Notice of Meeting

Notice is hereby given that the Ordinary Council Meeting of the Whitsunday Regional Council will be held at the Council Chambers, 67 Herbert Street, Bowen on Wednesday 26 April 2023, commencing at 9:00 AM and the Agenda is attached.

Councillors: Julie Hall (Mayor), Jan Clifford, Clay Bauman, John Collins, Michelle Wright, Gary Simpson (Deputy Mayor) and Michael Brunker.

Local Government Regulation 2012

254.(C) (1) Notice of each local government meeting or adjourned local government meeting must be given to each councillor or committee member at least 2 days before the day of the meeting, unless it is impracticable to give the notice before that time.

(2) The written notice must state:

(a) state the day and time of the local government meeting; and
(b) for a special meeting—state the business to be conducted at the meeting; and
(c) include the agenda for the local government meeting.

(3) A special meeting is a meeting at which the only business that may be conducted is the business stated in the notice of meeting.

Warren Bunker

CHIEF EXECUTIVE OFFICER

Agenda of the Ordinary Council Meeting to be held at
Council Chambers, 67 Herbert Street, Bowen on Wednesday 26 April 2023 commencing at 9:00 AM

Council acknowledges and shows respect to the Traditional Custodian/owners in whose country we hold this meeting.

9:00 AM
- Formal Meeting Commences

10:00 am - 10.30 am
- Morning Tea and Elite Athlete Presentation

Whitsunday Regional Council
Agenda of the Ordinary Council Meeting held at
Council Chambers, 67 Herbert Street, Bowen on
Wednesday 26 April 2023 commencing at 9:00 AM

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1 APOLOGIES/LEAVE OF ABSENCE

This item on the agenda allows Council the opportunity to receive apologies/leave of absence from Councillors unable to attend the meeting.

2 CONDOLENCES

2.1 - Condolences Report

DATE: Wednesday 26 April 2023

TO: Ordinary Council Meeting

AUTHOR: Tailah Jensen - Governance and Administration Officer

RESPONSIBLE OFFICER: Warren Bunker - Chief Executive Officer

PRESENTED FOR: Decision

ATTACHMENTS

Nil

PURPOSE

To acknowledge and observe a minute silence for the recently deceased throughout the Whitsunday Region.

OFFICER'S RECOMMENDATION

That Council observe one (1) minute's silence for the recently deceased.

CONCLUSION

Councillors, committee members, staff, general public and anyone participating in the meeting are to stand and observe a minute silence for the recently deceased.

3 DECLARATIONS OF INTEREST

This item on the agenda allows Councillors the opportunity to declare a conflict of interest, in accordance with the *Local Government Act 2009* (the Act), in a matter that is to be discussed at this meeting of Council that is not an ordinary business matter.

Any such declarations will be managed during the meeting as required in accordance with the relevant sections of the Act.

4 MAYORAL MINUTE

This item on the agenda allows the Mayor to introduce, by a signed minute, a matter for consideration at the meeting. In accordance with Council's Standing Orders, such a matter takes precedence over all other matters for consideration at the meeting and may be adopted by a motion moved by the Mayor without the need for the motion to be seconded.

5 MAYORAL UPDATE

A verbal update will be provided.

6 CONFIRMATION OF MINUTES

6.1 - Confirmation of Minutes

DATE: Wednesday 26 April 2023

TO: Ordinary Council Meeting

AUTHOR: Melanie Douglas - Councillor Support Officer

AUTHORISING OFFICER: Warrren Bunker - Chief Executive Officer

PRESENTED FOR: Decision

ATTACHMENTS

1. Unconfirmed - Ordinary Council Meeting Minutes - 12 April 2023 [**6.1.1** - 37 pages]

PURPOSE

At each Council meeting, the minutes of the previous meeting must be confirmed by the councillors present and signed by the person presiding at the later meeting. The Minutes of Council's Ordinary Council Meeting held on 12 April 2023 are provided for Councils review and confirmation.

OFFICER'S RECOMMENDATION

That Council confirms the Minutes of the Ordinary Meeting held on 12 April 2023.

BACKGROUND

In accordance with s272 of the Local Government Regulation 2012, minutes were taken at Council's Ordinary Council Meeting held on 12 April 2023 under the supervision of the person presiding at the meeting. These unconfirmed minutes once drafted were submitted to the Chief Executive Officer for review and are available on Council's website for public inspection.

DISCUSSION/CURRENT ISSUE

Council's options are:

Confirm the Minutes of the Ordinary Council Meeting held on 12 April 2023.

If Council is satisfied that the unconfirmed minutes are an accurate representation of what occurred at the meeting held on 12 April 2023 and comply with legislative requirements outlined in this report, no further action is required other than to confirm the minutes as per the recommendation.

Confirm the Minutes of the Ordinary Council Meeting held on 12 April 2023 with amendments.

If Council is not satisfied that the unconfirmed minutes are an accurate representation of what occurred at the meeting held on 12 April 2023 and comply with legislative requirements outlined in this report, then they move a motion that they be confirmed but with a list of amendments to ensure they are correct and compliant.

STATUTORY/COMPLIANCE MATTERS

In accordance with the Act, Council must record specified information in the minutes of a meeting regarding any declared material personal interests or conflicts of interest. At the Ordinary Council Meeting held on 12 April 2023, the following interests were declared and recorded in the minutes:

Councillor/Officer	Prescribed or Declarable	Report No.	Particulars of the interest
No declarations were made for this meeting.			

Additionally, the chairperson of a local government meeting must also ensure that details of an order made against a Councillor for unsuitable meeting conduct at a Council meeting are recording in the minutes of the meeting. At the Ordinary Council Meeting held on 12 April 2023, the following orders were made:

Councillor	Order Made
No orders made for this meeting.	

Local Government Regulation 2012

Section 272 of the Regulation stipulates that the Chief Executive Officer must ensure that minutes of each meeting of a local government are taken under the supervision of the person presiding at the meeting.

Minutes of each meeting must include the names of councillors present at the meeting and if a division is called on a question, the names of all persons voting on the question and how they voted.

At each meeting, the minutes of the previous meeting must be confirmed by the councillors present and signed by the person presiding at the later meeting.

A copy of the minutes of each meeting must be available for inspection by the public, at a local government's public office and on its website, within 10 days after the end of the meeting. Once confirmed, the minutes must also be available for purchase at the local government's public office(s).

FINANCIAL IMPLICATIONS

The price for a member of the public to purchase a copy of the minutes must not be more than the cost to the local government of having the copy printed and made available for purchase, and if the copy is supplied to the purchaser by post, the cost of the postage.

TABLED MATTERS

Unresolved Tabled Matters			
Date of Meeting	**Resolution Number**	**Summary**	**Resolved**
25/05/2022	13.1.3 Council Meetings Live Stream Policy	That the item be tabled until we have a full Council.	To be presented to a future Council Meeting.
14/12/2022	13.3.1 - Local Government Infrastructure Plan Amendment	That the item lie on the table to allow Councillors more time to consider the contents of the LGIP.	Completed
25/01/2023	13.2.3 - 20220634 - Development Application for Material Change of Use - Rooming Accommodation (Four (4) Rooms & Communal Facilities) - 37 George Street Bowen - T Tran Vu OM2023/01/25.15	That the item lie on the table pending further information and an on-site inspection to be conducted.	Applicant has 'Stopped the Clock' to 8 May 2023
22/02/2023	13.1.2 - Councillor Conduct Investigation - Councillor Brunker OM2023/02/22.9	That the item to lie on the table to allow Cr Brunker to attend.	Completed - Item addressed at the 8 March 2023 Meeting
22/02/2023	13.5.2 - Tondara Road seal	That the item lie on the table pending further investigations and costings.	
12 April 2023	13.2.2 - 20221171 - Development Application for Development Permit for Material Change of Use - Short Term Accommodation - 20 Stewart Drive, Cannonvale - Angela Gilbert C/- Wynne Planning & Development	That the matter lie on the table and be brought back to a later meeting to provide reasons for refusal.	To be presented at the 26 April 2023 Council Meeting
12 April 2023	13.2.3 - 20221150 - Development Application for Development Permit for Material Change of Use for Short Term Accommodation - 25 Blackcurrant Drive, Hydeaway Bay - WG & KL Reid C/- Wynne Planning & Development	The matter lie on the table and be brought to a later meeting to provide reasons for not approving the application.	To be presented at the 26 April 2023 Council Meeting

CONSULTATION

Director Corporate Services
Manager Governance & Administration

DISCLOSURE OF OFFICER'S INTERESTS

No officer involved in the preparation of this report has an interest to declare in accordance with the provisions of the Local Government Act 2009 or the Staff Code of Conduct.

CONCLUSION

These minutes from the Ordinary Council Meeting held on 12 April 2023 are therefore submitted for adoption of their accuracy by the Councillors at this meeting of Council.

Minutes of the Ordinary Council Meeting held on Wednesday 12 April 2023 at Council Chambers, 83-85 Main Street, Proserpine

Council acknowledges and shows respect to the Traditional Custodian/owners in whose country we hold this meeting.

Councillors Present:

Julie Hall (Mayor/Chair), Jan Clifford, Clay Bauman, John Collins, Michelle Wright, Gary Simpson (Deputy Mayor) and Michael Brunker

Council Officers Present:

Warren Bunker (Chief Executive Officer); Julie Wright (Director Community Services); Neil McGaffin (Director Development Services); Jason Bradshaw (Director Corporate Services); Darren Raeck (Acting Director Infrastructure Services); James Ngoroyemoto (Manager, Governance and Administration); Greg Martin (Communications and Marketing Manager); Scott Hardy (Manager Natural Resource Management and Climate); Melanie Douglas (Minute Taker)

Other Details:

The meeting commenced at 9.00am

The meeting adjourned for morning tea at 10.22am

The meeting reconvened from morning tea at 10.45am

The meeting closed at 11.54am

Whitsunday Regional Council
Minutes of the Ordinary Council Meeting held at
Council Chambers, 83-85 Main Street, Proserpine on
Wednesday 12 April 2023 commencing at 9:00 AM

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1 APOLOGIES/LEAVE OF ABSENCE

There were no apologies/leaves of absence requests for this meeting.

2 CONDOLENCES

2.1 - Condolences Report

PURPOSE

To acknowledge and observe a minute silence for the recently deceased throughout the Whitsunday Region.

OFFICER'S RECOMMENDATION

That Council observe one (1) minute's silence for the recently deceased.

RESOLUTION OM2023/04/12.01

Moved By: **CR J CLIFFORD**

Seconded By: **CR G SIMPSON**

That Council observe one (1) minute's silence for the recently deceased.

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

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3 DECLARATIONS OF INTEREST

There were no conflicts of interests declared for this meeting.

4 MAYORAL MINUTE

There was no Mayoral Minute for this meeting.

5 MAYORAL UPDATE

A verbal update was provided.

Wednesday 22 March	• Council Meeting, in Bowen • That evening attended Coral Sea Marina Resort's 10 year anniversary celebration
Thursday 23 March	• Met with Cr Michelle Wright & Dorne Wallace from Greater Whitsunday Communities to discuss Bowen/Collinsville Youth Survey Summary • Travelled to Airlie Beach to film video for Airlie Beach Boardwalk upgrade • Catch up with CEO • Met with residents, in Proserpine • Internal meetings, in Proserpine
Friday 24 March	• Met with Maritime Safety Queensland representatives • Along with Cr Clay Bauman, I was invited to view the area of the Go Slow Project with Whisper Cruise Dale Tansley • Had an interview with Channel 7 to discuss the region's housing crisis • That afternoon attended the Mullers Lagoon Community Consultation at Bowen PCYC
Sunday 26 March	• Attended the Get Active Proserpine morning at Pioneer Park
Monday 27 March	• Toured the Tassal Prawn Farm with CEO Warren Bunker • That afternoon attended Bowen Chamber of Commerce's special meeting to discuss the future of the Bowen Jetty
Tuesday 28 March	• Internal meetings, in Proserpine • Met with resident, in Airlie Beach
Wednesday 29 March	• Community Catch-up in Cannonvale • Met with Whitsunday Community Services, in Cannonvale • Met with Whitsunday Chamber of Commerce with CEO Warren Bunker • That evening, attending Kipara Tropical Rainforest Retreat re-opening event
Thursday 30 March	• Travelled to Mackay to attend Greater Whitsunday Council of Mayors Suicide Prevention Taskforce Launch • Then attended Greater Whitsunday Council of Mayors meeting with Mackay and Isaac Regional Councils • That afternoon toured the Regional Centre of Excellence with CEO Warren Bunker and Economic Development Manager Gary Warrener
Friday 31 March	• Met with Stella Life, in Bowen • Met with Bowen Community Centre's Executive Officer Stephanie Cora at their new facility
Sunday 2 April	• Attended the Get Active Airlie Beach afternoon
Monday 3 April	• Catch up with CEO, in Bowen • Attended Bowen Cancer Support Group meeting • Internal meetings, in Bowen • That evening travelled to Airlie Beach to meet with Shadow Minister for Trade & Tourism, Kevin Hogan MP, Federal Member for Dawson Andrew Willcox MP, Cr Jan Clifford and Tourism Whitsunday stakeholders

Tuesday 4 April	• Filmed for Freight Hub opening at Whitsunday Coast Airport • Chaired Local Disaster Management Group meeting, in Proserpine • Welcomed new staff attending their induction training
Wednesday 5 April	• Briefing Session, in Proserpine
Thursday 6 April	• Recorded Monthly Mayoral Talkback segment with ABC Radio • Internal meetings, in Proserpine • Filmed for new Quiz Show series • Catch up with CEO • Met with Whitsunday Running Club, in Proserpine • Met with resident, in Proserpine
Tuesday 11 April	• Internal meetings, in Proserpine • Meeting with North Queensland Bulk Ports, in Proserpine

6 CONFIRMATION OF MINUTES

6.1 - Confirmation of Minutes

PURPOSE

At each Council meeting, the minutes of the previous meeting must be confirmed by the councillors present and signed by the person presiding at the later meeting. The Minutes of Council's Ordinary Council Meeting held on 22 March 2023 are provided for Councils review and confirmation.

OFFICER'S RECOMMENDATION

That Council confirms the Minutes of the Ordinary Meeting held on 22 March 2023.

RESOLUTION OM2023/04/12.02

Moved By: **CR G SIMPSON**

Seconded By: **CR M WRIGHT**

That Council confirms the Minutes of the Ordinary Meeting held on 22 March 2023.

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

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7 BUSINESS ARISING

There were no business arising matters for this meeting.

8 DEPUTATIONS

There were no deputations for this meeting.

9 PETITIONS

There were no petitions submitted for this meeting.

10 NOTICES OF MOTION

There were no notice of motions for this meeting.

11 QUESTIONS ON NOTICE

There were no questions taken on notice for this meeting.

12 QUESTIONS FROM THE PUBLIC GALLERY

QUESTION ONE

Name: Fay Chapman

Question:

Thank you, Mayor Hall, for allowing me to present this question this morning.

My questions and comments relate to Table 1 Summary of Amendments page 158/999 of todays separate file which is actually page 6/21 of the Consultation & Submission Analysis Report.

The words 'maximum building heights' is causing confusion to the general reader, as building heights stipulated in the Planning Scheme are only the Code or Council accepted assessable heights. Under the Planning Act an applicant may apply for a greater building height. Delete 'maximum' and put in note to help general understanding.

QUESTION: What is so confusing to the "general reader" about the term "maximum" that this word should be deleted in relation to heights?

I would think that to most "general readers" "maximum" means just what it says i.e. "maximum" a building height that is the accepted assessable height in the Code or Council Planning Scheme. It is the Whitsunday Regional Council's Planning Scheme that's up for endorsement today and if under the State Planning Act an applicant may apply for a greater building height then, so be it, that's a matter for the Planning Department. But surely it's excessive to a remove a word which clearly demonstrates the intent to keep building heights regulated, just because someone thinks that the general reader is confused.

The word "maximum" should be retained in relation to building heights.

"The character of Airlie Beach, which includes its vital, small town scale, tropical climate, pedestrian neighbourhoods, compact Main Street form, blue views to the sea and green views to Airlie Hill, visually penetrable buildings and heights and lush landscape elements, is maintained"

On 9 December 2020, I queried the removal of this statement from the Airlie Town Plan and appealed to our then Mayor Willcox and councillors to reinstate this statement. This they did unanimously. This resolve was shown by current Deputy Mayor Gary Simpson, Cr Jan Clifford, Cr John Collins, Cr Michelle Wright and Cr Mike Brunker. Our community was delighted and thankful of this decision.

Now there is another attempt to delete this statement in the Amendments submitted today to Mayor Julie Hall, Cr Clay Bauman and five of the seven councillors who unanimously voted for this statement's inclusion Dec 2020.

So, contrary to the notes in Table 1, this statement did not result from "a last minute inclusion by Council as a result of community comment". It was already included and in fact I've been told that this statement was penned by professional consultants engaged by council to rewrite the planning scheme at that time.

If now there is a perceived conflict with the word "compact" which we're now informed that in planning terms means "higher density" then this word should be changed. To my "general readers" thinking the use of the word "compact" was an attempt to demonstrate the

geographically confined nature of Airlie Beach located as it is in a natural amphitheatre contained by Mount Whitsunday and Shingley Hill.

The other reason for attempting to delete this statement is that it is “hard to quantify the expression “visually penetrable”.

Question: What’s so hard about this?

Obviously, this means buildings that have view corridors on their ground floors which prevents buildings from blocking views for passing pedestrians and motorists, though perhaps motorist shouldn’t be looking at views. But in passing, they could still notice that our main street isn’t just a solid block of buildings and appreciate the lightening/softening effect of “visually penetrable” buildings.

QUESTION: So why not just change “compact” to “low rise Main Street form” which in fact it is?

And the maximum building heights for Main Street will ensure this is maintained. Or change “compact” to another word which is acceptable to the Planning Department and you, our councillors.

QUESTION: And why is “visually penetrable” such a problem? Again, an alternate word could be used.

The Noosa Planning Scheme 2020 Strategic Framework states; and a relaxed pace of life relative to larger centres in SEQ. Success has come by finding the delicate balance between meeting contemporary needs and ensuring that the community's core values are not eroded. This includes measures to: maintain low rise building heights and states “ Noosa Shire’s built heritage, scenic amenity, vistas and character elements are an important part of the identity and character of local communities” and also “Development in Noosa Shire has a distinctly low key and understated style that avoids features and prominent symbols normally associated with larger metropolitan areas such as the proliferation of signage, high rise buildings and traffic lights.”

Airlie Beach, along with Port Douglas, is a tourist destination of similar renown as Noosa.

Question: why then, should 2(a) be deleted in its entirety from the Airlie local plan because a couple of words, which could be substituted, are considered a problem?

Finally: included in the recommendation submitted to you today is this comment from the planning department, pages 270 & 271 of todays agenda;

Alternatives Considered Options: Positives No Comment

Negatives Option 2 Not adopting the Whitsunday Planning Scheme Major Amendment Delay development of the Region. Delay much needed fixes to errors and updates to the Whitsunday Planning Scheme e.g. zone issues, environmental standards and Regulation updates

QUESTION: So who’s problem is this? Certainly not the communities or yours as councillors. Have you had time to carefully consider this enormous document?

If it’s taken this long to get the Whitsunday Planning Scheme Major Amendment Public Consultation outcomes to today’s meeting for endorsement, then surely tabling this recommendation until the next meeting won’t make that much difference.

Or perhaps amendments could be moved at this meeting to address the concerns I've raised today. The words of my letter to councillors dated 9 December 2020 is still significant and pertinent; Councillors, we ask you to be very astute and read this Major Amendment - Airlie Beach Local Plan, very carefully. Airlie Beach does not have to become the second Gold Coast. Airlie Beach is unique.

Do not allow or ill informed planning amendments to threaten our economic future by destroying the attractiveness which brings visitors to our beautiful town in the first place. Your community looks to you, to keep Airlie Beach unique, low rise and beautiful.

A response will be provided to the customer in due course and included in the next available Ordinary Council Meeting agenda under the business arising section.

13 OFFICERS REPORTS

13.1 Corporate Services

13.1.1 - Update to Council Meeting Date - 14 June 2023

PURPOSE

The purpose of this report is for Council to consider rescheduling the Ordinary Meeting to be held on the 14 June 2023 due to conflicting arrangements.

OFFICER'S RECOMMENDATION

That Council resolves to reschedule the Wednesday 14th June 2023 Ordinary Council Meeting date to Wednesday 7th June 2023, and the necessary public notice be given.

RESOLUTION OM2023/04/12.03

Moved By: **CR J CLIFFORD**

Seconded By: **CR C BAUMAN**

That Council resolves to reschedule the Wednesday 14th June 2023 Ordinary Council Meeting date to Wednesday 7th June 2023, and the necessary public notice be given.

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

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13.1.2 - National General Assembly (NGA) 2023 attendance

PURPOSE

To seek endorsement of the nomination for Councillors to attend the National General Assembly (NGA) 2023 in Canberra from 13-15 June 2023

OFFICER'S RECOMMENDATION

That Council approves Mayor Julie Hall and Councillors XXX to attend the National General Assembly (NGA) 2023 in Canberra from 13 to 15 June 2023

RESOLUTION OM2023/04/12.04

Moved By: **CR C BAUMAN**

Seconded By: **CR J HALL (MAYOR)**

That Council approves Mayor Julie Hall and Councillor Jan Clifford to attend the National General Assembly (NGA) 2023 in Canberra from 13 to 15 June 2023.

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

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13.1.3 - LGAQ Queensland Disaster Management Conference - 30 May-1 June 2023

PURPOSE

To seek endorsement of the nomination for Councillors to attend the Queensland Disaster Management 2023 Conference being held at Brisbane Convention and Exhibition Centre during 30 May - 1 June 2023.

OFFICER'S RECOMMENDATION

That Council approves Mayor Julie Hall and Councillor Gary Simpson to attend the Queensland Disaster Management 2023 Conference from 30 May to 1 June 2023 being held at Brisbane Convention and Exhibition Centre.

RESOLUTION OM2023/04/12.05

Moved By: **CR J CLIFFORD**

Seconded By: **CR C BAUMAN**

That Council approves Mayor Julie Hall and Councillor Gary Simpson to attend the Queensland Disaster Management 2023 Conference from 30 May to 1 June 2023 being held at Brisbane Convention and Exhibition Centre.

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

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13.2 Development Services

13.2.1 - 20220958 - Development Application for Development Permit for Material Change of Use - Place of Worship - 1668 Shute Harbour Rd Cannon Valley - River Church Australia Pty Ltd C/- Vision Surveys (QLD) Pty Ltd

PURPOSE

To present the assessment of the development application.

OFFICER'S RECOMMENDATION

That Council approve the Development Application for Development Permit for Material Change of Use - Place of Worship, made by River Church Australia Pty Ltd, on L: 2 RP: 732103 and located at Shute Harbour Road Cannonvale, subject to the conditions outlined in Attachment 1.

RESOLUTION OM2023/04/12.06

Moved By: **CR J HALL (MAYOR)**

Seconded By: **CR J CLIFFORD**

That Council approve the Development Application for Development Permit for Material Change of Use - Place of Worship, made by River Church Australia Pty Ltd, on L: 2 RP: 732103 and located at Shute Harbour Road Cannonvale, subject to the conditions outlined in Attachment 1.

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

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13.2.2 - 20221171 - Development Application for Development Permit for Material Change of Use - Short Term Accommodation - 20 Stewart Drive, Cannonvale - Angela Gilbert C/- Wynne Planning & Development

PURPOSE

To present the assessment of the development application.

OFFICER'S RECOMMENDATION

That Council approve the Development Application for Development Permit for Material Change of Use – Short-Term Accommodation, made by A K Gilbert and J Meyers C/- Wynne Planning & Development Pty Ltd, on L: 33 RP: 721970 and located at 20 Stewart Drive, Cannonvale, subject to the conditions outlined in Attachment 1.

RESOLUTION OM2023/04/12.07

Moved By: **CR G SIMPSON**

Seconded By: **CR J COLLINS**

That Council approve the Development Application for Development Permit for Material Change of Use - Short-Term Accommodation, made by A K Gilbert and J Meyers C/- Wynne Planning & Development Pty Ltd, on L: 33 RP: 721970 and located at 20 Stewart Drive, Cannonvale, subject to the conditions outlined in Attachment 1.

MEETING DETAILS

The motion was Lost 2 / 5.

LOST

RESOLUTION OM2023/04/12.08

Moved By: **CR J CLIFFORD**

Seconded By: **CR C BAUMAN**

That the matter lie on the table and be brought back to a later meeting to provide reasons for refusal.

MEETING DETAILS

The motion was Carried 6 / 1.

CARRIED

Note: As Council have refused/not approved the application, Council Officers will provide grounds for refusal in accordance with the planning scheme requirements. The matter has been delayed allowing for these reasons to be properly formulated for Council consideration.

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13.2.3 - 20221150 - Development Application for Development Permit for Material Change of Use for Short Term Accommodation - 25 Blackcurrant Drive, Hydeaway Bay - WG & KL Reid C/- Wynne Planning & Development

PURPOSE

To present the assessment of the development application.

OFFICER'S RECOMMENDATION

That Council approve the Development Application for Development Permit for Material Change of Use – Short Term Accommodation, made by W G Reid & K L Reid C/- Wynne Planning & Development, on L: 237 RP: 746321 and located at 25 Blackcurrant Drive Hydeaway Bay, subject to the conditions outlined in Attachment 1.

RESOLUTION OM2023/04/12.09

Moved By: **CR G SIMPSON**

Seconded By: **CR J COLLINS**

That Council approve the Development Application for Development Permit for Material Change of Use - Short Term Accommodation, made by W G Reid & K L Reid C/- Wynne Planning & Development, on L: 237 RP: 746321 and located at 25 Blackcurrant Drive Hydeaway Bay, subject to the conditions outlined in Attachment 1.

PROCEDURAL MOTION

Moved by: **CR J CLIFFORD**

That the matter lie on the table and a report be brought back noting the numbers of short term accommodation in the area.

MEETING DETAILS

The procedural motion was Lost 3 / 4

LOST

PROCEDURAL MOTION RESOLUTION OM2023/04/12.10

Moved By: **CR J HALL**

Seconded By: **CR J CLIFFORD**

The matter lie on the table and be brought to a later meeting to provide reasons for not approving the application.

The motion was Carried 4 / 3

CARRIED

Note: As Council have refused/not approved the application, Council Officers will provide grounds for refusal in accordance with the planning scheme requirements. The matter has been delayed allowing for these reasons to be properly formulated for Council consideration.

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PROCEDURAL MOTION - ADJOURNMENT OM2023/04/12.11

Moved by: **CR M BRUNKER**

Seconded by: **CR J CLIFFORD**

That Council adjourn the meeting for the purpose of morning tea at 10:22am.

MEETING DETAILS:

The procedural motion was Carried 7 / 0

CARRIED

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PROCEDURAL MOTION - RECONVENE OM2023/04/12.12

Moved by: **CR J CLIFFORD**

Seconded by: **CR G SIMPSON**

That Council reconvene the meeting from morning tea at 10:45am.

MEETING DETAILS:

The procedural motion was Carried 7 / 0

CARRIED

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13.2.4 - Whitsunday Planning Scheme Major Amendment

PURPOSE

To inform Council of the outcome of the Whitsunday Planning Scheme Major Amendment Public Consultation, and progress to the next step in adoption of the Amendment.

OFFICER'S RECOMMENDATION

That Council:

1) Endorse the Major Amendment and Administrative Local Government Infrastructure Plan Amendment of the Whitsunday Planning Scheme V4.5, including Mapping.
2) Give Notice of Request to Adopt the proposed amendment to the Minister, in accordance with Chapter 2, Part 4, Section 21.1 of the Ministers Guidelines and Rules 2020.
3) Provide the Minister with the Major Amendment, a timestamped package of the Major Amendment Mapping and the Administrative Local Government Infrastructure Plan Amendment of the Whitsunday Planning Scheme V4.5.
4) Endorse the Whitsunday Planning Scheme Major Amendment Consultation & Submission Analysis Report and:
    a. provide a copy to the Minister;
    b. provide a copy to each person who made a properly made submission;
    c. make a copy available to view and download on Council's website; and
    d. make a copy available to inspect and purchase in each of Council's offices.
5) Report back to the community on the consultation outcomes.
6) Adopt the amended Local Heritage Placecards for display on Council's website and use in the planning assessment process, effective immediately.

RESOLUTION OM2023/04/12.14

Moved By: **CR J HALL (MAYOR)**

Seconded By: **CR J CLIFFORD**

That the matter lie on the table and be brought back to a future Briefing Session to ensure clarity of the Planning Scheme.

MEETING DETAILS

The motion was Carried 4 / 3.

Those voting for the motion were: CR J HALL (MAYOR), CR J CLIFFORD, CR C BAUMAN and CR G SIMPSON

Those voting against the motion were: CR J COLLINS, CR M WRIGHT and CR M BRUNKER

CARRIED

13.2.5 - Development Services Monthly Report - March 2023

PURPOSE

This report presents information relating to the operations of the Development Services Directorate for the month of March 2023.

OFFICER'S RECOMMENDATION

That Council receives the Development Services Monthly Report for March 2023.

RESOLUTION OM2023/04/12.15

Moved By: **CR J CLIFFORD**

Seconded By: **CR M WRIGHT**

That Council receives the Development Services Monthly Report for March 2023.

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

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13.3 Community Services

13.3.1 - Pelican Park Flying Fox Roost Management Plan

PURPOSE

The purpose of this report is to present to Council the proposed Pelican Park Flying Fox Roost Management Plan.

OFFICER'S RECOMMENDATION

That Council endorse the proposed Pelican Park Flying Fox Roost Management Plan.

RESOLUTION OM2023/04/12.16

Moved By: **CR M WRIGHT**

Seconded By: **CR J CLIFFORD**

That Council endorse the proposed Pelican Park Flying Fox Roost Management Plan.

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

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13.3.2 - Financial Support for a Junior Elite Athlete - April 2023

PURPOSE

For Council to consider the applications for Financial Support for a Junior Elite Athlete.

OFFICER'S RECOMMENDATION

That Council approve financial support for the following applicants:

a) Don Algie - North Queensland 10-12yrs State Swimming Championship Titles - $250
b) Isabella Pisaniello - North Queensland 10-12yrs State Swimming Championship Titles - $250
c) Tiarne Watson - U13 Junior Nissan State Age Event (Netball) - $250
d) Freddie Hazelton - Australian Futsal U14 Boys Team - $2,000.

RESOLUTION OM2023/04/12.17

Moved By: **CR J COLLINS**

Seconded By: **CR M WRIGHT**

That Council approve financial support for the following applicants:

a) Don Algie - North Queensland 10-12yrs State Swimming Championship Titles - $250
b) Isabella Pisaniello - North Queensland 10-12yrs State Swimming Championship Titles - $250
c) Tiarne Watson - U13 Junior Nissan State Age Event (Netball) - $250
d) Freddie Hazelton - Australian Futsal U14 Boys Team - $2,000.

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

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13.3.3 - Sport & Recreation Club Grants - April 2023

PURPOSE

For Council to consider the payment of the Sport & Recreation Club Grants for April 2023 in accordance with Council's Sport & Recreation Grant Guidelines.

OFFICER'S RECOMMENDATION

That Council approve the payment of a Sport & Recreation Club Grants to the following recipients:

1. Airlie Beach Football Club Inc. - Band 2 - $3,000
2. Whitsunday Kyokushin Karate Proserpine Inc – Band 3 - $1,500
3. Bowen Bowls Club Inc. – Band 3 - $1,500
4. Airlie Beach Bowls Club Inc. - Band 3 - $1,500
5. Port Denison Gun Club Inc. - Band 4 - $1,000.

RESOLUTION OM2023/04/12.18

Moved By: **CR J COLLINS**

Seconded By: **CR J CLIFFORD**

That Council approve the payment of a Sport & Recreation Club Grants to the following recipients:

1. **Airlie Beach Football Club Inc. - Band 2 - $3,000**
2. **Whitsunday Kyokushin Karate Proserpine Inc – Band 3 - $1,500**
3. **Bowen Bowls Club Inc. – Band 3 - $1,500**
4. **Airlie Beach Bowls Club Inc. - Band 3 - $1,500**
5. **Port Denison Gun Club Inc. - Band 4 - $1,000**

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

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13.3.4 - Sponsorship Request - F1 in Schools STEM Challenge (2023)

PURPOSE

Council to consider a request for sponsorship from Bowen State High School to compete in the F1 in Schools STEM Challenge 2023. The regional final event will be held on Thursday 15 June 2023 in Mackay and the State final event will be held on Tuesday 31 October – Thursday 2 November 2023 in Brisbane.

OFFICER'S RECOMMENDATION

That Council approve a sponsorship of $2,500 to assist the Bowen State High School F1 STEM Challenge Team for 2023. The regional final event will be held on Thursday 15 June 2023 in Mackay and the State final event will be held on Tuesday 31 October - Thursday 2 November 2023 in Brisbane.

RESOLUTION OM2023/04/12.19

Moved By: **CR M WRIGHT**

Seconded By: **CR M BRUNKER**

That Council approve a sponsorship of $2,500 to assist the Bowen State High School F1 STEM Challenge Team for 2023. The regional final event will be held on Thursday 15 June 2023 in Mackay and the State final event will be held on Tuesday 31 October - Thursday 2 November 2023 in Brisbane.

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

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13.3.5 - Community Services Monthly Report - March 2023

PURPOSE

The purpose of the report is to set out an account of statistics pertaining to the functions of each branch within the Community Services Directorate for the month of March 2023.

OFFICER'S RECOMMENDATION

That Council receive the Community Services Monthly Report for March 2023.

RESOLUTION OM2023/04/12.20

Moved By: **CR J CLIFFORD**

Seconded By: **CR C BAUMAN**

That Council receive the Community Services Monthly Report for March 2023.

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

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14 MATTERS OF IMPORTANCE

RESOLUTION OM2023/04/12.21

Moved By: CR J CLIFFORD

Seconded By: CR C BAUMAN

That a report be brought back to investigate how to address the Myna Bird situation in the region.

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

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15 LATE REPORT ITEMS

There were no late items for this meeting.

16 CONFIDENTIAL MATTERS

PROCEDURAL MOTION - CLOSURE OF MEETING

RESOLUTION OM2023/04/12.22

Moved by: CR J CLIFFORD

Seconded by: CR C BAUMAN

That Council close the meeting to the public at 11:32am in accordance with Section 254J of the Local Government Regulations 2012 for closed meetings, for the purpose of discussing the following item and the reason for going into closed session:

16.1.1 - Auction for Intention to Sell Land for Rates Arrears

(e) legal advice obtained by the local government or legal proceedings involving the local government including, for example, legal proceedings that may be taken by or against the local government.

MEETING DETAILS:

The procedural motion was Carried 7 / 0

CARRIED

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PROCEDURAL MOTION - REOPEN MEETING OM2023/04/12.23

Moved by: CR J CLIFFORD

Seconded by: CR M WRIGHT

That Council reopen the meeting to the general public at 11.50am.

MEETING DETAILS:

The motion was Carried 7 / 0

CARRIED

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16.1 Corporate Services

16.1.1 - Auction for Intention to Sell Land for Rates Arrears

RESOLUTION OM2023/04/12.24

Moved By: **CR J CLIFFORD**

Seconded By: **CR G SIMPSON**

That Council resolve that:

1. **The land described as per Attachment 1 be sold by auction for overdue rates at 10:00am on Friday 28th April 2023 at the Bowen Council Chambers at 67 Herbert Street, Bowen under section 142 (4) of the Local Government Regulation 2012;**

   and;

2. **The Chief Executive Officer be authorised to set the reserve price on the land as per the Local Government Regulation 2012.**

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

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The Meeting closed at 11.54am

Confirmed as a true and correct recording this 26 April 2023

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Cr Julie Hall

MAYOR
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7 BUSINESS ARISING

This item on the agenda allows Councillors the opportunity to seek clarification or updates on business arising from the minutes of the previous meeting.

8 DEPUTATIONS

This item on the agenda allows persons to make a deputation to Council. Deputations are managed in accordance with Council's adopted Standing Orders.

9 PETITIONS

This item on the agenda allows for the Mayor, Councillors or Council's Chief Executive Officer to present a petition to the meeting. In accordance with Council's Standing Orders, no debate on or in relation to the tabled petition shall be allowed and the only motion which may be moved is that the petition either be received, referred to a Committee or Council officer for consideration and report back to Council, or not be received because it is deemed invalid.

10 NOTICES OF MOTION - OFF LEASH AREA PROPOSAL

10.1 - Notices of Motion - Off Leash Area Proposal

DATE: Wednesday 26 April 2023

TO: Ordinary Council Meeting

AUTHOR: Cr Jan Clifford

PRESENTED FOR: Decision

ATTACHMENTS

1. Correspondence received from Cr Clifford [**10.1.1** - 1 page]

PURPOSE

In response to being contacted by numerous people I would like to put forward the following for consideration at the next OCM.

COUNCILLORS RECOMMENDATION

That for a trial period of six (6) months WRC trial an off leash area between the hours of 0530 and 0830 on New Beach or Boathaven Beach excluding the Stinger Net Area plus 10 metres either side of the Net at all times.

BACKGROUND

Due to the nature of the beaches in the Airlie Beach Area there is only water for swimming of dogs (and people) at high tide. New Beach/Boathaven Beach is the only all tide beach in the 4802 area.

From: Cr Jan Clifford <Jan.Clifford@whitsundayrc.qld.gov.au>
Sent: Wednesday, 19 April 2023 12:38 PM
To: Warren Bunker <Warren.Bunker@whitsundayrc.qld.gov.au>; Julie Wright <Julie.Wright@whitsundayrc.qld.gov.au>
Subject: Notice of Motion

Good Afternoon Warren & Julie
In response to being contacted by numerous people I would like to put forward the following for consideration at the next OCM.

That for a trial period of six (6) months WRC trial an off leash area between the hours of 0530 and 0830 on New Beach or Boathaven Beach excluding the Stinger Net Area plus 10 metres either side of the Net at all times.

Due to the nature of the beaches in the Airlie Beach Area there is only water for swimming of dogs (and people) at high tide. New Beach/Boathaven Beach is the only all tide beach in the 4802 area.

Thank You

Warmest
Cr Jan

Cr Jan Clifford
Councillor for Division 1

Phone: 1300972753 **Fax:** 0749450222 **Mobile:** 0412721969 **Email:** info@wrc.qld.gov.au
Postal Address: PO Box 104, Proserpine QLD 4800

Whitsunday Regional Council

Customer Centres: Bowen - 67 Herbert Street | Cannonvale - Whitsunday Plaza | Collinsville - Cnr. Stanley and Conway Streets | Proserpine - 83-85 Main Street

11 QUESTIONS ON NOTICE

This item on the agenda is for the inclusion of any responses prepared by officers in response to questions taken on notice at previous meetings of Council.

12 QUESTIONS FROM THE PUBLIC GALLERY

Excerpt from Council's Standing Orders:

1. In each Meeting, time shall be set aside to permit members of the public to address the Council on matters of public interest related to local government.
2. Questions from the Public Gallery will be taken on notice and may or may not be responded to at the Meeting.
3. The time allotted shall not exceed fifteen (15) minutes and no more than three (3) speakers shall be permitted to speak at any one (1) meeting.
4. Any person addressing the Council shall stand, act and speak with decorum and frame any remarks in respectful and courteous language.

13 OFFICERS REPORTS

13.1 Corporate Services

13.1.1 - Finance Report - FY 2022-23 Period ending March 2023

DATE: 26 April 2023

TO: Ordinary Council Meeting

AUTHOR: Julie Moller – Manager Strategic Finance

AUTHORISING OFFICER: Jason Bradshaw - Director Corporate Services

PRESENTED FOR: Information

ATTACHMENTS

1. Monthly Financial Report Mar 2023 [**13.1.1.1** - 7 pages]
2. Financial Statement for the period ending 31 March 2023 [**13.1.1.2** - 17 pages]
3. Capital Delivery Report as at 31 March 2023 [**13.1.1.3** - 5 pages]

PURPOSE

To inform Council of the current financial performance and position for the period to 31 March 2023.

OFFICER'S RECOMMENDATION

That Council receive the Financial Report, Capital Delivery Report and Unaudited Financial Statements 2022/23 for the period ended 31 March 2023.

BACKGROUND

The Chief Executive Officer is required by Section 204(2) of the Local Government Regulation 2012 to present the financial report at a meeting of the Local Government on a monthly basis. The financial report must state the progress that has been made in relation to the Local Government's budget for the period for the financial year up to a day as near as practicable to the end of the month before the meeting is held.

Council adopted the 2022/23 Annual Budget on the 24 June 2022 and adopted the Q2 budget review on the 22 February 2023 which is reflected in this report.

DISCUSSION/CURRENT ISSUE

Year to Date Results

This report and the attachments provide the estimated financial performance and position for the relevant period in the current financial year.

- Attachment 1 contains a summary of the financial performance with commentary around significant items.
- Attachment 2 contains the full set of financial statements, including notes thereto.
- Attachment 3 details the capital budget delivery for the period.

The following highlights some of the key results for the period ending 31 March 2023:

Focus	Details
Sustainability	Key financial sustainability indicators (ratios) are within acceptable and expected parameters (see Attachment 1).
Cash	The end of month cash balance was $132M, which is more than the minimum required levels. The higher level of cash is attributed to the timing of revenue collections and reduced expenditure for materials and services year to date. Councils' investments including term deposits with all cash held having a weighted average interest rate of 3.83% at the end of the month.
Capital	Council has delivered 37% of the full year capital budget (Q2 Review) excluding landfill remediation works and commitments for 2022/23, totalling $22.9M. This underspend has been influenced by changes in the programming of works, scheduled maintenance and recognition of multi-year projects. This budget risk is to be reviewed again for discussion and consideration in the Q3 Budget Review.
Rates & Charges	Outstanding Rates & Charges have decreased from $40.5M in February to $10M in March 2023 due to the 2nd half rates and charges being issued on the 7 February, Water notices on the 21 February, and due date for both accounts closed in March.
General Debtors	General Debtors balance is $5.5M compared to $6.8M the previous month. This balance varies depending on when invoices have been issued within the month. Recovery measures are currently in progress through a debt recovery agency for both Rates debtors and General debtors.

Budget Process Update:

- 2022/23 Budget was endorsed at the Special Budget Meeting on 24 June 2022.
- Quarter 1 Budget Review was adopted at Council's Ordinary Council Meeting on 9 November 2022.
- Quarter 2 Budget Review was adopted at Council's Ordinary Council Meeting on 22 February 2023 and is reflected in these reports.
- Quarter 3 Budget Review has been opened to the responsible budget officers in mid-March 2023 and is due to be tabled at Council's Ordinary Meeting in May 2023.
- 2023/24 Budget is currently underway.

Rates and Charges Update:

- 2022/23 second half Rates notices was issued on 7 February and discount for early payment closed on the 14 March.
- Water notices were issued by 21 February and due date closed on the 29 March.

Council has received confirmation of the Credit Review outcomes from the Queensland Treasury Corporation confirming the assessment as a Moderate Rating with a Neutral Outlook. This maintains the current rating previously held which is to be acknowledged as a good achievement in the current economic environment.

STATUTORY/COMPLIANCE MATTERS

Local Government Regulation 2012

204 Financial Report

(1) The local government must prepare a financial report.

(2) The chief executive officer must present the financial report -

(a) if the local government meets less frequently than monthly - at each meeting of the local government; or

(b) Otherwise - at a meeting of the local government once a month.

(3) The financial report must state the progress that has been made in relation to the local government's budget for the period of the financial year up to a day as near as practicable to the end of the month before the meeting is held.

STRATEGIC IMPACTS

Maximise the organisation's financial performance, achieving a high level of customer service, productivity and efficiency through strategic direction, expert advice and leadership.

FINANCIAL IMPLICATIONS

Maintaining a balanced budget throughout the financial year and remaining financially sustainable remain key objectives. Budget risks identified throughout the year are to be mitigated as part of Council's ongoing budget reviews. Council adopted the Quarter 2 Budget Review in February, and these budgets have been included in the attached financial reports.

CONSULTATION/ENGAGEMENT

Director Corporate Services
Manager Financial Services
Management Accountant

RISK ASSESSMENT

If actual revenue or expenditure exceeds budget, financial risks may apply. These risks will either be managed on a project basis or mitigated through the operational budgets of Council.

A budget risk register is maintained to collate any identified budget risks as they arise during the financial year to be mitigated in quarterly budget reviews.

At the end of March, Council has underspent in both the capital and operational expenses. There are a number of influencing factors that include delays with supply chain issues and a lack of key personnel to manage and deliver work including contractors. This budget risk will continue to be monitored and adjustments will be made to delivery expectations in Q3 if required. The underspend is reflected with increased cash held likely to be the result at the end of financial year.

In addition, cost of living price increases (price risks) are also being seen which will be accommodated within the budgets but may result in less outcomes being realised.

TIMINGS/DEADLINES

Mandatory each month as per Section 204 of the Local Government Regulation 2012.

CONFLICT OF INTEREST DECLARATION

Council officers contributing to the preparation and approval of this report have no conflicts of interest to declare.

HUMAN RIGHTS IMPACT

No

ALTERNATIVES CONSIDERED

N/A

FINANCIAL REPORT

Financial Year: 2022/23
Period Ending: 31 March 2023

BACKGROUND

This report provides the estimated financial performance and position of Whitsunday Regional Council for the relevant period in the current financial year against the Q2 Budget.

INCOME & EXPENDITURE

What was charged to our ratepayers/customers compared to what was spent in delivering our services.

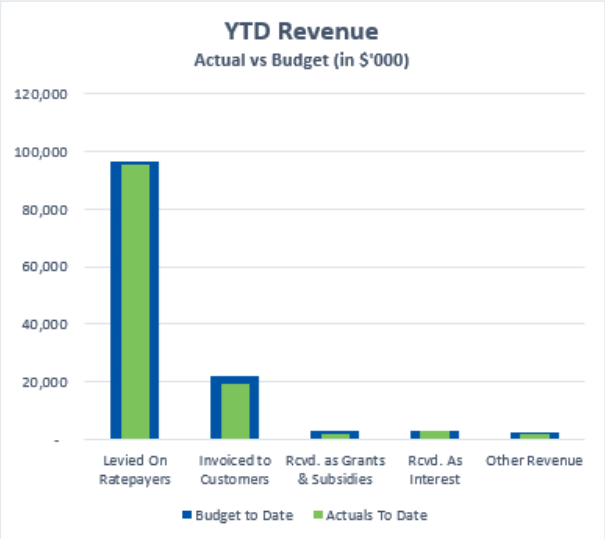
For the period under review, Council's operating surplus stood at $25.5M, after charging depreciation (What We Set-aside for Asset Renewals) of $22.1M. Council's operating surplus is due in part to issuing the second half Rates and Charges.

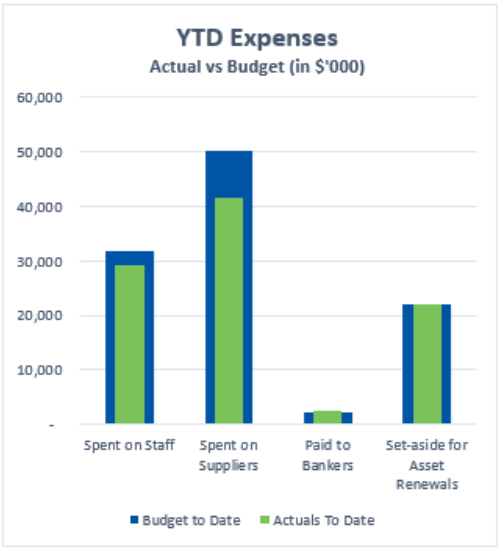
Table 1 : Statement of Income & Expenditure

	Prev. Yr. Audited	Current Budget to date	Actual to date	% Var Current Bud v Act
What We Levied Our Ratepayers	91,390,581	96,310,721	95,431,061	99%
What We Invoiced Our Customers	26,395,334	22,179,481	18,988,247	86%
What We Rcvd. as Grants & Subsidies	9,829,633	2,937,909	1,984,704	68%
What We Rcvd. As Interest from Investment	910,236	2,719,300	2,976,426	109%
Our Other Revenue	2,473,961	2,096,674	1,642,758	78%
Our Total Recurrent Earnings	130,999,746	126,244,085	121,023,196	96%
What We Spent on Our Staff	36,155,112	31,842,734	29,336,115	92%
What We Spent on Our Suppliers	54,446,386	50,290,627	41,681,901	83%
Our Total Direct Spend	90,601,498	82,133,362	71,018,016	86%
What We Paid Our Bankers	4,403,786	2,371,400	2,419,821	102%
What We Set-aside for Asset Renewals	29,202,671	21,969,710	22,090,863	101%
Our Operating Surplus/(Deficit)	6,791,791	19,769,613	25,494,496	129%
Our Capital Revenue	63,054,191	23,856,629	21,890,477	92%
Our Capital Expenses	35,953,228	16,337,107	555,919	3%
Our Capital Surplus/(Deficit)	27,100,962	7,519,522	21,334,558	284%
Our Net Earnings	33,892,753	27,289,135	46,829,055	172%

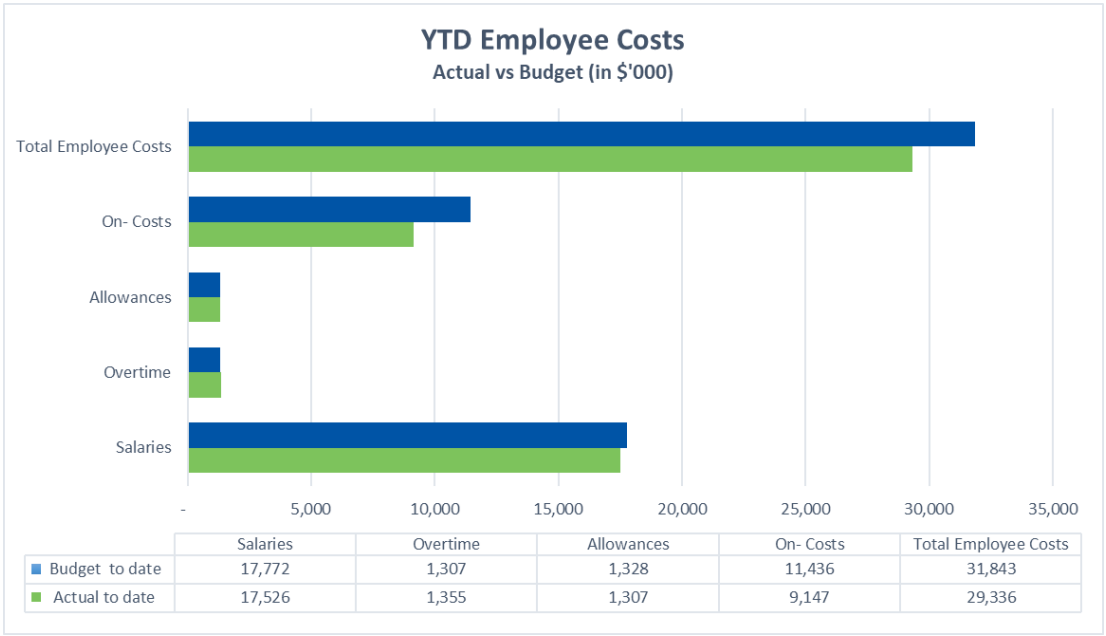
- Total Recurrent Earnings is on target to meet budget, currently sitting at 96%. Rates and charges were issues issued on 7 February and discount closed on the 14 March 2023.
- Interest from Investments is tracking ahead of budget due to interest rate increases and the ability to maximise Council's return on investment. A further review of phasing will be undertaken at Q3 Budget review, to consider RBA interest rate increases for the last quarter.
- Total direct spend is below YTD budget, currently sitting at 86% which is a decrease of 1% against February which spent 87% of YTD budget. It is expected that the timing of operational works will bring actuals more in line with budget, however it is anticipated that the budget will not be fully consumed by End of Financial Year. The ability to fill vacant positions is one of the key factors driving this variance in both labour costs and delivery of works, including the ability to source materials and contractors.

Additional details of revenue and expenditure and their comparison to budget are graphically presented below:





- The underspend on materials and services will be reviewed as part of the Q3 budget review to assess both budget phasing and anticipated underspend as well as budget risks still to be mitigated.



	Salaries	Overtime	Allowances	On- Costs	Total Employee Costs
Budget to date	17,772	1,307	1,328	11,436	31,843
Actual to date	17,526	1,355	1,307	9,147	29,336

The employee costs remain on track for the balance of this year.

COMMUNITY WEALTH

The value of resources Council has, to service our community. Net Community wealth at the end of the period stood at $1.25B.

Table 2 : Statement of Financial Position

	Prev. Yr. Audited	Annual Budget	Actual to date
What We Own	1,211,830,900	1,220,994,958	1,211,990,878
Inventory We Hold	4,543,523	4,570,000	4,589,332
What We are Owed	31,179,637	17,343,945	22,710,638
What We Have in Bank	86,724,823	87,851,269	132,253,303
Our Total Assets	1,334,278,883	1,330,760,173	1,371,544,152
What We Owe Our Suppliers	58,923,646	52,700,110	53,411,239
What We Owe Our Lenders	76,383,059	70,951,059	72,331,681
Our Total Liabilities	135,306,705	123,651,169	125,742,921
Our Community Wealth	1,198,972,178	1,207,109,004	1,245,801,231

- Cash balances (what we have in bank) remains at healthy levels and well above minimum requirements due to revenue being received form the rates levy being issued, reduced capital budget delivery, and reduced operational spending.

Debtors & Borrowings

What We Are Owed	
Category	Amount
Rates & Charges	10,082,326
General Debtors	5,451,672
GST Receivable/(Payable)	261,661
Advances to Community	1,028,000
SUB-TOTAL	16,823,659
Contract Assets	4,424,513
Water Charges not yet levied	2,067,500
Prepayments	1,190,021
Provision for Bad Debts	(1,795,055)
SUB-TOTAL	5,886,980
GRAND TOTAL	22,710,639

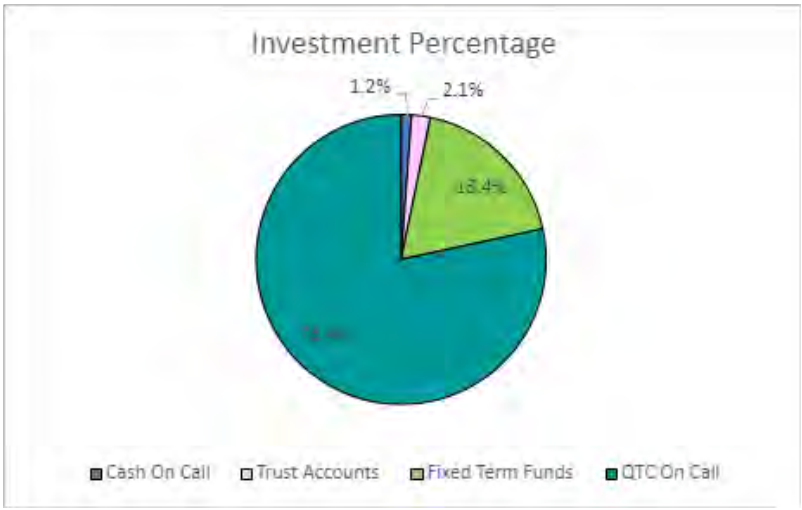
What We Have Borrowed		
Loan	Rate	Balance
81091 Gen5 05/06	7.08%	1,251,472
81092 Gen7 08/09	6.82%	3,525,430
81090 Gen8 09/10	6.33%	2,398,436
81089 Gen8 AMSU	5.07%	2,425,033
81093 STP Projects	5.25%	16,737,739
81094 WTP Projects	4.86%	8,176,654
Bowen STP 19/20	2.20%	8,467,402
WCA Run 19/20	2.20%	20,745,134
Bowen Cell 3 19/20	0.91%	1,664,358
Bowen STP 20/21	1.80%	5,013,053
TOTAL		70,404,711

What We Have Available to Borrow		
Facility	Rate	Limit
Working Capital Facility	0.10%	20,000,000
Term Loans		-
TOTAL		20,000,000

- Rates & charges owed has decreased from $42.5M in February to $10M in March. Rates & Water notices were issued in February and due date for payments closed in March, which is reflected in the outstanding rate & charges debtors balance as at end of March 2023.
- General Debtors balance is $5.5M compared to $6.8M the previous month. General Debtors vary depending upon when invoices have been issued within the month. Recovery measures are currently in progress through a professional debt recovery agency for both Rates debtors and General debtors.

Investments

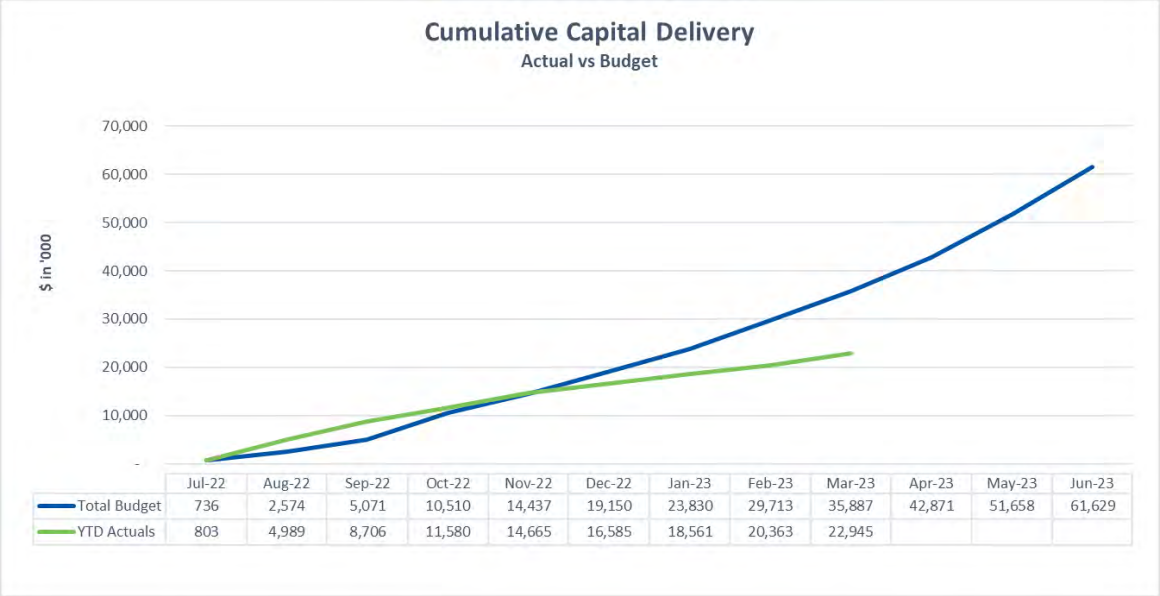
	Prev. Yr	Current
Queensland Treasury Corporation	86,724,823	107,253,303
Term Deposit	-	25,000,000
Total	86,724,823	132,253,303



- $25M is currently invested in term deposits at competitive interest rates to maximise Council's return on investment.
- The balance of excess cash is invested with Queensland Treasury Corporation (QTC), as QTC has been providing the best returns among the acceptable counterparty institutions.
- The weighted average return on investments was at 3.83% for the month of March.

CAPITAL DELIVERY

- $22.9M or 64% of the planned YTD capital budget of $35.9M has been delivered up to 31 March 2023. This equates to 37% of the full year Capital Budget (Q2 Review) of $61.6M being delivered to date.
- $15.8M has been further committed to date which when added to the actual costs equates to 63% of the full year capital budget being spent or committed.
- The capital budget needs further review during the Q3 Budget Review to align expected delivery with the budget and to defer projects unable to be completed this year due to supply chain issues, vacant positions, or other factors.

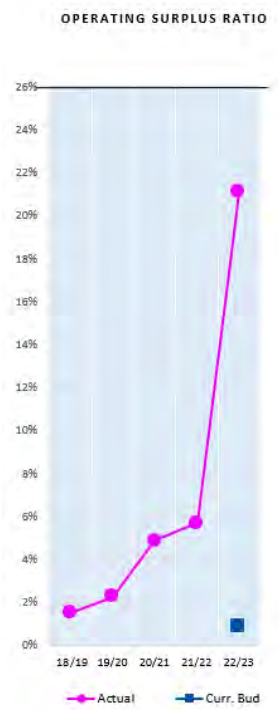
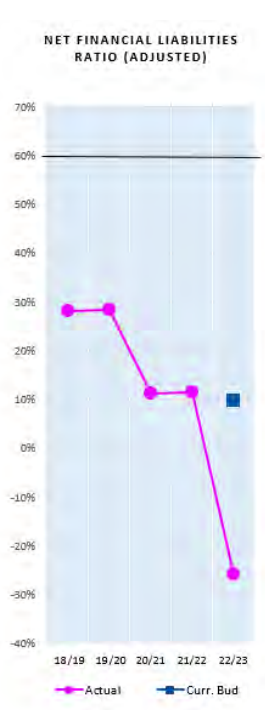
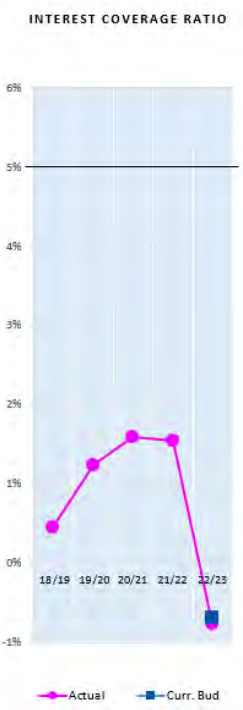
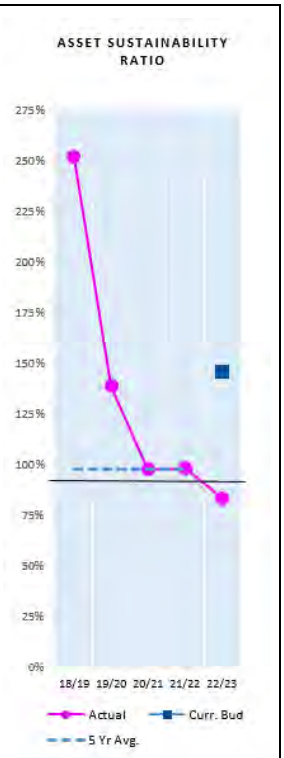


	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23
Total Budget	736	2,574	5,071	10,510	14,437	19,150	23,830	29,713	35,887	42,871	51,658	61,629
YTD Actuals	803	4,989	8,706	11,580	14,665	16,585	18,561	20,363	22,945			

The above graph shows actual costs year to date against the Year-to-Date Budget from the Quarter Two Budget Review. The original capital budget adopted was $73.5M. There are projects that have been deferred at the two previous budget reviews for the 2022/23 financial year.

FINANCIAL CAPACITY

These Ratios indicate Council's financial capacity to fund operations and repay debt obligations, in the short to the medium term.

			
Net Operating Surplus/(Deficit) divided by Total Operating Revenue	*Total Liabilities less Current Assets divided by Total Operating Revenue*	*Net Interest Expense divided by Total Operating Revenue*	*Expenditure on Replacement Assets divided by Depreciation Expense*
Target: 0 - 10% ***YTD Act: 21.07%*** ***Budget: 0.84%***	***Target: < 60%*** ***YTD Act: -25.83%*** ***Budget: 9.76%***	***Target: < 5%*** ***YTD Act: -0.76%*** ***Budget: -0.69%***	***Target: Avg. 90%*** ***YTD Act: 82.89%*** ***Budget: 145.46%***
Above target % due to timing of revenue recognition – Rates & Charges.	Above budget and maintained at a steady level below the maximum recommended levels.	Well below the recommended maximum threshold and in line with budget.	Is below target and budget due to timing of capitalisations.

BUDGET ACHIEVEMENT

Council's ability to meet annual budgeted revenue, contain costs within budgeted expenditure parameters and manage cash flows is presented below.

Item	Prev. Yr Act vs Bud	Curr. Yr. to date	Flag
Our Earnings	101%	85%	
Our Expenditure	98%	68%	
Our Capital Delivery	91%	37%	
Our Cash on Hand	110%	151%	

- Earnings and Cash on Hand indicators are within expected levels as of 31 March. Capital delivery is flagged as at risk of underspend and Our Expenditure is on warning.
- Capital delivery is at 37% of the full year budget delivered, and this is below target. It is expected that this will increase as the work is completed during the financial year. However, the capital budget needs to be reviewed further and some projects deferred where necessary in the Q3 budget review as there is currently a budget risk of non-delivery within the period to 30 June 2023.
- Our Expenditure is at 68% which relates to both budget phasing to be adjusted, and also to the impacts on delivery due to vacant positions.

- Rates Water meter reading notices for the period ending December were issued on 21 February 2023 and due date was 29 March 2023.
- Rates half yearly notices were issues on 7 February 2023 and discount for early payment closed on the 14 March 2023.
- Second Quarter budget review was adopted at Council's Ordinary Council Meeting on 22 February 2023 and is presented in these reports.
- Third Quarter budget review will be opened to the responsible budget officers mid-March 2023 and is due to be tabled at Council's Ordinary Meeting in May 2023.
- 2023/24 Budget is currently under development.
- Budget risks are being monitored as the year progresses and will be discussed during the budget review deliberations.

WHITSUNDAY REGIONAL COUNCIL

Financial Statements
For the nine months ending 31 March 2023

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WHITSUNDAY REGIONAL COUNCIL

Statement of Comprehensive Income
For the nine months ending 31 March 2023

	Note	2023 YTD $	2022 30 June $	Budget 2022/23 $	PTD Budget 2022/23 $	Variance to Budget %
Income						
Recurrent revenue						
Rates, levies and utility charges	3 (a)	95,431,061	91,390,581	96,310,721	96,310,721	99%
Sale of goods and major services	3 (b)	13,259,914	14,675,788	19,612,683	13,407,346	99%
Fees and charges	3 (c)	3,387,494	4,201,420	4,377,170	3,343,628	101%
Lease, rental and levies		279,519	288,188	292,200	219,150	128%
Interest received		2,976,426	910,236	3,691,400	2,719,300	109%
Sales of contract and recoverable works		2,061,320	7,229,938	6,667,626	5,209,357	40%
Other recurrent income		1,642,758	2,473,961	2,798,299	2,096,674	78%
Grants, subsidies and contributions	4 (i)	1,984,704	9,829,633	8,463,405	2,937,909	68%
Total recurrent revenue		121,023,196	130,999,746	142,213,505	126,244,085	96%
Capital revenue						
Grants, subsidies and contributions	4 (ii)	21,460,603	62,299,790	29,148,654	23,141,269	93%
		21,460,603	62,299,790	29,148,654	23,141,269	93%
Total revenue		142,483,799	193,299,536	171,362,159	149,385,354	95%
Capital income		429,874	754,400	953,814	715,361	60%
Total income	2 (b)	142,913,673	194,053,936	172,315,973	150,100,714	95%
Expenses						
Recurrent expenses						
Employee benefits	5	(29,336,115)	(36,155,112)	(41,416,711)	(31,842,734)	92%
Materials and services	6	(41,681,901)	(54,446,386)	(67,002,004)	(50,290,627)	83%
Finance costs	7	(2,419,821)	(4,403,786)	(3,295,200)	(2,371,400)	102%
Depreciation and amortisation		(22,090,863)	(29,202,671)	(29,303,271)	(21,969,710)	101%
Total operating expenses		(95,528,700)	(124,207,955)	(141,017,186)	(106,474,472)	90%
Capital expenses						
Other capital expenses	8	(555,919)	(35,953,228)	(23,161,959)	(16,337,107)	3%
Total expenses	2 (b)	**(96,084,619)**	**(160,161,183)**	**(164,179,145)**	**(122,811,579)**	78%
Net result		**46,829,055**	**33,892,753**	**8,136,828**	**27,289,135**	172%
Other comprehensive income						
Items that will not be reclassified to net result						
Increase / (decrease) in asset revaluation surplus		-	5,247,434	-	-	
Total other comprehensive income for the year		-	5,247,434	-	-	
Total comprehensive income for the year		**46,829,055**	**39,140,188**	**8,136,828**	**27,289,135**	172%

The above statement should be read in conjunction with the accompanying notes and Summary of Significant Accounting Policies.

WHITSUNDAY REGIONAL COUNCIL

Statement of Appropriations
For the nine months ending 31 March 2023

	Note	2023 $	2022 $	**Budget 2022/23 $**
Retained surplus (deficiency) from prior years		8,495,807	10,040,818	8,495,805
Net result for the year		46,829,055	33,892,753	8,136,828
		55,324,862	43,933,571	**16,632,633**
Transfers (to) from capital account				
Transfer of capital income		(429,874)	(754,400)	(953,814)
Funds (utilised for) created from - capital funding		-	-	9,274,976
Transfer of capital expenses		555,919	35,953,228	23,161,959
Non-monetary capital revenue		-	(7,554,448)	-
Unspent capital revenue transferred from capital		19,750,450	13,383,203	-
Adjustment for unfunded depreciation		962,478	1,884,641	1,163,244
Transfer to adjust the working capital cash		-	(2,443,492)	(1,013,368)
Net capital account transfers		20,838,972	40,468,732	31,632,997
Tranfers (to) from restricted reserves				
Constrained grants and subsidy reserve		(8,365,054)	(28,041,017)	(11,897,361)
Constrained NDRRA grants reserve		(13,095,549)	(26,704,325)	(17,251,293)
Retained surplus (deficiency) available for transfer to reserves		54,703,231	29,656,961	19,116,976
Transfers (to) from reserves for future capital funding:				
Capital works reserve		(6,498,954)	(19,138,186)	(6,498,954)
Disaster resilence reserve		(3,190,182)	(366,000)	(3,190,181)
Transfers (to) from reserves for future recurrent funding purposes:				
Operational projects reserve		-	(1,656,967)	-
Retained surplus (deficit) at end of year		**45,014,095**	**8,495,808**	**9,427,842**

WHITSUNDAY REGIONAL COUNCIL

Statement of Financial Position
As at 31 March 2023

	Note	2023 $	2022 $	Budget 2022/23 $
Current assets				
Cash and cash equivalents	9	107,253,303	86,724,823	87,851,269
Cash investments	9	25,000,000	-	-
Receivables	10 (a)	14,741,943	12,343,398	12,743,945
Inventories	11	2,069,332	1,633,523	1,660,000
Contract assets		4,424,513	13,473,911	-
Other assets		3,519,182	5,337,328	4,600,000
		157,008,274	119,512,983	106,855,214
Non-current assets held for sale		2,520,000	2,910,000	2,910,000
Total current assets		159,528,274	122,422,983	109,765,214
Non-current assets				-
Receivables	10 (b)	25,000	25,000	-
Investment properties	12	2,188,653	2,040,000	2,040,000
Property, plant and equipment	13	1,207,896,564	1,207,885,238	1,217,049,297
Right of use assets	13	1,905,661	1,905,661	1,905,661
Total non-current assets		1,212,015,878	1,211,855,900	1,220,994,958
TOTAL ASSETS		1,371,544,152	1,334,278,883	1,330,760,173
				-
Current liabilities				-
Trade and other payables	14	7,357,189	14,856,999	15,190,000
Provisions	15	11,978,583	11,536,892	8,350,000
Borrowings	16	5,952,866	5,952,866	5,674,100
Contract liabilities		7,207,436	5,614,986	-
Total current liabilities		32,496,074	37,961,743	29,214,100
Non-current liabilities				-
Trade and other payables		4,358,035	4,358,035	4,358,035
Provisions	15	22,509,997	22,556,735	24,802,075
Borrowings	16	66,378,815	70,430,193	65,276,959
Total non-current liabilities		93,246,847	97,344,962	94,437,069
TOTAL LIABILITIES		125,742,921	135,306,705	123,651,169
				-
NET COMMUNITY ASSETS		**1,245,801,231**	**1,198,972,178**	**1,207,109,004**
				-
Community equity				-
				-
Investment in capital assets		763,635,537	759,814,182	775,423,612
Asset revaluation surplus		362,680,628	362,680,628	362,680,628
Retained surplus		45,014,095	8,495,807	9,427,842
Reserves	17	74,470,971	67,981,560	59,576,922
				-
TOTAL COMMUNITY EQUITY		**1,245,801,231**	**1,198,972,178**	**1,207,109,004**

The above statement should be read in conjunction with the accompanying notes and Summary of Significant Accounting Policies.

WHITSUNDAY REGIONAL COUNCIL

Statement of Changes in Equity
For the nine months ending 31 March 2023

	Note	Total		Retained surplus Note 22		Reserves		Asset revaluation surplus	
		2023 $	2022 $	2023 $	2022 $	2023 $	2022 $	2023 $	2022 $
Balance at beginning of the year		1,198,972,178	1,155,016,109	768,309,990	741,244,821	67,981,560	56,338,095	362,680,628	357,433,194
Error correction to opening balance		-	4,815,881	-	4,815,881			-	
Restated opening balances		1,198,972,178	1,159,831,990	768,309,990	746,060,702	67,981,560	56,338,095	362,680,628	357,433,194
Net result		46,829,055	33,892,753	46,829,055	33,892,753	-	-	-	-
Other comprehensive income for the year									
Revaluations:									
Property, plant & equipment	13	-	5,274,934	-	-	-	-	-	5,274,934
Change in value of future rehabilitation costs		-	(27,500)	-	-	-	-	-	(27,500)
Total comprehensive income for the year		46,829,055	39,140,188	46,829,055	33,892,753	-	-	-	5,247,434
Transfers (to) from retained earnings and recurrent reserves		-	-	-	(1,656,967)	-	1,656,967	-	-
Transfers (to) from retained earnings and capital reserves		-	-	(6,489,411)	(9,986,498)	6,489,411	9,986,498	-	-
Balance at end of the year		1,245,801,232	1,198,972,178	808,649,633	768,309,990	74,470,971	67,981,560	362,680,628	362,680,628

The above statement should be read in conjunction with the accompanying notes and Summary of Significant Accounting Policies.

WHITSUNDAY REGIONAL COUNCIL

Statement of Cash Flows
For the nine months ending 31 March 2023

	Note	2023 $	2022 $	Q2 Budget 2022/23 $
Cash flows from operating activities				
Receipts				
General rates and utility charges		91,323,721	92,817,736	95,896,540
Sale of goods and major services		13,259,914	14,675,788	19,612,683
Lease, rental and levies, fees and charges		3,563,013	3,527,583	4,469,371
Other income		5,247,456	9,287,861	9,210,976
GST received		522,283	11,734,611	(5,056)
Receipts from customers		113,916,387	132,043,579	129,184,514
Operating grants, subsidies and contributions		3,833,831	11,254,434	8,464,537
Interest received		2,976,426	910,236	3,691,400
Payments				
Payment to employees		(29,402,080)	(36,203,939)	(41,253,498)
Payments for materials and services		(47,967,183)	(54,056,668)	(66,802,910)
GST paid		-	(12,692,061)	-
Payments to suppliers and employees		(77,369,263)	(102,952,668)	(108,056,407)
Interest expense		(2,052,960)	(2,962,173)	(3,080,200)
Net cash inflow (outflow) from operating activities		41,304,420	38,293,408	30,203,843
Cash flows from investing activities				
Government subsidies and grants		26,820,960	45,344,392	36,299,678
Capital contributions		3,432,364	2,655,816	706,769
Payments for property, plant and equipment		(22,783,903)	(73,039,140)	(157,261,822)
Movement in work in progress		-	-	95,632,533
Payments for investment property		(161,566)	(30,603)	-
Net transfer (to) from cash investments		(25,000,000)		-
Proceeds from sale of property, plant and equipment		135,728	537,617	953,814
Payments for rehabilitation work		-	-	(1,013,368)
Non-current assets held for sale - Proceeds from sale		822,855	-	1,037,000
Net movement in loans to community organisations		9,000	12,000	
Net cash inflow (outflow) from investing activities		(16,724,562)	(24,519,918)	(23,645,396)
Cash flows from financing activities				
Repayment of borrowings	16	(4,051,378)	(5,210,944)	(5,432,000)
Repayments made on finance leases		-	(454,787)	-
Net cash inflow (outflow) from financing activities		(4,051,378)	(5,665,731)	(5,432,000)
Net increase (decrease) in cash and cash equivalents held		20,528,480	8,107,759	1,126,447
Cash and cash equivalents at beginning of the financial year		86,724,823	78,617,064	86,724,822
Cash and cash equivalents at end of the financial year	9	**107,253,303**	**86,724,823**	**87,851,269**

The above statement should be read in conjunction with the accompanying notes and Summary of Significant Accounting Policies.

WHITSUNDAY REGIONAL COUNCIL

Statement of Capital Funding
For the nine months ending 31 March 2023

	Note	2023	2022	**Budget 2022/23**
		$	$	**$**
Sources of capital funding				
Excess capital revenue provided in year		(19,750,450)	(13,383,193)	(9,274,976)
Finance leases for right of use assets		-	372,072	-
Funded depreciation and amortisation		21,128,385	27,318,030	28,140,025
Proceeds from the sale of capital assets		958,583	537,617	953,814
Donated and contributed physical assets		-	7,554,448	-
Constrained grants, subsidies and contributions		6,270,070	26,864,545	11,917,256
Insurance reimbursed reserve and		-	222,400	-
Capital Works reserve		5,294,709	10,471,749	18,073,877
Insurance Restoration reserve		-	-	-
Constrained NDRRA grants reserve		13,095,549	26,704,325	17,251,293
		26,996,847	86,661,994	**67,061,289**
Application of capital funding				
Non-current capital assets				
Land and Improvements		-	-	-
Buildings and Other Structures		18,664,970	57,484,257	44,670,262
Plant and equipment		2,571,802	8,667,528	9,479,543
Transport Infrastructure		1,867,088	26,446,237	78,554,078
Water		-	14,663,645	15,088,779
Sewerage		-	25,536,530	9,469,160
Right of use - Land		-	-	-
Right of use - Buildings		-	347,480	-
Right of use - Plant		-	24,592	-
Movement in capital work in progress		(319,958)	(52,204,610)	(95,632,533)
Investment property		161,566	30,603	-
		22,945,469	80,996,263	61,629,289
Principal loan redemptions				
Queensland Treasury Corporation		4,051,378	5,210,944	5,432,000
Finance leases for right of use assets		-	454,787	-
		4,051,378	5,665,731	5,432,000
		26,996,847	86,661,994	**67,061,289**

The above statement should be read in conjunction with the accompanying notes and Summary of Significant Accounting Policies.

