the approved use. The Waste Management Plan must include the following, as a minimum:

a) a description of the development activities that may generate waste;

b) the types and amounts of waste that may be generated by the activities;

c) how the waste will be dealt with, including a description of the types and amounts of waste that will be dealt with under each of the waste management practices mentioned in the waste management hierarchy;

d) procedures for identifying and implementing opportunities to minimise the amount of waste generated, promote efficiency in the use of resources, and otherwise improve the waste management practices employed;

e) procedures for dealing with accidents, spills and other incidents that may impact on the waste management;

f) details of any accredited management system employed, or planned to be employed, to deal with the waste;

g) how often the performance of the waste management practices will be assessed;

h) the indicators or other criteria on which the performance of the waste management practices will be assessed; and

i) staff training on matters relevant to waste management.

j) (Added 25 September 2019) Limiting the hours of servicing the refuse storage area to 7am to 5pm daily.

29 Submit the Waste Management Plan to Council for approval at least 20 business days prior to the commencement of the approved use.

30 The Council approved Waste Management Plan must be implemented, including any recommended works and management measures, prior to the commencement of the approved use, and must be complied with for the duration of the approved use.

31 Provide the following in accordance with the ~~Environmental Protection (Waste Management) Regulation 2000~~ ***Environmental Protection Regulation 2019*:**

a) approved refuse containers;

b) a centralised screened refuse storage enclosure comprising an imperviously paved area provided with a hose cock and hose fitted with backflow prevention;

c) drainage designed to prevent stormwater entering Council's sewer;

d) of a sufficient size to accommodate all refuse containers;

e) aesthetically screened from any road frontage or adjoining property; and,

f) set back a minimum of two (2) metres from any road frontage.

32 Refuse containers and the waste storage area must be maintained in a clean and nuisance free manner.

Landscaping

33 The development is to be landscaped in accordance with a Council approved Landscaping Plan.

34 A detailed Landscaping Plan prepared by a qualified person is to be submitted for approval in accordance the requirements of the Banana Shire Planning Scheme 2005 and Capricorn Municipal Development Guidelines. This plan is to show the following:

a) Landscape specification of sufficient detail so that landscape works can be carried out;

b) Details of vegetation retained and proposed to be removed;

c) The type and location of all proposed plant species, including the nominal height attained by these species in two years and at maturity; and

d) Details of any irrigation system proposed.

35 Design and construct all landscaping works detailed in the Council approved Landscaping Plan.

36 Any landscaping proposed to occur along a road frontage, within two (2) metres of the property boundary, is to be maintained or have a mature height no greater then 900mm.

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

38 All landscaping shown on the approved Landscaping Plan for the Service Station site must be maintained (i.e. watering, fertilising, mulching, weeding, and the like) for the duration of the approved use, at no cost to Council.

Fencing

39 Construct and maintain a 1.8 metre high acoustic screen fence along the sites common boundary with future Lot 5.

40 All other boundaries must not be fenced excluding the provision of site delineation and vehicle access prevention bollards.

Vehicle Parking and Manoeuvring Areas

41 Provide a minimum of six (6) off-street car parking spaces in accordance with the approved plans.

42 Design, construct and delineate all internal vehicle parking, traffic movement and manoeuvring areas in accordance with AS/NZS 2890.1:2004 Parking Facilities; Part 1: Off Street Parking.

43 Disability parking line marking is to comply with the requirements of the Manual of Uniform Traffic Control Devices.

44 All internal vehicle parking, traffic movement and manoeuvring areas are to be constructed of reinforced concrete or asphalt with a suitably designed pavement.

45 All vehicle car parking spaces that adjoin a landscaped area must include a150mm high vertical concrete kerb or similar obstruction to prevent encroachment.

46 Surface treatments that cause tire screeching (i.e. high shine or painted finishes) must not be used to finish all internal vehicle parking, traffic movement and manoeuvring areas.

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

48 Loading and unloading facilities are to be fully contained within the site.

Road works

49 Design and construct the following road works in accordance with the conditions of this Development Approval, the Banana Shire Planning Scheme 2005, the Capricorn Municipal Development Guidelines (CMDG) and an Operational Works Permit for the works:

a) Road works and upgrades to the Callide Street frontage for Future Lot 4 and Future Lot 5 (limited to the extent of the proposed Tourist Facility) including but not limited to:

i) Road widening;
ii) Line marking traffic signage;
iii) kerb and channelling (excluding proposed access driveways) and associated road drainage infrastructure for the full frontage of Future Lot 4 and to the intersection of Future Lot 5 with Prospect Street; and
iv) Pedestrian movement and protection works.

b) Road works for the Barrett Street Extension in accordance with the specifications for a Major Urban Collector and including:

i) line marking and traffic signage;
ii) kerb and channelling of the road edges;
iii) pedestrian movement and protection works;
iv) coloured threshold treatments; and
v) relocation or realignment of underground infrastructure.

c) Road works for the Barrett Street / Callide Street intersections.

d) Road works conditioned by the State Assessment and Referral Agency (SARA) as a Concurrence Agency including works to the proposed developments frontage to the Burnett Highway (i.e. intersection works, kerb and channelling, parking and widening).

50 Detailed plans and specifications of the required road works including traffic management plans and temporary traffic control arrangements are to be submitted to Council as part of an Operational Works application and must be approved prior to the commencement of any works.

51 The design and installation of all street warning, regulatory signage and street name plates is to be in accordance with the Manual of Uniform Traffic

Control Devices and the requirements of the Capricorn Municipal Development Guidelines.

52 The road closure of Callide Street along the frontage of the existing shopping centre site (i.e. from the Dawson Highway to Barrett Street) must not occur prior to the construction of the Barrett Street Extension (area shown on Plan Ref: BA1398 – PP_04_v3, Reconfiguration of a Lot Plan and dated 27 November 2012 as New Road) and the relocation or privatisation of the existing services located within the road reserve.

Access

53 Vehicle accesses, from a local road, are to be provided to the site so as to service the proposed uses as per the following:

a) All two-way vehicle crossovers are to be constructed to a commercial standard and consist of a full width concrete pavement a minimum 6.0m wide (so as to accommodate two-way vehicle movement) in accordance with the requirements of the Capricorn Municipal Development Guidelines (Standard Drawing CMDG-R-042 or CMDG-R-043).

b) All one-way vehicle crossovers are to be constructed to a commercial standard and consist of a full width concrete pavement a minimum 3.0m wide in accordance with the requirements of the Capricorn Municipal Development Guidelines (Standard Drawing CMDG-R-042 or CMDG-R-043).

Street Lighting

54 A Street lighting plan for the internal and external road network is to be provided to Council as part of the operational works application and is to be prepared by a suitably qualified engineer. Lighting standards are to be in accordance with Ergon's requirements and Australian Standard AS/NZS 1158 and the requirements of the Capricorn Municipal Development Guidelines.

Pedestrian Access and Infrastructure

55 Submit to Council for approval a detailed Pathway Infrastructure Plan detailing and addressing the following, as a minimum:

a) all proposed pathway infrastructure generally as shown on Plan Ref: Project_No. 7142, Sheet_No. DA04 and DA11, Revision 1, Proposed Tourist Facilities and dated July 2012.; and

b) pedestrian safety considerations, in particular, for the proposed Callide Street and Barrett Street pedestrian crossing.

56 Design and construct all pedestrian pathway infrastructure in accordance with the Council approved Pathway Infrastructure Plan and in accordance with the Capricorn Municipal Development Guidelines (CMDG). An Operational Works application for the pathway infrastructure is to be submitted to Council for approval before the commencement of construction.

57 Pathways are to comply with the requirements of the Capricorn Municipal Development Guidelines (Standard Drawing CMDG-R-051) and a minimumtwo (2) metres wide.

Water Supply

58 The development is to be connected to Council's reticulated water supply network in accordance with the Banana Shire Planning Scheme 2005 and Capricorn Municipal Development Guidelines (CMDG).

59 The design of all internal and external water supply works and infrastructure proposed for the development is to be submitted as part of an Operational Works application and is to include all necessary upgrades of Council's existing water supply infrastructure required to ensure that the downstream properties of the system are not adversely affected by the increased demand of the proposed development. All necessary materials and works, in accordance with the Council approved design, are to be provided at no cost to Council.

60 Install such systems that are necessary to supply sufficient fire fighting capacity to the satisfaction of Queensland Fire and Rescue Service and Council, and where necessary install on-site systems to supplement the available supply and meet flow and pressure requirements.

61 Where a connection does not exist or existing connection is not sufficient to service the development, a separate application shall be made to Council for a new connection or increase the size of the existing connection.

62 A separate application is to be made to Council for any relocation of water services required due to this application. This application must be made and approved before the relocation of services commences.

Sewerage

63 The development is to be connected to Council's reticulated sewerage network in accordance with the Banana Shire Planning Scheme 2005 and Capricorn Municipal Development Guidelines (CMDG).

64 The design of all internal and external sewerage works and infrastructure proposed for the development is to be submitted as part of an Operational Works application and is to include all necessary upgrades of Council's existing water supply infrastructure required to ensure that the downstream properties of the system are not adversely affected by the increased demand of the proposed development. All necessary materials and works, in accordance with the Council approved design, are to be provided at no cost to Council.

65 Where a connection does not exist or existing connection is not sufficient to service the development, a separate application shall be made to Council for a new connection or increase the size of the existing connection.

66 A separate application is to be made to Council for any relocation of sewerage services required due to this application. This application must be made and approved before the relocation of services commences.

Stormwater

67 The stormwater drainage system serving the approved use must 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. In the event that a material change to the pre-development stormwater flows will occur provide written evidence to Council's satisfaction of a legal right to discharge stormwater over the downstream land in the proposed method.

68 All stormwater collected from the site including roof water is to be piped to a legal point of discharge (includes rainwater tanks). Such works are to be sized and constructed as determined by the detailed design.

69 Stormwater runoff is to discharge to a legal point of discharge (Brown's Gully). A detailed Stormwater Management Plan, and associated engineered drawings, is to be created that is in accordance with the Site Based Stormwater Management Plan (written by Farr Engineers Associates Pty Ltd and dated 29 September 2014).

This detailed plan is to be provided to Council as part of the operational works application and must comply with the requirements of the Capricorn Municipal Development Guidelines (CMDG).

The detailed Stormwater Management Plan is to include the installation of additional stormwater infrastructure required to transport the stormwater from the development to Brown's Gully (legal point of discharge) or calculations showing that the existing 600mm diameter stormwater pipe has sufficient capacity to allow for the addition of the stormwater from the proposed development.

70 A detailed Stormwater Management Plan is to be supplied which demonstrates that all stormwater being discharged from the site meets the Capricorn Municipal Development Guidelines (CMDG) 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; and

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.

71 The detailed Stormwater Management Plan is to include any relevant requirements under the State Planning Policy.

72 The detailed Stormwater Management Plan must detail the maintenance procedures necessary to ensure the long-term effectiveness of the Council approved stormwater management system. All private stormwater management infrastructure is to be maintained in accordance with the Council approved Stormwater Management Plan for the duration of the approved use.

~~**73 (Deleted 25 September 2019)** No overland stormwater flow from the Service Station traffic areas is to be allowed into the proposed Bio Retention.~~

~~**74 (Deleted 25 September 2019)** Provide easements over the proposed Bio Retention Basin area for access and maintenance purposes by the entity owning the Shopping Centre.~~

Filling and Excavation

75 All filling and excavation works are to be designed, constructed and carried out in accordance with the Banana Shire Planning Scheme 2005, Capricorn

Municipal Development Guidelines (CMDG) and an Operational Works Permit for the works.

76 Details of the extent of filling and excavation are to be detailed within 'As Constructed' plans on completion of the works.

Erosion and Sediment Management Plan

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

78 During construction and for the duration of the maintenance period undertake sedimentation and erosion control management in accordance with the approved Erosion and Sediment Management Plan.

Construction Activities

79 Adequate precautions are to be taken to ensure dust does not cause annoyance to adjacent sites or dwellings during construction on the site. This may mean the cessation of work during periods of adverse climatic conditions, or if directed by Council.

80 Traffic Management for the construction phase of the development is to be undertaken in accordance with a detailed Traffic Management Plan and Traffic Guidance Scheme prepared by a suitably qualified and experienced person pursuant to the Manual of Uniform Traffic Control Devices (MUTCD).

81 The Traffic Management Plan and Traffic Guidance Scheme are to be submitted to Council for review within 40 days prior to the commencement of any works.

82 Construction work on the site must not commence on any day before 6.00am, or continue any such work after 6.00pm, except where approved by Council in writing.

Electricity and Telecommunications

83 Reticulated electricity and telecommunication services must be provided to each lot in accordance with the standards and requirements of the relevant service provider.

84 Certification must be submitted to Council from all relevant services providers as evidence that the development has met the required standards and the requirements of the service provider.

Infrastructure Charges

85 Infrastructure charges associated with the Material Change of Use application must be paid in full to the Banana Shire Council. An adopted infrastructure charges notice is attached to this Decision Notice

86 (Added 25 September 2019) Easement

a) The applicant is to provide a sewer easement over the maintenance hole located at the eastern end of Lot 2 on SP301589, this easement is to be in favour of Banana Shire Council for ongoing access and future maintenance.

b) Easement dimensions and terms are to be in accordance with the Banana Shire Planning Scheme 2005, Capricorn Municipal Development Guidelines (CMDG) or the requirements of Council, where not otherwise specified.

c) The easement is to be prepared and registered at no cost to Council.

Section 3 – Development Permit – Operational Works (Advertising Signage) – COM003-14/15

Approved Plans

1 **(Amended 25 September 2019)** The Operational Works (Advertising Signage) authorised under this Development Permit is to be completed and carried out generally in accordance with the following approved plans, except where modified by the conditions of Section 3 of this Development Approval –

Plan/Document number	Plan/Document name	Date
~~Project_No. 7142, Sheet_No. DA04, Revision 1~~	~~Proposed Petrol Station Site Plan~~	~~July 2012~~
DA-1000, Issue 11	**Service Station Site Plan**	**2019-09-04**
DA-1002, Issue 7	**Site Plan Locality Plan**	**2019-08-09**
DA-2000, Issue 7	**Site Elevations and Signage**	**2019-08-07**

General

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 Where any conflict exists between the Conditions of this Decision Notice and details shown on the Approved Plans, the Conditions prevail.

5 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 Signage

6 **(Amended 25 September 2019)** The Approved Signage (Advertising Devices) authorised under this Development Permit consists of the following as detailed in the Approved Plans:

a) One (1) Hamper Sign – to be located on the fascia of the Shop;

b) Four (4) Awning Fascia Signs – to be placed on the bowser canopy;

~~c) One (1) six (6) metre tall Fuel Price Pylon Signs located on the Burnett Highway frontage; and~~

~~d) One (1) six (6) metre tall Fuel Price Pylon Signs located on the Callide Street frontage.~~

c) One (1) nine (9) metre tall Fuel Price Pylon Sign located on the Burnett Highway frontage.

Advertising Devices

7 Advertising Devices must:

a) be setback at least 1 metre from existing or proposed underground infrastructure;

b) not present or create a hazard to motorists, pedestrians and cyclists; and

c) not constructed or located such that the view of any traffic sign or street name is obscured.

Amenity

8 Illumination from Advertising Devices must not exceed 8 lux when measured at ground level at any point 1.5 metres outside the site and are to be constant during hours of operation so that there is no intermittent action.

9 The luminance levels of Advertising Devices must not exceed 400 cd/m^2.

10 Lighting / illumination for the Fuel Price Pylon Sign within the Callide Street frontage must be disabled (turned off) outside of operating hours.

11 Advertising devices are to be maintained in an acceptable condition (free from graffiti or other blemishes) and structurally sound.

12 Any damage to or deterioration of advertising devices that occurs during the operation of the approved use is to be rectified / repaired.

Final Completion

13 Notification is to be provided to Council following the completion of a works for Operational Works (Advertising Devices).

Attachment 1
COM003-14/15 Conditions of Approval
Part B - Assessment Manager Notes

Attachment 1
COM003-14/15 Conditions of Approval
Part B – Assessment Manager Notes

General

A 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.

B Failure 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 may constitute an offence under the Planning Act.

C 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.

D Please note the conditions dated 16 September 2015 imposed by the State Assessment and Referral Agency (SARA) as a concurrence agency and attached to this Decision Notice.

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

F The approval to which these conditions attach may also be subject to an adopted infrastructure charges notice. See s648F of the *Sustainable Planning Act 2009*.

G Council will consult with the Barimis family relatives to ensure compliance with the conditions of this Development Approval relating to the relocation and restoration of the two Barimis Memorial structures. The final design of the new memorial must be approved in writing by a Barimis family relative prior to Council approval.

H The Department of Transport and Main Roads (DTMR) are progressing the opening of five (5) metres of the balance of the closed corridor as a state controlled road. This should be factored in the dedication / transfer and the design and development of Future Lot 5 shown on Plan Reference: BA1398-PP_04_v3, Lot 211 on SP119237 | Reconfiguration of a Lot Plan and dated 27-11-12.

I Council may consider a proportional contribution or offset in relation to external water and sewerage infrastructure where such infrastructure is identified as trunk infrastructure in the local governments infrastructure plan.

J Council may consider bonding certain works subject to written agreement between the Council and the developer. Any bond for such works must be, as a minimum requirement:

a) in the form of a bank guarantee;
b) for the purpose of ensuring that works are completed in accordance with the standards identified in the conditions of this development approval;
c) in an amount which will be determined prior to the issue of a development permit for operational works associated with the development; and,
d) maintained for a period of time which will be determined prior to the issue of a development permit for operational works associated with the development.

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:

a) Internal and external roadworks;
b) earthworks;
c) Internal pathways;
d) stormwater drainage ;
e) erosion and sediment control;
f) electricity and communication layout;
g) internal and external lighting; and
h) landscaping.

B Operational works designs are to be in accordance with Capricorn Municipal Development Guidelines - CMDG Design Specifications and Standard Drawings (www.cmdg.com.au).

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 The applicant/developer is required to provide Operational Works application with engineering drawings and details which are to be submitted for approval prior to any on-site construction commencing.

E All reports and documentation required to be supplied as part of the application shall be signed and certified by an appropriately qualified Registered Professional Engineer, Queensland (REPQ).

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

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

H It is the developers' responsibility to install such systems that are necessary to supply sufficient fire fighting capacity to the satisfaction of Queensland Fire and Rescue Service and Council, and where necessary install on-site systems to supplement the available supply and meet flow and pressure requirements.

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

J The applicant is to install approved backflow prevention devices to protect the integrity of Council's reticulation system.

K All redundant services are to be removed by the applicant and inspected by Council's plumbing inspector or nominated representative prior to backfilling. A minimum of 2m clearance is maintained from the Council sewer line within this site".

L Hydraulic Services plans will be required to be submitted to Council for Plumbing and Drainage approval. These plans must show all drinking, non-drinking, heated, rainwater, sanitary plumbing, sanitary drainage and trade waste services.

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.

Attachment 1
COM003-14/15 Conditions of Approval

Part C - Conditions imposed by the Department of State Development, Infrastructure and Planning (DSDIP)

Please note the Department of State Development, Infrastructure and Planning (DSDIP) conditions.

Queensland
Government

Department of Infrastructure,
Local Government and Planning

Our reference: SDA-1014-015238
Your reference: COM003-14/15

16 September 2015

The Chief Executive Officer
Banana Shire Council
enquiries@banana.qld.gov.au

Dear Sir

Concurrence agency response—with conditions
Callide Street, Biloela QLD 4715 - 211 SP119237
(Given under section 285 of the *Sustainable Planning Act 2009*)

The referral agency material for the development application described below was received by the Department of Infrastructure, Local Government and Planning under section 272 of the *Sustainable Planning Act 2009* on 29 October 2014.

Applicant details

Applicant name:	Biloela Square Pty Ltd C/- Urbis Pty Ltd
Applicant contact details:	Level 7, 123 Albert Street Brisbane QLD 4000 dleong@urbis.com.au

Site details

Street address:	Callide Street, Biloela QLD 4715
Lot on plan:	211 SP119237
Local government area:	Banana Shire

Application details

Proposed development:	Development permit for Material Change of Use for Service Station Development permit for Reconfiguring a lot (1 lot into 3 lots and new road) Development permit for Operational Works (advertising devices)

Fitzroy/Central Regional Office
Level 2, 209 Bolsover Street
PO Box 113
Rockhampton QLD 4700

Aspects of development and type of approval being sought

Nature of Development	Approval Type	Brief Proposal of Description	Level of Assessment
Material change of use	Development permit	Service station	Impact Assessment
Reconfiguring a lot	Development permit	1 lot into 3 lots and new road	Code Assessment
Operational works	Development permit	Advertising devices	Code Assessment

Referral triggers

The development application was referred to the department under the following provisions of the Sustainable Planning Regulation 2009:

Referral trigger — Schedule 7, Table 2, Item 2 – State-controlled road

Schedule 7, Table 3, Item 1 – State-controlled road

The referral under Sustainable Planning Regulation 2009 for the referral triggers

Schedule 7, Table 2, Item 34 – Railways

Schedule 7, Table 3, Item 15A – Railways

was incorrectly referred as the proposed development is wholly within the railway corridor. A refund of the applications fees for these aspects will be provided.

Conditions

Under section 287(1)(a) of the *Sustainable Planning Act 2009*, the conditions set out in Attachment 1 must be attached to any development approval.

Reasons for decision to impose conditions

Under section 289(1) of the *Sustainable Planning Act 2009*, the department must set out the reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

Further advice

Under section 287(6) of the *Sustainable Planning Act 2009*, the department offers advice about the application to the assessment manager—see Attachment 3.

Approved plans and specifications

The department requires that the following plans and specifications set out below and in Attachment 4 must be attached to any development approval.

Drawing/Report Title	Prepared by	Date	Reference no.	Version/Issue
Aspect of development: Material change of use				
Proposed Petrol Station Site Plan (as amended by Department of Infrastructure Local Government and Planning	Thomson Adsett	1 October 2014	DA04	Revision 1

dated 16 September 2015)				
Site Based Stormwater Management Plan	Farr Engineers	29 September 2014	212102	Revision 3
Aspect of development: Reconfiguring a lot				
Reconfiguration of a Lot Plan	Urbis	27 November 2012	BA1398 – PP_04	Version 3

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

For further information, please contact Anthony Walsh, Principal Planning Officer, SARA Fitzroy & Central on 4924 2904, or email rockhamptonSARA@dilgp.qld.gov.au who will be pleased to assist.

Yours sincerely

Don Cook
Manager Planning
Fitzroy and Central

cc: Biloela Square Pty Ltd C/- Urbis Pty Ltd, dleong@urbis.com.au
enc: Attachment 1—Conditions to be imposed
Attachment 2—Reasons for decision to impose conditions
Attachment 3—Further advice
Attachment 4—Approved Plans and Specifications

Our reference: SDA-1014-015238
Your reference: COM003-14/15

Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Development permit for a Material change of use for a Service Station		
7.3.1 State-controlled road—Pursuant to section 255D of the *Sustainable Planning Act 2009*, the chief executive administering the Act nominates the Director-General of the Department of Transport and Main Roads to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	The development must be carried out generally in accordance with the following plan: • Proposed Petrol Station Site Plan prepared by Thomson Adsett, Drawing No. DA04, Revision 1, and dated 1 October 2014 (as amended by Department of Infrastructure, Local Government and Planning dated 16 September 2015).	At all times.
2.	The permitted road access location, for which approval under section 62 of the *Transport Infrastructure Act 1994* must be obtained, is to be located on the Burnett Highway (Monto – Biloela) generally in accordance with Proposed Petrol Station Site Plan prepared by Thomson Adsett, Drawing No. DA04, Revision 1, and dated 1 October 2014 (as amended by Department of Infrastructure, Local Government and Planning dated 16 September 2015).	At all times.
3.	(a) The permitted road access location is restricted to vehicles not exceeding a 19 metre articulated vehicle as detailed in the Traffic Engineering Review prepared by MRCagney, reference 00003234, and dated 1 October 2014. **(b)** The permitted road access location is restricted to a left-in / left-out arrangement only.	(a) & (b): At all times.
4.	Road access works comprising access works for the development, for which approval under section 33 of the *Transport Infrastructure Act 1994* must be obtained, at the permitted road access location, must be provided generally in accordance with Proposed Petrol Station Site Plan prepared by Thomson Adsett, Drawing No. DA04, Revision 1, and dated 1 October 2014 (as amended by Department of Infrastructure, Local Government and Planning dated 16 September 2015). The road access works (including lighting) must be designed and constructed in accordance with the Department of Transport and Main Roads' *Road Planning and Design Manual (2nd Edition)*.	Prior to the commencement of use and to be maintained at all times.
5.	Road works comprising traffic signalisation at the Dawson Highway / Burnett Highway intersection for which approval under section 33 of the *Transport Infrastructure Act 1994* must be obtained, must be provided. The road works (with lighting) must be designed and constructed in accordance with the Department of Transport and Main Roads'	Prior to the commencement of use.