WHITSUNDAY REGIONAL COUNCIL

Notes to the Financial Statements
For the nine months ending 31 March 2023

2 Analysis of results by program

(b) Income and expenses defined between recurring and capital, and assets are attributed to the following programs:

	Gross program income				Total income	Gross program expenses		Total expenses	Operating surplus/(deficit) from recurrent operations	Net result for year	Assets
	Recurrent revenue		Capital revenue			Recurrent	Capital				
	Grants	Other	Grants	Other							
Programs	2023 $	2023 $	2023 $	2023 $	2023 $	2023 $	2023 $	2023 $	2023 $	2023 $	2023 $
Office of the Chief Executive	222,545	306,517	-	-	529,062	(4,855,101)	-	(4,855,101)	(4,326,039)	(4,326,039)	-
Corporate Services	502,584	57,159,059	2,227,594	429,874	60,319,110	(7,556,382)	(141,350)	(7,697,732)	50,105,261	52,621,378	233,173,890
Community Environmental Services	211,076	2,526,057	2,590	-	2,739,723	(12,987,100)	(12,914)	(13,000,014)	(10,249,967)	(10,260,291)	33,771,701
Engineering	1,021,535	1,190,120	12,454,699	1,118,275	15,784,629	(27,484,297)	(401,608)	(27,885,904)	(25,272,641)	(12,101,275)	629,600,876
Waste Management	(0)	9,638,731	-	-	9,638,731	(6,253,884)	-	(6,253,884)	3,384,848	3,384,848	15,644,557
Planning & Development Assessment	-	1,435,207	-	2,314,089	3,749,296	(2,869,867)	-	(2,869,867)	(1,434,660)	879,429	-
Airport Operations	-	6,042,799	104,827	-	6,147,627	(5,025,538)	(47)	(5,025,585)	1,017,262	1,122,042	63,984,740
Quarries & Pitts	-	1,609,870	-	-	1,609,870	(1,949,539)	-	(1,949,539)	(339,669)	(339,669)	3,836,060
Shute Harbour Operations	-	2,662,385	3,190,181	-	5,852,566	(3,567,943)	-	(3,567,943)	(905,558)	2,284,623	52,782,656
Water Services	6,875	19,243,930	48,348	-	19,299,153	(13,468,054)	-	(13,468,054)	5,782,751	5,831,098	163,013,868
Sewerage Services	-	17,243,906	-	-	17,243,906	(9,510,996)	-	(9,510,996)	7,732,910	7,732,910	175,735,806
Total	1,964,615	119,058,581	18,028,239	3,862,238	142,913,673	(95,528,700)	(555,919)	(96,084,619)	25,494,496	46,829,055	1,371,544,153

For the year ended 30 June 2022

	Gross program income				Total income	Gross program expenses		Total expenses	Operating surplus/(deficit) from recurrent operations	Net result for year	Assets
	Recurrent revenue		Capital revenue			Recurrent	Capital				
	Grants	Other	Grants	Other							
Programs	2022 $	2022 $	2022 $	2022 $	2022 $	2022 $	2022 $	2022 $	2022 $	2022 $	2022 $
Office of the Chief Executive	309,915	323,297	-	-	633,213	(4,631,745)	-	(4,631,745)	(3,998,532)	(3,998,532)	-
Corporate Services	5,876,520	52,565,921	12,287,027	140,000	70,869,468	(6,509,608)	(549,407)	(7,059,014)	51,932,833	63,810,454	211,641,507
Community Environmental Services	578,316	3,071,771	1,196,968	163,733	5,010,789	(16,362,796)	(43,846)	(16,406,642)	(12,712,709)	(11,395,853)	14,955,142
Engineering	2,324,555	6,401,938	29,261,218	7,161,652	45,149,363	(38,585,222)	(12,032,257)	(50,617,479)	(29,858,728)	(5,468,115)	625,982,905
Waste Management	(5,403)	9,654,384	-	520,650	10,169,631	(8,591,844)	(17,568,890)	(26,160,734)	1,057,137	(15,991,103)	13,584,145
Planning & Development Assessment	-	1,889,063	-	1,392,366	3,281,429	(3,291,035)	-	(3,291,035)	(1,401,972)	(9,606)	-
Airport Operations	95,478	6,304,859	676,208	-	7,076,545	(6,517,641)	(427,848)	(6,945,488)	(117,304)	131,056	65,325,979
Quarries & Pitts	-	3,278,820	-	127,427	3,406,247	(3,900,182)	(244,665)	(4,144,847)	(621,362)	(738,600)	3,951,691
Shute Harbour Operations	559,683	1,160,928	5,308,413	-	7,029,024	(2,863,820)	(2,441,273)	(5,305,093)	(1,143,210)	1,723,931	55,898,560
Water Services	1,102	20,048,313	3,359,692	615,159	24,024,266	(19,075,255)	(1,082,464)	(20,157,719)	974,160	3,866,547	169,231,633
Sewerage Services	1,102	16,559,184	-	843,677	17,403,963	(13,239,391)	(1,562,578)	(14,801,968)	3,320,895	2,601,994	173,707,321
Total	9,741,267	121,258,479	52,089,526	10,964,664	194,053,936	(123,568,537)	(35,953,228)	(159,521,765)	7,431,209	34,532,172	1,334,278,883

WHITSUNDAY REGIONAL COUNCIL

Notes to the Financial Statements
For the nine months ending 31 March 2023

	Note	2023 $	2022 $
3 Revenue			
(a) Rates, levies and utility charges			
General rates		56,801,357	53,731,316
Water		11,928,827	11,186,249
Water consumption, rental and sundries		5,915,579	7,022,545
Sewerage		18,016,084	17,461,001
Waste management		7,513,976	6,577,269
Rates and utility charge revenue		100,175,822	95,978,380
Less: Discounts		(4,030,392)	(3,884,682)
Less: Pensioner remissions		(714,369)	(703,117)
		95,431,061	91,390,581
(b) Sale of goods and major services			
Lake Proserpine Commercial services		181,870	166,778
Parking and other ranger services		1,301,400	1,500,441
Refuse tips and transfer station charges		2,110,038	2,690,859
Aerodrome charges		4,526,633	4,506,407
Quarry charges		1,498,779	3,160,805
Shute harbour commercial activities		2,498,756	1,071,841
Caravan parks fees and charges		741,053	1,012,510
Water and sewerage fees and charges		401,386	566,147
		13,259,914	14,675,788
(c) Fees and Charges			
Statutory fees and charges include			
Lodgement fees		1,346,024	1,732,469
Dog registrations		230,455	234,420
Inspection fees		67,892	75,839
Licences and permits		610,687	677,358
Fines and infringements		-	-
Other statutory fees		648,483	1,102,656
User fees and charges		483,954	378,678
		3,387,494	4,201,420
4 Grants, subsidies and contributions			
(i) Recurrent			
General purpose grants		935,918	7,764,683
State government subsidies and grants		824,732	1,904,117
NDRRA flood damage grants for operational repairs		203,966	72,466
Cash contributions		20,089	88,366
Total recurrent revenue		1,984,704	9,829,633
(ii) Capital			
(a) Monetary revenue designated for capital funding purposes:			
Commonwealth government grants		1,228,517	5,235,848
State government subsidies and grants		3,704,173	20,149,353
NDRRA flood damage grants for capitalised repairs		13,095,549	26,704,325
Cash contributions		3,432,364	2,655,816
		21,460,603	54,745,342
(b) Non-monetary revenue received:			
Developer and other contributions of physical assets at fair value		-	7,554,448
		-	7,554,448
Total capital revenue		21,460,603	62,299,790

WHITSUNDAY REGIONAL COUNCIL

Notes to the Financial Statements
For the nine months ending 31 March 2023

	Note	2023 $	2022 $
5 Employee benefits			
Employee benefit expenses are recorded when the service has been provided by the employee.			
Total staff wages and salaries		21,291,741	26,977,277
Councillors' remuneration		402,050	551,808
Annual, sick and long service leave entitlements		5,032,780	5,215,591
Superannuation		2,754,847	3,507,493
		29,481,416	36,252,169
Other employee related expenses		1,088,209	1,652,269
		30,569,626	37,904,438
Less capitalised employee expenses		(1,233,511)	(1,749,326)
		29,336,115	36,155,112
6 Materials and services			
Expenses are recorded on an accruals basis as Council receives the goods or services.			
Audit of annual financial statements by the Auditor-General of Queensland		135,000	126,040
Community Donations, grants, subsidies & contributions		2,126,585	2,265,428
Legal services		1,102,625	815,410
Insurance		2,086,431	2,385,749
Consultants & Services		731,048	2,276,742
Contractors		13,515,624	19,663,075
Plant & Equipment		3,721,337	4,502,636
Advertising & Marketing		456,827	785,473
Cost of inventorys		406,274	417,351
Communications & IT		3,953,390	4,403,875
Repairs & Maintainence & Utility charges		2,781,144	3,175,942
Raw materials & consumables		6,091,659	8,363,604
Registrations & subscriptions		114,318	140,736
Saftey		540,446	890,748
Other material and services		3,919,191	4,233,577
		41,681,901	54,446,386
7 Finance costs			
Finance costs charged by the Queensland Treasury Corporation		2,052,960	2,923,156
Interest on finance leases		-	39,017
Bank charges		262,860	331,895
Impairment of receivables and bad debts written-off		104,000	962,025
Refuse sites - unwinding of discount rate on provision		-	135,799
Refuse sites - unwinding of discount rate on provision		-	11,894
		2,419,821	4,403,786
8 Capital expenses			
Loss on the sale of capital assets		-	106,760
Loss on write-off of capital assets		555,919	18,032,913
Change arising from revision of the future restoration expenditure		-	17,813,555
Total capital expenses		555,919	35,953,228

WHITSUNDAY REGIONAL COUNCIL

Notes to the Financial Statements
For the nine months ending 31 March 2023

	Note	2023 $	2022 $
9 Cash and cash equivalents			
Cash at bank and on hand		242,484	244,219
Deposits at call		107,010,819	86,480,604
Balance per Statement of Financial Position		107,253,303	86,724,823
Cash investments		25,000,000	-
Balance per Statement of Financial Position		132,253,303	86,724,823
Council's cash and cash equivalents are subject to a number of external restrictions that limit amounts available for discretionary or future use. These include externally imposed expenditure restrictions:			
Conract liabilities - revenue received in advance		7,207,436	5,614,986
Unspent government grants and subsidies		(1)	0
Unspent developer contributions		13,266,119	11,171,134
Total unspent external restricted cash held in reserves		20,473,554	16,786,120
Council has resolved to set aside revenue to provide funding for specific future projects that will be required to meet delivery of essential services and meet day to day operational requirements.			
Funds set aside by Council to meet specific future funding requirements		66,429,898	61,442,895
Total cash held to contribute to identified funding commitments		86,903,452	78,229,016
10 Receivables			
(a) Current			
Rateable revenue and utility charges		10,082,326	6,131,403
Other debtors		5,451,672	6,995,050
Less allowance for expected credit losess		(1,795,055)	(1,795,055)
Loans and advances to community organisations		1,003,000	1,012,000
		14,741,943	12,343,398
(b) Non-current			
Loans and advances to community organisations		25,000	25,000
		25,000	25,000
11 Inventories			
Inventories for internal use-			
Quarry and road materials		1,044,367	683,788
Stores and materials		1,024,965	949,735
		2,069,332	1,633,523
Valued at cost, adjusted when applicable for any loss of service potential.			
12 Investment properties			
Property held for rental income and capital growth			
Gross value at beginning of the financial year		2,040,000	1,930,000
Acquisitions		161,566	30,603
Value of asset disposed		-	-
Value of the asset written-off		(12,914)	(26,926)
Revaluation adjustment to income statement		-	106,323
Balance at end of the year		2,188,653	2,040,000
Net carrying value at end of the financial year		2,188,653	2,040,000

WHITSUNDAY REGIONAL COUNCIL

Notes to the Financial Statements
For the nine months ending 31 March 2023

13 Property, plant and equipment

	Note	Land and Improvements	Buildings and Other Structures	Plant and equipment	Transport Infrastructure	Water	Sewerage	Works in progress	Total plant and equipment	Right of use - Land	Right of use - Buildings	Right of use - Plant	Total right of use assets
Basis of measurement		Valuation	Valuation	Cost	Valuation	Valuation	Valuation	Cost		Cost	Cost	Cost	
Fair value category		Level 2 & 3	Level 2 & 3		Level 3	Level 3	Level 3						
		2023	2023	2023	2023	2023	2023	2023	2023	2023	2023	2023	2023
Asset values		$	$	$	$	$	$	$	$	$	$	$	$
Opening gross value as at 1 July 2022		48,299,429	181,608,012	66,340,933	700,795,363	311,326,884	228,172,087	97,992,732	1,634,535,440	1,698,923	804,738	527,909	3,031,569
Minor correction to opening balance		-	-	-	-	-	-	-	-	-	-	-	-
Addition of renewal assets		-	-	-	-	-	-	18,310,291	18,310,291				-
Addition of other assets		-	-	-	-	-	-	4,635,178	4,635,178				
								-	-	-	-	-	-
Contributed assets at valuation		-	-	-	-	-	-	-	-	-	-	-	-
Internal transfers from work in progress		-	18,664,970	2,571,802	1,867,088	-	-	(23,103,861)	-	-	-	-	-
Disposals		-	-	(586,862)	-	-	-	-	(586,862)	-	-	-	-
Write-offs		-	(273,770)	(76,797)	(457,547)	-	-	-	(808,114)	-	-	-	-
Revaluation adjustment to other comprehensive income		-	-	-	-	-	-	-	-	-	-	-	-
Internal transfers between asset classes		-	-	-	-	-	-	-	-	-	-	-	-
Transfer to investment properties		-	-	-	-	-	-	(161,566)	(161,566)	-	-	-	-
Closing gross value as at 30 June 2023		48,299,429	199,999,212	68,249,075	702,204,904	311,326,884	228,172,087	97,672,775	1,655,924,367	1,698,923	804,738	527,909	3,031,569
Accumulated depreciation and impairment													
Opening balance as at 1 July 2022		26,155	45,384,931	33,210,505	114,080,137	167,527,642	66,420,832	-	426,650,202	192,629	620,778	312,501	1,125,908
Minor correction to opening balance		-	-	-	-	-	-	-	-	-	-	-	-
Depreciation expense		-	4,296,955	3,434,425	6,647,419	4,238,056	3,474,008	-	22,090,863	-	-	-	-
Depreciation on disposals		-	-	(448,153)	-	-	-	-	(448,153)	-	-	-	-
Depreciation on write-offs		-	(108,366)	(68,177)	(88,565)	-	-	-	(265,109)	-	-	-	-
Internal transfers between asset classes		-	-	-	-	-	-	-	-	-	-	-	-
Accumulated depreciation as at 30 June 2023		26,155	49,573,520	36,128,600	120,638,991	171,765,697	69,894,840	-	448,027,803	192,629	620,778	312,501	1,125,908
Total written down value as at 30 June 2023		48,273,274	150,425,693	32,120,475	581,565,914	139,561,187	158,277,246	97,672,775	1,207,896,564	1,506,293	183,960	215,408	1,905,661
Range of estimated useful life in years		0 - 50	0 - 120	0 - 60	0 - 500	0 - 100	5 - 100			7 - 100	7 - 100	7 - 100	
Total additions in this year		96,625,013	467,963,145	174,534,893	1,526,458,340	794,419,466	526,239,014	195,025,591	4,635,178	3,590,475	2,230,254	1,368,318	7,189,047

WHITSUNDAY REGIONAL COUNCIL

Notes to the Financial Statements
For the nine months ending 31 March 2023

13 Property, plant and equipment - prior year

	Note	Land and Improvements	Buildings and Other Structures	Plant and equipment	Transport Infrastructure	Water	Sewerage	Works in progress	Total plant and equipment	Right of use - Land	Right of use - Buildings	Right of use - Plant	Total right of use assets
Basis of measurement		Valuation	Valuation	Cost	Valuation	Valuation	Valuation	Cost		Cost	Cost	Cost	
Fair value catergory		Level 2 & 3	Level 2 & 3		Level 3	Level 3	Level 3			Level 3	Level 3	Level 3	
		2022	2022	2022	2022	2022	2022	2022	2022	2022	2022	2022	2022
Asset Values		$	$	$	$	$	$	$	$	$	$	$	$
Opening gross value as at 1 July 2021		43,238,095	129,272,917	60,273,652	686,551,958	298,224,877	202,529,888	150,197,343	1,570,288,731	1,698,923	457,258	503,317	2,659,497
Minor correction to opening balance		-	130,000	-	4,402,153	620,371	39,839	-	5,192,362	-	-	-	-
Additions at cost		-	-	-	-	-	-	73,100,346	73,100,346				-
Addition to right of use assets									-	-	347,480	24,592	372,072
Contributed assets at valuation		-	149,040	25,355	5,921,218	615,159	843,677	-	7,554,448	-	-	-	-
Internal transfers from work in progress		-	57,335,217	8,642,174	20,525,019	14,048,486	24,692,853	(125,274,353)	(30,603)	-	-	-	-
Disposals		-	-	(2,426,838)	-	-	-	-	(2,426,838)	-	-	-	-
Write-offs		-	(5,279,163)	(25,472)	(14,612,694)	(2,211,255)	(2,045,153)	-	(24,173,736)	-	-	-	-
Revaluation adjustment to other comprehensive income		5,274,934	-	-	-	-	-	-	5,274,934	-	-	-	-
Internal transfers between asset classes		(213,600)	-	(147,937)	(1,992,292)	29,246	2,110,983	-	(213,600)	-	-	-	-
Transfer to investment properties		-	-					(30,603)	(30,603)				-
Closing gross value as at 30 June 2022		48,299,429	181,608,012	66,340,933	700,795,363	311,326,884	228,172,087	97,992,732	1,634,535,440	1,698,923	804,738	527,909	3,031,569
Accumulated depreciation and impairment													
Opening balance as at 1 July 2021		24,909	43,234,494	30,634,448	106,981,743	162,377,931	62,258,446	-	405,511,970	114,340	381,048	139,810	635,198
Minor correction to opening balance		-	-	-	337,452	38,460	570	-	376,482	-	-	-	-
Depreciation expense		1,246	4,655,003	4,383,587	8,801,238	6,239,860	4,631,027	-	28,711,961	78,289	239,730	172,691	490,710
Depreciation on disposals		-	-	(1,782,461)	-	-	-	-	(1,782,461)	-	-	-	-
Depreciation on write-offs		-	(2,504,566)	(21,401)	(2,030,417)	(1,128,790)	(482,576)	-	(6,167,750)	-	-	-	-
Internal transfers between asset classes		-	-	(3,668)	(9,879)	181	13,366	-	-	-	-	-	-
		-	-	-	-	-	-	-		-	-	-	
Accumulated depreciation as at 30 June 2022		26,155	45,384,931	33,210,505	114,080,137	167,527,642	66,420,832	-	426,650,202	192,629	620,778	312,501	1,125,908
Total written down value as at 30 June 2022		48,273,274	136,223,081	33,130,428	586,715,226	143,799,243	161,751,255	97,992,732	1,207,885,238	1,506,293	183,960	215,408	1,905,661
Range of estimated useful life in years		0 - 50	0 - 120	0 - 60	0 - 500	0 - 100	5 - 100			7 - 100	7 - 100	7 - 100	

WHITSUNDAY REGIONAL COUNCIL

Notes to the Financial Statements
For the nine months ending 31 March 2023

	Note	2023 $	2022 $
14 Trade and other payables			
Current			
Accrued Expenses		924,320	-
Creditors		4,734,476	10,827,812
Rates received in advance		1,556,667	3,145,584
Accrued wages and salaries		526	704,616
GST payable		-	-
Other employee entitlements		141,200	178,988
		7,357,189	14,856,999
Non-current			
Creditors		4,358,035	4,358,035
		4,358,035	4,358,035
15 Provisions			
Current			
Annual leave		3,976,244	3,975,743
Long service leave		4,844,046	4,402,636
Property restoration -			
(i) Refuse sites		3,158,294	3,158,513
		11,978,583	11,536,892
Non-Current			
Long service leave		1,948,806	1,714,805
Property restoration			
(i) Refuse sites		19,843,527	20,124,266
(ii) Quarry rehabilitation		717,664	717,664
		22,509,997	22,556,735
Details of movements in provisions			
(i) Refuse sites			
Balance at beginning of the year		23,282,779	7,091,339
Increase due to change in time		-	135,799
Increase (decrease) due to change in discount rate		-	(520,650)
Amount expended in year		(280,958)	(992,599)
Increase (decrease) in estimate of future cost		-	17,568,890
Balance at end of the year		23,001,821	23,282,779
Current portion		3,158,294	3,158,513
Non-current portion		19,843,527	20,124,266
		23,001,821	23,282,779
Cash funds committed to meet this liability at the reporting date are		4,562,242	4,843,200
(ii) Quarry rehabilitation			
Balance at beginning of the year		717,664	561,032
Increase due to change in time		-	11,894
Increase (decrease) due to change in discount rate		-	(157,317)
Increase (decrease) in estimate of future cost		-	302,055
Balance at end of the year		717,664	717,664
Current portion		-	-
Non-current portion		717,664	717,664
		717,664	717,664

WHITSUNDAY REGIONAL COUNCIL

Notes to the Financial Statements
For the nine months ending 31 March 2023

	Note	2023 $	2022 $
16 Borrowings			
(a) Current			
(i) Queensland Treasury Corporation		5,548,994	5,548,994
(ii) Finance leases for right of use assets		403,872	403,872
		5,952,866	5,952,866
(b) Non-current			
(i) Queensland Treasury Corporation		64,855,716	68,907,094
(ii) Finance leases for right of use assets		1,523,099	1,523,099
		66,378,815	70,430,193
Movements in borrowings			
(i) Queensland Treasury Corporation			
Balance at beginning of the year		74,456,088	79,667,031
Principal repayments - cash movement		(4,051,378)	(5,210,944)
Balance at end of the year		70,404,710	74,456,088
Classified as			
Current		5,548,994	5,548,994
Non-current		64,855,716	68,907,094
		70,404,710	74,456,088
Movements in lease liabilities			
Balance at beginning of the year		1,926,971	2,009,686
Additions to right-of-use assets		-	372,072
Principal repayments		-	(454,787)
Balance at end of the year		1,926,971	1,926,971
Classified as:			
Current		403,872	403,872
Non-Current		1,523,099	1,523,099
		1,926,971	1,926,971

The table below shows the maturity analysis of the lease liabilities based on contractual cashflows and therefore the amounts will not be the same as the recognised lease liability in the statement of financial position.

		-	-
Lease liability recognised in the financial statements		1,926,971	1,926,971
(iii) Reconciliation of liabilities arising from finance activities			
Loans			
Balance at beginning of the year		74,456,088	79,667,031
Cash flows during the period		(4,051,378)	(5,210,944)
Non cash flows changes in the period		-	-
Balance at end of the year		70,404,710	74,456,088
Lease liabilites			
Balance at beginning of the year		1,926,971	2,009,686
Cash flows during the period		-	(454,787)
Non cash flows changes in the period		-	-
Balance at end of the year		1,926,971	1,554,899
Total		72,331,681	76,010,987

Council does not believe that any of the leases in place are individually material.

WHITSUNDAY REGIONAL COUNCIL

Notes to the Financial Statements
For the nine months ending 31 March 2023

	Note	2023 $	2022 $
17 Reserves			
(a) Restricted capital reserves			
(a) Constrained grants and subsidy reserve			
Balance at beginning of the year		11,171,134	9,994,662
Transfer from retained earnings non reciprocal grants, subsidies and contributions received and allocated to specific capital projects		8,365,054	28,041,017
Transfers to the capital account funds expended in the year		(6,270,070)	(26,864,545)
Transfer to retained earnings funds expended		-	-
Balance at end of the year		13,266,118	11,171,134
(b) Constrained NDRRA grants reserve			
Balance at beginning of the year		(0)	(0)
Transfer from retained earnings for future expenditure		13,095,549	26,704,325
Transfer to the capital account funds expended in the period		(13,095,549)	(26,704,325)
		-	-
Balance at end of the year		(0)	(0)
(b) Other reserves			
Total other reserves		61,204,853	56,810,426
Total reserves		74,470,971	67,981,560
18 Reconciliation of net result for the year to net cash inflow (outflow) from operating activities			
Net result		46,829,055	33,892,753
Non-cash operating items			
Impairment of receivables and bad debts written-off		104,000	962,025
Depreciation and amortisation		22,090,863	29,202,671
Change in restoration provisions expensed to finance costs		-	147,693
		22,194,863	30,312,389
Investing and development activities			
Capital grants, subsidies and contributions		(21,460,603)	(62,299,790)
Capital income		(429,874)	(754,400)
Capital expenses		555,919	35,953,228
		(21,334,558)	(27,100,962)
Changes in operating assets and liabilities			
(Increase) decrease in receivables		(2,511,545)	211,976
(Increase) decrease in inventories (excluding land)		(435,809)	(12,887)
(Increase) decrease in other operating assets		1,818,145	(528,550)
(Increase) decrease in operating contract assets		(169,643)	878,919
Increase (decrease) in payables		(7,499,810)	1,401,317
Increase (decrease) in provisions		675,912	(314,828)
Increase (decrease) in other liabilities		-	-
Increase (decrease) in operating contract liabilities		2,018,770	545,882
		(6,103,981)	2,181,827
Net cash inflow from operating activities		41,585,378	39,286,007

WHITSUNDAY REGIONAL COUNCIL

Notes to the Financial Statements
For the period ending 28 February 2023

	2023	2022
Financial indicators and ratios of the accounts	$	$
Maintenance of Council's physical operating capability		
This indicates whether the opening capital value of the Council has been maintained by operational activities during the year. A continual decline in capital value will lead ultimately to a decline in services to the provided to the community.		
Opening capital value	1,126,316,166	1,122,494,810
Operating surplus/(deficit) in year	25,494,496	6,791,791
Transfers from operating reserves to retained earnings in year	-	(1,656,967)
Retained surplus/(deficit) brought forward from prior year	8,495,807	10,040,818
Closing balance of the opening capital value	1,160,306,470	1,137,670,452
Change in the opening capital value	33,990,304	15,175,641
	%	
Asset sustainability ratio		
Expenditure on replacement infrastructure assets divided by depreciation expense	82.9%	97.98%
Target range >90%		
Operating surplus ratio		
Net operating surplus/(deficit) divided by total operating revenue	21.07%	5.2%
Guidance range is between 0% and 10%		
Net financial liability		
Total liabilities less current assets divided by total operating revenue	-25.8%	12.1%
Guidance range is not greater than 60%		
Asset consumption ratio		
Book value of infrastructure assets divided by there gross value		
Target range is between 40% and 80%	70.8%	71.9%
Interest cover ratio		
Net interest expense divided by total operating revenue	-0.76%	1.5%
Target range is between 0% and 5%		
Working capital ratio		
Unrestricted current assets available to meet current liabilities	4.4 : 1	2.9 : 1
Guidance range 1:1 to 4:1		
Change in community equity ratio		
The percentage change in the net wealth of the Council.	3.9%	3.8%
Debt servicing ratio		
The percentage that the Council's total recurrent revenue that is used to service loan interest and principal repayments	5.0%	6.6%
General rate revenue ratio		
The Council's dependence on general rate revenue as a percentage of total recurrent revenue	46.9%	41.0%
Revenue ratio		
The Council's dependence on net rates and utility charges as a percentage of total recurrent revenue	78.9%	69.8%
Debt exposure ratio:		
The percentage of Council's capital debt to total community equity	5.8%	6.4%

Capital Expenditure as at Period ending 31 March 2023

Job	Description	a. Actuals to Period	b. Commitments	(a.+b.) Actuals + Commitments	d. Budget to Period	e. Total Annual Current Budget	(a./d.) % YTDAct to YTDBud	a./e. % YTD Act to Ann Bud	e.- a. Remaining Bud $
10000 - Office of the CEO									
14100 - AT - Airports - Operations									
4002	Upgrade Airport Admin Office	-	-	-	-	100,000			100,000
4003	WCA Pedestrian footpath cover	-	-	-	250,000	350,000			350,000
4004	Whitsunday Coast Airport Fence	54,676	-	54,676	150,000	150,000	36%	36%	95,324
4087	Collinsville Airport Runway Re-seal	-	-	-	-	100,000			100,000
4122	WCA Freight Hub Implementation	151,503	640	152,143	154,522	154,522	98%	98%	3,019
7033	WCA Airport Fitout	-	-	-	75,000	100,000			100,000
8594	Bowen Aerodrome Runway Repairs	82,939	167,997	250,936	67,882	67,882	122%	122%	(15,057)
8857	Airport & Shute Harbour Parking Improvements	34,154	848	35,002	28,390	28,390	120%	120%	(5,764)
8863	Welcome to Whitsundays Signage Proserpine Airport	-	1,162	1,162	31,491	31,491			31,491
Sub Total AT - Airports - Operations		**323,272**	**170,647**	**493,919**	**757,285**	**1,082,285**	**43%**	**30%**	**759,013**
14500 - AT - Shute Harbour - Operations									
4100	Small Tourism Office (STO) and Works in Addition	170,282	1,446,924	1,617,206	1,295,216	1,941,030	13%	9%	1,770,748
Sub Total AT - Shute Harbour - Operations		**170,282**	**1,446,924**	**1,617,206**	**1,295,216**	**1,941,030**	**13%**	**9%**	**1,770,748**
	Total Office of the CEO	**493,554**	**1,617,571**	**2,111,125**	**2,052,501**	**3,023,315**	**24%**	**16%**	**2,529,761**
30000 - Infrastructure Services									
33100 - Disaster Recovery									
Sub Total Disaster Recovery		**11,347,124**	**2,640,932**	**13,988,056**	**12,085,258**	**17,424,536**	**94%**	**65%**	**6,077,412**
34900 - R&D - Assets									
4023	Airlie Cresent Kerb and Channel Upgrade	107	-	107	107	107	100%	100%	0
4024	Bus Stop DDA Compliance	12,577	2,166	14,743	25,000	25,000	50%	50%	12,423
4025	Coconut Grove Disabled Parking Bays	7,164	64	7,228	24,267	24,267	30%	30%	17,103
4026	Walker Street Footpath	245,832	-	245,832	250,186	250,186	98%	98%	4,354
4028	Blake St Disabled parking bay and footpath	79,396	248	79,644	81,277	81,277	98%	98%	1,881
4029	Stewart Drive Kerb and Channel	1,354	-	1,354	159,930	159,930	1%	1%	158,576
4031	Mill Street Kerb and Channel	1,478	22,515	23,993	39,716	39,716	4%	4%	38,238
4033	Collinsville Pump Track	3,818	-	3,818	5,107	300,000	75%	1%	296,182
4034	Williams Street K&C Upgrade	2,767	-	2,767	21,515	21,515	13%	13%	18,748
4035	LRCI - Bicentennial Boardwalk refurbishment	15,480	962,637	978,117	403,537	950,000	4%	2%	934,520
4036	Neerim Cresent Stormwater Renewal	38,706	24,960	63,666	100,000	200,000	39%	19%	161,294
4037	Moonlight Drive Stormwater Upgrade	107	-	107	107	107	100%	100%	0
4038	Homestead Place Stormwater Upgrade	2,561	-	2,561	-	-			(2,561)
4039	Woodwark Cresent Stormwater Reconstruction	2,184	51,453	53,637	250,000	250,000	1%	1%	247,816
4083	Stormwater Renewals	1,537	-	1,537	15,000	100,000	10%	2%	98,463
4084	Eshelby Drive Footpath - Stage 1 (300m)	28,932	7,000	35,932	350,000	350,000	8%	8%	321,068
4085	Balaam Road Floodway Upgrade	1,492	-	1,492	10,140	20,000	15%	7%	18,508
4101	Kelsey Creek Road Black Spot	17,429	8,174	25,603	133,500	233,500	13%	7%	216,071
4102	Renwick Road shared path	22,446	35,350	57,796	50,000	50,000	45%	45%	27,554
4103	Cantamessa Road Culvert	4,864	-	4,864	-	-			(4,864)
5575	Proserpine Main Street Upgrade - C/W 18-19	25,161	-	25,161	25,161	25,161	100%	100%	0
8099	Molongle Creek Boat Ramp	-	15,345	15,345	-	-			-
8101	Up River Road Culvert Crossing	(19,573)	-	(19,573)	-	-			19,573
8626	Construction of Lagoon Deck and Shared Cycle Path	839	-	839	434	434	193%	193%	(405)
8629	LRCI - Edgecumbe Heights Walking Tracks Upgrade	88,453	55,664	144,117	504,316	802,799	18%	11%	714,346
8630	Forestry Road	614,957	24,745	639,702	742,312	742,312	83%	83%	127,355
8635	Port of Airlie Transit Terminal Upgrade	984	-	984	984	984	100%	100%	(0)
8637	Reseal Program	2,506	-	2,506	2,506	2,506	100%	100%	-
8639	Unsealed Roads Creek Crossing Upgrade Program	307,069	-	307,069	303,584	303,584	101%	101%	(3,485)
8640	Unsealed Roads Resheeting Program	553,958	57,004	610,962	700,369	2,045,841	79%	27%	1,491,883
8641	Wilsons Beach Rockwall	(90)	-	(90)	(90)	(90)	100%	100%	(0)
8645	Ted Cunningham Bridge Upgrade	6,871	-	6,871	-	170		4042%	(6,701)
8793	Adina/Wambiri intersection repair	852	-	852	853	853	100%	100%	1
8817	TMR early works - Paluma Rd to Tropic Rd	36,850	239,226	276,076	278,629	278,629	13%	13%	241,779
8861	Bus stop Shelter Program	101,029	-	101,029	96,050	96,050	105%	105%	(4,979)
8904	Reseal Program	919,222	874,566	1,793,788	1,705,790	2,143,752	54%	43%	1,224,530
8905	Catalina shared path	1,058	-	1,058	-	1,059		100%	1
8906	Heavy Formation Grading	(69,909)	-	(69,909)	-	-			69,909
8911	Waterson Way car park construction and seal	-	6,000	6,000	-	6,000			6,000
8912	Calista Court Footpath	918	-	918	-	-			(918)
8913	Harbour Avenue Remedial Stormwater Works	-	-	-	-	51,503			51,503
8938	Construction of Roundabout at intersection of Gregory and	194,875	-	194,875	194,875	194,875	100%	100%	(0)
9106	Richmond Road Floodway Upgrade (TIDS)	393,779	435,093	828,872	771,877	771,877	51%	51%	378,098
9107	Scottville Road (TIDS)	30,708	-	30,708	110,000	704,866	28%	4%	674,158
9108	Tondara Road Seal Project	106,720	-	106,720	283,133	1,854,159	38%	6%	1,747,439
9109	Queens Beach Path renewal	389	-	389	-	-			(389)
9110	Bowen Drain wall renewal	-	20,459	20,459	24,840	24,840			24,840
9236	W4Q Design & Construction of Lions Lookout - Shute Harbour	32,525	156	32,681	-	-			(32,525)
Sub Total R&D - Assets		**3,820,386**	**2,842,825**	**6,663,211**	**7,665,012**	**13,107,769**	**50%**	**29%**	**9,287,383**

Capital Expenditure as at Period ending 31 March 2023

Job	Description	a. Actuals to Period	b. Commitments	(a.+b.) Actuals + Commitments	d. Budget to Period	e. Total Annual Current Budget	(a./d.) % YTDAct to YTDBud	a./e. % YTD Act to Ann Bud	e.- a. Remaining Bud $
36100 - OS - Parks									
1106	Front Beach Bowen Sign Upgrade	13,075	-	13,075	6,855	6,855	191%	191%	(6,220)
4022	Halpannel Park Bollard Installation	2,283	-	2,283	57,831	83,000	4%	3%	80,717
5632	Lake Proserpine Recreation Hub - Stage 1 - C/W 18-19	155,833	154,810	310,643	345,388	345,388	45%	45%	189,556
8625	Assets Renewal Parks and Gardens	4,302	-	4,302	78,533	108,772	5%	4%	104,470
8627	Continuation of Pedestrian Path Lighting Airlie Foreshore	-	-	-	-	4,089			4,089
8825	LRCI - Cannonvale Skate Bowl Upgrade	219,292	64,610	283,902	723,782	723,782	30%	30%	504,490
8865	Barker Park (Tracks Design) - Bowen	199,170	-	199,170	166,317	166,317	120%	120%	(32,853)
8871	Front Beach Main Irrigation Line Renewal - Bowen	31,118	162	31,281	43,588	43,588	71%	71%	12,470
8872	Queensbeach basketball lighting - Bowen	5,056	-	5,056	18,110	18,110	28%	28%	13,054
8873	Choose Collinsville Project	130,580	1,013	131,592	103,031	300,000	127%	44%	169,420
9232	Flagstaff Hill Bowen - Timber Upgrade	24,018	-	24,018	-	-			(24,018)
9238	P & G Skate park Basketball Court Refurb, Proserpine	3,943	-	3,943	-	-			(3,943)
9239	P&G Playground Edging Replacement - Whitsunday Gardens - Pro	3,856	-	3,856	-	-			(3,856)
9240	P&G Playground Edging replacement - Keith Johns - Proserpine	5,682	-	5,682	-	-			(5,682)
9249	LRCI - Cannonvale Skate Bowl Upgrade - Stage 2	30,716	457,640	488,356	-	-			(30,716)
9250	Mural Banner Replacement - Bowen	20,227	-	20,227	-	-			(20,227)
Sub Total OS - Parks		**849,151**	**678,235**	**1,527,386**	**1,543,435**	**1,799,901**	**55%**	**47%**	**950,750**
37200 - Works for Queensland									
4094	Regional Sewer Relining P1 22/23	-	-	-	-	75,000			75,000
7048	W4Q - Cannonvale Lakes Stage 3 (part 2)	(480)	-	(480)	(480)	(480)	100%	100%	-
7914	W4Q - Henry Darwen Park Stage 2 - CW 1920	(10,336)	-	(10,336)	-	-			10,336
7916	W4Q - Lions Park, Bowen - CW 1920 - 19013	(1,982)	-	(1,982)	-	-			1,982
7918	W4Q - Movie Screen - Airlie Lagoon - CW 1920	107	-	107	5,488	5,488	2%	2%	5,381
8830	W4Q - Collinsville Aquatic Facility - pool retiling renewal	8,060	154,598	162,659	72,134	137,660	11%	6%	129,600
8832	W4Q - Collinsville Community Centre - Exterior painting	49,907	22	49,929	49,907	49,907	100%	100%	0
8833	W4Q - Case Park Walking Track Bowen	283,397	-	283,397	282,992	282,992	100%	100%	(405)
8834	W4Q - Brandy Creek - New Amenities	5,721	30,637	36,358	61,000	138,638	9%	4%	132,917
8837	W4Q - Hydro Therapy Rehabilitation Above Ground Pool	-	-	-	37,475	74,951			74,951
8838	W4Q - Astro Turfing of the Airlie Beach Lagoon 'Beach Area'	-	-	-	62,638	125,274			125,274
8839	W4Q - Mullers Lagoon bridge x 2 upgrade - Bowen	218	-	218	-	-			(218)
8840	W4Q - Gloucester sports park access and car park recon	357,062	-	357,062	367,115	367,115	97%	97%	10,053
8841	W4Q - Lions Lookout & Carpark Upgrade - Shute Harbour	137,082	-	137,082	204,451	204,451	67%	67%	67,369
8842	W4Q -Greening & Growing Bowen 3 - recycled water network ext	203,861	48,118	251,979	219,459	364,232	93%	56%	160,371
8843	W4Q - Sewer Relining – Regional P1 Zone	153,643	247,928	401,571	439,464	439,464	35%	35%	285,821
8844	W4Q - Bowen WTP Intake, Switchboard and Structure	109,784	117,925	227,709	268,775	400,000	41%	27%	290,216
Sub Total Works for Queensland		**1,296,044**	**599,228**	**1,895,273**	**2,070,418**	**2,664,692**	**63%**	**49%**	**1,368,648**
38200 - WSW - Water Operations									
4052	Mt Julian Network Reconfig	2,603	-	2,603	29,000	75,000	9%	3%	72,397
4053	Network Reconfig Island Dr WPS	10,097	80	10,177	15,677	25,000	64%	40%	14,903
4054	Jubilee Pocket Trunk Watermain	45,689	-	45,689	15,000	250,000	305%	18%	204,311
4056	Kara Crescent Pumped Zone	136	6,870	7,006	-	15,000		1%	14,864
4057	Cannon Valley Res to Parker Rd	-	4,320	4,320	50,000	250,000			250,000
4058	Cannonvale Reservoir Reconfig	168,957	6,816	175,773	209,106	250,000	81%	68%	81,043
4059	Coyne Rd Reservoir & PS Works	-	-	-	5,000	75,000			75,000
4060	Proserpine PRV Cross Connect	4,185	8,640	12,825	16,000	30,000	26%	14%	25,815
4061	Stanley Dr PS Reconfiguration	18,151	8,325	26,476	113,000	113,000	16%	16%	94,849
4062	Water Pump Replacement	36,371	13,550	49,921	70,000	70,000	52%	52%	33,629
4063	Safety Rail Replacement and Clarifier Collinsville	-	-	-	10,000	110,000			110,000
4064	Coastal WTP - Pump and Switchb	6,791	-	6,791	10,148	50,000	67%	14%	43,209
4065	CSTWTP Backwash Pump replace	-	-	-	10,000	10,000			10,000
4066	CSTWTP Compressor replacement	-	-	-	20,000	20,000			20,000
4067	Renwick Rd Trunk Watermain	27,579	-	27,579	15,000	25,000	184%	110%	(2,579)
4080	Collinsville WTP Filter Automation and SCADA Computer Instal	-	-	-	30,000	90,000			90,000
4082	Water Main Renewals 22/23 - Stewart Drive, Cannonvale	10,983	-	10,983	5,000	50,000	220%	22%	39,017
4097	Regional Valve Replacement 22/23	20,240	3,078	23,318	44,538	74,538	45%	27%	54,298
4098	Emergent Works Water 22/23	28,818	19,472	48,290	74,256	158,203	39%	18%	129,385
4099	Facilities EIC Renewals - Water 22/23	-	-	-	97,077	97,077			97,077
5549	Water - New 12ML Reservoir including 2 DN500 Mains 790m long	116,369	95	116,464	130,901	130,901	89%	89%	14,532
5609	Airlie Beach Sustainable Water Project BoR R05	5,064	13,112	18,176	56,761	56,761	9%	9%	51,697
8895	New Initiative - Disaster Resiliance - Extend Fibre Infrastr	-	10,986	10,986	96,934	145,399			145,399
8921	Bowen Small Reservoir Pressure Zone	1,512	7,480	8,992	11,173	25,000	14%	6%	23,488
8922	Collinsville WTP Emergent works	29,575	249	29,824	29,539	66,589	100%	44%	37,014
8923	Facilities Instrumentation, Electrical and Control Renewals	9,524	-	9,524	34,524	34,524	28%	28%	25,000
8924	Penticost St Area Renewal	6,276	-	6,276	106,589	150,000	6%	4%	143,724
8925	Proserpine Bore 10 supplementary Funding for Bore moving (TM	4,474	19,027	23,502	40,000	40,000	11%	11%	35,526
8927	Collinsville Efficient Resilient Solar Program	2,157	-	2,157	20,000	200,000	11%	1%	197,843
8928	Emergent Works - Water	(10,528)	-	(10,528)	25,000	25,000	-42%	-42%	35,528
8930	Water Main Renewal - Eglington / Storey St / harrision Ct Bo	18,840	-	18,840	34,446	34,446	55%	55%	15,606
8931	Additional Bores - Proserpine WTP	16,326	7,141	23,467	50,000	500,000	33%	3%	483,674
8932	Network Instrumentation, Electrical and Control Renewals - W	1,059	-	1,059	-	24,360		4%	23,301
8933	Regional Valve Replacement Project	95	-	95	94	94	101%	101%	(1)
9101	W&S Lab - Equipment	3,872	-	3,872	3,872	3,872	100%	100%	(0)
Sub Total WSW - Water Operations		**585,216**	**129,241**	**714,457**	**1,478,635**	**3,274,764**	**40%**	**18%**	**2,689,548**
38300 - WSW - Sewerage Operations									
4040	Ammonia/ Nitrate Optimisation	-	-	-	75,000	165,000			165,000

Capital Expenditure as at Period ending 31 March 2023

Job	Description	a. Actuals to Period	b. Commitments	(a.+b.) Actuals + Commitments	d. Budget to Period	e. Total Annual Current Budget	(a./d.) % YTDAct to YTDBud	a./e. % YTD Act to Ann Bud	e.- a. Remaining Bud $
4041	Carlo Drive Recycled Water Main	-	-	-	62,500	150,000			150,000
4042	Trade Waste Submetering progra	16,518	-	16,518	33,518	172,000	49%	10%	155,482
4043	BOWSTP Spirobin biosolids	-	-	-	-	95,000			95,000
4044	PROSTP Spirobin	-	-	-	-	95,000			95,000
4045	Carlo Drive Sewer Rising Main	-	24,320	24,320	15,000	50,000			50,000
4076	Manhole Renewal - Budget Allocation	-	-	-	-	52,000			52,000
4077	Sewage Treatment Plant Structural Renewal - Budget allocatio	-	-	-	-	15,000			15,000
4092	Emergent Works Sewer 22/23	84,429	309,927	394,356	134,389	302,366	63%	28%	217,937
4093	Facilities EIC Renewals - Sewer 22/23	-	-	-	-	18,783			18,783
4095	Regional Sewer Relining P2 22/23	-	-	-	-	50,000			50,000
4096	Regional Sewer Pump Replacment 22/23	-	26,074	26,074	20,000	65,000			65,000
4112	Cannonvale STP Membrane Replacement	886,121	1,485,911	2,372,031	854,871	2,600,000	104%	34%	1,713,879
4931	New Bowen Sewerage Treatment Plant & Upgrades - C/W 17-18-C/	-	10,629	10,629	47,024	47,024			47,024
5539	Sewer Pump Capacity Upgrades - Combined Rising Main - C/W 18	5,695	-	5,695	55,695	382,325	10%	1%	376,630
5603	Cannonvale PS1 Renewal - C/W 18-19	1,285	3,399	4,684	4,684	4,684	27%	27%	3,399
7043	Whitsunday South Sewer Pump Well Covers	53,528	318	53,846	58,539	58,539	91%	91%	5,011
8915	Sewer Relining – Regional P2 Zone	35,113	255,725	290,838	307,832	307,832	11%	11%	272,719
8916	STP Odour containment Panel replacement	-	67,241	67,241	-	-			-
8917	Chapman St Sewer Rising Main Replacement	15,027	4,750	19,777	12,250	119,750	123%	13%	104,723
8919	Sewer Pump Replacement Program - Regional	63,320	-	63,320	71,267	71,267	89%	89%	7,947
8920	Network Instrumentation, Electrical and Control Renewals - S	9,299	15,674	24,973	40,000	40,000	23%	23%	30,701
8935	Waste reuse to Agriculture (biosolids) Project	84,970	12,196	97,166	144,667	228,892	59%	37%	143,922
Sub Total WSW - Sewerage Operations		**1,255,303**	**2,216,164**	**3,471,467**	**1,937,236**	**5,090,462**	**65%**	**25%**	**3,835,159**
38400 - WSW - Waste & Recycling Services									
4046	Cell 6 Kelsey Creek Landfill	12,382	22,193	34,575	50,000	150,000	25%	8%	137,618
4048	Cvle Tfr Station Drainage	-	-	-	44,000	300,000			300,000
4049	KCL Landfill RRA and Transfer	42,586	2,295	44,881	10,000	100,000	426%	43%	57,414
4050	Stormwater Bowen Landfill	4,363	-	4,363	2,500	75,000	175%	6%	70,637
4051	Upgrade Sediment Pond 1-Kelsey	-	-	-	12,500	50,000			50,000
7031	CCTV upgrade - Cannonvale Transfer Station	5,446	1,364	6,810	5,450	5,450	100%	100%	4
8596	Leachate and storm water management - Kelsey Creek	(2,619)	-	(2,619)	(2,619)	(2,619)	100%	100%	(0)
8820	Cannonvale Waste Transfer Station	42,614	480	43,094	10,190	105,190	418%	41%	62,576
9142	Kelsey Creek Landfill Cell 5 - Access Road, Leachate and	7,443	-	7,443	7,897	7,897	94%	94%	454
9157	Bowen Landfill - Culvert, Stormwater Drain, Leachate Pump	19,284	-	19,284	180,198	180,198	11%	11%	160,914
Sub Total WSW - Waste & Recycling Services		**131,498**	**26,332**	**157,830**	**320,116**	**971,116**	**41%**	**14%**	**839,618**
39100 - Quarry - Operations									
4180	Quarry Crushing Plant Renewals	-	28,079	28,079	-	-			-
9102	Cement Hopper for Pug Mill	-	160,500	160,500	-	160,000			160,000
Sub Total Quarry - Operations		**-**	**188,579**	**188,579**	**-**	**160,000**	**0%**	**0%**	**160,000**
	Total Infrastructure Services	**19,284,722**	**9,321,536**	**28,606,258**	**27,100,110**	**44,493,240**	**71%**	**43%**	**25,208,518**
40000 - Corporate Services									
42200 - IT – Projects - Information Management									
4091	NBN 5x Hybrid Cubes to Fixed wireless towers	603,900	67,100	671,000	671,000	671,000	90%	90%	67,100
8821	CCTV, Radio links, Video conferencing and Wireless Access	3,407	258	3,665	8,666	8,666	39%	39%	5,259
8876	Disaster Resilence - VHF Radio Network Replacement	-	-	-	-	1,022,120			1,022,120
8877	Disaster Reslience: Comms Infrastructure Replacement Program	-	-	-	26,581	26,581			26,581
8878	Replacement Program - Desktop PC's and Laptop Computers	32,735	76,301	109,036	100,898	100,898	32%	32%	68,163
8879	Replacement Program: Local Print and File Servers x 5	(8,372)	-	(8,372)	(8,372)	(8,372)	100%	100%	(0)
8884	Replacement Program - CCTV Network Hardware Upgrade	74,616	62,136	136,752	120,781	120,781	62%	62%	46,165
8885	Replacement Program - CIRP - Communications Infrastructure R	14,486	1,201	15,687	38,621	38,621	38%	38%	24,135
8892	New Initiative - Disaster Resiliance - NBN ? Design, Install	-	-	-	31,037	31,037			31,037
8893	New Initiative ? IoT Program of Works ? Design, Install Hard	18,898	1,808	20,706	54,434	54,434	35%	35%	35,536
8894	New Initiative - Disaster Resiliance - CCTV Radio Link Cvale	1,604	-	1,604	1,604	1,604	100%	100%	0
8896	New Initiative - Disaster Resiliance - NADI - Virtualis & Ce	2,939	1,850	4,789	16,129	16,129	18%	18%	13,190
Sub Total IT – Projects - Information Management		**744,213**	**210,654**	**954,867**	**1,061,379**	**2,083,499**	**70%**	**36%**	**1,339,286**
42300 - IT – Operational - Technical Services									
4072	Replacement Program - Water TPlant - upgrade server and new	-	-	-	5,100	5,100			5,100
4074	Mobility Solutions and Integrations	-	-	-	250,000	250,000			250,000
Sub Total IT – Operational - Technical Services		**-**	**-**	**-**	**255,100**	**255,100**	**0%**	**0%**	**255,100**
43300 - Finance - Insurance									
7886	Insurance - Bowen Reservoir- CW 1920	-	-	-	60,000	552,931			552,931
7896	Insurance - Collinsville Reservoir High Level	12,433	1,110	13,543	11,329	506,482	110%	2%	494,049
Sub Total Finance - Insurance		**12,433**	**1,110**	**13,543**	**71,329**	**1,059,413**	**17%**	**1%**	**1,046,980**
44400 - PPF - Fleet Management									
2089	Plant Purchases	1,120,593	2,587,765	3,708,358	1,900,286	3,946,128	59%	28%	2,825,535
4020	Fleet and Plant Replacement Program	45,675	609,466	655,141	45,674	722,516	100%	6%	676,841
4021	Workshop equipment 22-23	69,140	-	69,140	123,400	123,400	56%	56%	54,260
4088	Various Mowers WRC	-	-	-	484,525	694,592			694,592
4089	Tractor/mower & attachments Bowen Parks Bowen	-	-	-	110,000	110,000			110,000

Capital Expenditure as at Period ending 31 March 2023

Job	Description	a. Actuals to Period	b. Commitments	(a.+b.) Actuals + Commitments	d. Budget to Period	e. Total Annual Current Budget	(a./d.) % YTDAct to YTDBud	a./e. % YTD Act to Ann Bud	e.- a. Remaining Bud $
Sub Total PPF - Fleet Management		**1,235,408**	**3,197,231**	**4,432,639**	**2,663,885**	**5,596,636**	**46%**	**22%**	**4,361,228**
44700 - PPF - Property & Facilities									
4008	Bowen Admin Ground Floor - Mech Plant Renewal	61,061	15,196	76,257	73,451	493,451	83%	12%	432,390
4009	Bowen Lapidary Club	33,215	-	33,215	33,031	33,031	101%	101%	(184)
4010	Bowen PCYC - External Painting	116,563	-	116,563	164,000	164,000	71%	71%	47,437
4011	Buildings Painting + Signage Program	161,627	-	161,627	197,000	197,000	82%	82%	35,373
4012	Bowen Cemetery Amenities Renewal	5,766	42,937	48,703	77,000	177,000	7%	3%	171,234
4013	Bowen Workcamp Dwelling Restumping	1,887	-	1,887	177	94,000	1066%	2%	92,113
4015	Denison Park Grandstand Renewal	7,802	560	8,362	210,000	210,000	4%	4%	202,198
4016	Fuel Bowser Replacement Program	15,574	2,825	18,399	220,000	420,000	7%	4%	404,426
4018	Roller Door Replacement Program	2,346	93,370	95,716	76,000	76,000	3%	3%	73,654
4019	PEC - Storage Structure and Fit out	33,403	331,296	364,698	110,000	296,000	30%	11%	262,597
4069	Cedar Creek Amenities - Renewal	6,182	96,675	102,857	120,000	333,900	5%	2%	327,718
4070	Hansen Case Park - New Amenities	6,343	79,852	86,195	95,000	238,000	7%	3%	231,657
4071	Proserpine Cemetery - Disabled amenities upgrades	4,178	1,090	5,267	5,000	88,000	84%	5%	83,822
4086	Regional Airconditioning Replacement Program	-	-	-	51,000	81,000			81,000
4106	Bowen Workcamp STP Renewal	-	134,240	134,240	-	-			-
4926	Proserpine Entertainment Centre - Building Works in addition	(277,497)	11,698	(265,799)	(262,408)	(262,408)	106%	106%	15,089
5021	Collinsville Football Club Field Lighting Renewal	-	7,854	7,854	-	-			-
5617	Flagstaff Redevelopment (Grant + Insurance) - C/W 18-19	(156,251)	13,768	(142,484)	5,063	5,063	-3086%	-3086%	161,314
5640	Proserpine Administration Building Replacement - Stage 1 - C	18,399	-	18,399	-	-			(18,399)
5642	Cannonvale/Proserpine Depot Beach Pit/Wash down bay	80	-	80	4,443	4,443	2%	2%	4,363
8608	Bowen Aerodrome Work Camp Dwelling - Superstructure Renewal	480	-	480	481	481	100%	100%	1
8852	Airlie Beach Lagoon Amenities Fitout and Fittings Renewal	4,178	1,090	5,268	51,000	98,403	8%	4%	94,225
8853	Bowen Depot Boundary Fence Renewal	45,225	-	45,225	45,225	45,225	100%	100%	0
8854	Cannonvale Mens Shed Roof + Stair Renewal	47,808	-	47,808	47,809	47,809	100%	100%	1
8856	Bowen Library Mechanical Plant Renewal	-	-	-	-	52,500			52,500
8858	Solar Power Generation	539,387	48,969	588,356	699,800	699,800	77%	77%	160,413
8859	Collinsville Football Club Roof Renewal	3,032	381,871	384,903	12,000	370,600	25%	1%	367,568
8867	Buildings - Floor Covering Replacement Program	12,585	-	12,585	12,584	12,584	100%	100%	(1)
8868	Relocation of Cannonvale Depot - Demountable Buildings	26,774	7,070	33,844	36,169	36,169	74%	74%	9,395
8869	Mt Coolon Community Centre - Internal / External Paint Renew	-	-	-	30,500	30,500			30,500
Sub Total PPF - Property & Facilities		**720,145**	**1,270,359**	**1,990,504**	**2,114,325**	**4,042,551**	**34%**	**18%**	**3,322,406**
	Total Corporate Services	**2,712,199**	**4,679,354**	**7,391,553**	**6,166,018**	**13,037,199**	**44%**	**21%**	**10,325,000**
60000 - Community Services									
62200 - CDL - Libraries									
4005	Bowen Library Refurbishment	4,577	44,146	48,723	-	75,000		6%	70,423
8902	Cannonvale Customer Service & Library fit out	2,250	0	2,250	2,250	2,250	100%	100%	-
Sub Total CDL - Libraries		**6,827**	**44,146**	**50,973**	**2,250**	**77,250**	**303%**	**9%**	**70,423**
62300 - CDL - Function Centres									
8901	Flagstaff Hill Cultural & Conference Centre - Capark Lightin	75,255	-	75,255	114,000	114,000	66%	66%	38,745
Sub Total CDL - Function Centres		**75,255**	**-**	**75,255**	**114,000**	**114,000**	**66%**	**66%**	**38,745**
65300 - RS - Pools, Lagoons & Enclosures									
8600	Bowen Aquatic Facility - town pool amenity upgrade	-	1,000	1,000	8,550	8,550			8,550
8602	Collinsville Aquatic Facility - town pool amenity and kiosk	-	-	-	78,621	78,621			78,621
8603	Proserpine Aquatic Facility - residence demolition and kiosk	53,740	-	53,740	53,741	53,741	100%	100%	1
8606	Wilson Beach Swimming Enclosure Refurbishment	-	-	-	-	50,000			50,000
8787	LRCI - Construction of new Collinsville Water Park	2,471	17,275	19,746	59,888	59,888	4%	4%	57,417
8874	Proserpine Pool/Waterpark Electrical Switchboard Upgrade	-	-	-	-	25,000			25,000
8899	Bowen Aquatic Facility - town pool heater replacement	100,942	1,712	102,654	71,736	141,781	141%	71%	40,839
8900	Proserpine Aquatic Facility - town pool heater replacement	125,665	1,688	127,353	73,540	146,782	171%	86%	21,117
Sub Total RS - Pools, Lagoons & Enclosures		**282,818**	**21,674**	**304,493**	**346,076**	**564,363**	**82%**	**50%**	**281,545**
65400 - RS - Entertainment & Conference Centres									
8532	PEC Fit out and Setup Capital	84,329	18,700	103,029	18,242	169,923	462%	50%	85,594
Sub Total RS - Entertainment & Conference Centres		**84,329**	**18,700**	**103,029**	**18,242**	**169,923**	**462%**	**50%**	**85,594**
67150 - HEC - Natural Resource Management									
4006	Frog Rock foreshore	-	-	-	42,850	60,000			60,000
4007	Dingo beach walking track	-	-	-	45,000	90,000			90,000
Sub Total HEC - Natural Resource Management		**-**	**-**	**-**	**87,850**	**150,000**	**0%**	**0%**	**150,000**
67350 - HEC - Environmental Health									
4200	Litter & Illegal Dumping Partnership Program 2B	5,764	16,589	22,353	-	-			(5,764)
Sub Total HEC - Environmental Health		**5,764**	**16,589**	**22,353**	**-**	**-**	**0%**	**0%**	**(5,764)**
67500 - HEC - Parking Management									
7821	Installation of Pay & Display Parking Machines - Airlie Bech	-	2,969	2,969	-	-			-
Sub Total HEC - Parking Management		**-**	**2,969**	**2,969**	**-**	**-**	**0%**	**0%**	**-**

Capital Expenditure as at Period ending 31 March 2023

Job	Description	a. Actuals to Period	b. Commitments	(a.+b.) Actuals + Commitments	d. Budget to Period	e. Total Annual Current Budget	(a./d.) % YTDAct to YTDBud	a./e. % YTD Act to Ann Bud	e.- a. Remaining Bud $
	Total Community Services	454,994	104,078	559,072	568,418	1,075,536	80%	42%	620,542
	Grand Total for Period ending 31 March 2023	22,945,469	15,722,539	38,668,008	35,887,046	61,629,289	64%	37%	38,683,820

Percentage Actuals v YTD Budget	63.94%
Percentage YTD Actuals v Annual Current Budget	37.23%

13.1.2 - Corporate Services Monthly Report - March 2023

DATE: Wednesday 26 April 2023

TO: Ordinary Council Meeting

AUTHOR: Hannah Neumann - PA to the Director for Corporate Services

AUTHORISING OFFICER: Jason Bradshaw - Director Corporate Services

PRESENTED FOR: Information

ATTACHMENTS

1. Corporate Services Monthly Report March 2023 (1) [**13.1.2.1** - 26 pages]

PURPOSE

To provide an overview the Corporate Services Directorate for the month of March 2023.

OFFICER'S RECOMMENDATION

That Council receive the Corporate Services Monthly Report for March 2023.

BACKGROUND

The Corporate Services Directorate provides leadership to support the service delivery arms of Council through organisational support to the functions of Finance and Asset Management, Procurement, Fleet, Property and Facilities, Information, Communications and Technology, Information Management and Governance and Administration.

DISCUSSION/CURRENT ISSUE

The report details the work undertaken and key statistics for the month as well as commentary on the key initiatives being progressed across the organisation.

STATUTORY/COMPLIANCE MATTERS

This report is provided to support enhanced transparency and accountability in accordance with the local government principles outlined in the Local Government Act 2009.

STRATEGIC IMPACTS

Maximise the organisation's financial performance, achieving a high level of customer service, productivity and efficiency through strategic direction, expert advice and leadership.

FINANCIAL

Managed within existing budget allocations as amended.

CONSULTATION/ENGAGEMENT

Executive Manager of Procurement & Assets
Team Leader Operational Accounting
Rates Coordinator
Assets and Project Management Coordinator
Manager Innovation and Technology (Acting)
Manager Governance & Administration
Manager Strategic Finance

RISK ASSESSMENT

Regular reporting on the Department's progress and achievements ensures accountability and fosters a positive culture, whilst managing identified corporate risks.

TIMINGS/DEADLINES

Activities are reported for the month, but most have an ongoing focus over the coming months in working to the statutory deadlines on budgeting and reporting.

CONFLICT OF INTEREST DECLARATION

Council officers contributing to the preparation and approval of this report have no conflicts of interest to declare.

HUMAN RIGHTS IMPACT

Section 58 of the *Human Rights Act 2019* specifies required conduct for public entities when acting or making a decision. Sections 15-37 of the *Human Rights Act 2019* identifies the human rights a public entity must consider in making a decision. The human rights relevant to this decision are as follows:

- Section 19 – Freedom of movement.
- Section 21 – Freedom of expression.
- Section 24 – Right to own property and not be arbitrarily deprived of property.
- Section 27 – Cultural rights – generally – all persons with a particular cultural, religious, racial or linguistic background have the right to enjoy their culture, to declare and practice their religion and use their language.
- Section 28 – Cultural rights – Aboriginal peoples and Torres Strait Islander peoples.

This decision does not limit the above identified human rights.

ALTERNATIVES CONSIDERED

N/A

CORPORATE SERVICES

Information Technology
Information Management
Strategic Finance
Operational Finance
Asset Management
Rates
Procurement
Property & Facilities
Fleet Management
Governance and Administration

Monthly Report | March 2023

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Directors Report

The month of March sees the Budget process well underway with operational and capital bid processes underway in forming up the first draft of the budget with a number of assumptions still to be reviewed. This includes the need to review asset valuations given the current markets and CPI movements over recent months.

Council in partnership with the Department of State Development, Infrastructure, Local Government and Planning hosted a NQ Finance Officers Network at Shute Harbour, which incorporated training sessions on technical updates around local government finance and the opportunity to show case works being completed by this and neighbouring Councils. There was attendance by the Queensland Audit Office, Queensland Treasury Corporation, and the Department. Council presented on the work being undertaken currently on Asset Management with significant interest from the Department and sharing that presentation with the broader with the local government industry.

Asset Management and Project Management continue to be the focus areas and work continues in developing asset management plans and undertaken a review of projects and the delivery plans associated with those projects. This work will dovetail into the de elopement of the capital budgets for 2023-25.

Activity across the Directorate continues with the daily operations and transactions reported for transparency and openness in maintaining accountability throughout the organisation, with the internal and transactional support provided across all Council Directorates.

Procurement continues to see increased activity as the end of financial year looms and deadlines for projects and budgets are sought to be met.

Governance has commenced a number of internal audits which will be taken to the May Audit and Risk Committee.

The focus for the Innovation and Technology team has been on bedding down existing project delivery and looking at the current service desk approach and reporting to bring a stronger customer focus on supporting users in the organisation. Cyber security also remains an area where improvements continue to be developed and implemented across Council systems.

The Directorate continues to work towards delivering better solutions to ensure efficient and effective support to the operational and service delivery directorates of Council.

Jason Bradshaw

Director Corporate Services

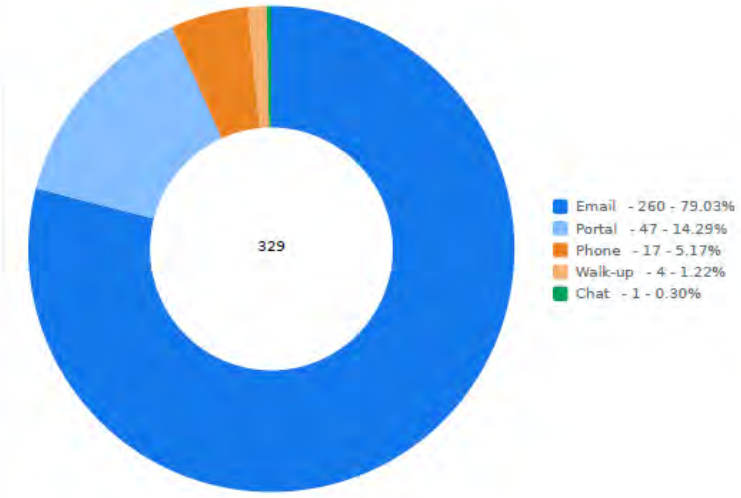
Information Technology

Key Statistics for the Month from the ICT support desk:

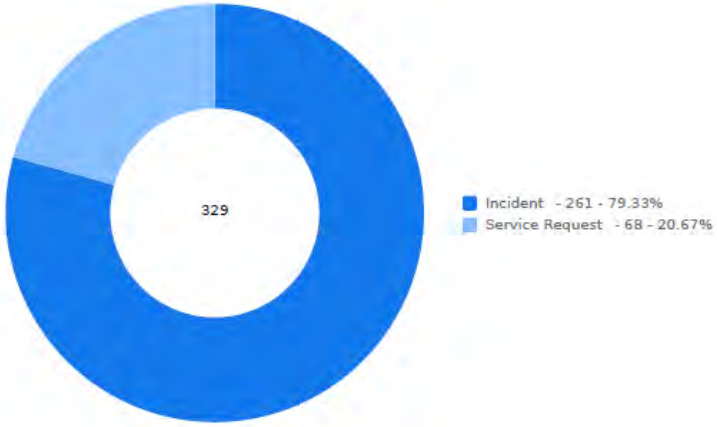
Received Tickets	Resolved Tickets	Backlog Tickets	Service Level Agreement	Tickets Resolved at First Customer Response
329 ▲25.57%	312 ▲7.22%	308	83.33% ▲5.26%	80.77% ▲2.02%

Average Ticket Resolution Time (in Hours)	Average Customer Interactions	Number of Closed Tickets Reopened
3d 0h 44m 51s ▲57.03%	0.45 ▲15.38%	8 ▲300%

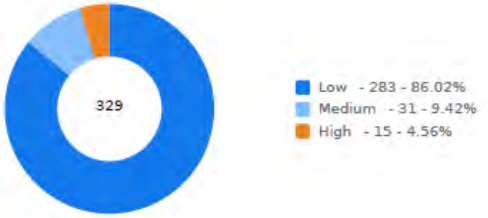
Tickets By Source



Tickets By Type



Tickets By Priority



Survey Results

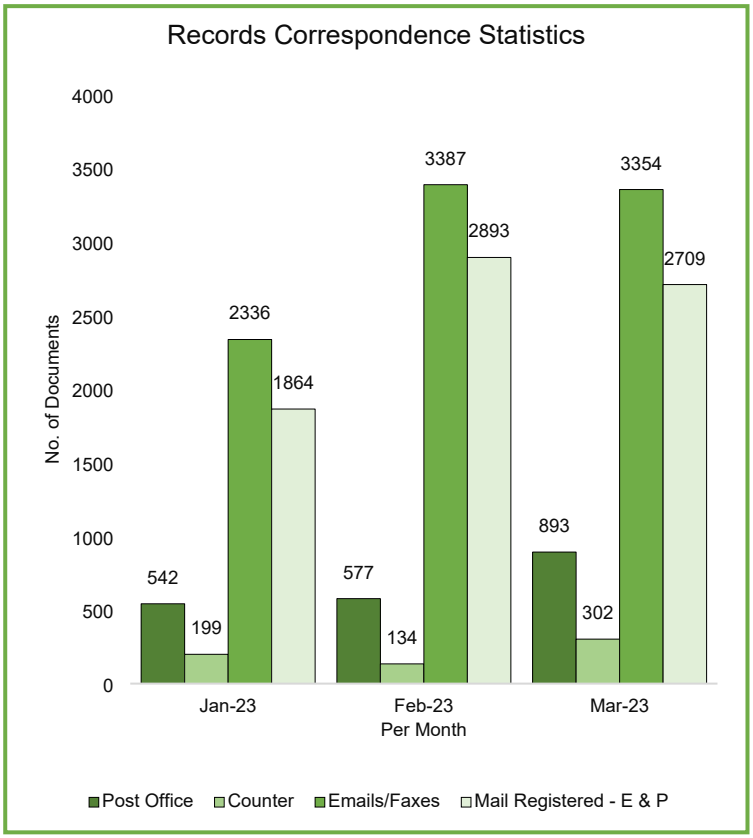
Information Management

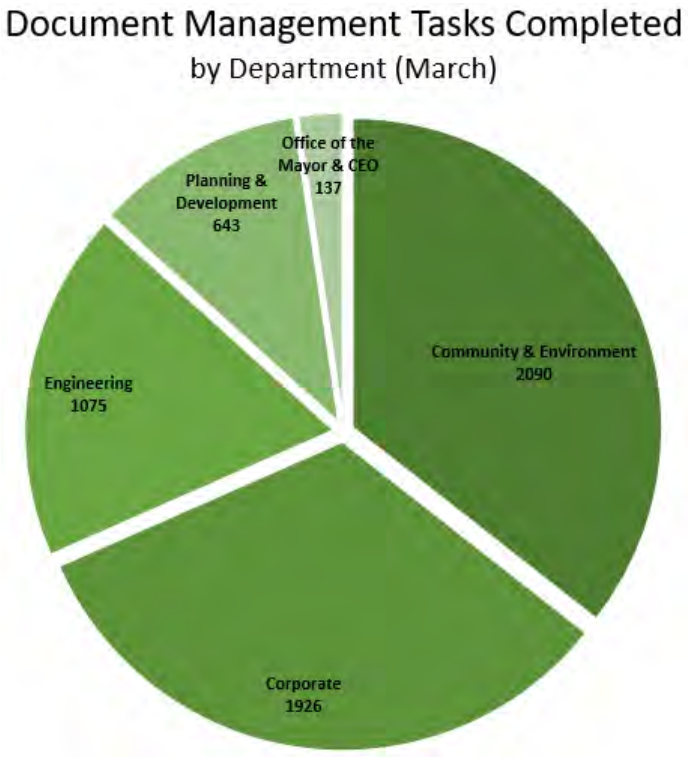
Statistics for the month of March are as follows:

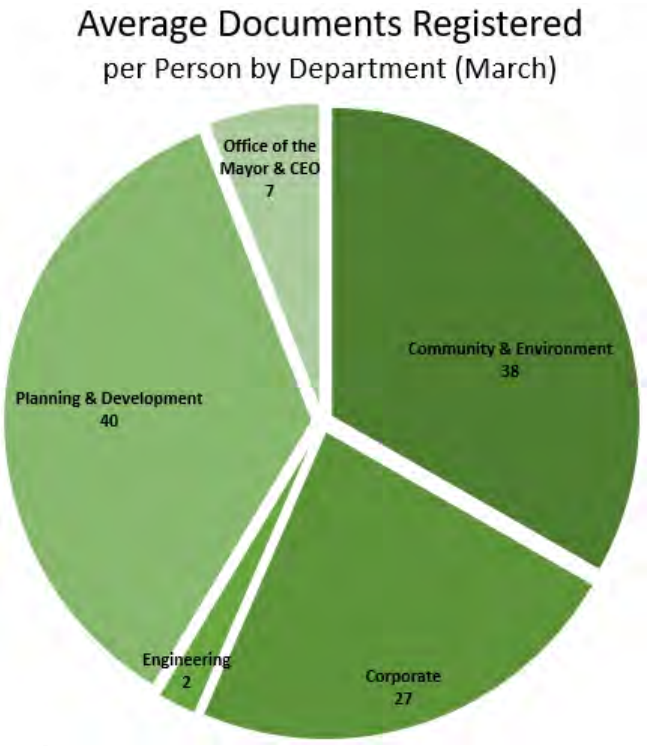
AUDIT / COMPLIANCE REQUIREMENTS		
Type	**Frequency**	**Qtr. 3**
Sentencing and disposal	Quarterly	✓

DOCUMENTATION / PUBLICATIONS REVIEW		
Type	**Frequency**	**Qtr. 3**
WRC Information Standards	Annual	95% dev
Physical Records Register	Quarterly	✓
Process & Sys Training	Bi-annually	80% dev
Enterprise Info Architect	Annual	60% dev
Information Asset Register	Annual	50% dev
IM & GIS Procedures	Annual	80% dev
Bus Info Continuity Plan	Annual	
Road Register	Two yearly	94%
Map layer data register	Quarterly	97% dev

GIS ACTIVITIES	MAR	FEB	JAN
Asset Data Mtce (Hrs)	101	109	85
SSA Changes (Hrs)	27	31	20
GIS requests (No.)	37	27	33
BYDA enquiries & referrals	295	256	306
Map layers Mtce (no.)	53	126	19
New layers approved (no.)	3	-	-
Training (staff attended)	3	2	1
GIS STATISTICS			
Total Mapping Layers	8079		
RECORDS ACTIVITIES			
Searches	38	33	39
Record Dept Tasks	56	48	57
Training (staff attended)	2	1	1
NAR adjustments	810	709	844







Projects

Records System Review Project This project aims to modernise the recordkeeping systems to improve usability and compliance across the organisation.	
Review and recommendations	Investigation of available systems against Council's current applications architecture and functionality. A business requirements specification report has been reviewed by the ICT Governance committee and progressed to undertaking a proof of concept of the preferred solution. Proof of concept is complete with findings and recommendation to go to the January ICT Governance/Steering Committee. Approval provided to commence project. Procurement is finalised with the Records365 implementation, existing records data extraction and migration planning underway. **February 22** – Exchange, OneDrive, and File Share connections to Records365 are underway and are at testing and rules refinement stage. ECM records extraction and transformation has commenced. Initial consultation with key staff on the Teams site structures has been undertaken and developing the full task breakdown structure of the records improvement project and developing the business file plan is well underway in preparation for the SharePoint connector configuration and rules definition in Records365. **March 22** – Business file plan detail at 50% and ECM document extract / transformation completed for all existing documents with new documents to be extracted and converted on a weekly basis until the ECM system is made read only. **April 22** – Commenced engagement with business units to finalise file plan detail. **May 22** – Continued engagement with business units to finalise file plan detail, currently sitting at 70% complete. CRM system being reviewed for streamlined functionality with customers. **June 22** – ECM data test extract provided and tested on import. Some extract modifications being documented as part of testing. Records365 SharePoint rules created to apply the correct retention to documents. SharePoint template site being created to rollout for 50 sites. Review of CRM system and categories underway. **July 22** – Validation of the ECM data test extract (30%). 30 out of 50 SharePoint sites created. CRM categories review (80%). Initial review and demo of CRM systems to build functionality requirements. **August 22** - Validation of the ECM data test extract (75%). **September 22** – Validation of the ECM data test extract completed. **March 23** – Recommenced project following a period of operational priorities. Information security design and configuration underway.

Physical Storage / Scanning	**Mar-23**	**Feb-23**	**Jan-23**	**Dec-22**	**Nov-22**	**Oct-22**	**Sep-22**	**Aug-22**
Boxes Scanned / Sentenced and Destroyed	256	44	-	-	-	-	-	-
Boxes at Council	190	190	234	234	234	234	234	201
Boxes at Remote Storage	831	1087	1087	1087	1087	1087	1087	1087
Discs reviewed and registered	-	-	-	-	-	-	-	-
Scanned files for registration	58,000 Prep files	58,000 Prep files	58,000 Prep files	58,000 Prep files	58,000 Prep files	58,000 Prep files	58,000 Prep files	58,000 Prep files

This month the GIS team continued to focus on improving asset data structure across all asset classes, map GIS assets for capitalisation, further automation of processes.

The records team sentenced and destroyed a further 256 boxes of time expired records.

Financial Services

Financial Reporting

Financial Reporting KPIs:

KPI	Status	Comment
Manage end of year financial year audits within the agreed time frames set with Queensland Audit Office and achieve an unmodified audit opinion,	N/A	Audit milestones have been approved by the Audit Committee in February 2023 and signed by the CEO. Revaluations are on track for achieving a completed revaluation by the audit milestone. Draft Shell Statements have been submitted to the Audit Committee for the May meeting.
Monthly Financial Statement presented at an Ordinary Meeting within 30 days from end of month	On track	Draft Unaudited Statements presented monthly.
Manage capital and operational actuals to achieve the following local government financial sustainability ratios: Operating surplus target 0 -10% Net Financial liabilities target < 60% Interest coverage target < 5% Asset sustainability target average 90%	On track	All ratios within tolerance and reported as part of the Council's monthly financial report.
Quarterly Budget Review adopted at an Ordinary Meeting within 60 days of end of quarter	On track	Q1 (Quarter 1) Review budget was adopted by Council on the 9 November 2022. Q2 was adopted by Council on the 22nd of February 2023. Q3 was released in late March 2023 with expected adoption in early May 2023.
Update Queensland Treasury Corporation (QTC) Financial Forecast Model to ensure Council maintains its 2020 credit rating of Moderate with a Neutral outlook.	Complete	QTC financial forecast model has been updated and lodged with QTC in September. QTC were on-site in February 2023 to enable Council officers to present the QTC Strategic Review. Council's credit rating has been maintained as Moderate with a Neutral outlook. The Moderate credit rating reflects a low debt profile and high serviceability as well as adequate liquidity and leverage measures. Total debt is also decreasing over time with Council, who last borrowed in FY20, forecasting no borrowings over the next yen years. Operating performance is also adequate with operating surpluses achieved historically and forecast over the medium term. The Neutral outlook reflects the expectation that there are no known foreseeable events over the next 24 months that would have an impact on WRC's capacity to meet its financial commitments or result in a change in rating.

The Financial Statements were approved by the Audit and Risk Committee on the 16 August 2022 and lodged with QAO (Queensland Audit Office) on the 19 August 2022 as per adopted 2022 External Audit Plan.

Budgeting

2022/23 Budget

Council's budget for 2022/23 was adopted at the Special Meeting on 24 June 2022. Quarter 1 budget review was adopted by Council on the 9th of November 2022. Quarter 2 budget review was adopted by Council on the 22nd of February 2023 with significant capital budget being deferred in line with realistic expectations of delivery. Quarter 3 budget review has been released to Service Managers for review with an anticipated Council adoption date in May 2023.

2023/24 Budget

The budget schedule has been developed and key stakeholders have been engaged. Capital budgets have closed and are currently under review. Operational budgets have mostly been finalised with operational initiatives having been received from across the organisation for consideration in Council's 23/24 Operational Plan. Budget risks have been identified and managing the increase cost of depreciation will be a significant consideration during this budget development process. Councillor budget workshops to commence early April.

Systems – Accounts Payable

In keeping with the action identified in the Operational Plan, automation of the Accounts Payable function to align with the federal government's Digital Business Plan, and the ATO requirements of being compliant with the PEPPOL e-invoicing standard has been approved by the ICT Steering Committee.

Rapid AP went live on the 6 March 2023, however due technology issues with both Rapid and T1 it is taking longer than expected to fully implement these processes to realise the full benefit of automation. A communication was sent to all internal and external customers and any issues are being handled one on one by the Finance Staff. The staged approach to implementation will occur over the next 6 – 12 months as the system learns invoicing behaviours. Project handover has been completed.

Debtor Management

Two applications were approved.

Rates & Charges Debtors*

Month	2022/23		2021/22		2020/21		2019/20	
	Outstanding $	%	Outstanding $	%	Outstanding $	%	Outstanding $	%
June			2,667,538	4%	3,966,010	7%	4,509,658	10%
May			4,103,114	9%	4,524,316	10%	5,739,965	13%
April			5,414,742	12%	5,566,736	12%	6,676,360	14%
March	7,344,446	15%	8,680,758	24%	7,696,368	16%	8,782,286	20%
February	37,242,789	75%	36,212,224	94%	30,185,445	68%	28,950,351	67%
January	1,711,158	3%	2,217,666	5%	46,515,003	95%	44,476,445	96%
December	2,559,757	5%	3,117,376	7%	3,974,938	9%	2,774,538	6%
November	3,558,334	7%	4,584,424	10%	4,909,318	10%	5,085,705	12%
October	4,388,616	9%	9,176,980	16%	6,205,134	14%	5,833,001	12%
September	6,483,867	13%	31,470,321	92%	9,841,158	20%	7,601,554	16%
August	31,439,736	36%	46,853,689	98%	40,432,288	83%	13,344,529	29%
July	50,317,256	94%	2,105,221	4.71%	3,440,135	8%	41,728,111	92%
Gross Revenue Budget	**96,348,979**		**90,550,910**		**88,656,616**		**88,669,880**	

** Note: The above amounts are net of rates credits.*

Council will continue to receive and assess any payment arrangements that are proposed by ratepayers and manage outstanding arrears in accordance with policy and standard processes.

General Debtors

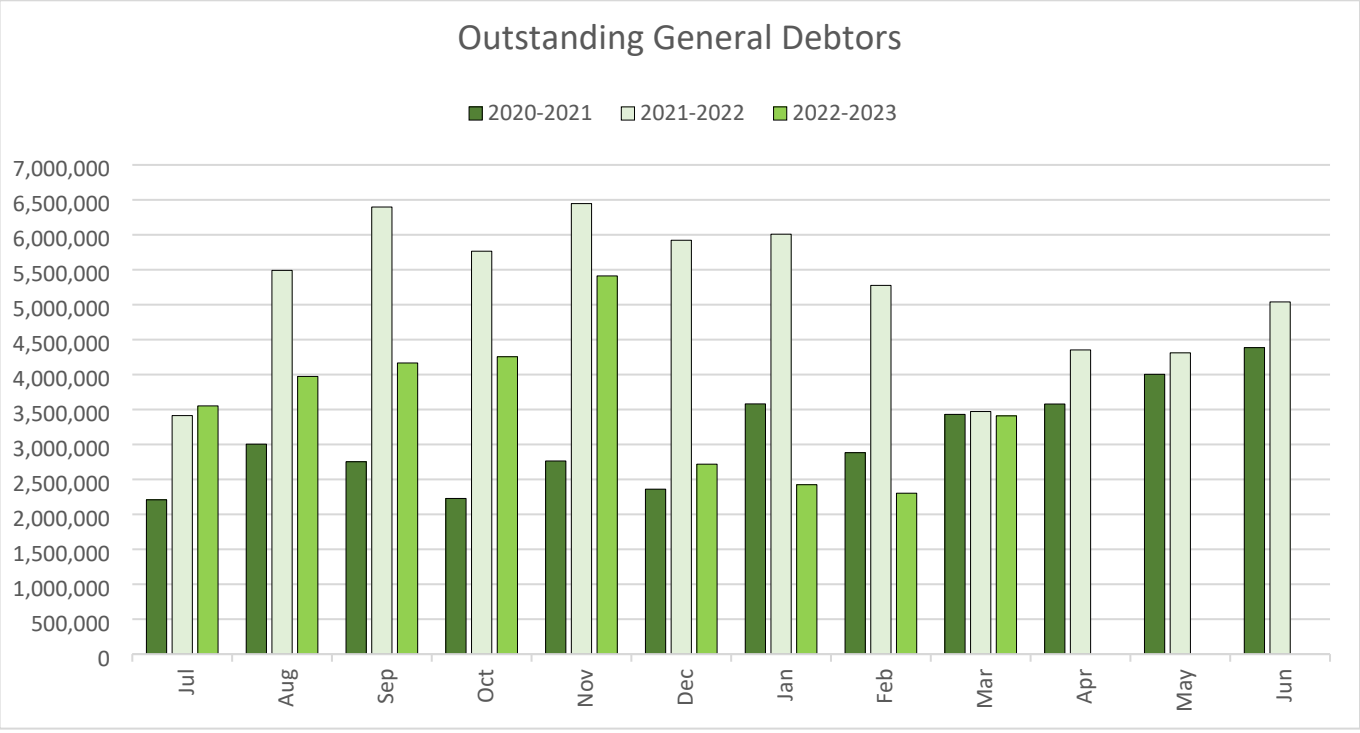
Full provision was made in the financial statements of 2020/21 for the debts owed to Council from the Virgin Australia Group (including Tiger Airways), prior to the organisation going into receivership. Council continues to receive updates from the administrators on these debts, and we received the first dividend of $24.5k from the administrators (Deloitte Touché Tohmatsu Limited). A final distribution will be made in late 2023 as per circular received in November 2022.

Council has seen an increase in the total outstanding general debts from previous financial years, due to the changes in accounting treatment for timing of revenue recognition.

Outstanding General Debtors

Month/Period	Current	30 Days	60 Days	90 Days	>90 Days	TOTAL
2022/2023						
March 2023	2,373,312	481,010	45,491	35,868	473,292	3,408,974
February 2023	1,500,241	202,897	41,268	100,970	457,068	2,302,444
January 2023	1,198,467	479,933	119,460	92,217	533,911	2,423,988
December 2022	1,391,116	651,890	100,130	39,812	534,994	2,717,944
November 2022	3,149,578	324,111	66,507	116,510	532,568	5,411,612
October 2022	1,290,298	974,852	1,405,924	49,678	535,255	4,255,108
September 2022	1,954,553	1,543,518	40,061	19,639	608,151	4,165,921
August 2022	2,783,520	447,582	118,779	52,499	570,881	3,973,261
July 2022	732,701	2,126,000	95,329	22,875	574,961	3,551,867
Prior Financial Years						
June 2021/22	2,535,408	1,605,359	278,446	23,441	596,871	5,039,525
June 2020/21	3,117,893	307,329	45,360	10,457	904,325	4,385,364
June 2019/20	912,558	370,906	79,621	40,848	169,202	1,573,135
June 2018/19	5,408,713	1,549,732	90,492	19,341	56,372	7,124,650
June 2017/18	4,825,162	549,066	63,996	5,154	158,649	5,602,027

Comparison with current and prior financial years:



Insurance

Current claims and processing status

Insurance Claims	Third party – Motor Vehicle	Third party – Property	Third party – Injury	Council – Motor Vehicle	Council – Property	Total
2022/2023						
July 2022	3	1	1	1	0	6
August 2022	1	1	0	2	0	4
September 2022	1	0	0	0	0	1
October 2022	1	1	0	1	1	4
November 2022	0	0	0	0	0	0
December 2022	2	1	0	1	0	4
January 2023	4	0	0	1	0	5
February 2023	3	0	0	0	0	3
March 2023	5	1	0	0	1	7
Total Historical Claims						
2021/2022	**26**	**3**	**6**	**11**	**7**	**53**
2020/2021	**16**	**0**	**13**	**6**	**8**	**43**

Current Claims not Finalised	
Public Liability	25
Professional Indemnity	0
Property	1
Motor Vehicle	2
Total	28

The outstanding claims will be monitored, and any irregularities reported to Council on a case-by-case basis.

Asset Management

Capitalisation

To date $23.26M has been capitalised, due to resourcing constraints, we have seen minimal capitalisations in March. Resources have now been allocated whilst we are continuing the recruitment of vacant roles to allow for prior year Work in Progress to be capitalised prior to End of Financial Year. Of the total capitalised:

- $22.3M were new assets.
- $982k were renewed assets.

Capital Project Delivery

As at end March 2023, capital delivery progress was as follows:

2022/2023 Current Budget	**$61,629,289**
Current Budget Deliverable YTD	**$35,887,046**
Value of Capital Delivered *	**$22,945,469**
% Of YTD Budget	**63.94%**

**Actual expenditure excludes commitments.*

Asset Management Maturity Project

The Asset Management Maturity Project (AMMP) is based on four separate studies undertaken by external consultants (as below). Each study involved extensive engagement with stakeholders.

- AM Maturity Assessment - G7 Asset management
- GIS and Mobility Systems - Insight GIS
- AM Systems Review - Strategic Directions
- Asset Management Governance Review – Strategic Directions

AMMP Progress to Date

The Asset Management Education Campaign was launched in the last week of March for a 7-week pilot using both video scribe and static information.

The Asset Management Plans for our first three AMPs have been progressing well across the following classes – Shute Harbour, Quarry, and Waste. Drafts have been finalised at the end of March with feedback sought from the Asset Management Steering Committee in April, followed by ELT then Councillors expected to be workshopped in May 2023.

Council has been progressing the Asset Management Lifecycle Improvement Project (AMLIP). Recruitment of three positions have commenced with the Project Manager position having been awarded and the two other roles still being shortlisted. A market scan has been undertaken on a suitable software solution with a report provided to ELT early April and discussions underway on procurement/contract negotiations.

Further work on the other deliverables of the AMMP will continue including the development of a software solution to enable reporting on corporate performance throughout the life of this project and completion of the Strategic Asset Management Plan.

Valuation Plans and Reporting

The Building & Other Structures Revaluation is well underway with the initial kick-off meeting having been held with the Valuers and Asset Managers. Challenge meetings have been scheduled in April with the draft report expected mid-April as per the Valuation Plan. A Revaluation Checklist is in draft to streamline this process for future years.

The current timing of revaluations by Financial Asset Class is detailed below:

Property Plant & Equipment **Timing of Valuation**			
Financial Class	**Last Comprehensive Valuation**	**Next Comprehensive Valuation Due***	**Next Comprehensive Valuation Proposed***
Buildings & Other Structures	1/07/2019	01/07/2024	01/07/2023
Transport Infrastructure	30/12/2020	01/07/2025	01/07/2024
Water Infrastructure	30/12/2020	01/07/2025	01/07/2025
Sewer Infrastructure	30/12/2020	01/07/2025	01/07/2025
Land & Improvements	01/07/2021	01/07/2026	01/07/2026

*Indexation reviewed on an annual basis for other Financial Classes in accordance with Policy.

Procurement

Monthly procurement transactional audits continue to occur with the Purchasing Card review being completed in February and the Policy update/review to be completed in March 2023. The results of this review will be tabled at the next Audit and Risk Committee meeting.

Contract Management training planning has commenced with Councils preferred legal provider for Construction law McCullough Robertson Lawyers. This training will be delivered in early May 2023.

The Contracts Team continue to undertake the implementation of a Sourcing/Tender to Contract Management system. A full week of training and testing occurred, with modifications being finalised by end of April 2023.

Review of inventory storage capacity is being undertaken at all stores sites to assess capacity to increase inventory offering and logistics planning.

In conjunction with this implementation, mapping, and improvements to the Procure to Pay (P2P) modules and Inventory Management processes are being undertaken to provide improved services for internal customers whilst satisfying inventory management controls.

Procurement Activity (Tenders and Significant Quotations)

Corporate Services

Contract Number	Details	Type	Status
500.2022.0091	Whitsunday Regional Council - Mobile Device Management	RFQ	Closed on 27th January 2023 and currently being evaluated.
500.2023.0002	Supply and Installation of New Fuel Systems	RFT	Closed on 22nd February 2023 and currently being evaluated.
500.2023.0004	Installation of CCTV Cameras – Whitsunday Coast Airport (WCA)	RFQ	Awarded on 2nd March 2023
500.2023.0008	Denison Park Grandstand Extension	RFQ	Awarded on 17th March 2023
500.2023.0009	Bowen Work Camp – Dwelling Restumping	RFQ	Awarded on 8th March 2023
500.2023.0012	Collinsville Football Club Building Works	RFQ	Closed on 17th March 2023 and currently being evaluated
500.2023.0015	Supply and Delivery of Various Mowers	RFT	Released on 15th March 2023 and due to close on 5th April 2023
500.2023.0018	Collinsville Football Club – Field Lighting Upgrade	RFQ	Released on 22nd March 2023 and due to close on 12th April 2023

Contract Number	Details	Type	Status
500.2023.0019	Prequalified Supplier Panel Arrangement for Trade Services	RFT	Released on 29th March 2023 and due to close on 26th May 2023. Information Sessions were conducted in: • Collinsville 11th April 2023. • Bowen 12th April 2023; and • Proserpine 13th April 2023.
500.2023.0020	Bowen Administration Building Solar Installation	RFQ	Released on 28th March 2023 and due to close on 18th April 2023

Community Services

Contract Number	Details	Type	Status
500.2023.0017	Removal and Disposal of Wilson Beach Swimming Enclosure	RFQ	Closed on 28th March 2023 and currently being evaluated
500.2023.0021	Black Summer Bushfire Recovery Strategy	RFQ	Awarded on 29th March 2023

Infrastructure Services

Contract Number	Details	Type	Status
500.2023.0005	Landscaping Services for Port of Airlie and Boathaven Beach	RFT	Closed on 22nd February 2023, with no responses. Will be re-released on 1st March 2023 and due to close on 22nd March 2023.
500.2023.0006	Playground Equipment – Condition Assessments and Inspections	RFQ	Closed on 10th February 2023 and currently being evaluated.
500.2023.0007	Stormwater Management Strategy	RFQ	Released on 24th February 2023 and due to close on 10th March 2023.
500.2023.0011	Richmond Road Floodway Upgrade – Culvert Installation	RFQ	Released on 15th February 2023 and due to close on 1st March 2023.
500.2023.0014	Edgecumbe Heights Walking Track Upgrade – Construction Works	RFT	Closed on 31st March 2023 and currently being evaluated
500.2023.0016	Design of Ted Cunningham Bridge	RFQ	Released on 14th March 2023 and due to close on 11th April 2023
500.2023.0022	Integrated Transport Strategy Review	RFQ	Released on 31st March 2023 and due to close on 19th April 2023

Contract Number	Details	Type	Status
500.2023.0023	Richmond Road Bowen – Asphalt for Floodway Upgrade	RFQ	Released on 29th March 2023 and due to close on 12th April 2023

Office of the Mayor & CEO

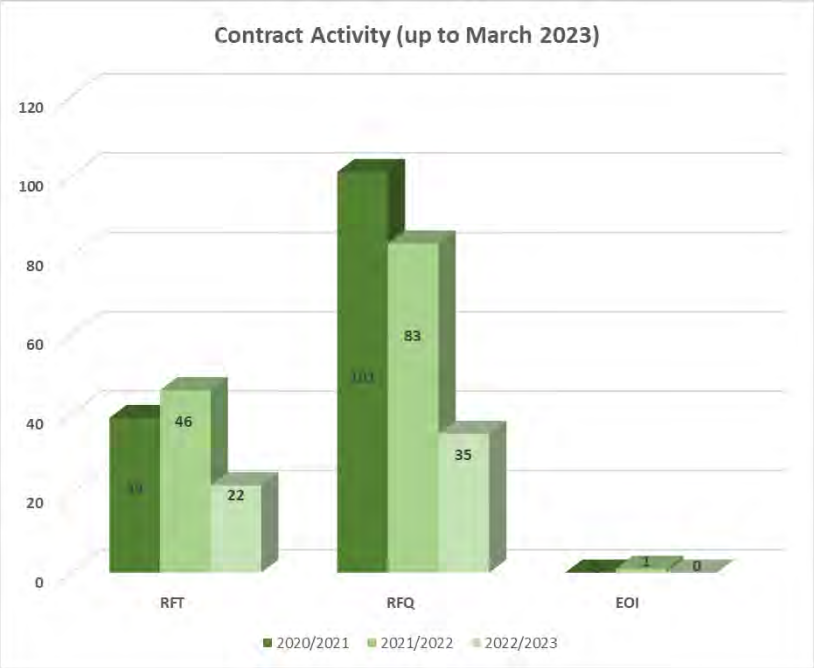
Contract Number	Details	Type	Status
500.2022.0074	Lease – Alternative Fuels – Shute Harbour	RFT	Closed on 14 October 2022 and currently being evaluated
500.2022.0087	Employee Assistance Program	RFQ	Closed 9th January 2023 and currently being evaluated
500.2023.0010	Economic & Population Study, LSA & HNA	RFQ	Released on 7th February 2023 and due to close on 7th March 2023.
500.2023.0013	Whitsunday Coast Airport (WCA) Cleaning Services	RFT	Due to be released on 1st March 2023 and close on 22nd March 2023.

Contract Activity

The current sourcing activity is showing a slight trend downwards with many larger projects such as Disaster Recovery Funding Arrangements and major building works decreasing. This workload will now transition to the formation of new goods and services including Preferred Supplier Arrangements which require extensive stakeholder engagement with internal officers and public information sessions to suppliers and businesses.

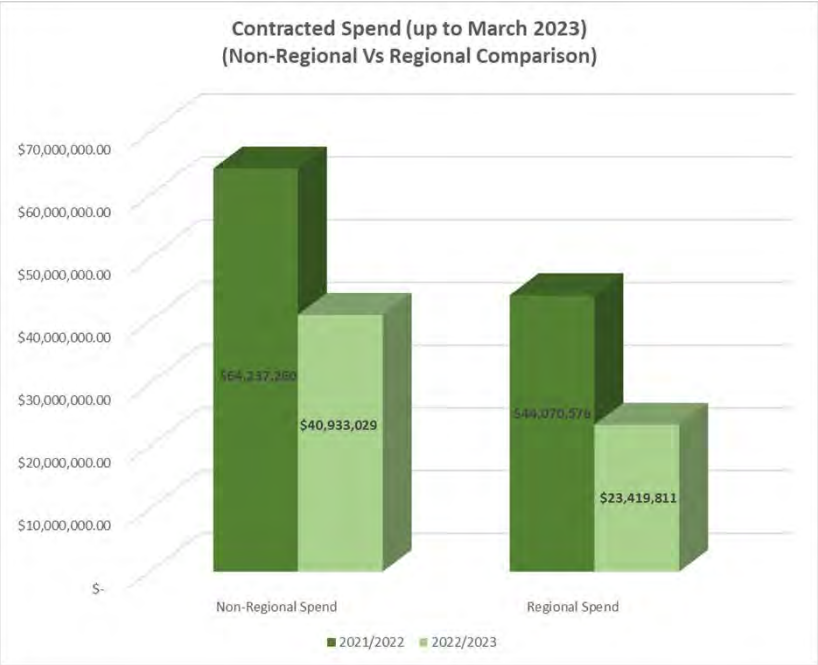
The formation of these arrangements will support local business operations, satisfy legislative requirements, and enable improved supply and logistics practices.

Yearly activity is shown below:



Contracted Spend

The below graph is the overall contracted spend for Council displaying Non-Regional vs Regional Suppliers comparison:



Property & Facilities

Round 4 Works for Queensland Projects

During the month of March 2023, the following Round 4 Works for Queensland Projects have progressed:

Project	Time	Cost	% Complete	Comments
Brandy Creek – New Amenities	✓	✓	20%	RFQ for supply of Prefabricated or Kit Amenities has closed and is in the evaluation process. Installation RFQ is expected to commence in the first quarter of 2023.
Denison Park - Grandstand Renewal	✓	✓	20%	Variation to W4Q projects has been approved by the state. Tender has been awarded in March to a local contractor who will begin to procure materials and have the job complete before the end of financial year.

2022/23 Capital Works

During the Month of March 2023, the following Property & Facilities Capital Works Projects have progressed:

Project	Time	Cost	% Complete	Comments
Cedar Creek Amenities - Renewal	✓	✓	20%	RFQ for supply of Prefabricated or Kit Amenities has closed and is in the evaluation process. Installation RFQ is expected to commence in the first quarter of 2023.
Bowen Workcamp Dwelling Restump	✓	✓	20%	Procurement of long lead time items has commenced. Property and Facilities have conducted site meetings with contractor and developed a plan to complete this project within council's timeframe.
Bowen Cemetery Amenities Renewal	✓	✓	20%	RFQ for supply of Prefabricated or Kit Amenities has closed and is in the evaluation process. Installation RFQ is expected to commence in the first quarter of 2023.
Fuel Bowser Replacement Program	✓	✓	10%	Tender documents have been released and this project is currently in the evaluation process with award to be in April.
Collinsville Football Club	✓	✓	30%	Air conditioning system has progressed in March with materials delivered to site and installation of external AC unit and internal ducting taking place. Tender for building works was released and awarded to a local contractor. Building works will start in April with the project to be completed by the end of May.
Project	Time	Cost	% Complete	Comments

Roller Door Replacement Program	✓	✓	30%	Contractors have started servicing of doors and installing replacement motors late in March. With installation of roller doors and shutters to follow in April and be completed by the end of the month.
Proserpine Depot Masterplan	✓	✓	10%	Site investigations have been conducted with more planning and stakeholder engagement to be carried out to develop a project plan.
Aircon Replacement Program	✓	✓	0%	Works to be carried out throughout the financial year as replacements are required.
PEC - Storage Structure	✓	✓	30%	First separable portion of internal works has been complete with design and installation of outside structure to be finalised and executed before the end of financial year.
Proserpine Cemetery - Disabled amenities upgrades	✓	✓	20%	RFQ for supply of Prefabricated or Kit Amenities has closed and is in the evaluation process. Installation RFQ is expected to commence in the first quarter of 2023.
Hansen Park - New Amenities	✓	✓	20%	RFQ for supply of Prefabricated or Kit Amenities has closed and is in the evaluation process. Installation RFQ is expected to commence in the first quarter of 2023
Bowen Library – Mechanical Plant Renewal	✓	✓	20%	Project is being delayed and combined with the 22/23 Bowen admin refurbishment project. Tender Drawings Completed. Open tender has been awarded and Designers engaged currently in the planning stage.
Solar Power Generation Project	✓	✓	90%	Solar works have been completed pending Engineering and Ergon handover documents.
Bowen Administration Office – Mechanical Plant Renewal	✓	✓	30%	Preliminary office layouts and services designs have been developed with stakeholder engagement. Final design and drawings to be produced by the end of April. Tender documents to be developed following design presentation.

Operational works

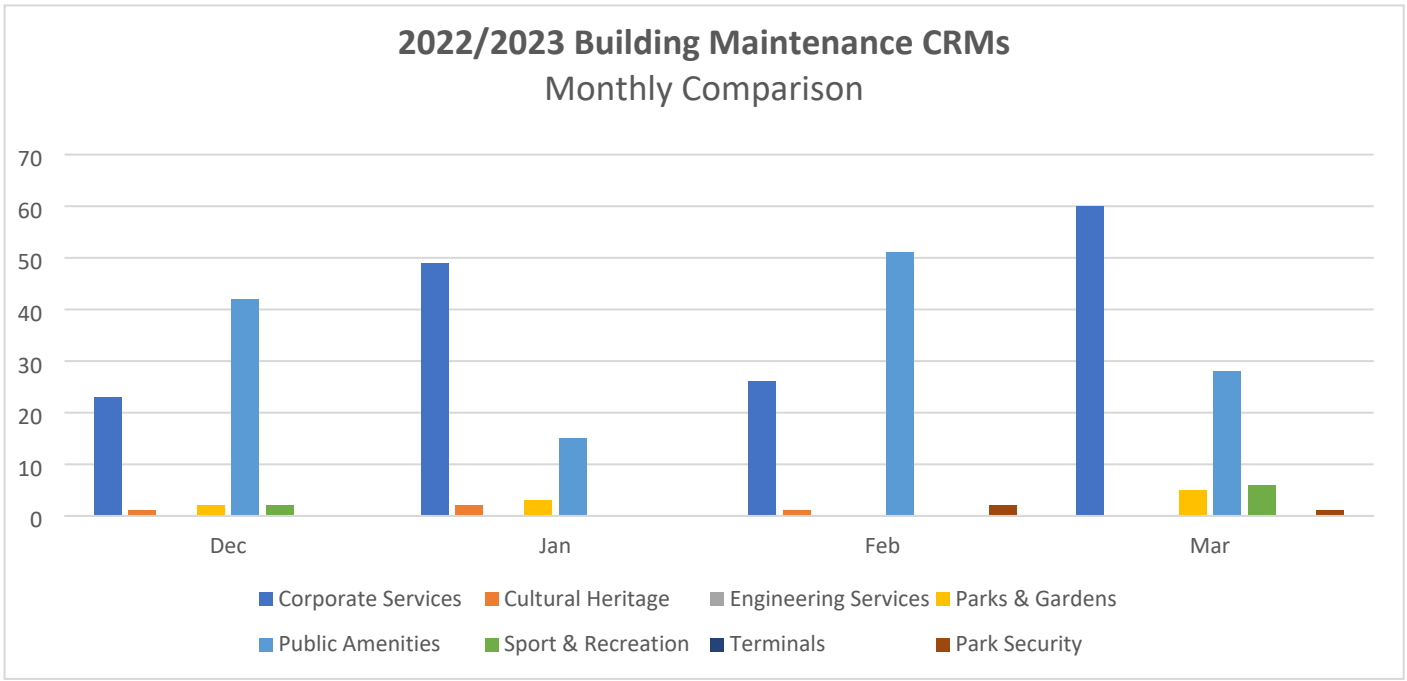
Through the month of March 2023, the Property Team received 121 Customer requests for building maintenance with 102 of these being closed within the month. The following table and graphs outline the distribution of requests by category.

Reactive Works and Customer Requests

Service	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar
Corporate Services									
CRM Received	47	41	41	23	49	26	60	39	70
CRM Completed	33	30	23	16	37	17	50	33	55
Cultural Heritage									
CRM Received	1	0	1	1	2	1	0	2	0
CRM Completed	1	0	1	1	1	1	0	1	0
Engineering Services									

CRM Received	0	0	0	0	0	0	0	1	0
CRM Completed	0	0	0	0	0	0	0	1	0
Parks & Gardens									
CRM Received	0	2	1	2	3	0	5	2	2
CRM Completed	0	1	1	1	0	0	3	1	1
Public Amenities									
CRM Received	48	33	41	40	42	15	51	28	40
CRM Completed	42	31	35	37	40	13	51	26	38
Sport & Recreation									
CRM Received	1	0	4	2	0	0	6	2	7
CRM Completed	1	0	2	1	0	0	6	2	6
Terminals									
CRM Received	0	0	0	0	0	0	0	0	0
CRM Completed	0	0	0	0	0	0	0	0	0
Park Security									
CRM Received	0	1	0	0	0	2	1	1	2
CRM Completed	0	0	0	0	0	2	1	1	2
Total CRMs for Building Maintenance									
CRM Received	97	76	88	68	96	42	122	74	121
CRM Completed	77	62	62	56	78	33	111	65	102

This table shows the requests received by department and type of building to track progress and completion of maintenance requests.



Lease Update

During the month of March 2023, Council sent out reminders of upcoming lease expiries to the Bowen Lions Inc. For their use of a storage shed at the Port Denison Sports Grounds.

Council resolved to enter into a new 5-year term lease with the Proserpine State High School over a part of the land at the Kelsey Creek landfill which they utilise for their Agricultural Studies.

Council has continued the development of a Community Leasing Policy. This policy will seek to provide clear guidance on the requirements for entering into a community lease with Council over Council owned or controlled land and/or facilities.

Bowen Seagulls leased area has now been established and finalised. The final lease will be issued in April for execution by all parties.

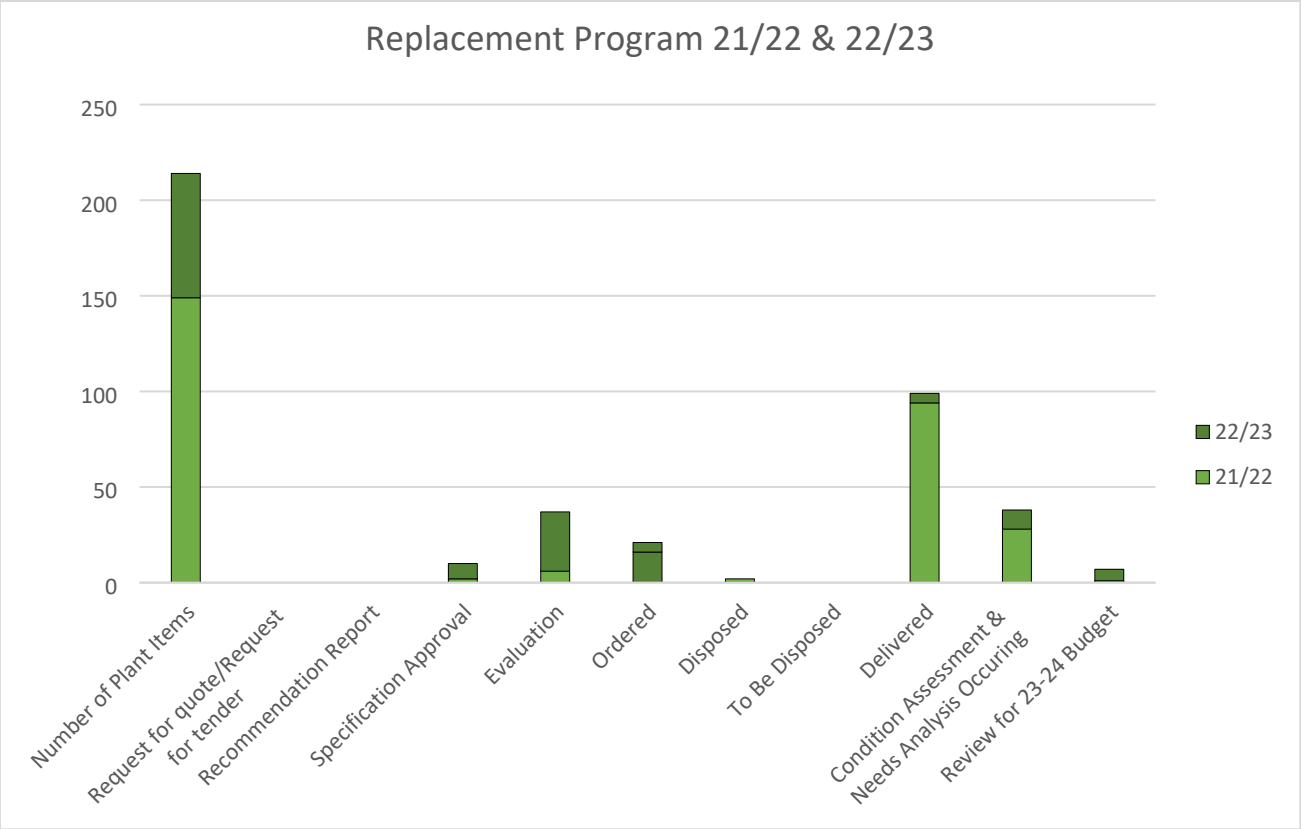
Council received the signed lease from the Collinsville Rodeo Association.

Council resolved to enter into further 3-year term leases for the Cannonvale Customer Service and the Cannonvale Library located at Whitsunday Plaza. The current leases in place are due to expire on 31 March 2023.

Lease in action	Under Negotiation	Out for execution	Lease awaiting lodgment	Due to expire in 6 months	Comments
Gloucester Sports and Recreation Inc.		•			Draft lease issued to the lessee
The State of Qld (represented by the Department of Education) Proserpine State High School		•			Council resolved to enter a new lease
Bowen Seagulls Rugby League	•				Draft lease issued; final lease plan established
Collinsville Rodeo Association			•		Signed lease received by Collinsville Rodeo

Fleet Management

Fleet Replacement Program



The Council fleet capital replacement program is continuing and is subject to the challenges currently impacting the vehicle plant and equipment industry. The supply of vehicles, components and raw materials has been significantly delayed by the ongoing global supply chain crisis, impacting labor, parts supply, and shipping.

This is continuing to create delays in expected delivery timeframes from many suppliers and related subcontractors. A recent example of this is procurement of mowers with an estimated delivery timeframes of 6 to 18 months from time of order depending on equipment type and complexity. The Fleet team is also taking considerable time to include key employees and stakeholders in the consultation process, both in specification and evaluation process to ensure that vehicles, plant & equipment are fit for purpose and meet Council's requirements in providing services to the community.

Preventative Maintenance

The maintenance benchmarks are generally in compliance with the manufacturer's guidelines and staff will continue to meet the timelines with the resources that are available to ensure that equipment is fit for purpose and suitable for ongoing use. Further standards are be developed over time to support improved data and reporting to continuously improve preventative maintenance activities.

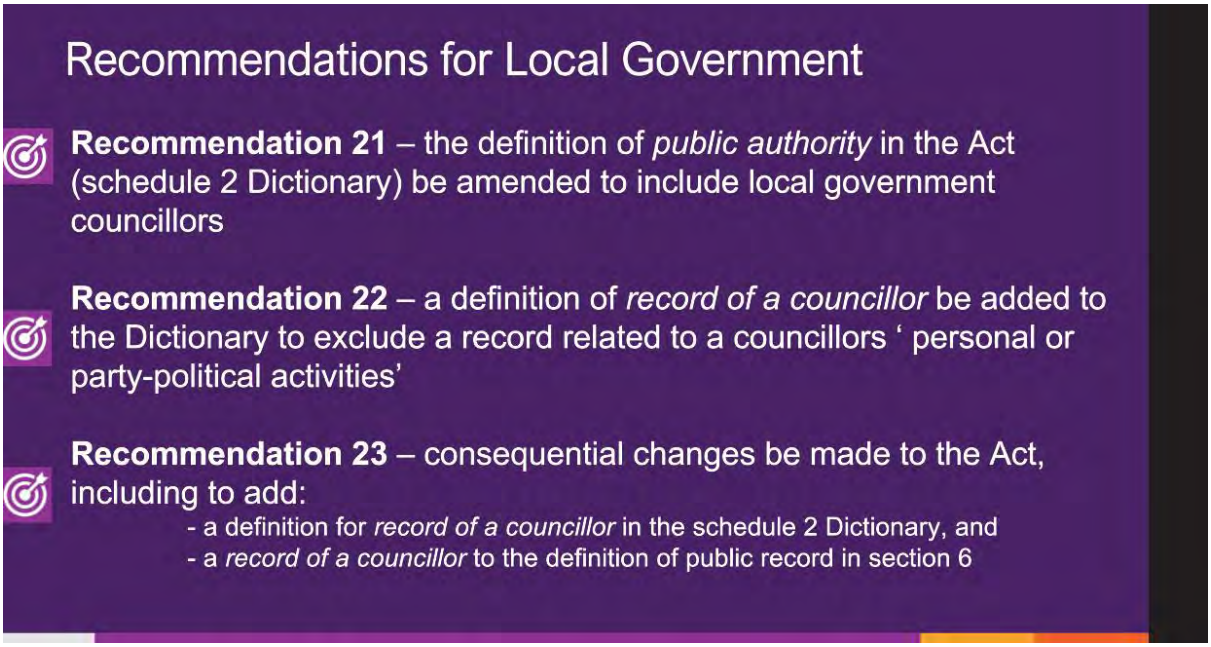
Governance & Administration

The Governance team welcomed a new member to the team in the Governance and Risk Officer role. March saw the commencement of the Council community catchups with the Governance team working in collaboration with the Communications team (Community Engagement) to organise and facilitate these sessions. The first community catch up session was held at Dingo and Hydeaway on the 1st of March, and a second one in Cannonvale on 29 March 2023.

The team has finalised the operational risk register develop workshops, with the final business units under Infrastructure Services completed. This completes the development of operational risk registers for all business units of Council. These risk registers will be presented at the next Audit Committee meeting. The team also delivered internal complaints management training in conjunction with Customer Services team.

Review of the Public Records Act 2002

- 27 Recommendations to update to The Public Records Act 2002:
- Local Government Focus - 3 Recommendations relevant to Local Government



❖ **Records that a councillor/councillors create** must be deemed as Local Government records, when those records created include Local Government decision making.

❖ **New Definition of record to be implemented into the Act to be inclusive of digital material.**

Proposed New Definition of Record:
Records mean information and data, recorded in any medium, that is created or received by an entity in the transaction of business or the conduct of affairs that provides evidence of the business or affairs and includes – anything complied, recorded, or stored, by any means in any form, that is capable of being communicated, analysed, or processed whether by a person, computer, or other electronic means.

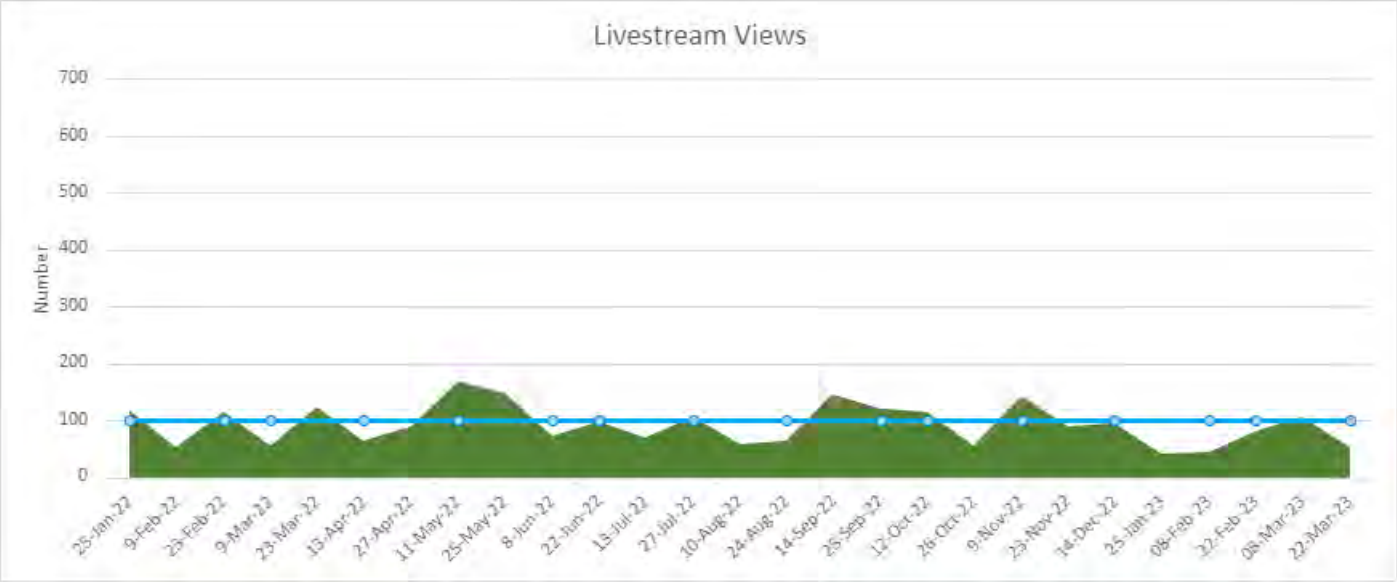
- **Compelling transfer of Records of Risk**
  Where deemed environmental harm can happen to documents. Example: Flood/Cyclone
  Where documents could be lost, destroyed due to an environmental hazard/harm.
  Where WRC believe that they have records at Risk, WRC will need to contact The Office of Public Records QLD to assist with the transfer of records to be archived.

- **Offenses under the Act:**
  New offense of an unlawful attempt of disposal.
  Emails can be forensically recovered.
  If the intent were to destroy – wilful intent. (Not inclusive of accidently destroying or if not a public record)
  Inclusive of altering / deleting the final product of records. Should the altering or deleting deliberate.
  Penalties Only relevant to intentional disposal – not accidental.
  Increasing the time limit for offenses:
  Intentional unlawful disposal – from 1 yr. to 3 yrs.

- **Record Keeping / Archiving Standards**
  Public authorities – one size does not fit all – What is / Should be a mandatory standard? (Examples required)

Meeting - Livestreaming

The number of people livestreaming Council's meetings and the meeting duration are shown below:



Councillor Requests 2022/23

Registers of Interest

Councillor	Date Register of Interest updated
Julie Hall	13 December 2022
Jan Clifford	22 December 2022
Clay Bauman	9 January 2023
John Collins	13 July 2022
Michelle Wright	13 July 2022
Gary Simpson	12 July 2022
Mike Brunker	1 July 2022

Councillor Committee Attendance

Date	Committees attended in March 2023	Councillor Representative
2 March	Whitsunday Chamber of Commerce Meeting	Cr Clay Bauman
2 March	Don River Improvement Trust Meeting	Cr Michelle Wright
7 March	Bowen Collinsville Community Alliance Meeting	Cr Michelle Wright
7 March	Bowen Collinsville Community Alliance Meeting	Cr Mike Brunker
7 March	Greater Whitsunday Housing Meeting	Cr Jan Clifford
7 March	Whitsunday Sport Park Meeting	Cr Jan Clifford
8 March	Bowen Chamber of Commerce Meeting	Cr Michelle Wright
9 March	Bowen Sporting Complex Meeting	Cr Michelle Wright
10 March	Whitsunday River Improvement Trust Meeting	Cr Gary Simpson
10 March	Whitsunday River Improvement Trust Meeting	Cr John Collins
13 March	Bowen Collinsville Enterprise Meeting	Mayor Julie Hall
13 March	Bowen Collinsville Enterprise Meeting	Cr Michelle Wright
15 March	Whitsunday Catchment Landcare Meeting	Cr Gary Simpson
16 March	Whitsunday Local Waste Management Advisory Committee	Cr Clay Bauman
16 March	Domestic and Family Violence Council Network & Preventions Meeting	Cr Clay Bauman
16 March	Don River Improvement Trust Meeting	Cr Michelle Wright
29 March	Bowen & Collinsville Youth Alliance Meeting	Cr Michelle Wright
29 March	Bowen Burdekin Local Marine Advisory Committee Meeting	Cr Gary Simpson
30 March	Greater Whitsunday Council of Mayors Meeting	Mayor Julie Hall
31 March	Regional Development Australia - Greater Whitsundays Meeting	Cr Jan Clifford

Legal Advice matters

Matters	YTD	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
New	40	3	8	1	2	6	6	5	6	3			
Active	28	1	2	1	1	3	6	3	6	7			

13.2.1 - 20221171 - Development Application for Development Permit for Material Change of Use - Short Term Accommodation - 20 Stewart Drive, Cannonvale - Angela Gilbert C/- Wynne Planning & Development

DATE: Wednesday 26 April 2023

TO: Ordinary Council Meeting

AUTHOR: Ted Yong - Planner

AUTHORISING OFFICER: Neil McGaffin - Director Development Services

PRESENTED FOR: Decision

ATTACHMENTS

1. Planning Assessment Report [**13.2.1.1** - 4 pages]
2. Conditions of Approval [**13.2.1.2** - 2 pages]
3. Locality Plan [**13.2.1.3** - 1 page]
4. Zoning Plan [**13.2.1.4** - 1 page]
5. Development Plans [**13.2.1.5** - 6 pages]
6. Map of STA's [**13.2.1.6** - 1 page]

PURPOSE

To present the assessment of the development application.

OFFICER'S RECOMMENDATION

That Council approve the Development Application for Development Permit for Material Change of Use – Short-Term Accommodation, made by A K Gilbert and J Meyers C/- Wynne Planning & Development Pty Ltd, on L: 33 RP: 721970 and located at 20 Stewart Drive, Cannonvale, subject to the conditions outlined in Attachment 1.

BACKGROUND

There is no background to report.

APPLICATION SUMMARY

The proposal is for Short-term Accommodation of a two-storey dwelling house that contains three (3) bedrooms, three (3) bathrooms, an open plan kitchen and living area, a deck and three (3) garage spaces.

The applicant has sought approval for use of the ground floor as a bedroom. The structure has been certified for a storeroom. Therefore, the applicant has accepted receiving development conditions that only permit the use of three (3) bedrooms for short-term accommodation.

The following documents have been supplied in support of the proposal:

- Site plan & floor plan provided.
- Property management plan provided.
- Code of Conduct provided.
- Fire and emergency plan provided.
- Statutory declaration has been provided.

One (1) submission was received during the public notification period from a nearby landowner. The submission raises concern primarily with potential amenity impacts, specifically noise and car parking.

STATUTORY/COMPLIANCE MATTERS

Planning Act 2016
Whitsunday Regional Council Planning Scheme 2017

STRATEGIC IMPACTS

Process all statutory applications within statutory timeframes.

FINANCIAL IMPLICATIONS

N/A

CONSULTATION

Manager Development Assessment
Senior Technical Officer Engineer Assessment

RISK ASSESSMENT

The decision may be appealed in the Planning & Environment Court of Queensland.

TIMINGS/DEADLINES

A decision is required by 17 May 2023.

CONFLICT OF INTEREST DECLARATION

Council officers contributing to the preparation and approval of this report have no conflicts of interest to declare.

HUMAN RIGHTS IMPACT

Section 58 of the Human Rights Act 2019 specifies required conduct for public entities when acting or making a decision. Sections 15-37 of the Human Rights Act 2019 identifies the human rights a public entity must consider in making a decision. The human rights relevant to this decision are as follows:

- Section 19 – Freedom of movement.
- Section 21 – Freedom of expression.
- Section 24 – Right to own property and not be arbitrarily deprived of property.
- Section 27 – Cultural rights – generally – all persons with a particular cultural, religious, racial or linguistic background have the right to enjoy their culture, to declare and practice their religion and use their language.
- Section 28 – Cultural rights – Aboriginal peoples and Torres Strait Islander peoples.

This decision does not limit the above identified human rights.

ANALYSIS
Council has received the following Development Application, which has been assessed against the provisions of the relevant legislation as reported below.

1. Application Summary

Proposal:	Development Application for Development Permit for Material Change of Use – Short-Term Accommodation
Landowner	A K Gilbert and J Meyers
Property Address:	20 Stewart Drive CANNONVALE
Property Description:	L: 33 RP: 721970
Area of Site:	546m^2
Planning Scheme Zone:	Low density residential
Level of assessment	Impact assessable
Overlays:	Landslide hazard overlay
Existing Use:	Dwelling House
Existing Approvals:	Nil
Public Notification:	16/02/2023 / 10/03/2023
Submissions received:	One (1)
State referrals:	Nil
Infrastructure charges:	Nil

2. Site Details
2.1. Location
The property is located at 20 Stewart Drive, Cannonvale.

2.2. Zoning
The land is zoned Low Density Residential under the *Whitsunday Regional Council Planning Scheme 2017*.

2.3. Site description
The site has been developed for a dwelling and driveway.

2.4. Access
The driveway is sealed and accessed via Stewart Drive.

2.5. Surrounding uses
Surrounding uses include dwelling houses and where slightly to the north and north-west are Short-term Accommodation uses.

3. Proposal Details
The proposal is for Short-term Accommodation of a two-storey house that contains three (3) bedrooms, three (3) bathrooms, an open plan kitchen and living area, a deck and two (2) garages. A double garage is situated underneath the house and a single garage is sited beside the house at the first-floor level.

The house is connected to all urban services. The applicant has provided documentation demonstrating compliance with the Short-term Accommodation Guideline, being a Code of Conduct, Property Management Plan, Statutory Declaration and Fire and Evacuation Plan for the proposed use.

One submission was received from a nearby landowner in Stewart Drive.

4. Planning Assessment

The application has been assessed against the relevant provisions of the *Planning Act, 2016* and the *Whitsunday Regional Council Planning Scheme, 2017.* The proposal is generally in accordance with the Planning Scheme and is recommended for approval in accordance with the drawings and documents submitted, subject to reasonable and relevant conditions (Attachment 1).

4.1. State Assessment and Referral Agency (SARA)

The application was not referrable.

4.2. State Planning Policy – July 2017

The State Planning Policy (SPP) includes interim development assessment requirements to ensure that State interests are appropriately considered by local government when assessing development applications where the local government Planning Scheme has not yet appropriately integrated all of the State's interests in the SPP. As the most recent SPP (July 2017) has not been reflected in the Whitsunday Regional Council Planning Scheme, Part B of the SPP confirms that it applies to the assessment of the development application. The proposal does not conflict with the SPP.

4.3. Mackay Isaac and Whitsunday Regional Plan – February 2012

The Mackay, Isaac and Whitsunday Regional Plan was established to provide the vision and direction for the region to 2031. The plan provides certainty about where the region is heading in the future and provides the framework to respond to the challenges and opportunities which may arise. The proposal is generally consistent with the provisions of the plan.

4.4. Whitsunday Regional Council Planning Scheme, 2017

4.4.1. Strategic Framework

The Strategic framework sets the policy direction for the Planning Scheme and forms the basis for ensuring appropriate development occurs in the Planning Scheme area for the life of the Planning Scheme.

4.4.2. Strategic Intent

The Planning Scheme sets the policy direction to ensure that to 2036 and beyond, the Whitsundays is a prosperous, liveable and sustainable region which will be achieved through the integration of the unique attributes and competitive advantages of each township. The region's townships and communities have a strong and proud social identity. The promotion and protection of the region's environmental values is significant to the expressed identities, including the unique scenic values, which consist of key urban gateways, views and vistas.

The proposal does not conflict with the strategic intent to any degree which warrants refusal.

4.4.3. Overlay Codes

Landslide hazard overlay code

No additional building works are proposed as part of this development. Any additional building works will be subject to the overlay. The development satisfies the overlay.

4.4.4. Zone Code

Low density residential zone code

The proposal complies with the zone code. The purpose and overall outcomes of the zone provide for other accommodation activities, in this case short-term accommodation, being established within the zone where compatible with the prevailing residential character and amenity of the zone.

No physical changes to the existing dwelling are proposed which means the proposal will not result in a change to the visual character and amenity of the streetscape. To address the potential for the development to cause undesirable amenity impacts stringent conditions of approval have been imposed. Importantly, the approved use shall not be run as a party-house and strict noise and operating conditions have been imposed which are monitored by a managing agent 24/7.

4.4.5. Development Codes

Multi-unit uses code

No additions or changes to the built form of the dwelling house are required to support the development.

The applicant purchased the house advertised for 4 bedrooms. However, Council's record show that the fourth bedroom on the ground floor is certified for a storeroom being utilised as a bedroom. To address the potential use of this space as a bedroom the applicant has accepted a condition for 3 bedrooms only and a 6-person maximum.

Infrastructure code

No additional infrastructure is required to support the development.

Landscaping code

No additional landscaping is required to support the development.

Transport and parking code

The proposal complies with the requirements of the code. The site triggers are requirement of two parking spaces and there is a double garage on the ground floor and single garage at the first floor, meeting the requirements of the code. A condition of approval has been imposed requiring a minimum of two car parking spaces to be made available onsite. The proposal is not considered to add additional vehicle movements to Stewart Drive from those already permitted as a dwelling house.

Short-term Accommodation Guideline

- Site plan provided;
- Property management plan provided;
- Code of Conduct provided;
- Fire and emergency plan provided;
- Statutory declaration has been provided;
- Three on-site car parking spaces provided.

5. Public Submissions

The development application was placed on public notification between 16 February 2023 and 10 March 2023 in accordance with the relevant provisions of the Planning Act 2016. The Notice of Compliance was received on 13 March 2023. One (1) submission was received during this period of Public Notification.

Submission has been received and summarised in the below table:

Issue	Comment/Condition Number
1. Noise, parking and amenity	The submission advises that adjoining residents of the STA further up Steward Drive have complaints about 'noise levels, coming and goings, parking and general nuisances of a constant stream of guests and cleaners'. Subsequently, the submission raises concern over the potential incidences of on-street parking, barking from guests' dogs with no means to complain/rectify, increased vehicle traffic and increased people traffic. The submission also pointed that the dwelling is set higher than those across Steward Drive, therefore noises associated with the proposed use are amplified towards the dwellings across the street. A property manager is appointed to manage the property in accordance with the approved Property Management Plan. A property manager must monitor the property and must be within 20 minutes from the site to react to any complaints received. A property management sign will be located on the front gate of the site to ensure the community is able to contact the property manager for the issue to be resolved. Development conditions are also included to reduce/cease noise from the premises after 9pm. The submitter's concern over noise nuisance from pets is acknowledged. However, this is not a planning benchmark for consideration.

6. Infrastructure Charges

6.1. Adopted Infrastructure Charges Resolution

There are no infrastructure charges applicable.

1. ADMINISTRATION

1.1 The approved development must be completed and maintained generally in accordance with the approved drawings and documents:

Plan/Document Name	Prepared By	Plan Number	Dated
Holiday Home – Site Plan	Applicant	N/A	1/12/2022
Holiday Home – Floor Plan	Applicant	N/A	N/A
Holiday Home – Code of Conduct	Applicant	N/A	N/A
Holiday Home – Property Management Plan	Applicant	N/A	N/A
Holiday Home – Fire And Emergency Plan	Applicant	N/A	N/A

1.2 Where a discrepancy or conflict exists between the written conditions of this approval and the approved plans, the requirements of the written condition(s) will prevail.

1.3 All conditions of this approval must be complied with in full to Council's satisfaction prior to the release of the survey plan or the commencement of the use, whichever is the sooner.

1.4 The applicant shall demonstrate and provide evidence that compliance with all conditions of this development approval and any other subsequent development approvals as a result of this development approval have been complied with at the time of sealing the survey plan or commencement of the use, whichever is the sooner.

2. BUILDING

2.1 The applicant is to upgrade fire safety measures to the equivalent requirements of a long-term rental property.

3. ACCESS AND PARKING

3.1 A minimum of three (3) car parking spaces must be provided on site prior to commencement of the use.

3.2 On-site parking spaces must be located entirely on the site, be safe and practical to use, and enable cars to enter and exit the site without endangering pedestrians or vehicles.

4. OPERATING PROCEDURES

4.1 Prior to commencement of the use, the applicant must advise Council of the name and contact details of the appointed local property manager who will manage the operations of the development.

4.2 The nominated property manager must sign and provide to Council, a Statutory Declaration affirming that at all times during the operation of the Short-term accommodation, the property manager will undertake the following actions:

a) Display a sign including the name of the property manager and their all-hours contact phone number. The sign is to be no larger than 0.3 square meter in sign face area, professionally made and weather-proof. For a unit, this sign can be displayed on the door of the unit. For a dwelling house, the sign must be displayed where it can be clearly read by the public.

b) Prior to the commencement of the use, inform in writing, the occupants of every neighbouring dwelling that the property has been approved for short-term accommodation and provide contact details including a 24-hour contact number.

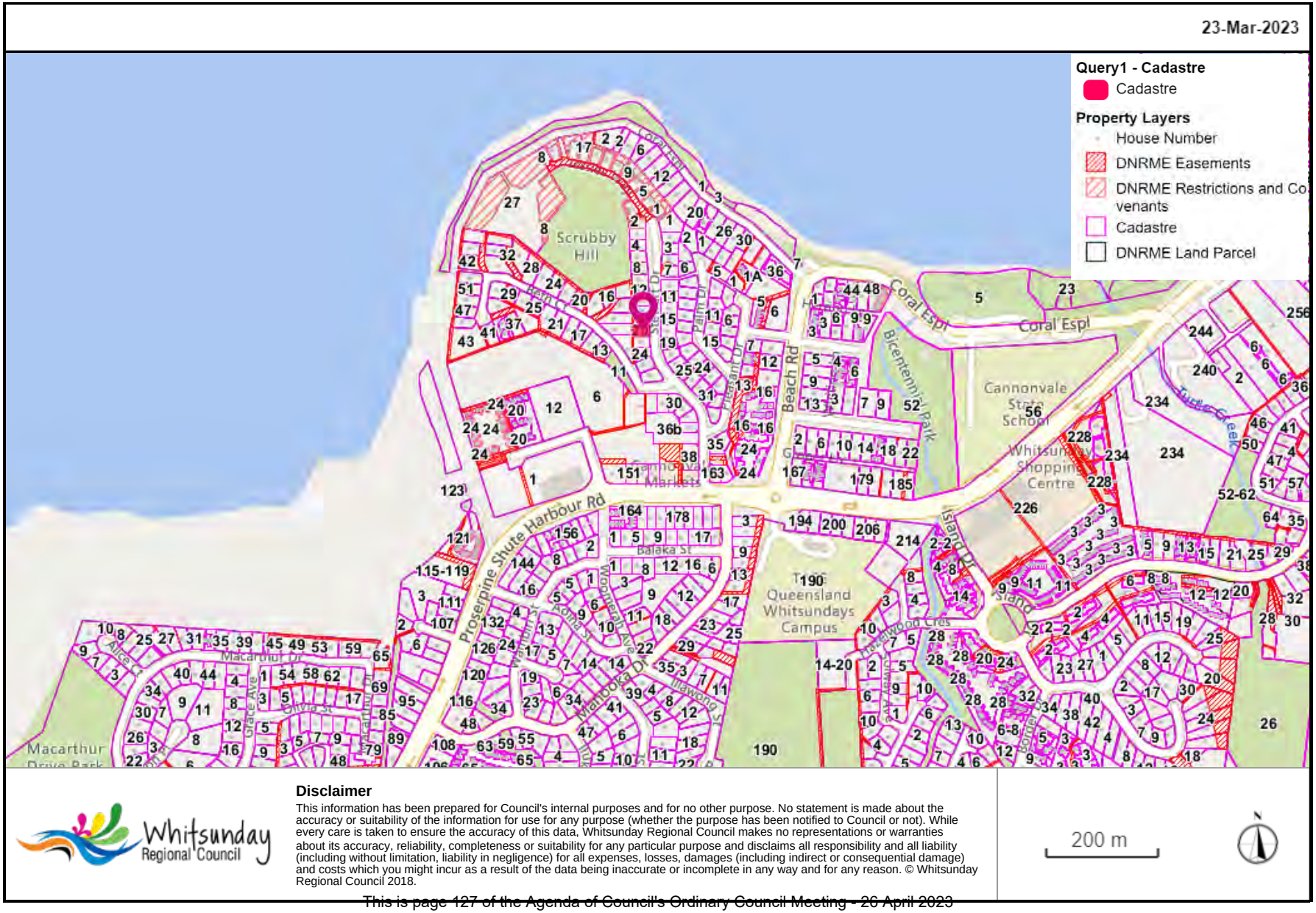
c) Establish and maintain an accommodation register, recording names and contact details of all guests and duration of stay. The register must also include details of any complaints received and a copy of the signed acceptance of the Code of Conduct document. This register is to be provided to Council on request.
d) Prepare a Code of Conduct which must be provided to and agreed-to in writing by all adult guests prior to occupation. The Code of Conduct must include as a minimum:
    i. The maximum permitted number of overnight guests on any one day.
    ii. A set of 'good neighbour' rules, to prevent anti-social behaviour and excessive noise after 9pm, in accordance with Schedule 1 of Environmental Protection (Noise) Policy 2019.
    iii. Information for guests, including the 24-hour contact details of the nominated property manager, on-site carparking and waste bin arrangements.
    iv. Rules requiring eviction or forfeiture of money in the event of a significant breach of the Code of Conduct.
e) To meet and greet every guest prior to occupation (in person or electronically) to explain the Code of Conduct and other applicable rules.
f) To have two (2) 24-hour contact number that must be answered, not with a recorded message.
g) To attend to any complaint about anti-social guest behaviour reported to the contact number, within 20 minutes. Agent response may include attendance by a private security firm.
h) To immediately evict any guests whose behaviour repeatedly breaches the Code of Conduct.

4.3 Only the three (3) bedrooms on the first floor will be used for the short-term accommodation stay.
4.4 A maximum of six (6) overnight guests (two guests per bedroom) will be permitted to stay in short-term accommodation at any one time.

5. ADVISORY NOTES

5.1 This Development Permit does not provide any explicit or implied confirmation that the premises meets the requirements of relevant fire safety legislation, building classification, body corporate rules or insurance policies. The applicant and/or operator of the Short-term Accommodation business is to conduct their own investigations and make the necessary applications and undertake required building modifications to meet their obligations under all relevant legislation.
5.2 The applicant will lose any Owner/Occupier rating concession attached to a dwelling house or unit approved.

Attachment 13.2.1.3 Locality Plan



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33RP721970 23-Mar-2023

Property Layers
- House Number
- DNRME Easements
- DNRME Restrictions and Covenants
- Cadastre
- DNRME Land Parcel

Planning Zones
- Precincts
- Building Heights Airlie Beach
  - 14 metres
  - 18 metres
  - 21 metres
- D_PC_P_Zones_Realigned
  - Community facilities
  - District centre
  - Emerging community
  - Environmental manage and conservation
  - High impact industry
  - Industry investigation a
  - Local centre
  - Low density residential
  - Low impact industry
  - Low-medium density re tial
  - Major centre
  - Medium impact industr
  - Mixed use
  - Neighbourhood centre
  - Recreation and open s
  - Road
  - Rural
  - Rural residential
  - Special industry
  - Tourist accommodation
  - Waterfront and marine try

Zones
- Community facilities
- District centre
- Emerging community
- Environmental manage and conservation
- High impact industry
- Industry investigation a
- Local centre
- Low density residential
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Whitsunday Regional Council

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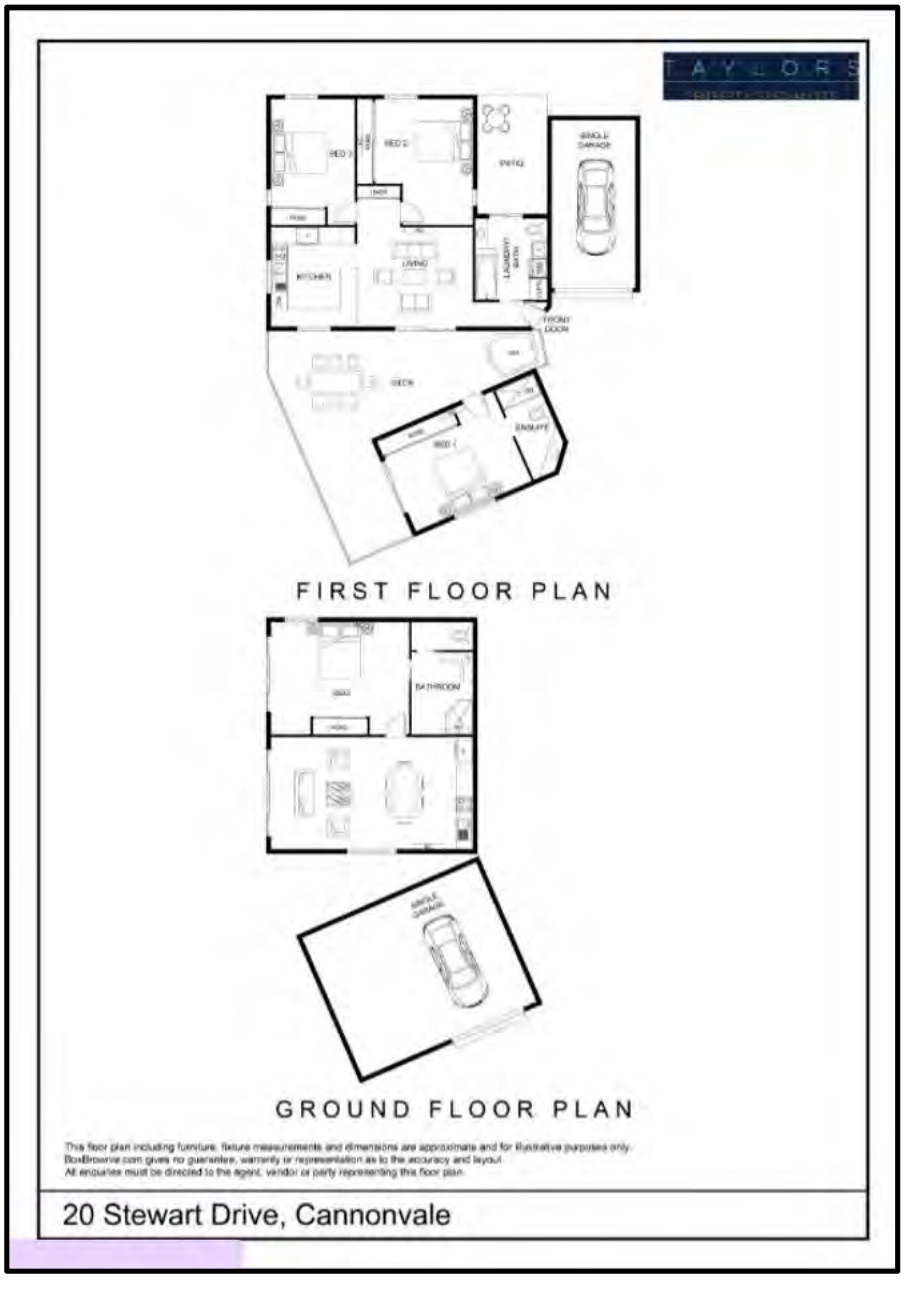
HOLIDAY HOME – SITE PLAN

HOLIDAY HOME – FLOOR PLAN



HOLIDAY HOME - CODE OF CONDUCT

PROPERTY ADDRESS: 20 Stewart Drive, Cannonvale

The following Code of Conduct governs tenant behavior and use of the property. The tenant agrees to follow the guidelines below, for themselves and any visitors they allow at the property:

TENANTS: A responsible adult (over 18 years of age) shall be on site at all times when children are present. No unauthorised people are permitted to stay overnight.

NOISE AND NUISANCE: The guests agree not to cause or permit nuisance at the property. This includes excessive noise, disruptive or anti-social behaviour. Noise should generally cease after 9pm Sunday through Thursday and 10pm Friday and Saturday.

SMOKING: No smoking is permitted within the dwelling house at any time.

VEHICLE PARKING: The tenants are free to park in the covered spaces to the rear of the property, however please do not park in the driveway as this is a shared driveway with the neighbour.

COUNCIL REGULATIONS: The tenants agree to all Council regulations, including noise and fire limitations.

PREMISE CONDITION AND CLEANLINESS: The guests agree to leave the premise in a clean and tidy condition upon vacating, with all fittings and chattels in their original condition and position at the beginning of stay. Guests are to advise the Property Manager of any damage or disrepair within 24 hours of this occurring. Any damage repairs or excessive cleaning that is attributable to the guests stay will be paid for by the guests.

FIRES: The guests agree not to allow any candles, open fires or similar burn unsupervised within the premise. No open fires are permitted outside at any time. Barbeque facilities may be provided and used in a safe manner.

RUBBISH DISPOSAL: The guests agree to contain all their rubbish in the bins provided. Guests can dispose of rubbish at the dump station which is free and located on the road to Dingo Beach.

WASTEWATER SYSTEM: The house is connected to a septic tank – please do not flush wipes or sanitary items down the toilet or use bleach products as the septic system will not cope with these items.

KEYS: At the end of the agreed tenancy, guests agree to lock the premise, close all windows and return the keys to the Property Manager or secured into the lockbox provided.. Any lost or damaged keys will be replaced at the guests expense. Check in time is anytime after 2pm. Check out time is 10am. Please leave beds you have used unmakde, wash the dishes and take the rubbish outside to the wheely bins near the shed.

TERMINATION OF ACCOMMODATION: If guests are found to have contravened any of the above Code of Conduct responsibilities a verbal warning will be issued. If the contravention is not rectified immediately the accommodation booking may be terminated with 2 hours' notice at the Property Manager's discretion. No refunds will be made.

HOLIDAY HOUSE

HOLIDAY HOME - PROPERTY MANAGEMENT PLAN

PROPERTY ADDRESS: 20 Stewart Drive, Cannonvale

PROPERTY MANAGER DETAILS:

Name: Whitsunday Holiday Rentals

Telephone Number: 0409 831 133

Email: bookings@whitsundayholidayrentals.com.au

The nominated Property Manager will:

- *Have day-to-day management of the holiday home;*
- *Specifically respond to complaints pertaining to guest behavior made by neighbours immediately.*

DETAILS OF RESERVATIONS ARRANGEMENTS:

Internet: All major booking portals including, Stayz/HomeAway, Trip Advisor, Airbnb, Expedia, Booking.com, Wotif websites.

DUTIES OF PROPERTY MANAGER

- *Supply, readily visible in the kitchen or living area of the home, the Terms & Conditions, Code of Conduct, Body Corporate By Laws (if applicable) the Property Management Plan, the Fire and Emergency Plan & Guest Compendium.*
- *Liaise with guests for the occupancy and vacation of the premises;*
- *Ensure the correct maximum number of people are staying overnight in accordance with planning approval conditions.*
- *Ensure guests are aware of the Code of Conduct, Terms & Conditions, House Rules, Body Corp By Laws.*
- *Ensure guests are aware of the Fire and Emergency Plan;*
- *Ensure the premises are clean and maintained to a high standard;*
- *Ensure bed linen is clean and replaced upon tenant vacation; and*
- *Ensure rubbish and recycling bins are put out and collected as required.*

HOLIDAY HOME - FIRE AND EMERGENCY PLAN

PROPERTY ADDRESS: 20 Stewart Drive, Cannonvale

EMERGENCY CONTACT DETAILS

FOR ALL EMERGENCIES DIAL 000

Property Manager: Whitsunday Holiday Rentals: 0409 831 133

Whitsunday Police: 4948 8888

Whitsunday Regional Council: 4945 0200

Proserpine Hospital: 4813 9400

DIASTER MANAGEMENT INFORMATION

DISASTER MANAGEMENT

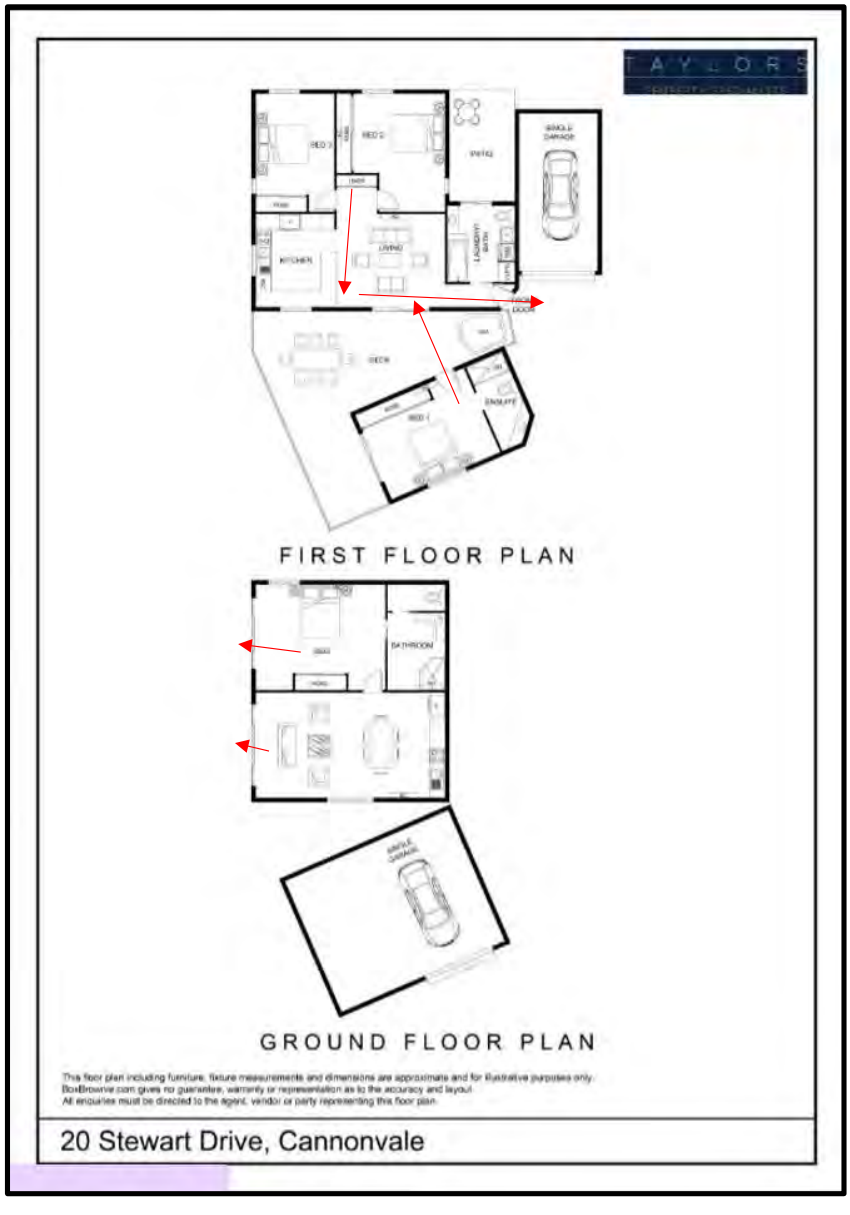
The Whitsunday Disaster Coordination Centre number is **1300 972 006.**

This number is only operational when the Centre has been officially opened by the Whitsunday Disaster Management Group. Whitsunday Regional Council will advise the public when this has occurred.

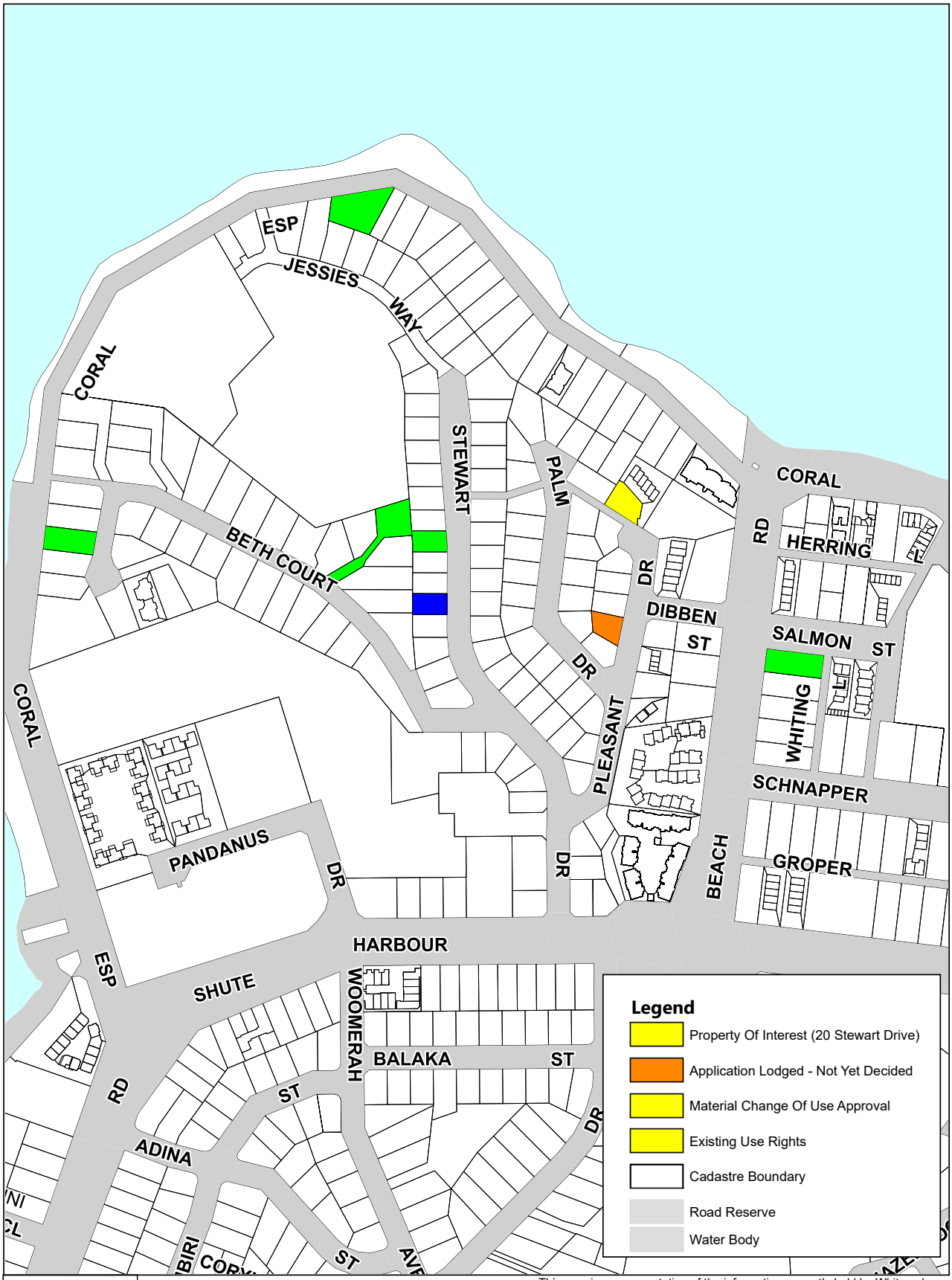
For the most up to date information in a disaster event 'Like' the Whitsunday Disaster and Emergency Information Facebook page

Other important disaster information can be found by navigating the left hand menu on Council's webpage at https://www.whitsunday.qld.gov.au/140/Disaster-Management.

HOLIDAY HOME – FIRE EVACUATION PLAN



In the event of a fire, please assemble near the front of the property and take directions from emergency services.



Short Term Accomodations
Stewart Drive, Pleasant Drive,
Beth Court, Beach Road and Jessies Way

This map is a representation of the information currently held by Whitsunday Regional Council and contains data extracted from Queensland's Digital Cadastral Database.Use of this data set may be approved with the written permission of the Director General, Department of Natural Resources and Mines. © The State of Queensland (Dept of Natural Resources and Mines). No liability accepted for any loss or damage that may arise from the use of or reliance on this data.

13.2.2 - 20221150 - Development Application for Development Permit for Material Change of Use for Short Term Accommodation - 25 Blackcurrant Drive, Hydeaway Bay - WG & KL Reid C/- Wynne Planning & Development

DATE: Wednesday 26 April 2023

TO: Ordinary Council Meeting

AUTHOR: James McEvoy-Bowe - Planner

AUTHORISING OFFICER: Neil McGaffin - Director Development Services

PRESENTED FOR: Decision

ATTACHMENTS

1. Conditions of Approval [**13.2.2.1** - 2 pages]
2. Planning Assessment Report [**13.2.2.2** - 4 pages]
3. Locality Plan [**13.2.2.3** - 1 page]
4. Zoning Plan [**13.2.2.4** - 1 page]
5. Plans of Development [**13.2.2.5** - 6 pages]
6. STA's Hydeaway Bay [**13.2.2.6** - 1 page]

PURPOSE

To present the assessment of the development application.

OFFICER'S RECOMMENDATION

That Council approve the Development Application for Development Permit for Material Change of Use – Short Term Accommodation, made by W G Reid & K L Reid C/- Wynne Planning & Development, on L: 237 RP: 746321 and located at 25 Blackcurrant Drive Hydeaway Bay, subject to the conditions outlined in Attachment 1.

BACKGROUND

There is no background to report.

APPLICATION SUMMARY

The proposal is for Short-term Accommodation of an existing two-storey dwelling house that contains two (2) bedrooms, 2 bathrooms, a rumpus room, veranda and three (3) under cover garage spaces.

The applicant has sought approval for use of the ground floor rumpus room as bedroom. The dwelling is not connected to Council reticulated water or sewer services. Council's Plumbing Inspector has advised that the dwelling's effluent disposal system is sized for two (2) bedrooms and there is unlikely to be additional space in the backyard to augment the system to facilitate an extra bedroom. Therefore, the applicant has accepted receiving development conditions that only permit the use of two (2) bedrooms for short-term accommodation.

The following documents have been supplied in support of the proposal:

- Site plan & floor plan provided.
- Property management plan provided.
- Code of Conduct provided.
- Fire and emergency plan provided.

- Statutory declaration has been provided.

One (1) submission was received during the public notification period from an adjoining land owner. The submission raises concern primarily with potential amenity impacts, specifically noise.

STATUTORY/COMPLIANCE MATTERS

Planning Act 2016
Whitsunday Regional Council Planning Scheme 2017

STRATEGIC IMPACTS

Process all statutory applications within statutory timeframes.

FINANCIAL IMPLICATIONS

N/A

CONSULTATION

Manager Development Assessment
Senior Technical Officer Engineer Assessment
Team Leader Plumbing Services

RISK ASSESSMENT

The decision may be appealed in the Planning & Environment Court of Queensland.

TIMINGS/DEADLINES

A decision is required by 15 May 2023.

CONFLICT OF INTEREST DECLARATION

Council officers contributing to the preparation and approval of this report have no conflicts of interest to declare.

HUMAN RIGHTS IMPACT

Section 58 of the Human Rights Act 2019 specifies required conduct for public entities when acting or making a decision. Sections 15-37 of the Human Rights Act 2019 identifies the human rights a public entity must consider in making a decision. The human rights relevant to this decision are as follows:

- Section 19 – Freedom of movement.
- Section 21 – Freedom of expression.
- Section 24 – Right to own property and not be arbitrarily deprived of property.
- Section 27 – Cultural rights – generally – all persons with a particular cultural, religious, racial or linguistic background have the right to enjoy their culture, to declare and practice their religion and use their language.
- Section 28 – Cultural rights – Aboriginal peoples and Torres Strait Islander peoples.

This decision does not limit the above identified human rights.

1.0 ADMINISTRATION

1.1 The approved development must be completed and maintained generally in accordance with the approved drawings and documents:

Plan/Document Name	Prepared By	Plan Number	Dated
Site Plan	Wynne Planning & Development	N/A	N/A
Floor Plan	Wynne Planning & Development	N/A	N/A
Property Management Plan	Applicant	N/A	N/A
Code of Conduct	Applicant	N/A	N/A
Fire & Evacuation Pan	Applicant	N/A	N/A

1.2 Where a discrepancy or conflict exists between the written conditions of this approval and the approved plans, the requirements of the written condition(s) will prevail.

1.3 All conditions of this approval must be complied with in full to Council's satisfaction prior to the commencement of the use.

1.4 The applicant shall demonstrate and provide evidence that compliance with all conditions of this development approval and any other subsequent development approvals as a result of this development approval have been complied with at the time of commencement of the use.

2.0 BUILDING

2.1 The applicant is to upgrade fire safety measures to the equivalent requirement of a long-term rental property.

3.0 ACCESS AND PARKING

3.1 A minimum of two (2) car parking spaces must be provided on site prior to commencement of the use.

3.2 On-site parking spaces must be located entirely on the site, be safe and practical to use, and enable cars to enter and exit the site without endangering pedestrians or vehicles.

4.0 OPERATING PROCEDURES

4.1 Prior to commencement of the use, the applicant must advise Council of the name and contact details of the appointed local property manager who will manage the operations of the development.

4.2 The nominated property manager must sign and provide to Council, a Statutory Declaration affirming that at all times during the operation of the Short-term accommodation, the property manager will undertake the following actions:

a) Display a sign including the name of the property manager and their all-hours contact phone number. The sign is to be no larger than 0.3 square meter in sign face area, professionally made and weather-proof. For a unit, this sign can be displayed on the door of the unit. For a dwelling house, the sign must be displayed where it can be clearly read by the public.
b) Prior to the commencement of the use, inform in writing, the occupants of every

neighbouringdwelling that the property has been approved for short-term accommodation and provide contact details including a 24-hour contact number.

c) Establish and maintain an accommodation register, recording names and contact details of all guests and duration of stay. The register must also include details of any complaints received and a copy of the signed acceptance of the Code of Conduct document. This register is to beprovided to Council on request.

d) Prepare a Code of Conduct which must be provided to and agreed-to in writing by all adultguests prior to occupation. The Code of Conduct must include as a minimum:
   i. The maximum permitted number of overnight guests on any one day.
   ii. A set of 'good neighbour' rules, to prevent anti-social behaviour and excessive noise after 9pm, in accordance with Schedule 1 of Environmental Protection (Noise) Policy 2019.
   iii. Information for guests, including the 24-hour contact details of the nominated propertymanager, on-site carparking and waste bin arrangements.
   iv. Rules requiring eviction or forfeiture of money in the event of a significant breach of theCode of Conduct.

e) To meet and greet every guest prior to occupation (in person or electronically) to explain theCode of Conduct and other applicable rules.

f) To have two (2) 24-hour contact number that must be answered, not with a recorded message.

g) To attend to any complaint about anti-social guest behaviour reported to the contact number,within 20 minutes. Agent response may include attendance by a private security firm.

h) To immediately evict any guests whose behaviour repeatedly breaches the Code of Conduct.

4.3 A maximum of four (4) overnight guests (two guests per bedroom) will be permitted to stay in short-term accommodation at any one time.

5.0 ADVISORY NOTES

5.1 This Development Permit does not provide any explicit or implied confirmation that the premises meets the requirements of relevant fire safety legislation, building classification, body corporate rules or insurance policies. The applicant and/or operator of the Short-term Accommodation business is to conduct their own investigations and make the necessary applications and undertake required building modifications to meet their obligations under all relevant legislation

5.2 The applicant will lose any Owner/Occupier rating concession attached to a dwelling house or unit approved.

5.3 The applicant is to ensure that the Pool Safety Certificate for the premises is current and in compliance with legislation.

ANALYSIS

Council has received the following Development Application, which has been assessed against the provisions of the relevant legislation as reported below.

1. Application Summary

Proposal:	Development Permit for Material Change of Use – Short Term Accommodation
Landowner	W G Reid & K L Reid
Property Address:	25 Blackcurrant Drive Hydeaway Bay
Property Description:	L: 237 RP: 746321 T: N1364/118
Area of Site:	800m2
Planning Scheme Zone:	Low Density Residential Zone
Level of assessment	Impact Assessable
Overlays:	Nil
Existing Use:	Dwelling House
Existing Approvals:	Nil
Public Notification:	02/02/2023 / 07/03/2023
Submissions received:	One (1)
State referrals:	Nil
Infrastructure charges:	Nil

1. Site Details

1.1. Location

The property is located at 25 Blackcurrant Drive, Hydeaway Bay.

1.2. Zoning

The land is zoned Low Density Residential under the *Whitsunday Regional Council Planning Scheme 2017 (v3.7)*.

1.3. Site description

The site has been developed for a dwelling and ancillary structures.

1.4. Access

Access to the premises is achieved via a fully sealed concrete driveway to Blackcurrant Drive.

1.5. Surrounding uses

Surrounding uses include houses with Short-term Accommodation uses located further away.

1. Proposal Details

The proposal is for Short-term Accommodation of an existing two-storey house that contains two (2) bedrooms, 2 bathrooms, a rumpus room, veranda and three (3) under cover garage spaces. There is also additional parking space available for vehicles in the driveway.

The applicant has sought approval for use of the ground floor rumpus room as bedroom. The dwelling is not connected to Council reticulated water or sewer services. Council's Plumbing Inspector has advised that the dwelling's effluent disposal system is sized for two (2) bedrooms and there is unlikely to be additional space in the backyard to augment the system to facilitate an extra bedroom. Therefore, the applicant has accepted receiving development conditions that only permit the use of two (2) bedrooms for short-term accommodation.

The applicant has provided documentation demonstrating compliance with the Short-term Accommodation Guideline, being a Code of Conduct, Property Management Plan, Statutory Declaration and Fire and Evacuation Plan for the proposed use.

One (1) submission was received during the public notification period from an adjoining land owner. The submission raises concern primarily with potential amenity impacts, specifically noise.

2. Planning Assessment

The application has been assessed against the relevant provisions of the *Planning Act, 2016* and the *Whitsunday Regional Council Planning Scheme, 2017.* The proposal is generally in accordance with the Planning Scheme and is recommended for approval in accordance with the drawings and documents submitted, subject to reasonable and relevant conditions (Attachment 1).

2.1. State Assessment and Referral Agency (SARA)

The Application was referrable.

2.2. State Planning Policy – July 2017

The State Planning Policy (SPP) includes interim development assessment requirements to ensure that State interests are appropriately considered by local government when assessing development applications where the local government Planning Scheme has not yet appropriately integrated all of the State's interests in the SPP. As the most recent SPP (July 2017) has not been reflected in the Whitsunday Regional Council Planning Scheme, Part B of the SPP confirms that it applies to the assessment of the development application. The proposal does not conflict with the SPP.

2.3. Mackay Isaac and Whitsunday Regional Plan – February 2012

The Mackay, Isaac and Whitsunday Regional Plan was established to provide the vision and direction for the region to 2031. The plan provides certainty about where the region is heading in the future and provides the framework to respond to the challenges and opportunities which may arise. The proposal is generally consistent with the provisions of the plan.

2.4. Whitsunday Regional Council Planning Scheme, 2017

2.4.1. Strategic Framework

The Strategic framework sets the policy direction for the Planning Scheme and forms the basis for ensuring appropriate development occurs in the Planning Scheme area for the life of the Planning Scheme.

<u>Strategic Intent</u>

The Planning Scheme sets the policy direction to ensure that to 2036 and beyond, the Whitsundays is a prosperous, liveable and sustainable region which will be achieved through

the integration of the unique attributes and competitive advantages of each township. The region's townships and communities have a strong and proud social identity. The promotion and protection of the region's environmental values is significant to the expressed identities, including the unique scenic values, which consist of key urban gateways, views and vistas.

The proposal is consistent with Theme 1 – Liveable communities and housing which provides that limited accommodation activities can be located within the Hydeaway Bay township. The proposal does not conflict with the remaining themes.

2.4.2. Overlay Codes

There site is not subject to any relevant overlay codes.

2.4.3. Zone Code

Low Density Residential Zone Code

The proposal complies with the zone code. The purpose and overall outcomes of the zone provide for other accommodation activities, in this case short-term accommodation, being established within the zone where compatible with the prevailing residential character and amenity of the zone.

No physical changes to the existing dwelling are proposed which means the proposal will not result in a change to the visual character and amenity of the streetscape. To address the potential for the development to cause undesirable amenity impacts stringent conditions of approval have been imposed. Importantly, the approved use shall not be run as a party-house and strict noise and operating conditions have been imposed which are monitored by a managing agent 24/7.

2.4.4. Development Codes

Multi-Unit Uses Code

No additions or changes to the built form of the dwelling house are required.

Infrastructure Code

No additional infrastructure is required. The existing effluent system is sized for two (2) bedrooms. The applicant would be required to submit a further plumbing application to augment the existing disposal system to enable consideration of the use of the rumpus room as a bedroom. If this plumbing application were to be approved, the applicant would also be required to undertake a change of conditions to the subsequent permit of this proposal to allow for use of a third bedroom.

Landscaping Code

No additional landscaping is required. Sufficient landscaping placements exist within the premises.

Transport and Parking Code

The proposal complies with the requirements of the code and Short-term Accommodation Guideline. The site has three (3) under cover garage parking spaces with additional space in the driveway to facilitate a number of additional vehicles.

The proposal is not considered to add additional vehicle movements to Blackcurrant Drive from those already permitted as a dwelling house.

Short-term Accommodation Guideline

- Site plan provided;
- Property management plan provided;
- Code of Conduct provided;
- Fire and emergency plan provided;
- Statutory declaration has been provided;
- Three on-site car parking spaces provided.

3. Public Submissions

The development application was placed on public notification between 20 October 2022 and 14 November 2022 in accordance with the relevant provisions of the Planning Act 2016. The Notice of Compliance was received on 15 November 2022. One (1) submission was received during this period of Public Notification.

Submissions have been received and summarised in the below table:

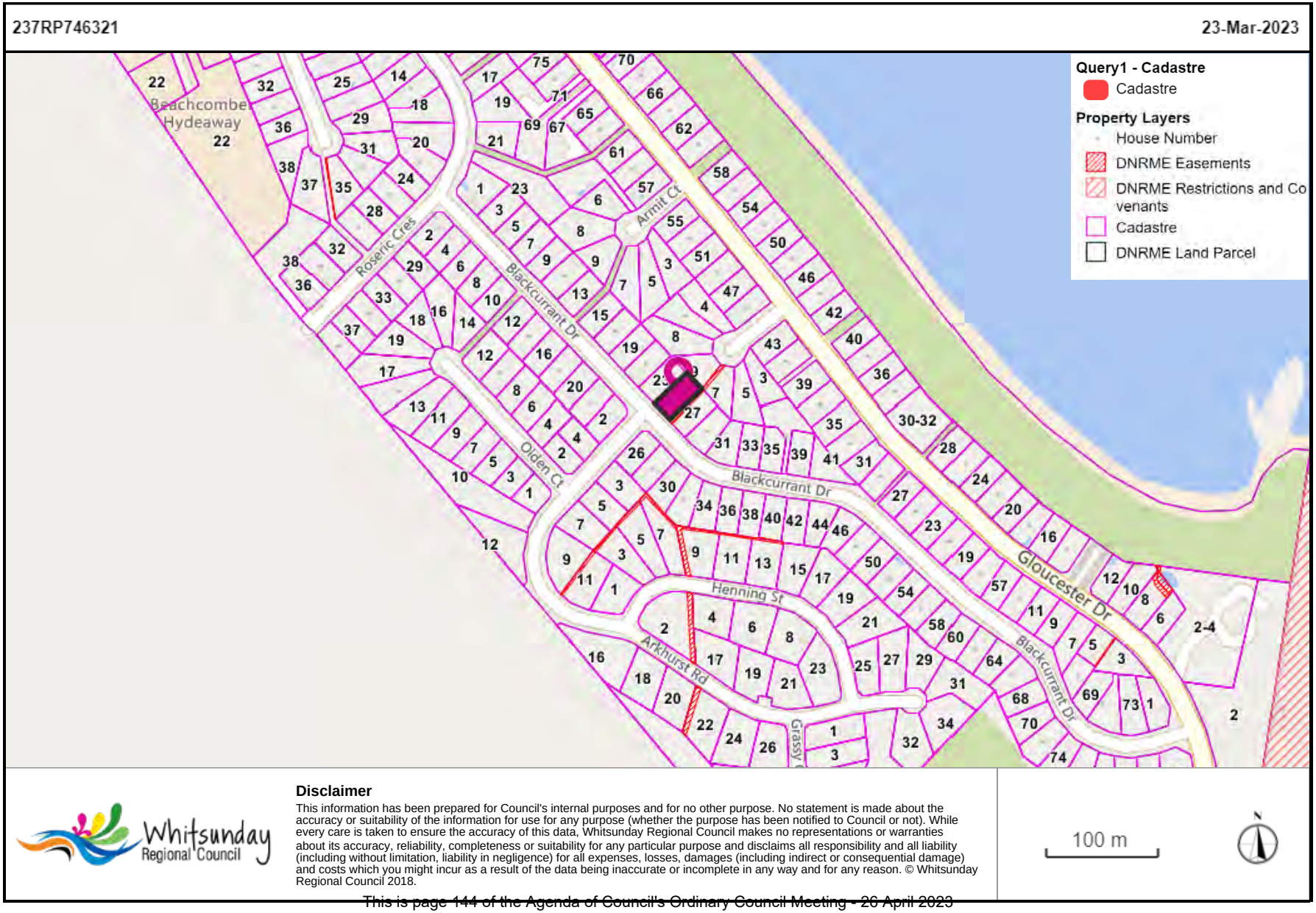
Issue	**Comment/Condition Number**
1. Noise and amenity concerns	The submission raises concern that the proposed use is likely to cause impacts on amenity of the area, particularly from the frequency of stays, motor vehicle and boat noise, household noise, parties, tradesmen and cleaners. A property manager is appointed to manage the property in accordance with the approved Property Management Plan. A property manager must monitor the property and must be within 20 minutes from the site to react to any complaints received. A property management sign will be located on the front gate of the site to ensure the community is able to contact the property manager for the issue to be resolved. Development conditions are also included to reduce/cease noise from the premises after 9pm. The applicant's property manager lives nearby at Cape Gloucester, within 20 minutes of the site and will be able to respond to complaints when notified.
2. Devaluing property value	The submission raises concern that the adjoining short-term accommodation use will lower the value of surrounding premises. The devaluation of property value as a result of an adjoining land use is not a Planning Ground for consideration.

4. Infrastructure Charges

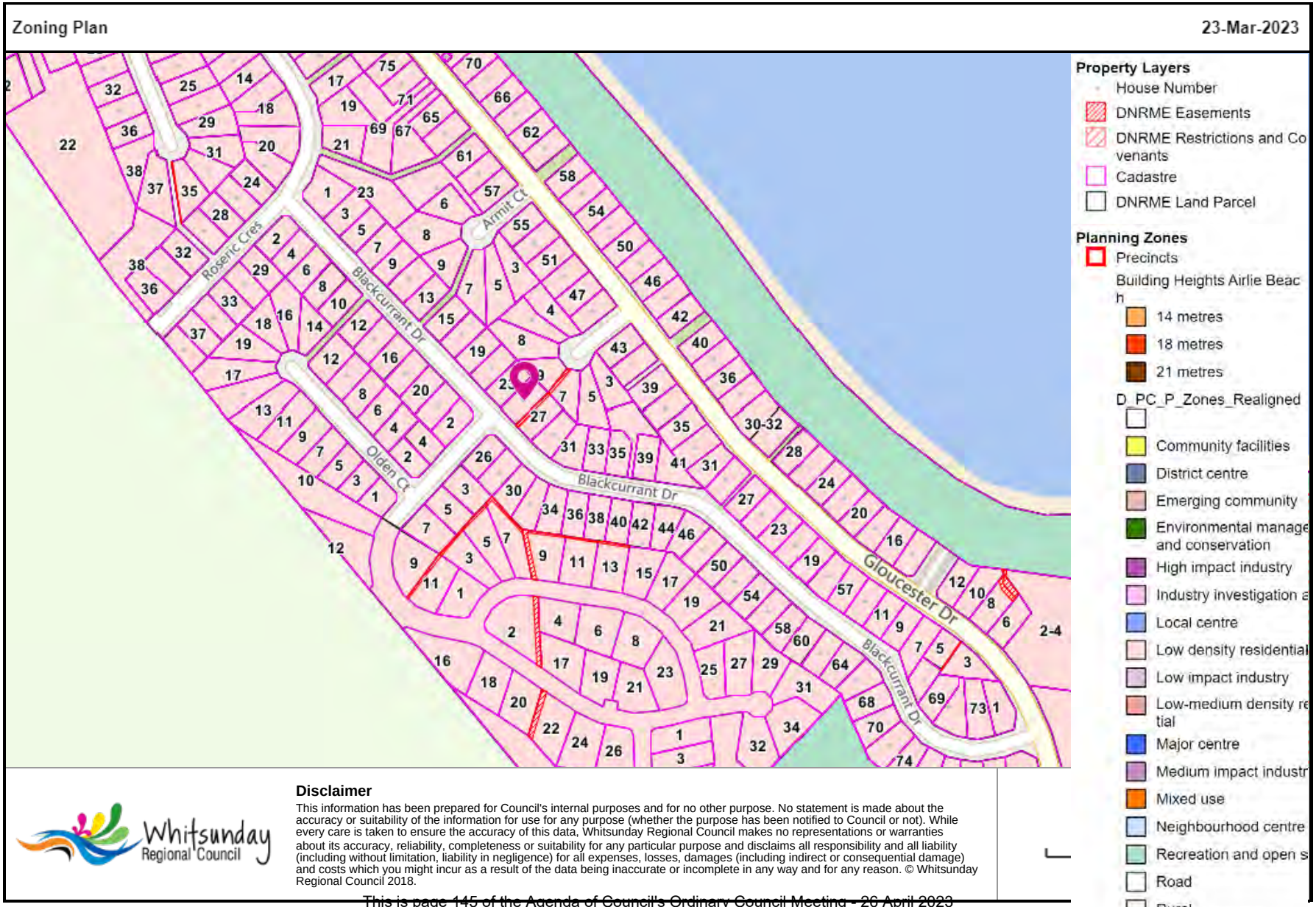
4.1. Adopted Infrastructure Charges Resolution

There are no infrastructure charges applicable.

Attachment 13.2.2.3 Locality Plan



Attachment 13.2.2.4 Zoning Plan

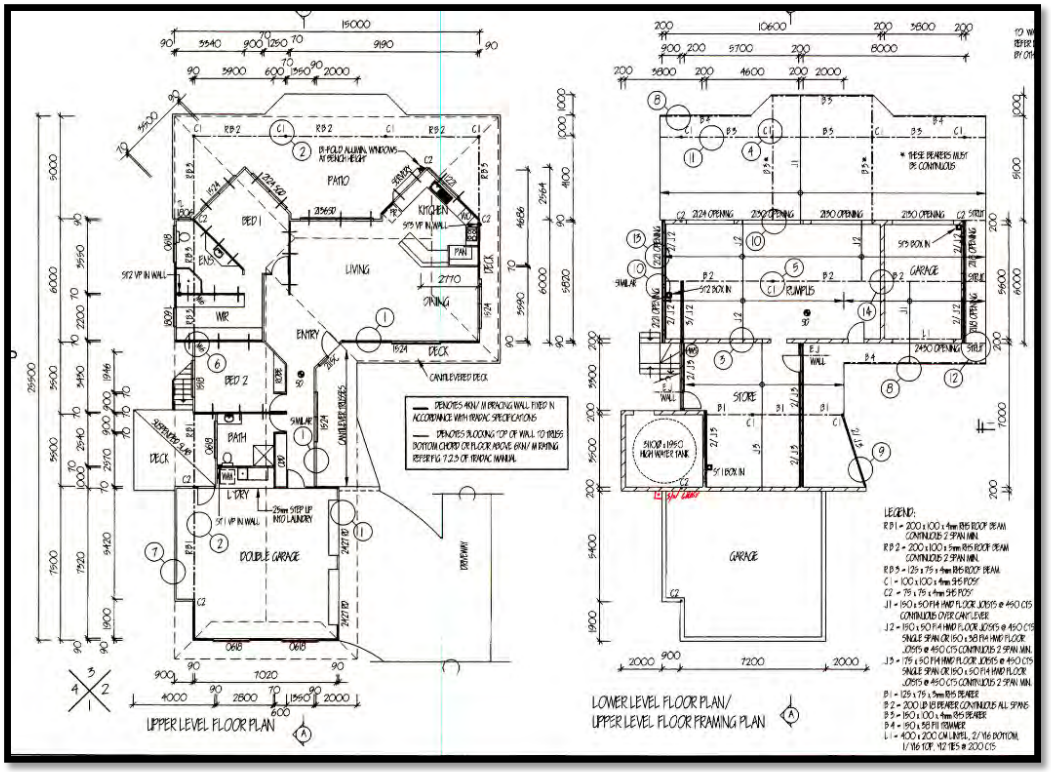


HOLIDAY HOME – SITE PLAN

PROPERTY ADDRESS: 25 Blackcurrant Drive, Hydeaway Bay QLD

HOLIDAY HOME – FLOOR PLAN

PROPERTY ADDRESS: 25 Blackcurrant Drive, Hydeaway Bay QLD



HOLIDAY HOME - PROPERTY MANAGEMENT PLAN

PROPERTY ADDRESS: **25 Blackcurrant Drive, Hydeaway Bay QLD**

PROPERTY MANAGER DETAILS:

Name: Robyn Gorlick

Address: 860 Gloucester Avenue, Cape Gloucester

Telephone Number: 0439 782 818

Email: robyn@argindustries.com.au

The nominated Property Manager will:

- Have day-to-day management of the holiday home;
- Specifically respond to complaints pertaining to guest behaviour made before 1am within a reasonable timeframe;
- In relation to any other complaints, respond within a reasonable timeframe but within 24 hours.

DETAILS OF RESERVATIONS ARRANGEMENTS:

Internet (please specify) Email and B&B Applications

Property Manager: Robyn Gorlick 0439 782 818

DUTIES OF PROPERTY MANAGER

- Supply, readily visible in the kitchen or living area of the home, the Code of Conduct, the Property Management Plan and the Fire and Emergency Plan;
- Liaise with tenants for the occupancy and vacation of the premises;
- Ensure the correct maximum number of people are staying overnight in accordance with planning approval conditions;
- Ensure guests are aware of the Code of Conduct;
- Ensure guests are aware of the Fire and Emergency Plan;
- Ensure the premises are clean and maintained to a high standard;
- Ensure bed linen is clean and replaced upon tenant vacation; and
- Ensure rubbish and recycling bins are emptied;
- Maintain a record keeping procedure for details of each booking (guests contact names etc), copy of signed acceptance of the terms and conditions (Code of Conduct); and details of any complaints received, time, date and nature of the complaint and actions taken. These documents are to be available for Council inspection as required.

HOLIDAY HOME - CODE OF CONDUCT

PROPERTY ADDRESS: 25 Blackcurrant Drive, Hydeaway Bay QLD

The following Code of Conduct governs tenant behavior and use of the property. The tenant agrees to follow the guidelines below, for themselves and any visitors they allow at the property:

TENANTS: A responsible adult (over 18 years of age) shall be on site at all times when children are present. Children are to be supervised at all times and not left alone in the house or pool without adult supervision. No unauthorised people are permitted to stay overnight.

NOISE AND NUISANCE: The tenants agree not to cause or permit nuisance at the property. This includes No parties in excess of 8 people. This includes excessive noise, disruptive or anti-social behaviour. Noise should generally cease after 9pm Sunday through Thursday and 10pm Friday and Saturday.

VEHICLE PARKING: The tenants agree to use the parking spaces provided and not to park on lawn or garden areas on the property, or on the street verge or street itself outside the property. The guests agree not to park any additional vehicles on the property in excess of the parking spaces provided. The tenants agree that no more then 4 vehicles are to be parked on the premises at one time.

COUNCIL REGULATIONS: The tenants agree to all Council regulations, including noise and fire limitations. The tenants agree that no vehicles are authorized to drive or launch boats from the beach access at the property.

PREMISE CONDITION AND CLEANLINESS: The tenants agree to leave the premise in a clean and tidy condition upon vacating, with all fittings and chattels in their original condition and position at the beginning of stay. Tenants are to advise the Property Manager of any damage or disrepair within 24 hours of this occurring. Any damage repairs or excessive cleaning that is attributable to the tenants stay will be paid for by the tenants.

FIRES: The tenants agree not to allow any candles, open fires or similar burn unsupervised within the premise. No open fires are permitted outside at any time. Barbeque facilities may be provided and used in a safe manner.

RUBBISH DISPOSAL: The guests agree to contain all their rubbish in the bins provided. As we do not have a bin service in the area the tenants are responsible for taking there rubbish to the local dump using the small bins provided for small vehicles or wheelie bins these are to be safely secured during transport to the dump located on the right hand side on the road to Dingo Beach.

KEYS: At the end of the agreed tenancy, tenants agree to lock the premise, close all windows and return the keys to the Property Manager or the Key Lock Box depending on the arrangement. Any lost or damaged keys will be replaced at the tenant's expense.

HOLIDAY HOME - FIRE AND EMERGENCY PLAN

PROPERTY ADDRESS: 25 Blackcurrant Drive, Hydeaway Bay QLD

EMERGENCY CONTACT DETAILS

FOR ALL EMERGENCIES DIAL 000

Property Manager: 0439 782 818

Whitsunday Police: 4948 8888

Whitsunday Regional Council: 4945 0200

Proserpine Hospital: 4813 9400

DIASTER MANAGEMENT INFORMATION

DISASTER MANAGEMENT

The Whitsunday Disaster Coordination Centre number is **1300 972 006.**

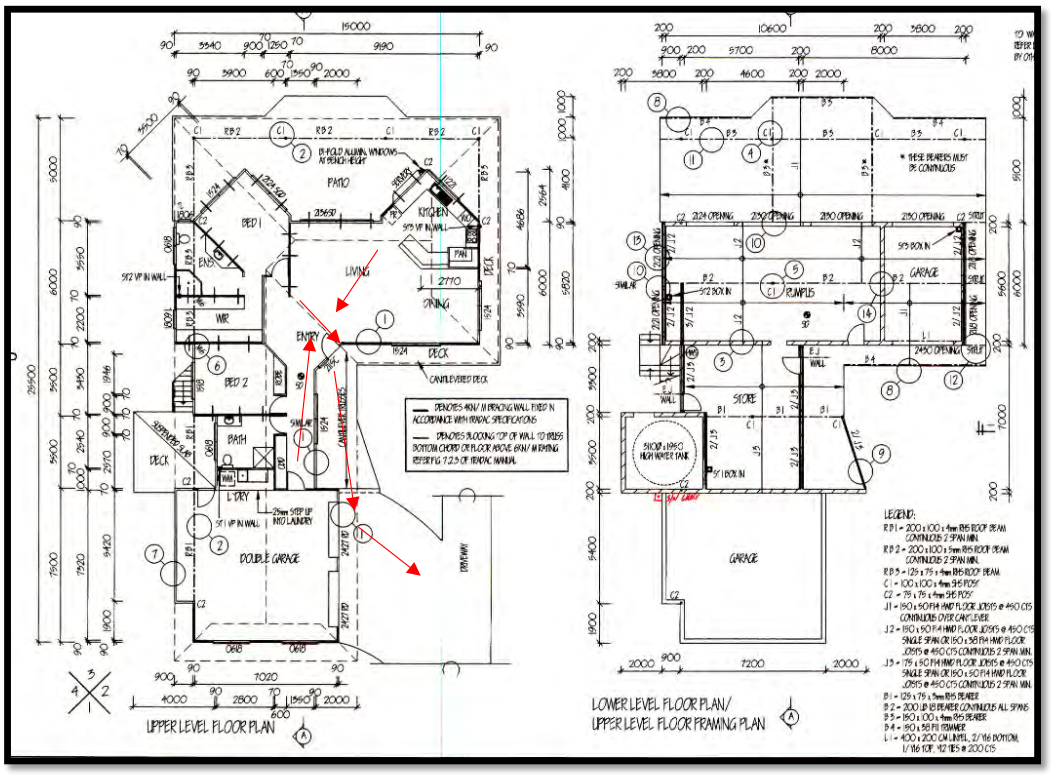
This number is only operational when the Centre has been officially opened by the Whitsunday Disaster Management Group. Whitsunday Regional Council will advise the public when this has occurred.