No.	Conditions	Condition timing
	Road Planning and Design Manual (2nd Edition).	
6.	(a) The development must be in accordance with the Site Based Stormwater Management Plan prepared by Farr Engineers, Reference 212102, Revision 3, and dated 29 September 2014. In particular: • 570kL detention storage over proposed Lot 4 (Lot 211 on SP119237). (b) Any works on the land must not: i. create any new discharge points for stormwater runoff onto the State-controlled road; ii. interfere with and/or cause damage to the existing stormwater drainage on the State-controlled road; iii. surcharge any existing culvert or drain on the State-controlled road; iv. reduce the quality of stormwater discharge onto the State-controlled road. (c) RPEQ certification must be provided to the Department of Transport and Main Roads (Fitzroy District / Central Queensland Region) at FitzroyDistrict@tmr.qld.gov.au or (07) 4931 1500, confirming that the development has been designed and constructed in accordance with parts (a) and (b) of this condition.	(a) & (b) Prior to the commencement of use and to be maintained at all times. (c) Prior to the commencement of use.
7.	Provide the pedestrian footpath as generally shown on Proposed Petrol Station Site Plan prepared by Thomson Adsett, Drawing No. DA04, Revision 1, and dated 1 October 2014 (as amended by Department of Infrastructure, Local Government and Planning dated 16 September 2015), and in accordance with the following standards: • the design requirements detailed in Austroads Guide to Road Design – Part 6A: Pedestrian and Cyclist Paths 2009.	Prior to the commencement of use.
8.	External illumination sources must be shielded, to ensure external flood lighting is directed away from the State-controlled road.	At all times.
Development Permit for Reconfiguring a lot (1 lot into 3 lots and new road)		
7.2.2 State-controlled road—Pursuant to section 255D of the *Sustainable Planning Act 2009*, the chief executive administering the Act nominates the Director-General of Department of Transport and Main Roads to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
9.	The development must be carried out generally in accordance with the following plan: • Reconfiguration of a Lot Plan prepared by Urbis, Drawing No. BA1398 – PP_04_v3, and dated 27 November 2012.	Prior to submitting the plan of survey to the local government for approval.
10.	The development must provide for the Burnett Highway: • a minimum 31 metre road corridor width for the proposed Lots 3 & 4.	Prior to submitting the plan of survey to the local government for approval.

Our reference: SDA-1014-015238
Your reference: COM003-14/15

Attachment 2—Reasons for decision to impose conditions

The reasons for this decision are:

- To ensure the development is carried out generally in accordance with the plans of development submitted with the application (as amended by the Department of Infrastructure, Local Government and Planning).
- To ensure the road access location to the state-controlled road from the site does not compromise the safety and efficiency of the state-controlled road.
- To ensure the turning movements of vehicles entering and exiting the premises via the road access maintains the safety and efficiency of the state-controlled road.
- To ensure the design of any road access maintains the safety and efficiency of the state-controlled road.
- To ensure the road works on, or associated with, the state-controlled road network are undertaken in accordance with applicable standards.
- To ensure that the impacts of stormwater events associated with development are minimised and managed to avoid creating any adverse impacts on the state transport corridor.
- To ensure pathways are planned and designed to be fit-for-purpose.
- To ensure illumination sources do not compromise the safety of the state-controlled road.

Our reference: SDA-1014-015238
Your reference: COM003-14/15

Attachment 3—Further advice

General advice	
1.	**Works in State-controlled road reserve (WSCRR)** Under section 33 of the *Transport Infrastructure Act 1994*, written approval is required from the Department of Transport and Main Roads to carry out road works, including road access works, on a State-controlled road. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). No works are to commence within the State-controlled road reserve until approval of the plan/s showing the proposed works is issued by the Department of Transport and Main Roads accordingly with Section 33 of the *Transport Infrastructure Act 1994*. This approval may be subject to conditions related to the works construction process. Please contact the Manager (Project Planning and Corridor Management) of the Department of Transport and Main Roads (Fitzroy District / Central Queensland Region) at FitzroyDistrict@tmr.qld.gov.au or (07) 4931 1500 to make an application for works in the State-controlled road reserve (WSCRR).
2.	**Access to State-controlled roads** In accordance with the *Transport Infrastructure Act 1994*, a permitted road access location means a permitted road access location under a decision in force under section 62(1) of the Act. A decision of approval may include conditions or restrictions on the location or use of the permitted road access, type or number of vehicles to use the permitted road access location. Further information regarding access to State-controlled roads is available at: http://www.tmr.qld.gov.au/Community-and-environment/Planning-and-development/Other-matters-requiring-approval.aspx. Please contact the Manager (Project Planning and Corridor Management) of the Department of Transport and Main Roads (Fitzroy District / Central Queensland Region) at FitzroyDistrict@tmr.qld.gov.au or (07) 4931 1500 to make an application for a permitted road access location.
3.	**Road corridor permit (RCP)** An application for a Road Corridor Permit is required for any ancillary works and encroachments on the State-controlled road under section 50(2) and Schedule 6 of the *Transport Infrastructure Act 1994* and Part 5 and Schedule 1 of the Transport Infrastructure (State-controlled Roads) Regulation 2006. Ancillary works and encroachments include but are not limited to advertising signs or other advertising devices, paths or bikeways, vegetation clearing, landscaping and planting. Please contact the Manager (Project Planning and Corridor Management) of the Department of Transport and Main Roads (Fitzroy District / Central Queensland Region) at FitzroyDistrict@tmr.qld.gov.au or (07) 4931 1500 to make an application for a Road Corridor Permit (RCP).

Our reference: SDA-1014-015238
Your reference: COM003-14/15

Attachment 4—Approved plans and specifications

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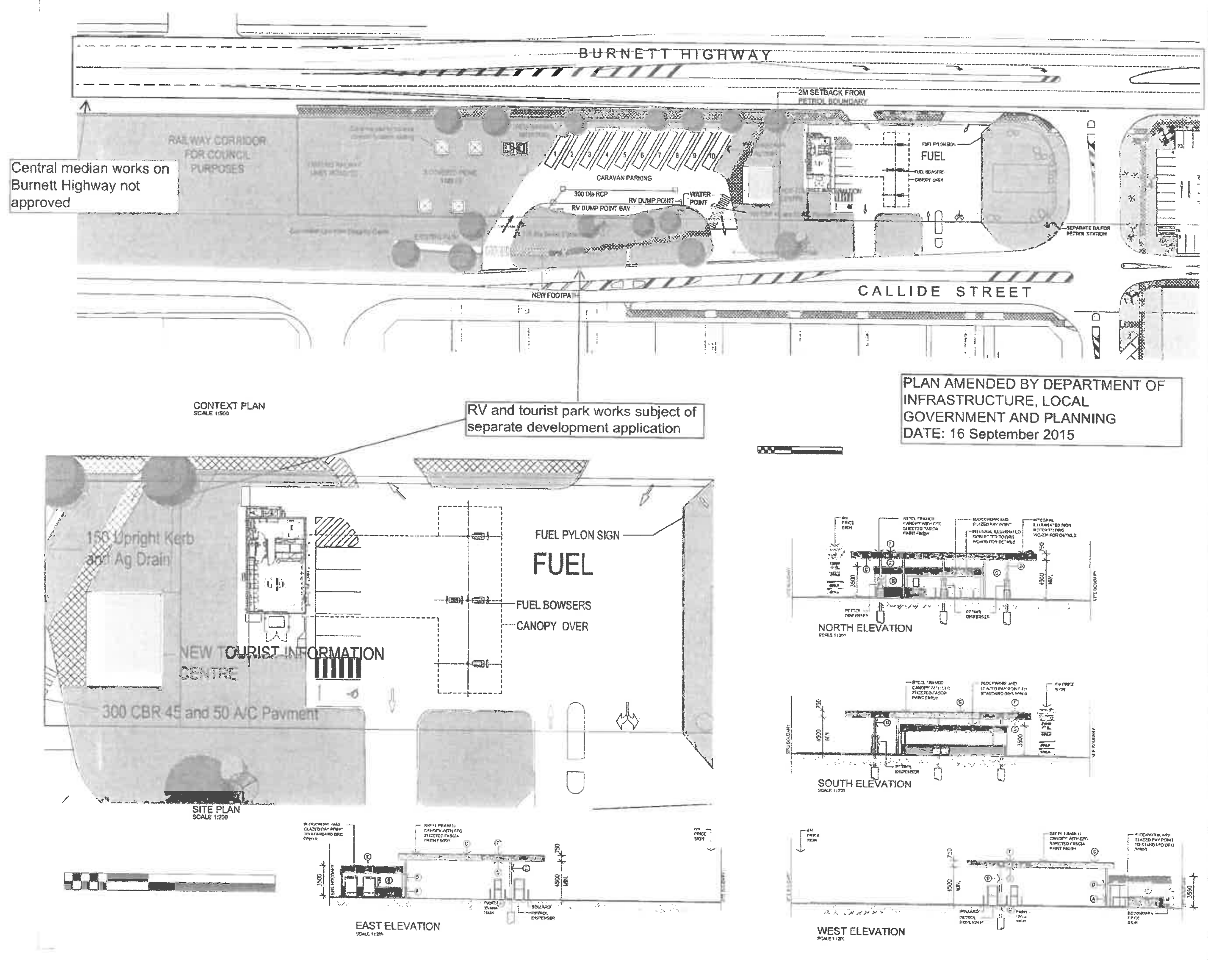


rev.	date	details	pa.'nit
1		DA ISSUE	CV

RETAIL/COMMERCIAL COMPLEX DEVELOPMENT SCHEDULE:

SITE AREA SHOP (Petrol)	2100m² 73m²
CARPARKING GROUND	14 (19.17/100sqm)

ThomsonAdsett
12 Fleet Lane
South Brisbane
PO Box 3348
South Brisbane Q 4101
Phone: (07) 3840 9999
Fax: (07) 3846 3572
www.thomsonadsett.com

PROPOSED REDEVELOPMENT
BILOELA SHOPPINGWORLD
for
McCONAGHY GROUP

Corner of Kariboe St & Gladstone Rd, BILOELA
project

PROPOSED PETROL STATION SITE PLAN
sheet

date	JULY 2012
scale	1:500 & 1:100@ A1
drawn	
checked	
verified	

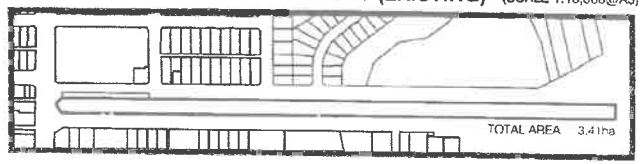
project_no.	sheet_no.	revision
7142	DA04	1

Original Sheet Size A1- 594 x 840mm

LEGEND

- Subject Property
- Road Dedication

LOT 211 ON SP119237 FULL EXTENT (EXISTING) (SCALE 1:10,000@A3)



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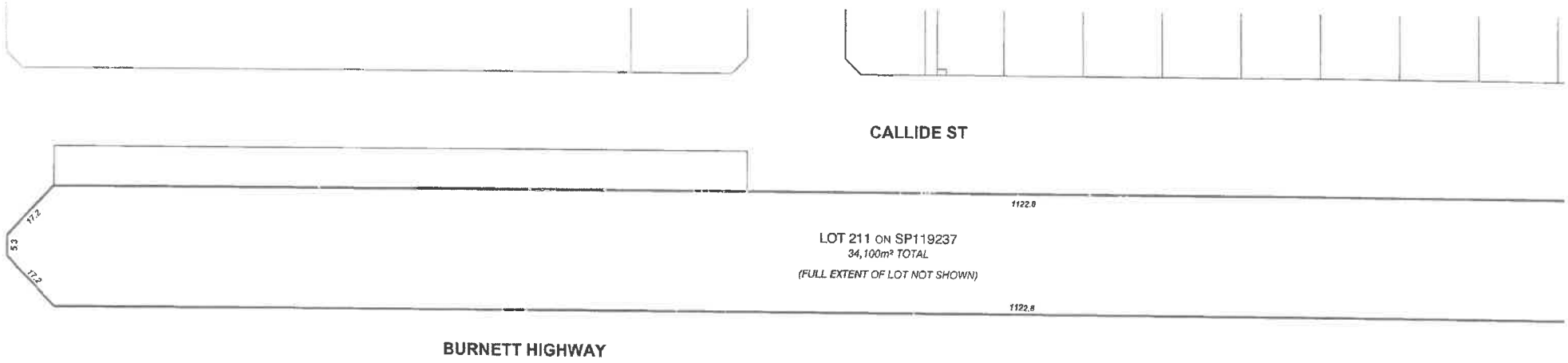
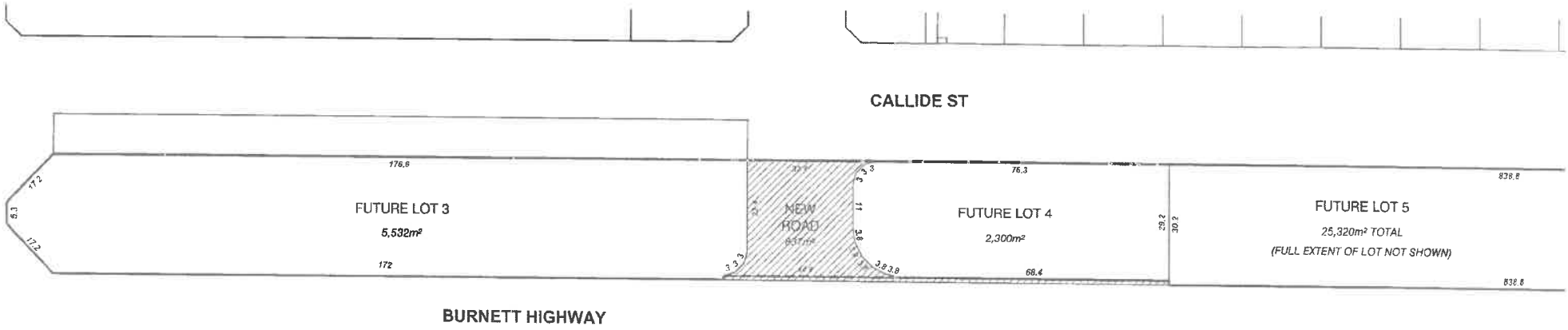


PROPOSED



urbis | LOT 211 ON SP119237 | RECONFIGURATION OF A LOT PLAN

27 NOVEMBER 2012
PLAN REF: BA1398 - PP_04_v3

1:1000 @ A3

Farr engineers
Associates Pty Ltd

212102

29th September 2014

Site Based Stormwater Management Plan

for

Biloela Shoppingworld Extensions

at

2 Gladstone Road

Biloela QLD 4715

for

Biloela Square Pty. Ltd.

Level 3
457 Upper Edward St.
SPRING HILL

PO Box 104
SPRING HILL 4004

TEL 07 38396788
FAX 07 38396799

postmaster@farrengineers.com.au

ABN 90 092 733 830

Farr engineers
Associates Pty Ltd

Revision History

Author:	Truong Nguyen (Civil Engineer)
Approved by:	Andrew Farr (Senior Civil Engineer)
Signed:	RPEQ 2247
Date:	September 2014
Distribution:	Biloela Square Urbis

Revision History

Revision	Reason	Date
1	Client Issue	21st August 2012
2	DA Issue	31st August 2012
3	Revised DA Issue	29th September 2014

Site-Based Stormwater Management Plan
for
Biloela Shoppingworld
at
2 Gladstone Road, Biloela QLD

Contents

1.0 INTRODUCTION

Farr Engineers Associates Pty Ltd (Farr Engineers) have been commissioned to prepare a *Site Based Stormwater Management Plan* to comply with the *Banana Shire Council* (BSC) *Planning Scheme* and associated development guidelines, to support a development application for the following.

a) ***Shopping Centre DA***: To extend the existing Biloela Shoppingworld, which incorporates additional land including part of Callide Street road reserve, the old Burnett Railway Corridor and Council Land; and

b) ***Service Station DA***: To relocate the existing Service Station to the south-east of the shopping centre site.

2.0 PROJECT UNDERSTANDING

The objective of this report is to indicate the likely levels of stormwater quantity discharge and associated pollutants discharging from the subject site during the operational phase, once the site is considered "off maintenance", and subsequently to prepare a Site Based Stormwater Management Plan in accordance with the following:

- *Banana Shire Council Planning Scheme and associated policies;*
- *Queensland Urban Drainage Manual; and*
- *Healthy Waterways Water Sensitive Urban Design Guidelines*; and
- *Department of Environment and Resource Management State Planning Policy for Healthy Waters*

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

Stormwater quality analysis development was addressed with pollutant export computer modelling. The software package *MUSIC* was utilised to identify stormwater pollutant runoff quantities and subsequently to develop a treatment train to meet expected stormwater quality targets.

3.0 SITE CHARACTERISTICS

3.1 Location and Zoning

The total development site (including the service station site) is approximately 3.5 ha and is located in the Biloela locality of the Banana Shire Council local government area. The existing shopping centre is currently zoned as Commercial Precinct under the planning scheme. However part of the proposed expansion area are zoned as Town Industrial Precinct. The developer is addressing this with Council in for the Shopping Centre DA. The shopping centre site is bounded by Gladstone Road (Dawson Highway) along the west, Barrett Street on the east, the Burnett Highway to the south and Kariboe Street to the north. The service station site is situated in the south-east corner of the existing shopping centre. The adjacent development to the east of the site is predominantly urban residential, to the north are commercial uses, and to the west and south are a range of industrial uses.

Figure 3.1: Locality Plan
Source: Google Maps (2012)

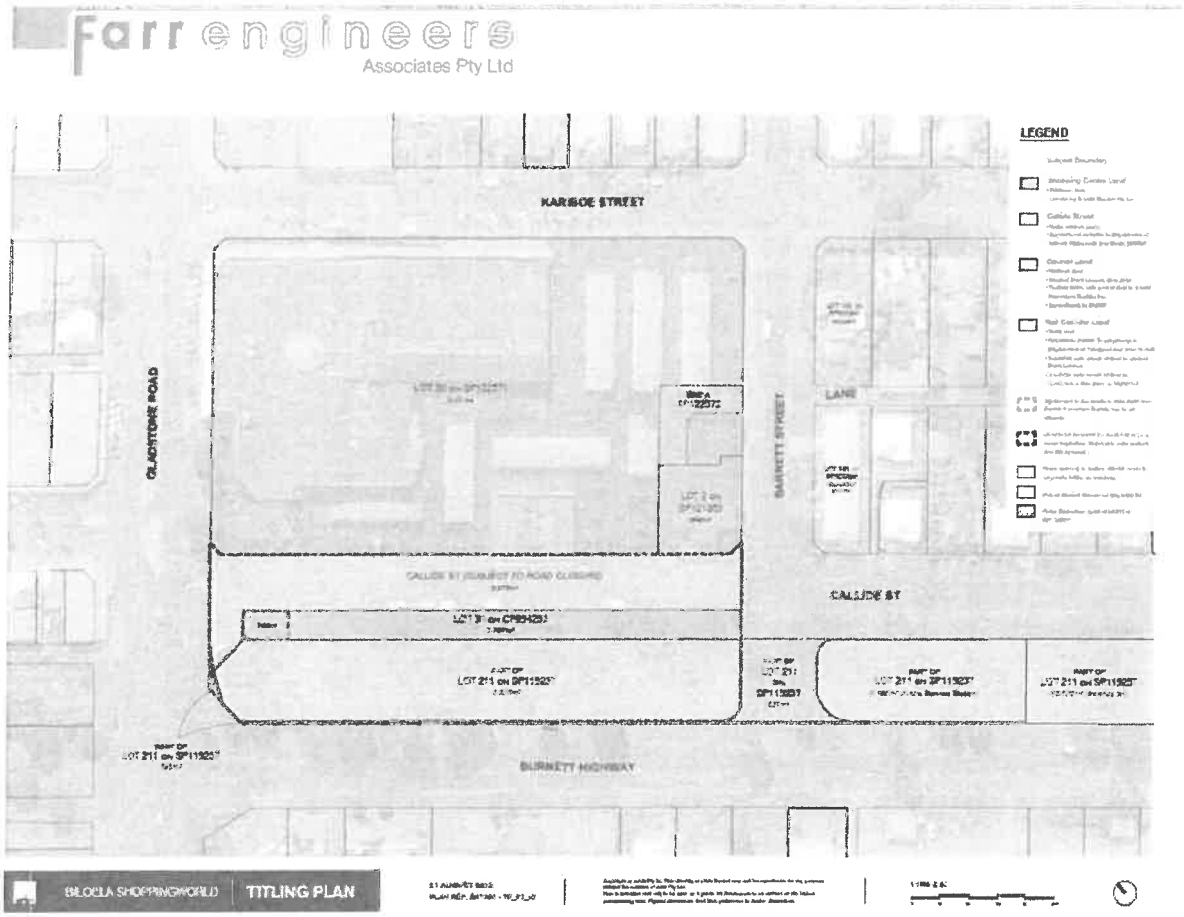


Figure 3.2: Titling Plan

3.2 Topography

The topography of the existing shopping centre site is of a general slope towards the south with the site drainage directed towards existing vacant industrial properties between Callide Street and the Burnett Highway. These sites fall slightly towards the south-east with overland runoff discharged into Brown's Gully. All proposed development areas will be modified (using cut and fill processes) during construction to establish platforms for buildings and carparking areas.

3.3 Existing Land Use

The current Biloela Shoppingworld site is occupied by buildings carpark and landscaping. The expansion areas include part of Callide St. road reserve, Council Land and the old Rail corridor which is largely vacant land..

3.4 Proposed Land Use

Two separate, but interlinked, development applications are proposed.

a) ***Shopping Centre DA***: To extend the existing Biloela Shoppingworld, to incorporate a DDS and additional Speciality Shops and stand-alone food premises, along with basement carparking and extended on-grade parking and hardstand areas for truck unloading.

b) ***Service Station DA***: To relocate the existing Service Station to the south-east of the shopping centre site.

It is also proposed to relocate the Tourist Centre and the Memorial Shelter to a new location with new facilities, subject to further negotiations with Council.

3.5 Soils

A geotechnical site investigation is yet to be undertaken for the subject site. An investigation will be undertaken prior to detailed design.

3.6 Vegetation

Most of the site is effectively free of significant vegetation, with short grasses and scattered trees of varying size and species in the Railway Corridor.

4.0 SITE CLIMATE

4.1 Rainfall

The *Bureau of Meteorology* classifies the Site climate as **Inland Sub-Tropical**[1] with storms in spring and early summer, and with the majority of rainfall occurring from January to April.

5.0 DESIGN RAINFALL AND RUNOFF

5.1 Design Rainfall - Intensity Frequency Duration

The *Intensity-Frequency-Duration* (IFD) relationship has been developed for Biloela based on Australian Rainfall and Runoff[2]. The curves were developed using the program *AUS-IFD Program*.

The frequency analysis of rainfall data is an important part of hydrological design procedures. These IFD design rainfall curves are used as input to determine hydrologic and hydraulic behaviour for both pre-developed and post-developed catchments. The IFD curves extend from five (5) minutes to seventy-two (72) hours and Average Recurrence Intervals (ARI) from one (1) year to one-hundred (100) years.

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

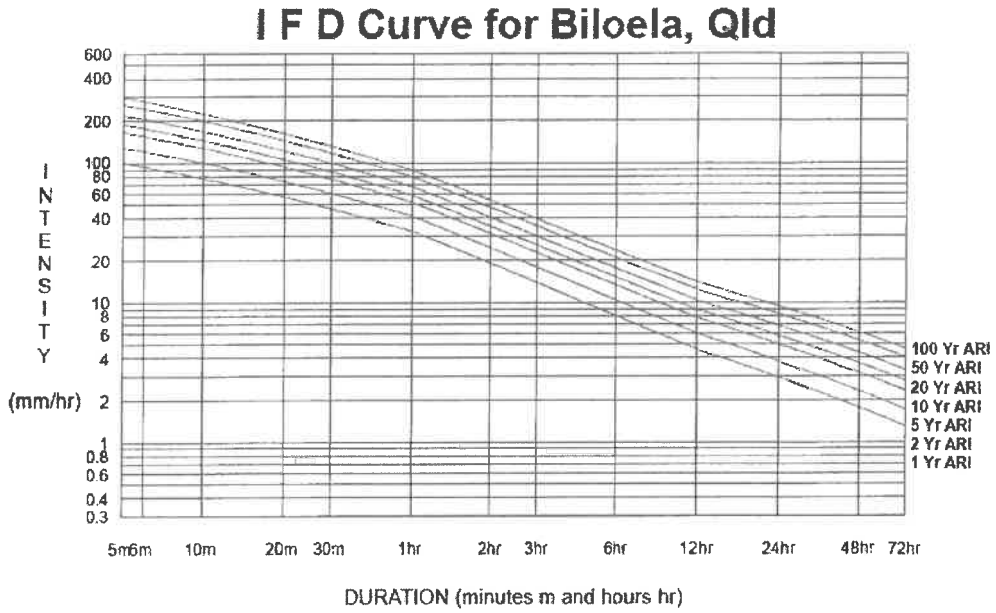


Figure 5.1: Biloela Intensity-Frequency-Duration Curves

6.0 STORMWATER DRAINAGE DESIGN & QUANTITY ANALYSIS

The proposed stormwater drainage system for the development has been designed as shown on Farr Engineers 212102-CSK concept drawings. A conventional stormwater drainage system is proposed with end-of-line treatment for mitigation of increased runoff quantities and quality impacts due to proposed development.

The end-of-line treatment will take the form an in-ground detention tank which will accept all of the shopping centres runoff. The tank will then discharge its flows to a new piped drainage system that will discharge into a bio-retention system further downstream in the proposed Service Station site. The stormwater treatment area will incorporate a bio-retention basin with some detention component. The entity owning the Shopping Centre will maintain easement rights for maintenance responsibility over the Bioretention Basin area on the Service Station lot. Further details of the bio-retention component will be discussed in the following chapter. This area will ultimately discharge to Brown's Gully further to the south-east.

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

The strategy to address intensifying runoff from an un-developed site and potentially providing an adverse affect on downstream infrastructure is to implement and maintain on-site detention during the in-service phase of the development. By supplementing the stormwater drainage system with detention storage and releasing the increased runoff at rates which are equal to or below the corresponding pre-developed flow rates for the corresponding storm event, then the risk of imposing a detrimental affect on existing infrastructure is essentially mitigated. This is the primary basis of the stormwater drainage quantity analysis and its assessment.

In order to demonstrate that the proposed stormwater drainage system for the new development will satisfy the requirements of the local authority, computer models were used to undertake rigorous design and analyses. DRAINS was used for the purpose of hydrologic modelling and particularly for the analysing the performance of the proposed on-site detention facility.

6.1 Stormwater Drainage Hydrologic Analysis

Hydrologic analyses of the proposed stormwater drainage have been undertaken in a software package called *DRAINS*. Details regarding the methodology and associated parameters and selection criteria used in the calculations undertaken by the program are discussed and detailed below.