For the most up to date information in a disaster event 'Like' the Whitsunday Disaster and Emergency Information Facebook page

Other important disaster information can be found by navigating the left hand menu on Council's webpage at https://www.whitsunday.qld.gov.au/140/Disaster-Management

HOLIDAY HOME - FIRE EVACUTION ROUTE

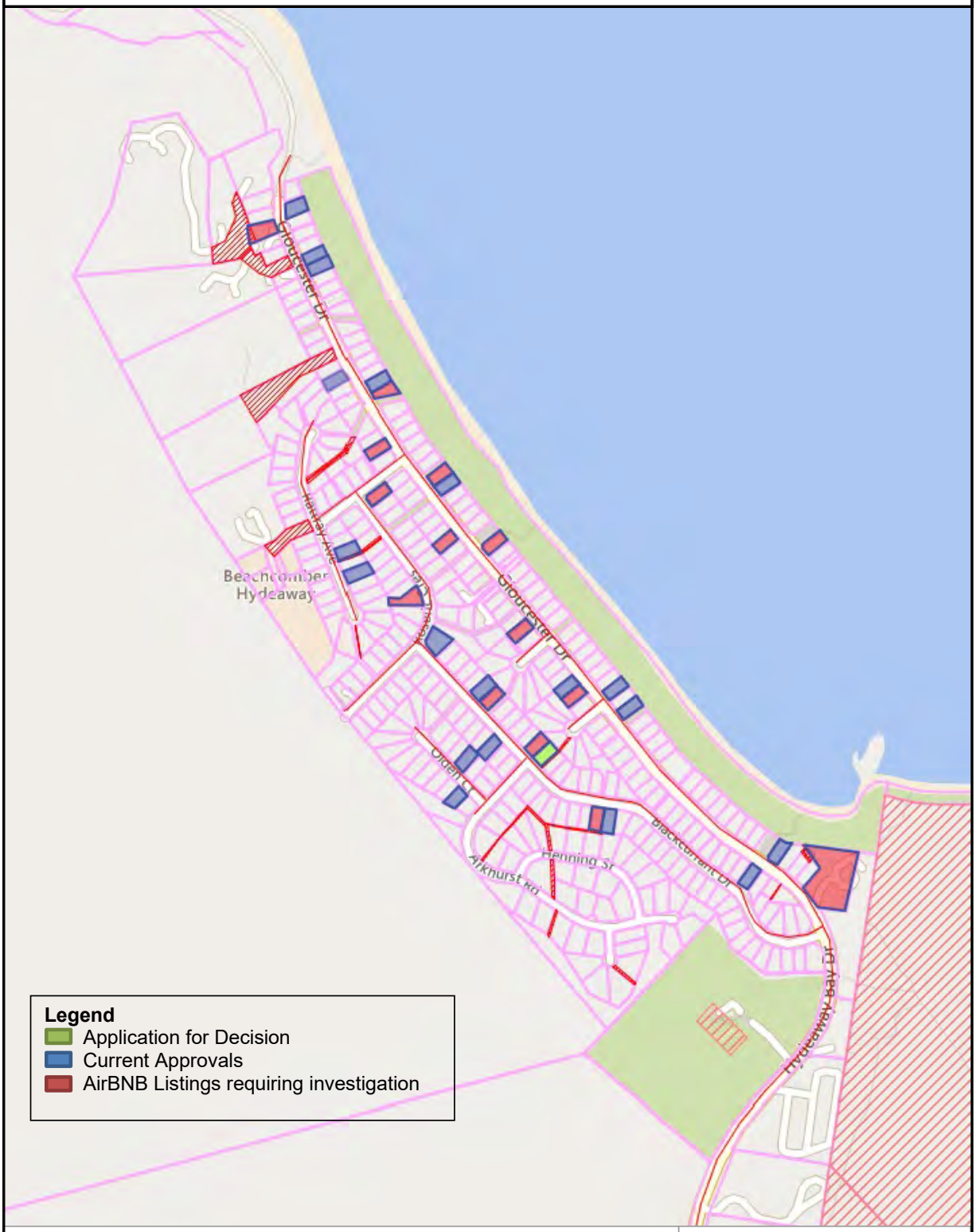
PROPERTY ADDRESS: 25 Blackcurrant Drive, Hydeaway Bay QLD



In the event of an emergency, please assemble in the street and

take any directions from Emergency Services

STA's Hydeaway Bay 14-Apr-2023



Whitsunday Regional Council

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13.2.3 - 20210936 - Development Application for Development Permit for Material Change of Use - Transport Depot - Lauriston Street, Bowen - KHJ Group Pty Ltd

DATE: Wednesday 26 April 2023

TO: Ordinary Council Meeting

AUTHOR: Matthew Twomey - Manager Development Assessment

AUTHORISING OFFICER: Neil McGaffin - Director Development Services

PRESENTED FOR: Decision

ATTACHMENTS

1. Conditions of Approval [**13.2.3.1** - 7 pages]
2. Locality and Zoning Plan [**13.2.3.2** - 1 page]
3. Proposal Plans [**13.2.3.3** - 5 pages]
4. SARA Response [**13.2.3.4** - 5 pages]
5. Planning Assessment [**13.2.3.5** - 10 pages]

PURPOSE

To present the assessment of the development application.

OFFICER'S RECOMMENDATION

That Council approve the application for Development Permit for Material Change of Use of Premises - Transport Depot, made by KHJ Group Pty Ltd, on L: 3 RP: 705162 and located at Lauriston Street Delta, subject to the conditions outlined in Attachment 1.

BACKGROUND

There is no background to report.

APPLICATION SUMMARY

Council is in receipt of a development application to establish a Transport Depot for the use of rail operator Pacific National. A new single storey structure will be sited fronting Lauriston Street to be named the Depot Train Crew Facility. A large car parking area and provisioning yard is to be located behind the new structure. The proposed 24/7 facility will generate between 20-30 vehicle trips per day and a Heavy Rigid Vehicle trip of sand once every month. Train drivers will attend the site, sign on (or sign off) obtain crew care and travel to their train to operate, ancillary administrative functions and the like will also be carried out at the premises.

Four submissions were received during the public notification period opposing the development. Submissions centred around the standard of Lauriston Street, the zoning of the land and impacts to adjoining land uses. The application is recommended for approval as a need for the development has been demonstrated and the site is suitably located to meet this need. The impacts of the development can be managed via conditions of approval. A detailed assessment of the application and submissions is provided in Attachment 5.

STATUTORY/COMPLIANCE MATTERS

Planning Act 2016
Whitsunday Regional Council Planning Scheme 2017

STRATEGIC IMPACTS

Process all statutory applications within statutory timeframes.

FINANCIAL IMPLICATIONS

Infrastructure charges total $441.99.

CONSULTATION

Coordinator Transport Planning and Assets
Technical Officer Engineering Assessment

RISK ASSESSMENT

The decision may be appealed in the Planning & Environment Court of Queensland.

TIMINGS/DEADLINES

A decision is required by 28 April 2023.

CONFLICT OF INTEREST DECLARATION

Council officers contributing to the preparation and approval of this report have no conflicts of interest to declare.

HUMAN RIGHTS IMPACT

Section 58 of the Human Rights Act 2019 specifies required conduct for public entities when acting or making a decision. Sections 15-37 of the Human Rights Act 2019 identifies the human rights a public entity must consider in making a decision. The human rights relevant to this decision are as follows:

- Section 19 – Freedom of movement.
- Section 21 – Freedom of expression.
- Section 24 – Right to own property and not be arbitrarily deprived of property.
- Section 27 – Cultural rights – generally – all persons with a particular cultural, religious, racial or linguistic background have the right to enjoy their culture, to declare and practice their religion and use their language.
- Section 28 – Cultural rights – Aboriginal peoples and Torres Strait Islander peoples.

This decision does not limit the above identified human rights.

1.0 ADMINISTRATION

1.1 The approved development must be completed and maintained generally in accordance with the approved drawings and documents:

Plan/Document Name	Prepared By	Plan Number	Dated
Proposed Site Plan	KLT Handley Architects Pty Ltd	A101 Rev 03	06/02/2020
Proposed Floor Plan	KLT Handley Architects Pty Ltd	A102 Rev 03	06/02/2020
Plan	ATCO	210241A-A200 Rev A	26/02/2021
Elevations	ATCO	210214A-A300 Rev A	26/02/2021
General Locality Plan, Drawing Index and Notes	KN Group	20-143-01 Rev C	07/02/2023
Layout Plan	KN Group	20-143-02 Rev C	07/02/2023
Layout Sections	KN Group	20-143-03 Rev C	07/02/2023
Earthworks Contours Plans	KN Group	20-143-04 Rev C	07/02/2023
Catchment Plan Pre Construction Phase	KN Group	20-143-05 Rev C	07/02/2023
Catchment Plan Post Construction	KN Group	20-143-06 Rev C	07/02/2023
Car Park Setout Plan	KN Group	20-143-07 Rev C	07/02/2023
Sediment and Erosion Control Plan Construction Phase	KN Group	20-143-08 Rev C	07/02/2023
Sediment and Erosion Notes	KN Group	20-143-10 Rev C	07/02/2023
Sediment and Erosion Details	KN Group	20-143-11 Rev C	07/02/2023
Safety Design	KN Group	20-143-13 Rev B	26/02/2021
Stormwater Quantity Strategy	BG&E Pty Ltd	BE23033	14/03/2023
Effluent Design	Sub Test	J-100922	01/03/2023

1.2 The applicant is to comply with the Department of State Development, Infrastructure, Local Government and Planning's conditions as outlined in the Department's correspondence dated 6 December 2021.

1.3 The following further development permits are required prior to commencement of work on site or commencement of the use:

- Operational Works:
  - Earthworks;
  - Access and Parking
  - Stormwater; and
  - Water Infrastructure;

- Erosion Prevention and Sediment Control
- Plumbing and Drainage Works;
- Building Works;

All Operational Works, Plumbing and Drainage Works Development Permits must be obtained prior to the issue of a Building Works Development Permit.

1.4 Where a discrepancy or conflict exists between the written conditions of this approval and the approved plans, the requirements of the written condition(s) will prevail.

1.5 All conditions of this approval must be complied with in full to Council's satisfaction prior to the commencement of the use.

1.6 The applicant shall demonstrate and provide evidence that compliance with all conditions of this development approval and any other subsequent development approvals as a result of this development approval have been complied with at the time of commencement of the use.

2.0 CLEARING, LANDSCAPING AND FENCING

2.1 Any vegetation removed must be disposed of to the requirements of the Council. Transplanting, chipping or removal from site are the preferred solutions.

2.2 All vegetative waste cleared as part of the development of the site is to be either:
a) stored neatly on site and shredded within sixty (60) days of clearing; or
b) removed off the site to an approved disposal location.

2.3 Prior to the commencement of the use, landscaping is to be provided in the areas indicated on the approved site plan A101 Rev 03 dated 06/02/2020. Landscaping is to be in accordance with Planning Scheme Policy SC6.4. The proposed design is to be submitted with the detailed landscaping plans for review with the first operational works applications.

2.4 Prior to the commencement of the use, erect solid timber fencing 2.0 metres high, along the northern and western boundaries of the development footprint. The proposed design and materials are to be submitted with the detailed landscaping plans for review.

2.5 Prior to the commencement of the use, landscaping is to be provided along the northern and western boundaries of the development footprint. Landscaping is to be in accordance with Planning Scheme Policy SC6.4. Landscaping is to be sufficiently high and dense as to provide a buffer.

3.0 BUILDING

3.1 Ventilation and mechanical plant must be located and designed so that prevailing breezes do not direct undesirable noise and odours towards nearby residential accommodation.

3.2 All air-conditioning units are not to be visible from the street or adjoining properties and are to be aesthetically screened.

3.3 Building and landscaping materials are not to be highly reflective, or likely to create glare, or slippery or otherwise hazardous conditions.

4.0 LIGHTING

4.1 Lighting along, all internal access driveways and parking areas, is to be directed downwards so as to minimise any adverse effects of glare or direct light nuisance on all surrounding allotments, including allotments within, but must achieve a minimum level of illumination consistent with the safety of pedestrians and vehicles.

5.0 EARTHWORKS

5.1 Prior to commencement of any work on site an Operational Works development permit must be obtained in relation to Earthworks. Any application for Operational Works (Earthworks) must be accompanied by engineering design drawings demonstrating compliance with the recommendations of the Geotechnical and Civil site report for the site. All filling is to be placed, trimmed, and compacted as a minimum to standards identified in AS 3798. Compaction test results are to be submitted to Council for its records.

5.2 Prior to commencement of use on the site the owner must lodge with Council, a geotechnical engineer's certification (by an experienced and qualified geotechnical engineer). The certification must be addressed to Council and must certify that the works have been constructed according to the geotechnical engineer's recommendations and are stable and will remain so over the long term.

6.0 WATER INFRASTRUCTURE

6.1 A Development Permit for Operational Works (Water Infrastructure) must be obtained prior to commencement of work on site. Any application for Operational Works (Water Infrastructure) must be accompanied by engineering design drawings, and certifications of the design, demonstrating compliance with Council's Development Manual (current at the time of development) and this Decision Notice.

6.2 All water infrastructure must be designed and constructed in accordance with Council's Whitsunday Regional Council Development Manual (or equivalent replacement document current at the time of development) prior to signing of the survey plans.

6.3 Prior to commencement of use on the site or signing of Plan of Survey, whichever is sooner, the owner must lodge with Council a civil engineer's design and construction certification (by an experienced and qualified engineer). The certification must be addressed to Council and must certify that all Water Infrastructure works have been designed and constructed according to the conditions of this Decision Notice and Councils Development Manual.

7.0 ON SITE EFFLUENT DISPOSAL

7.1 At future building application stage the applicant is to Design and Construct an on-site sewerage treatment system for the proposal. Such work must be in accordance with Councils Planning Scheme applicable at the time and Queensland Plumbing and Wastewater code. The Effluent Design by SUBTEST dated 01/03/23 should be noted at building stage.

8.0 ACCESS AND PARKING

8.1 A Development Permit for Operational Works (Access and Parking) must be obtained prior to commencement of work on site. Any application for Operational Works (Access and Parking) must be accompanied by engineering design drawings, including calculations and certifications of the design, demonstrating compliance with Council's Development Manual (current at the time of development) and this Decision Notice.

8.2 The external accesses from the pavement of Lauriston Street to the property boundary of lot 3RP705162 must be constructed to comply with the dimensions, gradients and specifications as indicated on Council's Standard Drawing RS-056 prior to the commencement of the use. The design of the access driveways must allow the left turn into and out of the site without crossing into the oncoming traffic with maneuvering and circulation clearance as per AS 2890.1

8.3 All accesses, driveways, circulation roads, aisles, parking bays and maneuvering areas must be designed and constructed so as to comply with the criteria described in AS2890 and AS1428.

8.4 All internal accesses, driveways, circulation roads, aisles, parking bays and maneuvering areas are to be provided generally as indicated on Concept Carpark Setout Plan Drawing Number 20-143-07 revision C by KHJ Group Pty Ltd and must be designed to comply with the Carriageway Widths and Traffic Generation criteria as detailed on Table D1.1 Street and Road Hierarchy of Councils Development Manual and constructed so as to comply with the criteria described in Councils Development Manual, AS2890 and AS1428.

8.5 A minimum of 66 car parking spaces including 1 PWD and 3 motorcycle parking bays and 1 HRV parking bay must be provided on site prior to commencement of the use.

9.0 STORMWATER AND FLOODING

9.1 Prior to commencement of any work on site an Operational Works development permit must be obtained in relation to Stormwater Drainage.

9.2 Any application for Operational Works (Stormwater) must be accompanied by engineering design drawings, including calculations and certifications of the design, demonstrating compliance with Queensland Urban Drainage Manual current at the time of development, Councils Development Manual (current at the time of development) and this Decision Notice.

9.3 All stormwater drainage works must be designed and constructed in accordance with the Queensland Urban Drainage Manual current at the time of development and Council's Development Manual (current at the time of development).

9.4 All site works must be undertaken to ensure that there is no increase in flood levels and/or flood frequency at any locations where existing landowners and/or users are adversely affected by waterway flooding for all events up to and including Q100.

10.0 ELECTRICITY AND TELECOMMUNICATIONS

10.1 Provide electricity and telecommunications connection to the proposed development to the requirements of the relevant authority. The application must submit to Council, either:

(a) a certificate of supply demonstrating that existing low-voltage electricity supply is available to the newly created development; or

(b) a certificate of supply that the applicant has entered into an agreement with the authorized electricity supplier, Ergon, to provide electricity services to the newly created development, payment has been received and the connection will be completed at a date in the future.

If low-voltage electricity supply is unavailable to the newly created development then the applicant must provide a certificate of supply of the proposed electricity connection date to all future property owners prior to entering into a contract of sale for the newly created development prior to commencement of the use.

11.0 ENVIRONMENTAL MANAGEMENT PLAN (EMP)

11.1 A Development Permit for Operational Works (Erosion Prevention and Sediment Control) must be obtained prior to commencement of work on site.

11.2 Erosion prevention and sediment control measures must be established so as to comply with the requirements of the Whitsunday Regional Council Development Manual and the Best Practice Erosion & Sediment Control – November 2008 (IECA White Book) and the requirements of the Environmental Protection Act.

11.3 The strategy of the plan must be implemented and maintained for the duration of the operational and building works, and until exposed soil areas are permanently stabilized (e.g., turfed, concreted).

11.4 Discharges of water pollutants, wastewater or stormwater from the site must not cause measurable levels of water pollutants in the receiving waters to fall outside the acceptable ranges specified in the 'Australian Water Quality Guidelines for Fresh and Marine Waters', ANZECC 2000.

11.5 No visible emissions of dust must occur beyond the boundaries of the site during earthworks and construction activities on the site. If, at any time during the earthworks and construction activities the dust emissions exceed the levels specified above, all dust generating activities must cease until the corrective actions have been implemented to reduce dust emissions to acceptable levels or wind conditions are such that acceptable levels are achieved.

11.6 The applicant must ensure that when undertaking any on-site or external works, including any filling and extraction, appropriate dust control measures are implemented in accordance with the Environmental Protection Act 1994 and complies with the relevant air quality objectives defined in the Environmental Protection (Air) Policy 2008.

12.0 WASTE

12.1 Adequate waste containers must be provided to contain the volume and type of waste and recyclable matter generated by the development.

12.2 Waste storage area for waste containers must be constructed of a solid concrete base or acceptable equivalent.

12.3 Waste storage areas must be designed and constructed so it can be easily cleaned whilst ensuring that no waste or recyclable matter is released into the stormwater system or any waterway.

12.4 Any spillage of a contaminant, waste or another material must be cleaned up immediately and in a manner that does not release the contaminant from the site.

13.0 CATCHMENT AND LAND MANAGEMENT

13.1 Acid sulphate soils are not to be disturbed during the works unless an Acid Sulfate Soils Management Plan that complies with Planning Policy SC6.2.4: Acid sulfate soils management plan, is submitted and approved by Council.

14.0 OPERATING PROCEDURES

14.1 Loading and unloading operations must be conducted wholly within the site.

14.2 Vehicles waiting to be loaded must stand entirely within the site.

14.3 Vehicles must enter and exit the site in a forward gear.

14.4 The site must be maintained in a clean and tidy state at all times.

14.5 Vehicle maintenance is not permitted to be carried out onsite.

14.6 The maximum vehicle size permitted to access the site is a Heavy Rigid Vehicle.

14.7 Vehicle deliveries of sand are only permitted during the hours of 7am-5pm Monday to Friday.

15.0 CONSTRUCTION MANAGEMENT

15.1 Prior to the lodgment of the first operational works application, the applicant is to submit a Construction Management Plan to Council, which addresses at a minimum:

a) Public safety, amenity and site security
b) Construction hours
c) Noise control
d) Air and dust management
e) Waste management
f) Traffic management

16.0 ENVIRONMENTAL HEALTH

16.1 In the event the business/operator receives a noise complaint the following procedure must be enacted:

a) The business/operator shall record the following details of the complaint:
    i. Contact details of the complainant;
    ii. Time and date of the complaint;
    iii. Details and nature of the complaint;
    iv. The method which the complaint was lodged; and
    v. The action taken by the responsible person in relation to the complaint.
b) If the issue cannot be resolved in house between the business/operator and the complainant within 5 days, the business/operator shall be responsible to commission an independent noise consultant which is endorsed by Council to conduct a noise assessment. The noise assessment must include:
    i. The nature or the potential harm/nuisance;
    ii. The sensitivity of the receiving environment;
    iii. The current state of technical knowledge of the activity;
    iv. Appropriate noise standards; and
    v. The likelihood of successful application of different attenuation measures that may be taken.

c) Upon receipt of the noise acoustic report the business/operator must undertake appropriate actions to resolve the complaint.
d) The business/operator must then advise the complainant of actions taken to resolve the complaint.

10.10 The release of dust and any particulate matter must not cause an 'environmental nuisance' (within the meaning of that term set out in the Environmental Protection Act 1994) at any sensitive receptor.

10.11 No fuel or other chemicals are to be stored onsite.

17.0 MISCELLANEOUS

17.1 If any item of cultural heritage is identified during site works, all work must cease and the relevant State Agency must be notified. Work can resume only after State Agency clearance is obtained. The Applicant is reminded of their obligations under the Aboriginal Cultural Heritage Act, 2003 and the Torres Strait Islander Cultural Heritage Act 2003. Further information and databases are available from the Department of Aboriginal and Torres Strait Islander Partnerships at: www.datsip.qld.gov.au

17.2 Any alteration necessary to electricity, telephone, water mains, sewerage mains, and/or public utility installations resulting from the development or in connection with the development, must be at full cost to the developer.

17.3 Any building materials, equipment and the like must be appropriately tied down, placed indoors and secured on site at the time of preparation for cyclone events. The on site supervisor is to ensure that all contractors/employees take the necessary steps to secure the construction site in the event of a cyclone.

17.4 All construction materials, waste, waste skips, machinery and contractors' vehicles must be located and stored or parked within the site. No storage of materials, parking of construction machinery or contractors' vehicles will be permitted in Lauriston Street or adjoining land unless written permission from the owner of that land and Council is provided.

17.5 It is the developer's responsibility for the full rectification of any damage caused to neighbouring public infrastructure (such as footpaths, driveways, fences, gardens, trees and the like) caused by contractors, including clean up of any litter or waste that is a result of the subject development.

18.0 ADVISORY NOTES

18.1 Hours of work

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994, which prohibits any construction, building and earthworks activities likely to cause nuisance noise (including the entry and departure of heavy vehicles) between the hours of 6.30 pm and 6.30 am from Monday to Saturday and at all times on Sundays or Public Holidays.

18.2 Dust Control

It is the developer's responsibility to ensure compliance with the Environmental Nuisance of the Environmental Protection Act 1994 which prohibits unlawful environmental nuisance caused by dust, ash, fumes, light, odour or smoke beyond the boundaries of the property during all stages of the development including earthworks and construction.

18.3 Sedimentation Control

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994 and Schedule 9 of the Environmental Protection Regulation 2008 to prevent soil erosion and contamination of the stormwater drainage system and waterways.

18.4 Noise During Construction and Noise in General

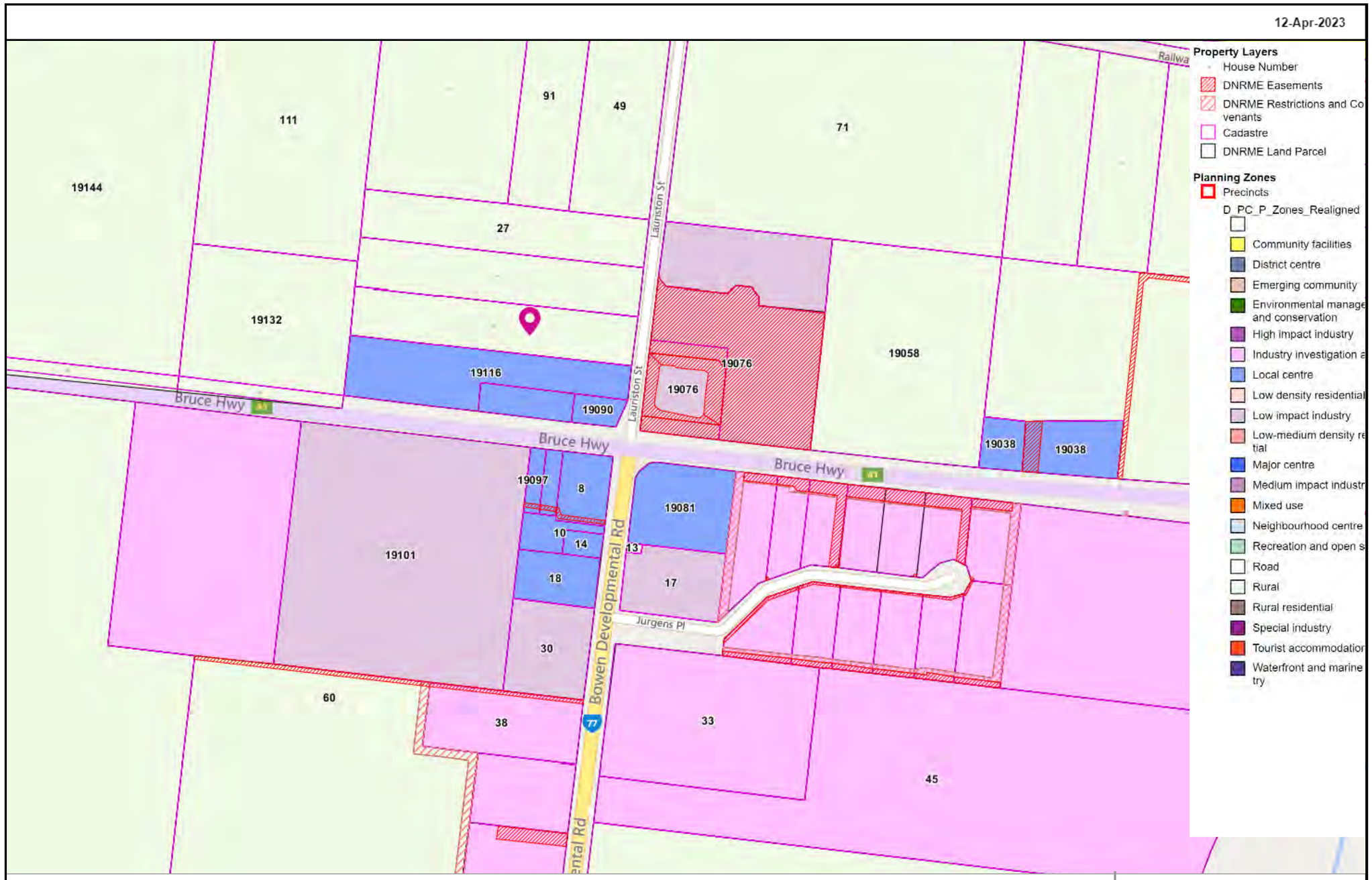
It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994.

18.5 General Safety of Public During Construction

It is the project manager's responsibility to ensure compliance with the Work Health and Safety Act 2011. It states that the project manager is obliged to ensure construction work

is planned and managed in a way that prevents or minimises risks to the health and safety of members of the public at or near the workplace during construction work.
It is the principal contractor's responsibility to ensure compliance with the Work Health and Safety Act 2011. It states that the principal contractor is obliged on a construction workplace to ensure that work activities at the workplace prevent or minimise risks to the health and safety of the public at or near the workplace during the work.
It is the responsibility of the person in control of the workplace to ensure compliance with the Work Health and Safety Act 2011. It states that the person in control of the workplace is obliged to ensure there is appropriate, safe access to and from the workplace for persons other than the person's workers.

18.6 Enquiries relating to the aforementioned conditions should be directed to the Development Services Directorate who will direct the enquiry to the relevant officer.



Whitsunday Regional Council

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2
RP705162

3
RP705162

3
SP265792

2
SP265792

1
SP265792

PROPOSED TCF
26.4m x 12m

COVERED OUTDOOR AREA

PROVISIONING

TRUCKS

PARKING

COVERED CREW PARKS

CONTRACTORS

OUT

IN

LAURISTON STREET

TRUCKING

CONTRACTORS

PROVISIONING

CREW RM

PREVIOUS TCF

BRUCE HIGHWAY

REVIEW

ISSUED FOR USER REVIEW

A PROPOSED LOCATION PLAN

NTS@A1 BOWEN TRAIN CREW FACILITY

0 10m 20m 30m

N

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REV	DATE	COMMENTS	APPR
1	04/02/20	ISSUED FOR REVIEW	KH
2	06/02/20	ISSUED FOR REVIEW	KH
3	06/02/20	ISSUED FOR REVIEW	KH

Newlands Depot Train Crew Facility, Bowen.

Proposed Location Plan

A100

REV 03

pacificnational

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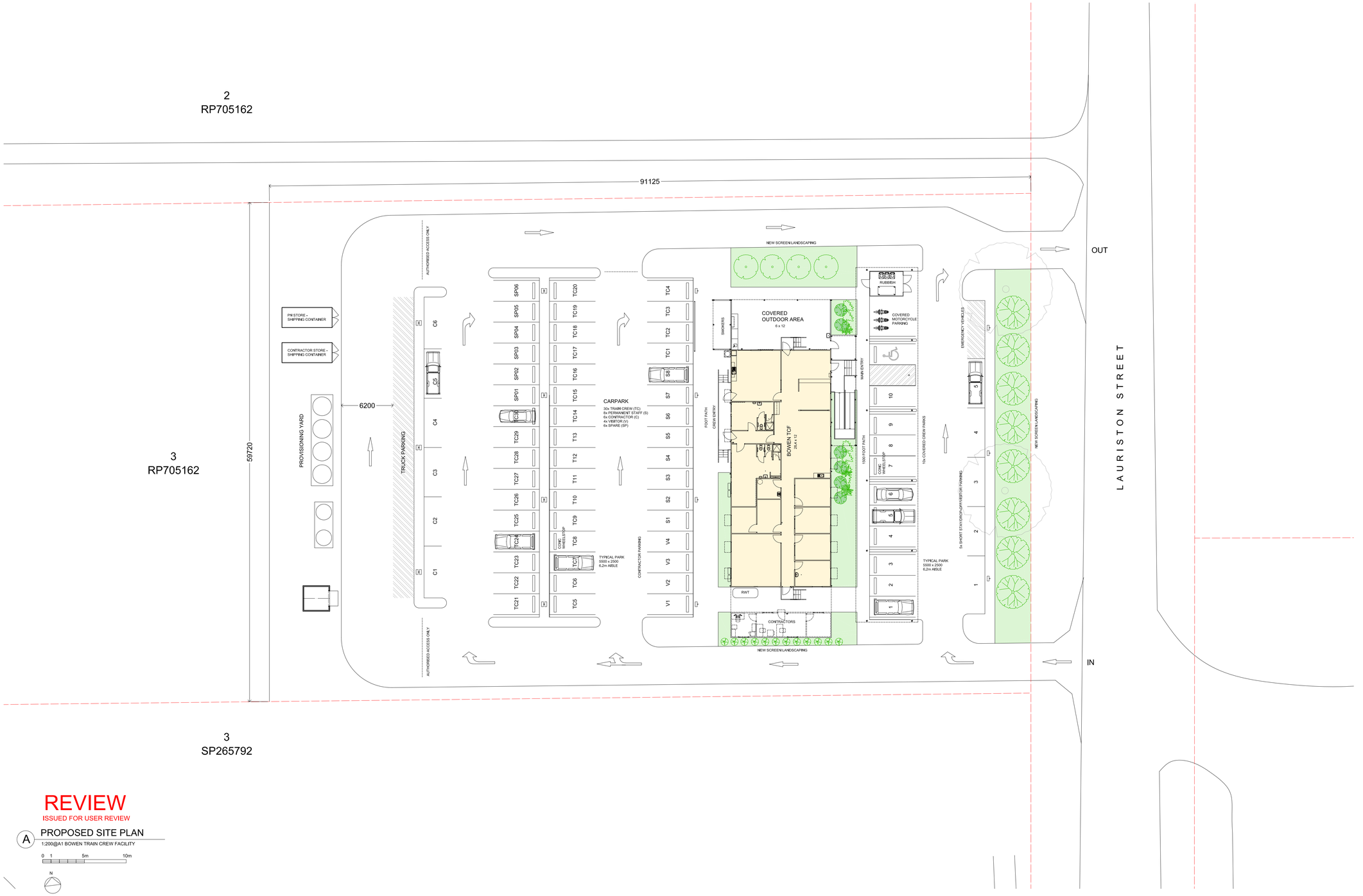
t.0450091204
www.kithandleyarchitect.com.au
kit_handley@bigpond.com
ABN 22 621 977 400

A1



REVIEW

ISSUED FOR USER REVIEW

A PROPOSED SITE PLAN

1:200@A1 BOWEN TRAIN CREW FACILITY

0 1 5m 10m

N

REV	DATE	COMMENTS	APPR
1	04/02/20	ISSUED FOR REVIEW	KH
2	06/02/20	ISSUED FOR REVIEW	KH
3	06/02/20	ISSUED FOR REVIEW	KH

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Newlands Depot Train Crew Facility, Bowen.

Proposed Site Plan.

A101

REV 03

pacificnational

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A1

A PROPOSED FLOOR PLAN

1:100@A1 BOWEN TRAIN CREW FACILITY

0 1m 5m

REVIEW

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REV	DATE	COMMENTS	APPR
1	04/02/20	ISSUED FOR REVIEW	KH
2	06/02/20	ISSUED FOR REVIEW	KH
3	06/02/20	ISSUED FOR REVIEW	KH

Newlands Depot Train Crew Facility, Bowen.

Proposed Floor Plan.

A102

REV 03

pacificnational

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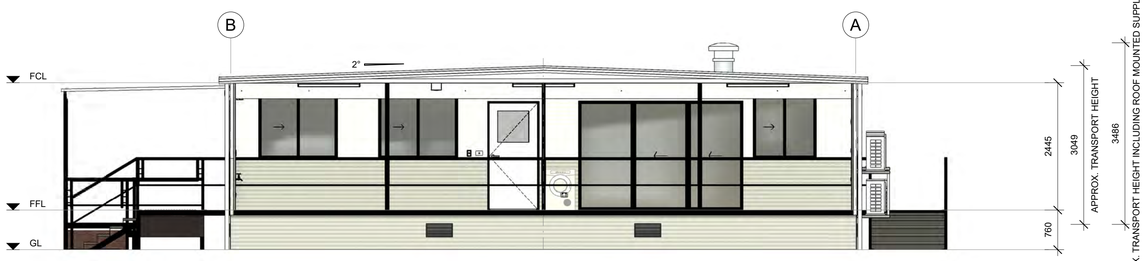
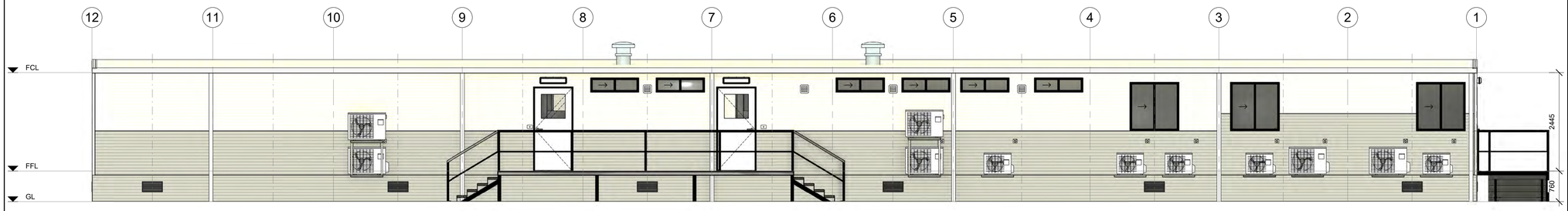
A1

ISSUED FOR REVIEW

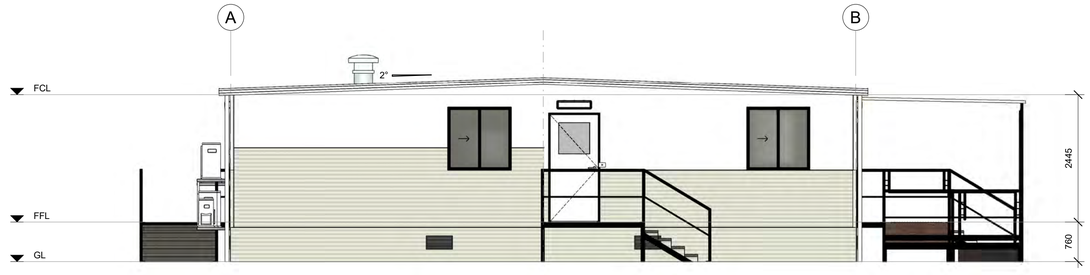
A A200 ELEVATION
1 : 50



B A200 ELEVATION
1 : 50



C A200 ELEVATION
1 : 50



D A200 ELEVATION
1 : 50

CONFIRM DETAILS OF SET OUTS, LEVELS AND CRITICAL DIMENSIONS ON SITE PRIOR TO SHOP DRAWINGS AND FABRICATION
QUALITY CERTIFIED TO AS/NZS ISO 9001:2008 BY SCI-QUAL INTERNATIONAL REGN No. 531
DO NOT SCALE FROM THIS DRAWING, USE FIGURED DIMENSIONS OVERALL DIMENSIONS EXCLUDE EXTERNAL CLADDINGS U.N.O.
ALL CONSTRUCTION TO COMPLY WITH NATIONAL CONSTRUCTION CODE OF AUSTRALIA AND APPLICABLE AUSTRALIAN STANDARDS
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REV	DESCRIPTION	DATE	BY	CHK'D
A	ISSUED FOR REVIEW	26.02.21	NC	RH

ATCO STRUCTURES & LOGISTICS PTY. LTD.
53 TOWIA STREET
LUSCOMBE, QLD 4207
P.O. BOX 393, BEENLEIGH, QLD 4207
E-mail: ASLAu.Sales@atco.com
PHONE: (07) 3412 8600
FAX: (07) 3412 8699
ABN: 71 083 902 305

CLIENT: PACIFIC NATIONAL SERVICES PTY LTD
DESCRIPTION: 12.0 x 34.4m OFFICE COMPLEX
ADDRESS: LAURISTON ST, BOWEN QLD 4805

TITLE: ELEVATIONS
PROJECT No.: -
SCALE AT A1: 1 : 50
DRAWING NUMBER: 210214A -A300
REVISION: A

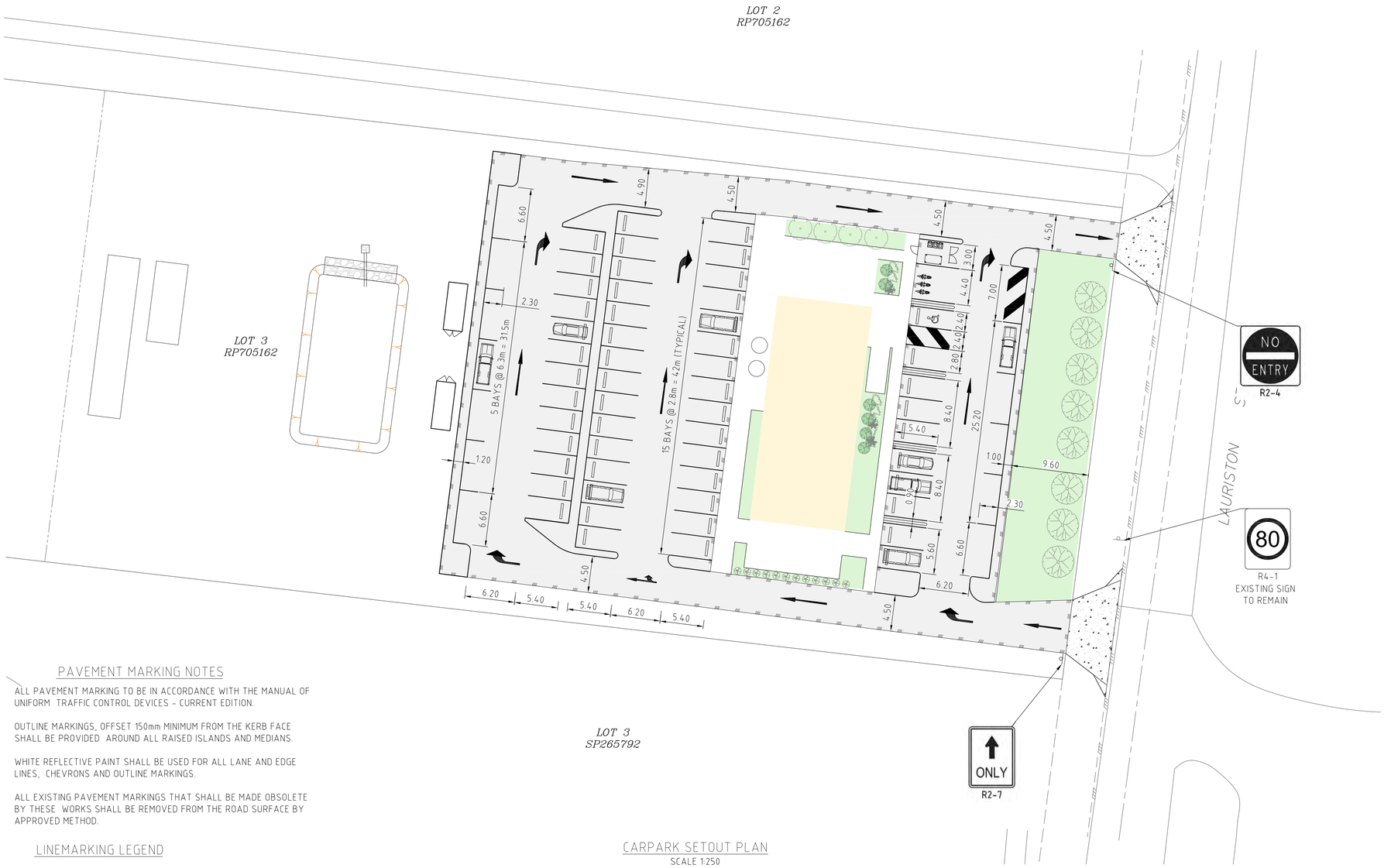
26/02/2021 1:39:23 PM

H:\02 Projects\2021\02-February\210214_Pacific National_MKY\02 Drawings\210214A_OFFICE COMPLEX.rvt

LEGEND

- STAGE BOUNDARY
- PROPOSED EDGE OF BITUMEN
- PROPOSED SW SWALE
- EXISTING EDGE OF BITUMEN
- EXISTING FENCE

NOTE: NO ARTICULATED TRUCK TRAFFIC ON SITE.
ONLY TRUCKS WOULD BE RIGID BODY COURIER TRUCKS



PAVEMENT MARKING NOTES

ALL PAVEMENT MARKING TO BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES - CURRENT EDITION.

OUTLINE MARKINGS, OFFSET 150mm MINIMUM FROM THE KERB FACE SHALL BE PROVIDED AROUND ALL RAISED ISLANDS AND MEDIANS.

WHITE REFLECTIVE PAINT SHALL BE USED FOR ALL LANE AND EDGE LINES, CHEVRONS AND OUTLINE MARKINGS.

ALL EXISTING PAVEMENT MARKINGS THAT SHALL BE MADE OBSOLETE BY THESE WORKS SHALL BE REMOVED FROM THE ROAD SURFACE BY APPROVED METHOD.

LINEMARKING LEGEND

PARKING LINE (PL) — 80mm

CARPARK SETOUT PLAN

SCALE 1:250

SCALE 1 : 250 (A1 UNREDUCED)

DO NOT SCALE THIS DRAWING
IF IN DOUBT - ASK!

REVISIONS

No	Description	Date	By
A	ISSUED FOR INFORMATION	29.10.20	RW
B	ISSUED FOR APPROVAL	26.02.21	JJH
C	ISSUED FOR APPROVAL	07.02.23	KH

PACIFIC NATIONAL
BOWEN DEPOT

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KHJ GROUP PTY LTD

kn group
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07 3017 1900
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Drawing Title
CARPARK SETOUT PLAN

Scale	Drawing No	Revision	Date	Sheet
AS SHOWN	20-143- 07	C	FEB 23	07 of 13
A1				

RA9-N
SARA reference: 2111-26204 SRA
Council reference: 20210936
Applicant reference: 2021WRC117

###Secondary1###

Chief Executive Officer
Whitsunday Regional Council
PO Box 104
PROSERPINE Qld 4800
info@whitsundayrc.qld.gov.au

Attention: Matthew Twomey

Dear Mr Twomey

SARA response—Lauriston Street, Bowen

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

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 29 November 2021.

Response

Outcome:	Referral agency response - No requirements Under section 56(1)(a) of the *Planning Act 2016*, the department advises it has no requirements relating to the application.
Date of response:	###Secondary1###
Advice:	Advice to the applicant is in **Attachment 1**.
Reasons:	The reasons for the referral agency response are in **Attachment 2**.

Development details

Description:	Development permit	Material change of use for Development Permit for Material Change of Use - Transport Depot
SARA role:	Referral Agency.	
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 Item 1 (Planning Regulation 2017) Development application for a material change of use near a State transport corridor	

Mackay Isaac Whitsunday regional office
Level 4, 44 Nelson Street, Mackay
PO Box 257, Mackay QLD 4740

SARA reference:	2111-26204 SRA
Assessment Manager:	Whitsunday Regional Council
Street address:	Lauriston Street, Bowen
Real property description:	Lot 3 on RP705162
Applicant name:	KHJ Group Pty Ltd
Applicant contact details:	Shop 5 Deickie Arcade, 38 Main Street PROSERPINE QLD 4800 kellianne@wynneplanninganddevelopment.com

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s. 30 Development Assessment Rules)
Copies of the relevant provisions are in **Attachment 3**.

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

For further information please contact Erin Lee, Principal Planning Officer, on (07) 4898 6815 or via email MIWSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely

A/Manager
Planning

cc KHJ Group Pty Ltd, kellianne@wynneplanninganddevelopment.com

enc Attachment 1 – Advice to applicant
Attachment 2 - Reasons for referral agency response
Attachment 3 – Change representation provisions

Attachment 1—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the *Planning Act 2016* its regulation or the State Development Assessment Provisions (SDAP) [v2.6]. If a word remains undefined it has its ordinary meaning.

Attachment 2—Reasons for referral agency response

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

The reasons for SARA's decision are:

- The material change of use will not impact on the State-controlled road environment.
- Stormwater and drainage from the development is unlikely to impact the State-controlled road.
- Filling, excavation and retaining structures will not impact on the State-controlled road.
- Buildings and structures do not create a safety hazard in a State-controlled road.
- Traffic generated by the proposed development will not impact on the State-controlled road.
- The impact upon the State interest would be negligible.

Material used in the assessment of the application:

- The development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- The *State Development Assessment Provisions* (version 2.6), as published by the department
- The Development Assessment Rules
- SARA DA Mapping system

Attachment 3—Change representation provisions

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ANALYSIS

Council has received the following Development Application, which has been assessed against the provisions of the relevant legislation as reported below.

1. Application Summary

Proposal:	Material Change of Use of Premises - Transport Depot
Landowner	C W Hughes
Property Address:	Lauriston Street, Delta
Property Description:	L: 3 RP: 705162
Area of Site:	2.023ha
Planning Scheme Zone:	Rural zone
Level of assessment	Impact assessable
Overlays:	Acid sulfate soils Agricultural land Flood hazard overlay Infrastructure overlay
Existing Use:	Vacant land
Existing Approvals:	Nil.
Public Notification:	27 October 2022 – 21 November 2022.
Submissions received:	Four
State referrals:	Schedule 10, part 9, div 4, sub 2, table 4 – adjacent to a road that intersects with a State-controlled road and within 100m of the intersection.
Infrastructure charges:	$441.99

2. Site Details

2.1. Location

The premises is located approximately 5km west from the centre of Bowen on Lauriston Street, Delta.

2.2. Zoning

The premises is zoned Rural under the *Whitsunday Regional Council Planning Scheme 2017 (V3.7)*

2.3. Site description

The premises is a regular shaped allotment which is generally flat and has been cleared of all vegetation.

2.4. Access

Access to the site is achieved from Lauriston Street. There is no formalised cross over currently in place.

2.5. Surrounding uses

The premises adjoins the following land uses:

- North – Rural zoned land improved which appears to be used for animal keeping purposes.
- East – Industrial zoned land currently used for a large transport depot and agricultural supplies depot.
- South – Local centre zoned land used by Pacific National operations.
- West – Rural zoned land used to grow produce.

3. Proposal Details

The proposed development is to establish a Transport Depot for the use of rail operator Pacific National. The current Pacific National Depot is located on land adjoining the development site. Relocation of the depot is sought to expand and improve on operations and to eliminate direct access onto the Bruce Highway.

The development will utilise approximately 21% of the site fronting to Lauriston Street. A new single storey structure will be sited fronting Lauriston Street to be named the Depot Train Crew Facility. A large car parking area and provisioning yard is to be located behind the new structure.

The proposed 24/7 facility will generate up to 20 vehicle trips per day, and a Heavy Rigid Vehicle trip of sand once every month. Train drivers attend the site, sign on (or sign off) obtain crew care and travel to their train to operate, ancillary administrative functions and the like will also be carried out at the premises.

4. Planning Assessment

The application has been assessed against the relevant provisions of the *Planning Act, 2016* and the *Whitsunday Regional Council Planning Scheme, 2017.* The proposal is considered to be generally in accordance with the Planning Scheme and is recommended for approval in accordance with the drawings and documents submitted, subject to reasonable and relevant conditions (Attachment 1).

4.1. State Assessment and Referral Agency (SARA)

The Application was referred to SARA for its proximity to a State-controlled road intersection. The impact of the development on the intersection of Lauriston Street and the Bruce Highway has been accepted and no conditions or upgrades have been imposed.

4.2. State Planning Policy – July 2017

The State Planning Policy (SPP) includes interim development assessment requirements to ensure that State interests are appropriately considered by local government when assessing development applications where the local government Planning Scheme has not yet appropriately integrated all of the State's interests in the SPP. As the most recent SPP (July 2017) has not been reflected in the Whitsunday Regional Council Planning Scheme, Part B of the SPP confirms that it applies to the assessment of the development application.

State Interest – Liveable Communities

Not Applicable.

State Interest – Mining and Extractive Resources

Not Applicable.

State Interest – Water Quality

Not applicable.

State Interest – Natural Resources, Risk and Resilience

The subject site is mapped by Council being subject to flood hazard, however detailed mapping identifies the development footprint is outside of the hazard.

State Interest – Strategic Airports and Aviation Facilities

Not applicable.

4.3. Mackay Isaac and Whitsunday Regional Plan – February 2012

The Mackay, Isaac and Whitsunday Regional Plan was established to provide the vision and direction for the region to 2031. The plan provides certainty about where the region is heading in the future and provides the framework to respond to the challenges and opportunities which may arise. An assessment of the Desired Regional Outcomes is provided below:

Strategic directions – Sustainability, Climate Change and Natural Hazards

The development suitably accounts for the identified overlays which affect the site.

Strategic directions – Environment

There is a minimal impact on the natural environment from the proposal. The premises has previously been cleared and currently exists in a predominately grassed state.

Strategic directions – Regional Landscapes

Not Applicable.

Strategic directions – Natural Resource Management

Not Applicable.

Strategic directions – Strong Communities

The region is made up of many local communities, each with its own unique character and identity. The region is growing rapidly, and significant growth is projected. Ensuring access to key essential community services for all residents will ensure that liveability of the region is retained and improved. The proposal provides for a support service to a key employer in the Bowen region and therefore advances this theme.

Strategic direction – Strong Economy

Economic viability is a key element in ensuring the region’s sustainability and growth. Economic development and population growth will support the expansion of higher order services within the regional centres, contributing to lifestyle factors that will also help attract

and retain skilled workers within the region. The proposal improves the facilities of a key regional employer facilitating in the retention of skilled workers to the region.

Strategic direction – Managing Growth

Providing a more compact urban settlement pattern focusing on existing towns and cities will provide better levels of accessibility, and cost-effective provision of infrastructure and services. The proposal is suitably located to take advantage of its accessibility to the Bruce Highway.

Strategic direction – Urban Form

Built form should respond to the region's climate with tropical design principles incorporated into development. The development does not provide a substantial built form on the site or one which is out of character with the locality.

Strategic direction – Infrastructure and Servicing

Any growth in the region will inevitably add pressure to existing infrastructure networks. The proposal is suitably serviced by necessary infrastructure required to support the development.

Strategic direction – Transport

Establishing a more compact urban form will improve the effectiveness and efficiency of transport. It is important that the region recognises, protects and manages major transport corridors. The development has a minimal impact on the major transport corridor of the Bruce Highway and this impact has been accepted by SARA. The proposed development will add additional traffic to Lauriston Street. Mitigation measures have been recommended to manage the impact of the development on the roadway which are discussed in detail in the Transport and Parking Code.

4.4. Whitsunday Regional Council Planning Scheme, 2017

4.4.1. Strategic Framework

The Strategic framework sets the policy direction for the Planning Scheme and forms the basis for ensuring appropriate development occurs in the Planning Scheme area for the life of the Planning Scheme.

Strategic Intent

The Planning Scheme sets the policy direction to ensure that to 2036 and beyond the Whitsundays is a prosperous, liveable and sustainable region which will be achieved through the integration of the unique attributes and competitive advantages of each township. The Regions townships and communities have a strong and proud social identity linked its key economic sectors. The promotion and protection of the regions environmental values is significant to the expressed identities, including the unique scenic values, which consist of key urban gateways, views and vistas.

Strategic Intent – Theme 1 - Liveable communities and housing

The proposal does not undermine the regions hierarchy of centres. Although not within an urban zone itself, the proposal takes advantage of its connection to an existing mixed industry environment which has grown to service regional needs. It is therefore considered the proposals location in the region's settlement pattern does not give rise to grounds for refusal.

Strategic Intent – Theme 2 - Economic growth

The proposal is considered to support the regional economy with Pacific National noted as a significant skilled workforce employer. The economic growth theme is focused on ensuring the economic resilience, wealth creating and employment generating capacities of the region are protected and enhanced. The proposal advances this intent with the significance of the economic impact to the region such that it warrants significant weight in the assessment of the proposal.

Strategic Intent – Theme 3 - Environment and heritage
The proposal is located on land which has been cleared. As such, the key ecological values of the site have been addressed previously. The built form of the proposal will not result in an unacceptable impact to the core landscape values with a limited built form proposed.

Strategic Intent – Theme 4 - Safety and resilience to hazards
The strategic framework seeks to avoid or mitigate potential adverse environmental impacts from development. The proposal is acknowledged to have the potential to create adverse air, noise and/or odour impacts. Conditions of approval are provided to address these impacts noting the separating between the development footprint and sensitive land uses.

Strategic Intent – Theme 5 – Infrastructure
The proposal will result in additional vehicle movements on Lauriston Street, generally all light vehicles. The impact on this infrastructure can be managed via conditions of approval.

4.4.2. Overlay Codes

Acid sulfate soils overlay
The subject site is located on land subject to the acid sulfate soils for investigation as the land is above 5m AHD and below 20m AHD. A condition of approval has been included that should acid sulfate soils be encountered they are managed in accordance with the Queensland Acid Sulfate Soils Technical Manual (Queensland Government, 2014).

Agricultural land overlay
The subject site is identified on land categorised as a locally important agricultural area. The proposal is identified to partially alienate the front portion of the site to be used for rural activities. Additionally, the applicant has not demonstrated the site is not suitable for rural uses.

The proposal plans identify the site cover of the proposal is approximately 21% of the 2ha lot. Over ¾ of the site is unaffected by the development and not alienated from any rural use. When balanced against the need for the development, discussed in the Rural zone assessment below, the impact on the availability of agricultural land is not significant enough to support refusal of the application. The proposal is not considered to create contested land as it is for a non-habitable land use.

Flood hazard overlay
The subject site is identified being subject to flood hazard. The Bowen Local Catchment Study 2015 and Don River Flood Risk and Mitigation Study 2014 identify development footprint is outside of the flood hazard. Cut and filling of the site will further increase the level of the development footprint.

Infrastructure overlay

The subject site is partially within the road noise corridor. As the proposal is not for a sensitive land use there are no requirements on the development.

4.4.3. Zone Code

Rural zone code

The purpose statement of the Rural zone includes opportunities for non-rural uses where compatible with agriculture, the environment and the landscape character of the rural area and where they do not compromise the long-term use of the land for rural purposes. Discussion on the impact of the long-term use of the land for rural purposes has been provided in the Agricultural land overlay assessment. Overall overcome (h) of the zone code provides parameters in which the alienation or fragmentation of rural land can occur. These grounds are as follows:

(i) there is an overriding need for the development in terms of public benefit; and
(ii) no other site is suitable for the particular purpose;

To address the overall outcome the applicant has provided a Land Suitability Report and the selection criteria of Pacific National. Below is a summary of the representations:

The subject site was chosen by the applicant due to the proximity to their existing transport depot operations on the adjoining property as well as the proximity to their existing rail operations. The sites located closer to existing rail operations were not considered to be suitable for the companies needs due to being too close to their operations. The intent of this site is to separate the driver reviver away from the rail operations, however, not too far to create fatigue management issues.

The applicant undertook a review of site available in the general area with the findings that the other sites were too small in size or did not provide enough width to accommodate the development.

Regard has been had to the applicants' representations and the economic benefit of the proposal to the Bowen economy and therefore a need is considered to exist for the development for which the subject site is well suited to satisfy.

The location of the site is at the interface between various industry and agricultural uses. The use of the premises as proposed will not conflict with adjoining rural uses with no impact on any production activities expected. The built form of the development is in keeping with surrounding land uses on adjoining industry zoned land.

4.4.4. Development Codes

Industry activities code

The purpose of the Industry activities code is to ensure Industry activities are designed and operated in a manner which meets the needs of the Industry activity, protects public safety and environmental values and appropriately responds to amenity considerations. The purpose of the code is achieved through the following overall outcomes:

a) the scale and intensity of an Industry activity is compatible with its location and setting;
b) an Industry activity incorporates a site layout and building design that provides for the efficient and safe conduct of industrial activities and contributes to a well organised development that is attractive when viewed from the street;

c) an Industry activity does not cause environmental harm or nuisance, including the contamination of land or water;
d) an Industry activity avoids or effectively mitigates adverse impacts on the amenity of adjoining and nearby non-industrial activity where these activities are located in a zone other than an industry zone; and
e) an Industry activity incorporates service areas and waste management processes that are efficient and maximise opportunities for reuse or recycling.

Industry activities established on land included in an industry zone or another zone is to be suitable having regard to:

a) the suitability of the land for an Industry activity;
b) the nature, scale and intensity of the Industry activity;
c) the infrastructure and service needs of the Industry activity; and
d) the preferred character of the local area.

The suitability of the land for an Industrial activity considers the ability of the land or 'site' to accommodate the use. With respect to this requirement, the site is of a sufficient size, dimensions and cleared area for the proposed use. Equally, the proposal does not have a large infrastructure requirement to support the use. The nature, scale and intensity of the use requires consideration of size and impact of the development in the area proposed. The proposal is not a small-scale or low-impact use, however is generally co-located with similar uses. The predominant character for the local area is a mix of rural and industrial uses.

It is proposed to construct a new single storey structure on the premises to facilitate the land use. The development provides an attractive streetscape in keeping with surrounding uses. The development can achieve connection to reticulated water supply to support the use and space is available onsite for refuse collection.

Industrial activities are required to ensure that any emissions of odour, dust, air pollutants, noise, light or vibration do not cause nuisance to, or have an unreasonable adverse impact on, adjoining nearby premises. The two nearest sensitive receptors to the development are farmhouses on Lot 2 RP705162 (Lot 2) and Lot 1 RP705162 (Lot 1). At its closest point, the development is approximately 90m from Lot 1 and 160m from Lot 2. The distance between the proposal and proposed Lot 1 is approximately the same as the transport and fuel depot on Lot 4 SP160994 which is an existing noise generator in the vicinity which partly sets the background noise environment. To mitigate the impact of the development on the adjoining sensitive uses fencing and landscaping has been conditioned to provide a suitable buffer.

The applicant has advised no fuel or other chemicals will be kept onsite therefore the environmental management of such is not required and the development will not contaminate or pollute stormwater runoff from the site. The applicant has nominated that only bulk sand (Rail Grit) stored in steel silos up to 30 tonnes and 2 shipping containers, 1 with locomotive spare parts and the other with wagon spares and tools will be onsite. The storing of these items is ancillary due to the infrequency in which they will be used.

Landscaping code

The site plan indicates areas of landscaping to be provided at the frontage of the property and surrounding the new building. This level of landscaping is considered appropriate for the location of the development. To address the potential amenity impacts to adjoining sensitive uses, 2m high solid timber fencing and landscaping has been conditioned to be provided along the northern and western boundaries.

Infrastructure code
The development proposes to make connection to Council's reticulated water supply which runs past the frontage of the premises. The locality is not within Council's priority infrastructure area, however reticulated water is made available to surrounding industrial and rural uses. There is no reticulated sewer on the western side of the Don River and therefore onsite effluent disposal is proposed. Conditions of approval have been imposed to ensure these services are provided to the requirements of Council.

Excavation and filling code
Earthworks will be undertaken to form the development footprint. All cut and fill required will be required to be carried out under operational works.

Transport and parking code
The proposal provides 66 car parking spaces and a large Heavy Rigid Vehicle (HRV) loading area at the rear of the development. The number of spaces provided is sufficient to meet the needs of the development. The number of vehicle movements on Lauriston Street is reflective the vehicles being parked in the car park during change over periods. It is expected vehicle movements will be between 20-30 vehicle movements per day with one HRV movement per month.

Entry and exit to the site are provided via separate vehicle crossovers to Lauriston Street. Swept paths have been provided identifying the movements of a HRV entering and existing the site. The swept paths illustrated a HRV will turn into the oncoming lane to make the turn. Validation of these swept paths has been conducted by Engineering Services which identified the turn into the site as able to be completed without turning into the oncoming lane, however a HRV exiting and turning north with enter the oncoming lane. To achieve compliant turning areas conditions of approval have been included requiring the entry and exit cross overs to be constructed to allow the left turn into and out of the site without crossing into the oncoming traffic with manoeuvring and circulation clearance as per AS 2890.1. Detail of the cross over will be provided at operational works.

5. Public Submissions
The development application was placed on public notification between 27 October 2022 and 21 November 2022 in accordance with the relevant provisions of the Planning Act 2016. The Notice of Compliance was received on 22 November 2022. Four submissions were received during this period of Public Notification.

Submissions have been received and summarised in the below table:

Issue	**Comment/Condition Number**
1. Standard of Lauriston Street and vehicle movements	The width and standard of Lauriston Street is sufficient to meet the needs of the development, noting the majority of vehicle movements will be light vehicles. For Heavy Rigid Vehicle movements to and from the site, crossovers are conditioned to be constructed so that vehicle movements do not cross into the oncoming lane.
2. Use of Rural Land for industrial use	The acceptability of the proposal on Rural zoned land is discussed within the report.

3. Conflict with adjoining land uses	Conflicts with adjoining sensitive land uses can be managed via conditions of approval. The use of the premises and the distance between the uses is considered to provide adequate separation from any light or noise nuisance from light vehicle movements after hours. The proposal is not considered to have environmental impacts which places agricultural land at risk.
4. Noise generated by the development	Noise impacts to sensitive receptors will be managed via conditions of approval.
5.Hours of Operation	The proposal will be operational 24/7. Conditions of approval will manage the impact of 24/7 use.
6.Lighting impacts on the development	Conditions of approval will manage the impact of lighting on sensitive receptors.
7.Site mapped as subject to flood hazard	Discussion provided in the Flood hazard overlay code assessment. The proposal is not impacted upon by flooding.
8.Flora and Fauna impact of development footprint	The site is generally clear of any significant vegetation. A significant portion of the site will remain undisturbed by the development.
9.Sewerage and Water requirements	The proposal will make connection to Council's reticulated water network and be service by an on-site effluent disposal system.
10.Decrease in Property Values	Not a valid ground for refusal.

6. Infrastructure Charges

6.1. Adopted Infrastructure Charges Resolution

The following is a breakdown on the Infrastructure Charges for the development:

Adopted Charge					
Type of Development	Development Category	Demand Unit & Qty	Charge Rate		Adopted Charge
MCU	Industry	340.80m2	$54.80 per m2 of GFA		$18,675.84
			Total Adopted Charge		$18,675.84
Credit					
Type of Development	Development Category	Demand Unit & Qty	Charge Rate	Discount	Total Credit
MCU – Existing Lawful Use	Residential – 3 or more bedroom dwelling	1	$30,677.65	43%	$13,191.38

MCU	Industry	340.80m2	$54.80 per m2 of GFA	27%	$5,042.47
				Total Credit	$18,233.85
				Total Levied Charge	$441.99

The adopted charge for a Transport Depot has been determined to be the Industry rate.

13.2.4 - 20220875 - Development Application for Development Permit for Reconfiguration of a Lot - One (1) Lot into Three (3) Lots & Access Easement - 465 Gregory Cannon Valley Road, Strathdickie - Dilges C/- Veris

DATE: Wednesday 26 April 2023

TO: Ordinary Council Meeting

AUTHOR: James McEvoy-Bowe - Planner

AUTHORISING OFFICER: Neil McGaffin - Director Development Services

PRESENTED FOR: Decision

ATTACHMENTS

1. Planning Assessment Report [**13.2.4.1** - 11 pages]
2. Locality Plan [**13.2.4.2** - 1 page]
3. Zoning Plan [**13.2.4.3** - 1 page]
4. Proposal Plans [**13.2.4.4** - 34 pages]
5. SARA Response [**13.2.4.5** - 20 pages]

PURPOSE

To present the assessment of the development application.

OFFICER'S RECOMMENDATION

That Council refuse the Development Application for Development Permit for Reconfiguration of a Lot - One (1) Lot into Three (3) Lots & Access Easement, made by C Dilges C/- Veris, on L: 2 RP: 746305 and located at 465 Gregory Cannon Valley Road, Gregory River, for the following reasons:

1. The proposal is not consistent with the State Planning Policy in respect of fragmentation and alienation of Agricultural Land Classification (ALC) Class A and Class B land.
2. The proposal is not consistent with the Mackay, Isaac and Whitsunday Regional Plan in respect of rural residential development in an area which is not identified as a rural living area, compromising the intent of the regional plan to protect productive agricultural land.
3. There has been no demonstration that an overriding community need exists for the proposed development.
4. The proposal conflicts with the Whitsunday Regional Council Planning Scheme 2017 and cannot be conditioned to comply. Specifically:
    a. The proposal is unable to comply with the Liveable Communities and Housing and Economic Growth themes of the Strategic Intent.
    b. The Rural Zone is the correct zone for this site, being the default zone for the majority of the planning scheme area which is not included in an urban zone.
    b. The predicted demand and supply of rural residential land within the planning scheme area was modelled by the Whitsunday Regional Council Urban Growth Study and adequate land is zoned to accommodate predicted demand.
    c. The proposal is not consistent with the Rural Zone Code, which specifies a minimum lot size of 100 hectares.
    d. The proposal is not consistent with the Agricultural Land Overlay, which does not support fragmentation of land.

BACKGROUND

There are no background matters to report.

APPLICATION SUMMARY

Council is in receipt of a development application to reconfigure one lot into three lots at 465 Gregory Cannon Valley Road, Gregory River. The site is within the Rural Zone for which the proposed allotments do not comply with the minimum lot size. The proposed allotment configuration is:

	Lot size (100ha)	Width (minimum 200m)	Depth (minimum 800m)
Lot 1	5.236ha	~ 220m	~ 238m
Lot 2	6.142ha	~ 182.52m	~ 320m
Lot 3	16.173ha	~ 400m	~ 415m

The applicant has not demonstrated planning grounds to support the application and the proposal is recommended for refusal due to non-compliances with the benchmarks set by the Planning Scheme, Regional Plan and the State Planning Policy which seek to protect agricultural land. No submissions against the development were received and four in support of the development were received during the public notification period. A detailed planning assessment is contained within Attachment 13.3.2.1.

STATUTORY/COMPLIANCE MATTERS

Planning Act 2016
Whitsunday Regional Council Planning Scheme 2017

STRATEGIC IMPACTS

Process all statutory applications within statutory timeframes.

FINANCIAL IMPLICATIONS

If approved infrastructure charges would be $26,382.78

CONSULTATION

Manager Development Assessment
Technical Officer Engineering Assessment
Civil Engineer (Network Planning)
Environment Officer

RISK ASSESSMENT

The decision may be appealed in the Planning & Environment Court of Queensland.

TIMINGS/DEADLINES

A decision is required by 4 May 2023.

CONFLICT OF INTEREST DECLARATION

Council officers contributing to the preparation and approval of this report have no conflicts of interest to declare.

HUMAN RIGHTS IMPACT

Section 58 of the Human Rights Act 2019 specifies required conduct for public entities when acting or making a decision. Sections 15-37 of the Human Rights Act 2019 identifies the human rights a public entity must consider in making a decision. The human rights relevant to this decision are as follows:

- Section 19 – Freedom of movement.
- Section 21 – Freedom of expression.
- Section 24 – Right to own property and not be arbitrarily deprived of property.
- Section 27 – Cultural rights – generally – all persons with a particular cultural, religious, racial or linguistic background have the right to enjoy their culture, to declare and practice their religion and use their language.
- Section 28 – Cultural rights – Aboriginal peoples and Torres Strait Islander peoples.

This decision does not limit the above identified human rights.

ANALYSIS

Council has received the following Development Application, which has been assessed against the provisions of the relevant legislation as reported below.

1. Application Summary

Proposal:	Reconfiguration of a Lot – One (1) Lot into Three (3) Lots & Access Easement
Landowner	C L Dilges
Property Address:	465 Gregory Cannon Valley Road, Gregory River
Property Description:	L: 2 RP: 746305 T: <N1414/247> & EMT A/SP177273
Area of Site:	27.54ha
Planning Scheme Zone:	Rural
Level of assessment	Impact Assessment
Overlays:	Agriculture Land Overlay Bushfire Hazard Overlay Environmental Significance Overlay Infrastructure Overlay Landslide Hazard Overlay
Existing Use:	Dwelling House & Agriculture (cattle grazing)
Existing Approvals:	Nil
Public Notification:	01/02/2023 / 23/02/2023
Submissions received:	Four (4) submissions in support were received.
State referrals:	One (1) – SARA / DTMR – Proximity to a state-controlled road.
Infrastructure charges:	$26,328.78

2. Site Details

2.1. Location

The land is at 465 Gregory Cannon Valley Road, Gregory River.

2.2. Zoning

The land is zoned Rural under the *Whitsunday Regional Council Planning Scheme 2017*.

2.3. Site description

The subject premises has an irregular shaped frontage, due to an existing land parcel (491 Gregory Cannon Valley Road) having been removed from the site in the late 80's. The rear portion of the site is a regular rectangular shape that rapidly inclines to the Dryander State Forest. A large dwelling is situated on the north-eastern portion of the site towards the rear. The topography of the site generally consists of grades between 5-10%. The rear portion of the site exceeds 20%. A large drainage feature exists down the centre of the site and is the boundary line between proposed Lots 1 and 2.

2.4. Access

Access is proposed via a shared driveway using the existing access to the site. The driveway is approximately 670m long from the boundary to proposed Lot 2. The applicant has advised that they do not intend to upgrade the driveway and that the existing standard is safe for two-way traffic movements.

2.5. Surrounding uses

North – Dryander State Forest – zoned environmental management and conservation.
East – Rural zone land used for rural purposes.
South – Rural zone land used for rural purposes.
West – Rural zone land used for rural purposes.

3. Proposal Details

The proposal is for the reconfiguration of one rural allotment into two, as described below:

	Lot size (100ha)	Width (minimum 200m)	Depth (minimum 800m)
Lot 1	5.236ha	~ 220m	~ 238m
Lot 2	6.142ha	~ 182.52m	~ 320m
Lot 3	16.173ha	~ 400m	~ 415m

The proposed development consists of subdividing in the above configuration, with Proposed Lot 3 being the parent allotment which will keep the existing dwelling, dam, ancillary sheds, and stockyards. Since 2005 the site has been used for cattle grazing purposes and prior to 2004 the entire site was a cane farm.

The development has not been supported by a geotechnical assessment to address the Landslide Hazard Overlay at the rear of the site. An effluent suitability report has also not been supplied as the applicant advised that there is sufficient space to provide effluent treatment and that a report is not warranted. The applicant is also proposing not to upgrade the access driveway in accordance with the requirements of the Development Manual.

No submissions against the development were received and four pre-filled letters of support were received from residents in Strathdickie. The members of the public who have supplied the submissions are not residents of Gregory River.

4. Planning Assessment

The application has been assessed against the relevant provisions of the *Planning Act, 2016* and the *Whitsunday Regional Council Planning Scheme, 2017.*

1. The proposal is not consistent with the State Planning Policy in respect of fragmentation and alienation of Agricultural Land Classification (ALC) Class A and Class B land.
2. The proposal is not consistent with the Mackay, Isaac and Whitsunday Regional Plan in respect of rural residential development in an area which is not identified as a rural living area, compromising the intent of the regional plan to protect productive agricultural land.

3. There has been no demonstration that an overriding community need exists for the proposed development.
4. The proposal conflicts with the Whitsunday Regional Council Planning Scheme 2017 and cannot be conditioned to comply. Specifically:
   a. The proposal is unable to comply with the Liveable Communities and Housing and Economic Growth themes of the Strategic Intent.
   b. The Rural Zone is the correct zone for this site, being the default zone for the majority of the planning scheme area which is not included in an urban zone.
   b. The predicted demand and supply of rural residential land within the planning scheme area was modelled by the Whitsunday Regional Council Urban Growth Study and adequate land is zoned to accommodate predicted demand.
   c. The proposal is not consistent with the Rural Zone Code, which specifies a minimum lot size of 100 hectares.
   d. The proposal is not consistent with the Agricultural Land Overlay, which does not support fragmentation of land.

4.1. State Assessment and Referral Agency (SARA)

The Application was referred to SARA for the application being in proximity of a State-controlled Road. Conditions of approval issued by the SARA have been included as **Attachment 13.3.2.5** to this report. Notably, no conditions were imposed by the authority that require any upgrades to the external access to Gregory Cannon Valley Road.

4.2. State Planning Policy – July 2017

The State Planning Policy (SPP) includes interim development assessment requirements to ensure that State interests are appropriately considered by local government when assessing development applications where the local government Planning Scheme has not yet appropriately integrated all of the State's interests in the SPP. As the most recent SPP (July 2017) has not been reflected in the Whitsunday Regional Council Planning Scheme, Part B of the SPP confirms that it applies to the assessment of the development application. The following State interest is applicable.

State Interest – Agriculture

The subject allotment is identified on the Scheme's Agricultural Land Overlay Map having Class A Agricultural Land Classification as well as being within the State Strategic Cropping Land overlay. Only 2.2% of Queensland is identified for cropping and the best of this percentage is identified as Strategic Cropping Land.

The State Planning Policy identifies that *"Agricultural Land Classification (ALC) Class A and Class B land is protected for sustainable agricultural use by:*

a) avoiding fragmentation of ALC Class A or Class B land into lot sizes inconsistent with the current or potential use of the land for agriculture;
b) avoiding development that will have an irreversible impact on, or adjacent to, ALC Class A or Class B land; and
c) maintaining or enhancing land conditions and the biophysical resources underpinning ALC Class A or Class B land."

The proposed development conflicts with this State Interest. The creation of permanent infrastructure that comes with a reconfiguration of a lot, will create fragmentation of

agricultural land and impede using the land for future rural uses. Due to being classified as Strategic Cropping Land, Council requested the applicant to undertake an assessment against AO1.2 of the Agricultural Land Overlay Code using the Guidelines for Agricultural Land Evaluation in Queensland Second Edition 2015 (ALE 2015), to do a site-specific evaluation of the land to confirm the land is not suitable for current and future rural activities. The applicant did not undertake an evaluation against the guideline. The site is classified as Class A Land and Strategic Cropping Land, which is a finite resource for Queensland and should be protected for current and future potential agricultural uses. The proposal conflicts with the State Interest and cannot be conditioned to comply.

State Interest – Planning for Safety and Resilience to Hazards

The application attempts to appropriately respond to identified hazards by way of placing all areas assessed to be subject to Q100 inundation under easement, to ensure that those areas remain free of structures to ensure water flows freely over the site. The land is also subject to the Landslide Hazard Overlay and Council requested a Landslide hazard (geotechnical) assessment report in accordance with PSP SC6.5 (Natural hazards) through the Information Request period, however a report was not provided. It is therefore not known whether site is stable for the long-term.

4.3. Mackay Isaac and Whitsunday Regional Plan – February 2012

The Mackay, Isaac and Whitsunday Regional Plan was established to provide the vision and direction for the region to 2031. The plan provides certainty about where the region is heading in the future and provides the framework to respond to the challenges and opportunities which may arise. The proposal conflicts with the following provision of the Regional Plan:

Strategic direction – Managing Growth

The proposal will create further rural residential development in an area which is not identified as a Rural Living Area in the Regional Plan. The purpose of the Rural Living Area in the regional plan is to prevent further fragmentation of productive agricultural land, by concentrating rural residential development in the identified areas within the plan. The continued loss of good quality agricultural land and strategic cropping land has the potential to reduce the future capacity and viability of the agricultural industry and associated rural support industries. The proposal does not demonstrate a planning need and cannot be conditioned to comply.

Strategic direction – Natural Resource Management:

This strategic direction within the Regional Plan aims to provide guidance on protecting the regions natural resources, including agricultural production areas. In relation to those areas, it provides a framework of principles that protect the region’s best agricultural lands by preventing inappropriate land uses in rural areas and further fragmentation of rural lands resulting in alienation and reduced agricultural productivity. The proposed development directly conflicts with this strategic direction as it will result in further fragmentation and alienation of rural land and will diminish the agricultural productivity of adjacent rural lands. The proposal does not demonstrate a planning need and cannot be conditioned to comply.

4.4. Whitsunday Regional Council Planning Scheme, 2017

4.4.1. Strategic Framework

The proposed development does not align with the Strategic Frameworks for the reasons identified in the Strategic Intent assessment.

4.4.2. Strategic Intent

Strategic Intent – Theme 1 – Liveable Communities and Housing

The predicted demand and supply of rural residential land within the planning scheme area was modelled by the WRC Urban Growth Study and adequate land is zoned to accommodate predicted demand. The land is proposed to be subdivided down to a size that is not considered efficient and productive rural land. The lot adjoins rural land on three sides and directly adjoins ongoing lawful farming operations on the southern boundary of proposed Lot 1 and the eastern boundary of Proposed Lot 2.

Land use strategy (7) of the Liveable communities and housing theme sets the direction that rural residential development occurs on the fringes of urban areas and will not expand into adjacent rural areas. The subject site is not adjacent any urban area, with the closest urban settlement being Cannon Valley approximately 8km away. Considering the above, the development proposal conflicts directly with the Liveable Communities and Housing theme and cannot be conditioned to comply.

Strategic Intent – Theme 2 – Economic Growth

The proposed subdivision fragments rural land and potentially constrains productive agricultural operations by way of creating contested land that results from agricultural practices causing issues like spray drift, noise and odour. The requirement of the Council through the Mackay Isaac Whitsunday Regional Plan 2012 and Whitsunday Planning Scheme is to protect and retain agricultural land for current and future uses, to ensure production and food security into the future and ensure there is sufficient agricultural land for new facilities such as niche processing like fruits and vegetable production, e.g., finger limes. The proposal adds no economic benefit to rural production and can only further decrease agricultural productivity in the area, which directly conflicts with the Economic Growth theme and cannot be conditioned to comply.

Strategic Intent – Theme 3 – Environment and Heritage

The proposed new lot has been historically cleared for agricultural purposes and contains very sparse vegetation as a result with the exception of the hillslopes. The proposal will not create the opportunity for additional clearing to that which presently exist over the site. The proposal does not conflict with this theme.

Strategic Intent – Theme 4 – Safety and Resilience to Hazards

The proposal generally responds to the identified hazards which impact the site. A Q100 flooding assessment has been completed within the supplementary engineering report. It identifies all areas assessed to be beneath Q100 and proposes these areas under easement. Future dwelling locations can be located outside of the identified hazard areas.

Strategic Intent – Theme 5 – Infrastructure

The proposal is supported by the regions existing infrastructure networks and will not jeopardise their efficiency or delivery to the community.

4.4.3. Overlay Codes

Agriculture Land Overlay

The proposed development conflicts with the Agricultural Land Overlay. An agricultural land evaluation has not been undertaken for this proposal as per the requirements of the overlay code and Council's Information Request. The Agricultural Land Overlay protects the Strategic Framework requirement of Economic Growth 3.2.2. The Agricultural Land Overlay is separated into the following two layers:

- IAA State Important Agricultural Layer; and
- Agricultural land classification class A and B.

Important agricultural areas (IAAs) are areas identified in the Queensland Agricultural Land Audit 2013 as having all the requirements for agriculture to be successful and sustainable. ALC Class A and Class B land constitute the most productive agricultural land in Queensland, with soil and land characteristics that allow successful crop and pasture production. They are productive soils that have the capacity to sustain agricultural production with few limitations and cover just 2.5 per cent of Queensland. The site has been identified as containing Class A and B land. The resulting development will lead to further alienation and fragmentation of agriculturally viable land and potentially negatively impacting adjacent rural lands. The impacts from the proposal equate to a direct conflict with the overlay. The application therefore is unable to comply with the Agricultural Land Overlay and cannot be provided development conditions to comply.

Bushfire Hazard Overlay

A small portion of the eastern boundary in the location of the existing dwelling house is subject to the overlay. Given there are no trees located on Proposed Lots 1 and 2, all future dwellings could be placed on the premises outside of the overlay and will therefore not be subject to a BAL assessment at building works stage. The development does not conflict with this overlay.

Environmental Significance Overlay (ESO)

The site is subject to the ESO over the rear vegetated and elevated portion of the site adjoining the Dryander State Forest. This area has been identified under the Wildlife Habitat sub-category of the ESO. This section of the site is within proposed Lot 3 and will remain with the parent parcel which already has a dwelling house, 2 large sheds and a dam. Therefore, it is not expected that further development of Proposed Lot 3 will impact this area, without being subject to a further development permit. The development does not conflict with this overlay and no further assessment is required.

Infrastructure Overlay (Road Noise Corridor)

The southern extremities of the site adjoin Gregory Cannon Valley Road, a State Transport Corridor, and is therefore subject to the Infrastructure Overlay sub-category Road Noise Corridors. Only Proposed Lots 1 and 2 could be subject to this overlay and sufficient space remains outside of the overlay to place a future dwelling house. As no built form is proposed, the overlay is considered complied with. Any future dwellings over the premises that are placed within the overlay will be subject to the requirements of 'QDC MP4.4 Building in a Transport Noise Corridor' at building works stage.

Landslide Hazard Overlay

The land is subject to the Landslide Hazard Overlay and Council requested a Landslide hazard (geotechnical) assessment report in accordance with PSP SC6.5 (Natural hazards) through the Information Request period, however no report was provided as the applicant advised that all future dwellings can be located outside of the identified landslide hazard areas. A condition of approval can be imposed that any future dwelling subject to the hazard area must undertake a Landslide hazard (geotechnical) assessment report in accordance with PSP SC6.5 (Natural hazards), however as it stands the slope stability of the land is unknown.

4.4.4. Rural Zone Code

The proposed development conflicts with the Purpose and Overall Outcomes of the Rural Zone. The purpose of the Rural Zone is to provide for a wide range of rural activities and a limited range of non-rural activities which complement or provide a service to rural areas. The proposal will severely limit the site's capacity to provide rural activities as the permanent infrastructure (dwelling, sheds, pool, effluent disposal areas etc) resulting from this development will provide insufficient space for agriculture.

The current area of the lot could provide for a wide range of rural uses, not just sugar cane or grazing. Future uses of agriculture could include intensive horticulture like the growth of fruit trees or other small intensive rural uses. Fragmentation of the lot ensures that the larger lot is less productive and thus diminishes the productive capacity for future use and the long-term viability for agriculture. Overall Outcome (h) requires that need is demonstrated such that there is an overriding need for the development in terms of a public benefit and that there is no other site that is suitable for the development. It is noted that there has been no analysis of need presented for the subdivision of rural land and that there is still surplus rural residential land in the region capable of further subdivision.

An assessment of the applicant's primary grounds for approval is provided below:

1) *The site is already isolated from other agricultural land in the area by Dryander State Forest to the north and east, established rural residential development to the west, Gregory Cannon Valley Road, and the small rural residential lot to the south.*

This ground for approval is not supported. The site adjoins three premises used for various agricultural activities of different scales. Directly adjacent the site on the opposing side of Gregory Cannon Valley Road are significant cane farming operations. The rural residential development the applicant suggests isolates the site is located over 600m away from the subject premises and bares no influence on the site's ability to undertake rural uses.

2) *The site is fragmented and unsuitable for agricultural use given the location of the existing dwelling and driveway, regulated vegetation in the northern portion of the site and the drainage path which flows south-west, dividing the bottom half of the site.*

This ground for approval is not supported. The current uses of the land are a dwelling house and a cattle-grazing stud. The dwelling house is located 15m from the eastern boundary of the site on an elevated pad, providing ample room for agricultural uses on the balance of the land. Further, it cannot be considered that the site is unsuitable for

agriculture when historic imagery shows the site has been utilised for cane farming and cattle grazing dating back to 1960 as seen in aerial imagery.

3) *The relatively small 27ha lot with no physical connection to nearby larger rural lots has a diminished agricultural productive capacity and is not an economically viable farm lot size. Given the limited capacity for primary production over this compromised 27.5ha site, and the constraints presented by surrounding rural residential development, the applicant is seeking to subdivide the property and establish small scale rural residential allotments, in line with the surrounding rural residential lots.*

This ground for approval is not supported. No evidence has been provided to support the statement that the agricultural productive capacity of the site is diminished. Given that the site has been utilised for agricultural pursuits consistently for over 70 years, it cannot be concluded that the site has 'diminished agricultural productive capacity.'

4) *As the existing lot is well below the minimum 100ha lot size requirement, a subdivision of any nature is unable to comply. The proposal does not seek to meet these requirements and it is argued that the site is better suited and more appropriately to rural residential designed allotments.*

This ground for approval is not supported. As previously discussed, no evidence demonstrating need for additional Rural Residential zoned land supply has been supplied to support this ground for approval.

5) *It is noted the land use on the adjoining properties and the predominant land use on the northern side of Gregory Cannon Valley Road is rural residential, with this pattern noticeably extending further west along Gregory Cannon Valley Road, where there are several lots that are zoned Rural Residential.*

This statement is unfounded. Both adjoining premises on the northern side of Gregory Cannon Valley Road are used for agricultural pursuits in addition to the existing dwelling on the land, which is the exact scenario for the subject site. Excluding premises already zoned Rural Residential (to the west) on the northern side of Gregory Cannon Valley Road, all allotments on that side of the road contain agricultural uses.

6) *Rural Residential Zoning is considered to be more appropriate for the site given the surrounding lot sizes and land uses, and the site's location on the fringe of the zone. The proposed subdivision is submitted to be consistent with the established rural residential character of the area and the requirements of the rural residential zone, which are argued to be of relevance.*

This ground for approval is not supported. Three nearby allotments in the vicinity are beneath 10 hectares, while the vast majority (12+) of allotments in the area are over 10 hectares indicating the Rural Zone is the correct zoning for the site and surrounding allotments. It is not accepted that the prevailing character of the area is small rural lots beneath 10 hectares as the proposed development is intending to create.

By permitting the proposed development, it allows additional residential uses to encroach on the existing agricultural activities which creates contested land that can impact the

production capabilities of the existing agricultural uses in the area. As previously discussed, the surrounding premises all contain various agricultural uses at different scales of intensity. Each time additional residential uses are permitted in rural areas, it permanently impacts the long-term agricultural production capacity of the region because once a rural allotment becomes exclusively used for residential purposes, it will not be able to return to being suitable land for agriculture.

The development is unable to comply with the Overall Outcomes of the Rural Zone and cannot be conditioned to comply.

4.4.5. Development Codes

Reconfiguring a Lot Code

The proposed development is inconsistent with the Reconfiguring a Lot Code. The proposal is unable to meet the Performance Outcomes of the code whereby it does not meet the minimum lot size of 100ha, or minimum width and length requirements listed within the code. The development is unable to maintain a productive use and amenity of rural land and is not compatible with the preferred character of the zone. The proposal is inconsistent with the intended purpose of land within the zone and does not offer unique circumstances to justify approval despite the inconsistency.

Infrastructure Code

No effluent suitability report has been supplied with the application material. A report was requested with Council's Information Request, but no report was supplied, with the applicant advising there is ample space on the property to facilitate the necessary plumbing infrastructure.

In addition, there is space for the appropriate number of water tanks which is to be resolved at future building works stage. The land is capable of connection to electricity and mobile phone coverage exists in the locality.

A hydrological assessment has been undertaken by the applicant's consulting engineer. The assessment has identified areas subject to Q100 inundation over the allotment. This area would be required to be placed under easement if the proposal is given approval. The areas subject to Q100 inundation are primarily within the large existing drainage path that traverses centrally through the site. Sufficient space remains in both new lots to provide a dwelling house and outbuildings outside of the inundation area.

Landscaping Code

As each proposed allotment is well in excess 5 hectares, there is sufficient space available for future landscaping placements.

Excavation and Filling Code

Limited excavation would be required for construction of the new access driveway for Proposed Lot 2. This driveway installation would require two new culvert crossings to provide a safe all-weather access to Proposed Lot 2. No filling activity forms part of this application.

Transport and Parking Code

The applicant proposes for all lots to access from the existing driveway down the eastern property boundary of the site. Currently this driveway is a 3m-wide gravel driveway and is approximately 580m to the access location for Proposed Lot 3. In accordance with the Development Manual, this section of the driveway is required to be upgraded to facilitate two-way traffic movements at a width of 5.5m. The driveway will then be able to transition down to 3m-wide over 75m to the access location for Proposed Lot 2.

The applicant however has not proposed any widening of the existing driveway and only intends to construct the final 75m for proposed Lot 2. The justification for no upgrade of the driveway provided from the applicant's engineer suggests that:

- *Section 3.2.2 of AS2890. 1 Parking Facilities – Off street car parking suggests a two-way 3.0m wide driveway may be sufficient in domestic applications where the combined peak hour traffic (vehicles entering and leaving) is less than 30 vehicles in the peak hour.*
- *It is estimated that peak hour traffic generated by proposed Lots 1-3 will be between 1.8 – 4.5 vehicles (4 – 10 vpd per lot), which suggests the existing 3.0m wide driveway has sufficient width to service the three lots.*
- *In consideration of the 1.0-1.5m wide unsealed shoulder present along both sides of the entire driveway's length, the availability of passing areas and ample sight distance, widening of the existing access is not considered necessary to facilitate creation of two additional lots.*

In response to the reasons provided from the consulting engineer, the assessment of the number of vehicles per day (vpd) per lot in accordance with the Development Manual is 10vpd per lot. This means the proposal generates 30vpd day. Section 3.2.2 of AS2890. 1 suggests 3.0m wide is appropriate for less than 30vpd which has not been demonstrated with sufficient evidence. Recent applications of a similar configuration with long battle-axe driveway arrangements, approved by Council have required upgrades in accordance with the development manual for safe vehicle passing. After the access driveway for Proposed Lot 3 splits to the existing dwelling, the driveway requires a 75m 3.0m wide extension to facilitate access for Proposed Lot 2. This extension will require the installation of two new culvert crossings to provide safe, all-weather access to Proposed Lot 2. Considering the above, the access arrangement has noncompliance's, however, can be conditioned to comply.

The applicant has also advised the intention to maintain the driveway in an unsealed condition. Council has discretion under the Development Manual in Rural and Rural residential zones provide unsealed accesses. It is recommended this is only used in low traffic sections, where dust nuisance is not likely and not within sections subject to flooding. Conditions of approval can be provided to reflect any discretion, however as the application is not recommended for approval no further assessment is provided.

5. Public Submissions

The development application was placed on public notification between 1 February 2023 and 23 February 2023 in accordance with the relevant provisions of the Planning Act 2016. The Notice of Compliance was received on 24 February 2023. Four submissions in support

of the application were received during this period of Public Notification. The submissions did not provide areas of justification for an approval.

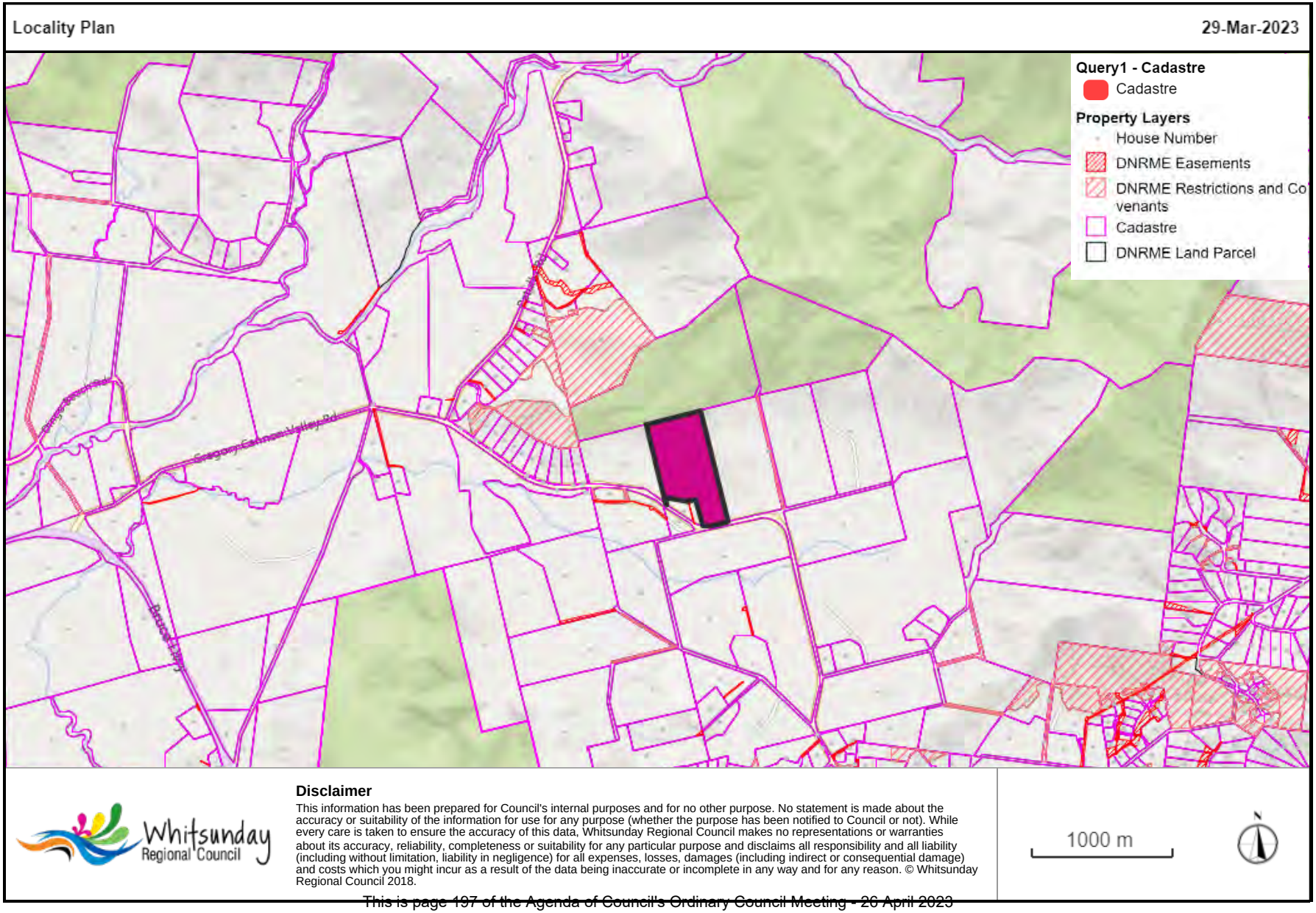
6. Infrastructure Charges

6.1. Adopted Infrastructure Charges Resolution

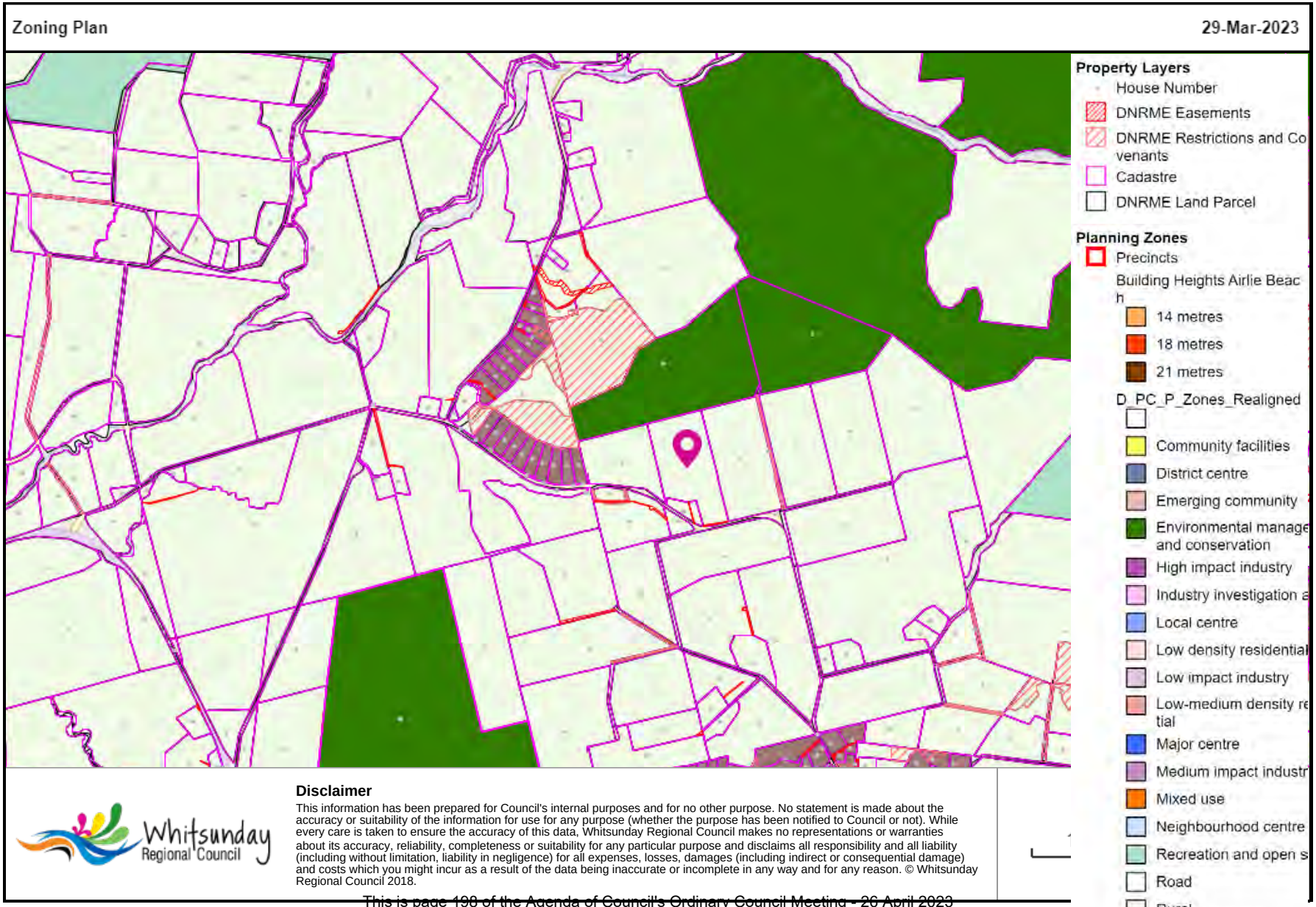
The following is a breakdown on the Infrastructure Charges for the development:

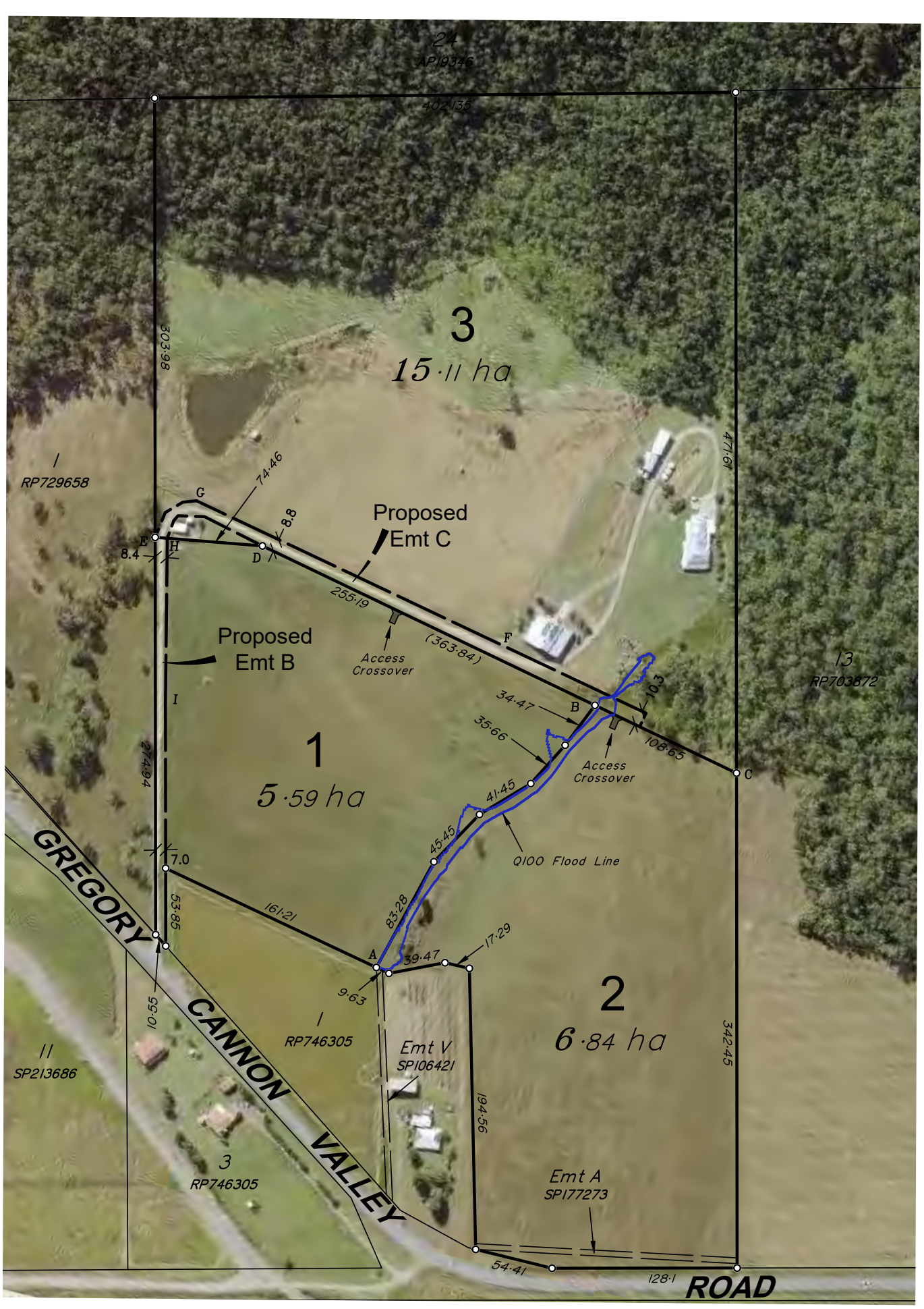
Adopted Charge					
Type of Development	Development Category	Demand Unit & Qty	Charge Rate		Adopted Charge
ROL	Residential	3	$30,677.65		$92,032.95
			Total Adopted Charge		*$92,032.95*
Credit					
Type of Development	Development Category	Demand Unit & Qty	Charge Rate	Discount	Total Credit
Existing	Residential	1	$30,677.65	100%	$30,677.65
RAL	Water	2	$30,677.65	30%	$18,406.59
RAL	Sewer	2	$30,677.65	27%	$16,565.93
				Total Credit	*$65,650.17*
				Total Levied Charge	$26,382.78

Attachment 13.2.4.2 Locality Plan



Attachment 13.2.4.3 Zoning Plan





Q100 Flood Line

Proposed Easements B & C are for access and services.

The proposed boundaries as shown hereon are preliminary only and are subject to final design, local authority approval and registration in the Department of Natural Resources.

In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land.

Proposed boundaries A–B generally follows the west bank of Drain.

Proposed boundaries C–D–E, F–G and H–I generally follow the existing fence lines.

Scale 1:3000 - Lengths are in Metres.

50 0 50 100 150 200 250

0 50 mm 100 mm 150 mm SCALE BAR

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IMPORTANT NOTES:
(These notes are an integral part of this plan)
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See face of plan

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January 2023

Data Sources

Cadastral Boundaries	RP746305
Contours / Topographic	*
Aerial Images	QLD Globe
Flood Level	*
Engineering Design	*
Architectural Design	*
Landscape Design	*

Issue	Revisions	Date	Drawn
C	Add Q100 Flood Line	27.01.2023	KL
B	Update proposed boundaries	29.11.2022	KL
A	Original	03.08.2022	KL

Locality:	North Gregory
Local Authority:	Whitsunday R.C.
Projection:	Ground
Horizontal Meridian:	GDA2020 Zone 55
Vertical Level Datum:	*
Level Origin:	*
Scale:	1:3000 @ A3
Surveyed:	BSC 22.11.2022
Designed:	*
Drawn:	KL 27.01.2023
Checked:	TT 27.01.2023
Plot Date:	27 Jan, 2023
Computer File Ref:	402103 PP-01 Rev C.dwg

465 Gregory Cannon Valley Road, Strathdickie

For

Carren Dilges

Plan of Proposed 3 Lot Subdivision Lot 2 on RP746305 Gregory Cannon Valley Road

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Proposed 1 into 3 Lot Subdivision

Lot 2 on RP746305, 456 Gregory Cannon Valley Road, Strathdickie

Engineering Infrastructure Report

for Carren Dilges

25 January 2023
Rev: 1
Ref: 22-0026.R01

Proposed 1 into 3 Lot Subdivision

Lot 2 on RP746305, 456 Gregory Cannon Valley Road, Strathdickie

Engineering Infrastructure Report

for Carren Dilges

C/- Veris Whitsundays

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Document Control		
Revision	**Revision Date**	**Report Details**
1	25/01/23	For Information Request Response

Approval			
Author signature		**Author signature**	
Name	Chris Porter	**Name**	Chris Porter
Title	Principal Engineer	**Title**	Principal Engineer

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Appendices

Appendix A Veris Contour & Detail Survey and Preliminary Engineering Drawings
Appendix B Catchments Plans and RFFE Results
Appendix C HEC-RAS Model Setup
Appendix D HEC-RAS Model Results (Easement D)
Appendix E Easement E Channel Calculations

1. Introduction

Mosaic Consultants Pty Ltd (Mosaic) have been engaged by Carren Dilges to prepare an Engineering Infrastructure Report (EIR) in response to a Development Application Information Request issued by Whitsunday Regional Council on 30 September 2022 (Ref: 20220875).

The Development Application proposed a reconfiguration of Lot 2 on SP746305, Gregory Cannon Valley Road, Strathdickie, approximately 12km north of the township of Proserpine (refer Figure 1 below). There are no current Development Approvals over the site.

Figure 1 – Proposed Development Site (source: QLD Globe)

The proposed reconfiguration consists of dividing the existing Lot 2 into three (3) rural residential lots. Proposed Lot 3 for the existing dwelling and new lots, Lot 1 and 2.

In their Information Request, Whitsunday Regional Council (WRC) requires an Engineering Report by a Suitably Qualified Professional for the proposed access to Lot 2 addressing as a minimum:

- Detailed site-specific Flood Hazard Assessment Report in accordance with PSP SC6.5 (Natural hazards).
- Preliminary engineering drawings for proposed Lot 1, 2 and 3 indicating that existing and proposed internal access, driveways, circulation roads are as required by the Planning Scheme and comply with AS2890 and AS1428 to an un-sealed standard.
- Demonstration that a safe all-weather crossing through the drainage path to Lot 2, including the depth of the Q100 flow path is can be achieved including a recommendation as to the size and type of vehicle crossing required.

The purpose of this report is to address Council's Information Request, namely access and stormwater management.

This report will describe the necessary engineering and infrastructure that must be carried out in order for the proposed development to minimise its impact to existing infrastructure and neighbouring properties.

2. Site Description

A detailed survey of the site was carried out by Veris' in November 2022 (refer to **Appendix A**) which was verified visually be an engineer from Mosaic on 8 December 2022.

The subject site is of a 'regular shape' and is currently only partially developed for 'Rural' purposes, consistent with its zoning under the Whitsunday Regional Council (WRC) 2017 Planning Scheme. One (1) dwelling, and associated ancillary structures are currently present on the middle-third of the site. While the lot has two frontages to Gregory Cannon Valley Road (a state-controlled road), the only formalised access to the subject site is via an access handle on the lot's western boundary.

The site is described as undulating to hilly, with the front two thirds of the site generally falling at grades of <10% towards the south-west. The rear third of the site is considerably steeper with natural slopes of up to 25% in areas. Elevations range between ~RL39 to RL89m AHD. The site is largely un-developed and presents with relatively dense vegetation in the north and grass/grazing pastures in the south.

A significant feature of the lot is a natural gully originating in the foot slopes below the existing residence on mid-point along the lot's eastern boundary, which drains south-south-west through the lot before outletting into the neighbouring lot (Lot 1 on RP746305).

A review of the subject site using WRC's online interactive mapping tools indicates the site is not mapped under the Acid Sulphate Soils, Flood Hazard (including the Town of Whitsunday Flood Study), Coastal Hazard, Storm Tide, or Waterways & Wetlands overlays.

The site is mapped under the Agriculture Land, Bushfire Hazard, Landslide Hazard ('Moderate Risk') overlay.

Review of the Development Assessment Mapping Systems reveals the site is mapped for regulated vegetation (Cat B) and for State Transport Corridors.

Clearing, design and development of the site will need to consider these matters, the scope of which is beyond that of this report.

The site is not mapped within Council's Priority Infrastructure Area, and review of the Local Government Infrastructure Plan confirms there is no planned infrastructure to be constructed in the vicinity of the site.

3. Proposed Development

The proposed reconfiguration consists of dividing the existing Lot 2 into three (3) rural residential allotments, with proposed Lot 3 (15.11ha) for the existing dwelling, and Lot 1 (5.59ha), and Lot 2 (6.84ha) creating opportunity for two (2) additional dwellings to be constructed on the site.

The proposed order of construction works is planned to generally be as follows:

- Clearing and grubbing for new house pads and driveway extension
- Construction of property accesses and associated stormwater infrastructure
- Extension of services (power and telecommunication)
- Building works (incl Plumbing & Drainage)

4. Access

Despite proposed Lots 3 and 2 having frontage to Gregory Cannon Valley Road, it is proposed that all three lots will gain their access via the existing unsealed driveway within proposed Lot 3 which will be extended to service proposed Lot 2 and placed under an access easement (easements B and C). As such, the development does not propose any additional accesses onto the State-controlled Road network.

4.1 Existing Property Access

Gregory Cannon Valley Road is constructed with an ~8m wide seal consisting of two 3.0m traffic lanes, and 1.0m sealed shoulders. Gregory Cannon Valley Road has a sign posted speed limit of 100kph and is approximately flat for the length of the subject site's frontage, however horizontal curves are located approximately 275m east and 200m west of the site's access.

The existing access to the subject site is generally constructed to the dimensions set out on Department of Transport and Main Roads standard drawing 1807 for a Type A (G = 6.0m) property access. The western turn-out radius does not achieve the minimum prescribed by Table 1 on standard drawing 1807, however it is greater than 6m wide at the property boundary so can accommodate two-way, two-lane access. Refer Figure 2 below.

Figure 2 – Existing Property Access (looking south)

The provision of appropriate sight distances is fundamental to road safety. A check of the existing property access for sight distance was performed as required by the *Guide to Road Design Part 4A: Unsignalised and Signalised Intersections* (AGRD4A). Based on a reaction time of 2.0 seconds (alerted driving situation in rural areas), design speed of 110km/h (being 10km/h above the posted speed limit), coefficient of deceleration of 0.36 (desirable value for most urban and rural road types) and approximately level grade, the minimum safe intersection sight distance (SISD) is 285m and Approach Sight Distance (ASD) is 193m. From review of available aerial imagery and having verified on site (refer Figure 3 and 4), it would appear that SISD and ASD can be satisfied to the east, however only ASD is available to the west. Provision of ASD only does still satisfy the recommendations of The *Guide to Traffic Impact Assessment (GTIA)* Appendix A.

Figure 3 – Property Access Sight Line (looking west)

Figure 4 – Property Access Sight Line (looking east)

Review of available road crash data in the vicinity of the site indicates one (1) off-path-curve property damage incident in 2010 (wet conditions 1900 hours) approximately 150m west and one (1) opposite approach – head on medical treatment incident in 2008 (wet conditions 0700hrs) 310m east of the subject site's existing access.

Both incidents were the result of rain/wet weather conditions on horizontal curves and are unrelated to the operation of the subject site's property access. As such, it would appear that the existing property access is operating safely, and fit-for-purpose.

4.2 Lots 1-3 Shared Driveway

An inspection of the existing driveway was conducted on 8 December 2022. The existing driveway extends from the Gregory Cannon Valley Road shoulder in the south-west corner of the subject site, grading upwards gently to the existing residence on proposed Lot 3 in an unsealed/gravel finish. The driveway is characterized as generally flat, constructed of well graded gravel and well drained with a combination of table drains (on one or both sides) and kerb and channel. Curve widening to 5.5m is provided at the main, 70 deg bend in the driveway, and ample shoulder width is available for vehicles to pass.

Detailed survey of the driveway was carried out by Veris Whitsundays in November 2022 and confirms the driveway's width varies between 3.0-3.5m wide. Refer Figures 5-7 below.

Figure 5 – Existing Driveway Looking North from Property Access (Lots 1 on RHS)

Figure 6 – Existing Driveway Looking East (Lot 3 on RHS, Lots 1-2 on RHS)

Figure 7 – Existing Driveway Looking East – Extension to Service Lot 2 (RHS)

Longitudinal grades of the driveway readily comply with section DG2.12 of Council's Development Manual.

In their Information Request, it is understood Whitsunday Regional Council have recommended the driveway be widened to a minimum of 5.5m (unsealed). Section 3.2.2 of *AS2890. 1 Parking Facilities – Off street car parking* suggests a two-way 3.0m wide driveway may be sufficient in domestic applications where the combined peak hour traffic (vehicles entering and leaving) is less than 30 vehicles in the peak hour. It is estimated that peak hour traffic generated by proposed Lots 1-3 will be between 1.8 – 4.5 vehicles (4 – 10 vpd per lot), which suggests the existing 3.0m wide driveway has sufficient width to service the three lots. In consideration of the 1.0-1.5m wide unsealed shoulder present along both sides of the entire driveway's length, the availability of passing areas and ample sight distance, widening of the existing access is not considered necessary to facilitate creation of two additional lots.

An approximately 75m long extension of the driveway will be necessary to establish a new access to proposed Lot 2. This extension will necessitate the installation of two (2) new culvert crossings to provide safe, all-weather access to Lot 2 (refer further details in Section 5 below).

New property access, constructed generally as per IPWEA standard drawing RS-0056, complete with 1.2 x 0.45m RCBCs will provide access to Lots 1 and 2.

Refer to **Appendix A** for a preliminary drawing detailing the driveway's extension, and proposed property accesses to Lots 1 and 2.

Detailed design, including a review of the driveway's vertical and horizontal geometry should be carried out by a qualified Civil RPEQ.

5. Flood Assessment

5.1 Available Data

Data used in the hydrologic and hydraulic modelling and preparation of this report is outlined below:

- Aerial LiDAR data by Department of Natural Resources and Mines
- Detailed Survey and Site Layout prepared by Veris
- Rainfall and Meteorological Data by the Australian Bureau of Meteorology
- Aerial Imagery from Queensland Globe and Nearmap (Accessed December 2022)

5.2 Hydrologic Assessment

The XP-RAFTS runoff routing model was used to assess determine peak discharges and hydrographs at the relevant discharge locations. XP-RAFTS uses "the Laurenson non-linear runoff routing procedure to develop a stormwater runoff hydrograph from either an actual event (a recorded rainfall time series) or a design storm utilising Intensity-Frequency-Duration data together with dimensionless storm temporal patterns, as well as standard ARR19 data and methods.

The Laurenson runoff routing procedure used in XPRAFTS has the following advantages:

- It offers a model to simulate both rural and urban catchments.
- It allows for non-linear response from catchments over a large range of event magnitudes.
- It considers time-area and sub-catchment shape.
- It offers an efficient mathematical procedure for developing both rural, urban and mixed runoff hydrographs at any sub-catchment outlet." (XPRAFTS V2009, XPSolutions)

5.2.1 MODEL PARAMETERS

The contributing catchments were modelled as sub-catchments in XP-RAFTS. Catchment and link characteristics were entered into the model for the sub-catchments within the study area. The catchment storage/lag coefficient Bx was set to 1.0. Initial and continuing losses stated on the ARR data hub for the site were stated as 67mm and 4.2mm respectively. Pre-burst rainfall was included in the hydrologic model using the median pre-burst depth of 33.9mm.

5.2.2 METEOROLOGICAL DATA

Intensity-Frequency-Duration (IFD) data for the site has been derived in accordance with ARR19 and via Bureau of Meteorology's (BOM) Rainfall IFD Data System. The rainfall depths and intensities generated for the site have been derived from the co-ordinates: [-20.303 and 148.586]. The net rainfall depths (IFD data) have been used in conjunction with the dimensionless East Coast North (ECNorth) ensemble storm temporal patterns, as prescribed by ARR19 in the detailed XP-RAFTS hydrologic analysis.

5.2.3 DESIGN STORM EVENT TEMPORAL PATTERN SELECTION

ARR19 requires simulation of a large volume of storms to determine the critical duration and the temporal patterns that led to the critical cases. ARR19 provides guidance to run the hydrological modelling process for the whole catchment of interest in order to determine the critical duration and the temporal pattern and selecting the duration in which the mean temporal pattern provides the highest peak discharge.

Based on the XP-RAFTS hydrologic model, the duration and temporal pattern that produced mean design flow estimates at the catchment outlet are 45-minute, temporal pattern 7. Refer to Figure 8 below for a Comparison of Storm Ensembles of Different Durations for 1% AEP.

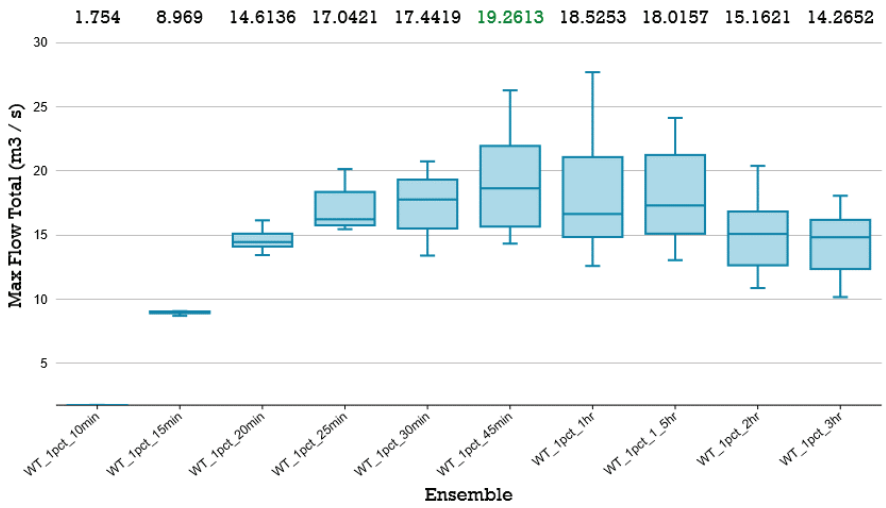


Figure 8 – Comparison of Storm Ensembles of Different Durations for 1% AEP

5.2.4 HYDROLOGIC MODEL RESULTS AND VALIDATION

Peak discharge from the hydrologic model were validated against those obtained from Regional Flood Frequency Estimation (RFFE) at the catchment outlet to confirm that the model is providing reasonable results. Although not formally a calibration process, this comparison provides an effective way to ensure roughness coefficients and loss rates are within reasonable ranges for ungauged catchments. Catchment Plans and RFFE results are contained in **Appendix B**.

The results of this comparison are provided in Table 1 and demonstrates the hydrologic model is providing results within an acceptable range of the RFFE results and is therefore considered appropriate for use in this analysis and for input into the hydraulic model.

Table 1 – 1% AEP Event Peak Discharge Model Validation

Design Event Peak Flow (m^3/s)				XP-RAFTS vs. RFFE
XP-RAFTS (m^3/s)	RFFE (m^3/s)	Lower Confidence Limit (5%)	Upper Confidence Limit (95%)	
19.26	14.0	7.06	27.5	+5.26

5.3 Hydraulic Assessment

Analysis of the major flow path was undertaken using a 1D HEC-RAS model with flow data obtained from the XP-RAFTS model for the 1% AEP (major) storm event. HEC-RAS is distributed by the US Army Corps of Engineers and widely used for analysis of bridge and culvert hydraulics. The HEC-RAS model was used to model the proposed conditions and calculate the appropriate drainage structure for the driveway extension's gully crossing. Refer Figure 9 below.

Figure 10 – Approximate Driveway Extension Location – Looking South Along Natural Gully

A digital terrain model created determined from a combination of detailed survey and LiDAR data was used to extract cross sections throughout the main flow path for use in the HEC-RAS model. A Manning's 'n' value of 0.04 was adopted for the channel.

Refer to **Appendix C** for a plan detailing the HEC-RAS model's setup.

5.3.1 MODEL RESULTS

Tabulated results and graphical outputs are included in **Appendix D**.

5.3.2 DRIVEWAY CROSSINGS

The 1% AEP event design flow at Crossing 1 is 0.784 m^3/s (outlet of catchment C10). A 1.20m × 0.45m RCBC will convey the 1% AEP event discharge while keeping the upstream water level within the high banks of the channel to provide an all-weather access for Lot 2. The culvert crossing has been included in the HEC-RAS model with a 20% blockage factor in accordance with Table 10.4.1 of QUDM.

The culvert crossings at the outlet of catchment C08 (Crossing 2) and C11 (Lot 2's property access) are also proposed as 1.20m x 0.45m RCBCs. As the 1% AEP event peak discharge is lower for these catchments, no further assessment has been undertaken.

The detailed design of all stormwater drainage infrastructure will be required to comply with the Whitsunday Regional Council Development Manual (for public assets), QUDM and AS3500 Plumbing and drainage (for roof water drainage etc).

5.3.3 EASEMENTS

An easement is proposed over the extent of the 1% AEP event flow path extent for the main channel to protect further development in this area. The easement extent has been determined from the HEC-RAS model results shown in **Appendix D**.

Proposed Easement E contains an open channel sized to convey runoff from Catchment C08 to the open channel in Easement D. Sizing calculations are included **Appendix E**.

The detailed design of all stormwater drainage infrastructure will be required to comply with the Whitsunday Regional Council Development Manual (for public assets), QUDM and AS3500 Plumbing and drainage (for roof water drainage etc).

6. Summary

In summary response to Council's Information Request, please see below, presented in like format:

Dot point 2

The applicant is to provide a detailed proposal specific Flood Hazard Assessment Report in accordance with PSP SC6.5 (Natural hazards) for the proposed development. Based on the findings of this report the proposal plan is to be amended to include a Q100 easement.

RESPONSE: Section 5 of this report forms a Flood Hazard Assessment, which included a ARR19 compliant Hydrologic Assessment, validated/checked using the RFFE analysis, and modelling of the 1% AEP through the site. Preliminary engineering drawings contained in **Appendix A** provide the necessary 1% AEP inundation areas to protect future building work on the site.

Dot point 5

Provide preliminary engineering drawings for proposed Lot 1, 2 and 3 indicating that existing and proposed internal access, driveways, circulation roads are as required by the Planning Scheme and comply with AS2890 and AS1428 to an un-sealed standard. All Driveway accesses via an easement to more than one lot must be a minimum of 5.5m wide, from the property boundary to the second last lot access crossover and then reducing to 3m wide. The preliminary drawings must have longitudinal and cross sections indicating the extent of the Q100 flow path height in association with the access road finished surface level.

RESPONSE: Having reviewed the supplied detail survey, and inspected the driveway, a preliminary plan has been prepared detailing the existing driveway's extension to service Lot 2, and the additional property accesses required to service the new lots. Section 4 of this report outlines the review carried out of the existing driveway against the relevant standards, including Whitsunday Regional Council's Development Manual, Department of Transport and Main Roads standard drawing 1807 and *Austroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersections* and AS2890.1 *Parking Facilities – Off street car parking* and found it generally complies/can be readily modified to provide a compliant access to proposed Lots 1 and 2.

The longitudinal grading of the natural gully dissecting the site has been reviewed/modelled based on the supplied detailed survey and the extent of 1% AEP inundation, including height etc has been demonstrated in the model outputs in **Appendix D** and summarised in the preliminary engineering plan contained in **Appendix A**.

As the Applicant already has a supply of 1.2 x 0.45m RCBCs on-site, these have been adopted for all culvert structures as their capacity is well in excess of that required.

Dot point 6

Provide a plan and engineering drawings for proposed Lot 2 to demonstrate a safe all-weather crossing through the drainage path. The information Council is seeking is the depth of the Q100 flow path area at the likely crossing location and a recommendation from the consulting engineer regarding the size and type of vehicle crossing required to achieve an all-weather safe access.

RESPONSE: The longitudinal grading of the natural gully dissecting the site has been reviewed/modelled and in consideration of provided all-weather access to Lot 2, it is the recommendation of this report that two culvert crossings, each consisting of a single 1.2 x 0.45m RCBC be provided. Both culverts have sufficient capacity to convey the 1% AEP from the internal and external catchments.

Details of all easements are provided on the preliminary engineering plan contained in **Appendix A.**

7. Conclusions

Through the course of this Engineering Infrastructure Report, no significant challenges were identified that would prevent the proposed reconfiguration of Lot 2 on RP746305, Gregory Cannon Valley Road, Strathdickie.

This report has addressed the requirements of Council's Information Request dated 30 September 2022 and in doing so, demonstrated that suitable access, and stormwater management for the development can be readily implemented without the need for complex, infrastructure or administrative solutions.

This report has not identified any notable issues which cannot be managed through 'best practice' engineering design at the future Operational Works and Building Works phases of the project.

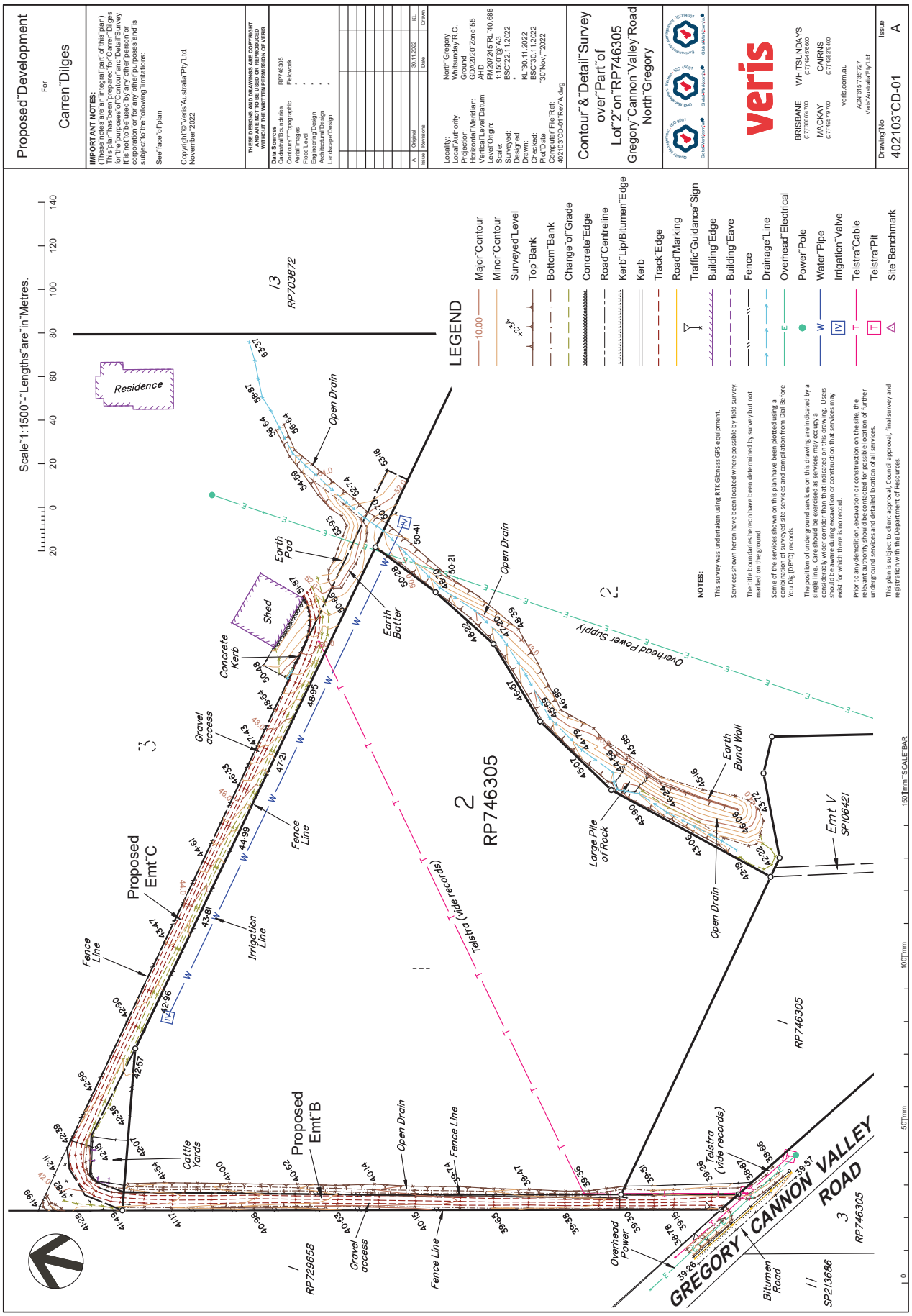
Minor alterations in the design may eventuate from future applications, however the fundamentals of the design strategy outlined herein ensure that civil servicing requirements will not pose a hurdle for the development, nor shall the redevelopment of Lot 2 present an 'actionable nuisance' to adjoining property owners or Council's infrastructure.

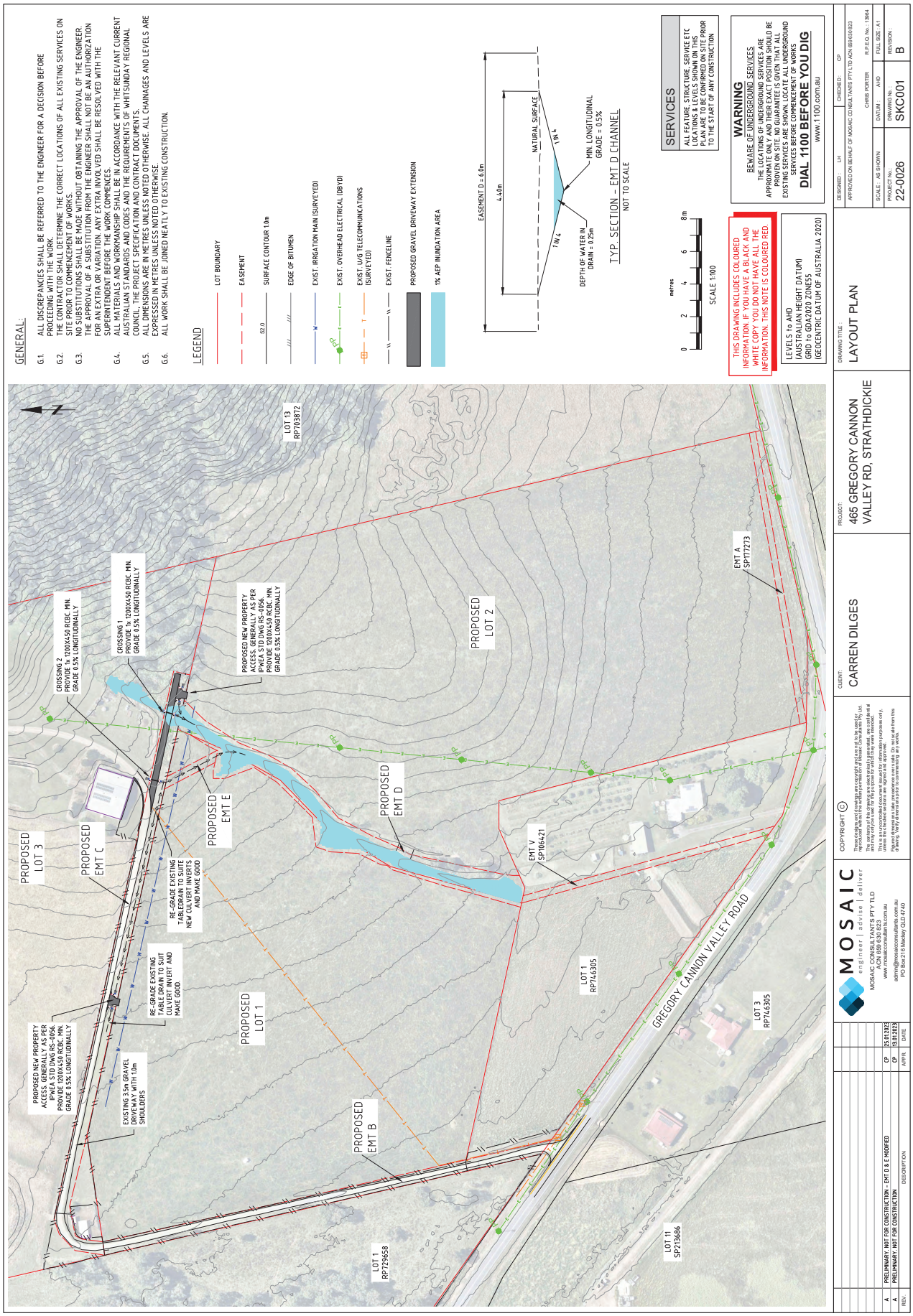
MOSAIC

Appendix A

Veris Contour & Detail Survey

Preliminary Engineering Drawings


Proposed Development
For
Carren Dilges
IMPORTANT NOTES:
(These notes are an integral part of this plan)
This plan has been prepared for Carren Dilges for the purposes of Contour and Detail Survey, for the sole benefit of the above named person or corporation or for any other purposes and is subject to the following limitations:
See face of plan
Copyright © Veris Australia Pty Ltd. November 2022
THESE DESIGNS AND DRAWINGS ARE COPYRIGHT AND MUST NOT BE USED IN WHOLE OR PART WITHOUT THE WRITTEN PERMISSION OF VERIS
Data Sources
Cadastral Boundaries RP746305
Contours / Topographic Fieldwork
Aerial Photos -
Flood Level -
Engineering Design -
Architectural Design -
Landscape Design -
A Original 30.11.2022 KL
Issue Revisions Date Drawn
Locality: North Gregory
Local Authority: Whitsunday R.C.
Projection: Ground
Horizontal Meridian: GDA2020 Zone 55
Vertical Level Datum: AHD
Level Origin: PM207245 RL 140.688
Scale: 1:1500@A3
Surveyed: BSC 22.11.2022
Designed: -
Drawn: KL 30.11.2022
Checked: BSC 30.11.2022
Plot Date: 30 Nov, 2022
Computer File Ref: 402103 CD-01 Rev A.dwg
Contour & Detail Survey over Part of Lot 2 on RP746305
Gregory Cannon Valley Road
North Gregory
veris
BRISBANE (07) 3864 4700
WHITSUNDAYS (07) 4945 9500
MACKAY (07) 4957 7700
CAIRNS (07) 4052 9400
veris.com.au
ACN 615 735 727
Veris Australia Pty Ltd
Drawing No 402103 CD-01
Issue A
Scale 1:1500 Lengths are in Metres.
20 0 20 40 60 80 100 120 140
LEGEND
Major Contour
Minor Contour
Surveyed Level
Top Bank
Bottom Bank
Change of Grade
Concrete Edge
Road Centreline
Kerb Lip/Bitumen Edge
Kerb
Track Edge
Road Marking
Traffic Guidance Sign
Building Edge
Building Eave
Fence
Drainage Line
Overhead Electrical
Power Pole
Water Pipe
Irrigation Valve
Telstra Cable
Telstra Pit
Site Benchmark
NOTES:
This survey was undertaken using RTK Glonass GPS equipment.
Services shown heron have been located where possible by field survey.
The title boundaries hereon have been determined by survey but not marked on the ground.
Some of the services shown on this plan have been plotted using a combination of surveyed site services and compilation from Dial Before You Dig (DBYD) records.
The position of underground services on this drawing are indicated by a single line. Care should be exercised as services may occupy a considerably wider corridor than that indicated on this drawing. Users should be aware that during excavation or construction that services may exist for which there is no record.
Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed location of all services.
This plan is subject to client approval, Council approval, final survey and registration with the Department of Resources.
Residence
Shed
Earth Pad
Earth Batter
Concrete Kerb
Gravel access
Fence Line
Irrigation Line
Proposed Emt C
Proposed Emt B
Cattle Yards
Open Drain
Overhead Power Supply
Telstra (vide records)
Large Pile of Rock
Earth Bund Wall
Emt V SP106421
Bitumen Road
GREGORY CANNON VALLEY ROAD
RP746305
RP729658
SP213686
RP703872
150Tmm SCALE BAR
0 50Tmm 100Tmm


GENERAL:
G.1. ALL DISCREPANCIES SHALL BE REFERRED TO THE ENGINEER FOR A DECISION BEFORE PROCEEDING WITH THE WORK.
G.2. THE CONTRACTOR SHALL DETERMINE THE CORRECT LOCATIONS OF ALL EXISTING SERVICES ON SITE PRIOR TO COMMENCEMENT OF WORKS.
G.3. NO SUBSTITUTIONS SHALL BE MADE WITHOUT OBTAINING THE APPROVAL OF THE ENGINEER. THE APPROVAL OF A SUBSTITUTION FROM THE ENGINEER SHALL NOT BE AN AUTHORIZATION FOR ANY EXTRA COST UNLESS SUCH EXTRA COST HAS BEEN APPROVED BY COUNCIL.
G.4. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE RELEVANT CURRENT AUSTRALIAN STANDARDS AND CODES AND THE REQUIREMENTS OF WHITSUNDAY REGIONAL COUNCIL. THE PROJECT SPECIFICATION AND CONTRACT DOCUMENTS.
G.5. ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE. ALL CHAINAGES AND LEVELS ARE EXPRESSED IN METRES UNLESS NOTED OTHERWISE.
G.6. ALL WORK SHALL BE JOINED NEATLY TO EXISTING CONSTRUCTION.
LEGEND
LOT BOUNDARY
EASEMENT
92.0 SURFACE CONTOUR 1.0m
EDGE OF BITUMEN
EXIST. IRRIGATION MAIN (SURVEYED)
EXIST. OVERHEAD ELECTRICAL (DBYD)
EXIST. U/G TELECOMMUNICATIONS (SURVEYED)
EXIST. FENCELINE
PROPOSED GRAVEL DRIVEWAY EXTENSION
1% AEP INUNDATION AREA
EASEMENT D = 6.0m
4.40m
NATURAL SURFACE
1 IN 4
1 IN 4
DEPTH OF WATER IN DRAIN = 0.25m
MIN. LONGITUDINAL GRADE = 0.5%
TYP. SECTION - EMT D CHANNEL
NOT TO SCALE
metres
0 2 4 6 8m
SCALE 1:100
THIS DRAWING INCLUDES COLOURED INFORMATION. IF YOU HAVE A BLACK AND WHITE COPY YOU DO NOT HAVE ALL THE INFORMATION. THIS NOTE IS COLOURED RED.
LEVELS to AHD
(AUSTRALIAN HEIGHT DATUM)
GRID to GDA2020 ZONE55
(GEOCENTRIC DATUM OF AUSTRALIA 2020)
SERVICES
ALL FEATURE, STRUCTURE, SERVICE ETC LOCATIONS & LEVELS SHOWN ON THIS PLAN ARE TO BE CONFIRMED ON SITE PRIOR TO THE START OF ANY CONSTRUCTION
WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. LOCATE ALL UNDERGROUND SERVICES BEFORE COMMENCEMENT OF WORKS
DIAL 1100 BEFORE YOU DIG
www.1100.com.au
PROPOSED LOT 3
PROPOSED EMT C
PROPOSED NEW PROPERTY ACCESS. GENERALLY AS PER IPWEA STD DWG RS-0056. PROVIDE 1200X450 RCBC MIN. GRADE 0.5% LONGITUDINALLY
EXISTING 3.5m GRAVEL DRIVEWAY WITH 1.0m SHOULDERS
RE-GRADE EXISTING TABLE DRAIN TO SUIT CULVERT INVERT AND MAKE GOOD
RE-GRADE EXISTING TABLEDRAIN TO SUITE NEW CULVERT INVERTS AND MAKE GOOD
PROPOSED LOT 1
PROPOSED EMT B
PROPOSED EMT E
CROSSING 2 PROVIDE 2 x 1200X450 RCBC MIN. GRADE 0.5% LONGITUDINALLY
CROSSING 1 PROVIDE 2 x 1200X450 RCBC MIN. GRADE 0.5% LONGITUDINALLY
PROPOSED NEW PROPERTY ACCESS. GENERALLY AS PER IPWEA STD DWG RS-0056. PROVIDE 1200X450 RCBC MIN. GRADE 0.5% LONGITUDINALLY
PROPOSED EMT D
PROPOSED LOT 2
EMT V SP106421
EMT A SP177273
LOT 13 RP103872
LOT 1 RP746305
LOT 3 RP746305
GREGORY CANNON VALLEY ROAD
LOT 1 RP729658
LOT 11 SP213686
N
REV. DESCRIPTION APPR. DATE
A PRELIMINARY - NOT FOR CONSTRUCTION - EMT D & E MODIFIED CP 25.01.2023
A PRELIMINARY - NOT FOR CONSTRUCTION CP 19.01.2023
MOSAIC engineer | advise | deliver
MOSAIC CONSULTANTS PTY LTD
ACN 609 830 823
www.mosaicconsultants.com.au
admin@mosaicconsultants.com.au
PO Box 216 Mackay QLD 4740
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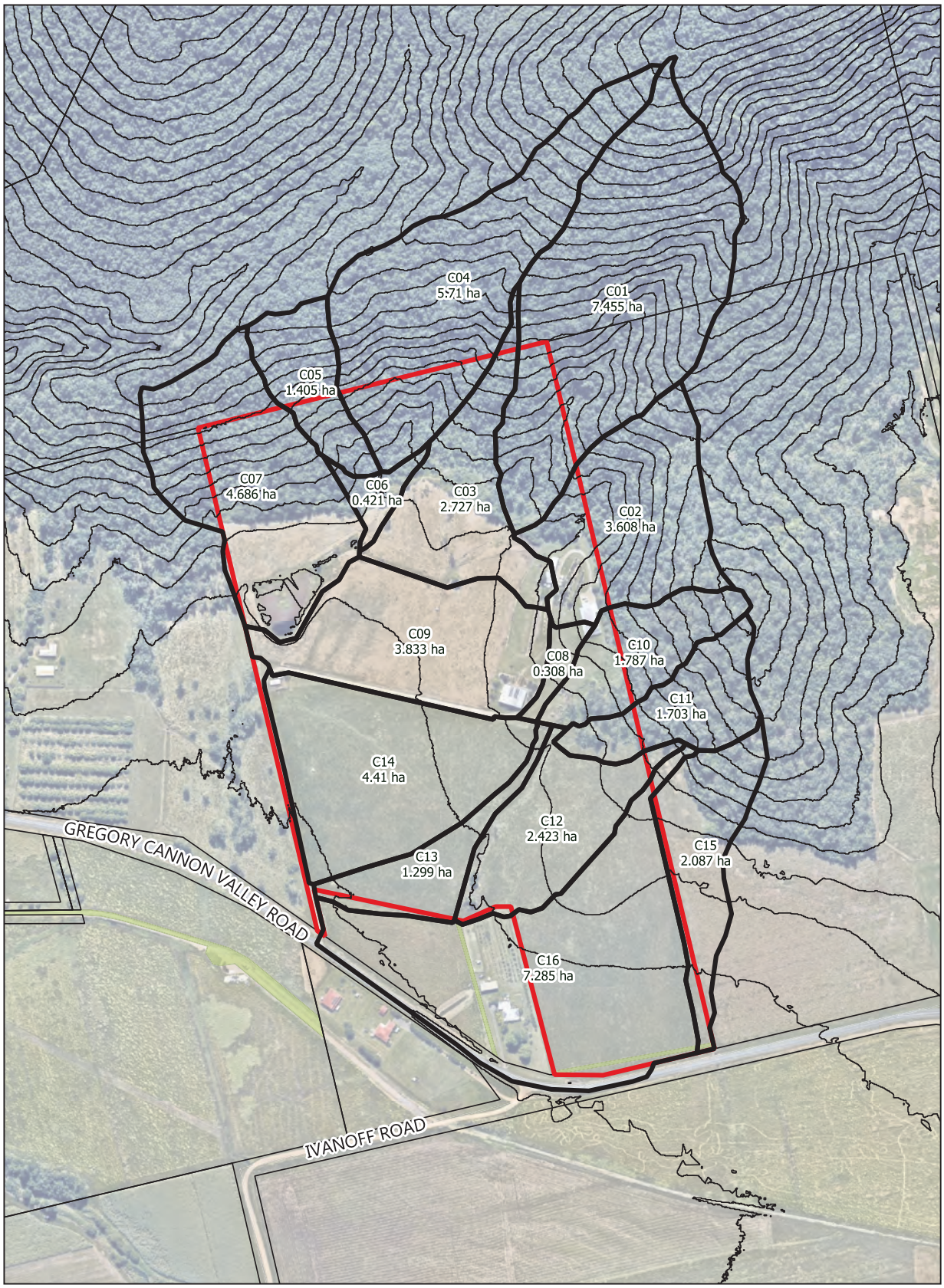
Figured dimensions are to be taken in preference to scaling. Do not scale from this drawing. Verify all relevant dimensions prior to commencing any works.
CLIENT: CARREN DILGES
PROJECT: 465 GREGORY CANNON VALLEY RD, STRATHDICKIE
DRAWING TITLE: LAYOUT PLAN
DESIGNED: LH CHECKED: CP
APPROVED ON BEHALF OF MOSAIC CONSULTANTS PTY LTD ACN 609 830 823
CHRIS PORTER R.P.E.Q. No.: 13864
SCALE: AS SHOWN DATUM: AHD FULL SIZE: A1
PROJECT No.: 22-0026
DRAWING No.: SKC001
REVISION: B

Appendix B

Catchment Plan

RFFE Results

465 GREGORY CANNON VALLEY ROAD

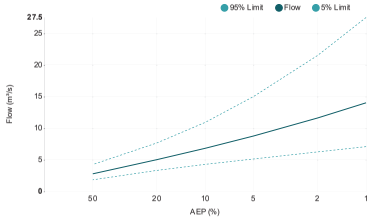


CATCHMENTS
January 2023

0 200 400 m

MOSAIC

Results | Regional Flood Frequency Estimation Model



*The catchment is outside the recommended catchment size of 0.5 to 1,000 km^2. Results have lower accuracy and may not be directly applicable in practice.

AEP (%)	Discharge (m^3/s)	Lower Confidence Limit (5%) (m^3/s)	Upper Confidence Limit (95%) (m^3/s)
50	2.76	1.81	4.23
20	5.00	3.30	7.64
10	6.80	4.26	10.9
5	8.75	5.11	15.0
2	11.6	6.23	21.5
1	14.0	7.06	27.5

Input Data	
Date/Time	2023-01-25 16:15
Catchment Name	Catchment1
Latitude (Outlet)	-20.30525043
Longitude (Outlet)	148.58445907
Latitude (Centroid)	-20.30152961
Longitude (Centroid)	148.58637434
Catchment Area (km^2)	0.5*
Distance to Nearest Gauged Catchment (km)	3.64
50% AEP 6 Hour Rainfall Intensity (mm/h)	16.586066
2% AEP 6 Hour Rainfall Intensity (mm/h)	38.478718
Rainfall Intensity Source (User/Auto)	Auto
Region	East Coast
Region Version	RFFE Model 2016 v1
Region Source (User/Auto)	Auto
Shape Factor	0.65
Interpolation Method	Natural Neighbour
Bias Correction Value	0.376

Statistics

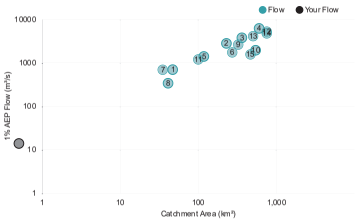
Variable	Value	Standard Dev
Mean	1.004	0.246
Standard Dev	0.715	0.186
Skew	-0.054	0.053

Note: These statistics come from the nearest gauged catchment. Details.

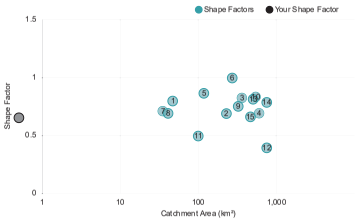
Correlation		
1.000		
-0.330	1.000	
0.170	-0.280	1.000

Note: These statistics are common to each region. Details.

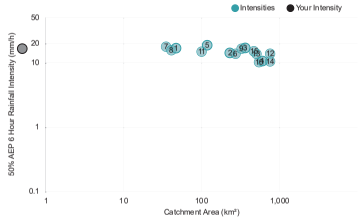
1% AEP Flow vs Catchment Area



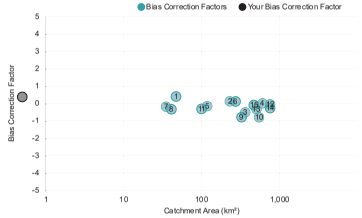
Shape Factor vs Catchment Area



Intensity vs Catchment Area



Bias Correction Factor vs Catchment Area



Download

TXT | Nearby | JSON

Method by Dr Ataur Rahman and Dr Khaled Haddad from Western Sydney University for the Australian Rainfall and Runoff Project. Full description of the project can be found at the project page (http://arr.ga.gov.au/revision-projects/project-list/projects/project5) on the ARR website. Send any questions regarding the method or project here (mailto:admin@arr-software.org).

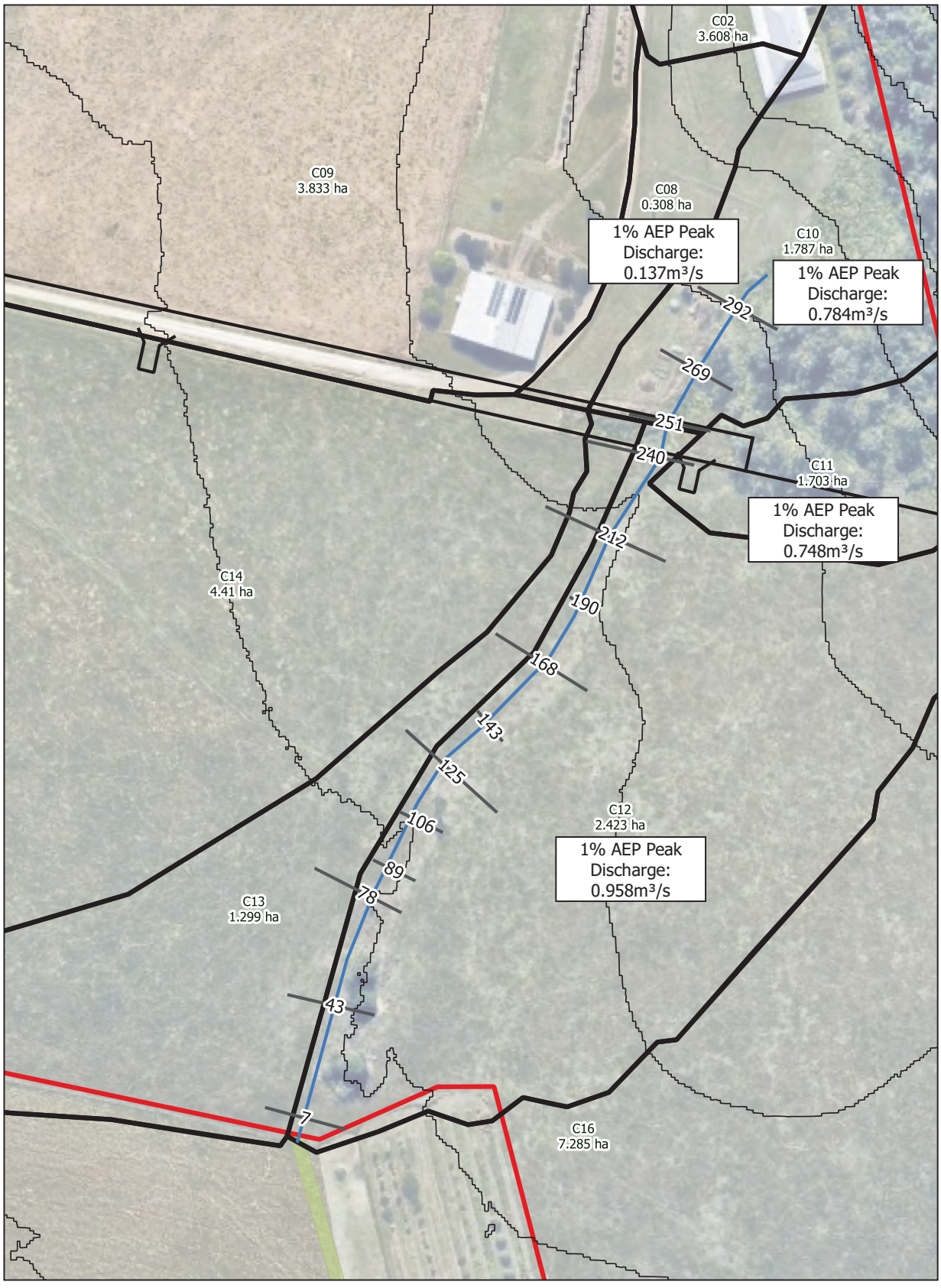
ENGINEERS AUSTRALIA (http://www.engineersaustralia.org.au)

WESTERN SYDNEY UNIVERSITY (http://www.uws.edu.au)

Appendix C

HEC-RAS Model Setup

465 GREGORY CANNON VALLEY ROAD



HEC-RAS Model Layout
January 2023

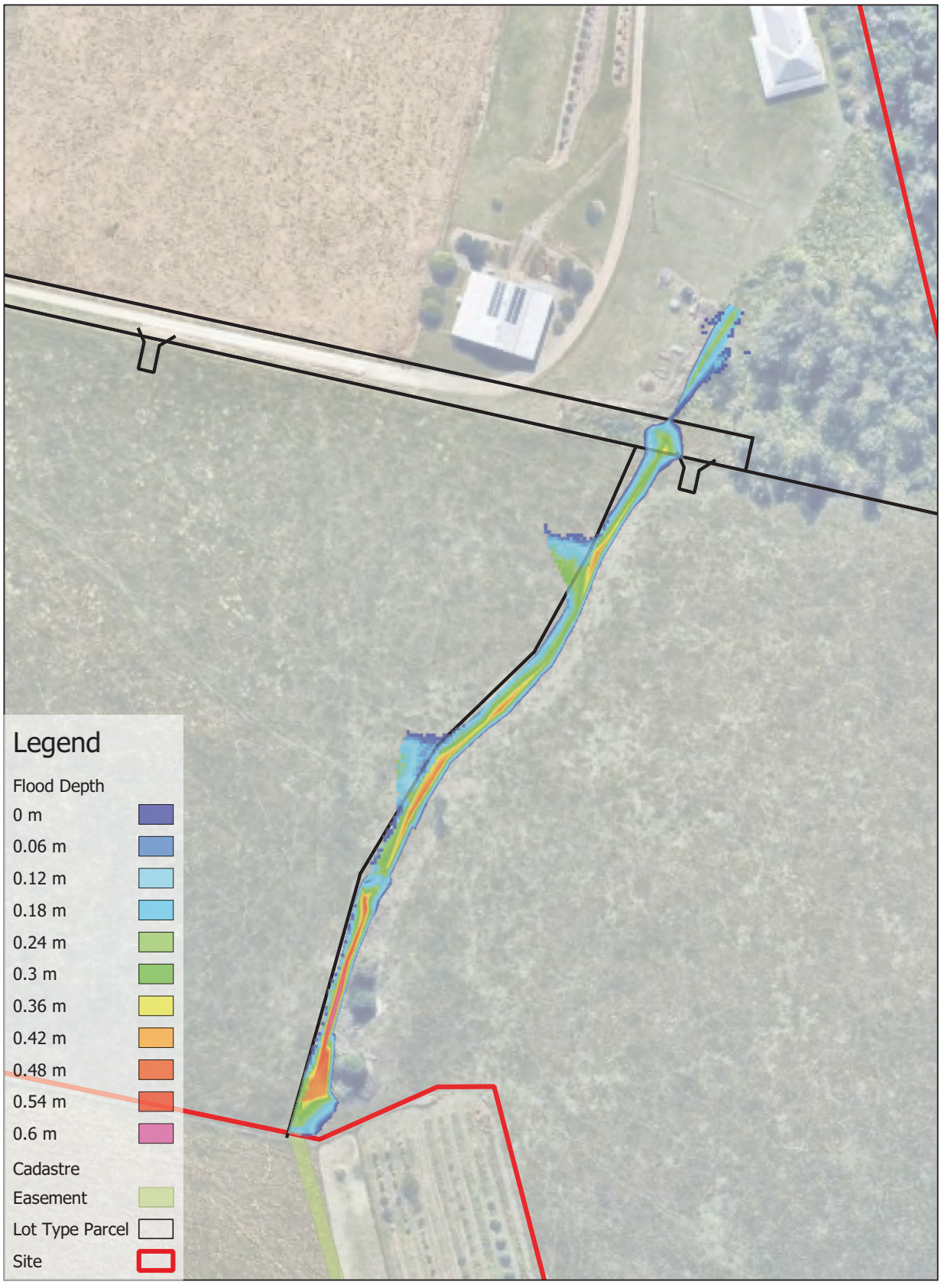
0 60 120 m

MOSAIC

Appendix D

HEC-RAS Model Results (Easement D)

465 GREGORY CANNON VALLEY ROAD

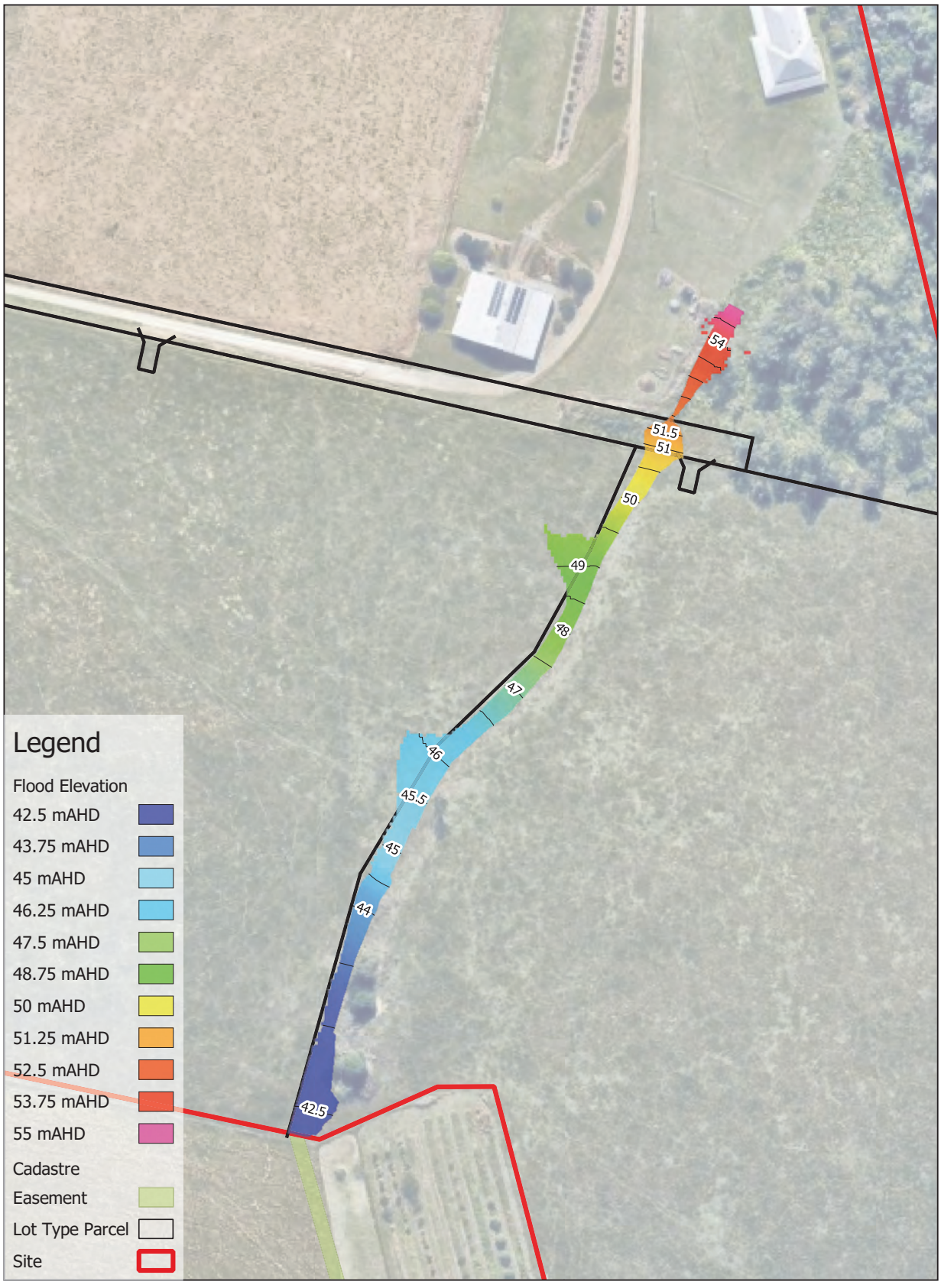


1% AEP Event Flood Depth
January 2023

0 60 120 m

MOSAIC

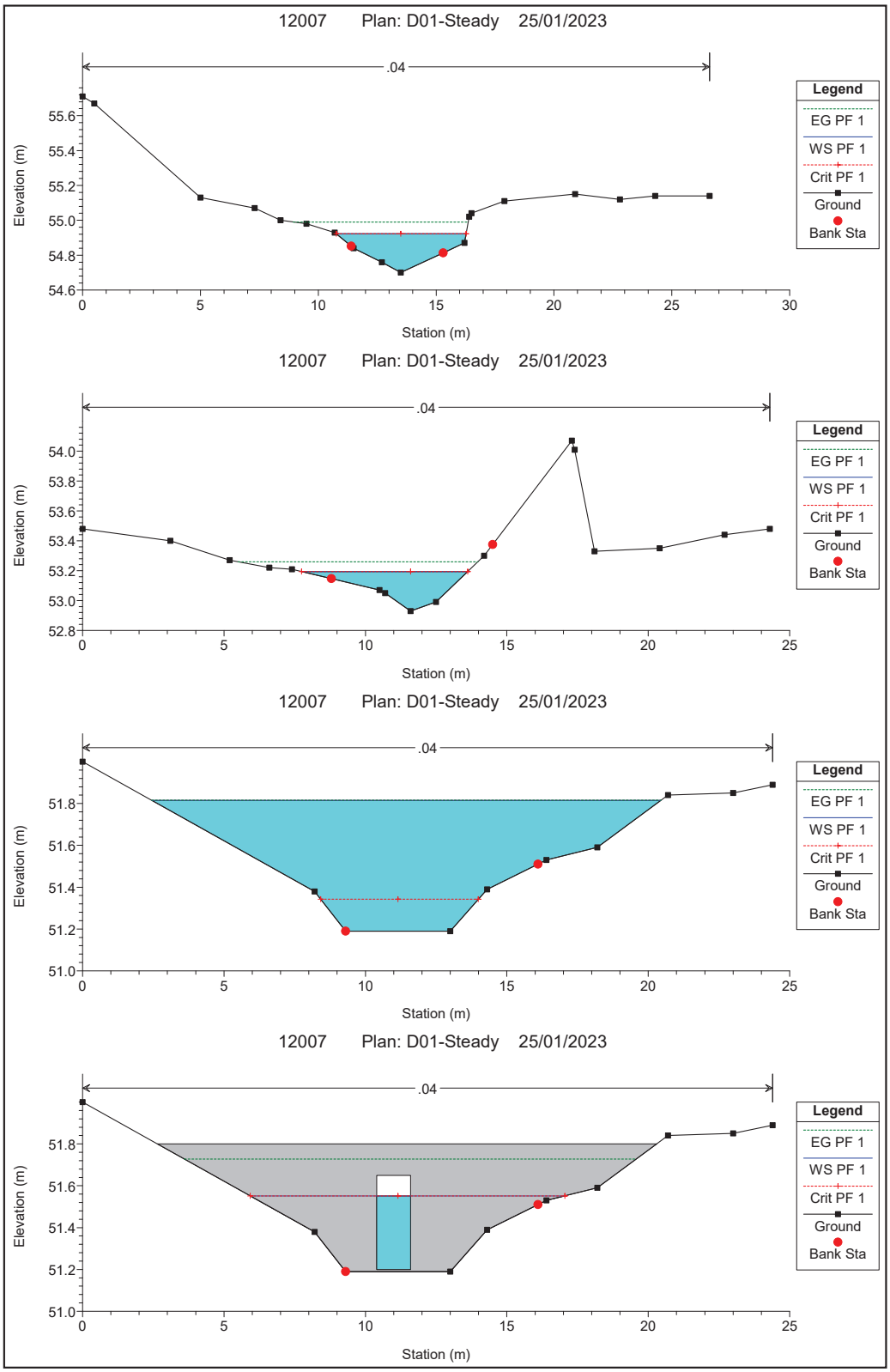
465 GREGORY CANNON VALLEY ROAD



1% AEP Event Flood Elevation
January 2023

0 60 120 m

MOSAIC


12007 Plan: D01-Steady 25/01/2023
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12007 Plan: D01-Steady 25/01/2023
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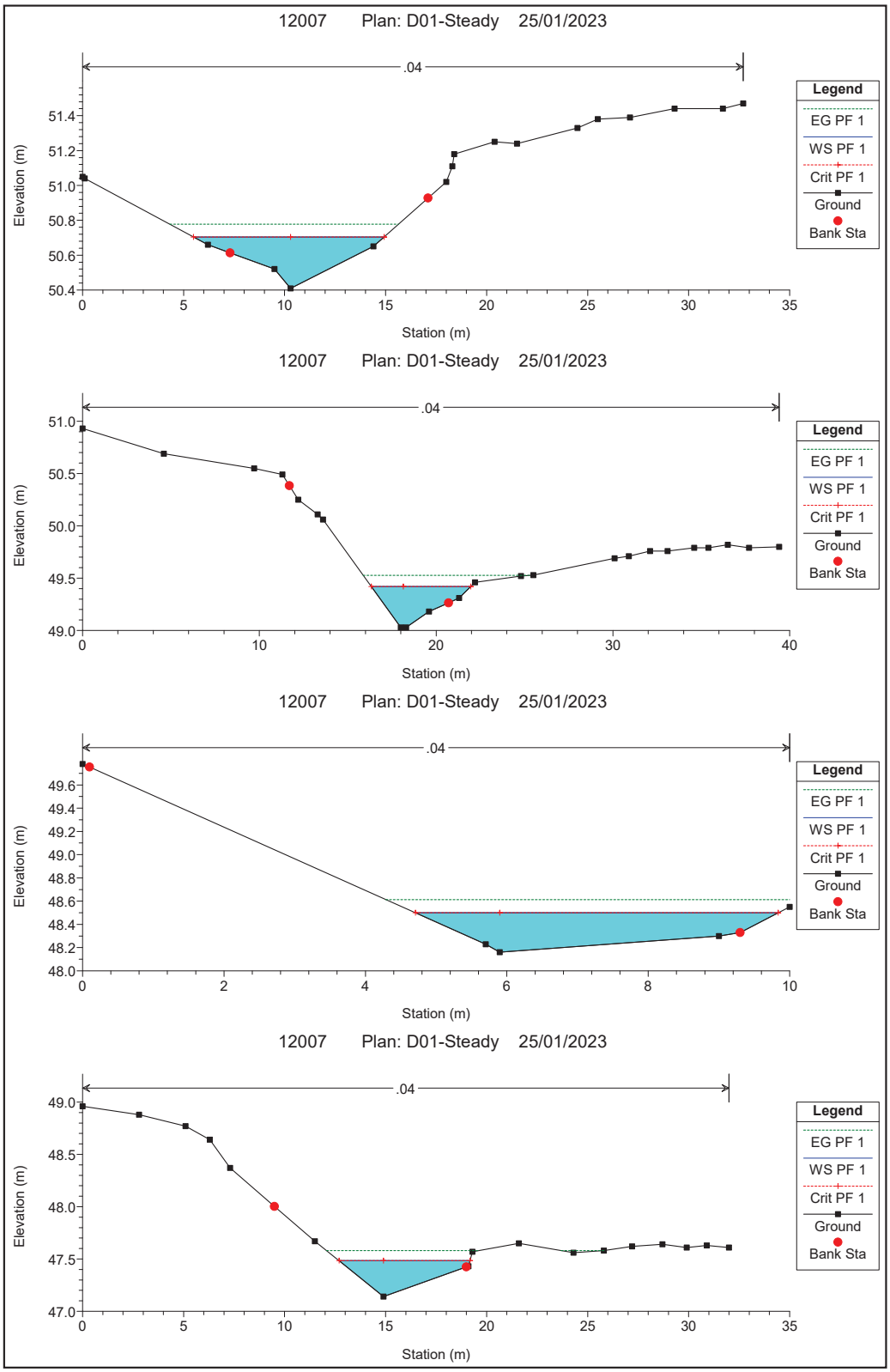
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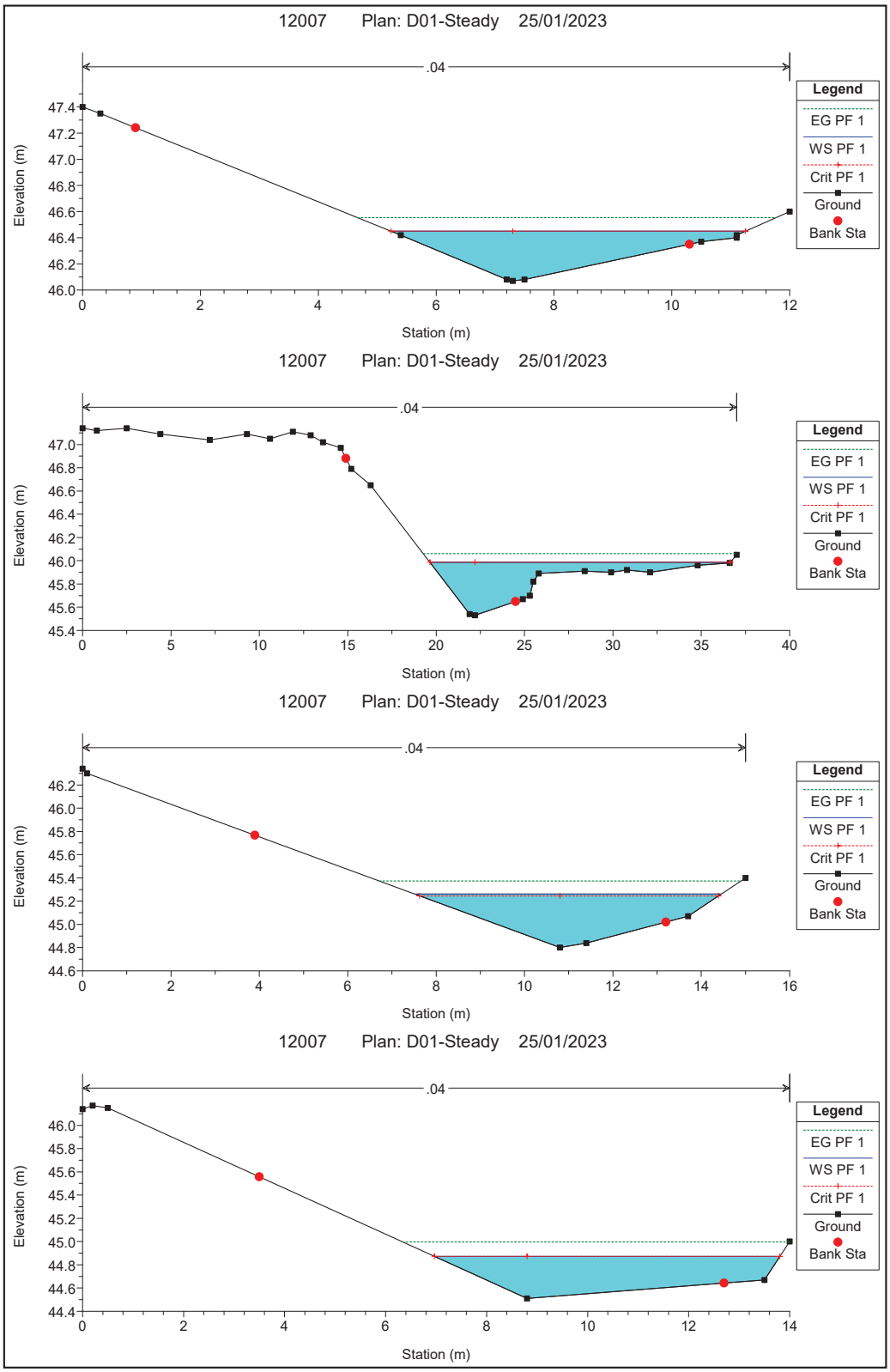
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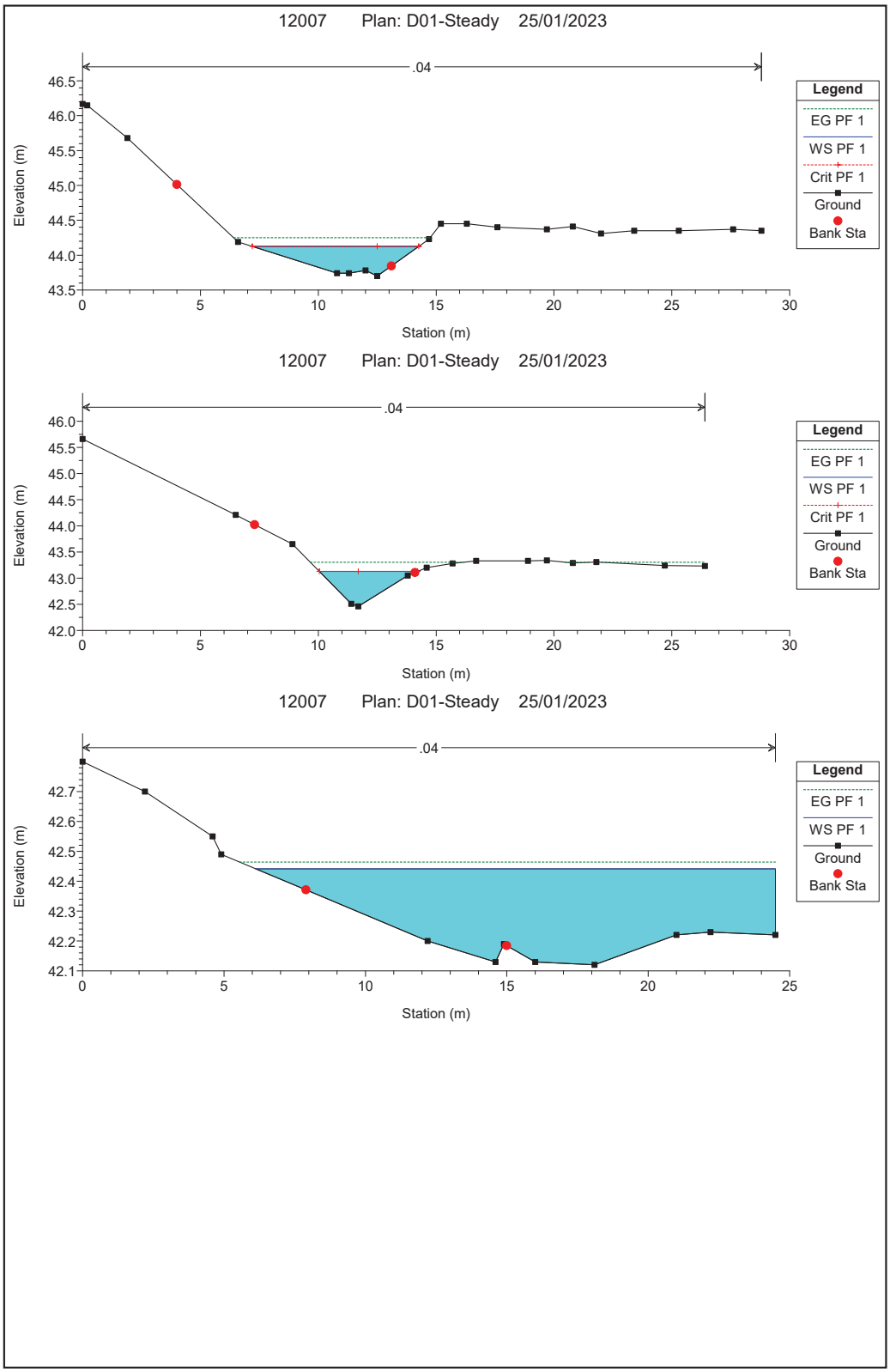
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Appendix E

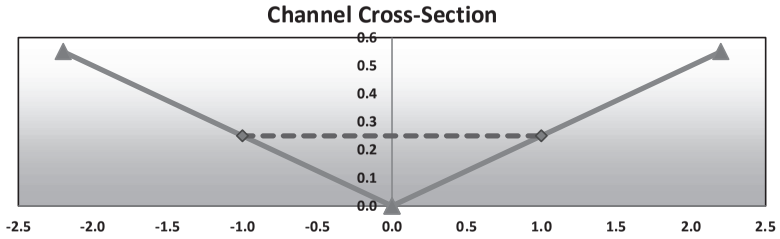
Easement E Channel Calculations

Grass Lined Open Channel - EMT E

CHANNEL DIMENSIONS

$V = {}^{1}/_{n}\, R^{2/3}\, S^{1/2}$ *eqn 4.7*

Length of channel		100	m
Freeboard - f		0.3	m
Depth of water in drain - H		0.25	m
Drain Base Width - W		0	m
Left-hand Batter Slope 1 : X		4	
Right-hand Batter Slope 1 : X		4	
Longitudinal Grade of Drain	1/X	200	
	X%		
	X.XXX		
Manning's Roughness Coefficient 'n' Table 9.3.4 *'n' for grassed channels (50-150mm blade length)*		0.030	
SLOPE		0.0050	
$S^{1/2}$		0.071	



CHANNEL CALCULATIONS

		Water	Drain
Left-Hand Batter	Horiz. Dist	1.00	2.20
	Slope Dist	1.03	1.14
Right-Hand Batter	Horiz. Dist	1.00	2.20
	Slope Dist	1.03	1.14
Width of Flow/Drain (W) (m)		2.000	4.400
Depth of Flow/Drain (H) (m)		0.250	0.550
Area of Flow/Drain (A) (m^2)		0.250	1.210
Wetted Perimeter (P) (m)		2.062	
Hydraulic Radius, (R = A/P) (m)		0.121	
$R^{2/3}$ (m)		0.245	

$V = {}^{1}/_{n}\, R^{2/3}\, S^{1/2}$ *eqn 9.1*

Velocity	0.577	m/s
Q = V.A	0.144	m^3/s

Flow time within channel	2.9	min	
Check d.V	0.14	OK	d.V > 0.4

Mosaic Consultants Pty Ltd

ABN 51 659 630 823

PO Box 216 Mackay QLD 4740
Po Box 1 Cannonvale QLD 4802
T +61 483 298 832
E admin@mosaicconsultants.com.au
W www.mosaicconsultants.com.au

RA6-N

Queensland Government

SARA reference: 2209-31286 SRA
Council reference: 20220875
Applicant reference: 402103

3 November 2022

Chief Executive Officer
Whitsunday Regional Council
PO Box 104
PROSERPINE QLD 4800
info@whitsundayrc.qld.gov.au

Attention: Mr James McEvoy-Bowe

Dear Mr McEvoy-Bowe

SARA response—465 Gregory Cannon Valley Road, Strathdickie

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

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 4 October 2022.