- **Hydrologic Model** – Extended Rational Method (ERM). An amalgamation of the ILSAX and Rational models which may be considered a 'quasi-unsteady' model which utilizes the time-area method of runoff-routing but determines losses with a composite runoff coefficient similar to the Rational Method (refer to *Appendix C Extended Rational Method Note*);
- **Impervious C_{10} Value** – 0.90 (as recommended by DRAINS User Guide);
- **Pervious C_{10} Value** – 0.55 (calculated using Equation 14.12 from *Australian Rainfall & Runoff* 1987);
- **Loss Model** – ERM Method – Intensity x (C-1) (refer to Appendix C *Extended Rational Method Note*);
- **Time of Concentration (Pre-Developed)**: Kinematic Wave Equation for Overland Sheet Flow

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

where t_c is time in minutes, L is flow path length, n is Manning's roughness value, I is the rainfall intensity for the relevant storm event, and S is slope of flow path). Minor channels/rills were ignored and assumed to be part of sheet flow path which provides a larger t_c. This is considered conservative particularly when comparing a pre-developed catchment to a post-developed catchment for on-site detention analysis.

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

To ensure that the pre-developed hydrologic quantities are maintained, on-site detention facilities were utilised and tested within the DRAINS software to determine the required detention volume. Table 6.1 details what is proposed in relation to on-site detention to address stormwater hydrologic quantity issues associated with the proposed development.

Table 6.1 On-Site Detention Details

Details	*OSD A*	*OSD B*
Type	In-ground Tank	Open Basin
Catchment Size	3.312 ha	3.493 ha
Detention Volume	600 kL	570 kL
Low-Level Outlet Control Type	Outlet Pipe	Orifice + Outlet Pipe
Low-Level Outlet Control Size	Ø600 Orifice	Ø600
High-Level Outlet Control Type	Slot in Tank Wall (Weir)	Spillway (Weir)
High-Level Outlet Control Size	3.5m	5m

The above-stated on-site detention facility details were input into the proposed stormwater drainage system within the DRAINS software. The analysis yielded generally successful output with the drainage network successfully discharging lower flow rates when compared directly to the pre-developed flow rates. Tables 6.2 to 6.5 below provide a direct comparison of a series of storm durations for given ARIs assessed, and the highest peaks within both the pre-developed and post-developed scenarios determined and compared. It should be noted that the analysis within DRAINS was set up to have both the pre-developed and post-developed model analysing simultaneously within the same model for easy comparison.

Table 6.2 2-Year ARI Total Outflows

Storm Duration	*Pre-Developed 2-Year ARI Peak Discharge (m^3/s)*	*Post-Developed 2-Year ARI Peak Discharge (m^3/s)*
5 minutes	0.533	0.066
15 minutes	0.664	0.206
30 minutes	0.670	0.283
45 minutes	0.604	0.305
1 hour	0.625	0.323
2 hour	0.470	0.269
4.5 hours	0.285	0.194
Peak Flow	**0.670**	**0.323**

Table 6.3 10-Year ARI Total Outflows

Storm Duration	*Pre-Developed 10-Year ARI Peak Discharge (m^3/s)*	*Post-Developed 10-Year ARI Peak Discharge (m^3/s)*
5 minutes	0.911	0.183
15 minutes	1.140	0.434
30 minutes	1.130	0.526
45 minutes	1.000	0.526
1 hour	1.040	0.550
2 hour	0.790	0.500
4.5 hours	0.484	0.406
Peak Flow	**1.140**	**0.254**

Table 6.4 20-Year ARI Total Outflows

Storm Duration	*Pre-Developed 20-Year ARI Peak Discharge (m^3/s)*	*Post-Developed 20-Year ARI Peak Discharge (m^3/s)*
5 minutes	1.110	0.237
15 minutes	1.380	0.533
30 minutes	1.380	0.718
45 minutes	1.220	0.687
1 hour	1.260	1.040
2 hour	0.960	0.554
4.5 hours	0.589	0.467
Peak Flow	**1.380**	**1.040**

Table 6.5 100-Year ARI Total Outflows

Storm Duration	*Pre-Developed 100-Year ARI Peak Discharge (m^3/s)*	*Post-Developed 100-Year ARI Peak Discharge (m^3/s)*
5 minutes	1.590	0.363
15 minutes	1.830	1.430
30 minutes	1.800	1.650
45 minutes	1.630	1.480
1 hour	1.670	1.770
2 hour	1.210	1.190
4.5 hours	0.745	0.548
Peak Flow	**1.870**	**1.460**

7.0 IN SERVICE WATER QUALITY

7.1 Pollutants of Concern and Water Quality Modelling

The concentration and loading of pollutants to surface water may be estimated by many methods. A requirement of most local authorities is that stormwater quality management plans be developed based on an acceptable method of pollutant export modelling and/or numerical analysis for new developments. Such pollutant modeling predicts the likely water quality emanating from a catchment and the performance of specific stormwater treatment measures. This pollutant evaluation can be compared with performance targets that have measurable long-term goals for the quality of receiving waters such as *Water Quality Objectives* (WQOs). WQOs enable stormwater asset owners to minimise the impacts on receiving waters from changes in land use and land management. The pollutants of interest are gross pollutants, hydrocarbons, and heavy metals. The modelling of these pollutants may be defined as a targeted pollutant encompassed by the analyte Total Suspended Solids (TSS). This is discussed in *Section 7.4.* Nutrients such as phosphorous and nitrogen are also of interest.

The pollutant export modelling of the proposed development was performed in accordance with the *WaterbyDesign MUSIC Modelling Guidelines (2010).* This modelling approach consisted of numerical analysis using the computer-based program *Model for Urban Stormwater Improvement Conceptualisation* (MUSIC) to assess the performance of proposed stormwater quality improvement devices against simulated catchment runoff.

7.2 Receiving Waters

The receiving water for stormwater discharge from is Brown's Gully.

7.3 Performance Targets

Council requires the following load-based reduction targets for development sites. The performance targets are outlined reproduced in Table 7.1 below:

Table 7.1: Water Quality Targets for Development Sites

Parameter	***State Planning Policy Appendix 3 Table B Water Quality Objectives***
Total Suspended Solids	80% of average annual load retained.
Total Phosphorous	60% of average annual load retained.
Total Nitrogen	45% of average annual load retained.
Gross Pollutants	90% of average annual load retained.

7.4 Modelling Assumptions

In order to assess and quantify the reduction of gross pollutants, hydrocarbons and heavy metals, a discussion is required to define "gross pollutants" and to determine which contaminants are associated with sediment.

7.4.1 Gross Pollutants

Gross pollutants have been defined as any solids that are retained by a 5 mm mesh screen by Allison et al. (1998) and this definition is adopted in the computer based program MUSIC.

7.4.2 Contaminants Associated with Sediment

It is well recognised that a significant amount of metals and nutrients (such as nitrogen and phosphorous) are transported as sediment-bound contaminants. Many investigations have found the concentrations of sediment-bound contaminants in street dirt to be associated with the fine particle size fraction. Pitt and Amy (1973), NCDNRCD (1993) and Woodward-Clyde (1994) have each shown that higher concentrations of pollutants such as heavy metals are associated with the smallest particle size fractions of urban dust and dirt. These data indicate that almost half of the heavy metals found on street sediments are associated with particles of 60 to 200 microns (µm) in size and 75% are associated with particles finer than 500 µm in size. Sansalone et al. (1997), Fergusson and Ryan (1984), and Baker (1980) each reported that heavy metal concentrations increase with decreasing particle size. Ball and Abustan (1995) reported, based on limited sampling of sediment in street runoff in Australia, that 70% of particles are less than 125 µm compared to 20% for data collected overseas data.

The sediment binding behaviour of other toxicants such as hydrocarbons is different to that of heavy metals. Schorer (1997) reported hydrocarbons have no correlation with particle size distribution or surface area but rather with the abundance of organic material. Concentrations of hydrocarbons would therefore be expected to be attached to organic particle size fractions.

7.5 Model Development and Proposed Treatment Train

In order to assess the effects on urban water quality that may result from the subject site, the post-developed site was modelled in MUSIC in accordance with the *WaterbyDesign MUSIC Modelling Guidelines (2010)*.

A description of the proposed drainage strategy modelled in MUSIC is discussed below. Model inputs are discussed later in this section:

- ***Discharge from Shopping Centre*** – The shopping centre catchments will be collected into an in-ground detention tank and released into a piped system which will discharge to a dedicated open space stormwater treatment area in the Service Station site. The system will take the form of a bio-retention basin where flow will be accepted, treated and discharged via pipe and overland flow to Brown's Gully;
- ***Discharge from the Service Centre*** – Runoff from the service centre will conveyed via piped and controlled overland surface drainage to discharge into the same bio-retention basin accepting the shopping centre discharge.

Minor flows will then be discharged to Brown's Gully via a piped drainage system, with major flows running as currently as overland flows on the road network and the balance of the railway corridor east of the proposed Council Tourist centre and Memorial site

The proposed tourist centre and associated open space has not been incorporated into the analysis.

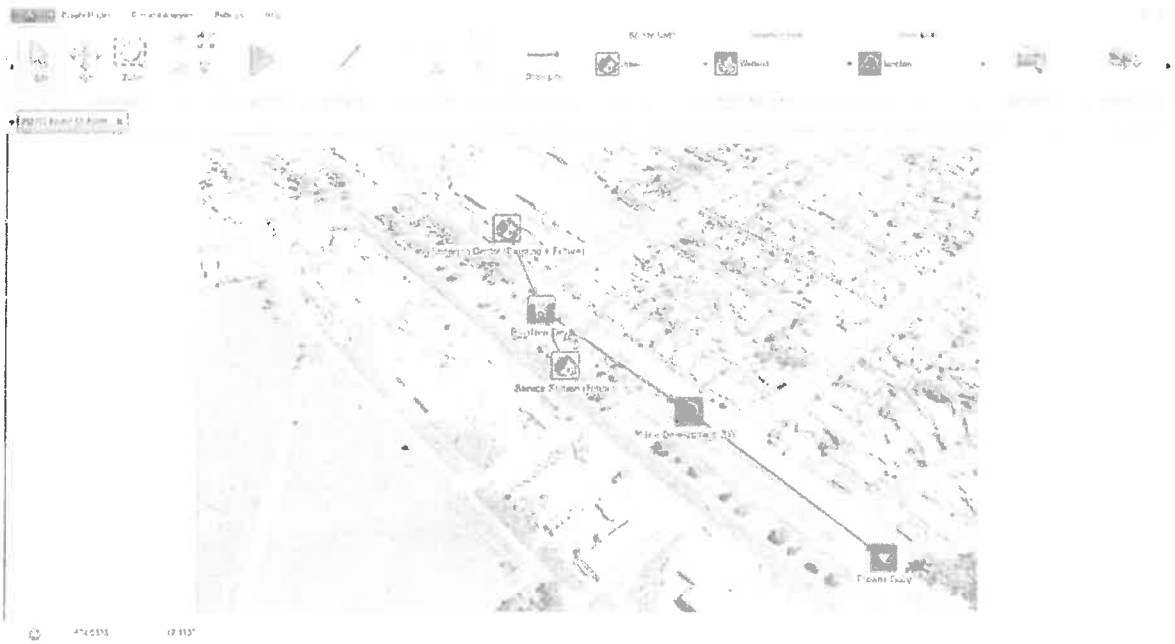


Figure 7.1: MUSIC Model Layout

MUSIC models the proposed treatment train as a series of 'source,' 'intermediate' and 'receiving' nodes. In this instance the source nodes are sub-catchments determined from proposed surface topographical analysis, the receiving node the existing drainage channel, and the intermediate nodes are drain line outlets, tanks and treatment devices. The treatment train source nodes (catchments nodes) were modelled as either commercial or industrial catchments in accordance with the *WaterbyDesign MUSIC Modelling Guidelines (2010)*. The catchments were defined by the type of land use and likely pollutant concentration expected when discharged. The source node parameters used have been re-tabulated below:

Table 7.2: Source Rainfall Runoff Parameters

Parameter	Commerical	Industrial
Rainfall Threshold [mm]	1	1
Soil Capacity [mm]	18	18
Initial Storage [% of capacity]	10	10
Field Capacity [mm]	80	80
Infiltration Capacity Coefficient a	243	243
Infiltration Capacity Coefficient b	0.6	0.6
Initial Depth [mm]	50	50
Daily Recharge Rate [%]	0	0
Daily Drainage Rate [%]	31	31
Daily Seepage Rate [%]	0	0

Table 7.3 – Source (Commercial) [Log10 mg/L]

Flow Type	*TSS*		*TP*		*TN*	
	Mean	*St. Dev.*	*Mean*	*St. Dev.*	*Mean*	*St. Dev.*
Base Flow	0.780	0.390	-0.600	0.500	0.320	0.300
Storm Flow	2.160	0.380	-0.390	0.340	0.370	0.340

Table 7.4 – Source (Industrial) [Log10 mg/L]

Flow Type	*TSS*		*TP*		*TN*	
	Mean	*St. Dev.*	*Mean*	*St. Dev.*	*Mean*	*St. Dev.*
Base Flow	0.780	0.450	-1.110	0.480	0.140	0.200
Storm Flow	1.920	0.440	-0.590	0.360	0.250	0.320

A bio-retention system is essentially a dedicated zone of media filter which removes stormwater pollutants through a combination of passive filtration and biological uptake of nutrients through vegetal chemical processes. The bio-retention basin was sized based on the performance curves provided in the *Healthy Waterways Water-Sensitive Urban Design (WSUD) Technical Guidelines*. Details for the adopted bio-retention basins as modeled in MUSIC are provided below:

Table 7.6 – Bio-Retention Basin

Basin Property	
Low-Flow Bypass [m^3/s]	0
High-Flow Bypass [m^3/s]	Q100 Flows for respective catchments Bio (New Dev) = 2.862 m^3/s
Extended Detention Depth [m]	0.2
Surface Area [m^2]	Bio (New Dev) = 450 m^2
Seepage Loss [mm/hr]	0
Filter Area [m^2]	Bio (New Dev) = 450 m^2
Filter Depth [mm]	0.4
Filter Media Particle Diameter [mm]	0.45
Saturated Hydraulic Conductivity [mm/hr]	180
Drainage Layer Depth [m]	0.2
Transition Layer [m]	0.1
TN Content (mg/kg)	800
Organic Material in Filter	>5%
Orthophosphate Content in Filter Media (mg/kg)	<55
Base Lined (Y/N)	Y
Vegetation with Effective Nutrient Removal Plants (Y/N)	Y
Overflow Weir Width (m)	Bio (New Dev) = 6.4 m
Underdrain Present (Y/N)	Y
Submerged Zone (Y/N)	N

Model Results

The modelled annual runoff volume of the site was based on *Biloela Station 39006 Annual Rainfall* for a 6-minute data time step. The modelling showed that the development produced the following annual pollutant loads and reductions achieved with the selected treatment devices produced by the system over the modelled duration as shown below.

Table 7.7 compares the results to the MUSIC model against the best practice targets, wherein the % reduction is achieved by the on-site treatment trains.

Table 7.7: MUSIC Treatment Train Effectiveness for Browns Gully

	Sources	Residual Lo	% Reductio
Flow (ML/yr)	18.0	17.2	4.4
Peak Flow (m3/s)	1.80	1.76	1.5
Total Suspended Solids (kg/yr)	3.90E3	718	81.6
Total Phosphorus (kg/yr)	10.0	3.32	66.8
Total Nitrogen (kg/yr)	57.2	31.4	45.1
Gross Pollutants (kg/yr)	513	0.00	100.0

In addition to the above, the reduction in Hydro-Carbon discharge (although bound to different particles) is generally in line with the reduction in TSS i.e. around 90%. Overall, the proposed treatment trains provide the ability to meet the best practice water quality objectives.

8.0 CONSTRUCTION EROSION AND SEDIMENT CONTROL

8.1 Objectives

Additional erosion and sediment controls **will** be employed during the construction phase of the project. This chapter will detail the management of erosion, sediment and temporary drainage. Detailed will be provided as part of a future operational works application.

The objectives of SBSMP during the construction phase of development are to:

- minimise the probability of on-Site erosion; and
- reduce and limit sediment discharged from the Site.

These objectives will be achieved during construction, by using various erosion and sediment control systems and procedures to minimise runoff from construction areas.

The following objectives and criteria should be incorporated when setting out erosion and sediment controls.

Minimise Disturbance

- Minimise areas and duration of disturbance by stripping, grading and filling;
- Retain vegetation and soil cover for as long as possible;
- Minimise broad area clearing of vegetation and topsoil; and
- Stage earthworks within a work area to minimise areas of exposed soil at any one time.

Drainage Control

- Divert uncontaminated or "clean" water around areas of disturbance and sediment;
- Maintain non-eroding velocity in all artificial channels, or alternatively line channels to prevent erosion of underlying soils; and
- Ensure that channels are constructed to carry the design storm capacity.

Erosion Control

- Minimise raindrop impact to exposed soil areas by using soil cover materials;
- Control sheet erosion by using sediment/silt fences along contours;
- In areas of high silt/clay content concentrate on erosion control;
- In areas of high sand content concentrate on sediment control; and
- Re-vegetate and landscape an area as soon as possible.

Revegetation/Stabilisation

- Rapid stabilisation and/or revegetation of exposed soils at final grade; and
- Place stockpiles away from areas of concentrated flow.

Sediment Control

- Reduce water flow to non-eroding velocity or alternatively reinforce underlying soil to prevent erosion; and
- Discharge treated water via stable outlet structures or to vegetated areas.

Maintenance and Review

Appropriate maintenance of all erosion and sediment control measures to maintain full effectiveness of the system.

8.2 Temporary Erosion and Sediment Control

Temporary erosion and sediment controls during construction will be required. The controls that are suitable to this site are described as follows.

8.2.1 Access - Entrance/Exit

To remove any soil, mud and/or debris from vehicles accessing the site, rock pad construction exits/entrances will be constructed. However, these pads will not be used as a vehicle wash down area.

8.2.2 Stockpiles and Large Areas of Bare Soil

All stockpiles and large areas of bare soil must have sediment fences placed on the downslope side. Only woven fabric sediment fences are to be used based on the likely duration of this project.

8.2.3 Inlets to Stormwater Water Drainage System

Sediment barriers shall be placed around the stormwater drainage system inlets. These can consist of gravel or cloth filter with sandbags. These sediment barriers function by temporarily ponding runoff allowing suspended sediment to settle before entering the gully and stormwater drainage system.

Grassed filter strips with a minimum width of 600 mm can be placed directly behind kerb and channel to treat overland flow runoff. The strip works by filtering runoff from disturbed land before it flows on the road and into the stormwater system.

8.2.4 *Erosion Control Measures*

Event	Activity
Prior to vegetation disturbance or earthworks activity	Construction of temporary retardation basins downslope of areas subject to disturbance (i.e. in a band parallel to the waterway corridor) to remain effective while site clearing and earth platform construction are in progress.
Commencement of construction	Installation of silt fences using appropriate geotextile mesh or other material between the creek and earthworks, to capture all eroded material. Use of other mechanisms such as hay bales, rip-rap, drop structures, sediment traps and soil stabilisation techniques, to reduce runoff velocity and scour potential (particularly at creek bank discharge points), and further prevent sediment transport from the site. Construction of low earth bunds around the upstream side of any working area, so as to divert upstream drainage around the site.
During vegetation clearing and earthworks	Clearing of vegetation with a minimum of soil attached; on-site mulching or removal to a nearby off-site area for mulching. Stockpiling and stabilization of excavated topsoil to prevent erosion. Prompt covering with mulch and/or revegetation to minimise area of bare disturbed ground at any time.
After completion of earthworks	Revegetation and stabilisation of affected areas using earthworks stockpiled topsoil, so as to prevent erosion and sediment transport. Regular checking of discharge points for scour, repair of structures and effectiveness in prevention/reduction of creek erosion and siltation, especially after heavy rain and/or flooding. Check that the downstream Detention Basin/Bio-retention Basin has not been silted up as the result of the construction activities.
After completion of building works	Diversion of runoff and vegetation of overland flow paths and Filter strips to eliminate ongoing erosion; plus regular maintenance and monitoring as above. Removal of weeds, checking/repair of irrigation, clearing of sediment traps and other routine maintenance Recheck that the downstream Detention Basin/Bio-retention Basin has not been silted up as the result of the construction activities.

All runoff from disturbed areas of the site during the construction phase shall be collected in temporary sediment basins for settling and/or appropriate treatment prior to discharge to watercourses. Where necessary, sediment shall be removed by settlement or appropriate chemical treatment.

A screen shall be located between each construction site and its sediment basin to collect debris. Collected sediment may be used in landscaped areas.

The staging requires the following works sequence.

Stage 1: Install Silt fence on site boundary with roads.
Construct swale to low side site.
Install lined earth bund inside of swale.
Construct sediment detention basin and spillway.
Construct entry/exit shakedown.

Stage 2: Carry out cut and fill operation ensuring site falls towards sediment basin.
Ensure lined earth bund against retaining wall is 500mm min above filling level.
Maintain sediment basin; treat inflows after rain; discharge to drainage channel once Water Quality Targets achieved

Stage 3: Install permanent stormwater lines and protect pit entries/stormwater line at discharge to the stormwater system to have all gullies with block and aggregate protection and covered with geofabric.
Direct water from stormwater lines to sediment basin from this line to be monitored and inlets sealed if sediment entering drain.

Stage 4: Connect roofwater discharge direct to stormwater lines.
Construct bio-retention basin.
Maintain protection to stormwater gully pits.
Once bio-retention basin established and all roofwater lines connected decommission sediment basin and direct runoff into basin.
Complete pavement sealing and remove pit protection.

Permanent control measures shall be provided as soon as possible after completion in each construction area. Permanent measures to be adopted for the project include:

- revegetation and engineering stabilisation of disturbed areas;
- use of existing drainage lines and gullies to carry stormwater runoff; retention of natural vegetation where possible within drainage lines to the basin prior to discharge to the stormwater system; and
- monitor closely water quality discharge and maintain local sediment controls to all exposed areas of soil.

Checklist To be filled out Weekly

Item	Inspection Description	Yes	No	Comments
1	**Sediment Basin**			
1.1	Has the sediment basin detailed in the ESC program been installed on site?			
1.2	Do the basin batters have adequate protection from erosion (i.e. erosion control mats/mulching and grass seeding etc)?			
1.3	Is erosion evident at the basin inlet, outlet and/or the emergency spillway?			
1.4	Is there evidence of erosion downslope of the basin?			
1.5	Is the water being pumped/siphoned from the basin only once suitable water quality has been achieved?			
1.6	Does the basin require cleaning (i.e. has sediment reached the line shown on the yardstick in the basin)?			
1.7	Is there anything else that should be addressed?			
2	**Rock Filter Spillway**			
2.1	Has the rock filter spillway detailed in the ESC program been installed on site?			
2.2	Is the dam in need of cleaning/ replacement (i.e. does the gravel/rocks appear clogged)?			
2.3	Is there anything else that should be addressed?			
3	**Sediment Detention Ponds**			
3.1	Have the sediment ponds detailed in the ESC program been installed on site?			
3.2	Is erosion evident in-or around the sediment ponds?			
3.3	Is there anything else that should be addressed?			
3.4	If required, is the water being pumped/ siphoned from the ponds only once suitable water quality has been achieved?			
3.5	Is there anything else that should be addressed?			
4	**Sediment Fences**			
4.1	Have the sediment fences detailed in the ESC program been installed on site?			
4.2	Has the fence been buried sufficiently to stop stormwater runoff migrating under the fence?			
4.3	Are the sediment fence posts spaced at a distance of approximately 1.5m apart (closer for higher volumes of flow)?			
4.4	Are any sections of fencing in need of cleaning/ replacement (i.e. are there any piles of sediment against sections of fence/ have any sections of fence been knocked down)?			
4.5	Is there anything else that should be addressed?			

5	**Catch Drains**			
5.1	Have the correct drains/ channels detailed in the ESC program been installed on site?			
5.2	Is any scouring/erosion evident along the drains/ channels used on site?			
5.3	Is there anything else that should be addressed?			
6	**Chutes**			
6.1	Have the temporary drop chutes detailed in the ESC program been installed onsite for the sub-soil stockpile?			
6.2	Have the chutes been sufficiently anchored down?			
6.3	Is water being channelled towards and down the drop chutes or is it bypassing the chutes (i.e. is any scouring evident along the sides of the drop chutes)?			
6.4	Is there anything else that should be addressed?			
7.	**Level Spreader**			
7.1	Has the level spreader detailed in the ESC program been installed on site?			
7.2	Is any erosion evident along and/or downslope of the level spreader?			
7.3	Is there anything else that should be addressed?			
8	Entry/Exit			
8.1	Has the entry/exit detailed in the ESC program been installed on site?			
8.2	Does the entry/exit require modification/ cleaning/ additional gravel (i.e. are there signs that vehicles are still tracking mud onto the road)?			
8.3	Is there anything else that should be addressed?			
9	**Bund**			
9.1	Has the bund detailed in the ESC program been installed on site?			
9.2	Is any erosion evident downslope of the log bund (i.e. does additional work need to be done to prevent concentrated flows of water through the logs)?			
9.3	Is there anything else that should be addressed?			
10	**Mulching/ Seeding/ Revegetation**			
10.1	Have the earthen batters and other areas shown in the ESC program been adequately mulched/seeded/revegetated and within the recommended time frames?			
10.2	Are all ESC measures in place until 70% ground coverage has been achieved for any seeded areas?			
10.3	Is there anything else that should be addressed?			
11	**Erosion Control Mats**			
11.1	Have the erosion control mats shown in the ESC program been installed on the rock batters?			
11.2	Is the geotextile mat secured at the top and bottom of each batter and does it wrap around the entire length of the batter?			
11.3	Is there anything else that should be addressed?			