Response

Outcome:	Referral agency response – with conditions
Date of response:	3 November 2022
Conditions:	The conditions in **Attachment 1** must be attached to any development approval
Advice:	Advice to the applicant is in **Attachment 2**
Reasons:	The reasons for the referral agency response are in **Attachment 3**

Development details

Description:	Development Permit for Reconfiguring a Lot – One (1) Lot into Three (3) Lots & Access Easement
SARA role:	Referral agency
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1 (10.9.4.2.1.1) – Reconfiguring a lot near a state transport corridor (Planning Regulation 2017)

Mackay Isaac Whitsunday regional office
Level 4, 44 Nelson Street, Mackay
PO Box 257, Mackay QLD 4740

SARA reference:	2209-31286 SRA
Assessment manager:	Whitsunday Regional Council
Street address:	465 Gregory Cannon Valley Road, Strathdickie
Real property description:	Lot 2 on RP746305
Applicant name:	Carren L Dilges C/- Veris
Applicant contact details:	PO Box 117 PROSERPINE QLD 4800 t.thompson@veris.com.au
State-controlled road access permit:	This referral included an application for a road access location, under section 62A(2) of *Transport Infrastructure Act 1994*. Below are the details of the decision: • Approved • Reference: TMR22-037621 • Date: 20 October 2022 If you are seeking further information on the road access permit, please contact the Department of Transport and Main Roads at Mackay.Whitsunday.IDAS@tmr.qld.gov.au

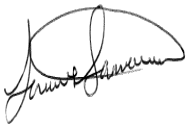
Representations

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

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

For further information please contact Sahil Gill, Graduate Planner, on 07 3243 1639 or via email MIWSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Javier Samanes
Manager

cc Carren L Dilges C/- Veris, t.thompson@veris.com.au

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations about a referral agency response provisions
Attachment 5 - Approved plan

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (A copy of the plan referenced below is found at **Attachment 5**)

No.	Conditions	Condition timing
10.9.4.2.1.1—The chief executive administering the *Planning Act 2016* nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
1.	The road access must be located generally in accordance with the Plan of Proposed 3 Lot Subdivision Lot 2 on RP746305 Gregory Cannon Valley Road prepared by Veris, dated 03.08.2022, Drawing No 402103 PP-01 and Issue A, as amended in red by SARA on 3 November 2022.	Prior to submitting the Plan of Survey to the local government for approval.
2.	(a) The applicant must register the access easements on the titles of proposed Lots 1 and 3 for the shared access to Gregory Cannon Valley Road as shown on Plan of Proposed 3 Lot Subdivision Lot 2 on RP746305 Gregory Cannon Valley Road prepared by Veris, dated 03.08.2022, Drawing No 402103 PP-01 and Issue A, as amended in red by SARA on 3 November 2022. (b) The applicant must provide to the Mackay/Whitsunday District Corridor Management Team of the Department of Transport and Main Roads via email at Mackay.Whitsunday.IDAS@tmr.qld.gov.au, a copy of Registration Confirmation Statement/s and easement registration dealing number/s as evidence of the registration of the easement/s referred to in part (a) of this condition.	(a) At the time of survey plan registration. (b) Within 20 business days of registration of the easements.

Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the *Planning Act 2016* its regulation or the State Development Assessment Provisions (SDAP) v3.0. If a word remains undefined it has its ordinary meaning.

Attachment 3—Reasons for referral agency response

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

The reasons for SARA's decision are:

- The development complies with State code 1: Development in a state-controlled road environment of the SDAP. Specifically, the development:
    - does not increase the likelihood or frequency of accidents, fatalities or serious injury for users of a state-controlled road
    - does not adversely impact the structural integrity or physical condition of state-controlled roads, road transport infrastructure, public passenger transport infrastructure or active transport infrastructure
    - does not adversely impact the function and efficiency of state-controlled roads or future state-controlled roads
    - does not adversely impact the state's ability to plan, construct, maintain, upgrade or operate state-controlled roads, future state-controlled roads or road transport infrastructure
    - does not significantly increase the cost to the state to plan, construct, upgrade or maintain state-controlled roads, future state-controlled roads or road transport infrastructure.

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- SDAP (version 3.0), as published by SARA
- Development Assessment Rules
- SARA DA Mapping system
- *Human Rights Act 2019.*

Attachment 4— Representations about a referral agency response provisions

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Attachment 5—Approved plan

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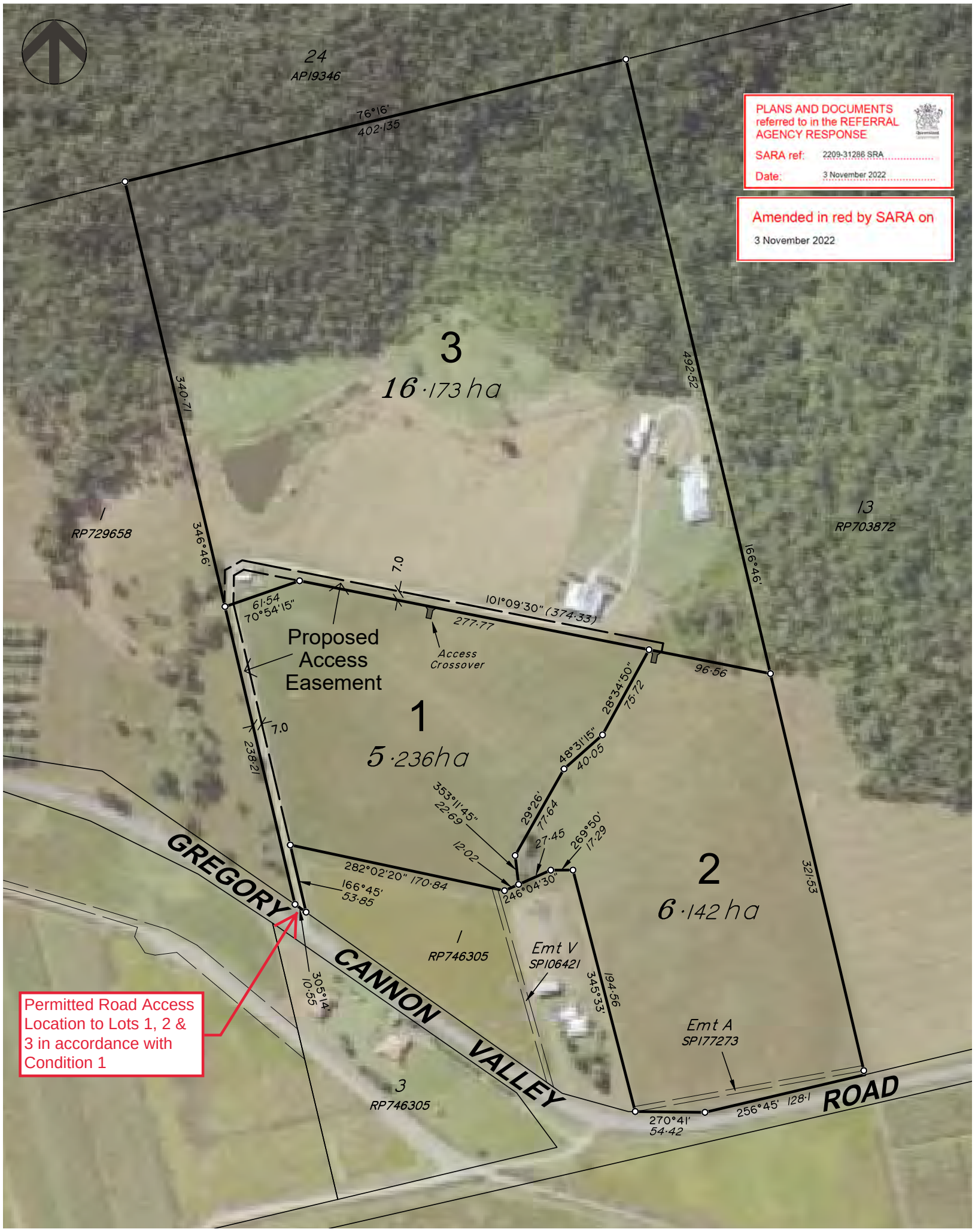

The proposed boundaries as shown hereon are preliminary only and are subject to final design, local authority approval and registration in the Department of Natural Resources.

In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land.

Scale 1:3000 - Lengths are in Metres.

50 0 50 100 150 200 250

0 50 mm 100 mm 150 mm SCALE BAR

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IMPORTANT NOTES:
(These notes are an integral part of this plan)
This plan has been prepared for Carren Dilges for the purposes of Subdivision Application.
It is not to be used by any other person or corporation or for any other purposes and is subject to the following limitations:

Copyright © Veris Australia Pty Ltd.
August 2022

Data Sources

Cadastral Boundaries	RP746305
Contours / Topographic	*
Aerial Images	QLD Globe
Flood Level	*
Engineering Design	*
Architectural Design	*
Landscape Design	*

Issue	Revisions	Date	Drawn
A	Original	03.08.2022	KL

Locality:	Strathdickie
Local Authority:	Whitsunday R.C.
Projection:	*
Horizontal Meridian:	*
Vertical Level Datum:	*
Level Origin:	*
Scale:	1:3000 @ A3
Surveyed:	*
Designed:	*
Drawn:	KL 03.08.2022
Checked:	TT 03.08.2022
Plot Date:	19 Aug, 2022
Computer File Ref:	402103 PP-01 Rev A.dwg

465 Gregory Cannon Valley Road, Strathdickie
For
Carren Dilges

Plan of Proposed
3 Lot Subdivision
Lot 2 on RP746305
Gregory Cannon Valley Road

veris
BRISBANE (07) 3666 4700
WHITSUNDAYS (07) 4945 6600
MACKAY (07) 4957 9700
CAIRNS (07) 4252 9400
veris.com.au
ACN 615 735 727
Veris Australia Pty Ltd

Drawing No 402103 PP-01
Issue A

Development Assessment Rules—Representations about a referral agency response

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

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.

28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—

(a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or

(b) the Minister has given the concurrence agency a direction under section 99 of the Act; or

(c) the applicant has given written agreement to the change to the referral agency response.[2]

28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.

28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—

(a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and

(b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

---

1 Pursuant to Section 68 of the *Planning Act 2016*

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

Part 7: Miscellaneous

30 Representations about a referral agency response

30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.[3]

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

Our ref TMR22-037621
Your ref
Enquiries Lesley MacAlpine

Queensland Government

20 October 2022

Department of
Transport and Main Roads

Decision Notice – Permitted Road Access Location
(s62(1) *Transport Infrastructure Act 1994*)

This is not an authorisation to commence work on a state-controlled road[1]

Development application reference number 20220875, lodged with Whitsunday Regional Council involves constructing or changing a vehicular access between Lot 2RP746305, the land the subject of the application, and Gregory – Cannon Valley Road (Road ID 8501) (a state-controlled road).

In accordance with section 62A(2) of the *Transport Infrastructure Act 1994* (TIA), this development application is also taken to be an application for a decision under section 62(1) of TIA.

Applicant Details

Name and address	Carren L Dilges 30 Chapman St Proserpine QLD 4800

Application Details

Address of Property	465 Gregory Cannon Valley Road, Strathdickie QLD 4800
Real Property Description	2RP746305
Aspect/s of Development	Development Permit for ROL - 3 Lot Subdivision & Creation of an Access Easement

Decision (given under section 67 of TIA)
It has been decided to approve the application, subject to the following conditions:

No.	Conditions of Approval	Condition Timing
1	The permitted road access location is to be at approximate chainage 4.665km on Gregory – Cannon Valley Road (Road ID 8501), in accordance with: 1. Plan of Proposed 3 Lot Subdivision Lot 2 on RP746305 Gregory Cannon Valley Road prepared by Veris dated 03/08/2022 reference 402103 PP-01 revision A as Amended in Red.	At all times.

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

Program Delivery and Operations
Mackay\Whitsunday District
2 / 44 Nelson St, Mackay QLD 4740
PO Box 62, Mackay QLD 4740

Telephone +61 7 (07) 4951 8525
Website www.tmr.qld.gov.au
Email Mackay.Whitsunday.IDAS@tmr.qld.gov.au
ABN: 39 407 690 291

No.	Conditions of Approval	Condition Timing
2	(a) The applicant must register reciprocal access easements on the titles of proposed lots 1, 2 & 3 for the shared access. (b) The applicant must provide to the Mackay/Whitsunday District Corridor Management Team via email at Mackay.Whitsunday.IDAS@tmr.qld.gov.au, of the Department of Transport and Main Roads a copy of Registration Confirmation Statement/s and easement registration dealing number/s as evidence of the registration of the easement/s referred to in part (a) of this condition	(a) At the time of survey plan registration. (b) Within 20 business days of registration of the easements.

Reasons for the decision
The reasons for this decision are as follows:

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

Please refer to **Attachment A** for the findings on material questions of fact and the evidence or other material on which those findings were based.

Information about the Decision required to be given under section 67(2) of TIA

1. There is no guarantee of the continuation of road access arrangements, as this depends on future traffic safety and efficiency circumstances.

2. In accordance with section 70 of the TIA, the applicant for the planning application is bound by this decision. A copy of section 70 is attached as **Attachment B**, as required, for information.

Further information about the decision

1. In accordance with section 67(7) of TIA, this decision notice:
   a) starts to have effect when the development approval has effect; and
   b) stops having effect if the development approval lapses or is cancelled; and
   c) replaces any earlier decision made under section 62(1) in relation to the land.

2. In accordance with section 485 of the TIA and section 31 of the *Transport Planning and Coordination Act 1994* (TPCA), a person whose interests are affected by this decision may apply for a review of this decision only within 28 days after notice of the decision was given under the TIA. A copy of the review provisions under TIA and TPCA are attached in **Attachment C** for information.

3. In accordance with section 485B of the TIA and section 35 of TPCA a person may appeal against a reviewed decision. The person must have applied to have the decision reviewed before an appeal about the decision can be lodged in the Planning and Environment Court. A copy of the Appeal Provisions under TIA and TPCA is attached in **Attachment C** for information.

If further information about this approval or any other related query is required, Lesley MacAlpine, Town Planner should be contacted by email at Mackay.Whitsunday.IDAS@tmr.qld.gov.au.

Yours sincerely

for Patrick Aprile
District Director

Attachments: Attachment A – Decision evidence and findings
Attachment B - Section 70 of TIA
Attachment C - Appeal Provisions
Attachment D - Permitted Road Access Location Plan Amended

Attachment A

Decision Evidence and Findings

Findings on material questions of fact:

- The proposal is for 1 lot into 3 located in the rural zone. See **Figure 1**.

Figure 1. Proposal.

- There is an existing dwelling house and shed (proposed lot 3) on site.
- No works are proposed.
- There is existing direct access to the state-controlled road (Gregory – Cannon Valley Road ID 8501) at approximate chainage 4.665km. No evidence of an existing formal s62 approval at this access location exists. See **Figure 2**.

Figure 2. Existing access location and standard.

- There is potential for an additional 2 dwellings (with the new lots 1 and 2) to access the state-controlled road via the existing access as a result of the proposal. Therefore a new s62 approval will be issued to reflect the new lot numbers.
- The crossover is not sealed but functions/is proposed to function as a rural access, there is no damage to the road pavement, and is of sufficient standard to cater for the proposal.
- The access has existing sloping face end walls, a culvert, and bitumen sealed strip along the road shoulder.
- The speed limit in the area is 100km/hr and there is adequate sight distance in both directions.
- The SCR has an AADT 2020 of 1812 vpd with 10.24% HV's.
- No upgrade works will be imposed.

Evidence or other material on which findings were based:

Title of Evidence / Material	**Prepared by**	**Date**	**Reference no.**	**Version/Issue**
Guide to Traffic Impact Assessment	Department of Transport and Main Roads	September 2017	-	-
Road Planning and Design Manual Edition 2 Volume 3, Supplement to	DTMR	November 2019	-	-

Austroads Guide to Road Design				
Queensland Urban Drainage Manual	Department of Energy and Water Supply	2013	-	Third edition
Road Inventory Book Mackay / Whitsunday District	Department of Transport and Main Roads	June 2020	-	-
Digital Video Recording Viewer	DTMR	viewed 19/10/2022	-	4.2
electronic Development Application Management (eDAM) Interactive Map	Queensland Government	viewed 19/10/2022	-	-
Plan of Proposed 3 Lot Subdivision Lot 2 on RP746305 Gregory Cannon Valley Road	Veris	03/08/2022	402103 PP-01	A
Planning Assessment Report - Development Application for Reconfiguration of a Lot – One (1) Lot into Three (3) Lots & Creation of an Access Easement (Impact Assessment)	Veris	02/09/2022	402103	v1

Attachment B

Section 70 of TIA

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

---

70 Offences about road access locations and road access works, relating to decisions under s 62(1)

(1) This section applies to a person who has been given notice under section 67 or 68 of a decision under section 62(1) about access between a State-controlled road and adjacent land.

(2) A person to whom this section applies must not—

(a) obtain access between the land and the State-controlled road other than at a location at which access is permitted under the decision; or

(b) obtain access using road access works to which the decision applies, if the works do not comply with the decision and the noncompliance was within the person's control; or

(c) obtain any other access between the land and the road contrary to the decision; or

(d) use a road access location or road access works contrary to the decision; or

(e) contravene a condition stated in the decision; or

(f) permit another person to do a thing mentioned in paragraphs (a) to (e); or

(g) fail to remove road access works in accordance with the decision.

Maximum penalty—200 penalty units.

(3) However, subsection (2)(g) does not apply to a person who is bound by the decision because of section 68.

Attachment C

Appeal Provisions

Transport Infrastructure Act 1994
Chapter 16 General provisions

---

485 Internal review of decisions

(1) A person whose interests are affected by a decision described in schedule 3 (the ***original decision***) may ask the chief executive to review the decision.

(2) The person is entitled to receive a statement of reasons for the original decision whether or not the provision under which the decision is made requires that the person be given a statement of reasons for the decision.

(3) The *Transport Planning and Coordination Act 1994*, part 5, division 2—

(a) applies to the review; and

(b) provides—

(i) for the procedure for applying for the review and the way it is to be carried out; and

(ii) that the person may apply to QCAT to have the original decision stayed.

485B Appeals against decisions

(1) This section applies in relation to an original decision if a court (the appeal court) is stated in schedule 3 for the decision.

(2) If the reviewed decision is not the decision sought by the applicant for the review, the applicant may appeal against the reviewed decision to the appeal court.

(3) The Transport Planning and Coordination Act 1994, part 5, division 3—

(a) applies to the appeal; and

(b) provides—

(i) for the procedure for the appeal and the way it is to be disposed of; and

(ii) that the person may apply to the appeal court to have the original decision stayed.

(4) Subsection (5) applies if—

(a) a person appeals to the Planning and Environment Court against a decision under section 62(1) on a planning application that is taken, under section 62A(2), to also be an application for a decision under section 62(1); and

(b) a person appeals to the Planning and Environment Court against a decision under the Planning Act on the planning application.

(5) The court may order—

(a) the appeals to be heard together or 1 immediately after the other; or

(b) 1 appeal to be stayed until the other is decided.

(6) Subsection (5) applies even if all or any of the parties to the appeals are not the same.

(7) In this section—

original decision means a decision described in schedule 3.

reviewed decision means the chief executive's decision on a review under section 485.

31 Applying for review

(1) A person may apply for a review of an original decision only within 28 days after notice of the original decision was given to the person under the transport Act.

(2) However, if—

(a) the notice did not state the reasons for the original decision; and

(b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)

the person may apply within 28 days after the person is given the statement of the reasons.

(3) In addition, the chief executive may extend the period for applying.

(4) An application must be written and state in detail the grounds on which the person wants the original decision to be reviewed.

32 Stay of operation of original decision

(1) If a person applies for review of an original decision, the person may immediately apply for a stay of the decision to the relevant entity.

(2) The relevant entity may stay the original decision to secure the effectiveness of the review and any later appeal to or review by the relevant entity.

(3) In setting the time for hearing the application, the relevant entity must allow at least 3 business days between the day the application is filed with it and the hearing day.

(4) The chief executive is a party to the application.

(5) The person must serve a copy of the application showing the time and place of the hearing and any document filed in the relevant entity with it on the chief executive at least 2 business days before the hearing.

(6) The stay—

(a) may be given on conditions the relevant entity considers appropriate; and

(b) operates for the period specified by the relevant entity; and

(c) may be revoked or amended by the relevant entity.

(7) The period of a stay under this section must not extend past the time when the chief executive reviews the original decision and any later period the relevant entity allows the applicant to enable the applicant to appeal against the decision or apply for a review of the decision as provided under the QCAT Act.

(8) The making of an application does not affect the original decision, or the carrying out of the original decision, unless it is stayed.

(9) In this section—

relevant entity means—

(a) if the reviewed decision may be reviewed by QCAT—QCAT; or

(b) if the reviewed decision may be appealed to the appeal court—the appeal court.

35 Time for making appeals

(1) A person may appeal against a reviewed decision only within—

(a) if a decision notice is given to the person—28 days after the notice was given to the person; or

(b) if the chief executive is taken to have confirmed the decision under section 34(5)—56 days after the application was made.

(2) However, if—

(a) the decision notice did not state the reasons for the decision; and

(b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)(a);

the person may apply within 28 days after the person is given a statement of the reasons.

(3) Also, the appeal court may extend the period for appealing.

13.2.5 - 20221037 - Development Permit for Material Change of Use for High Impact Industry (Concrete Batching) - 153A Main Street, Proserpine - Proserpine Rural Recycling C/- Vision Surveys (QLD)

DATE: Wednesday 26 April 2023

TO: Ordinary Council Meeting

AUTHOR: James McEvoy-Bowe - Planner

AUTHORISING OFFICER: Neil McGaffin - Director Development Services

PRESENTED FOR: Decision

ATTACHMENTS

1. Conditions of Approval [**13.2.5.1** - 5 pages]
2. Planning Assessment Report [**13.2.5.2** - 9 pages]
3. Locality Plan [**13.2.5.3** - 1 page]
4. Zoning Plan [**13.2.5.4** - 1 page]
5. Plan of Development [**13.2.5.5** - 1 page]
6. Specialist Reports [**13.2.5.6** - 276 pages]
7. SARA Response [**13.2.5.7** - 7 pages]

PURPOSE

To present the assessment of the development application.

OFFICER'S RECOMMENDATION

That Council approve the Development Application for Development Permit for High Impact Industry – Concrete Batching, made by P J Tilley on 153A Main Street Proserpine and located at L: 5 SP: 237711, L: 3 SP: 264124, L: 17 SP: 253093 T: EMT H, subject to the conditions outlined in Attachment 1.

BACKGROUND

The site is presently used as a junk yard and metal recovery yard.

APPLICATION SUMMARY

Council is in receipt of a development application for a Material Change of Use for a High Impact Industry (Concrete Batching). The development consists of a small -scale mobile concrete batching plant. The site will contain a washdown bay, water storage tank, settlement wedges, concrete storage bunkers, a detention basin and a 12 x 16m storage shed. The concrete batching plant is expected to produce up to 10,000 tonnes of concrete per annum. For clarification, concrete batching involves mixing cement, fine aggregates (sand), coarse aggregates (crushed rock or gravel) and water to produce concrete. These raw materials are generally mixed using either front end loader plants, overhead bins or underground storage plants. The development proposes to use the easement for access purposes which aligns with the terms of the easement.

The development is a relatively small-scale land use and subsequently connecting the site to reticulated infrastructure is not recommended as the site is serviced with an existing bore and on-site effluent disposal system.

Four submissions were received during the public notification period, primarily concerned with the use of the existing easement. Conditions of approval have been suggested to

address the impact on the easement through a partial upgrade. A detailed assessment of the assessment benchmarks and submission is provided in Attachment 2.

STATUTORY/COMPLIANCE MATTERS

Planning Act 2016
Whitsunday Regional Council Planning Scheme 2017

STRATEGIC IMPACTS

Process all statutory applications within statutory timeframes.

FINANCIAL IMPLICATIONS

There is no payable infrastructure charge.

CONSULTATION

Manager Development Assessment
Health Officer
Civil Engineer Network Planning
Senior Technical Officer Engineering Assessment

RISK ASSESSMENT

The decision may be appealed in the Planning & Environment Court of Queensland.

TIMINGS/DEADLINES

A decision is required by 28 April 2023.

CONFLICT OF INTEREST DECLARATION

Council officers contributing to the preparation and approval of this report have no conflicts of interest to declare.

HUMAN RIGHTS IMPACT

Section 58 of the Human Rights Act 2019 specifies required conduct for public entities when acting or making a decision. Sections 15-37 of the Human Rights Act 2019 identifies the human rights a public entity must consider in making a decision. The human rights relevant to this decision are as follows:

- Section 19 – Freedom of movement.
- Section 21 – Freedom of expression.
- Section 24 – Right to own property and not be arbitrarily deprived of property.
- Section 27 – Cultural rights – generally – all persons with a particular cultural, religious, racial or linguistic background have the right to enjoy their culture, to declare and practice their religion and use their language.
- Section 28 – Cultural rights – Aboriginal peoples and Torres Strait Islander peoples.

This decision does not limit the above identified human rights.

1.0 ADMINISTRATION

1.1 The approved development must be completed and maintained generally in accordance with the approved drawings and documents:

Plan/Document Name	Prepared By	Plan Number	Dated
Plan of Proposed Development	Vision Surveys (QLD) Pty Ltd	19079-PP- 01 Rev A	11/10/2022
Engineering Infrastructure Report	Premise	VIS-0024/R03 Rev. C	17/01/2023
Traffic Impact Assessment	Premise	VIS-0024/R01 Rev A	16/06/2021
Site Based Stormwater Management Plan	Premise	VIS-0024/R02 Rev A	09/09/2022
Environmental Impact Assessment	CQC Consulting	21164 Proserpine Batch Plant EIA Rev 1	March 2022
Environmental Management Plan for Construction and Operation	CQC Consulting	21164 Proserpine Concrete Batch Plan EMP Rev 1	April 2022

1.2 The applicant is to comply with the Department of State Development, Infrastructure, Local Government and Planning's conditions as outlined in the Department's correspondence dated 20 December 2022.

1.3 The following further development permits are required prior to commencement of work on site or commencement of the use:

- Operational Works:
  - Access and Parking (Internal Access);
  - Stormwater;
  - Erosion & Sediment Control.
- Plumbing Works; and
- Building Works.

1.4 Where a discrepancy or conflict exists between the written conditions of this approval and the approved plans, the requirements of the written condition(s) will prevail.

1.5 All conditions of this approval must be complied with in full to Council's satisfaction prior to the commencement of the use.

1.6 The applicant shall demonstrate and provide evidence that compliance with all conditions of this development approval and any other subsequent development approvals as a result of this development approval have been complied with at the time of the commencement of the use.

2.0 CLEARING, LANDSCAPING AND FENCING

2.1 Any vegetation removed must be disposed of to the requirements of the Council. Transplanting, chipping or removal from site are the preferred solutions.

2.2 All vegetative waste cleared as part of the development of the site is to be either:

a) stored neatly on site and shredded within sixty (60) days of clearing; or

b) removed off the site to an approved disposal location.

2.3 Any pruning works must be in accordance with AS 4373-1996 – Pruning of Amenity Tree.

2.4 No invasive plants (Biosecurity Act, 2014) or declared local pests (Local Law no.3) shall be planted on the site or allowed to invade the site and the site must be managed and maintained to exclude weeds.

2.5 To reduce the spread of weeds, all earthmoving equipment shall be free of soil and seed before being taken to the work site and again on completion of the project.

2.6 Any vegetation removed must be disposed of to the requirements of the Council. Transplanting, chipping or removal from site are the preferred solutions.

3.0 EARTHWORKS

3.1 Acid sulfate soils are not to be disturbed during the works unless an Acid Sulfate Soils Management Plan that complies with Planning Policy SC6.2.4: Acid Sulfate Soils Management Plan, is submitted and approved by Council.

4.0 WATER INFRASTRUCTURE

4.1 The development must be serviced by the existing bore, prior to commencement of the use.

5.0 ACCESS AND PARKING

5.1 Prior to the commencement of work onsite for access an Operational Works (Access) must be made with Council.

5.2 Any application for Operational Works (Access) must be accompanied by engineering design drawings, including calculations and certifications of the design, demonstrating compliance with Council's Development Manual (current at the time of development) and this Decision Notice.

5.2 Prior to the commencement of the use, the applicant must construct a 5.5m-wide sealed internal access driveway from the southern property boundary of Lot 3 on SP264124 for approximately 180m.

5.3 Prior to commencement of use on the site the applicant must lodge with Council, a civil engineer's design and construction certification (by an experienced and qualified engineer). The certification must be addressed to Council and must certify that Internal Access, on-site parking and manoeuvring areas have been designed and constructed according to the conditions of this Decision Notice and achieves compliance with Planning Scheme, Council's Development Manual, AS2890 and AS1428.

5.4 All accesses, driveways, circulation roads, aisles, parking bays and manoeuvring areas must be designed and constructed so as to comply with the criteria described in AS2890 and AS1428.

5.5 A minimum of two (2) car parking spaces must be provided on site prior to commencement of the use.

6.0 STORMWATER AND FLOODING

6.1 Prior to the commencement of work onsite for stormwater an Operational Works (Stormwater) must be made with Council.

6.2 Any application for Operational Works (Stormwater) must be accompanied by engineering design, demonstrating:

a) Compliance with the requirements of Whitsunday Regional Council Development Manual and QUDM and this Decision Notice.
b) Documentation to demonstrate stormwater design meets ARR and QUDM.
    i. Critical duration assessment as per AR&R
    ii. Model map, both the location of new altered inflow inputs and boundary conditions to compare to prior TOWDS model inflows.
c) All stormwater infrastructure must be contained within the lot.

6.2 All stormwater drainage works must be designed and constructed in accordance with the Queensland Urban Drainage Manual current at the time of development and Council's Development Manual (or equivalent replacement document current at the time of development).

6.4 All site works must be undertaken to ensure that there is no increase in flood levels and/or flood frequency at any locations where existing landowners and/or users are adversely affected by waterway flooding for all events up to and including Q100.

6.5 The applicant must demonstrate that the developed flows from the land drain to a lawful point of discharge. Natural and Developed Flows from adjoining properties are to be managed through the site and discharged to a lawful point of discharge

6.6 Stormwater for the development must include gross pollutant traps, or other appropriate water quality measures, within the system adequate to ensure stormwater from the site must not cause measurable levels of water pollutants in the receiving waters to fall outside the acceptable ranges specified in the 'Australian Water Quality Guidelines for Fresh and Marine Waters', ANZECC 2000.

6.7 The stormwater design is to provide for the developed flows from the site to a Legal Point of discharge to the open swale drain west of the site.

6.8 Management and maintenance of the stormwater network is the responsibility of the developer with no costs borne by Whitsunday Regional Council.

7.0 ELECTRICITY AND TELECOMMUNICATIONS

7.1 Provide electricity and telecommunications connection to the proposed development to the requirements of the relevant authority. The application must submit to Council, either:

(a) a certificate of supply demonstrating that existing low-voltage electricity supply is available to the newly created lots; or

(b) a certificate of supply that the applicant has entered into an agreement with the authorized electricity supplier, Ergon, to provide electricity services to the newly created lots, payment has been received and the connection will be completed at a date in the future.

If low-voltage electricity supply is unavailable to the newly created lots then the applicant must provide a certificate of supply of the proposed electricity connection date to all future property owners prior to entering into a contract of sale for the newly created lots prior to commencement of the use.

8.0 ENVIRONMENTAL MANAGEMENT PLAN (EMP)

8.1 A Development Permit for Operational Works (Erosion Prevention and Sediment Control) must be obtained prior to commencement of work. The Erosion Prevention and Sediment Control Plan must be prepared in accordance with Council's Development Manual and best Practice Erosion & Sediment Control – November 2008 (IECA White Book). The strategy of the plan must be implemented and maintained for the duration of the operational and building works, and until exposed soil areas are permanently stabilised (e.g., turfed, concreted).

8.2 Discharges of water pollutants, wastewater or stormwater from the site must not cause measurable levels of water pollutants in the receiving waters to fall outside the acceptable ranges specified in the 'Australian Water Quality Guidelines for Fresh and Marine Waters', ANZECC 2000.

8.3 No visible emissions of dust must occur beyond the boundaries of the site during earthworks and construction activities on the site. If, at any time during the earthworks and construction activities the dust emissions exceed the levels specified above, all dust generating activities must cease until the corrective actions have been implemented to reduce dust emissions to acceptable levels or wind conditions are such that acceptable levels are achieved.

8.4 The applicant must ensure that when undertaking any on-site or external works, including any filling and extraction, appropriate dust control measures are implemented in accordance with the Environmental Protection Act 1994 and complies with the relevant air quality objectives defined in the Environmental Protection (Air) Policy 2008.

9.0 ENVIRONMENTAL HEALTH

9.1 The approved use must comply with the Site Based Stormwater Management Plan developed by Premise Australia dated 9 September 2022 and any future amendments made to this plan.

9.2 The approved use must comply with the Environmental Management Plan (EMP) for Construction and Operation developed by CQG Consulting dated April 2022 and any future amendments made to this plan.

9.3 All practical measures must be undertaken to ensure dust and other particulate matter does not escape the boundaries of the use.

9.4 Solid waste must be stored in appropriate waste containers and stored in a way where waste will not blow or otherwise move outside the site boundaries.

9.5 All spillages of wastes, contaminants or other materials must be cleaned up as quickly as possible and in a manner that does not cause environmental harm.

9.6 Wastewater from the drying bin, batching plant hard stand area and wash water from trucks must be directed to the retention basin and settlement wedges.

9.7 The retention basin and settlement wedges must be of adequate size to contain wastewater generated during three (3) days of normal batching plant operation.

9.8 There must be no discharge or overflow of wastewater from the retention basin and settlement wedges to the environment during normal operational processes and procedures.

9.9 Settlement wedges must be regularly maintained and cleaned to ensure they remain in good working order for the recycling of water onsite where possible.

9.10 The retention basin must be regularly cleaned and maintained to ensure that settled materials are removed and clear water is pumped into the settling wedges for recycling onsite.

10.0 OPERATING PROCEDURES

10.1 Construction and operational activities are restricted to the following hours:

- 6:30 am – 6:30pm Monday to Friday;
- 6:30 am – 6:30pm Saturday; and
- No works to be undertaken on Sunday or public holidays without prior consent from Council.

11.0 MISCELLANEOUS

11.1 If any item of cultural heritage is identified during site works, all work must cease and the relevant State Agency must be notified. Work can resume only after State Agency clearance is obtained.

The Applicant is reminded of their obligations under the Aboriginal Cultural Heritage Act, 2003 and the Torres Strait Islander Cultural Heritage Act 2003. Further information and databases are available from the Department of Aboriginal and Torres Strait Islander Partnerships at: *www.datsip.qld.gov.au*

11.2 Any alteration necessary to electricity, telephone, water mains, sewerage mains, and/or public utility installations resulting from the development or in connection with the development, must be at full cost to the developer.

11.3 Any building materials, equipment and the like must be appropriately tied down, placed indoors and secured on site at the time of preparation for cyclone events. The on site supervisor is to ensure that all contractors/employees take the necessary steps to secure the construction site in the event of a cyclone.

11.4 All construction materials, waste, waste skips, machinery and contractors' vehicles must be located and stored or parked within the site. No storage of materials, parking of construction machinery or contractors' vehicles will be permitted in Main Street or adjoining land unless written permission from the owner of that land and Council is provided.

11.5 It is the developer's responsibility for the full rectification of any damage caused to neighbouring public infrastructure (such as footpaths, driveways, fences, gardens, trees and the like) caused by contractors, including clean up of any litter or waste that is a result of the subject development.

12.0 ADVISORY NOTES

12.1 Hours of work

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994, which prohibits any construction, building and earthworks activities likely to cause nuisance noise (including the entry and departure of heavy vehicles) between the hours of 6.30 pm and 6.30 am from Monday to Saturday and at all times on Sundays or Public Holidays.

12.2 Dust Control

It is the developer's responsibility to ensure compliance with the Environmental Nuisance of the Environmental Protection Act 1994 which prohibits unlawful environmental nuisance caused by dust, ash, fumes, light, odour or smoke beyond the boundaries of the property during all stages of the development including earthworks and construction.

12.3 Sedimentation Control

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994 and Schedule 9 of the Environmental Protection Regulation 2008 to prevent soil erosion and contamination of the stormwater drainage system and waterways.

12.4 Noise During Construction and Noise in General

It is the developer's responsibility to ensure compliance with the Environmental Protection Act 1994.

12.5 General Safety of Public During Construction

It is the project manager's responsibility to ensure compliance with the Work Health and Safety Act 2011. It states that the project manager is obliged to ensure construction work is planned and managed in a way that prevents or minimises risks to the health and safety of members of the public at or near the workplace during construction work.

It is the principal contractor's responsibility to ensure compliance with the Work Health and Safety Act 2011. It states that the principal contractor is obliged on a construction workplace to ensure that work activities at the workplace prevent or minimise risks to the health and safety of the public at or near the workplace during the work.

It is the responsibility of the person in control of the workplace to ensure compliance with the Work Health and Safety Act 2011. It states that the person in control of the workplace is obliged to ensure there is appropriate, safe access to and from the workplace for persons other than the person's workers.

12.6 Enquiries relating to the aforementioned conditions should be directed to the Development Services Directorate who will direct the enquiry to the relevant officer.

ANALYSIS

Council has received the following Development Application, which has been assessed against the provisions of the relevant legislation as reported below.

1. Application Summary

Proposal:	Material Change of Use - High Impact Industry (Concrete Batching)
Landowner	P J Tilley
Property Address:	153A Main Street Proserpine
Property Description:	L: 5 SP: 237711, L: 3 SP: 264124, L: 17 SP: 253093 T: EMT H
Area of Site:	1.699 hectares
Planning Scheme Zone:	Low-Impact Industry Zone
Level of assessment	Impact Assessable
Overlays:	Acid Sulfate Soils Overlay Airport Environs Overlay Flood Hazard Overlay
Existing Use:	Junk Yard & Metal Recovery Yard
Existing Approvals:	20080442 – Material Change of Use for Junk Yard, Environmentally Relevant Activity (27) - Metal Recovery and Reconfiguration of a Lot - Boundary Realignment
Public Notification:	2 February 2023 / 22 February 2023
Submissions received:	Four
State referrals:	One (1) SARA / DTMR – Proximity to state-controlled road
Infrastructure charges:	$0

2. Site Details

2.1. Location

The proposed development is located at 153A Main Street, Proserpine. The site is accessed via a 650m long easement between Cane Country Tires and Parnell's Metal Industries. The use is to be co-located with an existing junk yard & metal recovery yard that is in the rear of the lot. The proposed use will be in front of the junk yard.

2.2. Zoning

The land is located within the Low-impact Industry Zone of the *Whitsunday Regional Council Planning Scheme, 2017 (v3.7).*

2.3. Site description

An existing scrap metal and metal recovery yard occupies the site. The site has been cleared and minimal vegetation exists along the site boundaries. Abrasive sand blasting is also conducted in the northern-most shed on the site.

2.4. Access

The site achieves lawful access using Easement A on SP194897 that burdens Lot 17 on SP253093 and Lot 3 on SP264124. The development proposes to use the easement for access purposes which aligns with the terms of the easement. This means that both Lot 17 on SP253093 and Lot 3 on SP264124 are 'Excluded Premises' as defined by the Planning Act 2016 and therefore those owners' consent is not required.

Once within Lot 3 on SP264124 (approximately 80m from Main Street), the applicant will be required to seal a section of the easement to limit dust emissions from vehicle movements.

2.5. Surrounding uses

North – Proserpine River.
East – Low-impact Industry land currently utilised for cane farming purposes.
South – Low-impact Industry land consisting of various industrial uses (Cane Country Tires, Warren Transport, Horsford Place industrial subdivision).
West – Low-impact Industry land currently utilised for cane farming purposes.

3. Proposal Details

The proposal is for a Material Change of Use for a High Impact Industry (Concrete Batching). The development consists of a small -scale mobile concrete batching plant. The site will contain a washdown bay, water storage tank, settlement wedges, concrete storage bunkers, a detention basin and a 12 m x 16 m storage shed. The concrete batching plant is expected to produce up to 10,000 tonnes of concrete per annum. The concrete batching involves mixing cement, fine aggregates (sand), coarse aggregates (crushed rock or gravel) and water to produce concrete. These raw materials are generally mixed using either front end loader plants, overhead bins or underground storage plants.

The application originally sought to propose Environmentally Relevant Activity (ERA) 33 Crushing, milling, grinding and screening; however, this element of the proposal has been removed.

4. Planning Assessment

The application has been assessed against the relevant provisions of the *Planning Act, 2016* and the *Whitsunday Regional Council Planning Scheme, 2017.* The proposal is considered to be generally in accordance with the Planning Scheme and is recommended for approval in accordance with the drawings and documents submitted, subject to reasonable and relevant conditions (Attachment 1).

4.1. State Assessment and Referral Agency (SARA)

The Application was referred to SARA for the application being in proximity of a State-controlled Road. No conditions of approval have been issued by the SARA and the response is included as Attachment 13.3.3.7 to this report. Notably, the Department of Transport & Main Roads (DTMR) have not required any upgrade of the intersection of the easement and Main Street. Upgrades to this intersection fall in the jurisdiction of DTMR and Council cannot impose a requirement to upgrade the intersection, regardless of its current condition.

4.2. State Planning Policy – July 2017

The State Planning Policy (SPP) includes interim development assessment requirements to ensure that State interests are appropriately considered by local government when assessing development applications where the local government Planning Scheme has not yet appropriately integrated all of the State's interests in the SPP. As the most recent SPP (July 2017) has not been reflected in the Whitsunday Regional Council Planning Scheme, Part B of the SPP confirms that it applies to the assessment of the development application. An assessment of the relevant State Interests is a followed:

State Interest – Liveable Communities and Housing

Not applicable.

State Interest – Economic Growth

Not Applicable.

State Interest – Environment and Heritage

A Site Based Stormwater Management Plan (SBSMP) by Premise has been provided in support of the proposed development. As the development area is less than 2500 square metres and is being undertaken on a property which is already zoned as industrial in line with the current use, the stormwater quality requirements of the SPP are not triggered. Nevertheless, the applicant has addressed stormwater quality in the SBSMP for both the construction and operational phases of the development. Industry best practice water quality measures are proposed to be implemented to improve the standard of stormwater management for the development. The stormwater quantity and quality management devices proposed for the development are a combined sediment and detention basin. Council's Environmental Health Officer and Civil Engineer have reviewed the stormwater quality and control measures and has advised that they are appropriate for the scale of the batching plant.

State Interest – Safety and Resilience to Hazards

The proposed development area is not affected by any hazard overlays. However, the access easement is subject to Q100 inundation. The applicant's engineer advises that the surface elevation of the development is such that if access was cut off during a flood event, personnel would be able to safely shelter in on the development site as it is not subject to inundation. However, due to the nature of the development, it is unlikely that the site will be operational in times of heavy wet weather.

State Interest – Infrastructure

The proposal will not have a significant impact on the regional transport network. DTMR have accepted the findings of the Traffic Impact Assessment by Premise for the proposed access location and have not required the upgrade of the intersection of the easement and Main Street, Proserpine.

4.3. Mackay Isaac and Whitsunday Regional Plan – February 2012

The Mackay, Isaac and Whitsunday Regional Plan was established to provide the vision and direction for the region to 2031. The plan provides certainty about where the region is heading in the future and provides the framework to respond to the challenges and

opportunities which may arise. The proposal is generally consistent with the provisions of the plan. An assessment of the Desired Regional Outcomes is provided below.

Regional Framework: - Desired Regional Outcomes:

Strategic directions – Sustainability, Climate Change and Natural Hazards

The development application has sufficiently demonstrated that the proposed development is not at an unacceptable risk to hazards and has accounted for all relevant overlays.

Strategic directions – Environment

The supplementary reporting provided within the application material sufficiently demonstrates the development will not have a detrimental impact to the environment.

Strategic directions – Regional Landscapes

Not Applicable.

Strategic directions – Natural Resource Management

Not Applicable.

Strategic directions – Strong Communities

Not applicable.

Strategic direction – Strong Economy

The development is an industrial use within an industrial zone. Due to the proposed mobile batching plant being small in scale and output, the development is not going to be a regionally significant economic injector but will contribute to development and industry sectors by providing an additional source of concrete to the region.

Strategic direction – Managing Growth

Not applicable.

Strategic direction – Urban Form

Not applicable.

Strategic direction – Infrastructure and Servicing

Any growth in the region will inevitably add pressure to the region’s infrastructure. The development can be fitted with reticulated services and will not impact the region’s reticulated infrastructure network.

Strategic direction – Transport

It is important that the region recognises, protects and manages major transport corridors to enable general vehicular and personal movement, and the safe and continued movement of freight throughout the region. The site gains access via an easement with direct access to the state-controlled road network. The developments impact on the state-controlled road network has been accepted by the DTMR, via SARA’s response.

4.1. Whitsunday Regional Council Planning Scheme, 2017

4.1.1. Strategic Framework

The Strategic framework sets the policy direction for the Planning Scheme and forms the basis for ensuring appropriate development occurs in the Planning Scheme area for the life of the Planning Scheme.

4.1.2. Strategic Intent

The Planning Scheme sets the policy direction to ensure that to 2036 and beyond the Whitsundays is a prosperous, liveable and sustainable region which will be achieved through the integration of the unique attributes and competitive advantages of each township. The Regions townships and communities have a strong and proud social identity linked to its key economic sectors. The promotion and protection of the regions environmental values is significant to the expressed identities, including the unique scenic values, which consist of key urban gateways, views and vistas. An assessment of the development against the key themes of the Strategic Intent is as followed:

Strategic Intent – Theme 1 - Liveable Communities and Housing

The proposal is consistent with the region's settlement pattern and hierarchy of centres. The proposed development is not located on land that is designated for the provision of housing, nor does the proposal undermine the hierarchy of centres.

Strategic Intent – Theme 2 - Economic Growth

The economic growth theme aims to protect and enhance the economic resilience, wealth creating and employment generating capacities of the Region's key sectors. The proposal is not likely to be a significant employment and economic generator for the region. However, the proposal is for an industrial use within an industrial zone and therefore does not conflict with the Economic Growth theme.

Strategic Intent – Theme 3 - Environment and Heritage

The environment and heritage theme seeks to protect the region's cultural heritage and environmental values for the future. The proposed development site has no matters of environmental significance or identified cultural heritage values. Therefore, the development is not in conflict with the Environment and Heritage theme of the Strategic Intent.

Strategic Intent – Theme 4 - Safety and Resilience to Hazards

The proposed development is not at an unacceptable risk to natural hazards and is not subject to any hazard overlays of the Planning Scheme.

Strategic Intent – Theme 5 – Infrastructure

The proposal will not impact Council's ability to supply infrastructure to the region. Specialty engineering reports supplied within the application material demonstrate the development can be appropriately serviced without detriment to Council infrastructure.

4.1.3. Overlay Codes

4.1.3.1. Acid Sulfate Soils Overlay

A condition of approval will be imposed requiring if acid sulfate soils are encountered, they will be managed in accordance with the Queensland Acid Sulfate Soils Technical manual (Queensland Government, 2014).

4.1.3.2. Airport Environs Overlay

No elements of the proposal exceed the maximum building height for the zone or are expected to cause any intrusions or compromise aircraft safety. The development will not be operational at night and no lighting forms part of the proposal. The development does not conflict with the overlay.

4.1.3.3. Flood Hazard Overlay

The extremities of the site are subject to the flood hazard overlay, which corresponds with a drainage path that partially sits within the site in the south-eastern corner. As the development footprint is outside the mapped hazard area, the development is therefore not subject to the overlay in accordance with Part 8, Section 8.1 (6) of the Planning Scheme.

4.1.4. Low-impact Zone Code

The proposed development is consistent with the purpose and overall outcomes of the zone. The zone envisages intensified industry activities where they are of a nature and scale that is compatible with intended development in the surrounding area.

The proposed development, although carrying the industry classification of ‘High Impact’, is relatively small in size and scale for a concrete batching plant. This is due to the type of batching plant being proposed, which is a mobile set-up to be kept on-site. Due to the batching plant producing generally less than 10,000 tonnes per annum, the intensity of the proposed use aligns with the intensity of the existing adjacent lawful use of a Junk/Scrap Metal Yard, carrying a ‘Medium Impact’ industry classification. Given the size and scale of the development, it will integrate with surrounding uses without compromising the ability of those uses to operate as intended.

The proposed development is situated approximately 650m away from Main Street and cannot be seen from the street frontage, which provides a natural distance amenity buffer from residential accommodation on Main Street. An existing 5m landscaping buffer on the southern property boundary also contributes to screening the development and ensuring the activity positively contributes to the locality. No structures that exceed the permissible building height for the zone are proposed. The built form of the development generally integrates with the existing structures in the area.

Although the applicant has not proposed any construction works within the access, the use will generate additional vehicle movements to an easement that is over its design capacity for a gravel access, given the easement provides access to 7 industrial allotments. This has triggered an upgrade to the easement from the existing sealed area to the access location to the last access location to Lot 3 on SP264124, approximately 260m to remedy any dust nuisance generated by the development.

The applicant has not proposed to connect the development to reticulated water or sewer services, advising that existing services on-site are adequate. Water supply is supplied in

the form of an on-site water storage tank and an on-site bore (RN 46362). Water recycling is also possible with the inclusion of the detention basin. The overall outcomes of the zone seek to provide development with the full range of urban services. It has not been recommended to connect the site to reticulated serves on the basis the additional development to the site is small-scale in nature and its mobile configuration allows these systems to be used in non-serviced areas without issue. In doing so the purpose of the zone is not undermined to an extent which warrants refusal.

4.1.5. Development Codes

Industry Activities Code

The proposal complies with the Industry Activities Code where applicable to the development. All structures on site are well beneath the 75% site cover maximum and setbacks for the proposed shed are more than the minimum requirements. An Environmental Impact Assessment and Environmental Management Plan (EMP) for Construction and Operation by CQC Consulting has provided in support of the development and conditions of approval will ensure the development is carried out in accordance with the recommendations of the EMP. The EMP has been based on the Code of Practice for Concrete Batching Plants by the Department of Environment & Science (DES), AS/NZS ISO 14001:2016: Environmental management systems, and has been assessed by Council's Environmental Health Department as fit for purpose for the proposed batching plant. Noise impacts are not expected to any sensitive receptor as the closest receptor is over 600m away on the corner of Taylor Street and the Bruce Highway and is not expected to receive noise impacts greater than that of the Bruce Highway which is located between the uses.

The SBSMP also demonstrates that the development can be conducted without detrimental impact to the receiving environment and has been reviewed and accepted by Council's Environmental Health and Infrastructure sections. The stormwater solution involves a detention/settlement basin to control and clean water and stormwater flows from the development. Importantly, the SBSMP and EMP ensure that the proposed development will capture all dirty and contaminated water, either to be stored on site or to be treated prior to discharging to the environment.

Infrastructure Code

The proposed development is proposed to be provided with infrastructure appropriate to its needs. No water connection exists at the premises and the applicant advises that the proposed water storage tank and on-site bore is sufficient for the scale of the batching plant. No part of the development requires discharging to Council sewer and therefore the development is not required to connect to this infrastructure. As the applicant also operates the adjacent junk yard which has on-site effluent disposal and is likely to be the one of the two envisaged employees, this arrangement is satisfactory for the development. For the reasons discussed in the zone code assessment this is accepted.

Landscaping Code

Limited landscaping is required for the development due to the distance to Main Street. A 5m landscaping buffer exists on the southern boundary and conditions of approval ensure this buffer remains and is kept alive for the duration of the development. An appropriate level of landscaping exists for the proposal.

Transport and Parking Code

The development generates two on-site parking spaces which have been conditioned. Sufficient space is available onsite to accommodate this parking. A Traffic Impact Statement has been provided by Premise to demonstrate the impact on Main Street will be acceptable and in line with the existing traffic movements, including heavy vehicles, expected for the industrial uses that utilise the easement. Conditions of approval have been imposed requiring the partial upgrading of Easement A for an approximate distance of 270m. This upgrade is considered reasonable to address the existing and future impacts on the easement and the potential for increased dust nuisance.

5. Public Submissions

The development application was placed on public notification between 2 February 2023 and 22 February 2023 in accordance with the relevant provisions of the Planning Act 2016. The Notice of Compliance was received on 24 February 2023. Four submissions were received during this period of Public Notification.

Submissions have been received and summarised in the below table:

Issue	**Comment/Condition Number**
1. Dust nuisance from Driveway	Submitters have raised concern regarding the current amount of dust generated by vehicle movements within Easement A and raise issue with the use providing additional light and heavy vehicle movements in the easement which will cause further nuisance. Conditions of approval require the applicant to seal 270m of the easement which resolve the dust nuisance.
2. Compliance with Public Notification requirements	Submitters raise concern that not all adjoining premises were notified in the Public Notification period as Lot 3 on SP264124 & Lot 17 on SP253093 were listed on the DA Form 1 and their adjoining landowners did not receive letters. Easement A on SP194897 is the legal access to the premises and is included within the development application. The servient tenements accommodating Easement A are “excluded premises” – which are premises that are a servient tenement for an easement, if the development is consistent with the easement terms. Whilst included on DA Form 1 and Council’s Amended Confirmation Notice for the purposes of including the easement, the servient tenement does not form part of the development application and is not considered “the premises forming part of the application”. A development sign was also placed at the front of Easement A and any users of the easement would have seen the sign. Therefore, Public Notification was undertaken in accordance with section 53 of the Act.
3. The poor condition of the driveway connection of	Submitters raise concern that the condition of the crossover for Easement A to Main Street is in an unsafe condition.

Easement A to Main Street	The jurisdiction of this area falls to DTMR who have not imposed any requirements on the development. Council is unable to condition any upgrades to the easement in this location.

6. Infrastructure Charges

6.1. Adopted Infrastructure Charges Resolution

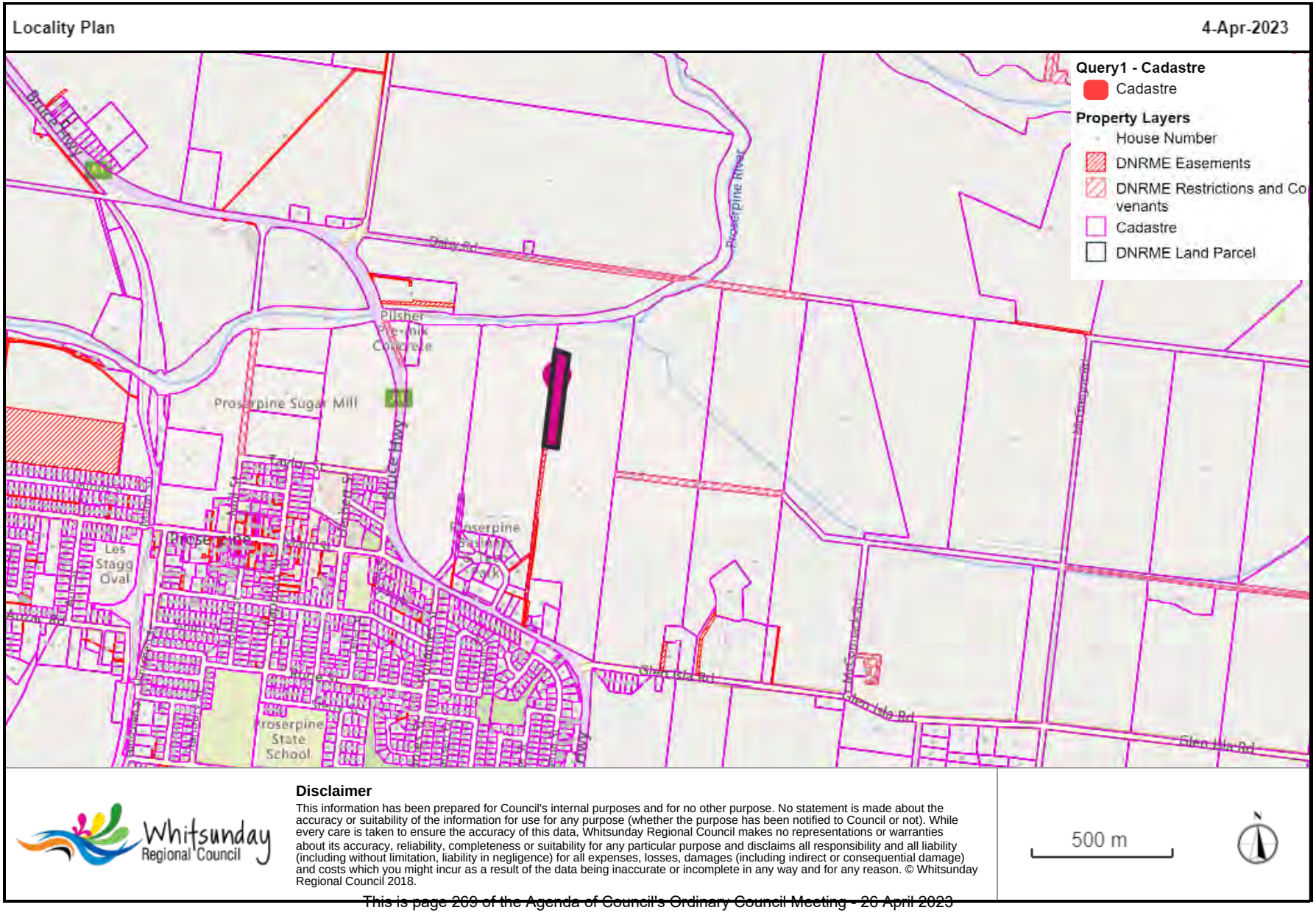
The following is a breakdown on the Infrastructure Charges for the development:

Adopted Charge				
Type of Development	Development Category	Demand Unit & Qty	Charge Rate	Adopted Charge
Existing Lawful Use	Industry	965m2	$54.80 ($/m² of GFA)	$52,882.00
MCU	High impact industry	192m2	$76.75 ($/m² of GFA)	$14,736.00
			Total Adopted Charge	*$67,618.00*

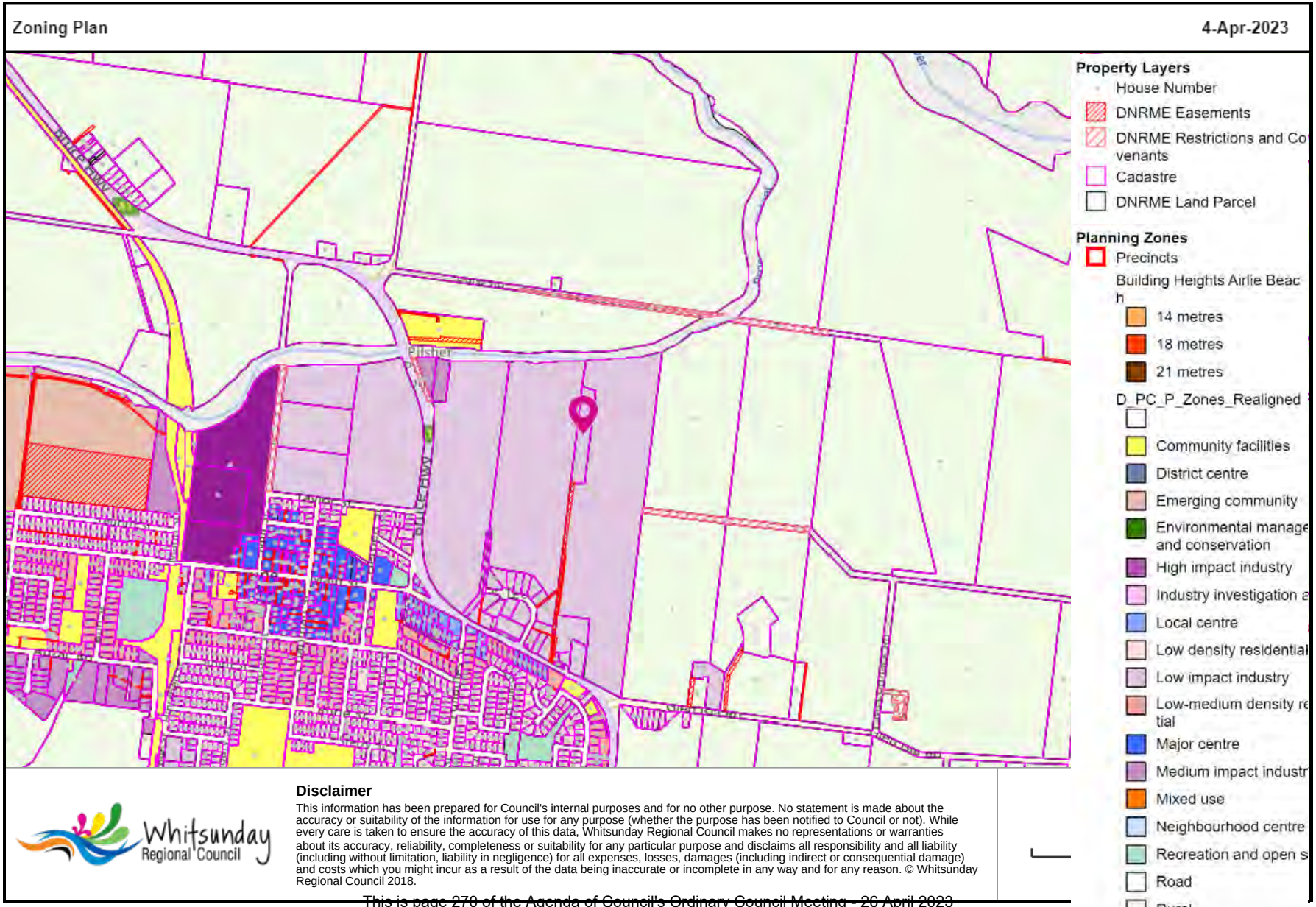
Credit					
Type of Development	Development Category	Demand Unit & Qty	Charge Rate	Discount	Total Credit
Existing Lawful Use	Industry	16,690m2	$153.40	60%	$1,536,147.595
				Total Credit	*$1,468529.50*
				Total Levied Charge	**$0**

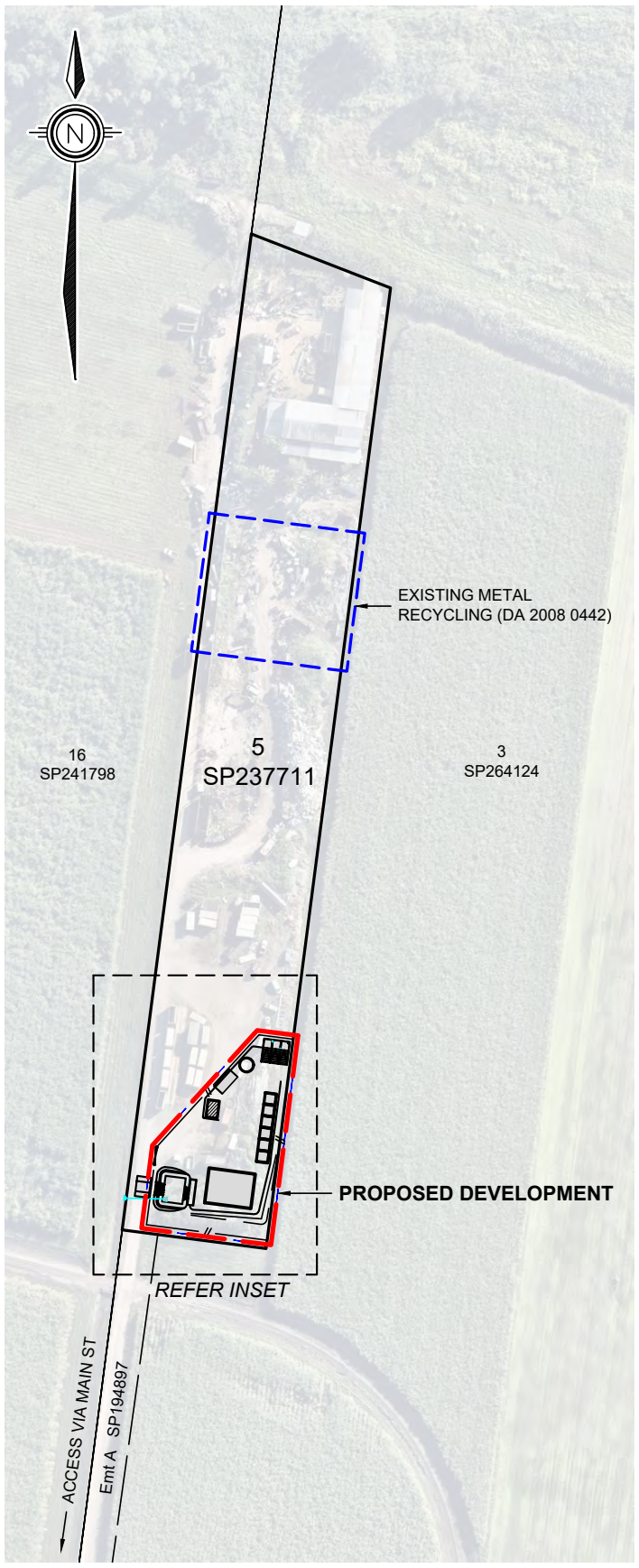
A development credit will remain on the premises for future industrial uses. Calculated in accordance with section 7(1)(d) of the Infrastructure Charges Resolution (No. 1) 2022.

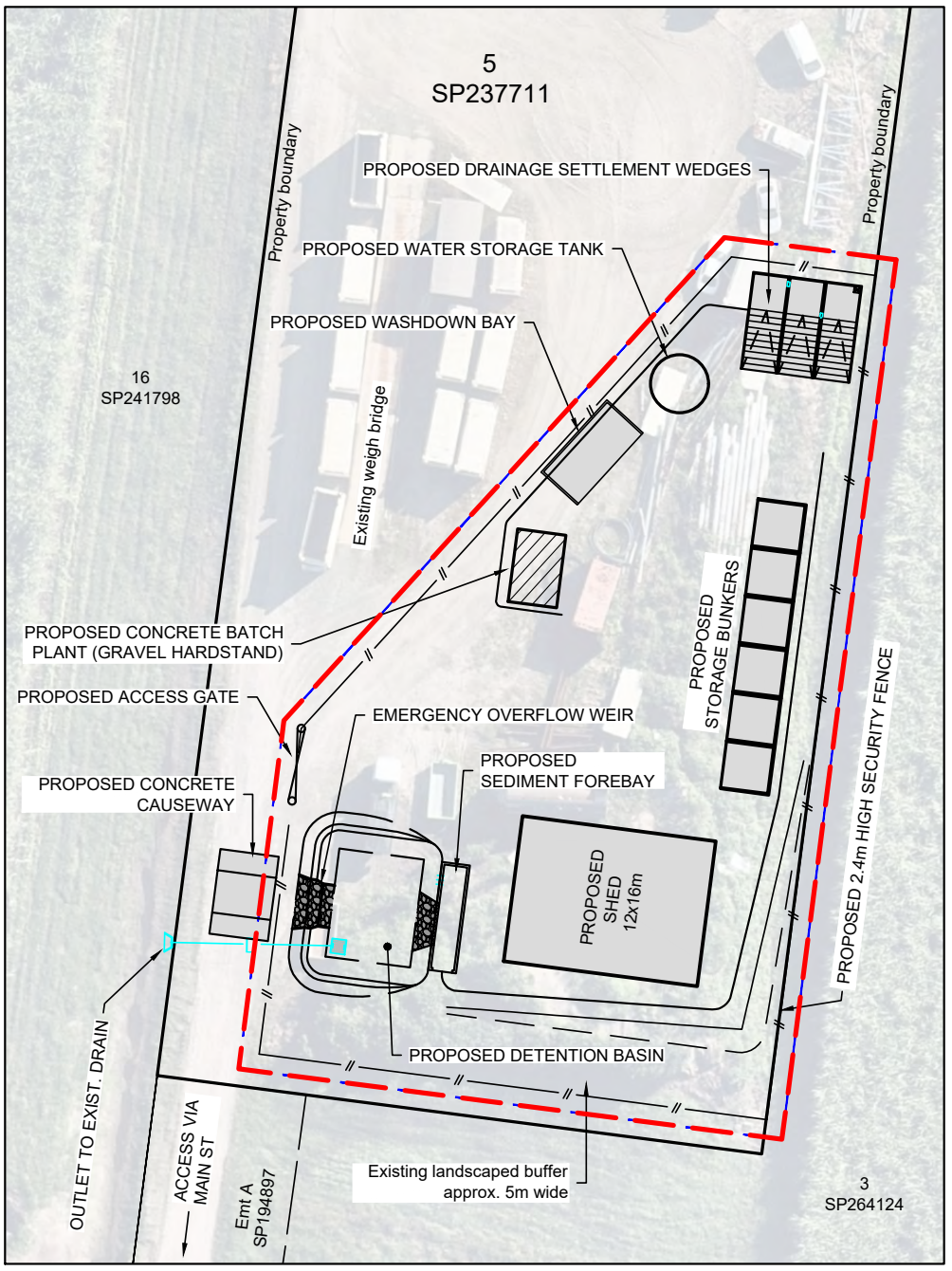
Attachment 13.2.5.3 Locality Plan



Attachment 13.2.5.4 Zoning Plan







INSET

SCALE 1: 500

NOTES

1. The title boundaries shown hereon are obtained from existing Digital Cadastral Database (DCDB), © State of Queensland (Department of Natural Resources, Mines and Energy) 2020. These boundaries have not been verified and are approximate only.
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DIMENSIONS AND AREAS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY AND LOCAL AUTHORITY APPROVAL.

Rev	Description	Drawn	Checked	Date
A	Issue for approval	AD	AH	11/10/2022

Scale 1:2000 - Lengths are in Metres.

20 0 20 40 60 80 100 120 140 160 180 200 220

This plan was prepared as a plan of proposed development and should not be used for any other purpose. The dimensions, areas and total number of lots shown hereon are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation. In particular, no reliance should be placed on the information on this plan for any financial dealing involving the land. This note is an integral part of the plan.

PLAN OF PROPOSED DEVELOPMENT

PROJECT: CONCRETE BATCH PLANT

LOCATION: 153A MAIN STREET, PROSERPINE
Real Property Description: LOT 5 ON SP237711

CLIENT: PROSERPINE RECYCLING

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Horiz. Datum: MGA (GDA94) ZONE 55	Scale: 1 : 2000 @ A3	Drawing No: 19079-PP-01
Vert. Datum:	Drawn: AD	Sheet: 1 OF 1
Local Authority: WHITSUNDAY REGIONAL	Surveyed:	Revision: A

Premise

PAUL TILLEY C/- VISION SURVEYS (QLD) PTY LTD

Concrete Batching Plant

ENGINEERING INFRASTRUTURE REPORT

Report No: VIS-0024/R01
Rev: A
9 September 2022

PAUL TILLEY C/- VISION SURVEYS (QLD) PTY LTD
CONCRETE BATCHING PLANT
ENGINEERING INFRASTRUTURE REPORT

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DOCUMENT AUTHORISATION					
Revision	**Revision Date**	**Report Details**			
A	09/09/22	For Approval			
Prepared By		**Reviewed By**		**Authorised By**	
John Bersi		Lauren Lord		Chris Porter	

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3. PROPOSED DEVELOPMENT 3
4. STORMWATER DRAINAGE & QUALITY 5
5. EARTHWORKS 6
6. ACCESS 6
7. WATER, SEWER, ELECTRICAL AND TELECOMMUNICATIONS SERVICES 6
8. CONCLUSION 7

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Figure 2 - Zoning Map (mapping.whitsundayrc) 2
Figure 3 – Example of Batching Plant (Similar to Proposed) 3
Figure 4 - Proposed Layout 4

APPENDICES

APPENDIX A – DETAILED SURVEY
APPENDIX B – CONCEPT CIVIL DESIGN DRAWING

1. INTRODUCTION

Premise Australia Pty Ltd (Premise) has been commissioned by Vision Survey on behalf of Paul Tilley to prepare an Engineering Infrastructure Report (EIR) in support of the development of Lot 5 on SP237711, on 153 A Main Street, Proserpine. The development will involve a minor change of use to allow construction of a Concrete Batching Plant over a portion of approximately 2300m3 at the southern end of the lot. Addition of the Plant will require the MCU to gain approval for a High Impact Industry use within a Low Impact Industry zoned area. The aim of this report is to demonstrate that the proposed development would have no detrimental impact on the current services, structures, or infrastructure in the vicinity of the site. Refer to the site locality in **Figure 1** below.

Figure 1 - Site Location

2. EXISTING SITE

The terrain is considered relatively flat across the site with some gentle fall towards the east. The lot is serviced by an unsealed private access road inside a reserve which connects to Main Street in the township of Proserpine. The lot is bound on each side by agricultural land, with a rail corridor passing the lot adjoining the southern boundary.

The northern portion of Lot 5 is currently used as a recycle centre. Under Whitsunday Regional Council's Planning Scheme, the zone is currently Low Impact Industry. The purpose of this zoning is to provide for service and low impact industry uses. It may include non-industrial, and business uses that support Industrial activities where they do not compromise the long-term use of the land for industrial purposes. Refer to **Figure 2** for an overview of this zoning. The MCU will therefore seek to allow development for a High Impact Industry use (the Batching Plant) within this lot.

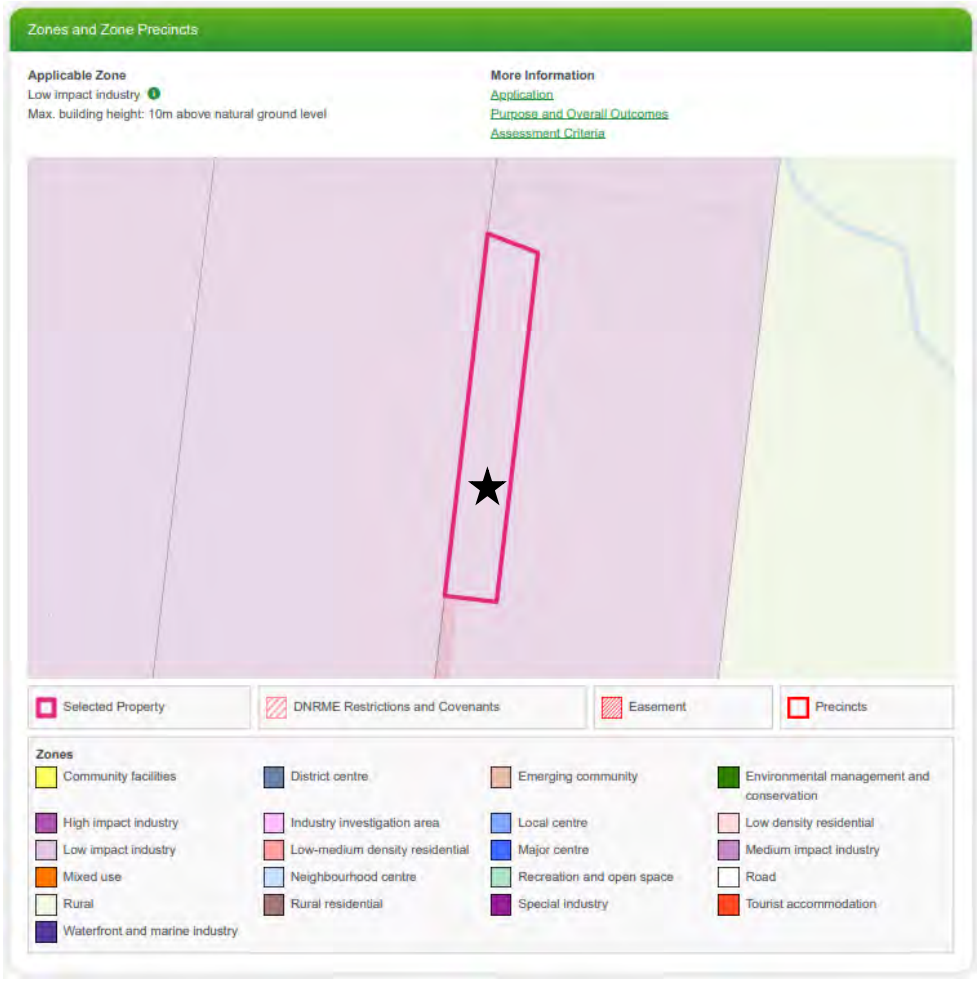


Figure 2 - Zoning Map (mapping.whitsundayrc)

3. PROPOSED DEVELOPMENT

The new Concrete Batching Plant is proposed to be located at the southern end of the lot within a new fenced compound. The plant itself is intended to be a small 'mobile' plant, will produce up to an approximate 10,000 tonne of concrete products per year. To support the plant, additional infrastructure is proposed within the site including a washdown bay, water storage tank, sand and gravel storage bunkers, sediment control structures and a 12m by 16m shed used as an office and storage space. The plant itself will be similar to that shown below in **Figure 3**.

Figure 3 – Example of Batching Plant (Similar to Proposed)

The plant will be used to produce concrete by mixing cement with fine aggregate (sand), coarse aggregate (crushed rock or gravel) and water. Other additives used and stored on the site may include cementitious material (SCMs) such as fly ash, slag, or silica fume.

The proposed layout, depicted in **Figure 4** below, has been developed in alignment with the Cement Concrete & Aggregates Australia (CCAA) guide and principles, Code of Practice for the Concrete Batching Industry EM1305 and Whitsunday Regional Council (WRC) Planning Scheme.

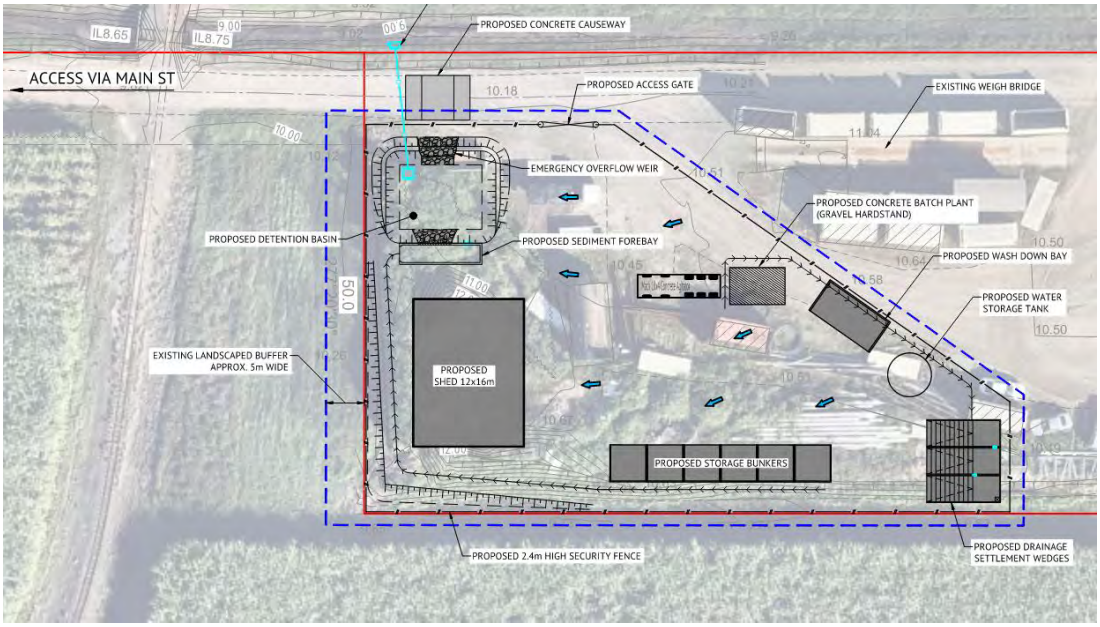


Figure 4 - Proposed Layout

It is intended that the proposed concrete batching plant will be used to supply the local catchment of domestic and business customers on a demand generated basis. The layout has been developed in consultation with the operator, to ensure adequate storage is available to support production of up to 10,000t per annum.

The proposed order of construction works is planned to generally follow this summary below:

- Clearing,
- Earthmoving,
- Minor roadworks to reinstate gravel hardstands,
- Concrete works,
- Installation of small structures,
- Drainage connection to the existing lawful point of discharge (LPD).

4. STORMWATER DRAINAGE & QUALITY

Due to an increase in impervious area, runoff flows for the site are anticipated to increase from the existing scenario. In order to ensure these flows will have no worsening impact on the receiving environment, stormwater detention is required. A basin is proposed to be installed in the south-western corner of the site, as shown in **Appendix B**.

Given that the development involves development of land under 2500 square metres, the requirements of the State Planning Policy (SPP) are not triggered, therefore stormwater quality management on site will be focussed primarily on removal of contaminants caused by the industrial activities which are proposed.

Operations on site are expected to create three different types of stormwater runoff to be considered, clean water, dirty water, and contaminated water, specified below:

- **Dirty water:** In the concrete batching industry, refers to water that has contacted particulate materials such as sand and dirt and become laden with suspended solids. Dirty water originates from aggregate storage areas not affected by cementitious materials and sediment settling basins.
- **Contaminated water:** In the concrete batching industry, refers to water that has contacted alkaline materials used in batching, or originated from alkaline areas, and become alkaline (pH greater than 8.5). Examples of alkaline areas include cement and fly ash storage and loading, agitator truck loading, slumping, and washing points, recycled water pits, slurry agitator pits, 'first-flush' collection pits and concrete waste drying and storage.
- **Clean water:** water that originates from areas not impacted by alkaline or dirty water.

In according with Environmental Management Plan for Construction and Operation by CQG Consulting (Project number: 21164) to minimize the environmental impact, the proposed development intends to capture all dirty and contaminated water, either to be stored on site or to be treated prior to discharging to the environment.

CONTAMINATED WATER

In the context of this site contaminated water is taken to be the 'first flush' water which originates or runs off from the batching plant pad, washdown bays and storage area for any contaminated materials (eg. fly ash). This water will be directed via a concrete lined spoon drain towards a three-phase sediment pond system located in the northern corner of the compound. It is intended that this pond system will force settlement of solids and fines, leaving clean water which can be pumped from a sump point into an above-ground storage tank on the site. This water can then be utilised on site for washdown, mixing, slumping or dust suppression. If contaminated water must be discharged from the site, it must be first treated to achieve an appropriate pH balance prior to being released. The settling ponds will require ongoing maintenance to ensure they are cleared of any siltation.

DIRTY WATER

As the site will be unsealed, all runoff not captured as part of the contaminated water first flush will be directed towards the south as sheet flow, where it will be intercepted by a spoon drain along the southern boundary and directed towards a combined sediment and detention basin in the south-western corner of the site. This sediment basin configuration will be confirmed during the operational works design phase, however will likely comprise a forebay, low-flow pipes and an emergency overflow weir for major storm scenarios. Once treated,

the water will be discharged to the LPD via an inlet structure and culvert. The inlet structure, as well as the sediment forebay, will require annual maintenance to remove any build-up of silt or debris.

CLEAN WATER

To suit the stormwater management plan, clean water (such as roof water) will also be directed towards the sediment and detention basin, such that proper mitigation of increased flows can be managed.

Considering that the site will not be sealed, Premise propose that the site to be bunded to contain the stormwater before it leaves the site. As shown in proposed layout, all dirty water will be captured by directed drains and ground level, to the sediment basin and just after it being settled the clean water will drain into public assets.

For further information, refer to Premise's Stormwater Management Plan VIS-0024-R02.

5. EARTHWORKS

In order to promote sheet flows to the south-west corner of the site, some lot regrading will be required. Currently, there is some vegetation and stockpiled material that will need to be cleared to enable these works. Some filling will be proposed in the south-eastern corner of the site to form a bunded shape, such that a swale drain capable of capturing the major storm flows can be installed, directed towards the basin. Generally, the remainder of the site should be graded such that there is a minimum 1% fall toward the swale drain and basin, with no opportunity for flows to escape the site at the eastern boundary.

6. ACCESS

Access to the site is currently available via a private access easement which links to Main Street (a state-controlled road) towards the south. This access is unsealed and will service not only the proposed Batching Plant site, but also recycling plant operations to the north.

A traffic impact assessment conducted by Premise (Ref: VIS-0024-R01 Dated 16/06/22) concluded that, given the proposed development's very low traffic generation, it is not expected to significantly impact on the safety or efficiency of the state-controlled road network. An alternate access location was investigated to the north of the site at Horsford Place however it was found that continued use of the existing access to Main Street was the best and safest option for the development.

As the proposed detention basin is intended to have an emergency overflow weir directing stormwater flows towards this access (internally to Lot 5), it is proposed that a small section of the access will be concreted to protect the pavement in major storm situations. Refer to **Appendix B** for concept layout. This concreted section will act similarly to a causeway in the event that the basin must discharge at the weir.

7. WATER, SEWER, ELECTRICAL AND TELECOMMUNICATIONS SERVICES

Existing private services are installed within Lot 5 to service the operations at the northern end of the site. Connection of potable water, electrical and comms services for the new development will be made to this private infrastructure, and will be the responsibility of the property owner.

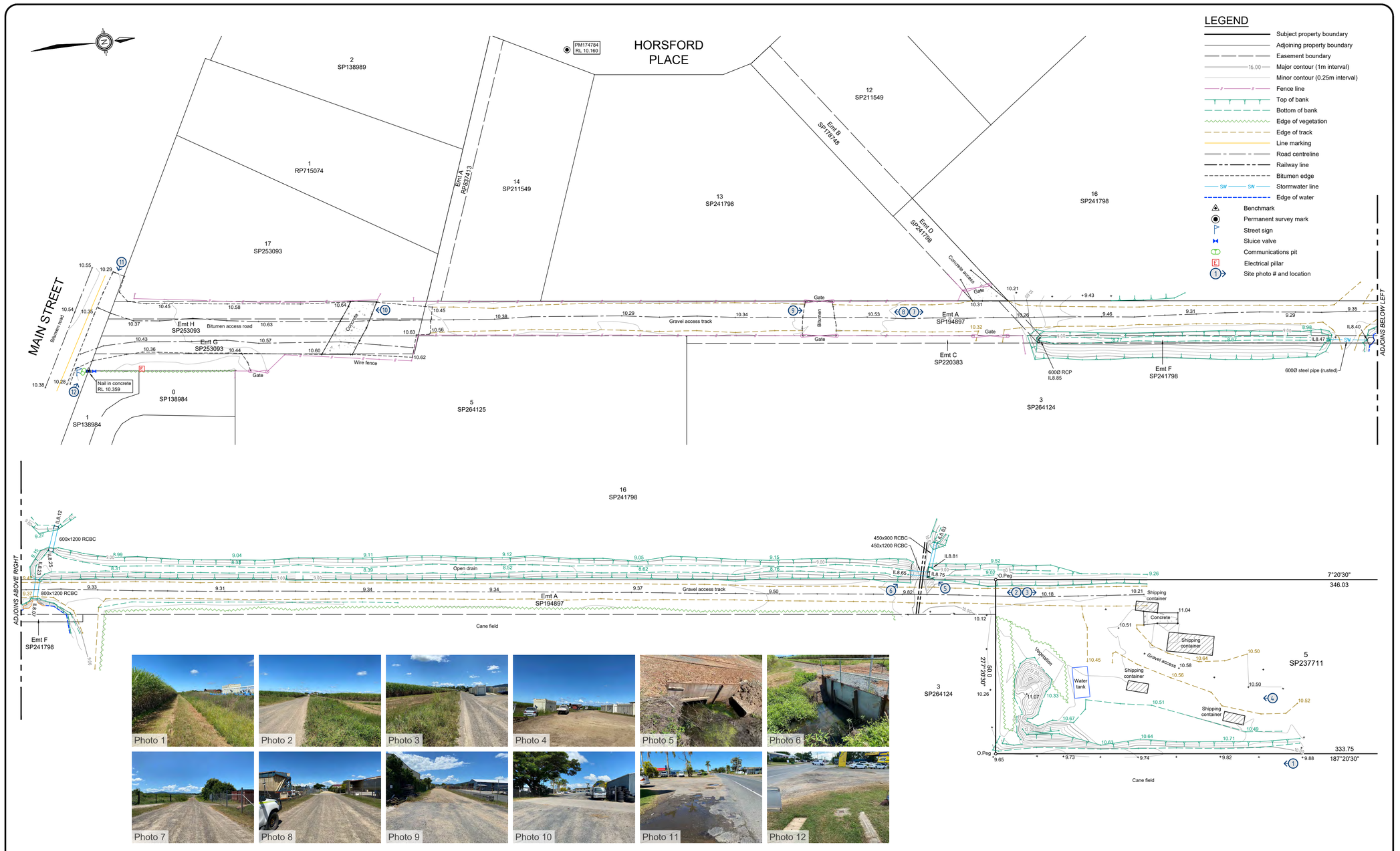
It is not anticipated that the scale of operations will necessitate a significant increase in workforce to support Concrete Batching over and above the site's current use. The operator estimates that concrete batching may necessitate up to two (2) additional personnel on site for discrete periods of time during and after batching. As such, it is envisaged that the addition of the Batching Plant can be accommodated by the existing private services internal to Lot 5.

8. CONCLUSION

Premise has undertaken a review of all available information in relation to the civil aspects of the proposed Concrete Batching Plant at Lot 5 on SP237711. A feasible concept site layout and drainage strategy has been devised, as shown in **Appendix B** and as detailed in Premise's Site Based Stormwater Management Plan (VIS-0024-R02). Overall, it is confirmed that the site can be adequately serviced by the surrounding supporting infrastructure in terms of drainage and access, with no negative impacts to the existing Council and TMR owned assets. Any additional service connections for the site will be managed by the lot owner using existing private infrastructure. There were no insurmountable civil engineering challenges identified that would prevent the successful development of the Concrete Batching Plant.

APPENDIX A

DETAILED SURVEY



LEGEND

- Subject property boundary
- Adjoining property boundary
- Easement boundary
- Major contour (1m interval)
- Minor contour (0.25m interval)
- Fence line
- Top of bank
- Bottom of bank
- Edge of vegetation
- Edge of track
- Line marking
- Road centreline
- Railway line
- Bitumen edge
- Stormwater line
- Edge of water
- Benchmark
- Permanent survey mark
- Street sign
- Sluice valve
- Communications pit
- Electrical pillar
- Site photo # and location

Photo 1

Photo 2

Photo 3

Photo 4

Photo 5

Photo 6

Photo 7

Photo 8

Photo 9

Photo 10

Photo 11

Photo 12

Scale 1:500 - Lengths are in Metres.

5 0 5 10 15 20 25 30 35 40 45 50 55

Rev	Description	Drawn	Checked	Date
A	Original issue	AD	CH	11/04/2022

This plan is prepared from a combination of field survey and existing records for the purpose of designing new constructions on the land and should not be used for any other purpose. The title boundaries shown hereon were not marked by the author at the time of survey and have been determined by plan dimensions only and not by field measurement. Services shown hereon have been located where possible by field survey. If not able to be located, services may have been plotted from the records of relevant authorities where available. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services. This note is an integral part of this plan.

CONTOUR AND DETAIL PLAN

PROJECT: SITE FEATURE SURVEY

LOCATION: 153A MAIN STREET, PROSERPINE

Real Property Description: LOT 5 ON SP237711

CLIENT: PROSERPINE RECYCLING

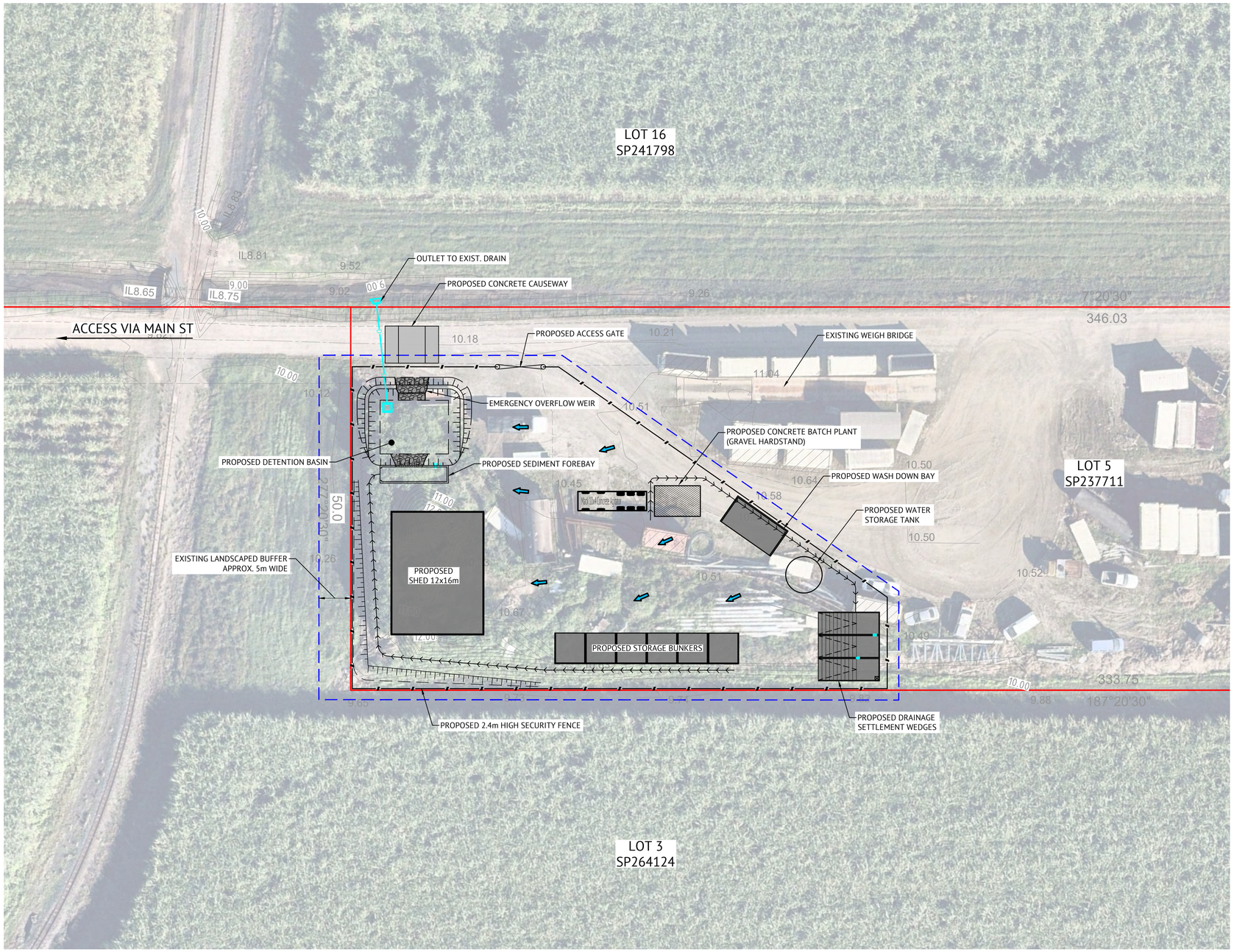
Horizontal Datum:	MGA (GDA2020) ZONE 55
Vertical Datum:	AHD
Local Authority:	WHITSUNDAY REGIONAL COUNCIL

VISION
Airlie Beach | Mackay | Townsville | Rockhampton | SE QLD
E : admin@visionsurveysqld.com.au P : 13000VISION

Scale:	1:500 @ A1	Drawing No:	19079-CD-01
Drawn:	AD	Sheet:	1 OF 1
Surveyed:	JS 3/04/2022	Revision:	A

APPENDIX B

CONCEPT CIVIL DESIGN DRAWING



EXISTING SERVICES

ALL EXISTING SERVICES ARE TO BE LOCATED BY THE CONTRACTOR THROUGH CONTACTING THE RELEVANT SERVICE AUTHORITY PRIOR TO THE COMMENCEMENT OF ANY WORK

PRELIMINARY - NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION	REC	APP
DD/MM/YYYY	1	PRELIMINARY - NOT FOR CONSTRUCTION		

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MACKAY, QLD 4740
PH: (07) 4829 3660
WEB: www.premise.com.au

DESIGNED
CHECKED
PROJECT MANAGER
ENGINEERING CERTIFICATION

SCALE
0 5 10 15m
SCALE 1:250 (A1)
ORIGINAL SHEET SIZE A1

CLIENT	PAUL TILLEY C/- VISION SURVEYS (QLD) PTY LTD
PROJECT	CONCRETE BATCHING PLANT ON LOT 5 SP237711
LOCATION	PROSERPINE, QUEENSLAND
SHEET TITLE	CONCEPT LAYOUT PLAN

JOB CODE: VIS-0024
SHEET NUMBER: SKC001
REV: 1

Premise

premise.com.au

Premise

PAUL TILLEY C/- VISION SURVEYS (QLD) PTY LTD

Concrete Batching Plant

TRAFFIC IMPACT ASSESSMENT

Report No: VIS-0024/R01
Rev: A
16 June 2021

PAUL TILLEY C/- VISION SURVEYS (QLD) PTY LTD
CONCRETE BATCHING PLANT
TRAFFIC IMPACT ASSESSMENT

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DOCUMENT AUTHORISATION					
Revision	**Revision Date**	**Report Details**			
DRAFT	27/05/21	For comment			
A	16/06/21	For certification			
Prepared By		**Reviewed By**		**Authorised By**	
Alex Roberts		Daniel Marais		Bradley Jones	

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1. INTRODUCTION

Premise Australia Pty Ltd (Premise) has been engaged by Paul Tilley C/- Vision Surveys (QLD) Pty Ltd to undertake a Traffic Impact Assessment for a proposed Concrete Batching Plant located at 153A Main Street, Proserpine in accordance with the Department of Transport and Main Roads' (TMR's) "Guide to Traffic Impact Assessment" (GTIA).

1.1 Background

Mr Paul Tilley intends to submit a Material Change-of Use Application for a High Impact Industry (Concrete Batching Plant) at Lot 5 SP237711, Proserpine. The site has no road frontage, but easements connect the site to both the Bruce Highway (Main Street) and Horsford Place. Mr Tilley proposes to provide access directly via Main Street, however, TMR have recommended that access be provided via Horsford Place. This Traffic impact Assessment includes assessment of both options in accordance with the GTIA.

1.2 Scope and Study Area

Figure 1 shows the impact assessment area which consists of the geometric frontage to the development site including:

- Main Street;
- Main Street / Easement ASP194897 intersection;
- Horsford Place;
- Main Street / Horsford Place intersection; and
- Horsford Place / Easement BSP178749 intersection.

Figure 1 – Impact assessment area

The construction period is scheduled to commence 2021 with completion and opening of the development also expected in 2021. In accordance with the GTIA, the impact mitigation period for access intersections is 10 years after the opening of the final stage, resulting in a design year of 2031.

1.3 Pre-lodgement Advice

Pre-lodgement advice dated 23 April 2019 is attached in Appendix A.

Included in Appendix A is TMR correspondence which specifies that TMR requests assessment of:

- State Development Assessment Provisions of State Code 1 (Performance Outcomes (PO) 15, PO16 and PO20) and State Code 6 (PO1, PO2, PO3 and PO6);
- Clarification of the proposed concrete batching use;
- Number and types of vehicles expected to access the site; and
- Detailed assessment of access to the Bruce Highway.

2. EXISTING CONDITIONS

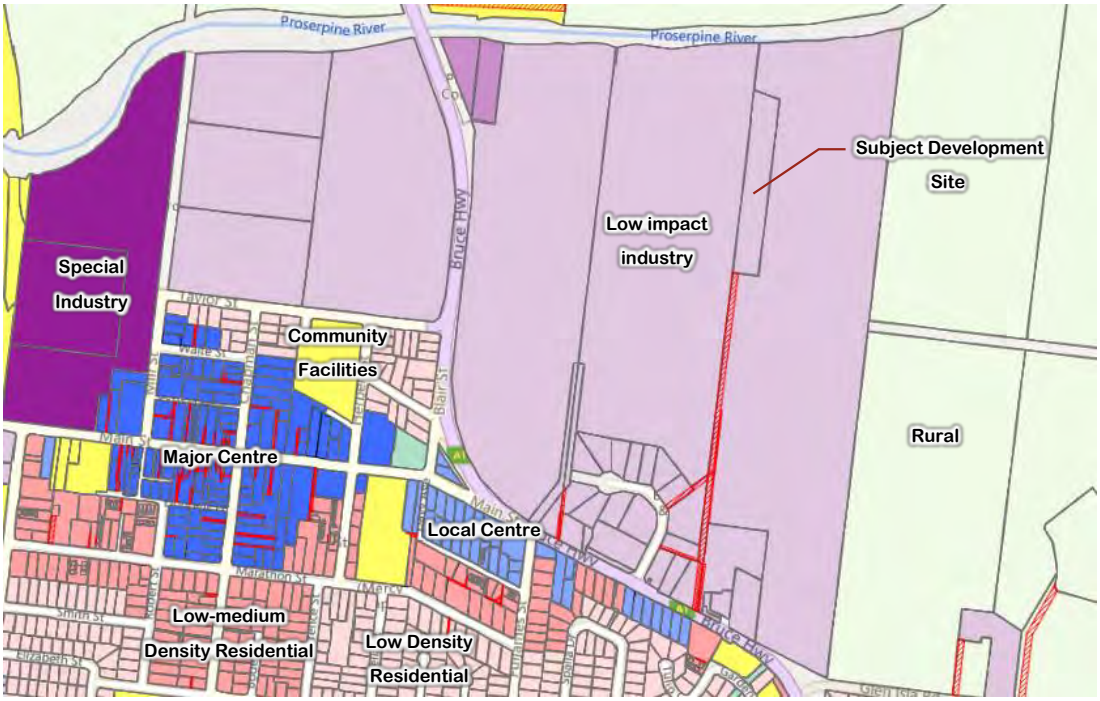
2.1 Land Use and Zoning

The subject site is currently zoned low impact industry in the WRC Planning Scheme and is currently being used as a recycling centre.

2.2 Adjacent Land Uses / Approval

Land use surrounding the subject site is generally low impact industry and a combination of local centre and low-medium density residential along Main Street as shown by Figure 2.

Figure 2 – Surrounding area land use



On 6 December 2019 WRC approved (with conditions) a Material Change-of Use Application (Reference: 20190838) for a proposed Service Station on the corner of the Bruce Highway and Horsford Place. This development has now been built though it is generally not shown in aerial imagery of the area. The publicly accessible decision notice for the development encloses "Traffic Impact Assessment: Proserpine Service Station / 3-5 Horsford Place, Proserpine" prepared by SLR Consulting Australia Pty Ltd (reference: 620.13409-R01v1.0) dated 2019 which includes traffic counts and forecasting for the study area.

2.3 Surrounding Road Network Details

The surrounding road network is shown by Figure 1.

2.3.1 MAIN STREET

Main Street forms part of the Bruce Highway, a national highway under the governing authority of TMR and is approved for use by PBS2A vehicles (B-doubles up to 25m in length) operating at higher mass limits. Along the site frontage, Main Street is generally aligned east-west between adjacent sections of the Bruce Highway. Figure 3 shows the road cross-section looking west. It features an approximately 12m wide, two (2) lane undivided carriageway (one (1) lane each way) and sealed shoulders. A posted speed limit of 60km/h applies on Main Street in the vicinity of the development site.

Figure 3 – Main Street road cross-section

2.3.2 HORSFORD PLACE

Horsford Place is a no through road under the governing authority of WRC and is approved for use by PBS2A vehicles (B-doubles up to 25m in length). The road is generally aligned north-south between Main Street to the south and a cul-de-sac to the north. Figure 4 shows the road cross-section features an approximately 11m wide, two (2) lane undivided carriageway (one (1) lane each way). The default urban speed limit of 50km/h applies on Horsford Place.

Figure 4 – Horsford Place cross section

2.3.3 MAIN STREET / HORSFORD PLACE INTERSECTION

Main Street and Horsford Place form a priority-controlled T-intersection on the State-controlled road network. Main Street has priority at the intersection with the Horsford Place approach controlled by a stop sign. A 55m long auxiliary left turn lane and 75m long channelised right turn lane are provided on Main Street to enter Horsford Place as shown by Figure 5. Since the aerial image was recorded a service station has been construct on the northwest corner of the Main Street / Horsford Place intersection (shown under construction in Figure 4) with site entry on Horsford Place approximately 20m north of Main Street and site exit on Horsford Place approximately 60m north of Main Street.

Figure 5 – Main Street / Horsford Place T-intersection

2.4 Traffic Volumes

As part of the Traffic Impact Assessment prepared by SLR Consulting Australia Pty Ltd (SLR) for the proposed Service Station on the corner of the Bruce Highway and Horsford Place (refer Section 2.2), Austraffic conducted a 12-hour traffic count at the Main Street / Horsford Place T-intersection on Wednesday 28 August 2019. SLR observed the weekday peak hours to be from 8:15AM – 9:15AM and from 2:30PM – 3:30PM. Figure 6 and Figure 7 show morning and evening peak hour traffic volumes reported by SLR and obtained from the Austraffic traffic count.

Figure 6 – SLR reported Main Street / Horsford Place 2019 morning peak hour traffic volumes

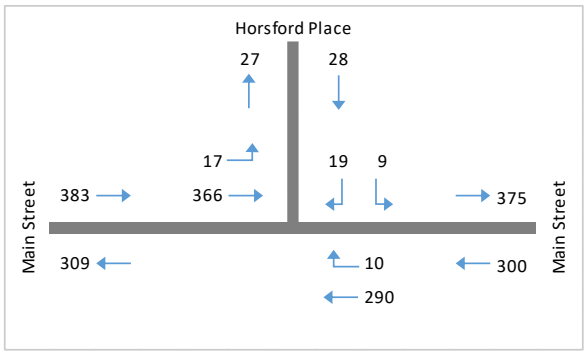
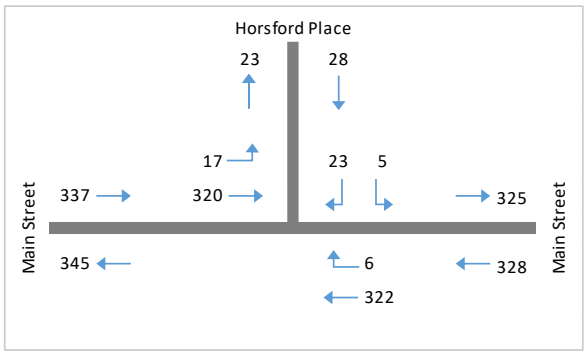


Figure 7 – SLR reported Main Street / Horsford Place 2019 evening peak hour traffic volumes



The SLR reports 2021 traffic volumes at the Main Street / Horsford Place intersection with the proposed Service Station to be as shown by Figure 8 for the morning and Figure 9 for the evening peak hour.

Figure 8 – SLR reported Main Street / Horsford Place 2021 morning peak hour traffic volumes with Service Station

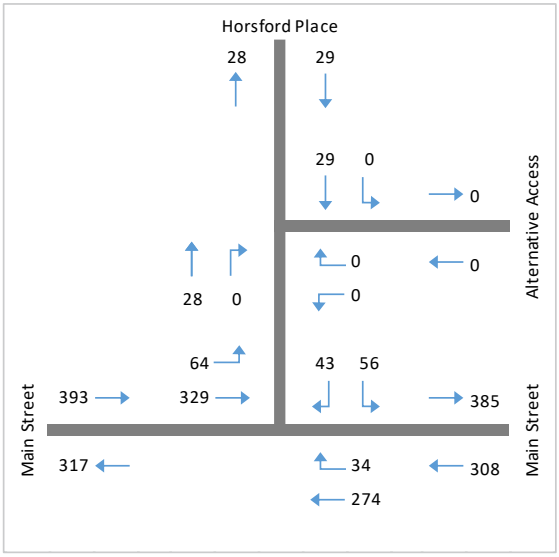
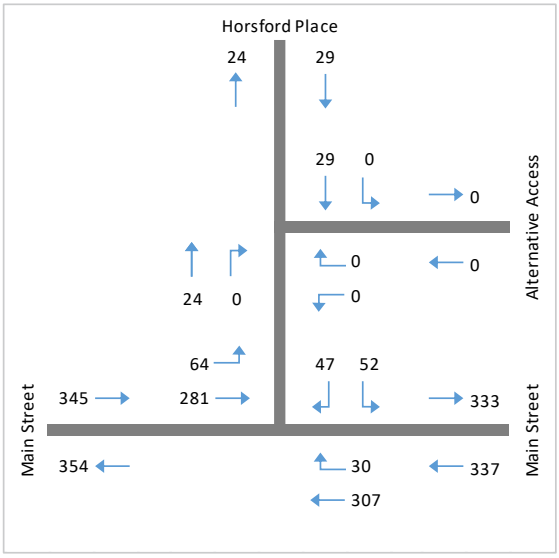


Figure 9 – SLR reported Main Street / Horsford Place 2021 evening peak hour traffic volumes with Service Station



TMR provided Traffic Analysis Reporting System (TARS) annual volume reports for the Bruce Highway, refer Appendix B. The TARS data reports Annual Average Daily Traffic (AADT) volumes including heavy vehicle proportions and historical annual growth rates. Two traffic census sites were in proximity of the subject site:

- Site 82847 - located along the Bruce Highway approximately 1km North of the Main Street / Horsford Place intersection; and
- Site 80010 – located along the Bruce Highway approximately 3km South of the Main Street / Horsford Place intersection.

Table 1 summarises the data provided by TMR for the two (2) traffic census sites including AADT volumes, heavy vehicle proportions and annual growth rates based on a one (1) year, five (5) year and 10 year trend.

Table 1 – Bruce Highway 2019 Traffic Data

Traffic Census Site	AADT	Heavy Vehicle Proportion	Annual Growth Rate
82847 (North)	11,873 vehicles per day	20.33%	2.40% (1-year trend) 1.34% (5-year trend) 0.98% (10-year trend)
80010 (South)	5,673 vehicles per day	20.86%	2.54% (1-year trend) 2.24% (5-year trend) 1.33% (10-year trend)

2.5 Intersection and Network Performance

Intersection (and access) performance has been assessed using SIDRA Intersection Version 9 (SIDRA). SIDRA is an advanced micro-analytical traffic tool for evaluation of intersections. SIDRA reports intersection performance in terms of a range of parameters including:

- **Demand Volumes (V):** The modelled number of vehicles arriving at the intersection during the assessment hour. Demand volumes are calculated by dividing the peak hour volume by the peak flow factor (PFF). SIDRA's default PFF of 95% has been adopted for all movements;
- **Degree of Saturation (DoS):** The ratio of the demand volume, V, to the theoretical capacity. An intersection is considered to be operating at its practical capacity when the DoS reaches 0.80 for priority control;
- **Average Delay (D):** The mean control delay including both queuing delay and geometric delay for all vehicles arriving during the assessment period including the delay experienced after the end of the flow period until the departure of the last vehicle arriving during the flow period. The GTIA specifies that average delays exceeding 42 seconds for any movement at a priority-controlled intersection is a safety issue; and
- **95th Percentile Back of Queue Length (Q):** The maximum backward extent of the queue relative to the stop line or give-way / yield line during a signal cycle or gap acceptance cycle below which 95% of all queue lengths fall. The 95th percentile back of queue length is generally accepted as the maximum queue length for design purposes.

For the analysis, heavy vehicle proportions along all approaches are assumed to be 20%, consistent with the proportion reported in the TARS data for Main Street (refer Table 1).

2.5.1 MAIN STREET / HORSFORD PLACE PERFORMANCE

Intersection analysis has been undertaken at the Main Street / Horsford Place T-intersection based on the 2021 service station operating traffic volumes reported by SLR (Figure 8 and Figure 9). Appendix C shows SIDRA output results for the intersection with key outputs from the SIDRA model provided in Table 2 and summarised below.

- The maximum DoS is 0.273, which is below practical capacity;
- The maximum average delay to any movement is 24.4 seconds, which is acceptable according to the GTIA; and
- The maximum queue length does not exceed two (2) vehicles, which is not expected to impact on the adjacent intersections or accesses.

Table 2 – SIDRA Output – Main Street / Horsford Place, existing conditions

Movement	AM Peak				PM Peak			
	V (veh)	DoS	D (sec)	Q (veh)	V (veh)	DoS	D (sec)	Q (veh)
East Approach: Main Street								
Through	288	0.168	0.0	0.0	323	0.189	0.0	0.0
Right	36	0.046	8.3	0.2	32	0.038	7.9	0.1
North Approach: Horsford Place								
Left	59	0.273	12.5	1.1	55	0.268	11.9	1.1
Right	45	0.273	24.4	1.1	49	0.268	23.4	1.1
West Approach: Main Street								
Left	67	0.041	5.8	0.0	67	0.041	5.8	0.0
Through	346	0.201	0.0	0.0	296	0.171	0.0	0.0

2.6 Road Safety Issues

Existing road safety issues in the study area were identified through crash rate analysis. The analysis was conducted on data supplied by TMR in response to a road crash data request for Main Street between Easement ASP194897 and Horsford Place, the functional areas of the Main Street / Easement ASP194897 and Main Street / Horsford Place intersections and the full length of Horsford Place. TMR provided details of reported crashes in the years 2003 to 2019, the information provided for each crash includes the crash type, location, year, number/type of vehicles involved, vehicle direction, conditions and contributing factors. Over the last 17 full years of road crash data, there were two (2) crashes recorded in the assessment area.

One (1) of the crashes was a rear end (left rear) accident (DCA Code 302) occurring in 2015 at 2:00PM when an eastbound light vehicle rear ended another light vehicle turning left into a property on Main Street. The accident resulted in minor injury and TMR data indicates that a contributing factor may have been that one (1) of the vehicles was unregistered.

The other crash was a single vehicle off path on curve accident (DCA Code 804) occurring in 2008 on the Bruce Highway at 2:00AM. The accident occurred when a northbound motorcycle veered off the road and into an object. The accident occurred at a bend in the road with an obscured view in dark but lighted conditions. The driver of the motorcycle collided with an object and required hospitalisation. TMR data indicates that alcohol/drugs and unlicensed driving may have been contributing factors. No data is available regarding the object that was hit.

2.7 Site Access

Access to the development site consists of the existing access via Main Street and the alternate access via Horsford Place.

2.7.1 EXISTING ACCESS

Existing access to the development site is provided from Main Street via Easement ASP194897 as shown by Figure 10.

Figure 10 - Existing site access

The immediate entry to Easement ASP194897 appears to be a deteriorated sealed pavement, with potholes and patches of exposed basecourse. The pavement of Easement ASP194897 transitions to an unsealed pavement 80m north of the intersection and continues a further 560m before reaching the development site. Easement ASP194897 also provides access to six (6) other lots with the development site being at the north most end of the easement. The access is considered to provide a basic left-turn treatment (BAL) and a basic right-turn treatment (BAR) on Main Street.

2.7.2 ALTERNATIVE ACCESS

As part of the pre-lodgement advice outlined in Section 1.3, TMR recommended that access via Horsford Place through Easements BSP178748 and DSP241798 be investigated as an alternative access arrangement. The alternative access easements are shown in relation to the existing access easement in Figure 11.

Figure 11 – Alternative site access

Easements BSP178748 and DSP241798 consist of four (4) metre wide concrete sealed accesses approximately 100m in length. The easements connect Horsford Place to the unsealed portion of the existing access easement ASP194897. The access to Horsford Place is considered to provide BAL and BAR turn treatments. Currently, no lot has direct access to Easement BSP178748 or DSP241798.

3. PROPOSED DEVELOPMENT DETAILS

3.1 Development Plan

A phone call with Mr Tilley on 30 April 2021 identified the proposed development as a concrete batching plant to supply the modest demand generated by his business and potentially members of the public upon request. The development will be staffed by two (2) full time employees.

The batching plant is assessed as producing 10,000t per annum in line with the threshold in Schedule 20 of Planning Regulation 2017 for high impact industry impacting on state transport infrastructure.

3.2 Operational Details

The site is expected to operate Monday to Friday, 7:00AM to 5:00PM, and Saturday 5:00AM to 12:00PM.

It was conservatively assumed that the peak periods of the proposed development coincide with the peak periods observed on Main Street, 8:15AM to 9:15AM and 2:30PM to 3:30PM.

3.3 Proposed Access

Proposed access to the development site consists of either the existing access via Main Street (Section 2.7.1) or the alternate access via Horsford Place (Section 2.7.2).

4. DEVELOPMENT TRAFFIC

4.1 Traffic Generation

A first principles assessment was undertaken to estimate the traffic generation for the proposed development, in accordance with the GTIA's preferred hierarchy of data sources for traffic generation rates. Traffic generation is expected to consist of traffic generated by the workforce, raw material deliveries (inbound) and concrete deliveries (outbound).

The workforce is expected to consist of two (2) full-time employees which are expected to generate two (2) inbound light vehicle trips in the morning and two (2) outbound light vehicle trips in the evening.

Concrete deliveries are expected to be by agitator truck with a five (5) cubic metre (12t) capacity with three (3) deliveries per day on a weekday and one (1) delivery on Saturdays. This equates to 16 concrete deliveries (32 vehicles) per week and approximately 10,000t of concrete per annum.

Raw material deliveries (inbound) are expected to occur weekly with the development receiving seven (7) raw material deliveries (14 vehicles) per week consisting of:

- One (1) load of cement by semi-trailer (24t);
- One (1) load of fly ash by heavy rigid truck (8t);
- Two (2) loads of sand by truck and dog (56t per week); and
- Three (3) loads of aggregate by truck and dog (91t per week).

Based on the preceding discussion it is determined that the proposed developments weekday traffic generation is expected to consist of four (4) light vehicles and 10 heavy vehicles, assuming a maximum supply of two (2) raw material deliveries occur on the peak weekday. Therefore, traffic generation during peak hours is expected to consist of:

- Two (2) light vehicles (inbound) during the morning peak hour on the surrounding road network (8:15-9:15AM); and
- Four (4) heavy vehicle trips (two (2) inbound and two (2) outbound) during the evening peak hour on the surrounding road network (2:30PM-3:30PM).

4.2 Trip Distribution

Trip distribution is assumed to be 50 east : 50 west on Main Street.

4.3 Development Traffic Volumes on the Network

Development traffic volumes on the network are based on the traffic generation determined in Section 4.1 and the trip distribution outlined in Section 4.2. Figure 12 shows development morning peak hour traffic volumes and Figure 13 shows development evening peak hour traffic volumes.

Figure 12 – Development design morning peak hour traffic volumes

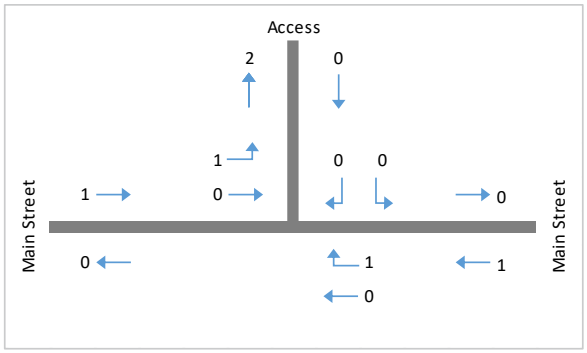
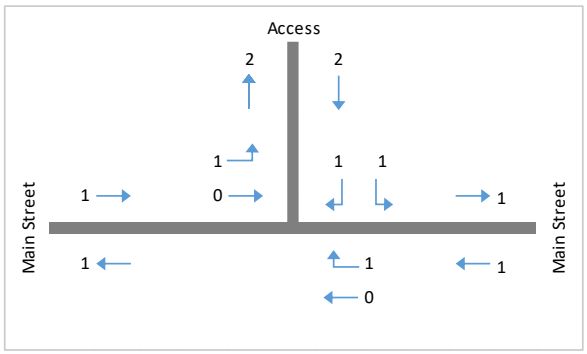


Figure 13 – Development design evening peak hour traffic volumes



5. IMPACT ASSESSMENT AND MITIGATION

5.1 With and Without Development Traffic Volumes

5.1.1 EXISTING ACCESS

Traffic volumes were determined for the existing access location under the existing access arrangement scenario, assuming vehicles will enter/exit the site from the existing access location.

5.1.1.1 Opening Year Without Development Traffic Volumes

A traffic generation rate was determined from the traffic volumes reported by SLR (Section 2.4) to estimate volumes using the existing access location. Measurements taken from Queensland Globe aerial imagery indicated approximately 29,000m^2 of site area accessed via Horsford Place was developed during the survey period. This corresponds to a morning peak hour traffic generation rate of 0.19 trips per 100m^2 of site area and an evening peak hour rate of 0.18 trips per 100m^2 of site area.

It is assumed only the land dependant of the easement for access will contribute towards the traffic generation. Figure 14 shows the proportion of developed land fronting the easement that is dependent on Easement ASP194897 for access, being approximately 12,100m^2.

Figure 14 – Proportion of land dependant on Easement ASP194897 for access

Based on the site area, calculated traffic generation rates and directional distribution observed in the traffic volumes reported by SLR, Table 3 outlines the opening year trip generation expected from the easement.

Table 3 – Easement ASP194897 trip generation

Peak Hour	Morning	Evening
Inbound from East	3	3
Inbound from West	8	7
Outbound to East	3	3
Outbound to West	9	8
Total	**23**	**21**

Opening Year (2021) 'without development' traffic volumes at the existing access location were determined by combining the existing access trip generation (Table 3) and the SLR reported 2021 peak hour traffic volumes with Service Station (Figure 8 and Figure 9). Opening year (2021) peak hour traffic volumes are shown in Figure 15 for the morning peak hour and Figure 16 for the evening peak hour.

Figure 15 – 2021 existing access morning peak hour 'without development' traffic volumes

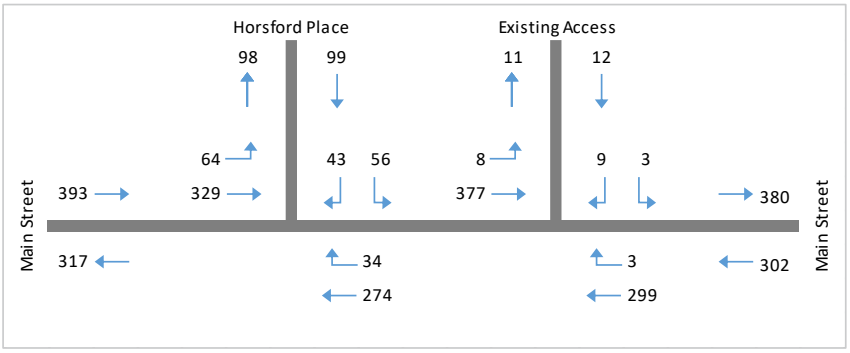
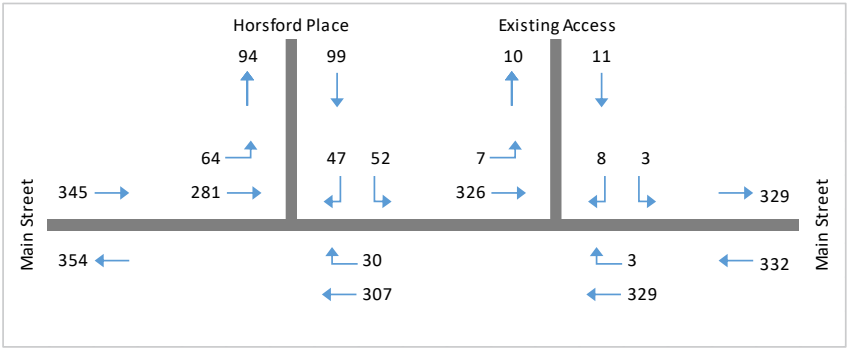


Figure 16 – 2021 existing access evening peak hour 'without development' traffic volumes



5.1.1.2 Opening Year With Development Traffic Volumes

Opening year (2021) 'with development' traffic volumes for the existing access location were determined by summing the estimated 2021 'without development' traffic volumes (refer Section 5.1.1.1) and development traffic volumes (refer Section 4). Opening year (2021) peak hour traffic volumes are shown by Figure 17 for the morning peak hour and Figure 18 for the evening peak hour.

Figure 17 – 2021 existing access morning peak hour 'with development' traffic volumes

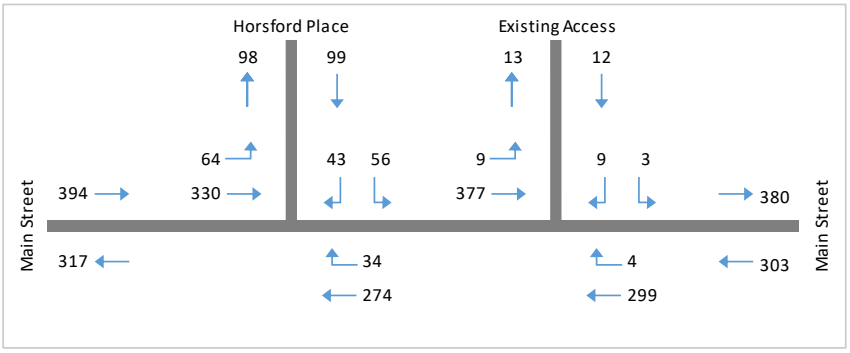
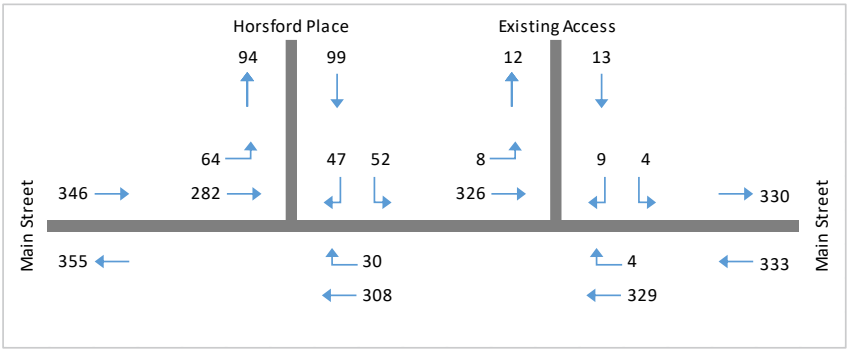


Figure 18 – 2021 existing access evening peak hour 'with development' traffic volumes



5.1.1.3 Design Year Without Development Traffic Volumes

Referring to Section 2.4, it is conservatively assumed that all movements will grow at 2.40% per annum. This is a conservative growth rate considering that the long term (10 years) growth rate is 1.33% on Main Street near the development site.

Design year (2031) 'without development' traffic volumes were estimated by growing 2021 opening year traffic volumes (Section 5.1.1.1) by a linear growth rate of 2.40% per annum to the 2031 design year. The resulting design year (2031) peak hour traffic volumes are shown by Figure 19 for the morning peak hour and Figure 20 for the evening peak hour.

Figure 19 – 2031 existing access location morning peak hour 'without development' traffic volumes

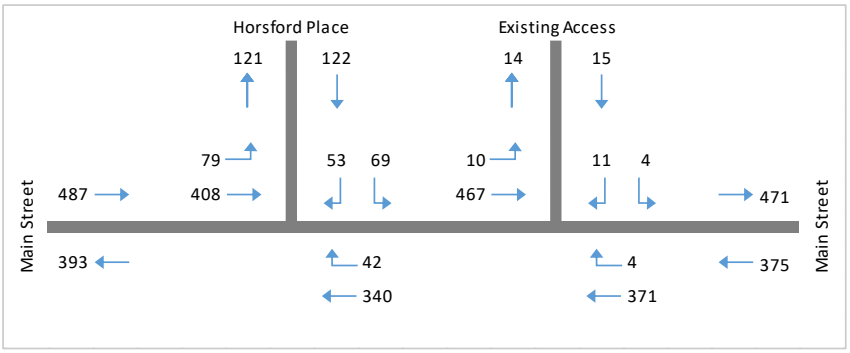
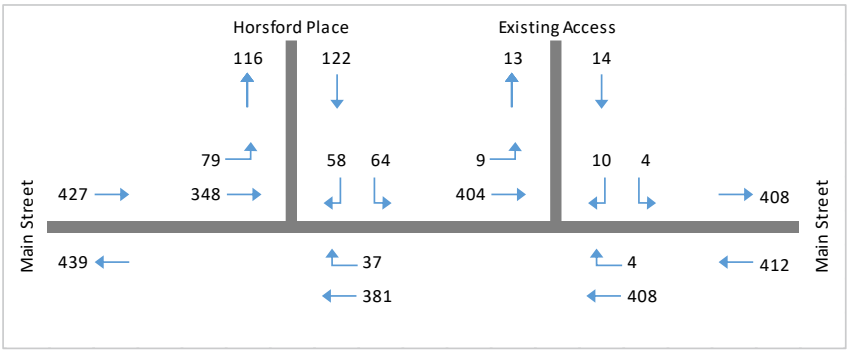


Figure 20 – 2031 existing access location evening peak hour 'without development' traffic volumes



5.1.1.4 Design Year With Development Traffic Volumes

Design year (2031) 'with development' traffic volumes for the existing access location were determined by summing estimated 2031 'without development' volumes (refer Section 5.1.1.3) and development traffic volumes (refer Section 4). The resulting design year (2031) traffic volumes are shown by Figure 21 for the morning peak hour and Figure 22 for the evening peak hour.

Figure 21 – 2031 existing access location morning peak hour 'with development' traffic volumes

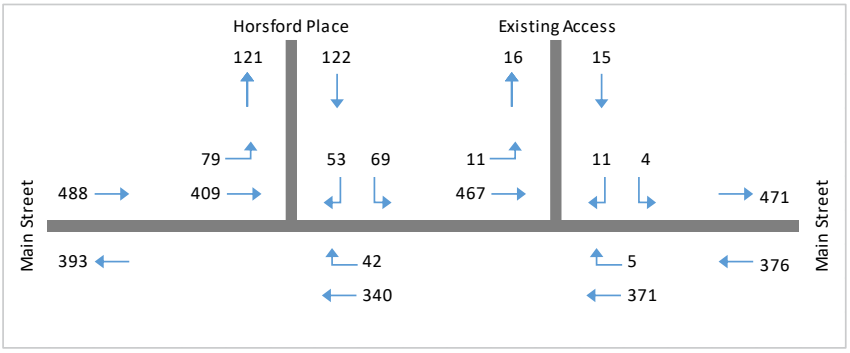
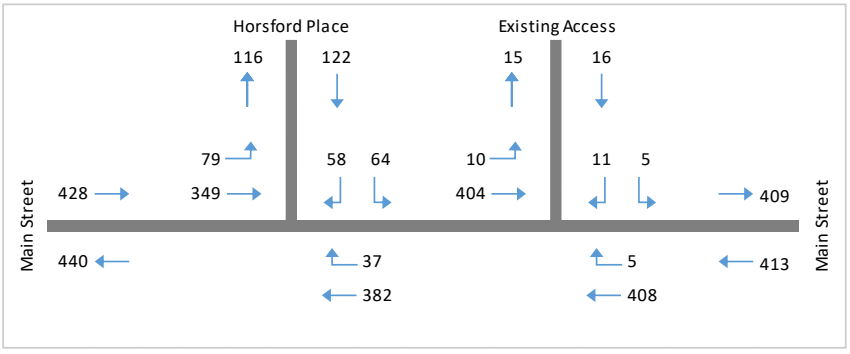


Figure 22 – 2031 existing access location evening peak hour 'with development' traffic volumes



5.1.2 ALTERNATE ACCESS

Traffic volumes were determined for the Main Street / Horsford Place T-intersection under the alternative access arrangement scenario, assuming all vehicles accessing the site will use Horsford Place.

5.1.2.1 Opening Year Without Development Traffic Volumes

The GTIA Frequently Asked Questions (December 2017) clarifies that no background growth factoring is required where traffic surveys are available within three years of the development's year of opening. The SLR traffic surveys were undertaken in 2019 therefore, SLR reported 2021 background + development traffic volumes (Figure 8 and Figure 9) are taken as opening year (2021) 'without development' traffic volumes.

5.1.2.2 Opening Year With Development Traffic Volumes

Opening year (2021) 'with development' traffic volumes for the Main Street / Horsford Place intersection were estimated by summing the 2021 opening year 'without development' traffic volumes (refer Figure 8 and Figure 9) and development traffic volumes (refer Figure 12 and Figure 13). Opening year 'with development' traffic volumes are shown by Figure 23 for the morning peak hour and Figure 24 for the evening peak hour.

Figure 23 – 2021 Main Street / Horsford Place morning peak hour 'with development' traffic volumes

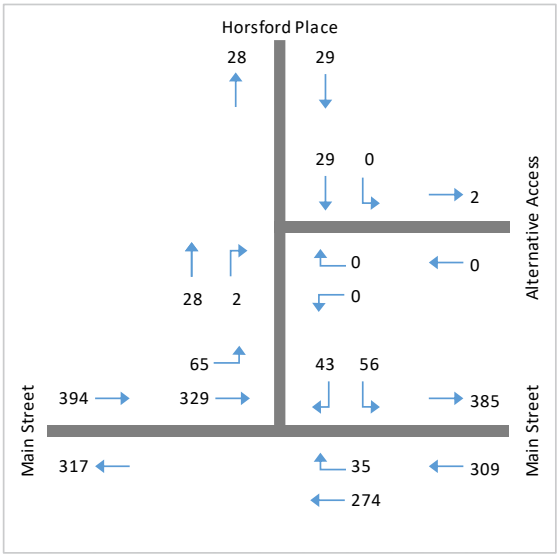
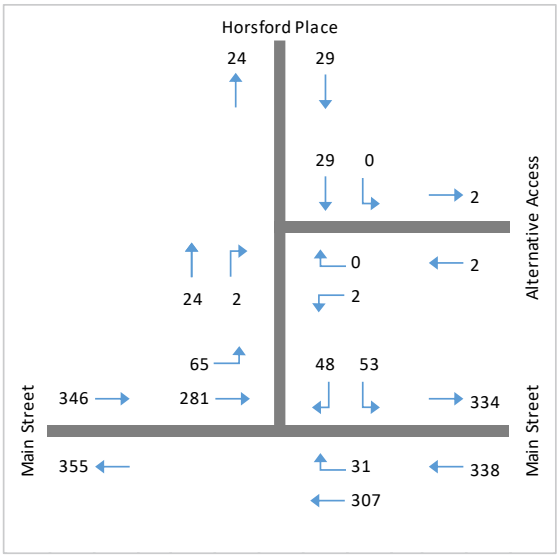


Figure 24 – 2021 Main Street / Horsford Place morning peak hour 'with development' traffic volumes



5.1.2.3 Design Year Without Development Traffic Volumes

Consistent with Section 5.1.1.3, it is conservatively assumed that all movements will grow at 2.40% per annum. Design year (2031) 'without development' traffic volumes were estimated by growing 2021 opening year traffic volumes (Section 5.1.2.1) by a linear growth rate of 2.40% per annum to the 2031 design year. The resulting design year (2031) peak hour traffic volumes are shown by Figure 25 for the morning peak hour and Figure 26 for the evening peak hour.

Figure 25 – 2031 Main Street / Horsford Place morning peak hour 'without development' traffic volumes

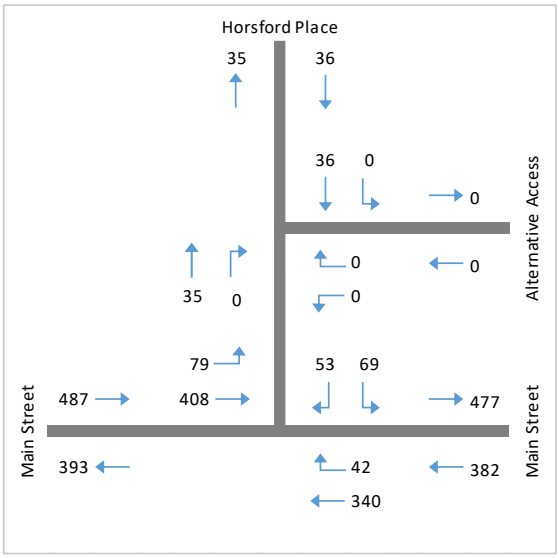
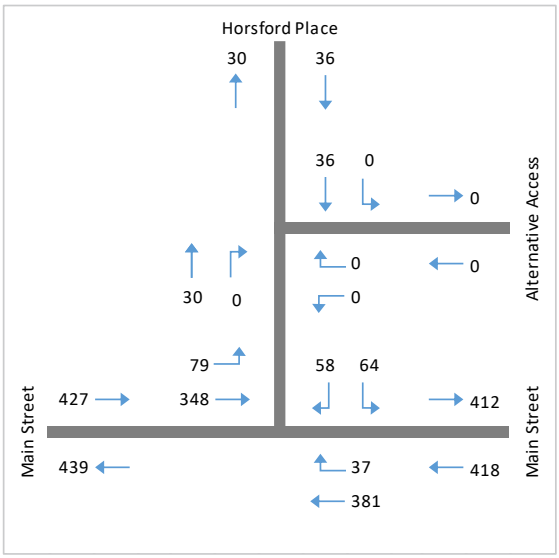


Figure 26 – 2031 Main Street / Horsford Place evening peak hour 'without development' traffic volumes



5.1.2.4 Design Year With Development Traffic Volumes

Design year (2031) 'with development' traffic volumes for the existing access location were determined by summing estimated 2031 'without development' volumes (refer Section 5.1.2.3) and development traffic volumes (refer Section 4). The resulting design year (2031) traffic volumes are shown by Figure 27 for the morning peak hour and Figure 28 for the evening peak hour.

Figure 27 – 2031 Main Street / Horsford Place morning peak hour 'with development' traffic volumes

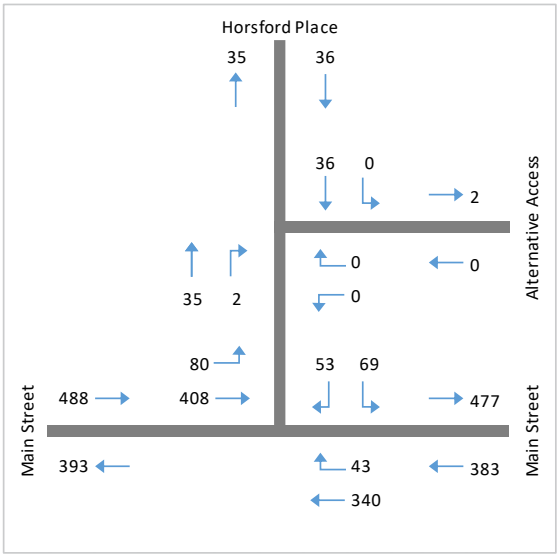
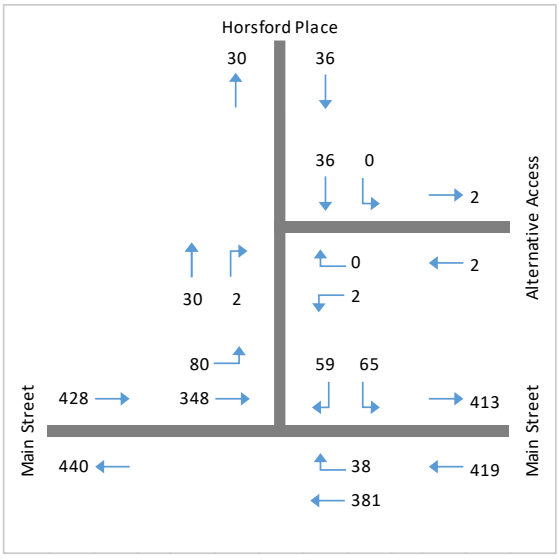


Figure 28 – 2031 Main Street / Horsford Place evening peak hour 'with development' traffic volumes



5.2 Road Safety Impact Assessment and Mitigation

The GTIA specifies the following two (2) stage process for assessment of road safety impacts:

1. Road Safety Risk Assessment to determine the change in risk profile associated with existing road safety issues as a result of the development; and
2. Road Environment Safety Assessment to determine if changes to infrastructure require either a road safety audit by an accredited road safety auditor (RSA) or a road safety assessment by either an RSA or a registered professional engineer of Queensland (RPEQ).

5.2.1 ROAD SAFETY RISK ASSESSMENT

A road safety risk assessment was conducted in accordance with the risk assessment process specified by the GTIA, the risk assessment process involves the following steps for each risk item:

- Evaluate potential consequences based on accident severity from 1, property damage only, to 5, fatality;
- Evaluate potential likelihood from 1, rare, to 5, almost certain; and
- Sum the potential consequence and likelihood values to determine the risk score with scores up to and including 4 considered low risk, 5 to 7 medium risk, and 8 or greater high risk.

Table 4 summarises the road safety risk assessment with further detailed provided in the following sections.

Table 4 – Road safety risk assessment

	Without development			**With development** Existing Access			**With development** Alternative Access		
Risk item	**Likelihood**	**Consequence**	**Risk Score**	**Likelihood**	**Consequence**	**Risk Score**	**Likelihood**	**Consequence**	**Risk Score**
Rear-end collisions	1	2	L	2	2	L	1	2	L
Off path on curve crashes	1	4	M	1	4	M	1	4	M

5.2.1.1 Without Development Road Safety Risk Assessment

To provide an objective assessment of the potential likelihood, Premise uses the average recurrence interval / frequency criteria listed in Table 5. These criteria are more conservative than those suggested by TMR's "Guide to Traffic Impact Assessment: Frequently Asked Questions (December 2017)" but are consistent with other TMR guidelines that three (3) fatal or serious injury (potential consequence 4) accidents in five (5) years (potential likelihood 4) is high risk and should be mitigated.

Table 5 – Potential likelihood evaluation criteria

Potential Likelihood	Average Recurrence Interval	Accidents over 17 years
Almost Certain (5)	≤1 year	17 or more
Likely (4)	≤ 2 years	9 to 16
Moderate (3)	≤ 4 years	5 to 8
Unlikely (2)	≤ 8 years	3 to 4
Rare (1)	> 8 years	2 or less

Rear-end collision risks were assessed based on having one (1) (potential likelihood of one (1)) accident resulting in minor injury (potential consequence of two (2)). Therefore, the rear-end collision risk item is assessed as having a risk score of low.

Off path on curve risks were assessed based on having one (1) (potential likelihood of (1)) accident resulting in hospitalisation (potential consequence of four (4)). Therefore, the off path on curve crash risk item is assessed as having a risk score of medium.

In accordance with the GTIA, there are no existing high-risk items that require immediate mitigation.

5.2.1.2 With Development Road Safety Risk Assessment

To provide an objective assessment of the potential likelihood increase, Premise uses the volume ratio of 'with development' traffic and 'without development' traffic ('with development' traffic divided by 'without development' traffic) listed in Table 6.

Table 6 – Potential likelihood increase criteria

Potential Likelihood Increase	Volume Ratio (R)
+4 bands	8 < R
+3 bands	4 < R ≤ 8
+2 bands	2< R ≤ 4
+1 band	1.05 < R ≤ 2
No increase	R ≤ 1.05

As the proposed development is located within an industrial area and surrounding roads are approved for use by B-doubles up to 25m in length, the development is not expected to disproportionately increase heavy vehicle (or vulnerable road user) traffic on the surrounding road network therefore, the potential consequence of accidents occurring in the with development scenario is not expected to increase as a result of the proposed development.

5.2.1.2.1 Existing Access

The recorded rear-end collision occurred between two vehicles traveling eastbound on Main Street, a vehicle continuing straight and a vehicle slowing, likely entering an access. Under the existing access arrangement, the development will not increase through traffic on Main Street, however, is expected to increase the number of vehicles entering the access. Based on opening year traffic volumes, the number of entering movements is expected to increase from 21 to 25 movements during the morning and evening peak hours. This corresponds to a Volume Ratio of 1.19 and therefore, it is assumed that the potential likelihood will increase by one (1) band in the 'with development' scenario. The increase in potential likelihood does not increase the overall risk score and therefore no mitigation is required for the rear-end collision risk item.

The off path on curve crash recorded in the assessment area involved a vehicle traveling on the curve to the east of the existing access location. Using the existing access location, the development is expected to increase peak hour traffic volumes east of the access from 1,343 vehicles to 1,346 vehicles. This corresponds to a volume ratio of 1.002 and therefore, the potential likelihood will not increase significantly. Therefore, there is no change to the overall risk score of off path on curve risks and no mitigation is required.

5.2.1.2.2 Alternative Access

The rear-end collision risk item was identified from a rear end collision involving a vehicle turning left into a property access from the through traffic lane of Main Street. Using the alternative access, development traffic turning left off Main Street will use the existing auxiliary left turn lane at Horsford Place intersection. As development traffic turning left from Main Street into Horsford Place is provided with an auxiliary left turn lane and will not be decelerating in the through traffic lane, the potential likelihood of rear end collisions should not increase in the 'with development' scenario and no mitigation is required.

Similar to the existing access arrangement for the off path on curve risk item, the development is expected to increase peak hour traffic volumes on the curve from 1,343 vehicles to 1,346 vehicles. This corresponds to a volume ratio of 1.002 and therefore, the potential likelihood will not increase significantly. Therefore, there is no change to the overall risk score of off path on curve risks and no mitigation is required.

5.2.2 ROAD ENVIRONMENT SAFETY ASSESSMENT

In accordance with the GTIA, Main Street is assessed as having a medium road environment safety risk rating based on having a posted speed limit of 60km/h.

The proposed development is a Planning Act Development as defined by the GTIA and therefore, any changes to the road environment do not require a road safety audit but should be subject to a road safety assessment. A road safety assessment may be conducted by either an accredited road safety auditor or a Registered Professional Engineer of Queensland (RPEQ). This requirement would be satisfied by safety reports prepared in accordance with Section 295 of the Work Health and Safety Regulation 2011 as part of the design process.

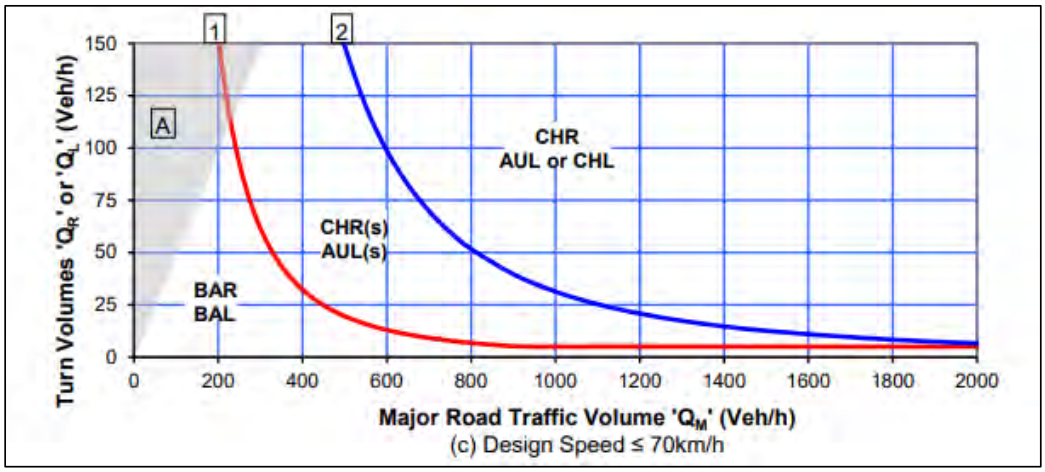
5.3 Access and Frontage Impact Assessment and Mitigation

An access impact assessment has been undertaken for the existing access on Main Street and the alternate access on Horsford Place.

5.3.1 TURN WARRANT ASSESSMENT

Turn warrant assessments were undertaken based on warrants contained in Austroads' 'Guide to Traffic Management Part 6: Intersections, Interchanges and Crossings' (AGTM6). The assessment is based on major road turn warrants in the normal design domain shown by Figure 29 for a design speed of 70km/h, being 10km/h above the posted speed limit.

Figure 29 – Major road turn warrants



5.3.1.1 Existing Access

Assessment of the existing access was based on design year 'with development' traffic volumes shown by Figure 21 and Figure 22.

The right turn treatment is assessed based on:

- The morning peak hour having a major road volume of 849vph and a right turn volume of 5vph; and
- The evening peak hour having a major road volume of 822vph and a right turn volume of 5vph.

Therefore, the right turn at the existing site access warrants the minimum provision of a BAR turn treatment.

The left turn treatment is assessed based on:

- The morning peak hour having a major road volume of 467vph and a left turn volume of 11vph; and
- The evening peak hour having a major road volume of 404vph and a left turn volume of 11vph.

Therefore, the left turn at the existing site access warrants the minimum provision of a BAL turn treatment.

The existing access layout as shown by Figure 10 already provides the required BAR/BAL turn treatments.

5.3.1.2 Alternate Access

Assessment of the alternate access was based on design year 'with development' traffic volumes shown by Figure 27 and Figure 28.

The right turn treatment is assessed based on:

- The morning peak hour having a major road volume of 71vph and a right turn volume of 2vph; and
- The evening peak hour having a major road volume of 66vph and a right turn volume of 2vph.

Therefore, the right turn at the alternative site access warrants the minimum provision of a BAR turn treatment.

The left turn treatment is assessed based on:

- The morning peak hour having a major road volume of 36vph and no left turning vehicles; and
- The evening peak hour having a major road volume of 36vph and no left turning vehicles.

Therefore, the left turn at the alternative site access warrants the minimum provision of a BAL turn treatment.

The alternative access layout as shown by Figure 11 already provides the required BAR/BAL turn treatments.

5.3.2 INTERSECTION ANALYSIS

5.3.2.1 Existing Access

Intersection analysis has been undertaken at the existing access based on 2031 design year 'with development' traffic volumes outlined in Section 5.1.1.4. Appendix D shows the SIDRA output results for the access with key outputs from the SIDRA model provided in Table 7 and summarised below.

- The maximum DoS is 0.292, which is well below practical capacity;
- The maximum average delay to any movement is 14 seconds, which is short; and
- The maximum queue length does not exceed one (1) vehicle.

Table 7 – SIDRA Output – Existing site access, design year 2031 'with development'

Movement	AM Peak				PM Peak			
	V (veh)	DoS	D (sec)	Q (veh)	V (veh)	DoS	D (sec)	Q (veh)
East Approach: Main Street								
Through	391	0.233	0.1	0.1	429	0.255	0.1	0.1
Right	5	0.233	9.5	0.1	5	0.255	8.8	0.1
North Approach: Easement Access								
Left	4	0.038	8.4	0.1	5	0.036	7.9	0.1
Right	12	0.038	13.6	0.1	12	0.036	12.9	0.1
West Approach: Main Street								
Left	12	0.292	5.8	0.0	11	0.253	5.8	0.0
Through	492	0.292	0.0	0.0	425	0.253	0.0	0.0

5.3.2.2 Alternate Access

Traffic volumes at the alternative access location (refer Section 5.1.2.4) are less than at the existing access. Therefore, intersection operation at the alternative access will be better than at the existing access and no intersection analysis is required.

5.3.3 SIGHT DISTANCES

The GTIA specifies minimum sight distance requirements for intersections as:

- Approach Sight Distance (ASD) required to the road surface at all intersections and accesses;
- Safe Intersection Sight Distance (SISD) desirable between a vehicle using a public road intersection and a vehicle approaching on the major road; and
- Minimum Gap Sight Distance (MGSD) acceptable between a vehicle using a public road intersection and a vehicle approaching on the major road.

ASD, SISD and MGSD are defined in the 'Guide to Road Design Part 4A: Unsignalised and Signalised Intersections' (Austroads 2017). Austroads also provides formulas for calculating the acceptable minimum sight distances.

ASD is the distance at which a driver can see any line marking on the road surface at the intersection. ASD should be sufficient to allow a driver to react to the intersection and, if necessary, come to a complete stop before entering the intersection. Minimum ASD is calculated using the formula

$$ASD = \frac{R_T \times V}{3.6} + \frac{V^2}{254 \times (d + 0.01 \times a)}$$

where:

- R_T = reaction time
  = 2.0sec alert driving conditions in rural areas;
- V = design speed
- d = coefficient of acceleration
  = 0.36 for cars (desirable value for most urban and rural road types);
  = 0.29 for trucks (braking by single unit truck, semi-trailers and B-doubles); and
- a = longitudinal grade
  = 0 (level terrain).

SISD is the distance at which a driver can see a vehicle moving into a collision situation and decelerate to a stop before reaching the collision point. Minimum SISD is calculated using the formula

$$SISD = \frac{D_T \times V}{3.6} + \frac{V^2}{254 \times (d + 0.01 \times a)}$$

where the meaning of variables is as for ASD with decision time, D_T, being the sum of reaction time, R_T, and observation time, O_T (3.0 sec).

MGSD is based on distances corresponding to the critical acceptance gap that drivers are prepared to accept when undertaking a crossing or turning manoeuvre at intersections. MGSD is measured from the point of conflict between approaching and entering vehicles back along the centre of the travel lane of the approaching vehicle. The MGSD is dependent on the critical gap acceptance time (t_a) that a driver of an entering vehicle accepts to see a vehicle in the conflicting streams to safely commence the desired manoeuvre. The critical gap acceptance in this case is 5.0sec for cars.

5.3.3.1 Existing Access

Based on Main Street having a design speed of 70km/h, being 10km/h above the posted speed limit, it is determined that minimum sight distance requirements applicable to the existing site access are:

- For cars:
  - ASD – 92m;
  - SISD – 151m;
  - MGSD – 97m; and
- For trucks:
  - ASD – 106m; and
  - SISD – 164m.

A site inspection was conducted on 16 October 2020 to determine the sight distances provided at the existing access location. The available sight distance on Main Street fronting the access is shown by Figure 30 to the East and Figure 31 to the West.

Figure 30 – Existing site access sight distance looking East

Figure 31 – Existing site access sight distance looking West

Figure 30 shows that approximately 170m sight distance is provided to the East and Figure 31 shows that in excess of 250m sight distance is provided to the West. It is determined that the existing access complies with all minimum sight distance criteria suggested by the GTIA for both cars and trucks.

5.3.3.2 Alternative Access

Based on Horsford Place having a design speed of 60km/h, being 10km/h above the posted speed limit, it is determined that minimum sight distance requirements applicable to the alternative site access are:

- For cars:
  - ASD – 73m;
  - SISD – 123m;
  - MGSD – 83m; and
- For trucks:
  - ASD – 82m; and
  - SISD – 132m.

A site inspection was conducted on 3 July 2020 to determine the sight distances provided at the alternative access location. The available sight distance on Horsford Place fronting the access is shown by Figure 32 to the North and Figure 33 to the South.

Figure 32 – Alternative site access sight distance looking North

Figure 33 – Alternative site access sight distance looking South

Figure 32 shows that approximately 90m sight distance is provided to the North and Figure 33 shows that 140m sight distance is provided to the South. It is determined that the alternative access provides ASD, SISD and MGSD to the South, but only ASD and MGSD to the North. The GTIA specifies that only ASD is required proposed driveway access locations. Therefore, the alternative access complies with the minimum sight distance requirements for cars and trucks as specified by the GTIA though sight distance is not as good as at the existing access.

5.3.4 ROAD FRONTAGE ASSESSMENT

Main Street forming the existing access frontage and Horsford Place forming the frontage road to the alternate access are both approved for use by standard PBS2A vehicles. Therefore, the proposed development is not expected to adversely impact on either road frontages.

5.4 Intersection Delay Impact Assessment and Mitigation

An intersection delay impact assessment was undertaken for both access arrangements at the Main Street / Horsford Place intersection, being the only intersection impacted by the development. Intersection delay impacts are assessed based on opening year 'without development' traffic volumes and opening year 'with development' traffic volumes. All SIDRA outputs for the Intersection Delay Impact Assessment are attached in Appendix E.

5.4.1 INTERSECTION DELAY WITHOUT DEVELOPMENT

Table 8 summarises the SIDRA output results for the Main Street / Horsford Place intersection in the 'without development' case.

Table 8 – SIDRA Output – Main Street / Horsford Place, opening year 2021 'without development'

Movement	AM Peak				PM Peak			
	V (veh)	DoS	D (sec)	Q (veh)	V (veh)	DoS	D (sec)	Q (veh)
East Approach: Main Street								
Through	288	0.168	0.0	0.0	323	0.189	0.0	0.0
Right	36	0.046	8.3	0.2	32	0.038	7.9	0.1
North Approach: Horsford Place								
Left	59	0.273	12.5	1.1	55	0.268	11.9	1.1
Right	45	0.273	24.4	1.1	49	0.268	23.4	1.1
West Approach: Main Street								
Left	67	0.041	5.8	0.0	67	0.041	5.8	0.0
Through	346	0.201	0.0	0.0	296	0.171	0.0	0.0

5.4.2 INTERSECTION DELAY WITH DEVELOPMENT

5.4.2.1 Existing Access

Table 9 summarises the SIDRA output results for the Main Street / Horsford Place intersection in the existing access 'with development' case (refer Section 5.1.1.2).

Table 9 – SIDRA Output – Main Street / Horsford Place, opening year 2021 existing access 'with development'

Movement	AM Peak				PM Peak			
	V (veh)	DoS	D (sec)	Q (veh)	V (veh)	DoS	D (sec)	Q (veh)
East Approach: Main Street								
Through	288	0.168	0.0	0.0	324	0.189	0.0	0.0
Right	36	0.047	8.3	0.2	32	0.038	7.9	0.1
North Approach: Horsford Place								
Left	59	0.274	12.6	1.1	55	0.269	11.9	1.1
Right	45	0.274	24.4	1.1	49	0.269	23.5	1.1
West Approach: Main Street								
Left	67	0.041	5.8	0.0	67	0.041	5.8	0.0
Through	347	0.201	0.0	0.0	297	0.172	0.0	0.0

5.4.2.2 Alternative Access

Table 10 summarises the SIDRA output results for the Main Street / Horsford Place intersection in the alternative access 'with development' case (refer Section 5.1.2.2).

Table 10 – SIDRA Output – Main Street / Horsford Place, opening year 2021 alternative access 'with development'

Movement	AM Peak				PM Peak			
	V (veh)	DoS	D (sec)	Q (veh)	V (veh)	DoS	D (sec)	Q (veh)
East Approach: Main Street								
Through	288	0.168	0.0	0.0	323	0.189	0.0	0.0
Right	37	0.048	8.3	0.2	33	0.039	7.9	0.1
North Approach: Horsford Place								
Left	59	0.274	12.6	1.1	56	0.274	11.9	1.1
Right	45	0.274	24.5	1.1	51	0.274	23.5	1.1
West Approach: Main Street								
Left	68	0.042	5.8	0.0	68	0.042	5.8	0.0
Through	346	0.201	0.0	0.0	296	0.171	0.0	0.0

5.4.3 NETWORK IMPACT ASSESSMENT AND MITIGATION

Detailed calculations for the intersection delay impact assessment and mitigation are provided in Appendix F. Table 11 summarises the delays experienced by 'without development' traffic as a result of the proposed development.

Table 11 – Network Impact Assessment

Intersection	Access arrangement	Without development	With development	Relative change
Main Street / Horsford Place	Existing access	82.8 min	83.0 min	0.3 %
	Alternative access	82.8 min	82.9 min	0.2 %

Using the methodology specified by the GTIA for calculating the proposed development's impacts on 'without development' traffic, it is estimated that the proposed development will increase delays to 'without development' traffic by 0.2% using the existing access location and by 0.3% using the alternative access location. The GTIA specifies that an increase in delays to 'without development' traffic needs to be mitigated only if it is more than 5%. Therefore, the increase in delays is not significant using either access location and no mitigation is required.

5.5 Pavement Impact Assessment and Mitigation

As noted in Section 5.3.4, both Main Street and Horsford Place are approved for use by PBS2A vehicles. However, Main Street is approved for use by vehicles operating at higher mass limits and Horsford Place is not. This implies that the Horsford Place pavement may be more vulnerable to heavy vehicle loadings than Main Street.

6. CONCLUSIONS AND RECOMMENDATIONS

6.1 Summary of Impacts and Mitigation Measures

Based on the preceding discussion this Traffic Impact Assessment makes the following conclusions:

- A road safety impact assessment was conducted in accordance with the risk assessment process specified by the GTIA where it was determined that:
    - There are no existing high-risk items that require mitigation. Furthermore, additional traffic generated by the proposed development is not expected significantly increase the risk score of any of the identified risk items regardless of the adopted access arrangement. The existing access arrangement may increase the potential likelihood of rear end collisions from rare to unlikely, but the overall risk score will remain low; and
    - Review of the road environment safety assessment requirements outlined by the GTIA concluded that, changes to the road environment do not require a road safety audit but should be subject to a road safety assessment. A road safety assessment may be conducted by either an accredited road safety auditor or a Registered Professional Engineer of Queensland (RPEQ). This requirement would be satisfied by safety reports prepared in accordance with Section 295 of the Work Health and Safety Regulation 2011 as part of the design process.
- A turn warrant assessment conducted in accordance with major road turn warrants contained in Austroads' 'Guide to Traffic Management Part 6: Intersections, Interchanges and Crossings' concluded that, both the existing and alternative site accesses already provide the minimum required BAL/BAR turn treatments.
- A sight distance assessment was conducted in accordance with Austroads' 'Guide to Road Design Part 4A: Unsignalised and Signalised Intersections' and determined that, both the existing and alternative site accesses comply with the minimum sight distance requirements for driveway accesses as outlined in the GTIA. Though not essential for a property access it is noted that the existing access provides safe intersection sight distance (SISD) for both cars and trucks whereas the alternative access does not.
- A road frontage impact assessment was undertaken for Main Street fronting the existing access and Horsford Place fronting the alternate access which determined that both roads are approved for PBS2A vehicles and therefore the proposed development is not expected to adversely impact on either road frontages.
- An intersection delay impact assessment was undertaken for assessment of both access arrangements with the Main Street / Horsford Place intersection being the only intersection impacted by the development. The assessment concluded that, the delay experienced by 'without development' traffic will increase as a result of the proposed development by 0.2% using the existing access location and by 0.3% using the alternative access location. In accordance with the GTIA, increases of less than 5% are not significant and therefore, no mitigation is required.
- A pavement impact assessment was undertaken for Main Street fronting the existing access and Horsford Place fronting the alternate access which determined that, Main Street is approved for use by vehicles operating at higher mass limits but Horsford Place is not. Therefore, the Horsford Place pavement may be more vulnerable to heavy vehicle loadings than Main Street.

In summary, given the proposed development's very low traffic generation, it is not expected to significantly impact on the safety or efficiency of the state-controlled road network regardless of whether it is accessed via the existing access on Main Street or the alternative access on Horsford Place. Even so, it is noted that the alternative access does not provided safe intersection sight distance as is provided at the existing access and Horsford Place is not approved for use by vehicles operating at higher mass limits. Therefore, it is recommended that development access is provided via the existing access on Main Street and not the alternative access on Horsford Place.

6.2 Certification Statement and Authorisation

This report was prepared by Alex Roberts under the direct supervision of Bradley Jones (RPEQ 19986).

The Traffic Impact Assessment Certification in accordance with the GTIA is attached in Appendix G.

APPENDIX A

PRE-LODGEMENT MEETING NOTES

PA6-L

Queensland Government

Department of
State Development, Manufacturing, Infrastructure and Planning

Our reference: 1903-10415 SPL
Your reference: 19079

23 April 2019

Paul Tilley
c/-Vision Surveys (QLD) Pty Ltd
PO Box 2103
CANNONVALE QLD 4802
andrea@visionsurveysqld.com.au

Attention: Mrs Andrea Henderson

Dear Mrs Henderson

Pre-lodgement advice

Thank you for your correspondence received on 27 March 2019 in which you sought pre-lodgement advice from the Department of State Development, Manufacturing, Infrastructure and Planning regarding the proposed development described below.

Reference information

Departmental role:	Referral agency
Departmental jurisdiction:	Planning Regulation 2017, Schedule 10, part 9, division 4, subdivision 2, table 4 – Material change of use of premises near a State transport corridor or that is a future State transport corridor Planning Regulation 2017, Schedule 10, part 9, division 4, subdivision 1, table 1, item 1 – Aspect of development stated in schedule 20 (potential trigger)

Location details

Street address:	153a Main Street, Proserpine
Real property description:	Lot 5 on SP237711
Local government area:	Whitsunday Regional Council
Existing use:	Junk Yard and Metal Recovery

Details of proposal

Development type:	Material change of use

Mackay Isaac Whitsunday regional office
Level 4, 44 Nelson Street, Mackay
PO Box 257, Mackay QLD 4740

Development description: Development Application for Material Change of Use - Concrete recycling/batching

Supporting information

Drawing/report title	Prepared by	Date	Reference no.	Version/issue
Mydas2 Prelodgment description	Vision Surveys	-	-	-
Aerial photo showing access easement	-	-	19079_aerials 270319.docx	-

The department has carried out a review of the information provided and the impacts of the proposal. The following advice outlines the matters of interest to the department and matters that should be addressed if you lodge your development application with the department as the referral agency.

Making a Material Change of Use Development Application

1. Access to the premises is gained via an existing access easement, traversing Lot 3 on SP264124 and Lot 17 on SP253093, directly onto Main Street (State-controlled road). The proposed subject site is 'landlocked' from any direct access to a local government or state-controlled road.
2. Based on the information provided, the proposed concrete recycling/batching use will gain access via the state-controlled road, utilising the existing access arrangements over the afore-mentioned lots.
3. Lot 3 SP264124 and Lot 17 SP253093 will need to be included in the property description for any proposed Development Permit.
4. Therefore the department will be triggered as a referral agency for the following trigger under the Planning Regulation 2017 (PR):

    - Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 – Material change of use of premises near a State transport corridor or that is a future State transport corridor

      Development application for a material change of use, other than an excluded material change of use, that is assessable development under a local categorising instrument, if all or part of the premises—

      (a) are within 25m of a State transport corridor; or

      (b) are a future State transport corridor; or

      (c) are—

          (i) adjacent to a road that intersects with a State-controlled road; and

          (ii) within 100m of the intersection.

      Fee current at the time of this advice: $1,619.00

5. Any development application lodged with the department will need to include a response to the latest version of the State Development Assessment Provisions (SDAP), State Code 1: Development in a state-controlled road environment.
6. Any development application made to the department for the above is required to provide the following mandatory information in accordance with Section 51 of the PA, including:

- the consent of the owner of the land/s;
- the prescribed fee under the PR;
- DA Form 1; and
- any supporting information the DA form states is mandatory supporting information for the application, including relevant plans of the development.

7. Copies of the DA forms are available from the resource section of the department's website:

   https://planning.dsdmip.qld.gov.au/planning/resources

8. Referral to the department can be made via our online system, MyDAS2:

   https://prod2.dev-assess.qld.gov.au

Development impacting state transport networks (Schedule 20)

9. Based on the material provided, the department is unable to provide advice on whether the proposed development will trigger referral in relation to:

o Planning Regulation 2017, Schedule 10, part 9, division 4, subdivision 1, table 1, item 1 – Aspect of development stated in schedule 20.

10. The above trigger can be advised upon when:

- further information regarding the proposed area of operation (gross floor area) is provided
- approximate quantity of product is provided
- defined use for the activity under the *Whitsunday Regional Council Planning Scheme 2017* is provided

11. If it is determined that the application will trigger assessment for Development impacting state transport networks (Schedule 20), any forthcoming application should include a response to the latest version of State Code 6: Protection of state transport networks.

Further information on the SDAP is available on the department's website:

https://planning.dsdmip.qld.gov.au/sdap.

Environmentally Relevant Activity (ERA) and Thresholds

12. The prelodgement request states that the premises currently operates a lawful metal recovery use and seeks to include the operation of concrete recycling/batching.
13. Concrete recycling/batching may constitute an additional ERA. Concrete recycling/batching is not devolved to local government for assessment, and therefore assessment of the proposed use will be transferred to the Department of Environment and Science (DES). Any new environmental authority (EA) will supersede the permit currently held.

Prescribed ERA's are outlined in Schedule 2 of the *Environmental Protection Regulation 2008*, which can be found at the following:

https://www.legislation.qld.gov.au/view/html/inforce/current/sl-2008-0370#sch.2

Any proposed ERA to be conducted on the premises must hold a relevant EA prior to the commencement of the use.

14. Please note the below information relates to the ERA thresholds for the proposed development, based on the details provided. The applicant will need to determine the threshold (or combination of thresholds) the proposed activity may operate under.

Option a) ERA 20 Metal Recovery consists of recovering metal by operating a scrap metal yard or a facility for dismantling automotive or mechanical equipment, including debonding brake or clutch components.

Threshold	Aggregate environmental score	
1 recovering less than 100t of metal in a day	no score	C
2 recovering 100t or more of metal in a day, or 10,000t or more of metal in a year -		
(a) without using a fragmentiser	19	C
(b) using a fragmentiser	51	C

Option b) ERA 33 Crushing, milling, grinding or screening consists of crushing, grinding, milling or screening more than 5,000t of material in a year.

Threshold	Aggregate environmental score	
Crushing, grinding, milling or screening more than 5,000t of material in a year.	no score	C

Option c) ERA 62 Waste transfer station operation consists of operating, on a commercial basis or in the course of carrying on a commercial enterprise, a waste transfer station that receives a total quantity of at least 30t or 30m^3 of waste on any day.

Threshold	Aggregate environmental score	
Operating, on a commercial basis or in the course of carrying on a commercial enterprise, a waste transfer station that -		
(b) receives a total quantity of at least 30t or 30m^3 of waste on any day	31	C

ERAs under amendment legislation (post 01 July 2019)

15. The Environmental Protection Amendment Regulation 2018 (Waste ERA Framework) is scheduled to commence on 01 July 2019. Further information on the amendment can be found on DES's website:

    http://environment.des.qld.gov.au/waste/review-reg-waste.html

16. The framework introduces a number of changes to waste related ERAs in the Environmental Protection Regulation 2008.

17. One of these changes is that from 01 July 2019, the administration of ERA 20(1) and 20 (2)(a) transfers from Council to DES.

18. Following implementation of the framework, ERAs that may be applicable are outlined below. The applicant will need to determine the threshold the proposal may operate under.

Option a) ERA 54 Mechanical waste reprocessing consists of operating a facility for receiving and mechanically reprocessing waste.

Threshold	Aggregate environmental score	
1 operating a facility for receiving and mechanically reprocessing, in a year, more than 5,000t or inert, non-putrescible waste or green waste only	8	

Option b) ERA 62 Resource recovery and transfer facility operation consists of operating a facility for receiving and sorting, dismantling, or baling waste; or receiving and temporarily storing waste before it is moved to a waste facility. The threshold you will operate under depends on the waste received on site. The applicant will need to review Schedule 7, Part 1 of the Environmental Protection Regulation 2008 to determine if any waste accepted is classified as regulated waste.

Threshold	**Aggregate environmental score**	
1 operating a facility for receiving and sorting, dismantling, baling or temporarily storing -		
(a) scrap steel, non-putrescible waste or green waste only	6	
(b) general waste	14	C
(c) category 2 regulated waste	26	C
(d) category 1 regulated waste	35	C

Transitional Provisions

19. Transitional provisions are included in the Environmental Protection (Waste ERA Framework) Amendment Regulation 2018 for transition to new ERAs following commencement on 01 July 2019. For existing environmental authorities for particular prescribed ERAs, S186 outlines the ERAs that will apply following commencement on 01 July 2019. S188 outlines the ERAs that will apply to applications for environmental authority applications that were made but not decided prior to 01 July 2019.

Concurrence Activities

20. A number of the ERAs identified above are concurrence activities (C in the third column). Because concurrence ERAs generally constitute a material change of use under the *Planning Act 2016*, a development permit (material change of use) may be required in addition to an EA.
21. It is recommended to confirm with the relevant local government as to whether the proposed activity constitutes a material change of use under the local government planning scheme.
22. An application for the development permit will also be taken to be an application for the environmental authority. Any application for the development permit must be made to the assessment manager (either your local government or SARA).
23. Where an activity that relates to the EA requires a development permit for a material change of use, the EA cannot take effect until the development permit takes effect.

Non-concurrence activities

24. If an EA is applied for after 01 July 2019, under the amendment legislation, and all activities are not identified as concurrence activities, you may make an application for an EA directly to DES.

    It is noted that you may still require approvals under the local categorising instrument (*Whitsunday Regional Council Planning Scheme 2017*), to conduct the proposed use. We recommend liaising with Council to confirm if a further development approval is required. You cannot apply for an EA for a non-concurrence activity until the appropriate development permit approval has been issued.

25. If the development is not a material change of use for an environmentally relevant activity under the *Planning Act 2016,* you can apply by:

    - completing your environmental authority online through Connect at www.des.qld.gov.au/connect ; or
    - requesting the form Site-specific application for an environmental authority for a prescribed ERA – ESR/2015/1792 by emailing palm@des.qld.gov.au or phoning 1300 130 372 (and selecting option 4) and attaching the application form, any supporting material and a cheque or money order for the application fee, then submitting to DES using the email or postal address provided on the form.

Technical information required for application

26. Supporting information for your EA application must include all information listed under S125 of the *Environmental Protection Act 1994*, available at: https://www.legislation.qld.gov.au/

    Most importantly, include relevant technical information, encompassing:

    - A description of the proposed activities,
    - A description of the land on which the activities will be carried out,
    - An assessment of the likely impact of each relevant activity on the environmental values, including all of the following:
        - a description of the environmental values likely to be affected by each relevant activity
        - details of any emissions or releases likely to be generated by each relevant activity
        - a description of the risk and likely magnitude of impacts on the environmental values
        - details of the management practices proposed to be implemented to prevent or minimise adverse impacts
        - details of how the land the subject of the application will be rehabilitated after each relevant activity ceases
    - A description of the proposed measures for minimising and managing waste generated by each relevant activity; and
    - Details of any site management plan that relates to the land the subject of the application.

27. Guidance on the type of technical information to provide in the application may be found at: https://www.business.qld.gov.au/running-business/environment/licences-permits/applying/technical

    The department will also provide technical advice to SARA for the development. You must provide information to address the performance outcomes of State Code 22: Environmentally Relevant Activities of the State Development Assessment Provisions, available at:

    https://dsdmipprd.blob.core.windows.net/general/sdap-2-4-state-code-22.pdf

    - Please provide your response on the approved template which can be found here https://platform.dsdmip.qld.gov.au/downloads/resource/32ab6eb3-dfcd-e811-a974-000d3ad10aaf.

Assessment of Performance Outcomes

28. An EA application must include an assessment of the impact the proposed operation may have on environmental values and must provide sufficient information to enable assessment against the Environmental Objectives detailed in Schedule 5, Part 3 of the Environmental Protection Regulation 2008. The latest version of the Environmental Protection Regulation 2008 can be accessed here: https://www.legislation.qld.gov.au/view/whole/html/inforce/current/sl-2008-0370

Environmental Impacts

29. Operation of an ERA has potential impacts on a range of environmental values. To help you identify environmental values on or near to your site, search environmental maps and data online, see the Queensland Globe for various mapping layers which may be relevant to the proposed site, and refer to the following environmental policies for air, noise and water:

    - Environmental Protection (Air) Policy 2008
    - Environmental Protection (Noise) Policy 2008
    - Environmental Protection (Water) Policy 2009.

    An EA application must include an assessment of the impact your operation may have on all environmental values for a site-specific application. When preparing this risk assessment, it is possible that your proposal will have the following general emissions:

ERA 20 – Metal recovery	
Noise:	Noise impacts on nearby sensitive receptors from the general operation of the activity.

Water:	Impacts to the receiving environment (surface waters) from contaminated stormwater runoff and spills. Contaminants of concern include: o Fuels o Hydraulic fluids o Cooling fluids o Metals o Other contaminants released during dismantling of automotive, mechanical and other equipment.
Waste:	Storage and disposal of residual wastes.
Land:	Soil contamination by fuels, soils, hydraulic fluids, cooling fluids, metals and other contaminants released during dismantling of automotive, mechanical and other equipment. Handling and storage of chemicals and fuels on site.