Monitoring:	The Contractor shall monitor construction and record details of all site drainage works and soil erosion control measures. The Contractor shall make regular site inspections including additional site inspections after flood or heavy rainfall events, and shall record details of any scour, soil erosion or sediment deposits, loss of plants etc. and advise on remedial work undertaken, as well as reporting on additional measures required or applied to prevent future occurrences.
Reporting:	Monthly reporting by the Contractor to the Consultant covering all maintenance activities and corrective actions. (Copies to Council & Environmental Protection Agency (EPA) and Department of Natural Resources and Water).
Corrective Action:	If vegetation growth fails in any area, vegetation is to be re-established, and the irrigation watering regime, planting density, weed management or other factors modified appropriately to prevent a repeat. Otherwise, corrective action will consist of replacement of damaged or failed control devices.

8.3 Removal of Temporary Erosion and Sediment Controls

The sediment barriers, construction entrance and exits and sediment fences are considered temporary erosion and sediment control measures and can be progressively phased out once the disturbed area contributing to the erosion has been rehabilitated.

9.0 MAINTENANCE PLANS

9.1 Inspection Forms and Plans

As built drainage drawings will be supplied to the local authority at the end of the construction phase to assist the local authority in the management of the assets. Digital copies of the maintenance form and maintenance plan will be supplied at the local authority's request so as this information may be entered into their asset register for the management and maintenance of all stormwater drainage infrastructure to be handed over.

9.2 Responsibilities for Maintenance of Structural Controls

It is understood that once developed, the Developer and/or their nominated Site Manager will become responsible for the maintenance of structural controls.

9.3 Maintenance Frequency

It is envisaged that all internal stormwater drainage infrastructure will be maintained on an annual basis. All maintenance is undertaken from the surface in response to modern confined space regulations and under normal conditions there is no need to enter any structure. Routine inspection should be carried out on a monthly basis. The purpose of the inspection is to check that the infrastructure is functioning correctly and to help determine when clean out of the devices is required.

9.4 Maintenance Plant and Equipment

No plants and/or equipment are required for maintenance.

9.5 Bio-retention Basin Maintenance Requirements

The bio-retention basins have a flood conveyance role that needs to be maintained to ensure adequate flood protection for the sites. Vegetation plays a key role in maintaining the porosity of the soil media of the bio-retention system and a strong healthy growth of vegetation is critical to its performance.

The most intensive period of maintenance is during the plant establishment period (first two years) when weed removal and replanting may be required. It is also the time when large loads of sediments could impact on plant growth, particularly due to runoff from newly established landscaping areas.

The potential for rilling and erosion down the basin component of the system needs to be carefully monitored during construction stage of the site. Other components of the system that will require careful monitoring are the inlet points, as these inlets can be prone to scour and cause the build up of litter and sediment. The stormwater system inlet pits also require routine inspections to ensure structural integrity and that they are free of blockages with debris. Debris removal is an ongoing maintenance requirement. Inspection and removal of debris should be done regularly.

Typical maintenance of the bio-retention basin elements will involve:

- Routine inspection of the basin to identify any areas of obvious increased sediment deposition, scouring of the swale invert from storm flows, rill erosion of the swale batters from lateral inflows, damage to the swale profile from vehicles and clogging of the bio-retention trench (evident by a 'boggy' basin invert).
- Routine inspection of inlet points (if the swale does not have distributed inflows) and surcharge pits.
- Inspection of stormwater inlet pits to identify any areas of scour, litter build up and blockages.
- Removal of sediment where it is impeding the conveyance of the water in the bio-retention basin and/or smothering the basin vegetation, and if necessary, re-profiling of the basin and revegetating to original design specification.
- Repairing any damage to the basin profile resulting from scour, rill erosion or vehicle damage.
- Tilling of the bio-retention trench surface if there is evidence of clogging.
- Clearing of blockages to inlet or outlets.
- Regular watering/irrigation of vegetation until plants are established and actively growing.
- Mowing of turf or slashing of vegetation (if required) to preserve the optimal design height for the vegetation.
- Removal and management of invasive weeds.
- Removal of plants that have died and replacement with plants of equivalent size and species as detailed in the plant schedule.
- Pruning to remove dead or diseased vegetation material and to stimulate new growth.
- Litter and debris removal.
- Vegetation pest monitoring and control.
- Resetting (i.e. complete reconstruction) of bio-retention elements will be required if the available flow area of the overlying swale is reduced by 25 % (due to accumulation of sediment) or if the bio-retention trench fails to drain adequately after tilling of the surface. Inspections are also recommended following large storm events to check for scour.

All maintenance activities must be specified in a maintenance plan (and associated maintenance inspection forms) to be developed as part of the design procedure. Maintenance personnel and asset managers will use this plan to ensure the bio-retention basin continues to function as designed. The maintenance plans and forms must address the following:

- inspection frequency
- maintenance frequency
- data collection/storage requirements (i.e. during inspections)
- detailed cleanout procedures (main element of the plans) including:
- equipment needs
- maintenance techniques
- occupational health and safety
- public safety
- environmental management considerations
- disposal requirements (of material removed)
- access issues
- stakeholder notification requirements
- data collection requirements (if any)

A proforma operation and maintenance inspection form is included in the checking tools provided on the following page. Inspections are to be undertaken at least once per month, with TSS, TP and TN samples taken at least once per year during a precipitation event.

Operation and Maintenance Inspection Form

The form on the following page is to be used whenever an inspection is conducted and kept as a record on the asset condition and quantity of removed pollutants over time.

BIORETENTION BASIN Maintenance Plan	
Inspection Frequency: (monthly) Date of Visit:	
Location:	
Description:	
Site Visit by:	
INSPECTION ITEMS Y N ACTION REQUIRED (DETAILS)	**Y/N Comments**
Sediment accumulation at inflow points?	
Litter within basin?	
Erosion at inlet or other key structures (e.g. crossovers)?	
Traffic damage present?	
Evidence of dumping (e.g. building waste)?	
Vegetation condition satisfactory (density, weeds etc)?	
Replanting required?	
Mowing required?	
Clogging of drainage points (sediment or debris)?	
Evidence of ponding?	
Set down from kerb still present?	
Damage/vandalism to structures present?	
Surface clogging visible?	
Drainage system inspected?	
Re-mulching of trees and shrubs required?	
Soil additives or amendments required?	
Pruning and/ or removal of dead or diseased vegetation required?	
Test of saturated conductivity of filter media taken (3 samples required)	
Saturated conductivity test result (average)	
TN TP TSS samples taken? (samples required once per year)	
TN at inlet	
TN at outlet	
TP at inlet	
TP at outlet	
TSS at inlet	
TSS at outlet	
Re-setting of system required?	
COMMENTS	

9.6 *Maintenance Cost of Proposed Strategy*

Maintenance costs are those costs that will be continually incurred. It is assumed that the maintenance costs (per annum) for the SBSMP would be in the order of costs provided in Table 8.1 below:

Table 8.1: Annual Maintenance Cost for SMP

Activity	**Annual Cost $ AUD**
Labour	$3500
Materials	$5300
Machine Hire	$3750
Re-vegetation Costs	$2500
Total	$15050

10.0 ASSET MANAGEMENT

It is proposed that the assets associated with stormwater management and urban water quality control for this site would be the responsibility of the Developer and/or their nominated Site Manager.

11.0 REFERENCES

Allison, R.A., Walker, T.A., Chiew, F.H.S., O'Neill, I.C. and McMahon, T.A. (1998). From Roads to Rivers, - Gross Pollutant Removal from Urban Waterways, Cooperative Research Centre for Catchment Hydrology.

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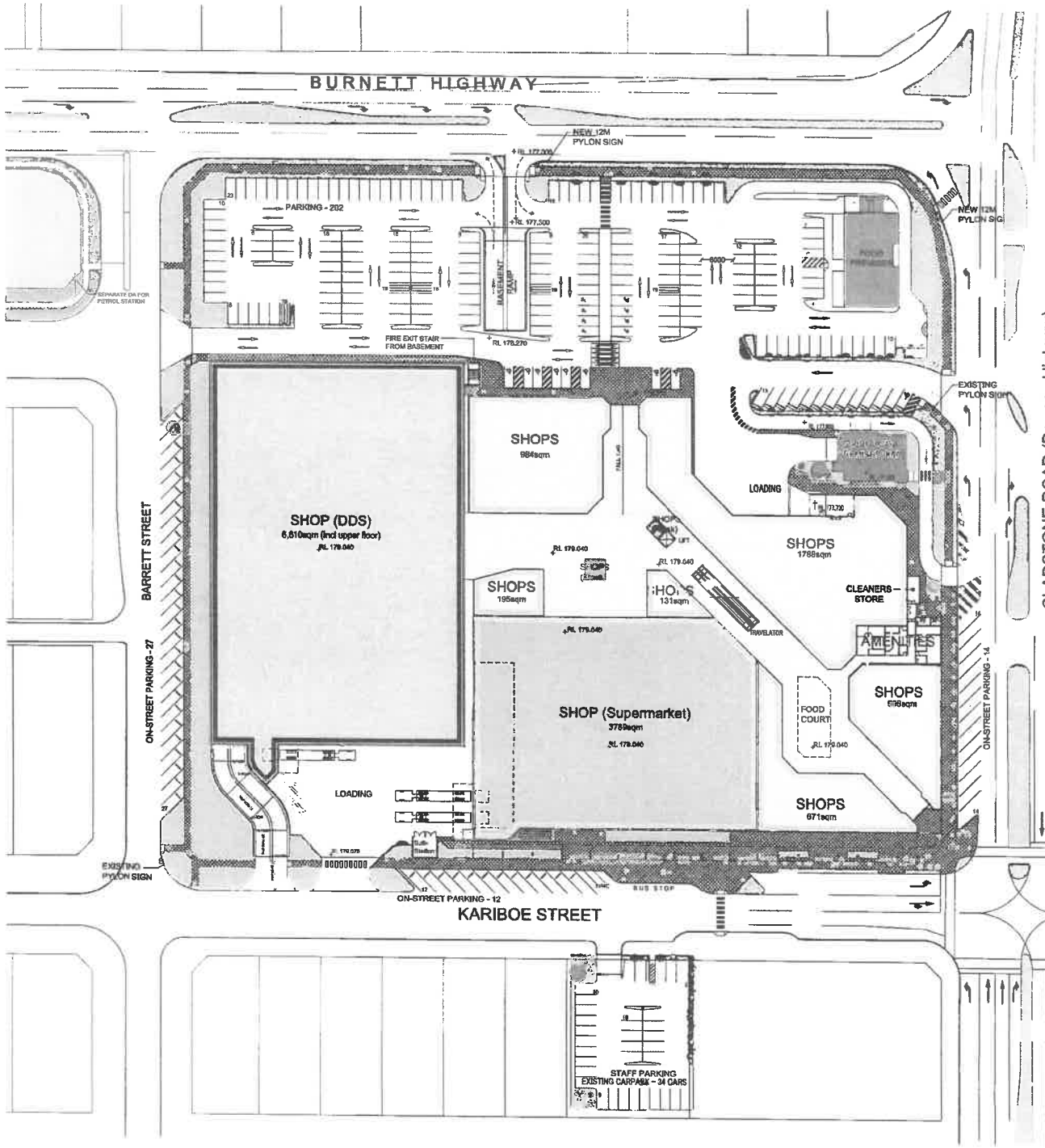
APPENDICES

APPENDIX A

- ***Architectural Plan***



RETAIL/COMMERCIAL COMPLEX DEVELOPMENT SCHEDULE	
SHOP (DDS)	6,610sqm
SHOPS (Supermarket)	3,788sqm
SHOPS (Specialty)	4,367sqm
SHOPS (Kiosks)	39sqm
Exist. FOOD Premises (KFC)	219sqm
FOOD Premises	320sqm
TOTAL	15,344sqm
LANDSCAPING	1,864sqm
CARPARKING	
BASEMENT Level	294
GROUND Level	202
STAFF	34
ON STREET	53
MOTORCYCLES	3
CREDIT for carspaces paid for in previous expansion. Refer to town planning report	22
TOTAL	605 (3.94/100sqm)

rev.	date	details	pa.init
A	3/12/12	FOR INFORMATION ONLY	M.A.
B	6/12/12	PRELIMINARY DA ISSUE	M.A.
C	13/12/12	DA ISSUE	M.A.
D	20/12/12	DA ISSUE	M.A.
E	15/2/13	PRELIMINARY DA ISSUE	M.A.
F	23/7/13	PRELIMINARY DA ISSUE	M.A.
G	27/8/13	KARIBOE STREET BASEMENT CAR RAMP	M.A.
H	12/09/13	KARIBOE STREET BASEMENT CAR RAMP	M.A.
I	29/9/13	AMENDED KARIBOE STREET BASEMENT CAR RAMP	M.A.

NOTE:
SITE SURVEY TO BE CARRIED OUT TO CONFIRM BOUNDARY AND EXISTING BUILDING LOCATIONS

ThomsonAdsett
12 Fleet Lane
South Brisbane
PO Box 3348
South Brisbane Q 4101
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Email:tha@thomsonadsett.com
www.thomsonadsett.com

PROPOSED REDEVELOPMENT

BILOELA SHOPPINGWORLD

for

McCONAGHY GROUP

Corner of Kariboe St & Gladstone Rd, BILOELA

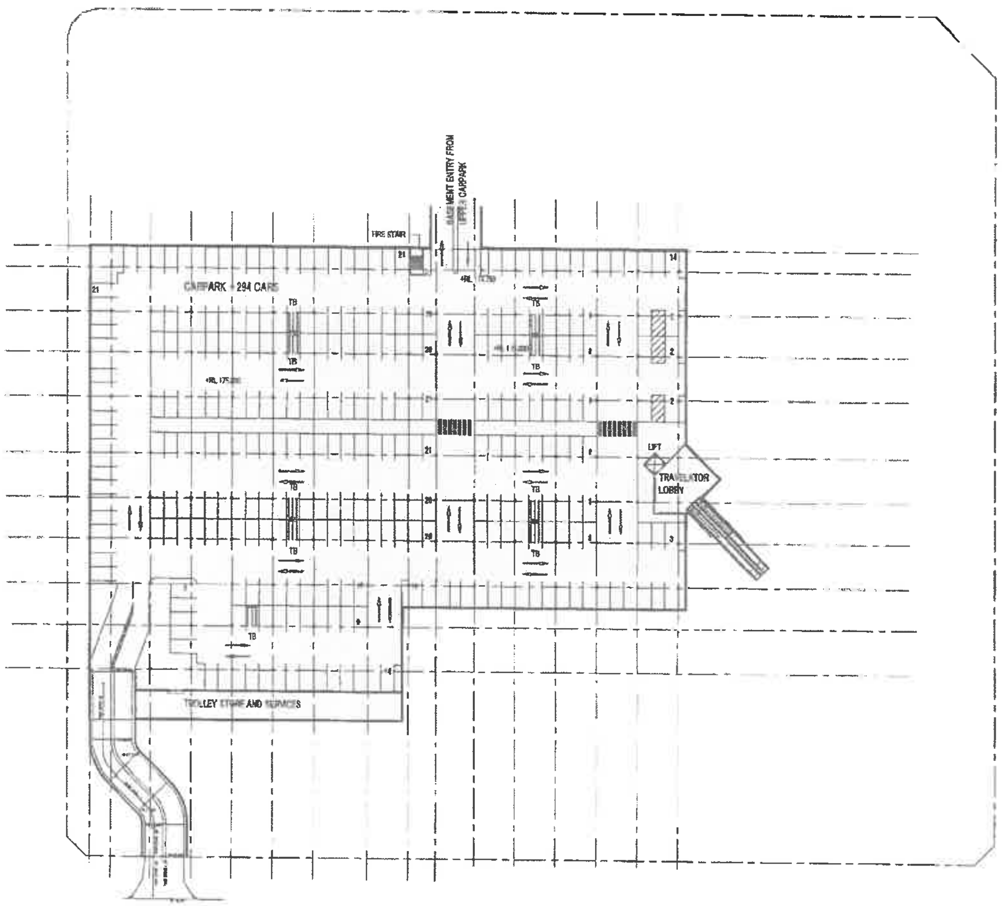
project

PROPOSED SITE PLAN

sheet

date:	JULY 2012
scale:	1:500 @ A1
drawn:	KJR
checked:	
verified:	

project no.	sheet no.	revision
7142	DA02	I



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C	[illegible]	PRELIMINARY DA ISSUE	M.A.
D	[illegible]	PRELIMINARY DA ISSUE	M.A.
E	[illegible]	KARIBOE STREET BASEMENT CAR RAMP	M.A.
F	[illegible]	AMENDED KARIBOE STREET BASEMENT CAR RAMP	M.A.
G	[illegible]	DA ISSUE	M.A.

NOTE:
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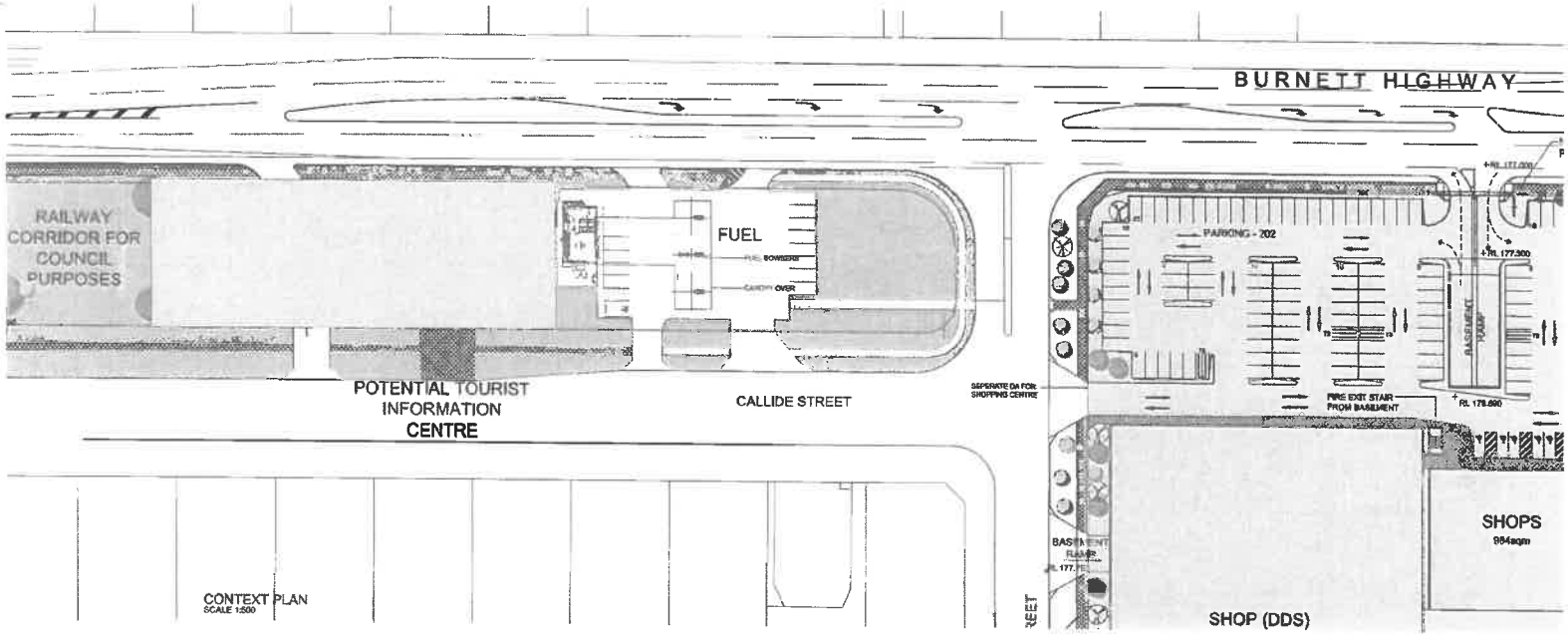
PROPOSED REDEVELOPMENT
BILOELA SHOPPINGWORLD
for
MCCONAGHY GROUP

Corner of Kariboe St & Gladstone Rd, BILOELA
project

PROPOSED BASEMENT PLAN
sheet

date: 13 March 2012
scale: 1:500 @ A1
drawn: KJH
checked:
verified:

7142 project_no.
DA03 sheet_no.
G revision



CONTEXT PLAN
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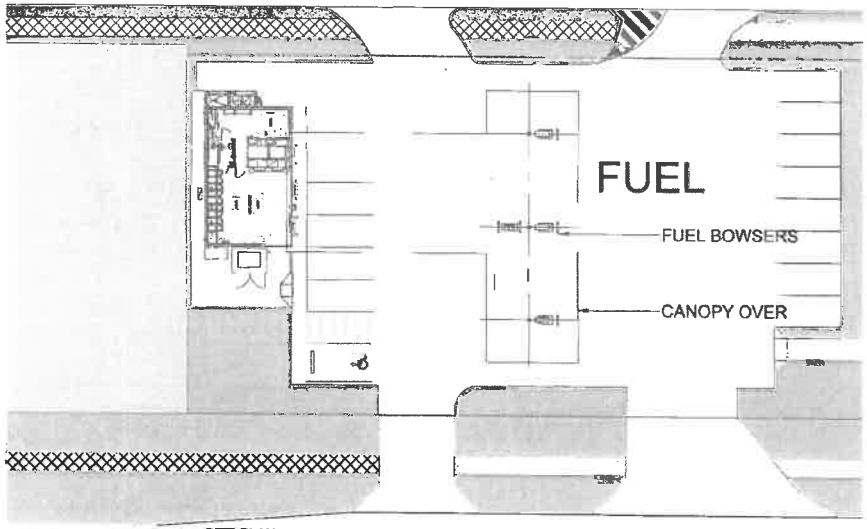

SITE PLAN
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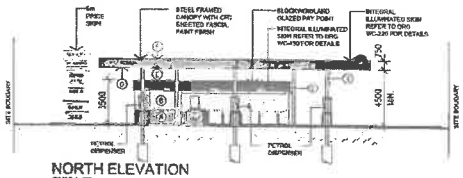

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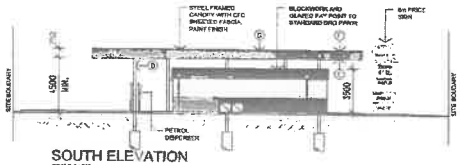
SCALE 1:200



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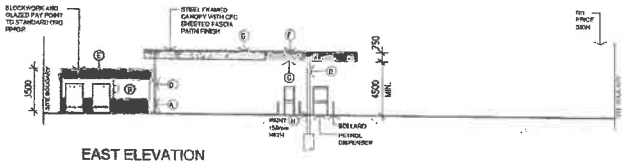

EAST ELEVATION
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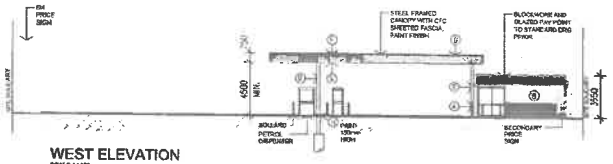

WEST ELEVATION
SCALE 1:200

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C	13/08/12	PRELIMINARY DA ISSUE	MA.
D	20/08/12	DA ISSUE	MA.
E	21/09/12	DA ISSUE	MA.

RETAIL/COMMERCIAL COMPLEX DEVELOPMENT SCHEDULE

SITE AREA 2342m²
SHOP (Petrol) 73m²

CARPARKING
GROUND 14
(19.17/100sqm)

Thomson Adsett
12 Fleet Lane
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PO Box 3348
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www.thomsonadsett.com

PROPOSED REDEVELOPMENT
BILOELA SHOPPINGWORLD
for
McCONAGHY GROUP
Corner of Karlboe St & Gladstone Rd, BILOELA
project

PROPOSED PETROL STATION SITE PLAN
sheet

date:	JULY 2012
scale:	1:500 & 1:100@ A1
drawn:	KJR
checked:	
verified:	

7142 project no.
DA04 sheet no.
E revision

- ***Amalgamated Survey Plan***

BILOELA
SHOPPINGWORLD
SURVEY AMALGAMATION
212102 SURVEY AMALG

farr engineers
Associates Pty Ltd
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APPENDIX B

- ***Engineering Concept Plans***

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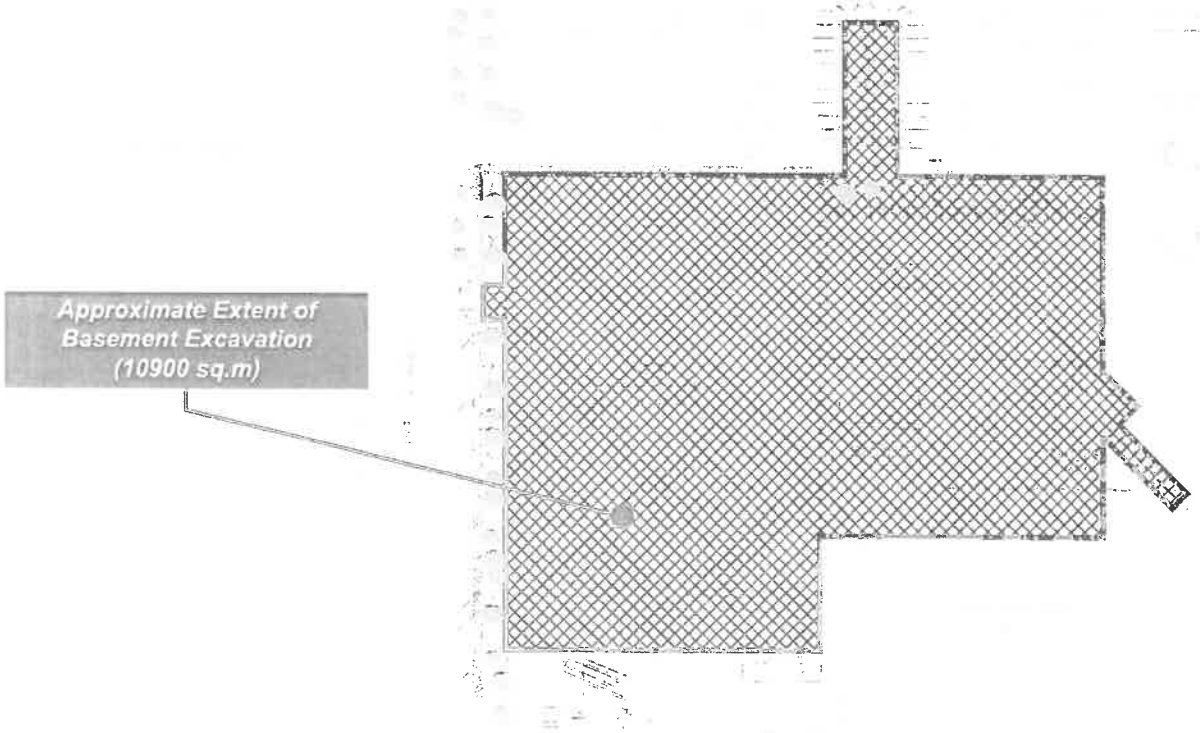
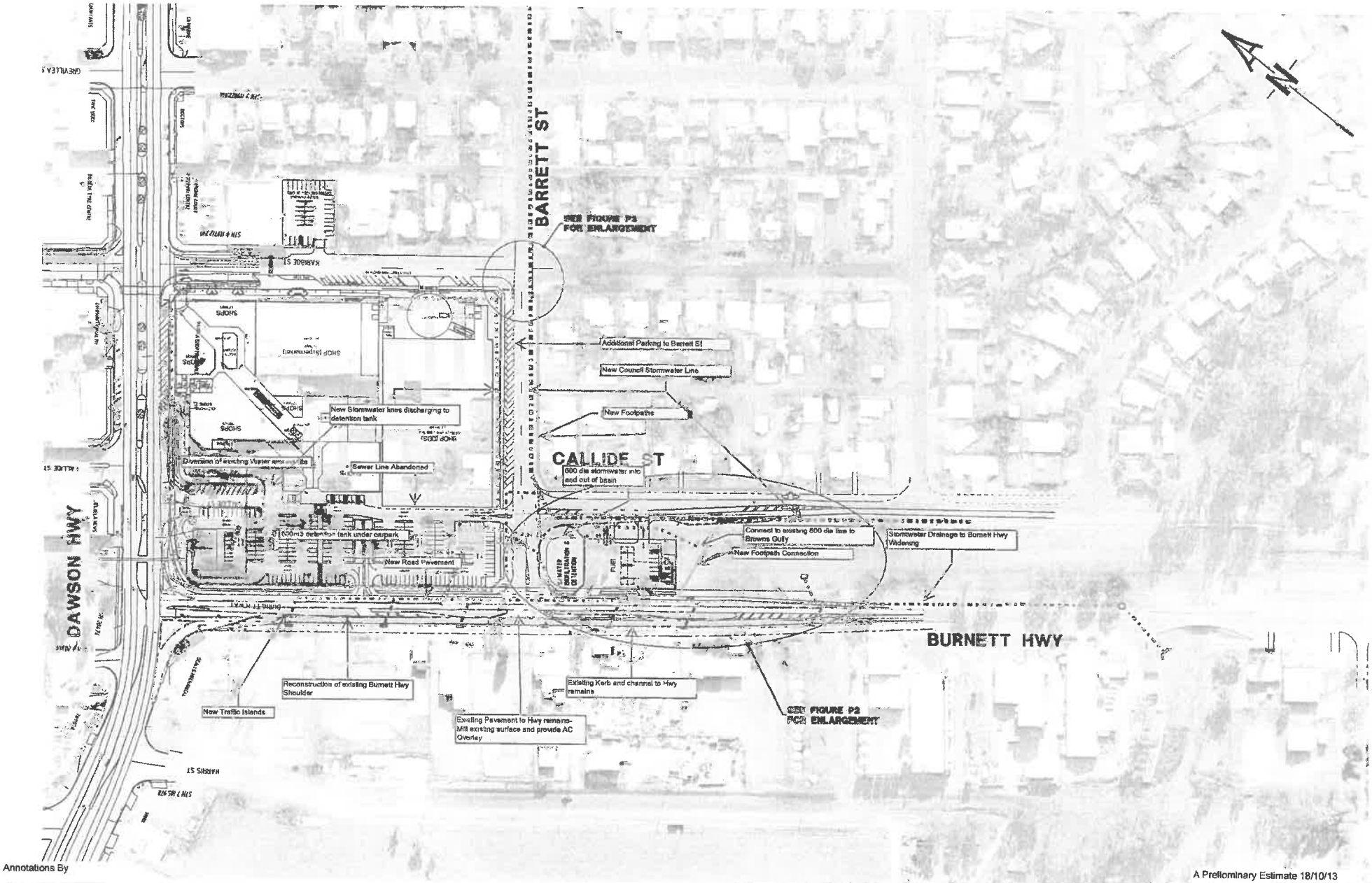


212102-CSK100 Biloela Shoppingworld Extensions
Basement Excavation Extent (Revision 1)
Scale 1:1000 (A3)
Date: 31st August 2012



Annotations By

A Preliminary Estimate 18/10/13

farr engineers
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40 20 0 40 80 120 160m 1:2000

Full Size A3

MRCagney

Plan of External Roadworks and Services Relocations

BILOELA SHOPPING WORLD EXTENSION

212102

CSK100 A

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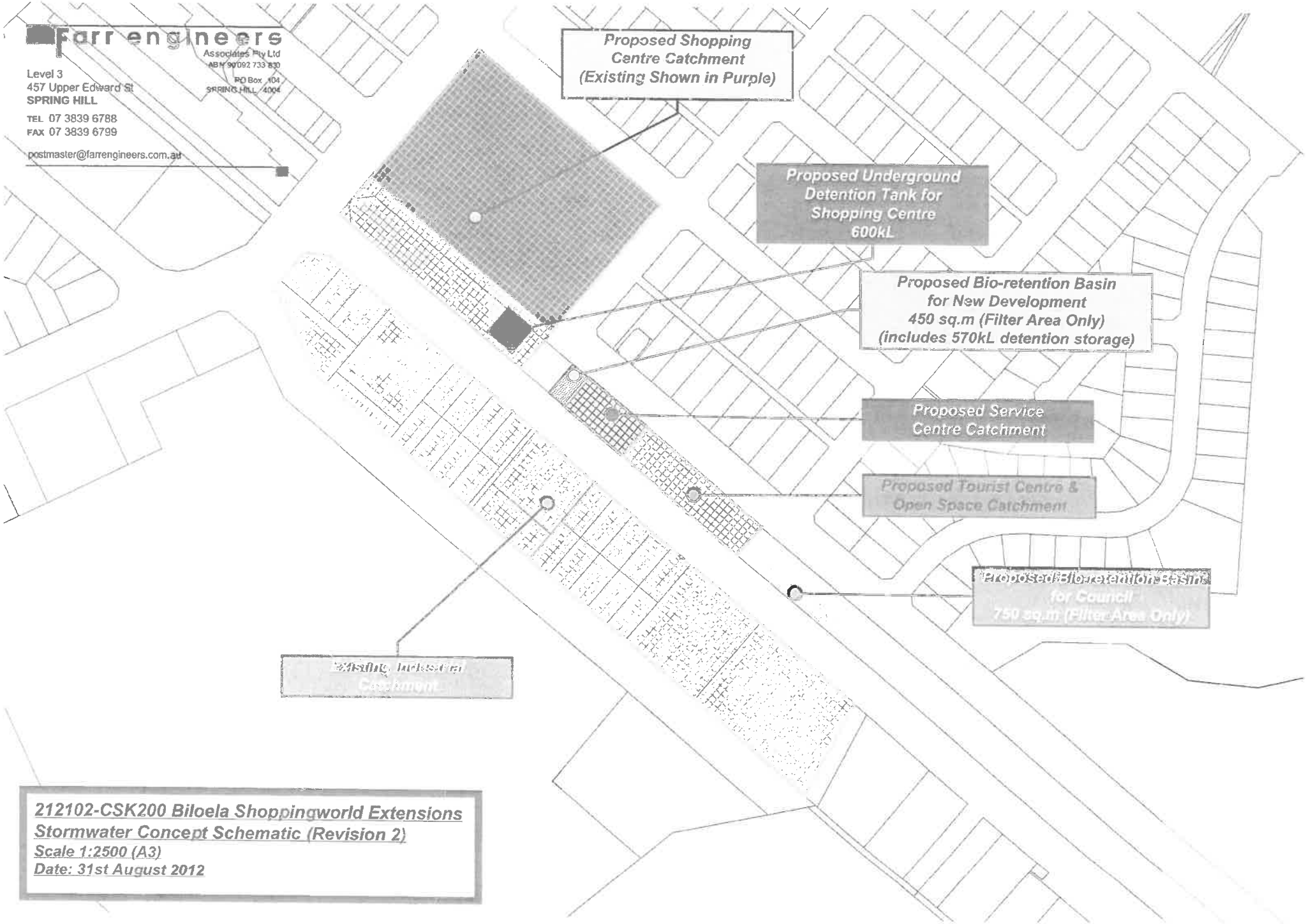

212102-CSK200 Biloela Shoppingworld Extensions
Stormwater Concept Schematic (Revision 2)
Scale 1:2500 (A3)
Date: 31st August 2012

High Voltage Power Relocation

Telecommunications Relocation

Water Ring Main Relocation

BILOELA SHOPPINGWORLD SERVICES RELOCATIONS 212102 CSK300

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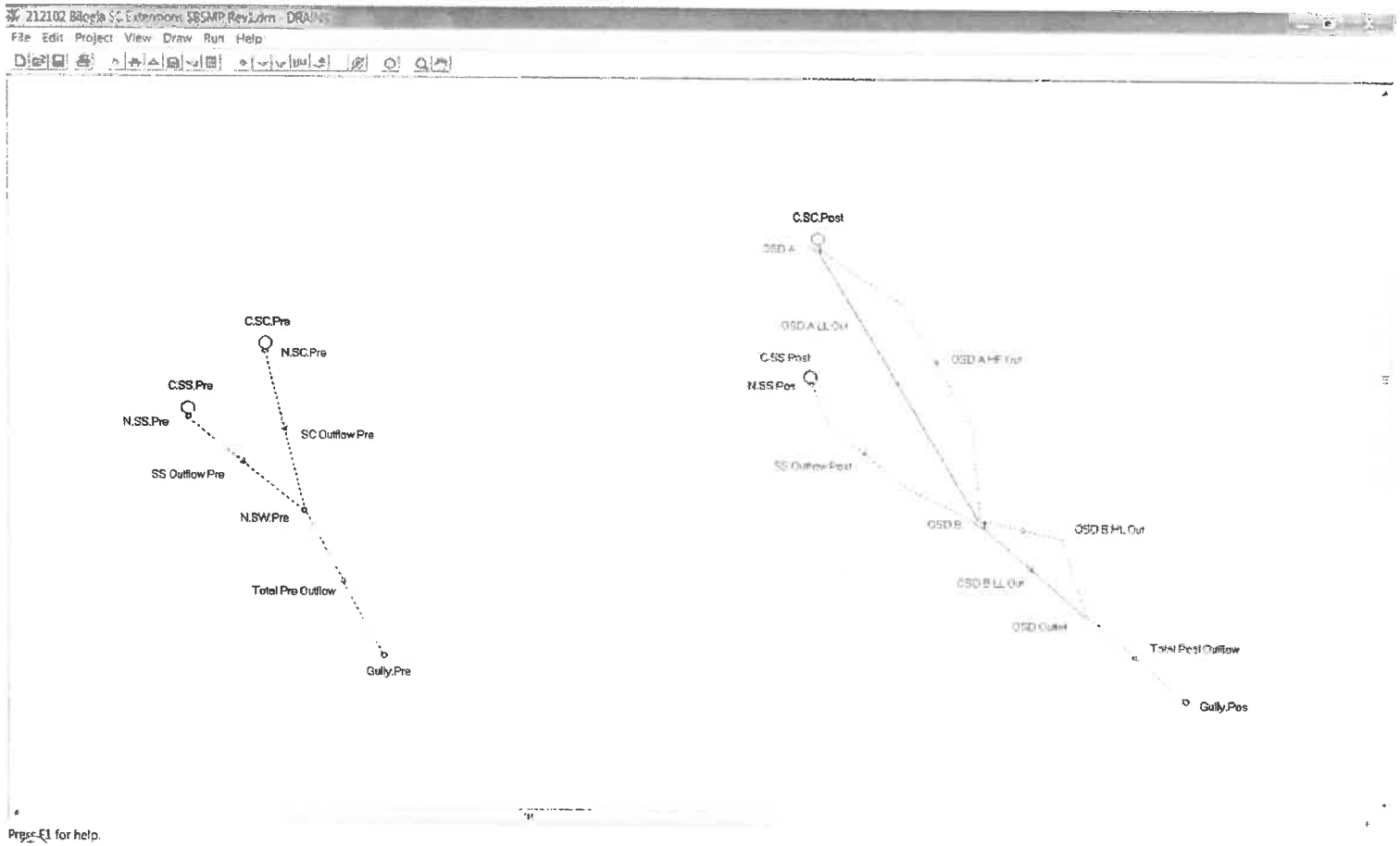
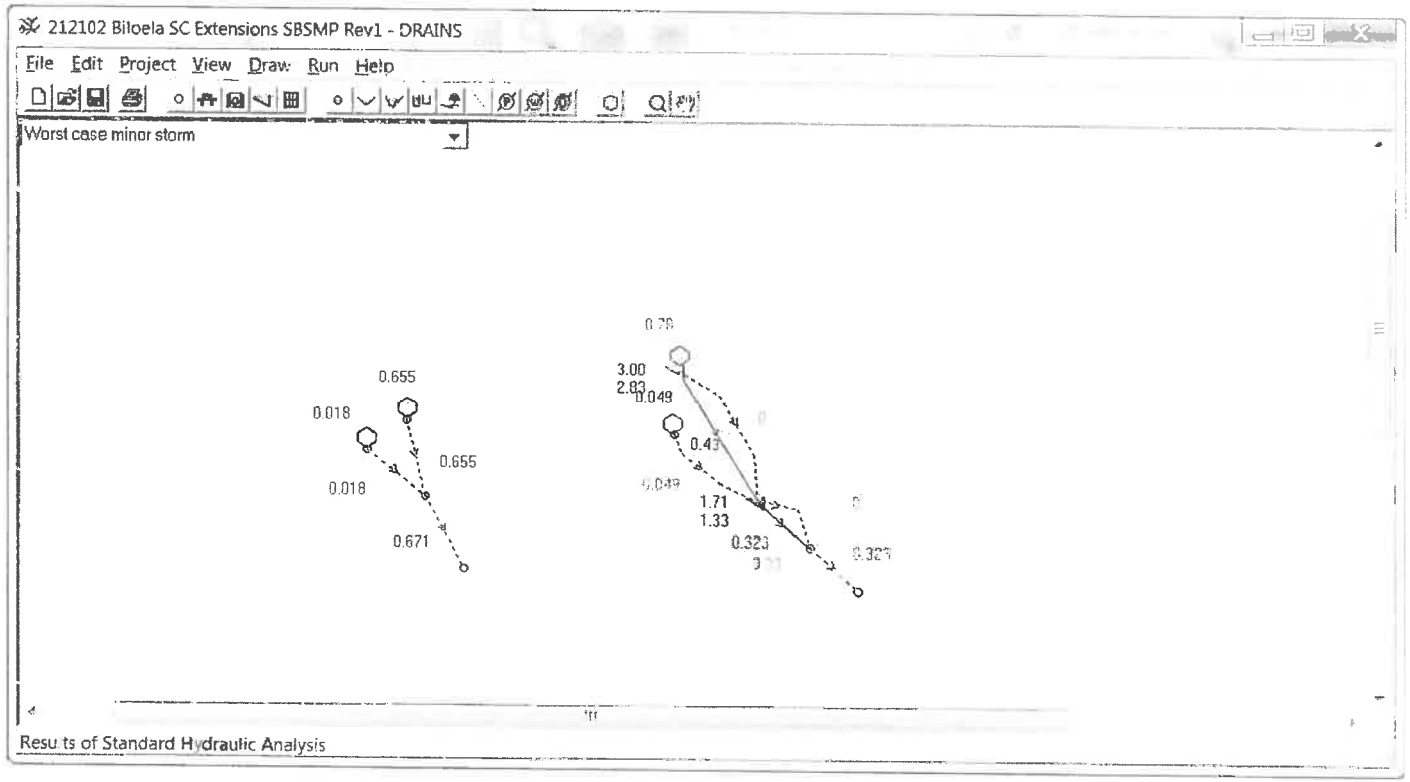
APPENDIX C

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

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



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



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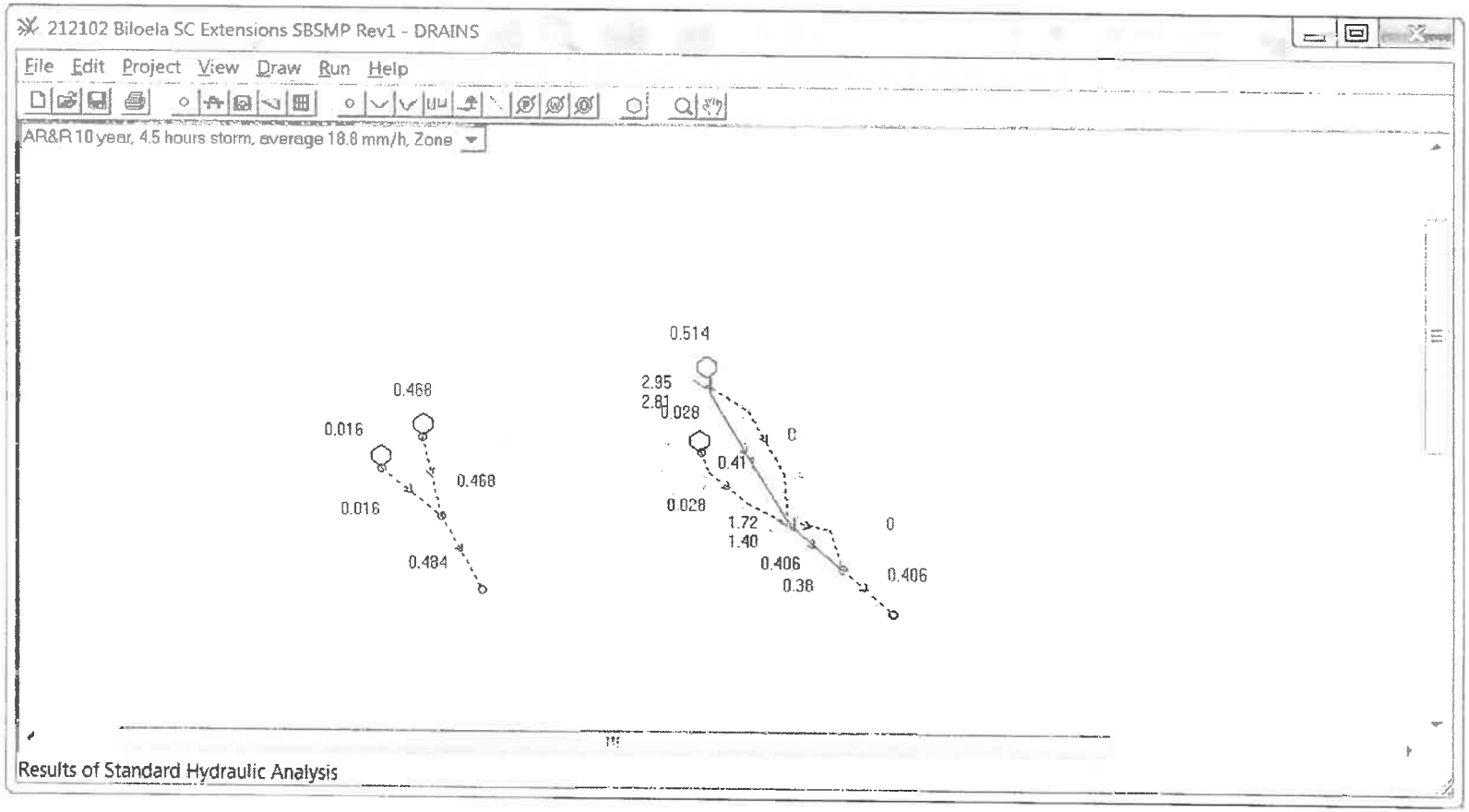
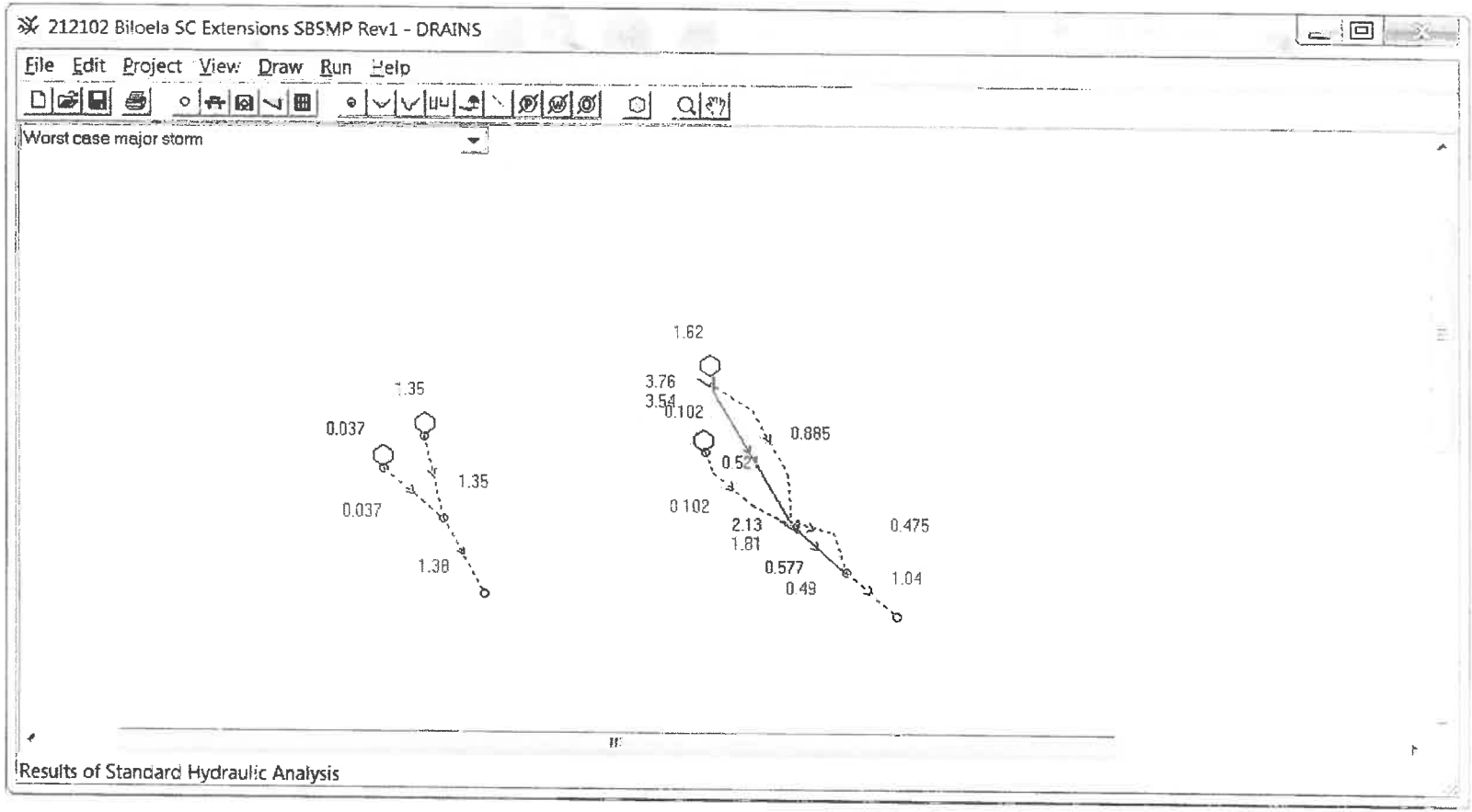
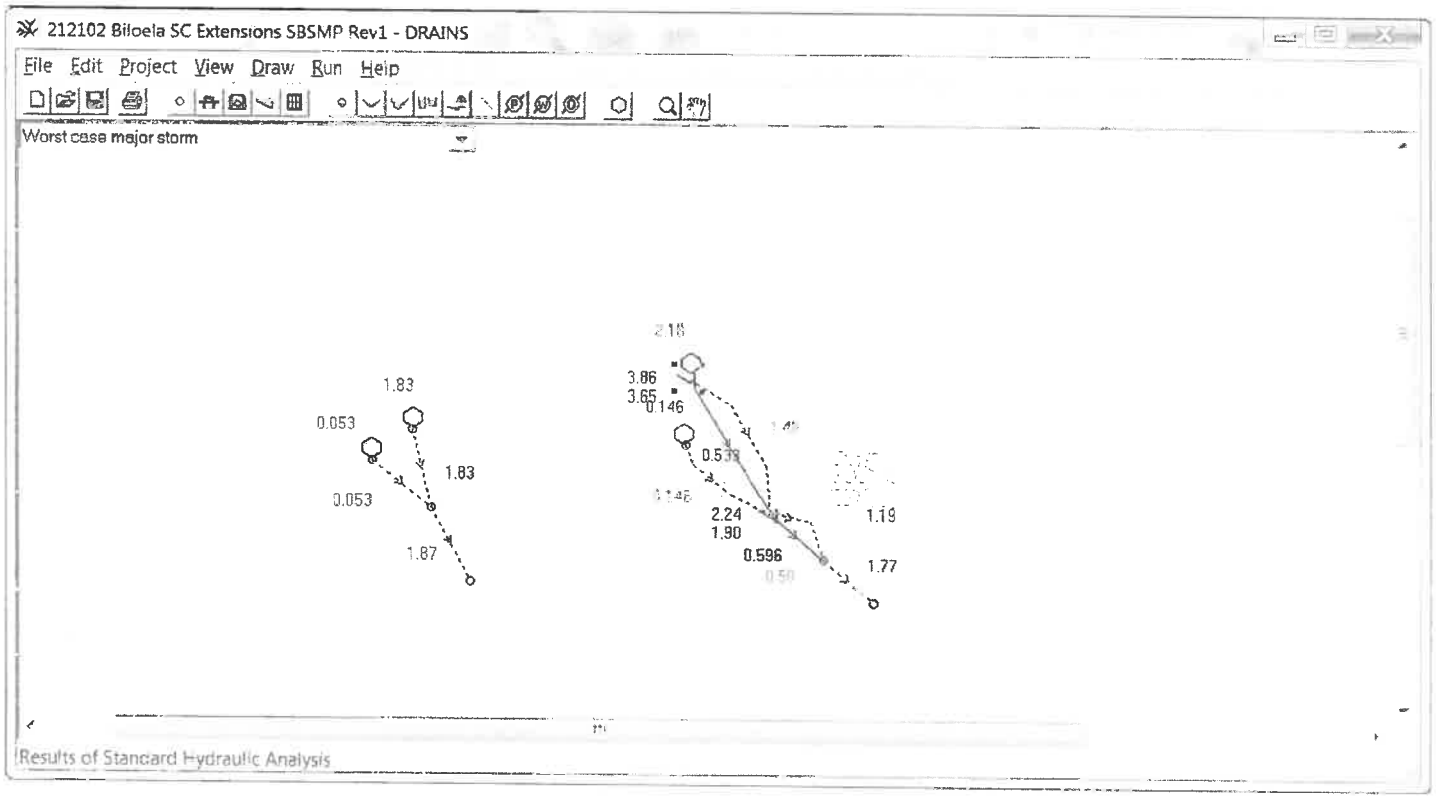


DRAINS Model Layout (Pre and Post-Development 20-Year ARI Peak Results)



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



APPENDIX D

- ***MUSIC Summary Report***

212102 Biloela SC Extensions MUSIC Summary Report Rev.2

Source nodes
Location,Shopping Centre (Existing + Future),Service Station (Future)
ID,1,2
Node Type,UrbanSourceNode,UrbanSourceNode
Total Area (ha),3.312,0.181
Area Impervious (ha),3.16152747404844,0.172144152249135
Area Pervious (ha),0.150472525951557,0.00885584775086504
Field Capacity (mm),80,80
Pervious Area Infiltration Capacity coefficient - a,243,243
Pervious Area Infiltration Capacity exponent - b,0.6,0.6
Impervious Area Rainfall Threshold (mm/day),1,1
Pervious Area Soil Storage Capacity (mm),18,18
Pervious Area Soil Initial Storage (% of Capacity),10,10
Groundwater Initial Depth (mm),50,50
Groundwater Daily Recharge Rate (%),0,0
Groundwater Daily Baseflow Rate (%),31,31
Groundwater Daily Deep Seepage Rate (%),0,0
Stormflow Total Suspended Solids Mean (log mg/L),2.16,1.92
Stormflow Total Suspended Solids Standard Deviation (log mg/L),0.38,0.44
Stormflow Total Suspended Solids Estimation Method,Stochastic,Stochastic
Stormflow Total Suspended Solids Serial Correlation,0,0
Stormflow Total Phosphorus Mean (log mg/L),-0.39,-0.59
Stormflow Total Phosphorus Standard Deviation (log mg/L),0.34,0.36
Stormflow Total Phosphorus Estimation Method,Stochastic,Stochastic
Stormflow Total Phosphorus Serial Correlation,0,0
Stormflow Total Nitrogen Mean (log mg/L),0.37,0.25
Stormflow Total Nitrogen Standard Deviation (log mg/L),0.34,0.32
Stormflow Total Nitrogen Estimation Method,Stochastic,Stochastic
Stormflow Total Nitrogen Serial Correlation,0,0
Baseflow Total Suspended Solids Mean (log mg/L),0.78,0.78
Baseflow Total Suspended Solids Standard Deviation (log mg/L),0.39,0.45
Baseflow Total Suspended Solids Estimation Method,Stochastic,Stochastic
Baseflow Total Suspended Solids Serial Correlation,0,0
Baseflow Total Phosphorus Mean (log mg/L),-0.6,-1.11
Baseflow Total Phosphorus Standard Deviation (log mg/L),0.5,0.48
Baseflow Total Phosphorus Estimation Method,Stochastic,Stochastic
Baseflow Total Phosphorus Serial Correlation,0,0
Baseflow Total Nitrogen Mean (log mg/L),0.32,0.14
Baseflow Total Nitrogen Standard Deviation (log mg/L),0.3,0.2
Baseflow Total Nitrogen Estimation Method,Stochastic,Stochastic
Baseflow Total Nitrogen Serial Correlation,0,0
OUT - Mean Annual Flow (ML/yr),17.0,0.931
OUT - TSS Mean Annual Load (kg/yr),3.62E3,131
OUT - TP Mean Annual Load (kg/yr),9.45,0.337
OUT - TN Mean Annual Load (kg/yr),53.2,2.13
OUT - Gross Pollutant Mean Annual Load (kg/yr),486,26.6
Rain In (ML/yr),19.3949,1.05993
ET Loss (ML/yr),2.36557,0.129278
Deep Seepage Loss (ML/yr),0,0
Baseflow Out (ML/yr),0,0
Imp. Stormflow Out (ML/yr),16.6023,0.907313
Perv. Stormflow Out (ML/yr),0.426099,0.0232862
Total Stormflow Out (ML/yr),17.0284,0.930599
Total Outflow (ML/yr),17.0284,0.930599
Change in Soil Storage (ML/yr),0.000898795,4.91483E-5
TSS Baseflow Out (ML/yr),0,0
TSS Total Stormflow Out (ML/yr),3617.72,130.831
TSS Total Outflow (ML/yr),3617.72,130.831
TP Baseflow Out (ML/yr),0,0

TP Total Stormflow Out (ML/yr),9.4497,0.337042
TP Total Outflow (ML/yr),9.4497,0.337042
TN Baseflow Out (ML/yr),0,0
TN Total Stormflow Out (ML/yr),53.2303,2.13132
TN Total Outflow (ML/yr),53.2303,2.13132
GP Total Outflow (ML/yr),486.144,26.5676

No Imported Data Source nodes

USTM treatment nodes
Location,Bio (New Dev)
ID,5
Node Type,BioRetentionNodeV4
Lo-flow bypass rate (cum/sec),0
Hi-flow bypass rate (cum/sec),2.862
Inlet pond volume,
Area (sqm),450
Extended detention depth (m),0.2
Permanent Pool Volume (cubic metres),
Proportion vegetated,
Equivalent Pipe Diameter (mm),
Overflow weir width (m),6.4
Notional Detention Time (hrs),
Orifice Discharge Coefficient,
Weir Coefficient,1.7
Number of CSTR Cells,3
Total Suspended Solids - k (m/yr),8000
Total Suspended Solids - C* (mg/L),20
Total Suspended Solids - C** (mg/L),
Total Phosphorus - k (m/yr),6000
Total Phosphorus - C* (mg/L),0.13
Total Phosphorus - C** (mg/L),
Total Nitrogen - k (m/yr),500
Total Nitrogen - C* (mg/L),1.4
Total Nitrogen - C** (mg/L),
Threshold Hydraulic Loading for C** (m/yr),
Horizontal Flow Coefficient,3
Extraction for Re-use,Off
Annual Re-use Demand - scaled by daily PET (ML),
Annual Re-use Demand - scaled by daily PET - Rain (ML),
Constant Daily Re-use Demand (kL),
User-defined Annual Re-use Demand (ML),
Percentage of User-defined Annual Re-use Demand Jan,
Percentage of User-defined Annual Re-use Demand Feb,
Percentage of User-defined Annual Re-use Demand Mar,
Percentage of User-defined Annual Re-use Demand Apr,
Percentage of User-defined Annual Re-use Demand May,
Percentage of User-defined Annual Re-use Demand Jun,
Percentage of User-defined Annual Re-use Demand Jul,
Percentage of User-defined Annual Re-use Demand Aug,
Percentage of User-defined Annual Re-use Demand Sep,
Percentage of User-defined Annual Re-use Demand Oct,
Percentage of User-defined Annual Re-use Demand Nov,
Percentage of User-defined Annual Re-use Demand Dec,
User-defined Re-use File,
Filter area (sqm),450
Filter perimeter (m),0.01
Filter depth (m),0.4
Filter Median Particle Diameter (mm),
Saturated Hydraulic Conductivity (mm/hr),180
Infiltration Media Porosity,0.35

Length (m),
Bed slope,
Base Width (m),
Top width (m),
Vegetation height (m),
Vegetation Type,Vegetated with Effective Nutrient Removal Plants
Total Nitrogen Content in Filter (mg/kg),800
Orthophosphate Content in Filter (mg/kg),50
Is Base Lined?,Yes
Is Underdrain Present?,Yes
Is Submerged Zone Present?,No
Submerged Zone Depth (m),
B for Media Soil Texture,13
Proportion of upstream impervious area treated,
Exfiltration Rate (mm/hr),0
Evap Loss as proportion of PET,
Depth in metres below the drain pipe,
TSS A Coefficient,
TSS B Coefficient,
TP A Coefficient,
TP B Coefficient,
TN A Coefficient,
TN B Coefficient,
Sfc,0.61
S*,0.37
Sw,0.11
Sh,0.05
Emax (m/day),0.008
Ew (m/day),0.001
IN - Mean Annual Flow (ML/yr),18.0
IN - TSS Mean Annual Load (kg/yr),3.75E3
IN - TP Mean Annual Load (kg/yr),9.79
IN - TN Mean Annual Load (kg/yr),55.4
IN - Gross Pollutant Mean Annual Load (kg/yr),513
OUT - Mean Annual Flow (ML/yr),17.2
OUT - TSS Mean Annual Load (kg/yr),620
OUT - TP Mean Annual Load (kg/yr),3.30
OUT - TN Mean Annual Load (kg/yr),30.1
OUT - Gross Pollutant Mean Annual Load (kg/yr),0.00
Flow In (ML/yr),17.9569
ET Loss (ML/yr),0.788134
Infiltration Loss (ML/yr),0
Low Flow Bypass Out (ML/yr),0
High Flow Bypass Out (ML/yr),0
Orifice / Filter Out (ML/yr),11.8354
Weir Out (ML/yr),5.32192
Transfer Function Out (ML/yr),0
Reuse Supplied (ML/yr),0
Reuse Requested (ML/yr),0
% Reuse Demand Met,0
% Load Reduction,4.45242
TSS Flow In (kg/yr),3748.55
TSS ET Loss (kg/yr),0
TSS Infiltration Loss (kg/yr),0
TSS Low Flow Bypass Out (kg/yr),0
TSS High Flow Bypass Out (kg/yr),0
TSS Orifice / Filter Out (kg/yr),39.7672
TSS Weir Out (kg/yr),580.635
TSS Transfer Function Out (kg/yr),0
TSS Reuse Supplied (kg/yr),0
TSS Reuse Requested (kg/yr),0

TSS % Reuse Demand Met,0
TSS % Load Reduction,83.4495
TP Flow In (kg/yr),9.78673
TP ET Loss (kg/yr),0
TP Infiltration Loss (kg/yr),0
TP Low Flow Bypass Out (kg/yr),0
TP High Flow Bypass Out (kg/yr),0
TP Orifice / Filter Out (kg/yr),1.3664
TP Weir Out (kg/yr),1.9307
TP Transfer Function Out (kg/yr),0
TP Reuse Supplied (kg/yr),0
TP Reuse Requested (kg/yr),0
TP % Reuse Demand Met,0
TP % Load Reduction,66.3105
TN Flow In (kg/yr),55.3614
TN ET Loss (kg/yr),0
TN Infiltration Loss (kg/yr),0
TN Low Flow Bypass Out (kg/yr),0
TN High Flow Bypass Out (kg/yr),0
TN Orifice / Filter Out (kg/yr),14.7318
TN Weir Out (kg/yr),15.379
TN Transfer Function Out (kg/yr),0
TN Reuse Supplied (kg/yr),0
TN Reuse Requested (kg/yr),0
TN % Reuse Demand Met,0
TN % Load Reduction,45.6105
GP Flow In (kg/yr),512.719
GP ET Loss (kg/yr),0
GP Infiltration Loss (kg/yr),0
GP Low Flow Bypass Out (kg/yr),0
GP High Flow Bypass Out (kg/yr),0
GP Orifice / Filter Out (kg/yr),0
GP Weir Out (kg/yr),0
GP Transfer Function Out (kg/yr),0
GP Reuse Supplied (kg/yr),0
GP Reuse Requested (kg/yr),0
GP % Reuse Demand Met,0
GP % Load Reduction,100

No Generic treatment nodes

Other nodes
Location,New Development SW,Browns Gully
ID,3,4
Node Type,JunctionNode,ReceivingNode
IN - Mean Annual Flow (ML/yr),17.2,17.2
IN - TSS Mean Annual Load (kg/yr),620,620
IN - TP Mean Annual Load (kg/yr),3.30,3.30
IN - TN Mean Annual Load (kg/yr),30.1,30.1
IN - Gross Pollutant Mean Annual Load (kg/yr),0.00,0.00
OUT - Mean Annual Flow (ML/yr),17.2,0.00
OUT - TSS Mean Annual Load (kg/yr),620,0.00
OUT - TP Mean Annual Load (kg/yr),3.30,0.00
OUT - TN Mean Annual Load (kg/yr),30.1,0.00
OUT - Gross Pollutant Mean Annual Load (kg/yr),0.00,0.00

Links
Location,Drainage Link,Drainage Link,Drainage Link,Drainage Link
Source node ID,1,2,5,3
Target node ID,5,5,3,4
Muskingum-Cunge Routing,Not Routed,Not Routed,Not Routed,Not Routed

Muskingum K, , , ,
Muskingum theta, , , ,
IN - Mean Annual Flow (ML/yr),17.0,0.931,17.2,17.2
IN - TSS Mean Annual Load (kg/yr),3.62E3,131,620,620
IN - TP Mean Annual Load (kg/yr),9.45,0.337,3.30,3.30
IN - TN Mean Annual Load (kg/yr),53.2,2.13,30.1,30.1
IN - Gross Pollutant Mean Annual Load (kg/yr),486,26.6,0.00,0.00
OUT - Mean Annual Flow (ML/yr),17.0,0.931,17.2,17.2
OUT - TSS Mean Annual Load (kg/yr),3.62E3,131,620,620
OUT - TP Mean Annual Load (kg/yr),9.45,0.337,3.30,3.30
OUT - TN Mean Annual Load (kg/yr),53.2,2.13,30.1,30.1
OUT - Gross Pollutant Mean Annual Load (kg/yr),486,26.6,0.00,0.00

MUSIC Summary Report

Attachment 2
Sustainable Planning Act 2009 Extract on Appeal Rights

Division 8 Appeals to court relating to development applications and approvals

461 Appeals by applicants

(1) An applicant for a development application may appeal to the court against any of the following–
  (a) the refusal, or the refusal in part, of the development application;
  (b) any condition of a development approval, another matter stated in a development approval and the identification or inclusion of a code under section 242;
  (c) the decision to give a preliminary approval when a development permit was applied for;
  (d) the length of a period mentioned in section 341;
  (e) a deemed refusal of the development application.

(2) An appeal under subsection (1)(a), (b), (c) or (d) must be started within 20 business days (the ***applicant's appeal period***) after–
  (a) if a decision notice or negotiated decision notice is given–the day the decision notice or negotiated decision notice is given to the applicant; or
  (b) otherwise–the day a decision notice was required to be given to the applicant.

(3) An appeal under subsection (1)(e) may be started at any time after the last day a decision on the matter should have been made.

462 Appeals by submitters–general

(1) A submitter for a development application may appeal to the court only against–
  (a) the part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment under section 314; or
  (b) the part of the approval relating to the assessment manager's decision under section 327.

(2) To the extent an appeal may be made under subsection (1), the appeal may be against 1 or more of the following–
  (a) the giving of a development approval;
  (b) any provision of the approval including–
    (i) a condition of, or lack of condition for, the approval; or
    (ii) the length of a period mentioned in section 341 for the approval.

(3) However, a submitter may not appeal if the submitter–
  (a) withdraws the submission before the application is decided; or
  (b) has given the assessment manager a notice under section 339(1)(b)(ii).

(4) The appeal must be started within 20 business days (the ***submitter's appeal period***) after the decision notice or negotiated decision notice is given to the submitter.

463 Additional and extended appeal rights for submitters for particular development applications

(1) This section applies to a development application to which chapter 9, part 7 applies.

(2) A submitter of a properly made submission for the application may appeal to the court about a referral agency's response made by a prescribed concurrence agency for the application.

(3) However, the submitter may only appeal against a referral agency's response to the extent it relates to–
  (a) if the prescribed concurrence agency is the chief executive (environment)–development for an aquacultural ERA; or

(b) if the prescribed concurrence agency is the chief executive (fisheries)– development that is–
(i) a material change of use of premises for aquaculture; or
(ii) operational work that is the removal, damage or destruction of a marine plant.

(4) Despite section 462(1), the submitter may appeal against the following matters for the application even if the matters relate to code assessment–
(a) a decision about a matter mentioned in section 462(2) if it is a decision of the chief executive (fisheries);
(b) a referral agency's response mentioned in subsection (2).

464 Appeals by advice agency submitters

(1) Subsection (2) applies if an advice agency, in its response for an application, told the assessment manager to treat the response as a properly made submission.

(2) The advice agency may, within the limits of its jurisdiction, appeal to the court about–
(a) any part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment under section 314; or
(b) any part of the approval relating to the assessment manager's decision under section 327.

(3) The appeal must be started within 20 business days after the day the decision notice or negotiated decision notice is given to the advice agency as a submitter.

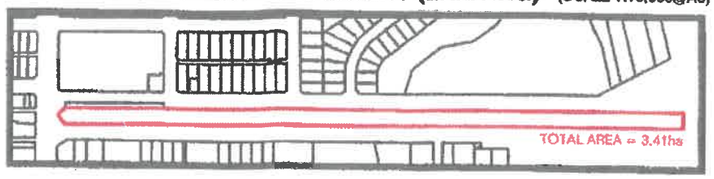
(4) However, if the advice agency has given the assessment manager a notice under section 339(1)(b)(ii), the advice agency may not appeal the decision.

Attachment 3
Approved Drawings

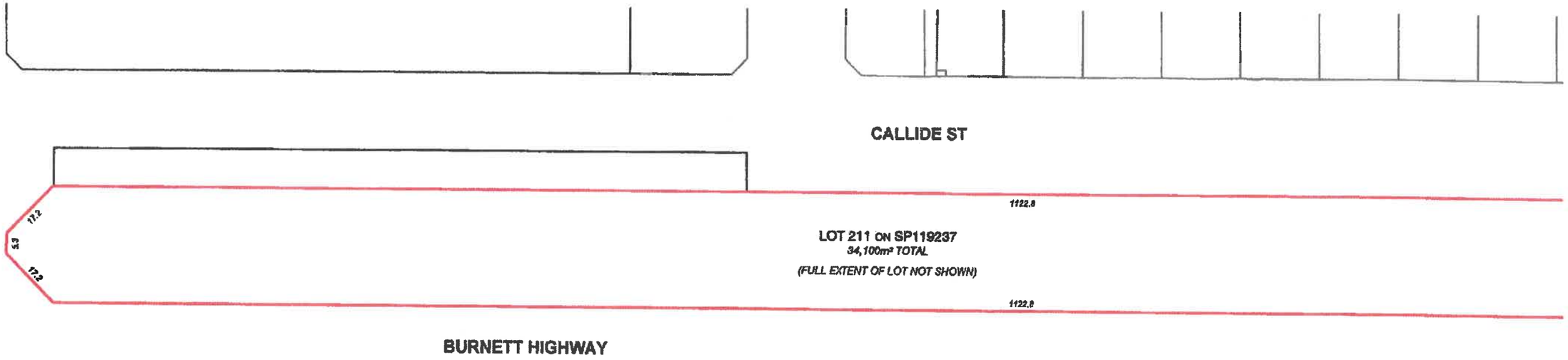
LEGEND

- Subject Property
- Road Dedication

LOT 211 ON SP119237 FULL EXTENT (EXISTING) (SCALE 1:10,000@A3)



EXISTING



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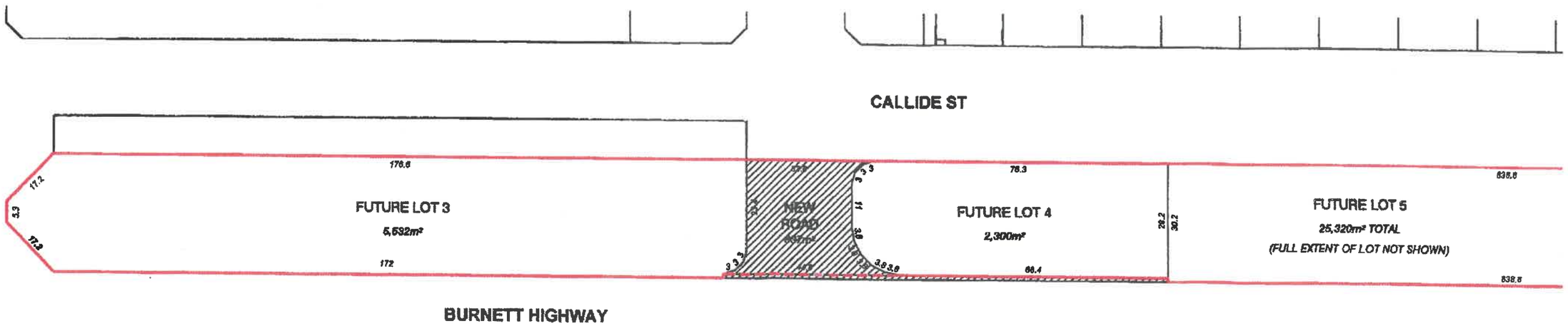
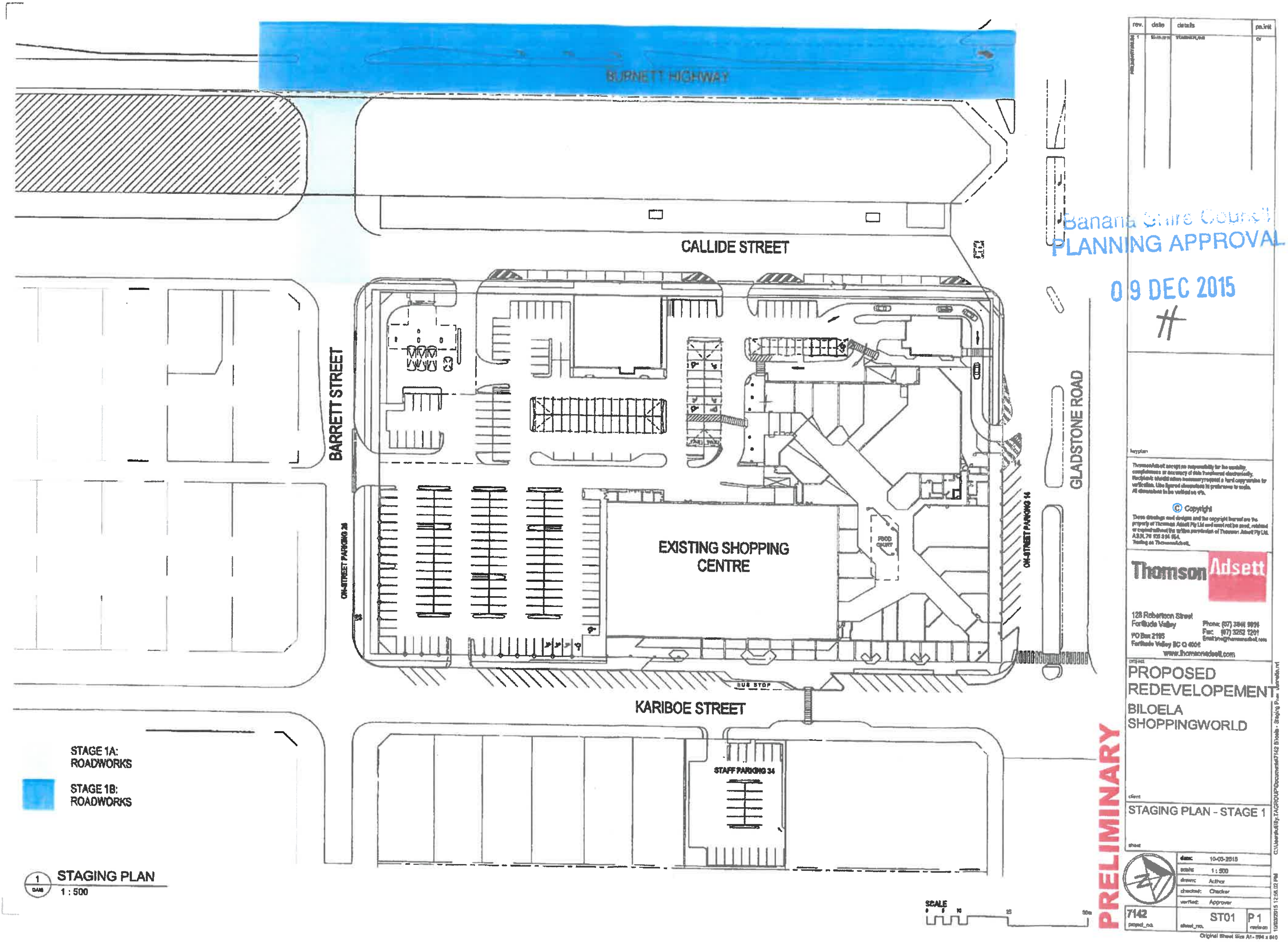


urbis | LOT 211 ON SP119237 | RECONFIGURATION OF A LOT PLAN

27 NOVEMBER 2012
PLAN REF: BA1398 - PP_04_v3

1:1000 @ A3


BURNETT HIGHWAY
CALLIDE STREET
BARRETT STREET
GLADSTONE ROAD
KARIBOE STREET
EXISTING SHOPPING CENTRE
ON-STREET PARKING 14
STAFF PARKING 34
BUS STOP
FOOD COURT
STAGE 1A: ROADWORKS
STAGE 1B: ROADWORKS
1 STAGING PLAN
1 : 500
SCALE
Banana Shire Council
PLANNING APPROVAL
09 DEC 2015
PRELIMINARY
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date
details
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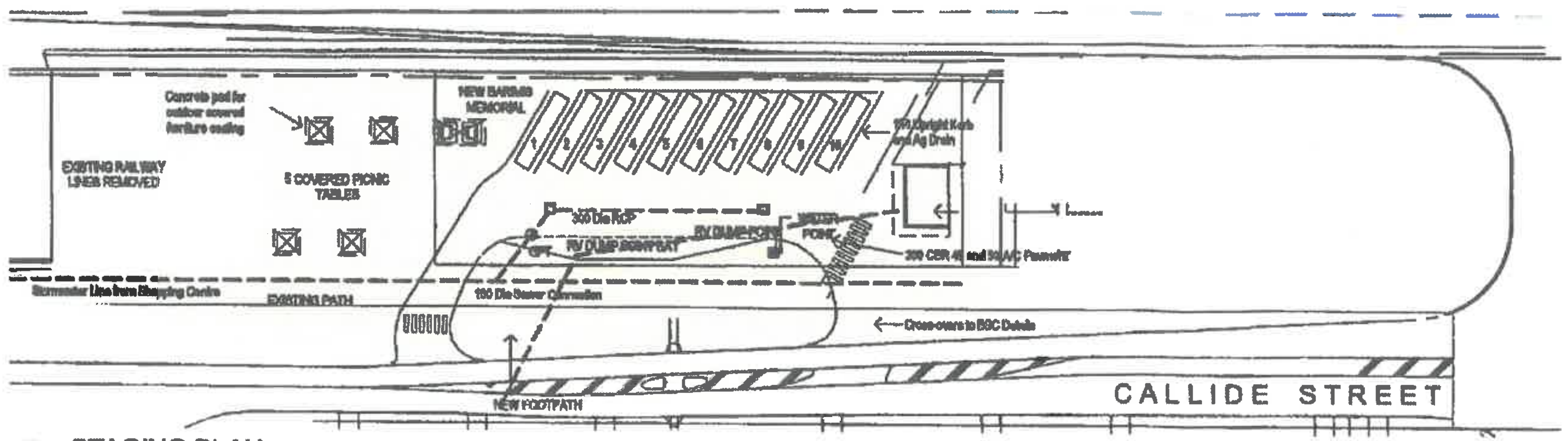
PROPOSED REDEVELOPEMENT
BILOELA SHOPPINGWORLD
client
STAGING PLAN - STAGE 1
sheet
date: 10-03-2015
scale: 1 : 500
drawn: Author
checked: Checker
verified: Approver
7142
project_no.
ST01
sheet_no.
P 1
revision



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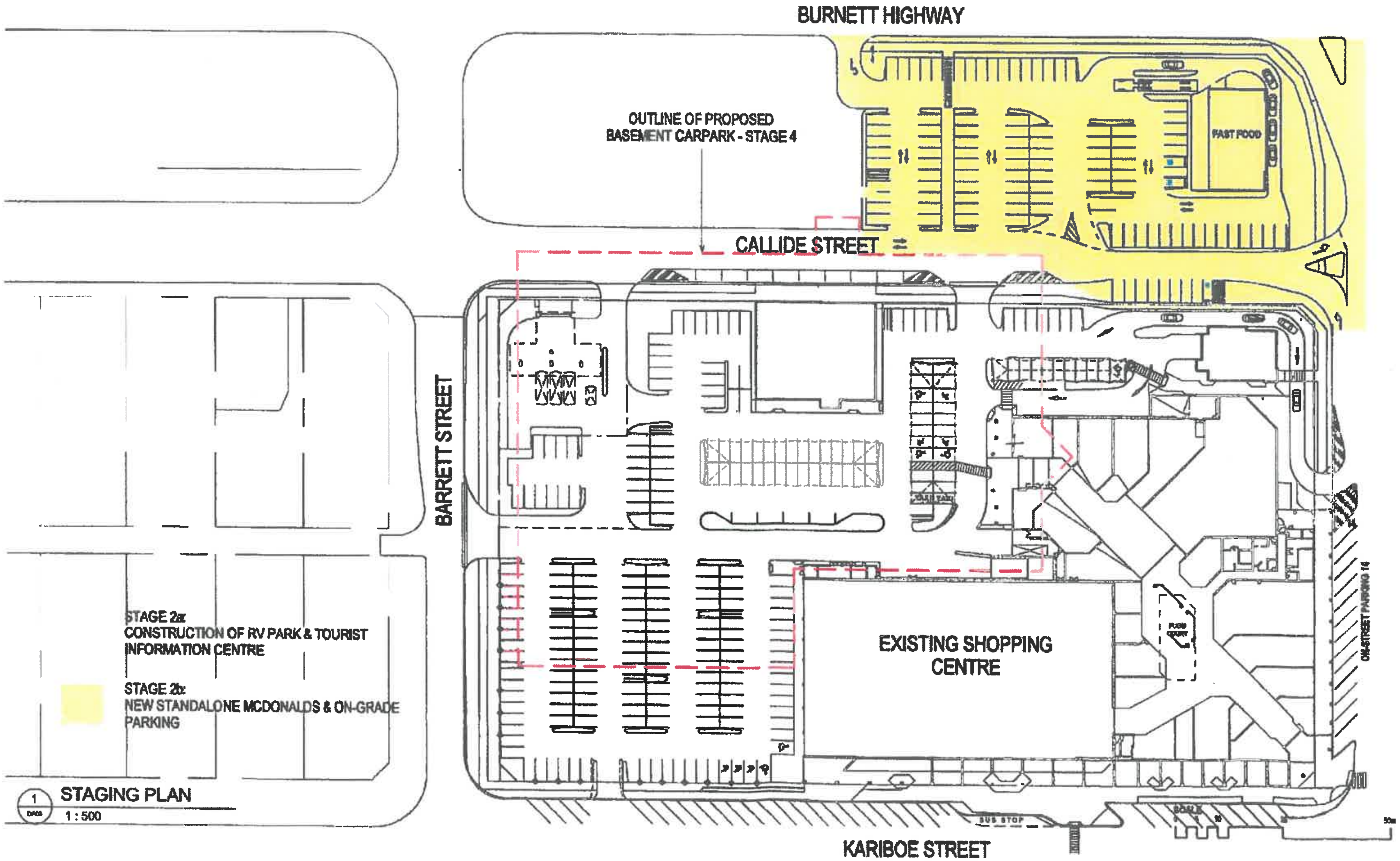

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PROPOSED REDEVELOPEMENT
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STAGING PLAN - STAGE 2

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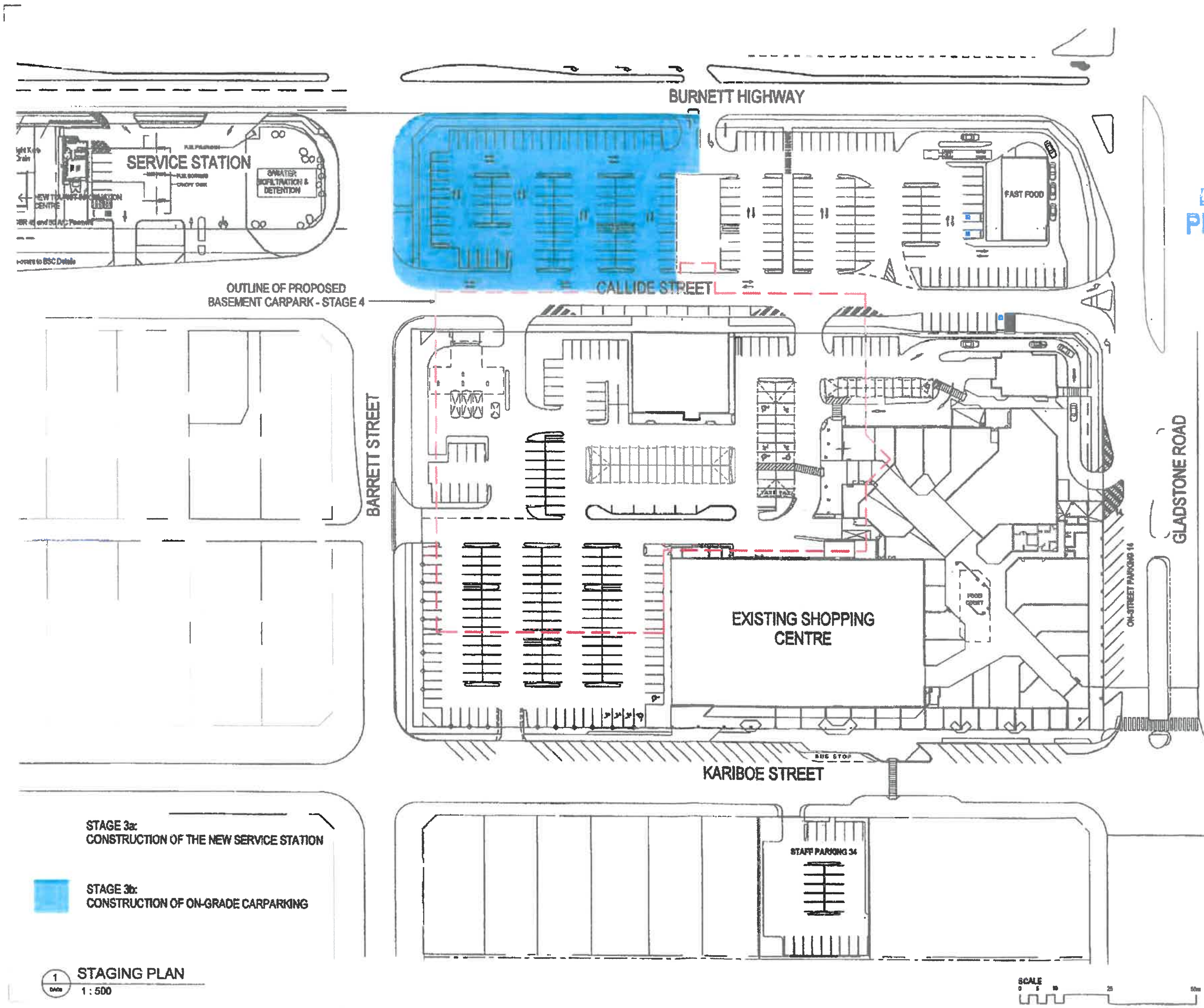
BURNETT HIGHWAY
SERVICE STATION
NEW TOURIST INFORMATION CENTRE
FAST FOOD
OUTLINE OF PROPOSED BASEMENT CARPARK - STAGE 4
CALLIDE STREET
BARRETT STREET
GLADSTONE ROAD
ON-STREET PARKING 14
EXISTING SHOPPING CENTRE
FOOD COURT
BUS STOP
KARIBOE STREET
STAFF PARKING 34
STAGE 3a:
CONSTRUCTION OF THE NEW SERVICE STATION
STAGE 3b:
CONSTRUCTION OF ON-GRADE CARPARKING
STAGING PLAN
1 : 500
SCALE

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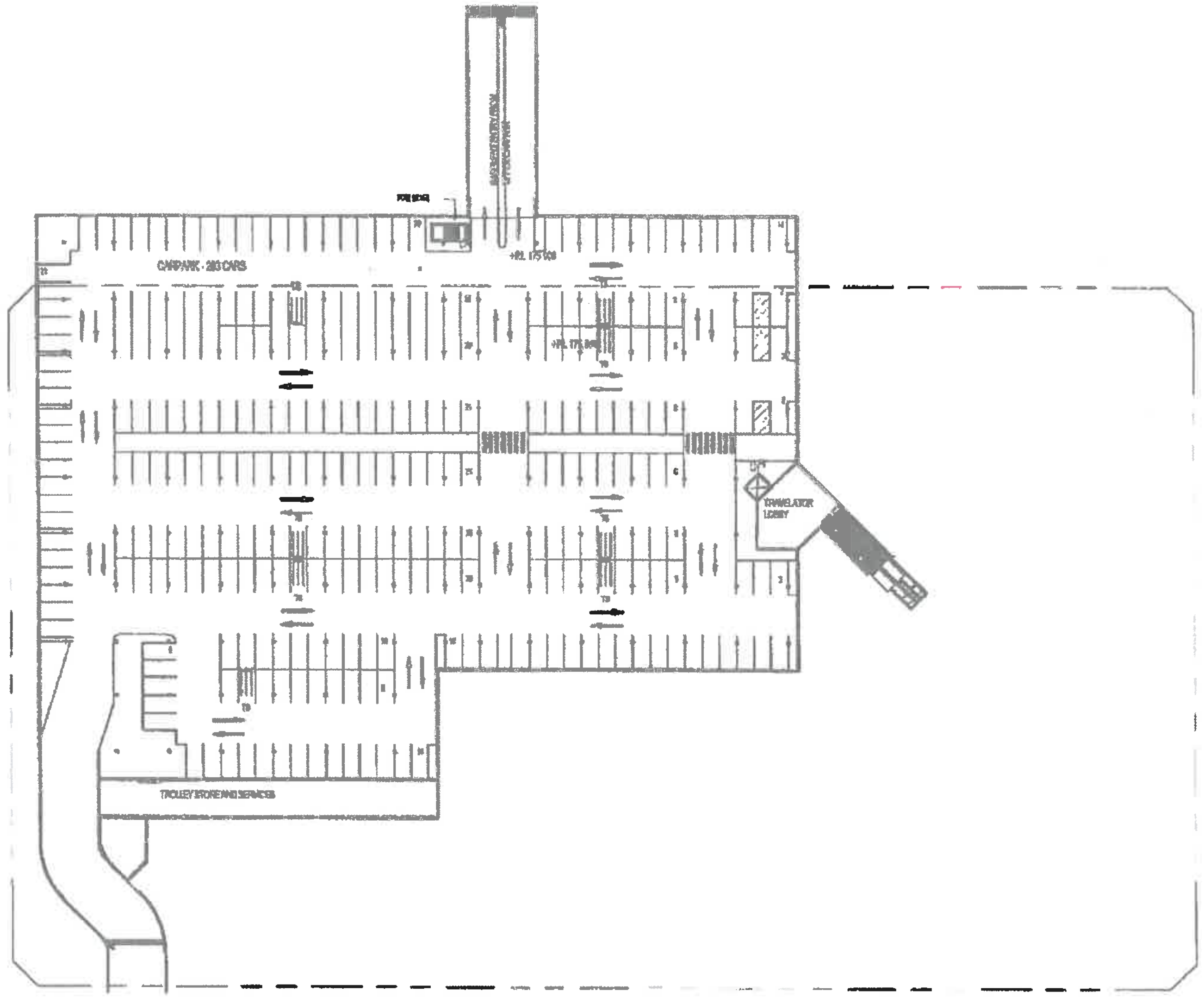

STAGE 4A:
CONSTRUCTION OF PROPOSED SHOPPING
CENTRE BASEMENT CARPARKING

1 BASEMENT LEVEL - STAGE 4a
1 : 500

SCALE 0 1 2 3 5 10m

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1		STAGING PLANS	CV

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STAGING PLAN - STAGE 4A BASEMENT

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revision	P 1

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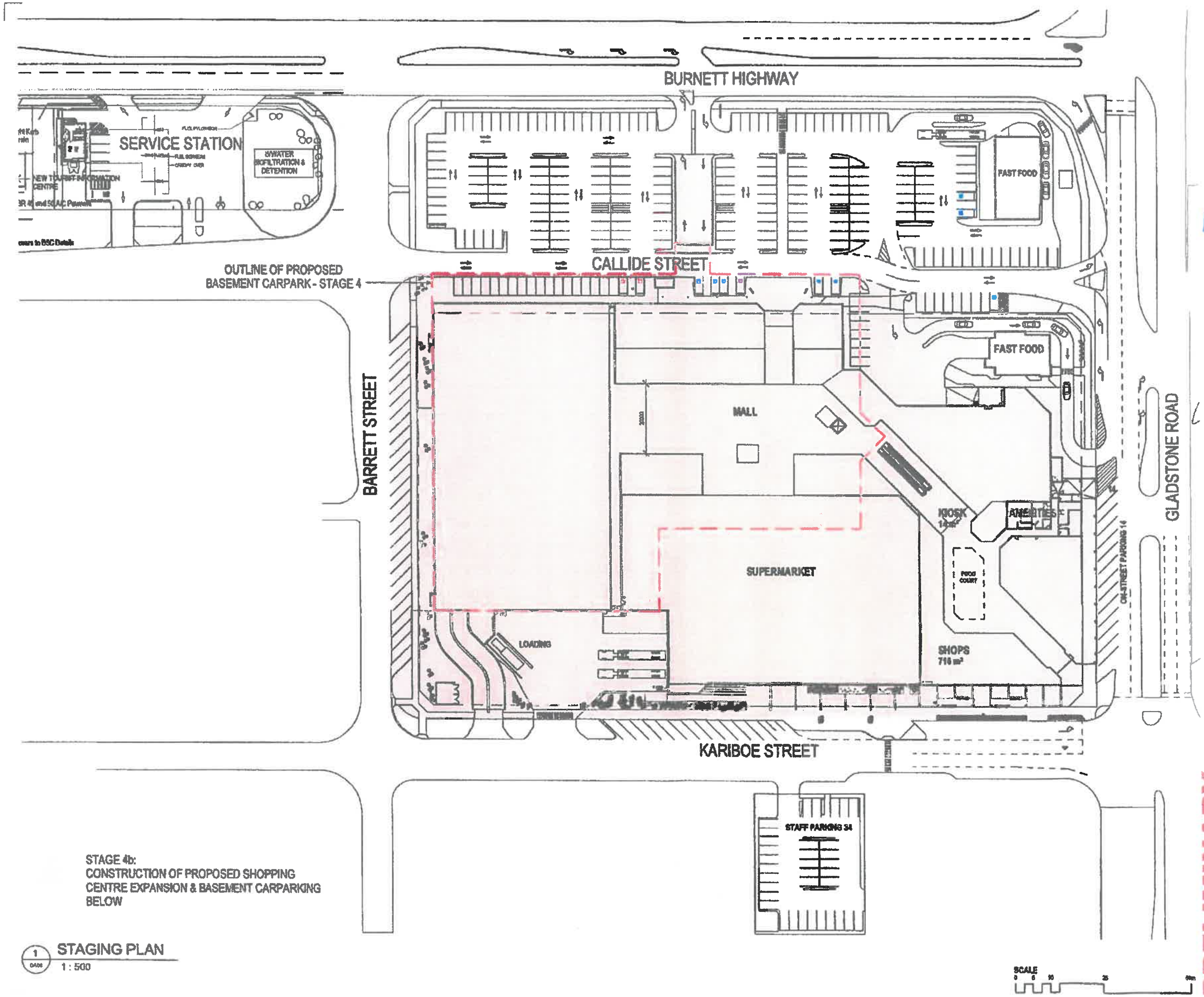
BURNETT HIGHWAY
SERVICE STATION
SWATER BIOFILTRATION & DETENTION
NEW TOURIST INFORMATION CENTRE
FAST FOOD
CALLIDE STREET
OUTLINE OF PROPOSED BASEMENT CARPARK - STAGE 4
BARRETT STREET
FAST FOOD
MALL
KIOSK
AMENITIES
SUPERMARKET
LOADING
SHOPS
716 m²
ON-STREET PARKING 14
GLADSTONE ROAD
KARIBOE STREET
STAFF PARKING 34
STAGE 4b:
CONSTRUCTION OF PROPOSED SHOPPING CENTRE EXPANSION & BASEMENT CARPARKING BELOW
STAGING PLAN
1 : 500
SCALE
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project: PROPOSED REDEVELOPEMENT BILOELA SHOPPINGWORLD

sheet: STAGING PLAN - STAGE 4B

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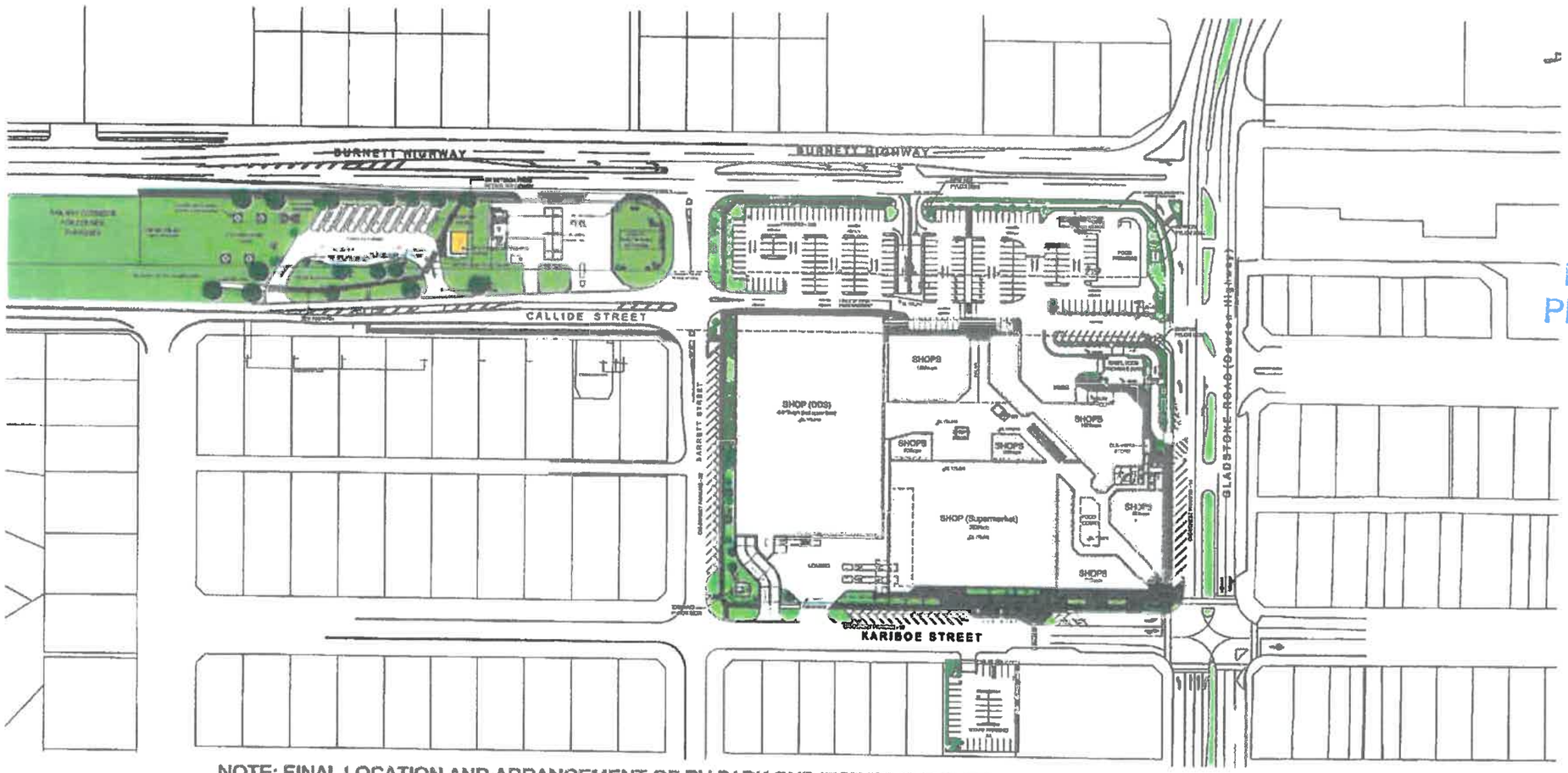
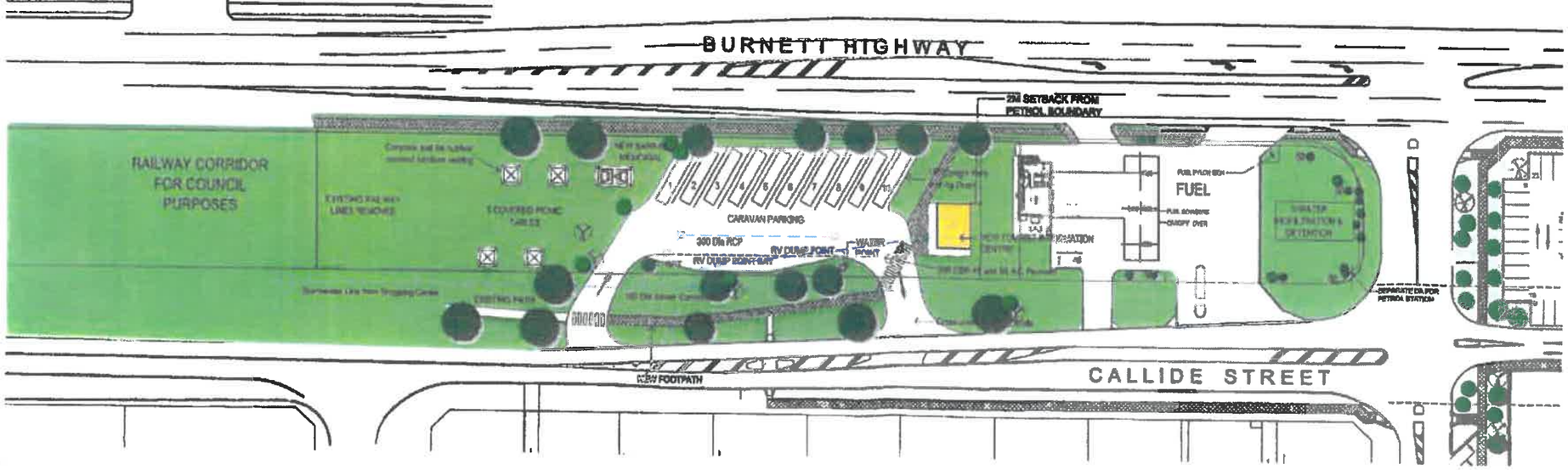


NOTE: FINAL LOCATION AND ARRANGEMENT OF RV PARK SUBJECT TO FURTHER INVESTIGATION WITH COUNCIL AND RELEVANT AUTHORITIES



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1	07/9/14	ON ISSUE	CJL

NOTE:
SITE SURVEY TO BE CARRIED OUT TO CONFIRM BOUNDARY AND EXISTING BUILDING LOCATIONS

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PROPOSED REDEVELOPMENT
BILOELA SHOPPINGWORLD
for
MCCONAGHY GROUP
Corner of Kariboe St & Gladstone Rd, BILOELA
project

PROPOSED TOURIST FACILITIES
sheet

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drawn:	PM
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verified:	

7142	DA11	1
project_no.	sheet_no.	revision

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DRAFT

FUNCTIONAL LAYOUT PLAN BASED ON DILGP DEVELOPMENT APPROVAL DATED 17th SEPTEMBER 2015

HARRIS ST

8

URBAN CHR (S) IS IN ACCORDANCE WITH FIGURE 7.16 OF AUSTROADS PART 4A.

16 13 14 18

26

EXISTING PROPERTY BOUNDARY (ROAD RESERVE -30.1m)

LANEWAY

5 9 12 20 7 10 11 19

FUTURE PROPERTY BOUNDARY (ROAD RESERVE 31m)

6

URBAN AUL (S) IS IN ACCORDANCE WITH FIGURE 6.10 OF AUSTROADS PART 4A.

27

3 2 4 28

BURNETT HWY

DAWSON HWY

3.5 3.0 3.0 3.0

D4-1-1(R)

TOURIST CENTRE

FUEL PYLON SIGN

FUEL

FUEL BOWSERS

CANOPY OVER

S/WATER BIOFILTRATION & DETENTION

BARNETT ST

FAST FOOD

CALLIDE ST

SHOPS 990 m²

FAST FOOD

KIOSK 60 m²

MALL

KIOSK 21 m²

20000

THIS LAYOUT IS INDICATIVE ONLY. IT HAS NOT BEEN THE SUBJECT OF DETAILED DESIGN OR SURVEY.

10 5 0 10 20 30 40m 1:500

Full Size A1

Project:

BURNETT HWY, BILOELA
(BILOELA SHOPPING CENTRE EXPANSION)

EXTERNAL ROADWORKS SHOPPING CENTRE

No.	Date	Amendment	Chk	App
B	21/9/15	LAYOUT AMENDED		
A	9/15	ORIGINAL ISSUE		

Design	
Drawn	WMC
Checked	
Approved	
Date	SEPT 2015
Datum	
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Sheet 1 of 1 Sheets

MRCagney
ABN 11093 336 504

Level 1
16 Marie Street,
Milton
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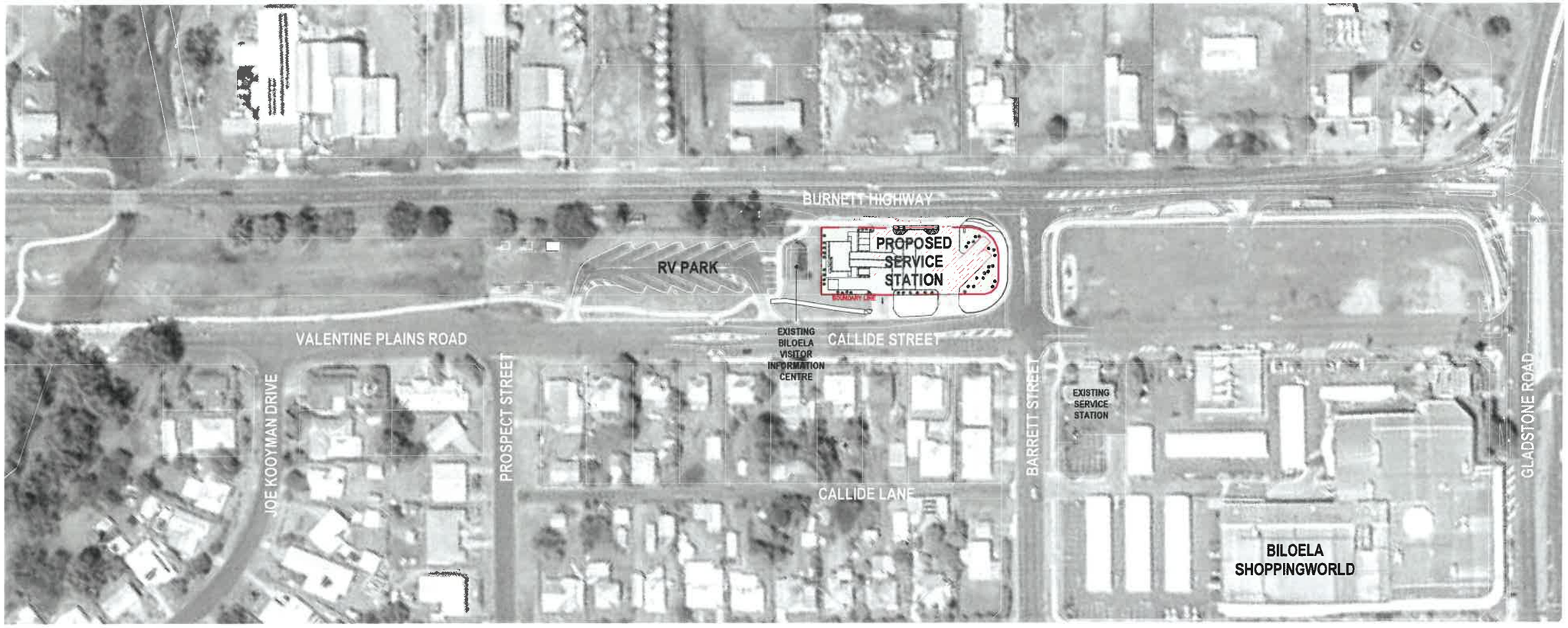
Ph : (07) 3320 3600
Fax : (07) 3320 3636
E-mail: civil@mrcagney.com

Drawing No. 3234-PR88

A B



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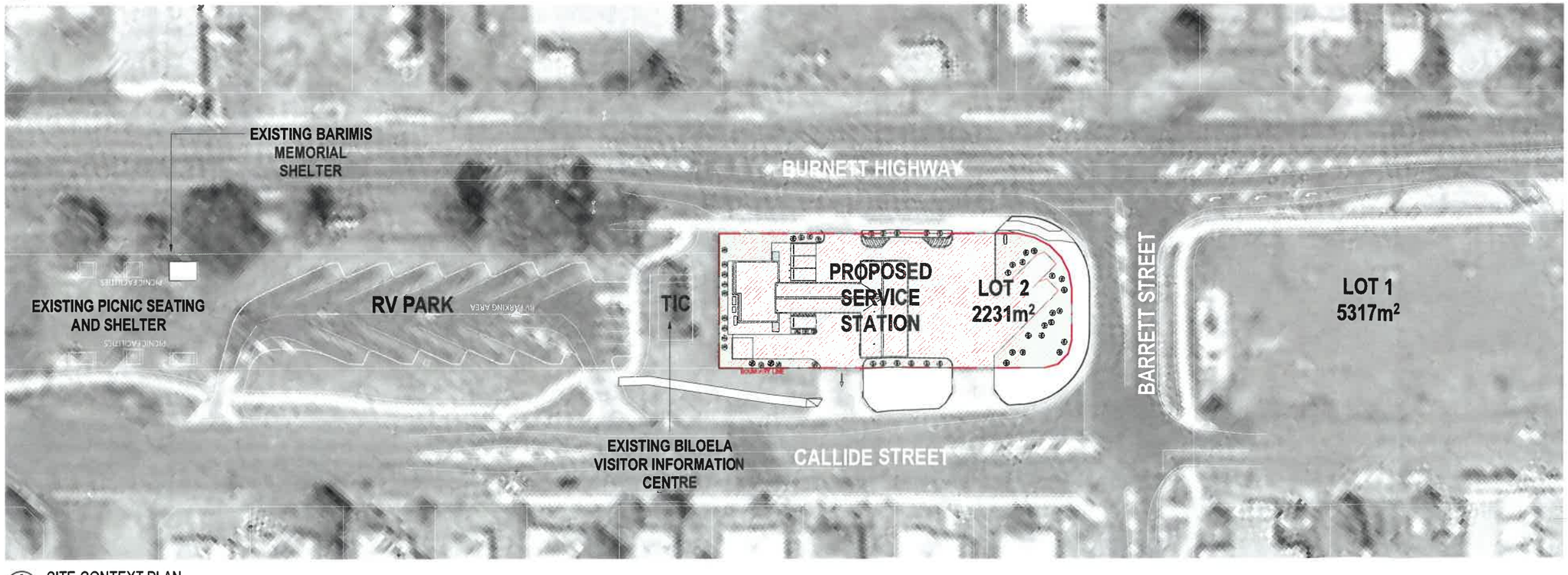

2 SITE CONTEXT PLAN
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Issued for Information	CV	2019.05.08	4
Issued for Information	CV	2019.04.24	3
Issued for Information	CV	2019.04.10	2
Issued for Information	CV	2019.04.03	1
subject	p.a	date	issue

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ALLEANZA ARCHITECTURE

project
PROPOSED SERVICE STATION BILOELA

address
CALLIDE STREET, BILOELA, QLD 4715

client
McCONAGHY GROUP

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sheet size:	A1
scale:	As Indicated

north

SITE LOCALITY PLAN
BILOELA SERVICE STATION
sheet

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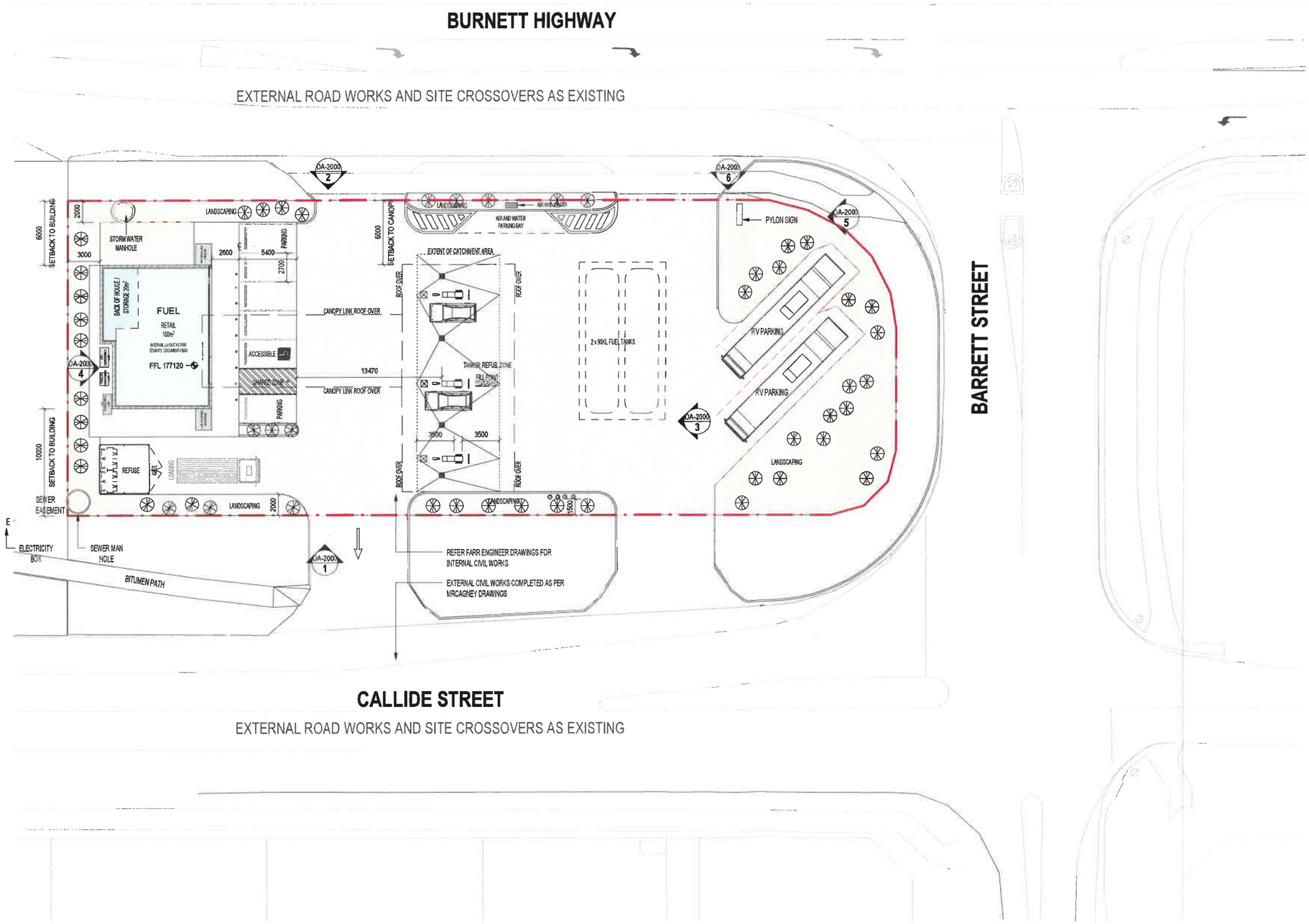
16311	DA-0002	5



1 SERVICE STATION SITE PLAN
1 : 200

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25 SEP 2019
Com003-14/15

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Issued for Information	CV	2019.05.03	7
Issued for Information	CV	2019.04.24	6
Issued for Information	CV	2019.04.17	5
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Issued for Information	CV	2019.04.03	3
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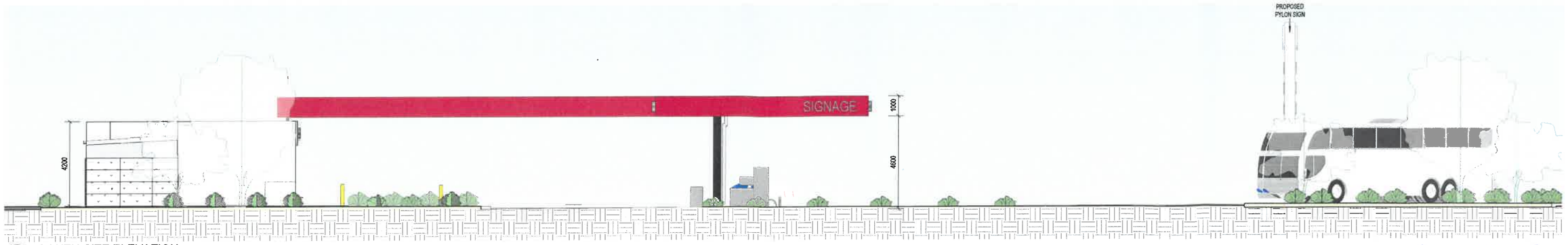
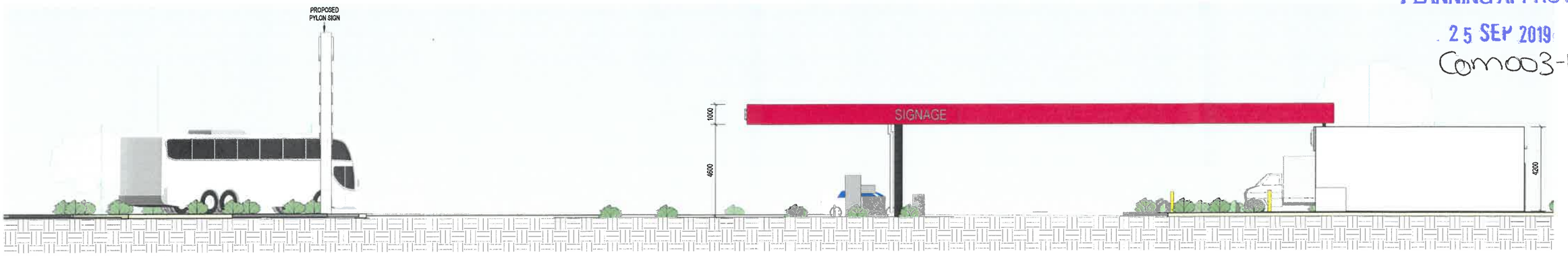
SERVICE STATION SITE PLAN
BILOELA SERVICE STATION
sheet

project_no.	sheet_no.	issue
16311	DA-1000	8



1 DA-1000 SOUTH SITE ELEVATION
1 : 100



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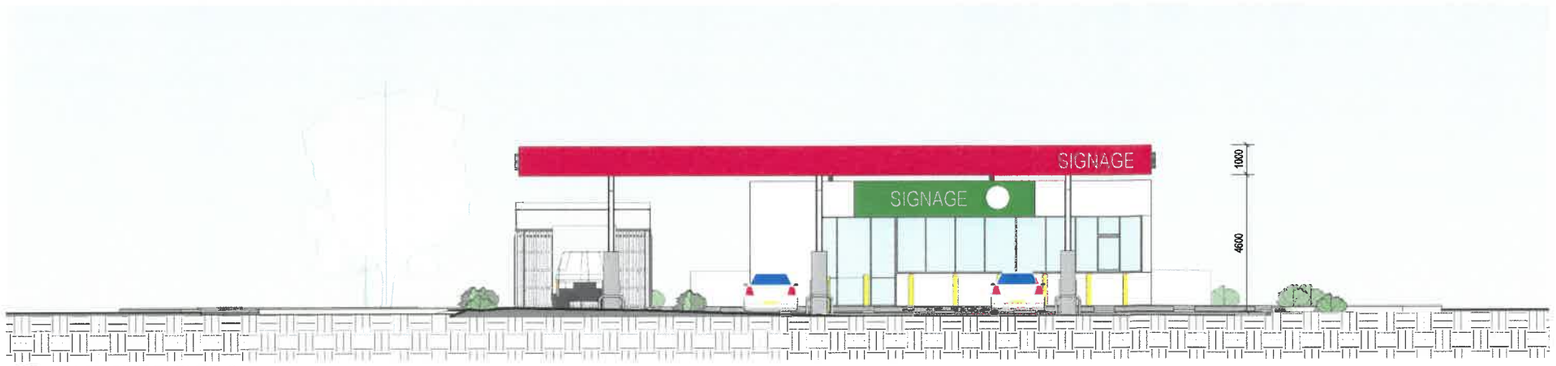
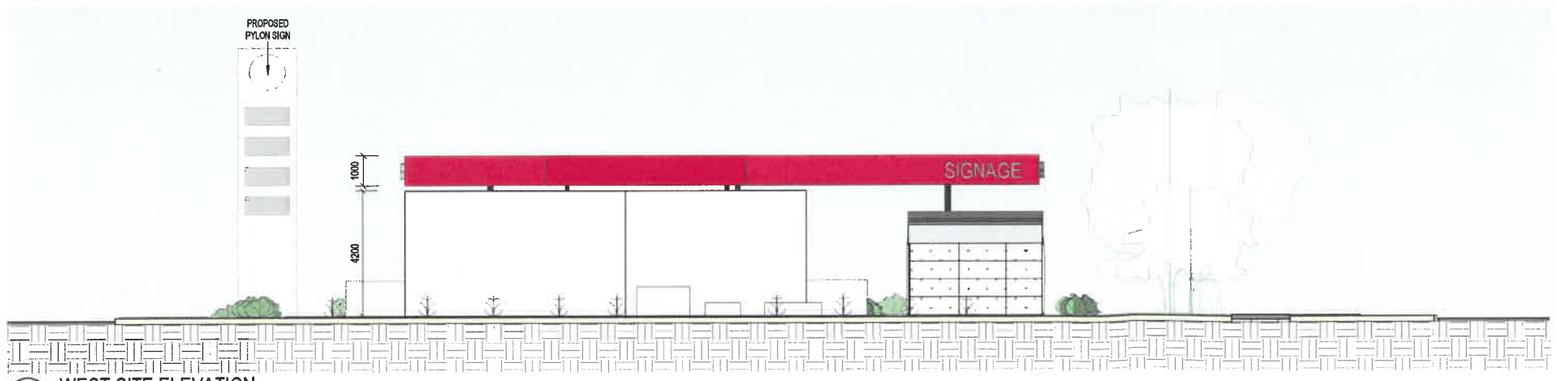
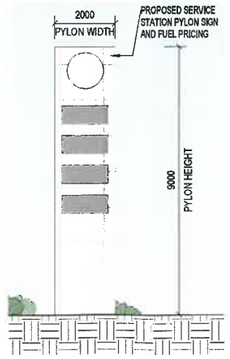
1 : 100



3 DA-1000 EAST SITE ELEVATION
1 : 100

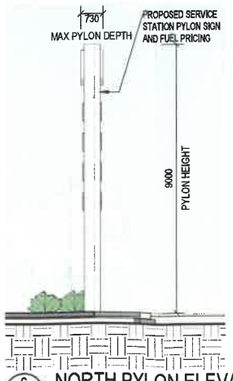


4 DA-1000 WEST SITE ELEVATION
1 : 100



PYLON SIGNAGE MEASURMENTS AND AREA	
PYLON HEIGHT	9m
AREA MEASUREMENT (EAST AND WEST ELEVATION)	18m²
AREA MEASUREMENT (SOUTH AND NORTH ELEVATION)	4.7m²

5 DA-1000 EAST PYLON ELEVATION
1 : 100



6 DA-1000 NORTH PYLON ELEVATION
1 : 100

issue	date	p.a	subject
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5	2019.05.03	CV	Issued for Information
4	2019.04.24	CV	Issued for Information
3	2019.04.10	CV	Issued for Information
2	2019.04.03	CV	Issued for Information
1	2019.03.26	CV	Issued for Information

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SITE ELEVATIONS AND SIGNAGE

BILOELA SERVICE STATION

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Attachment 4
Infrastructure Charges Notice

Attachment 5
Infrastructure Charges Notice

	ADOPTED INFRASTRUCTURE CHARGES NOTICE *Planning Act 2016* and *Local Government Act 2009*

TO:

Applicant:	Biloela Square Pty Ltd c/- Urbis	**File Number:**	COM003-14/15
Address:	Level 7, 123 Albert Street, Brisbane City QLD 4000	**Date of Issue:**	5 September 2019

LAND TO WHICH THE INFRASTRUCTURE CHARGE APPLIES

Planning Scheme:	*Banana Shire Council Planning Scheme 2005*
RPD:	Lot 2 on SP301589

DEVELOPMENT TO WHICH THE ADOPTED INFRASTRUCTURE CHARGE APPLIES

The adopted infrastructure charge applies to the following development type:

Combined Development application for a Material change of use- Service Station, Reconfiguring a Lot (1 into 3 and new road), and Operational Works (Advertising Device) – Impact Assessment

AMOUNT OF THE ADOPTED INFRASTRUCTURE CHARGE

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

Accommodation Building – Water and Sewerage

Development Type	Units Payable	Current Unit Charge	Charge
Service Station	220.92m^2	$58.99 (including PPI)	$13,032.07
Shop	100m^2	$42.14 (including PPI)	$4,214.00
		Total Infrastructure Charges:	**$17,246.07**

ADJUSTMENTS TO THE CHARGE

The charge rates included in this notice are valid until 30 June 2020, 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: _____

John McDougall
DIRECTOR COUNCIL SERVICES

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

Chapter 4, Part 4, Division 2, Subdivision 5

124 Application of this subdivision

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

125 Representations about infrastructure charges notice

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

(2) The local government must consider the representations.

(3) If the local government—

(a) agrees with a representation; and

(b) decides to change the infrastructure charges notice;

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

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

(5) A negotiated notice—

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

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

(c) replaces the infrastructure charges notice.

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

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

126 Suspending relevant appeal period

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

(2) The recipient may give only 1 notice.

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

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

Schedule 1, Table 1, Item 4

Infrastructure charges notices

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

(a) the notice involved an error relating to—

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

Examples of errors in applying an adopted charge—

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

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

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

(iii) an offset or refund; or

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

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

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

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

Attachment 5
Environmental Obligations

SCHEDULE A – General

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

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

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

SCHEDULE B - Noise

B1 Activities must be managed such that noise emissions from the premises do not cause harm or nuisance to adjoining residents and comply with the requirements of the *Environmental Protection Act 1994* and *Environmental Protection (Noise) Policy 2008.*

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

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

B3 All noise producing machinery and equipment (including air conditioners, compressors and cooling systems) are to be fitted with noise attenuation features so that noise at the boundary of the site does not exceed the levels indicated in the table below-

NOISE LIMITS AT A NOISE SENSITIVE PLACE

Period	***Noise Level at a Noise Sensitive Place (ie a residence) Measured as the Adjusted Maximum Sound Pressure Level (LAmax adj, T)***
7 am – 10 pm	Background noise level plus 5 dB(A)
10 pm – 7 am	Background noise level plus 3 dB(A)
Sundays and Public Holidays	Background noise level plus 5 dB(A)
NOISE LIMITS AT A COMMERCIAL PLACE	
Period	***Noise Level at a Commercial Place measured as the Adjusted Maximum Sound Pressure Level (LAmax adj, T)***
7 am - 10 pm	Background noise level plus 10 dB(A)
10 pm - 7 am	Background noise level plus 8 dB(A)
Sundays and Public Holidays	Background noise level plus 8 dB(A)

SCHEDULE C – Air and Light

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

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

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

SCHEDULE D – Water and Stormwater

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

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

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

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

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

SCHEDULE E – Waste Management

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

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

E3 Trap Gully Landfill is the only approved waste facility within the Banana Shire for the disposal of commercial waste. No commercial waste is to be deposited at other Banana Shire landfills or transfer stations without prior written approval from Council.

E4 It is an offence under the *Environmental Protection Regulation 2008* to fail to comply with signage or directions at a waste facility.

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

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

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

SCHEDULE F – Land

F1 A landowner has an obligation to take reasonable steps to keep their land free of declared pests in accordance with the *Land Protection (Pest and Stock Route Management) Act 2002.* Consideration should be given to appropriate treating of declared pest plants, where necessary, in the construction and operational phases of the proposed development to meet the obligations under this Act.