ERA 33 – Crushing, milling, grinding or screening	
Air:	Emissions to air from: • Dust.
Noise:	Noise impacts on nearby sensitive receptors from the general operation of the activity.
Water:	Contaminated stormwater runoff, which depends on the materials crushed, ground and screened.
Waste:	Disposal of residual waste.
Land:	Handling and storage of chemicals and fuels on site.

ERA 62 – Waste transfer station operation	
Air:	Emissions to air from: • Dust • Odour.
Noise:	Noise impacts on nearby sensitive receptors from the general operation of the activity.
Water:	Contaminated stormwater and its management. Washdown water. Leachate management.
Waste:	Appropriate storage and containment of wastes accepted.
Land:	Soil contamination due to release of contaminants to land from inappropriate handing (eg. Failure to properly store waste oils, batteries, chemicals or from waste stockpiles.
Other:	Wind dispersal of litter into the environment. Birds creating public safety risk near airports and public nuisance. Public health risks via breeding of vectors of disease (eg. Flies, rats) Flooding risks if built on flood plains.

Guidance Materials

When preparing your supporting information and impact assessment, you should refer to the:

- application requirements for activities with impacts to air (Pub Number 960) - ESR/2015/1840 (PDF, 216KB)
- application requirements for activities with impacts to land (Pub Number 961) - ESR/2015/1839 (PDF, 177KB)
- application requirements for activities with noise impacts (Pub Number 962) - ESR/2015/1838 (PDF, 122KB)
- application requirements for activities with impacts to water (Pub Number 963) - ESR/2015/1837 (PDF, 214KB)
- application requirements for activities with waste impacts (Pub Number 964) - ESR/2015/1836 (PDF, 167KB)

Additional Resources

The following resources have also been identified as relevant to your operations:

- Stormwater guideline - environmentally relevant activities

This pre-lodgement advice does not constitute an approval or an endorsement that the department supports the development proposal. Additional information may be required to allow the department to properly assess the development proposal when a formal application has been lodged.

For further information please contact Ainsley Sullivan, Principal Planning Officer, on (07) 4898 6813 or via email MIWSARA@dsdmip.qld.gov.au who will be pleased to assist.

Yours sincerely

Daniel Wagner
A/Manager Planning
Mackay Isaac Whitsunday Regional Office

Andrea Henderson <andrea@visionsurveysqld.com.au>

Further Information - Proposed Concrete Recycling Plant at 153a Main St, Proserpine.

1 message

Daniel S Davis <Daniel.S.Davis@tmr.qld.gov.au> 18 July 2019 at 09:40
To: Andrea Henderson <andrea@visionsurveysqld.com.au>
Cc: Ross M Young <Ross.M.Young@tmr.qld.gov.au>

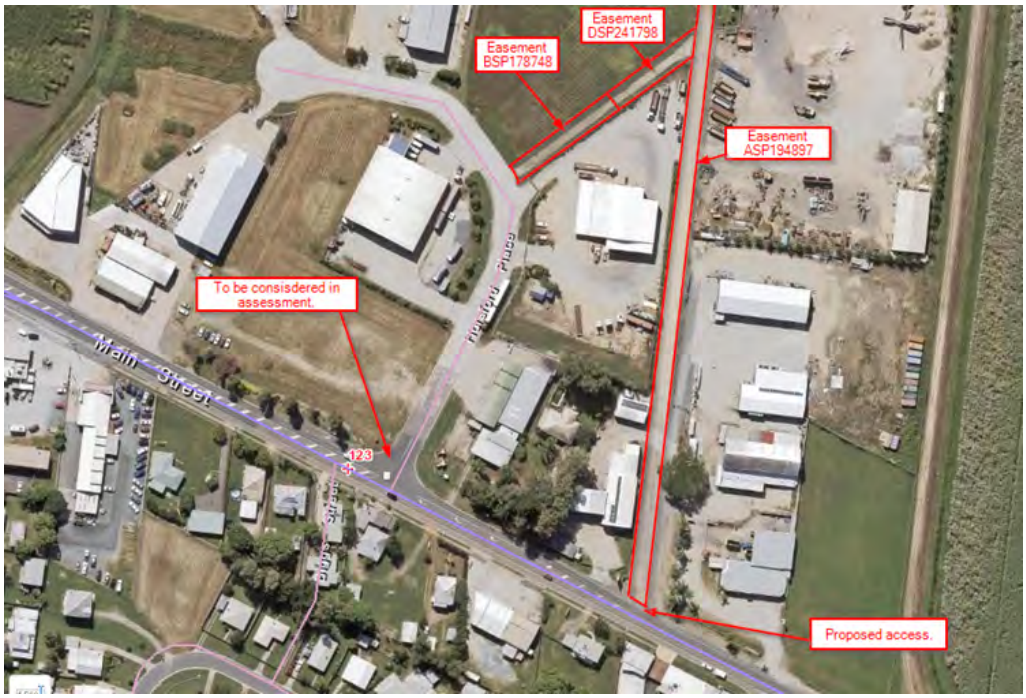
Good morning Andrea,

As per your email on Tuesday, 16 July 2019 at 8:45 AM regarding the proposed Concrete Recycling Plant at 153a Main St, Proserpine. I can advise you of the following;

DTMR requests the following;

- A complete assessment of the State Development Assessment Provisions – State Code 1 (particularly PO15, PO16, and PO20) and State Code 6 (particularly PO1, PO2, PO3, and PO6),
- Clarification of the proposed concrete batching use,
- Number and types of vehicles expected to access the site,
- Detailed assessment of access to the Bruce Highway.

I recall that the applicant was proposing access via easement ASP194897 directly to the Bruce Highway. I would advise that you investigate the option of access via Horsford Pl in addition to access via ASP194897 as there appear to be access easements leading onto ASP194897. See the inset image below. Let me know if you have any questions.



Kind regards,

Daniel Davis
Town Planner (Corridor & Land Management) | Mackay / Whitsunday District
Program Delivery And Operations | Infrastructure Management and Delivery | Department of Transport and Main Roads

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Floor 2 | Mackay Government Office Building | 44 Nelson Street | Mackay Qld 4740
PO Box 62 | Mackay Qld 4740
(07) 4944 3735 | F: (07) 4951 8500
daniel.s.davis@tmr.qld.gov.au
www.tmr.qld.gov.au

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APPENDIX B

TRAFFIC DATA

Queensland Government

26-Jun-2020 11:03

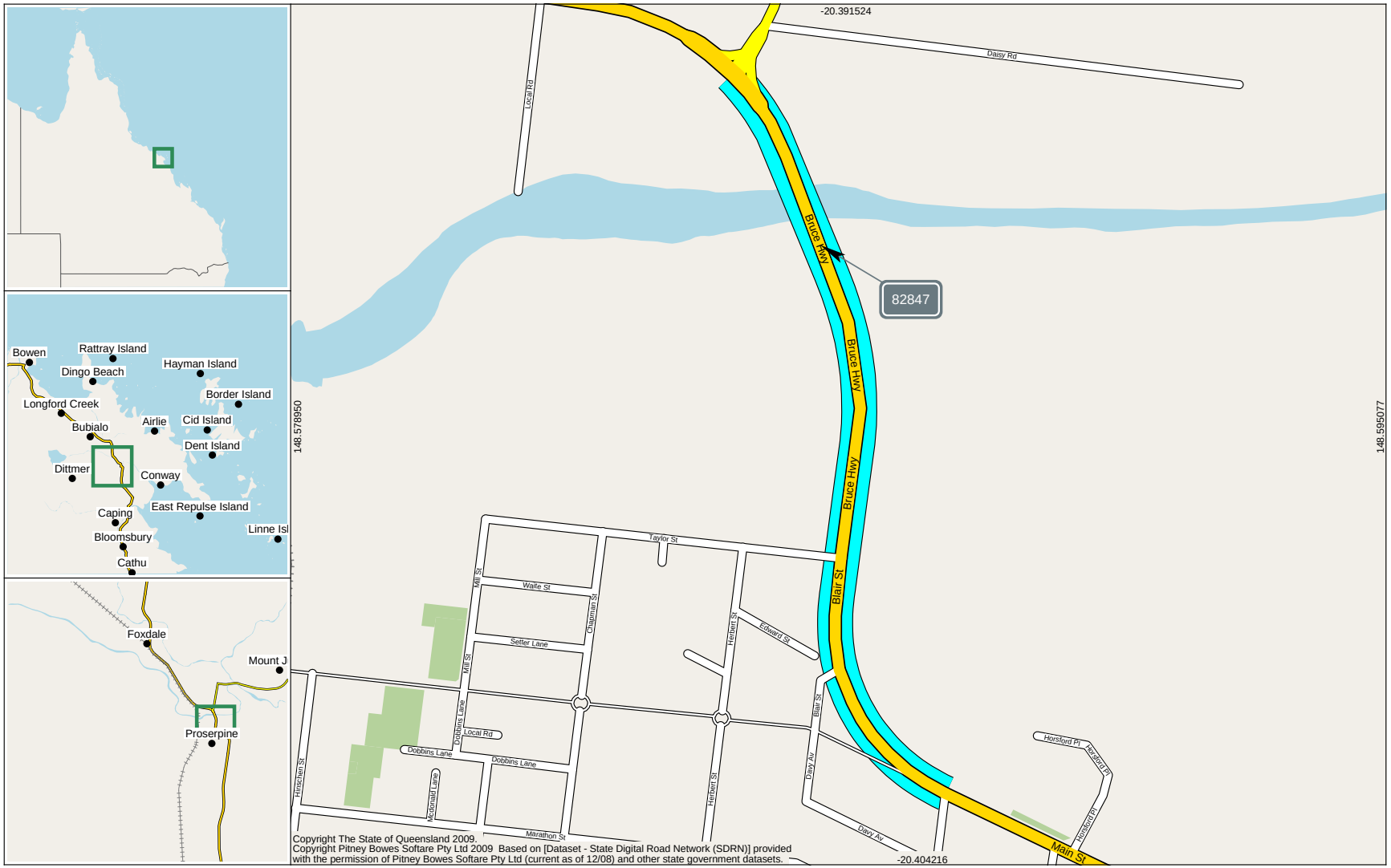
Traffic Analysis and Reporting System

AADT Segment Analysis Report (Complete)

Area 405 - Mackay/Whitsunday District Road Section 10J - BRUCE HIGHWAY (PROSERPINE - BOWEN)

Traffic Year 2019 - Data Collection Year 2019

TARS



Queensland Government

26-Jun-2020 11:03

Traffic Analysis and Reporting System

AADT Segment Analysis Report (Complete)

Area 405 - Mackay/Whitsunday District Road Section 10J - BRUCE HIGHWAY (PROSERPINE - BOWEN)

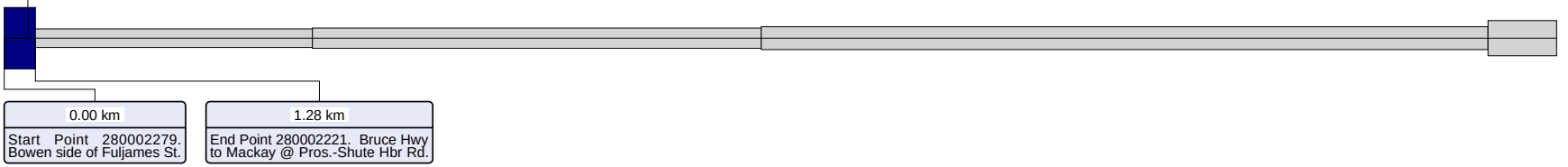
Traffic Year 2019 - Data Collection Year 2019

TARS

Site 82847. Point 280002483. Southern Abutment Proserpine River.

0.97 km

The width of each Road Segment is proportional to its AADT.



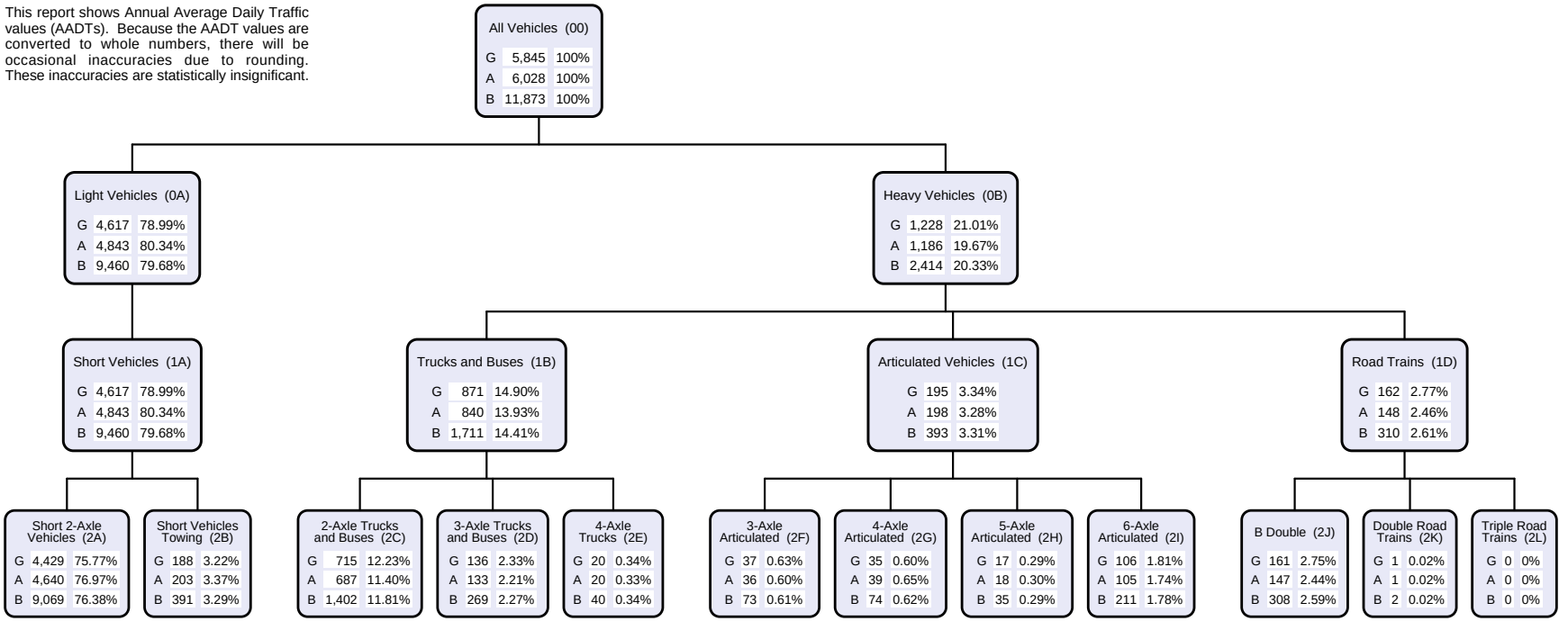
0.00 km

Start Point 280002279. Bowen side of Fuljames St.

1.28 km

End Point 280002221. Bruce Hwy to Mackay @ Pros.-Shute Hbr Rd.

This report shows Annual Average Daily Traffic values (AADTs). Because the AADT values are converted to whole numbers, there will be occasional inaccuracies due to rounding. These inaccuracies are statistically insignificant.



Queensland Government

26-Jun-2020 11:01

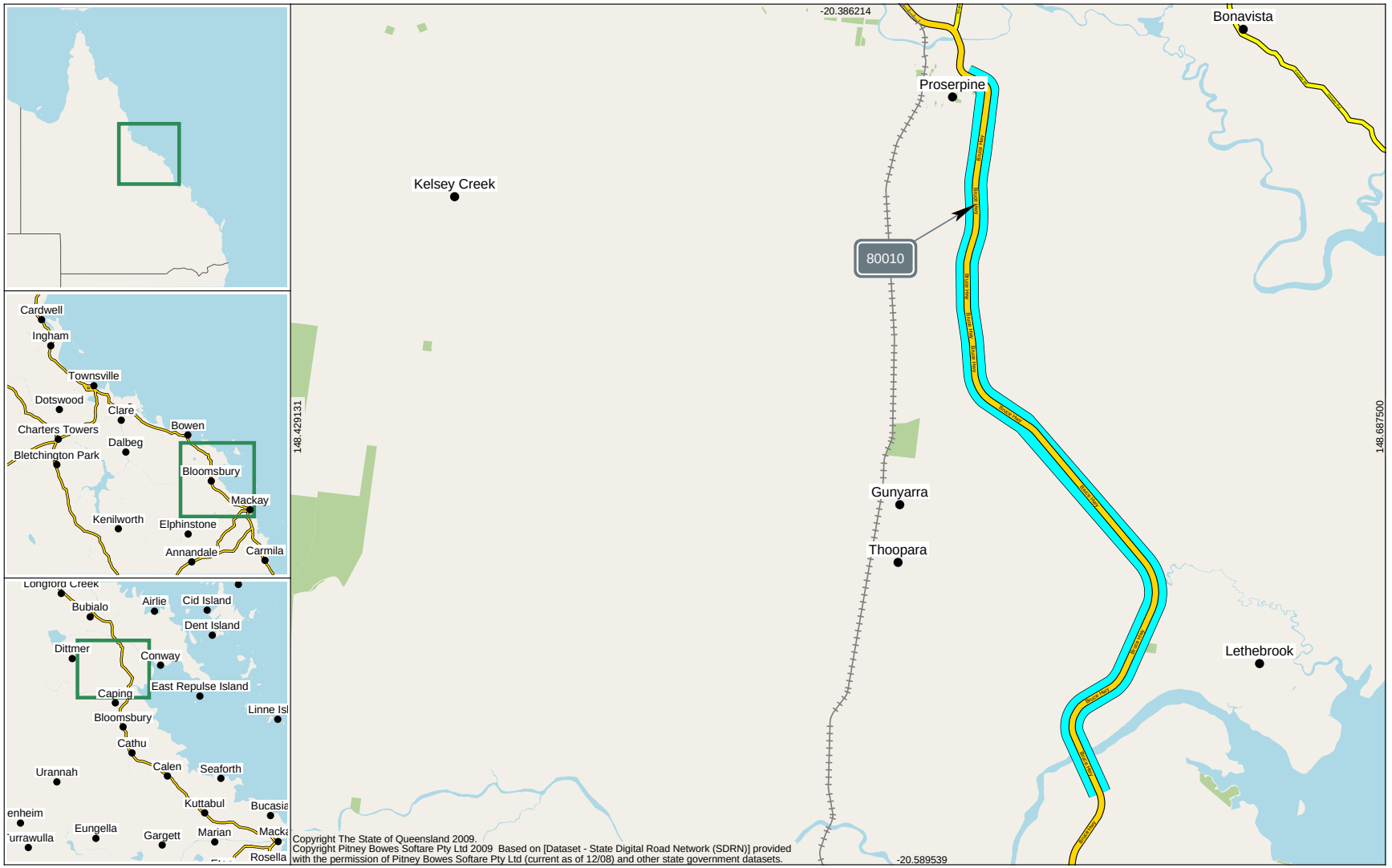
Traffic Analysis and Reporting System

AADT Segment Analysis Report (Complete)

Area 405 - Mackay/Whitsunday District Road Section 10H - BRUCE HIGHWAY (MACKAY - PROSERPINE)

Traffic Year 2019 - Data Collection Year 2019

TARS



Queensland Government

26-Jun-2020 11:01

Traffic Analysis and Reporting System

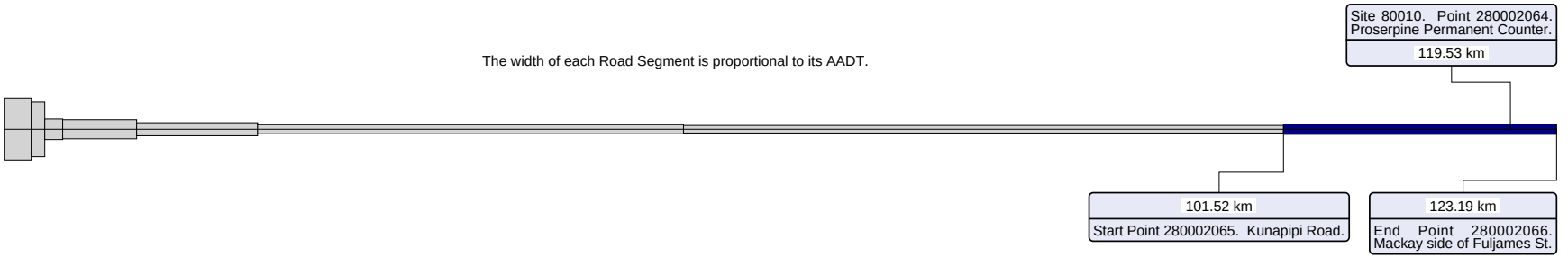
AADT Segment Analysis Report (Complete)

Area 405 - Mackay/Whitsunday District Road Section 10H - BRUCE HIGHWAY (MACKAY - PROSERPINE)

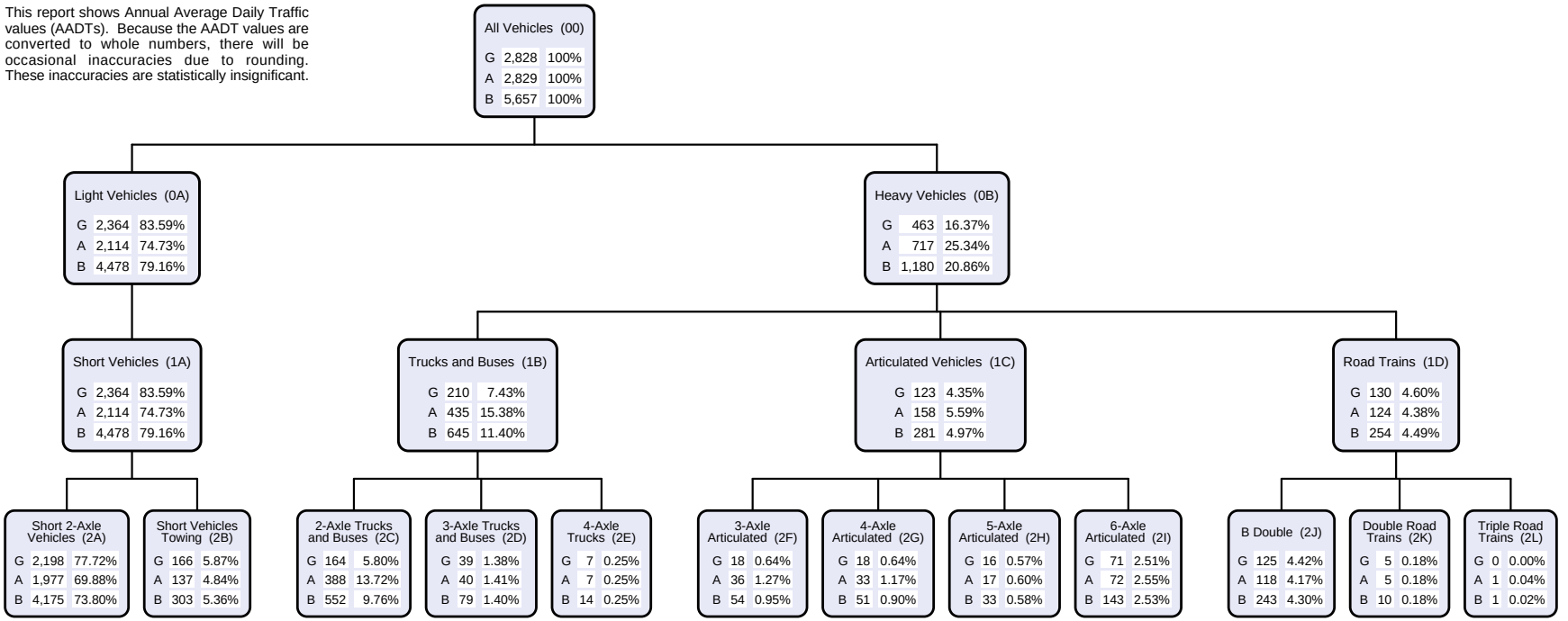
Traffic Year 2019 - Data Collection Year 2019

TARS

The width of each Road Segment is proportional to its AADT.



This report shows Annual Average Daily Traffic values (AADTs). Because the AADT values are converted to whole numbers, there will be occasional inaccuracies due to rounding. These inaccuracies are statistically insignificant.



AADT Segment Report
Provides AADT Segment details for a Road Section together with the traffic flow data collected at the related Site. Traffic data is reported by the start and end Through Distance of the AADT Segments on each section of road. The road segments are represented diagrammatically with AADT data including:

AADT	by direction of traffic flow
VKT	Vehicle Kilometres Travelled
%VC	Percentage Vehicle Class as per the Austroads vehicle classification scheme

Annual Average Daily Traffic (AADT)
Annual Average Daily Traffic (AADT) is the number of vehicles passing a point on a road in a 24 hour period, averaged over a calendar year.

AADT Segment
Is a subdivision of a Road Section. The boundaries of an AADT Segment are it's Start Point and End Point (or Start and End Through Distance (TDist)) within the Road Section. These distances are measured in kilometres from the begining of the Road Section in Gazettal Direction. AADT Segments are determined by the traffic volume, collected at a count Site, located within the limits of each AADT Segment.

Annual Segment Growth (when displayed)
A percentage that represents the increase or decrease in AADT for the AADT Segment,using an exponential fit, calculated over a 1, 5 or 10 year period.

Area
For administration purposes the Department of Transport and Main Roads has divided Queensland into 12 Districts. The Area field in TSDM reports displays the District Name and Number.

District Name	District
Central West District	401
Darling Downs District	402
Far North District	403
Fitzroy District	404
Mackay/Whitsunday District	405
Metropolitian District	406
North Coast District	407
North West District	409
Northern District	408
South Coast District	410
South West District	411
Wide Bay/Burnett District	412

Data Year
The most recent year the traffic data was collected for this AADT Segment.

Gazettal Direction
The Gazettal Direction is the direction of the traffic flow. It can be easily recognised by referring to the name of the road eg. Road Section: 10A Brisbane - Gympie denotes that the gazettal direction is from Brisbane to Gympie.

G	Traffic flowing in Gazettal Direction
A	Traffic flowing against Gazettal Direction
B	The combined traffic flow in both Directions

Road Section
Is the Gazetted road from which the traffic data is collected. Each Road Section is given a code, allocated sequentially in Gazettal Direction. Larger roads are broken down into sections and identified by an ID code with a suffix for easier data collection and reporting (eg. 10A, 10B, 10C). Road Sections are then broken into AADT Segments which are determined by traffic volume.

Site
The physical location of a traffic counting device. Sites are located at a specified Through Distance along a Road Section.

Site TDist
The Through Distance in gazettal direction from the start of the Road Section at which the site is located.

Site Description
The description of the physical location of the traffic counting device.

Start and End Point
The unique identifier for the Through Distance along a Road Section.

Through Distance
The distance, in kilometres, from the beginning of the Road Section in Gazettal Direction.

Traffic Class
Is the 12 Austroads vehicle categories or classes into which vehicles are placed or binned. Traffic classes are formed in a hierarchical format.

Volume or All Vehicles
00 = 0A + 0B

Light Vehicles
0A = 1A
1A = 2A + 2B

Heavy Vehicles
0B = 1B + 1C + 1D
1B = 2C + 2D + 2E
1C = 2F + 2G + 2H + 2I
1D = 2J + 2K + 2L

The following classes are the categories for which data can be captured:

Volume
00 All vehicles.

2-Bin
0A Light vehicles
0B Heavy vehicles

4-Bin
1A Short vehicles
1B Truck or bus
1C Articulated vehicles
1D Road train

12-Bin
2A Short 2 axle vehicles
2B Short vehicles towing
2C 2 axle truck or bus
2D 3 axle truck or bus
2E 4 axle truck
2F 3 axle articulated vehicle
2G 4 axle articulated vehicle
2H 5 axle articulated vehicle
2I 6 axle articulated vehicle
2J B double
2K Double road train
2L Triple road train

Vehicle Kilometres Travelled (VKT)
Daily VKT is a measure of the traffic demand. It is calculated by the length of an AADT Segment in kilometres multiplied by its AADT. The yearly VKT is the daily VKT multiplied by 365 days.

AADT Segment Summary - All Vehicles
The Total VKT can be used to gauge the demand on an entire Road Section.

AADT Segment Summary - Heavy Vehicles only
A blank field indicates that vehicle classification data was not collected for this AADT Segment.

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Queensland Government

Traffic Analysis and Reporting System
Annual Volume Report

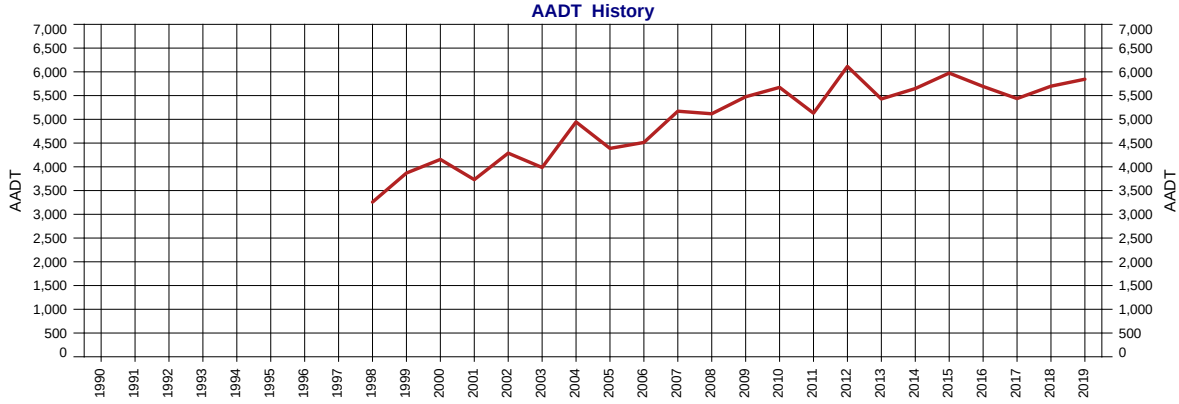
TARS

31-Jul-2020 11:31

Area	405 - Mackay/Whitsunday District
Road Section	10J - BRUCE HIGHWAY (PROSERPINE - BOWEN)
Site	82847 - Southern Abutment Proserpine River
Thru Dist	0.972
Type	C - Coverage
Stream	T1 - Thru traffic in Lane 1 -in gazettal dirn

Year	2019	Growth last Year	2.58%
AADT	5,845	Growth last 5 Yrs	0.61%
Avg Week Day	6,487	Growth last 10 Yrs	0.63%
Avg Weekend Day	4,442		

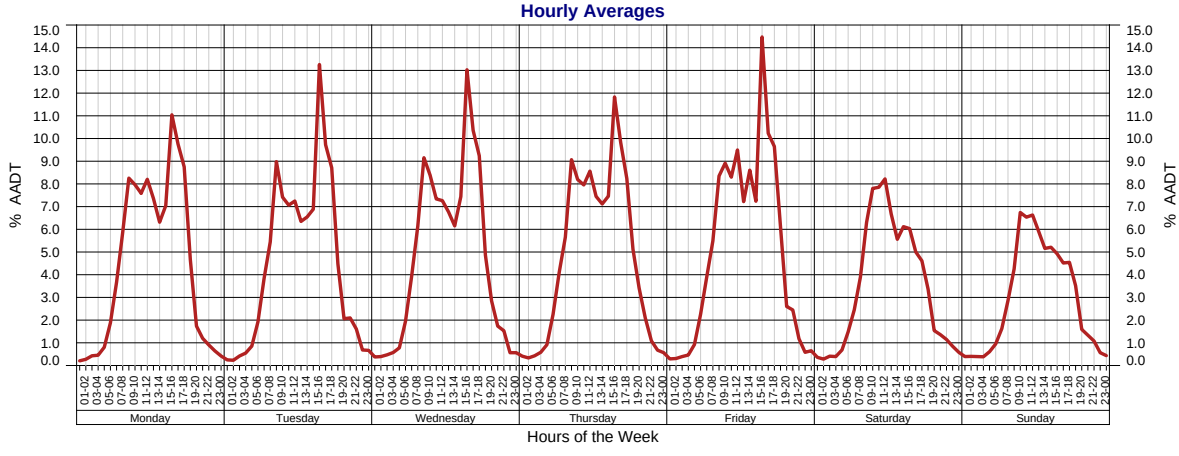
AADT History



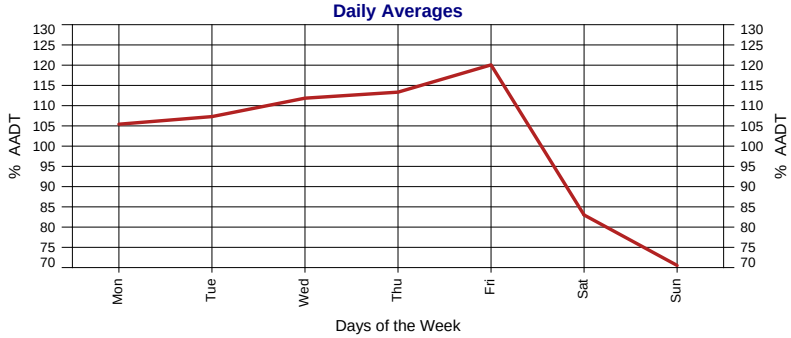
Year	AADT	1-Year Growth	5-Year Growth	10-Year Growth
2019	5,845	2.58%	0.61%	0.63%
2018	5,698	4.80%	0.34%	0.51%
2017	5,437	-4.48%	-1.68%	0.03%
2016	5,692	-4.72%	0.63%	1.22%
2015	5,974	5.77%	1.92%	2.48%
2014	5,648	4.03%	0.56%	1.81%
2013	5,429	-11.20%	0.23%	1.93%
2012	6,114	19.18%	4.09%	4.09%
2011	5,130	-9.57%	0.70%	2.21%
2010	5,673	3.62%	5.07%	4.01%
2009	5,475	7.00%	4.00%	3.92%
2008	5,117	-1.04%	3.87%	3.72%
2007	5,171	14.58%	4.79%	
2006	4,513	2.85%	2.53%	
2005	4,388	-11.26%	1.95%	

Year	AADT	1-Year Growth	5-Year Growth	10-Year Growth
2004	4,945	24.06%	6.12%	
2003	3,986	-7.04%	1.95%	
2002	4,288	14.96%		
2001	3,730	-10.25%		
2000	4,156	7.42%		
1999	3,869	18.79%		
1998	3,257			
1997				
1996				
1995				
1994				
1993				
1992				
1991				
1990				

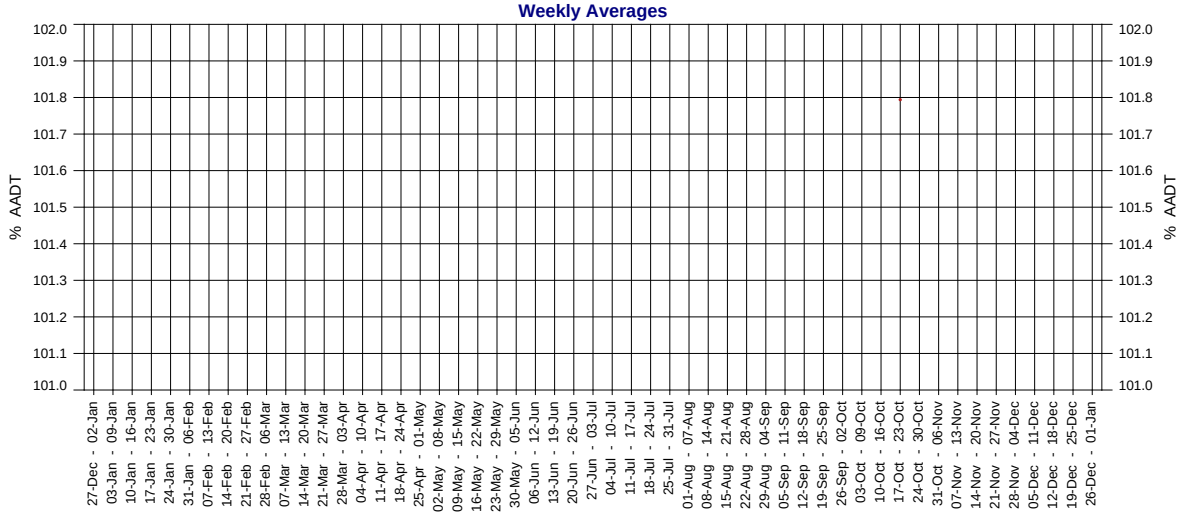
Hourly Averages



Daily Averages



Weekly Averages



2019 Calendar

January

M	T	W	T	F	S	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

February

M	T	W	T	F	S	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28			

March

M	T	W	T	F	S	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

April

M	T	W	T	F	S	S
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8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

May

M	T	W	T	F	S	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

June

M	T	W	T	F	S	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

July

M	T	W	T	F	S	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

August

M	T	W	T	F	S	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

September

M	T	W	T	F	S	S
30						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

October

M	T	W	T	F	S	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

November

M	T	W	T	F	S	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

December

M	T	W	T	F	S	S
30	31					1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

Days on which traffic data was collected.

Queensland Government

Traffic Analysis and Reporting System
Annual Volume Report

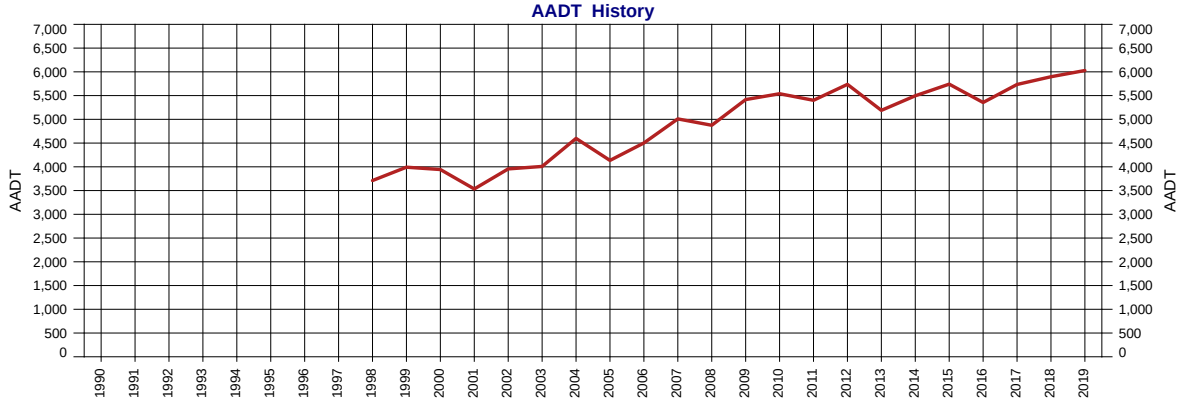
TARS

31-Jul-2020 11:31

Area	405 - Mackay/Whitsunday District
Road Section	10J - BRUCE HIGHWAY (PROSERPINE - BOWEN)
Site	82847 - Southern Abutment Proserpine River
Thru Dist	0.972
Type	C - Coverage
Stream	T2 - Thru traffic in Lane 2 -against gazettal

Year	2019	Growth last Year	2.22%
AADT	6,028	Growth last 5 Yrs	2.08%
Avg Week Day	6,510	Growth last 10 Yrs	1.33%
Avg Weekend Day	4,641		

AADT History



Year	AADT	1-Year Growth	5-Year Growth	10-Year Growth
2019	6,028	2.22%	2.08%	1.33%
2018	5,897	2.84%	2.25%	1.35%
2017	5,734	7.08%	1.08%	1.17%
2016	5,355	-6.72%	-0.62%	0.64%
2015	5,741	4.46%	1.23%	2.29%
2014	5,496	5.92%	0.12%	1.93%
2013	5,189	-9.54%	-0.43%	1.69%
2012	5,736	6.20%	3.01%	3.73%
2011	5,401	-2.49%	2.74%	3.61%
2010	5,539	2.27%	5.36%	4.35%
2009	5,416	11.10%	5.06%	4.25%
2008	4,875	-2.68%	3.40%	3.05%
2007	5,009	11.26%	5.26%	
2006	4,502	8.88%	3.93%	
2005	4,135	-10.07%	1.75%	

Year	AADT	1-Year Growth	5-Year Growth	10-Year Growth
2004	4,598	14.72%	4.74%	
2003	4,008	1.31%	1.31%	
2002	3,956	11.94%		
2001	3,534	-10.37%		
2000	3,943	-1.23%		
1999	3,992	7.57%		
1998	3,711			
1997				
1996				
1995				
1994				
1993				
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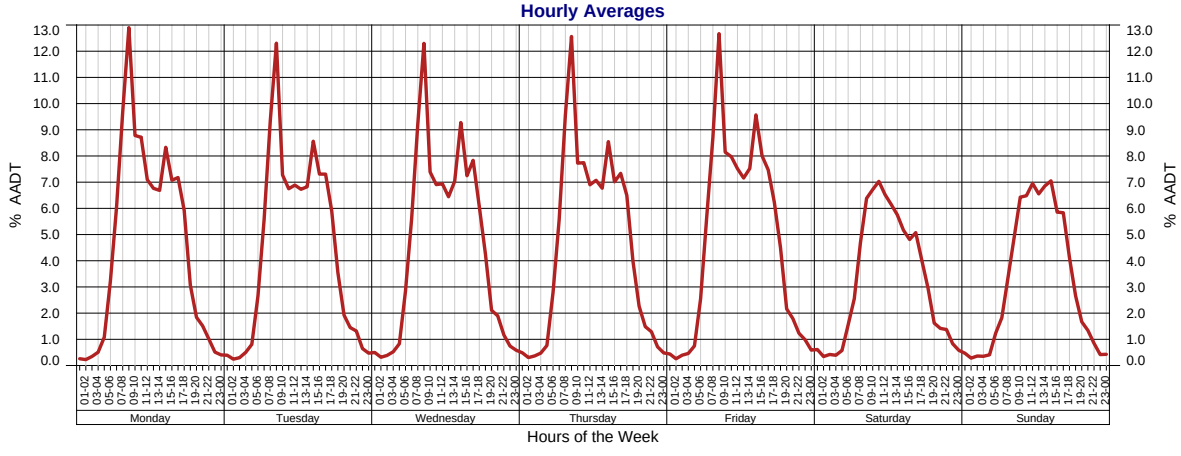
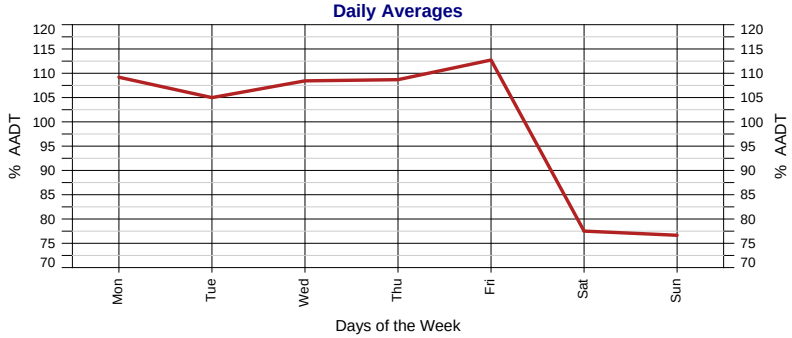
1991				
1990				

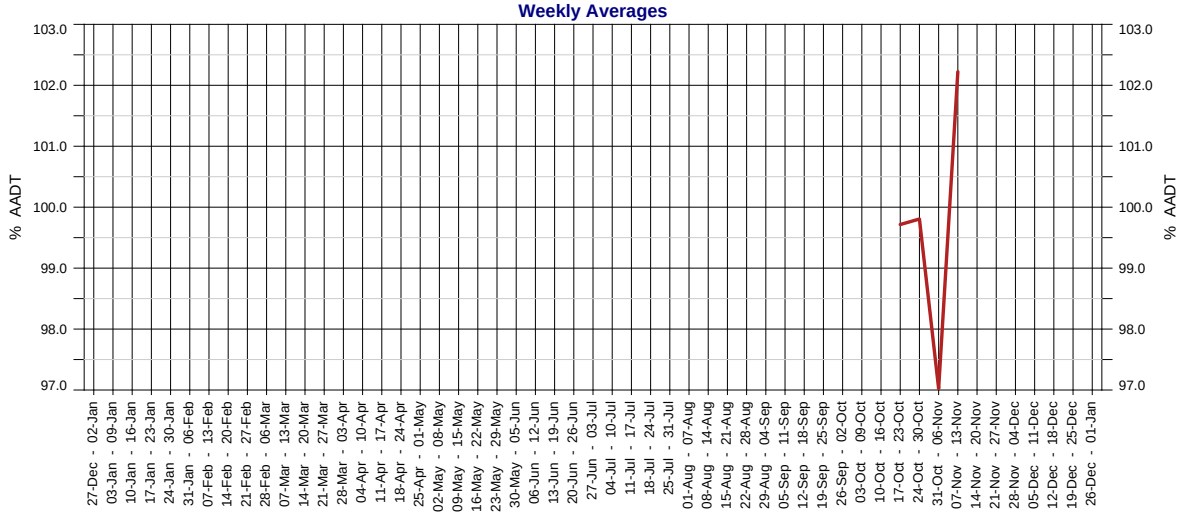
Hourly Averages



Daily Averages



Weekly Averages



2019 Calendar

January

M	T	W	T	F	S	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

February

M	T	W	T	F	S	S
				1	2	3
4	5	6	7	8	9	10
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18	19	20	21	22	23	24
25	26	27	28			

March

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18	19	20	21	22	23	24
25	26	27	28	29	30	31

April

M	T	W	T	F	S	S
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22	23	24	25	26	27	28
29	30					

May

M	T	W	T	F	S	S
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13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

June

M	T	W	T	F	S	S
					1	2
3	4	5	6	7	8	9
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17	18	19	20	21	22	23
24	25	26	27	28	29	30

July

M	T	W	T	F	S	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

August

M	T	W	T	F	S	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

September

M	T	W	T	F	S	S
30						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

October

M	T	W	T	F	S	S
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7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

November

M	T	W	T	F	S	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

December

M	T	W	T	F	S	S
30	31					1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

Days on which traffic data was collected.

Queensland Government

Traffic Analysis and Reporting System
Annual Volume Report

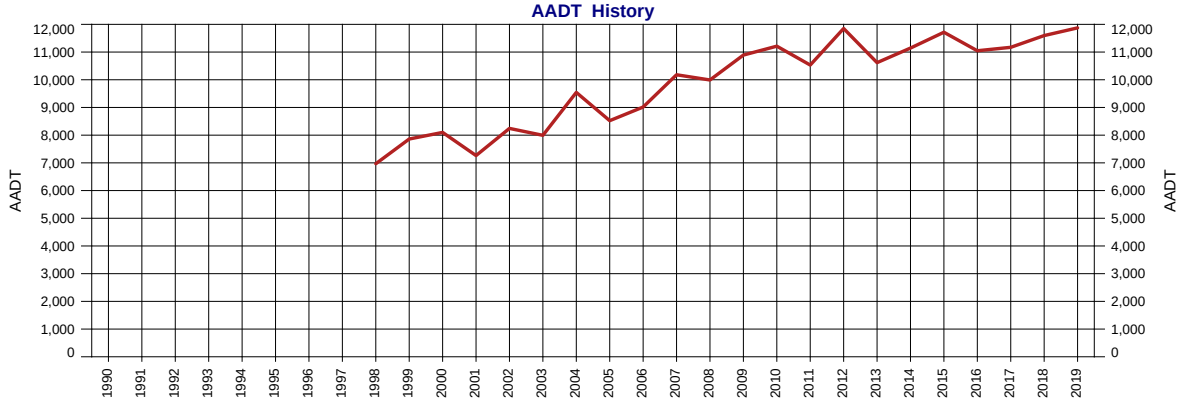
TARS

31-Jul-2020 11:31

Area	405 - Mackay/Whitsunday District
Road Section	10J - BRUCE HIGHWAY (PROSERPINE - BOWEN)
Site	82847 - Southern Abutment Proserpine River
Thru Dist	0.972
Type	C - Coverage
Stream	TB - Bi-directional traffic flow

Year	2019	Growth last Year	2.40%
AADT	11,873	Growth last 5 Yrs	1.34%
Avg Week Day	9,023	Growth last 10 Yrs	0.98%
Avg Weekend Day	6,411		

AADT History



Year	AADT	1-Year Growth	5-Year Growth	10-Year Growth
2019	11,873	2.40%	1.34%	0.98%
2018	11,595	3.80%	1.28%	0.93%
2017	11,171	1.12%	-0.31%	0.60%
2016	11,047	-5.70%	0.00%	0.93%
2015	11,715	5.12%	1.57%	2.38%
2014	11,144	4.95%	0.34%	1.87%
2013	10,618	-10.40%	-0.10%	1.81%
2012	11,850	12.52%	3.56%	3.91%
2011	10,531	-6.07%	1.72%	2.90%
2010	11,212	2.95%	5.21%	4.17%
2009	10,891	9.00%	4.52%	4.08%
2008	9,992	-1.85%	3.63%	3.38%
2007	10,180	12.92%	5.02%	
2006	9,015	5.77%	3.21%	
2005	8,523	-10.69%	1.85%	

Year	AADT	1-Year Growth	5-Year Growth	10-Year Growth
2004	9,543	19.38%	5.44%	
2003	7,994	-3.03%	1.60%	
2002	8,244	13.49%		
2001	7,264	-10.31%		
2000	8,099	3.03%		
1999	7,861	12.82%		
1998	6,968			
1997				
1996				
1995				
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1993				
1992				
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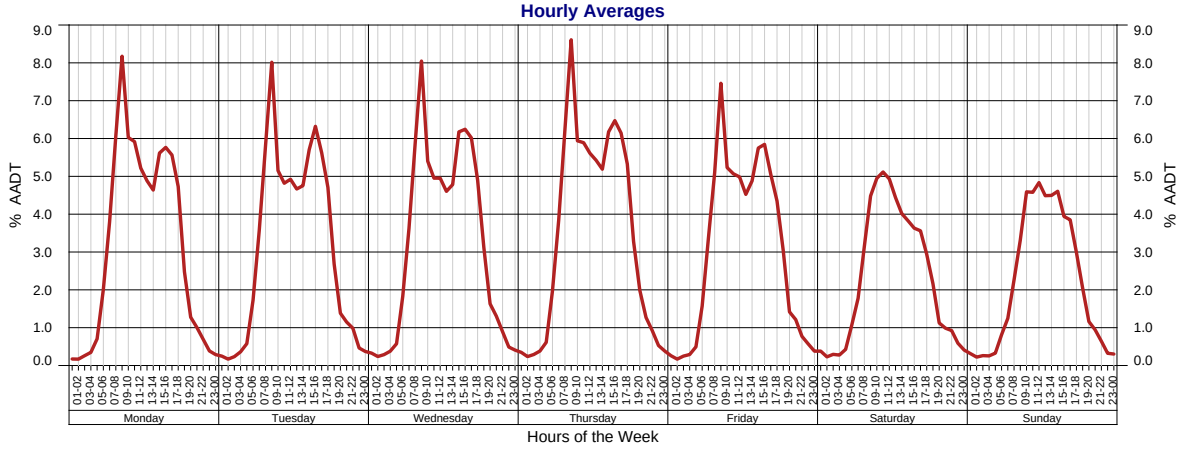
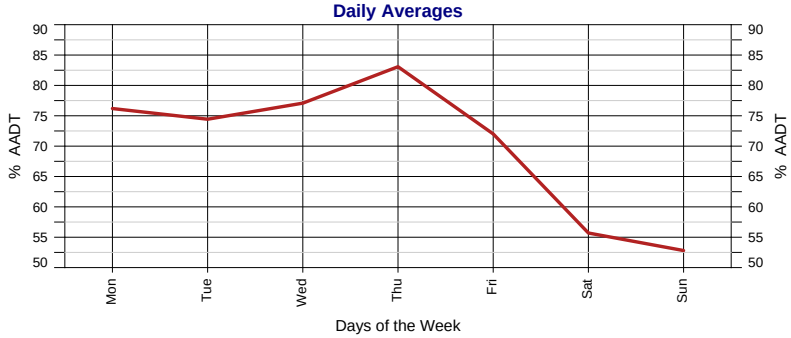
1990				

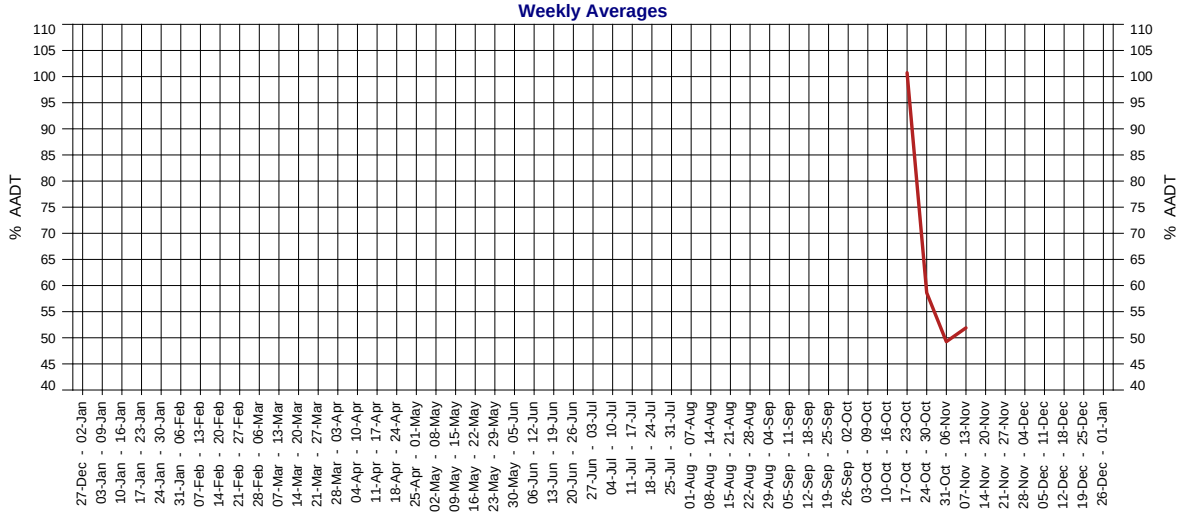
Hourly Averages



Daily Averages



Weekly Averages



2019 Calendar

January

M	T	W	T	F	S	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

February

M	T	W	T	F	S	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28			

March

M	T	W	T	F	S	S
				1	2	3
4	5	6	7	8	9	10
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18	19	20	21	22	23	24
25	26	27	28	29	30	31

April

M	T	W	T	F	S	S
1	2	3	4	5	6	7
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22	23	24	25	26	27	28
29	30					

May

M	T	W	T	F	S	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

June

M	T	W	T	F	S	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

July

M	T	W	T	F	S	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

August

M	T	W	T	F	S	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

September

M	T	W	T	F	S	S
30						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

October

M	T	W	T	F	S	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

November

M	T	W	T	F	S	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

December

M	T	W	T	F	S	S
30	31					1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

Days on which traffic data was collected.

Queensland Government

Traffic Analysis and Reporting System
Annual Volume Report

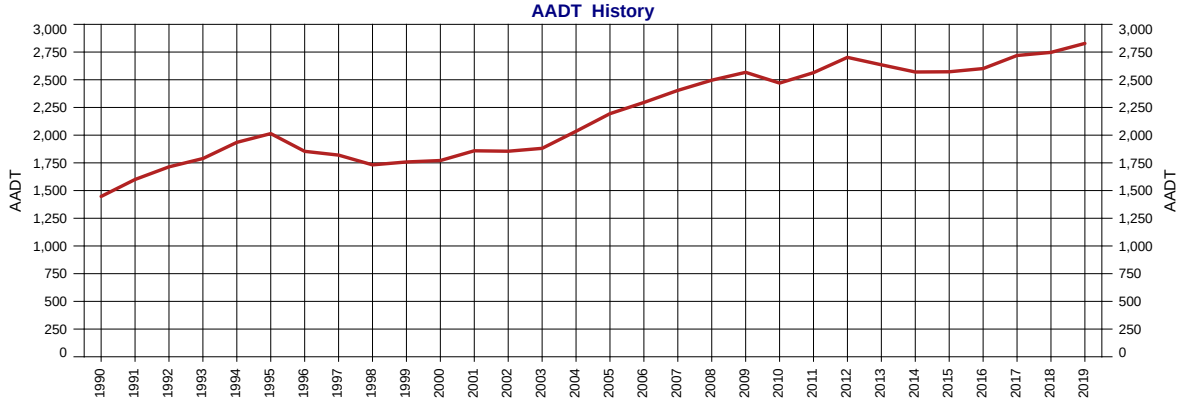
TARS

31-Jul-2020 11:31

Area	405 - Mackay/Whitsunday District
Road Section	10H - BRUCE HIGHWAY (MACKAY - PROSERPINE)
Site	80010 - Proserpine Permanent Counter
Thru Dist	119.529
Type	P - Permanent
Stream	T1 - Thru traffic in Lane 1 -in gazettal dirn

Year	2019	Growth last Year	2.95%
AADT	2,828	Growth last 5 Yrs	2.24%
Avg Week Day	2,912	Growth last 10 Yrs	1.29%
Avg Weekend Day	2,573		

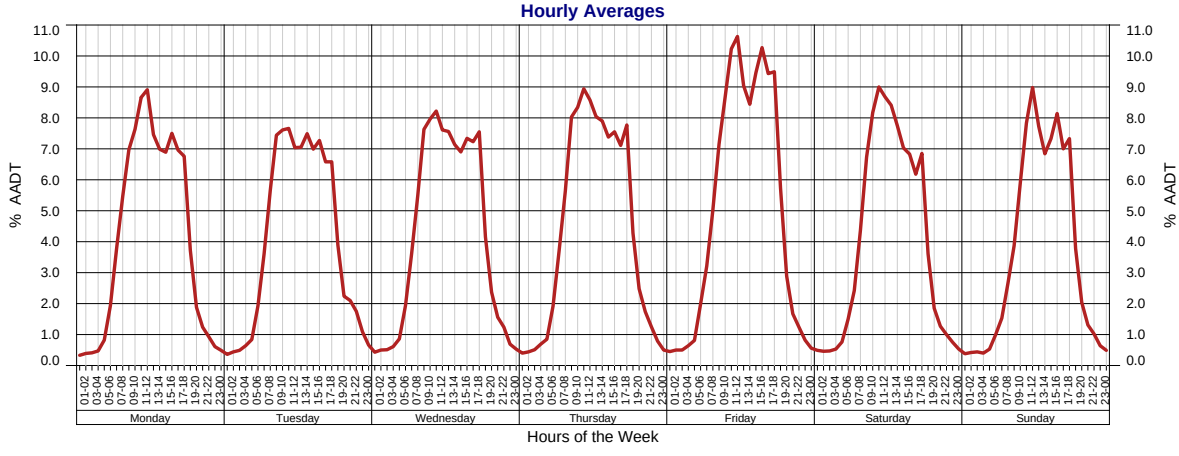
AADT History



Year	AADT	1-Year Growth	5-Year Growth	10-Year Growth
2019	2,828	2.95%	2.24%	1.29%
2018	2,747	1.03%	1.45%	0.99%
2017	2,719	4.54%	0.88%	1.04%
2016	2,601	1.13%	-0.15%	0.68%
2015	2,572	0.08%	0.03%	0.89%
2014	2,570	-2.47%	0.08%	1.40%
2013	2,635	-2.48%	1.10%	2.44%
2012	2,702	5.38%	2.37%	3.44%
2011	2,564	3.81%	1.70%	3.19%
2010	2,470	-3.78%	1.66%	3.21%
2009	2,567	2.84%	4.24%	4.28%
2008	2,496	3.83%	5.27%	4.30%
2007	2,404	4.75%	5.62%	3.95%
2006	2,295	4.60%	5.20%	3.35%
2005	2,194	7.81%	4.88%	2.49%

Year	AADT	1-Year Growth	5-Year Growth	10-Year Growth
2004	2,035	8.19%	3.37%	1.28%
2003	1,881	1.40%	1.65%	0.23%
2002	1,855	-0.22%	1.14%	0.22%
2001	1,859	4.97%	0.86%	0.59%
2000	1,771	0.74%	-1.54%	0.45%
1999	1,758	1.50%	-2.22%	0.85%
1998	1,732	-4.84%	-2.24%	1.20%
1997	1,820	-1.83%	-0.07%	2.77%
1996	1,854	-7.94%	1.82%	3.97%
1995	2,014	4.08%	6.25%	6.04%
1994	1,935	8.16%	6.54%	6.27%
1993	1,789	4.38%	5.61%	5.62%
1992	1,714	7.12%	6.41%	5.53%
1991	1,600	0.21%	3.63%	3.64%
1990	1,447	-0.41%	4.99%	4.39%

Hourly Averages



Queensland Government

Traffic Analysis and Reporting System
Annual Volume Report

TARS

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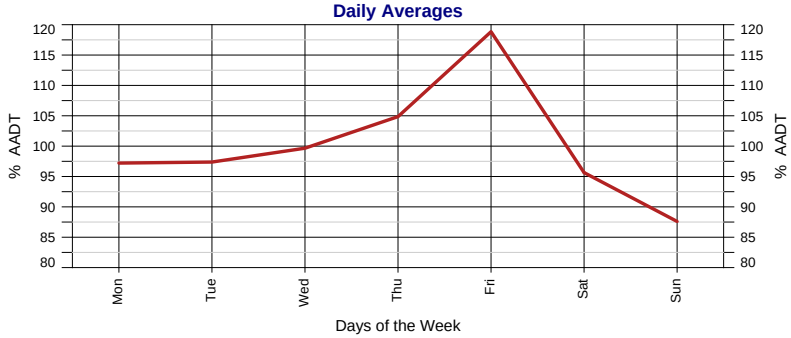
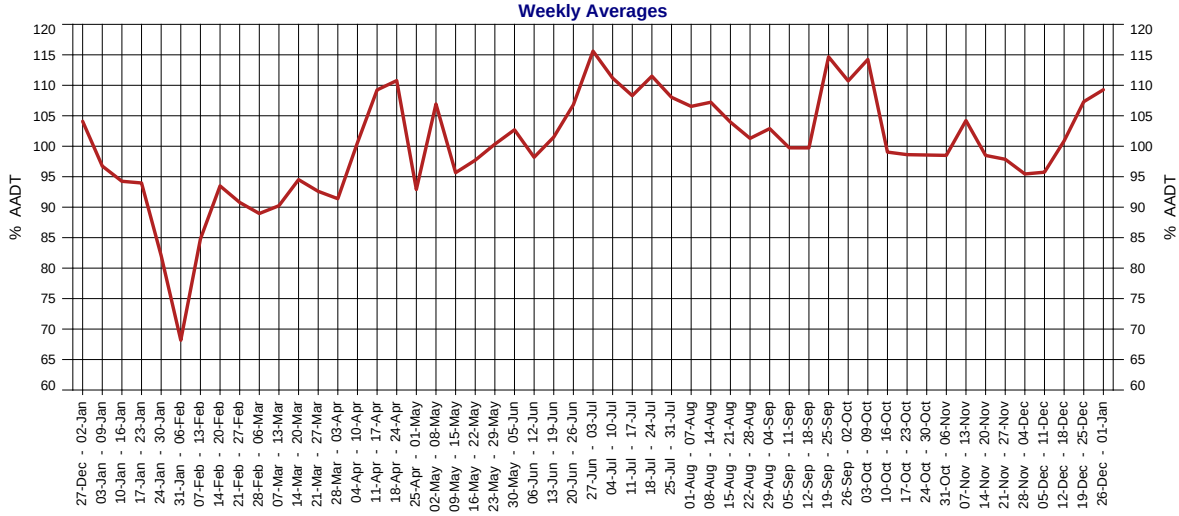
Daily Averages



Weekly Averages



2019 Calendar

January

M	T	W	T	F	S	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

February

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11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28			

March

M	T	W	T	F	S	S
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April

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May

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27	28	29	30	31		

June

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24	25	26	27	28	29	30

July

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29	30	31				

August

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12	13	14	15	16	17	18
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26	27	28	29	30	31	

September

M	T	W	T	F	S	S
30						1
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23	24	25	26	27	28	29

October

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14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

November

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				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

December

M	T	W	T	F	S	S
30	31					1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

Days on which traffic data was collected.

Queensland Government

Traffic Analysis and Reporting System
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TARS

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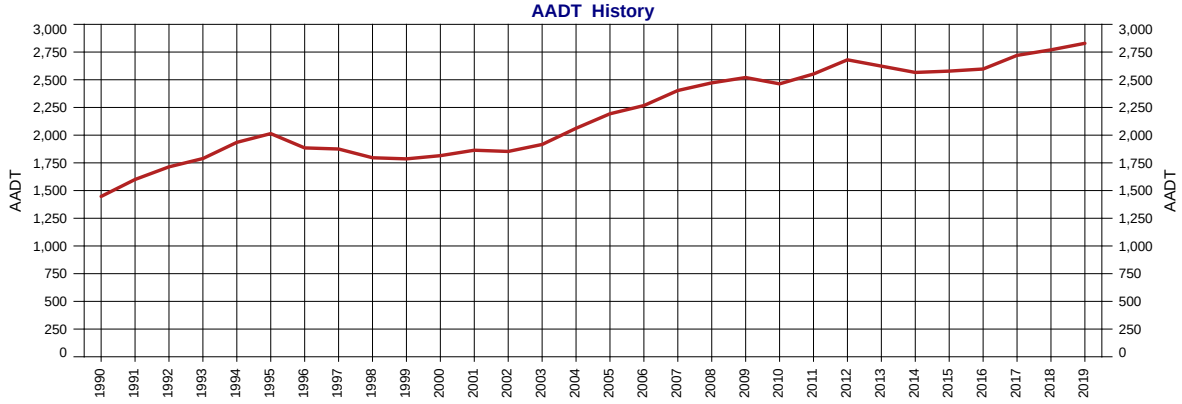
Area	405 - Mackay/Whitsunday District
Road Section	10H - BRUCE HIGHWAY (MACKAY - PROSERPINE)
Site	80010 - Proserpine Permanent Counter
Thru Dist	119.529
Type	P - Permanent
Stream	T2 - Thru traffic in Lane 2 -against gazettal

Year	2019	Growth last Year	2.13%
AADT	2,829	Growth last 5 Yrs	2.24%
Avg Week Day	2,885	Growth last 10 Yrs	1.38%
Avg Weekend Day	2,630		

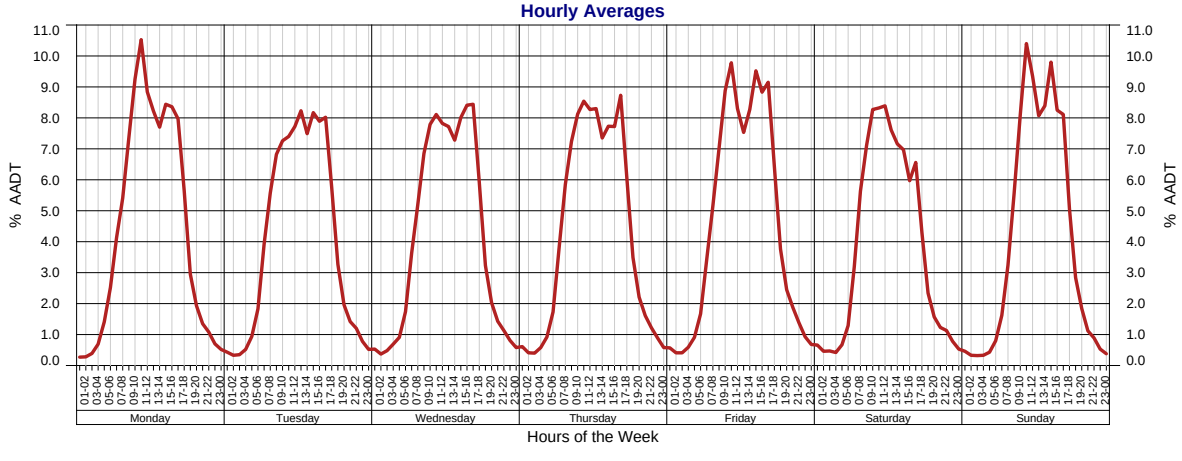
AADT History



Year	AADT	1-Year Growth	5-Year Growth	10-Year Growth
2019	2,829	2.13%	2.24%	1.38%
2018	2,770	1.84%	1.73%	1.21%
2017	2,720	4.74%	1.00%	1.13%
2016	2,597	0.74%	-0.07%	0.77%
2015	2,578	0.47%	0.22%	1.02%
2014	2,566	-2.17%	0.29%	1.42%
2013	2,623	-2.13%	1.24%	2.36%
2012	2,680	5.02%	2.34%	3.30%
2011	2,552	3.61%	1.81%	3.09%
2010	2,463	-2.26%	1.75%	3.06%
2009	2,520	1.94%	3.69%	3.86%
2008	2,472	2.87%	4.76%	3.93%
2007	2,403	6.00%	5.43%	3.67%
2006	2,267	3.37%	4.67%	2.88%
2005	2,193	6.35%	4.52%	2.24%

Year	AADT	1-Year Growth	5-Year Growth	10-Year Growth
2004	2,062	7.62%	3.36%	1.28%
2003	1,916	3.40%	1.57%	0.34%
2002	1,853	-0.59%	0.39%	0.07%
2001	1,864	2.70%	0.26%	0.53%
2000	1,815	1.62%	-1.32%	0.74%
1999	1,786	-0.56%	-2.06%	1.04%
1998	1,796	-4.21%	-1.38%	1.71%
1997	1,875	-0.53%	0.72%	3.21%
1996	1,885	-6.41%	2.28%	4.22%
1995	2,014	4.08%	6.25%	6.04%
1994	1,935	8.16%	6.54%	6.27%
1993	1,789	4.38%	5.61%	5.62%
1992	1,714	7.12%	6.41%	5.53%
1991	1,600	0.21%	3.63%	3.64%
1990	1,447	-0.41%	4.99%	4.39%

Hourly Averages



Queensland Government

Traffic Analysis and Reporting System
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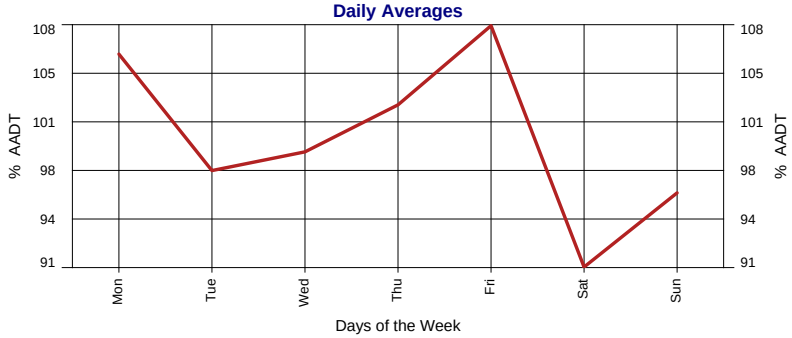
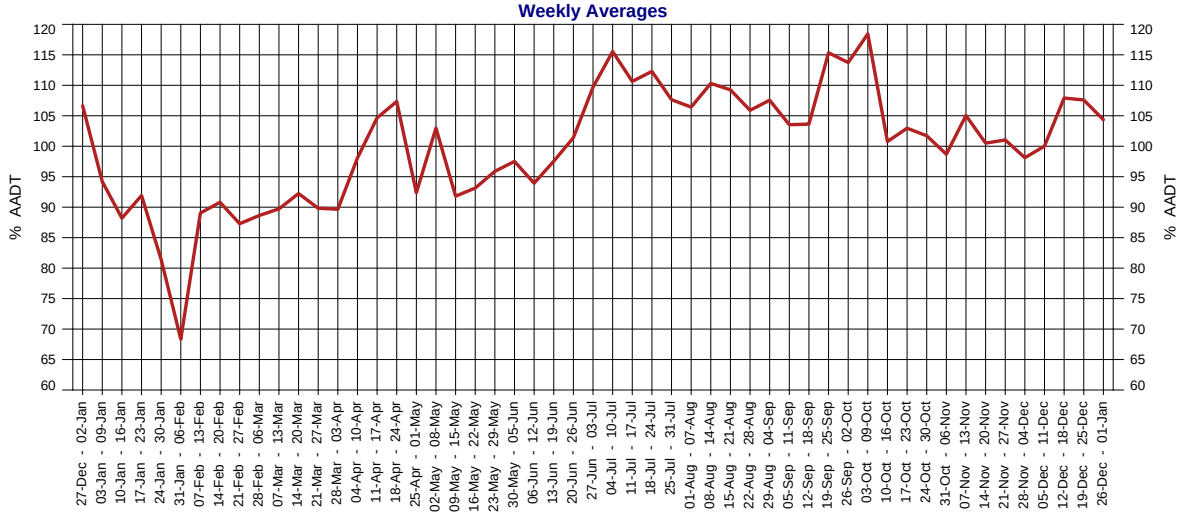
Daily Averages



Weekly Averages



2019 Calendar

January

M	T	W	T	F	S	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

February

M	T	W	T	F	S	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28			

March

M	T	W	T	F	S	S
				1	2	3
4	5	6	7	8	9	10
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18	19	20	21	22	23	24
25	26	27	28	29	30	31

April

M	T	W	T	F	S	S
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22	23	24	25	26	27	28
29	30					

May

M	T	W	T	F	S	S
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13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

June

M	T	W	T	F	S	S
					1	2
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17	18	19	20	21	22	23
24	25	26	27	28	29	30

July

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15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

August

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			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

September

M	T	W	T	F	S	S
30						1
2	3	4	5	6	7	8
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16	17	18	19	20	21	22
23	24	25	26	27	28	29

October

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7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

November

M	T	W	T	F	S	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

December

M	T	W	T	F	S	S
30	31					1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

Days on which traffic data was collected.

Queensland Government

Traffic Analysis and Reporting System
Annual Volume Report

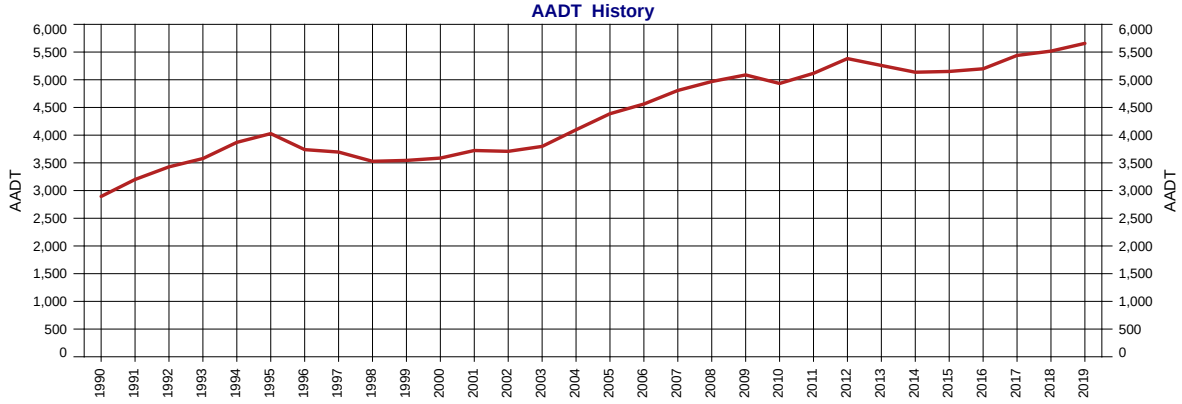
TARS

31-Jul-2020 11:31

Area	405 - Mackay/Whitsunday District
Road Section	10H - BRUCE HIGHWAY (MACKAY - PROSERPINE)
Site	80010 - Proserpine Permanent Counter
Thru Dist	119.529
Type	P - Permanent
Stream	TB - Bi-directional traffic flow

Year	2019	Growth last Year	2.54%
AADT	5,657	Growth last 5 Yrs	2.24%
Avg Week Day	5,826	Growth last 10 Yrs	1.33%
Avg Weekend Day	5,204		

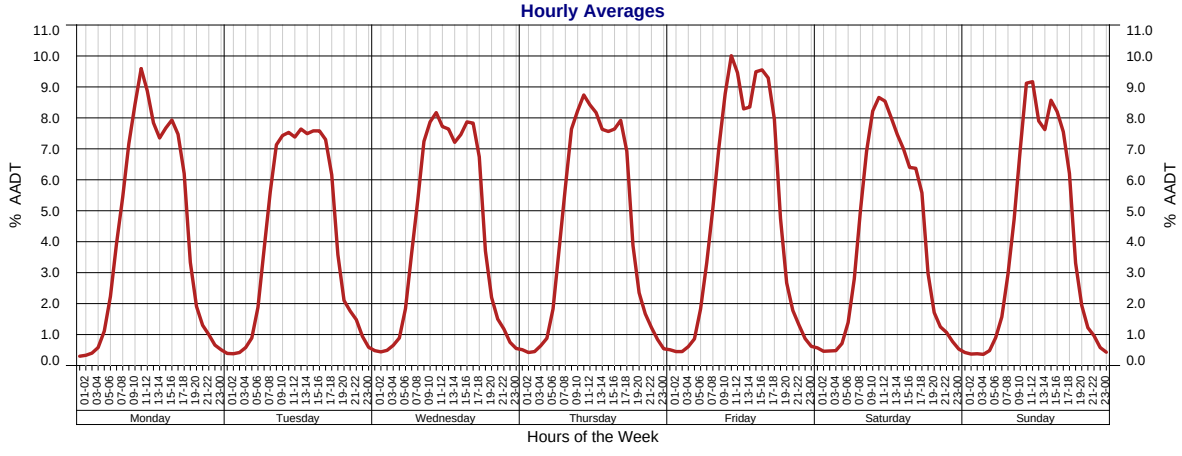
AADT History



Year	AADT	1-Year Growth	5-Year Growth	10-Year Growth
2019	5,657	2.54%	2.24%	1.33%
2018	5,517	1.43%	1.59%	1.10%
2017	5,439	4.64%	0.94%	1.08%
2016	5,198	0.93%	-0.11%	0.72%
2015	5,150	0.27%	0.13%	0.95%
2014	5,136	-2.32%	0.19%	1.41%
2013	5,258	-2.30%	1.17%	2.40%
2012	5,382	5.20%	2.35%	3.37%
2011	5,116	3.71%	1.76%	3.14%
2010	4,933	-3.03%	1.71%	3.13%
2009	5,087	2.40%	3.96%	4.07%
2008	4,968	3.35%	5.02%	4.12%
2007	4,807	5.37%	5.52%	3.81%
2006	4,562	3.99%	4.94%	3.11%
2005	4,387	7.08%	4.70%	2.36%

Year	AADT	1-Year Growth	5-Year Growth	10-Year Growth
2004	4,097	7.90%	3.37%	1.28%
2003	3,797	2.40%	1.61%	0.29%
2002	3,708	-0.40%	0.76%	0.14%
2001	3,723	3.82%	0.56%	0.56%
2000	3,586	1.19%	-1.43%	0.60%
1999	3,544	0.45%	-2.14%	0.94%
1998	3,528	-4.52%	-1.80%	1.46%
1997	3,695	-1.18%	0.33%	2.99%
1996	3,739	-7.17%	2.05%	4.10%
1995	4,028	4.08%	6.25%	6.04%
1994	3,870	8.16%	6.54%	6.27%
1993	3,578	4.38%	5.61%	5.62%
1992	3,428	7.12%	6.41%	5.53%
1991	3,200	10.57%	6.45%	5.11%
1990	2,894	-0.41%	4.99%	4.39%

Hourly Averages



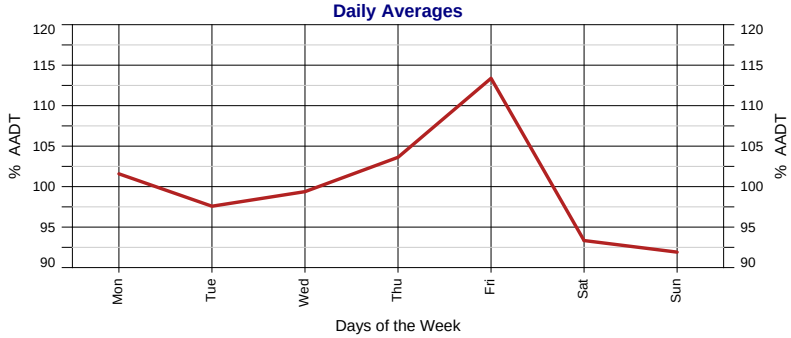
Queensland Government

Traffic Analysis and Reporting System
Annual Volume Report

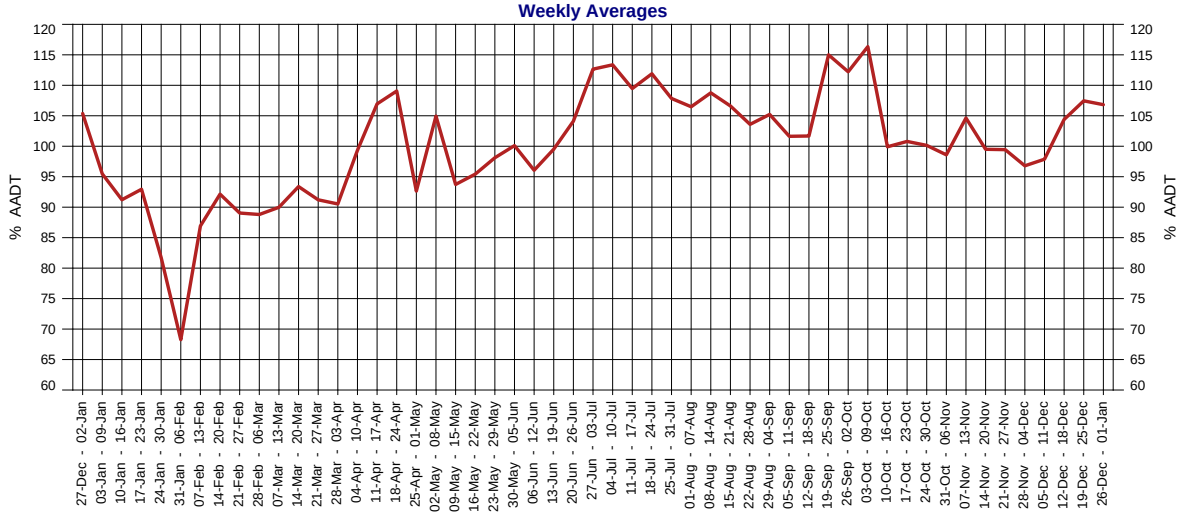
TARS

31-Jul-2020 11:31

Daily Averages



Weekly Averages



2019 Calendar

January

M	T	W	T	F	S	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

February

M	T	W	T	F	S	S
				1	2	3
4	5	6	7	8	9	10
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18	19	20	21	22	23	24
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March

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18	19	20	21	22	23	24
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April

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29	30					

May

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20	21	22	23	24	25	26
27	28	29	30	31		

June

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July

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22	23	24	25	26	27	28
29	30	31				

August

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19	20	21	22	23	24	25
26	27	28	29	30	31	

September

M	T	W	T	F	S	S
30						1
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23	24	25	26	27	28	29

October

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7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

November

M	T	W	T	F	S	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

December

M	T	W	T	F	S	S
30	31					1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

Days on which traffic data was collected.

Annual Volume Report
Displays AADT history with hourly, daily and weekly patterns by Stream in addition to annual data for AADT figures with 1 year, 5 year and 10 year growth rates.

Annual Average Daily Traffic (AADT)
Annual Average Daily Traffic (AADT) is the number of vehicles passing a point on a road in a 24 hour period, averaged over a calendar year.

AADT History
Displays the years when traffic data was collected at this count site.

Area
For administration purposes the Department of Transport and Main Roads has divided Queensland into 12 Districts. The Area field in TSDM reports displays the District Name and Number.

District Name	District
Central West District	401
Darling Downs District	402
Far North District	403
Fitzroy District	404
Mackay/Whitsunday District	405
Metropolitian District	406
North Coast District	407
North West District	409
Northern District	408
South Coast District	410
South West District	411
Wide Bay/Burnett District	412

Avg Week Day
Average daily traffic volume during the week days, Monday to Friday.

Avg Weekend Day
Average daily traffic volume during the weekend.

Calendar
Days on which traffic data was collected are highlighted in green.

Gazettal Direction
Is the direction of the traffic flow. It can be easily recognised by referring to the name of the road eg. Road Section: 10A Brisbane - Gympie denotes that the gazettal direction is from Brisbane to Gympie.

Growth Percentage
Represents the increase or decrease in AADT, using a exponential fit over the previous 1, 5 or 10 year period.

Hour, Day & Week Averages
The amount of traffic on the road network varies depending on the time of day, the day of the week and the week of the year. The ebb and flow of the volume of traffic travelling through a site over a period of time forms a pattern. The Hour, Day and Week Averages are used in the calculation of AADT.

Road Section
Is the Gazetted road from which the traffic data is collected. Each Road Section is given a code, allocated sequentially in Gazettal Direction. Larger roads are broken down into sections and identified by an ID code with a suffix for easier data collection and reporting (eg. 10A, 10B, 10C). Road Sections are then broken into AADT Segments which are determined by traffic volume.

Site
The physical location of a traffic counting device. Sites are located at a specified Through Distance along a Road Section.

Stream or Site Stream
The lane number in which the vehicles are travelling.

TB	Traffic flow in both directions
TG	Traffic flow in gazettal direction
TA	Traffic flow against gazettal direction
T1, T3, T5, T7...	Traffic flow in gazettal direction at lane level
T2, T4, T6, T8...	Traffic flow against gazettal direction at lane level

Thru Dist or TDist
The distance from the beginning of the Road Section, in kilometres.

Type
There are two types of traffic counting sites, Permanent and Coverage. Permanent means the traffic counting device is in place 24/7. Coverage means the traffic counting device is in place for a specified period of time.

Year
Current year or years chosen. A separate report will be produced for each year selected.

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APPENDIX C

SIDRA OUTPUT – EXISTING CONDITIONS

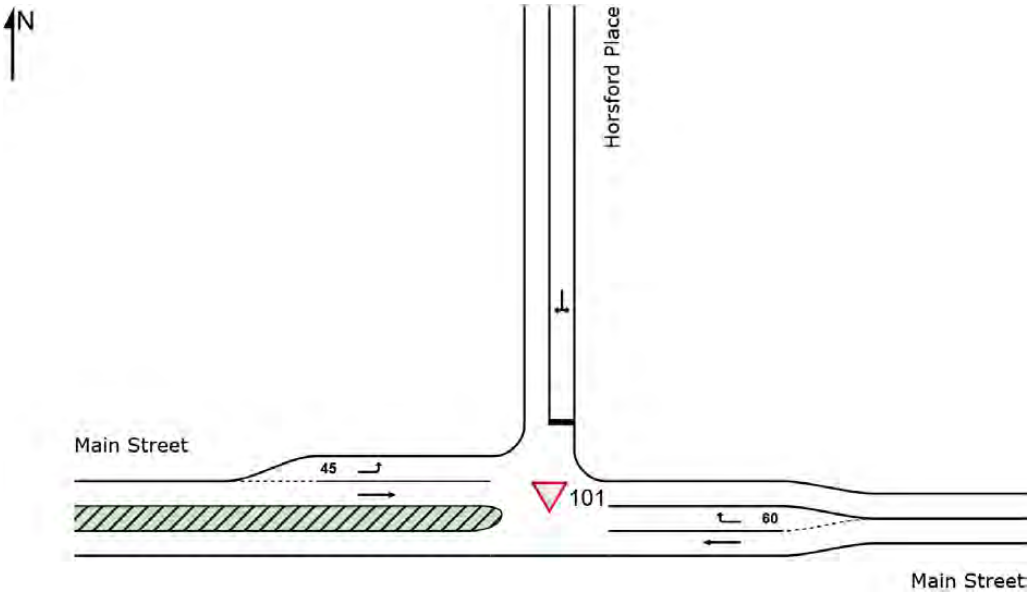
VIS-0024 SIDRA Output – Existing Conditions

SITE LAYOUT

Site: 101 [AM Existing Horsford Place (Site Folder: Horsford Place)]

Existing Conditions Morning Peak Hour - Horsford Place / Main Street
Site Category: Base Year
Give-Way (Two-Way)

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.



SIDRA INTERSECTION 9.0 | Copyright © 2000-2020 Akcelik and Associates Pty Ltd | sidrasolutions.com
Organisation: PREMISE GROUP SERVICES PTY LTD | Licence: PLUS / 1PC | Created: Friday, 7 May 2021 3:59:04 PM
Project: C:\12dS\data\12dSynergy\VIS-0024 Concrete Batching Plant_11274\14. Engineering - Traffic\03. SIDRA\VIS-0024 Sites.sip9

VIS-0024 SIDRA Output – Existing Conditions

MOVEMENT SUMMARY

Site: 101 [AM Existing Horsford Place (Site Folder: Horsford Place)]

Existing Conditions Morning Peak Hour - Horsford Place / Main Street
Site Category: Base Year
Give-Way (Two-Way)

Vehicle Movement Performance

Mov ID	Turn	INPUT VOLUMES [Total veh/h	HV] %	DEMAND FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE [Veh. veh	Dist] m	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
East: Main Street														
5	T1	274	20.0	288	20.0	0.168	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	59.9
6	R2	34	20.0	36	20.0	0.046	8.3	LOS A	0.2	1.4	0.49	0.69	0.49	44.4
Approach		308	20.0	324	20.0	0.168	1.0	NA	0.2	1.4	0.05	0.08	0.05	57.5
North: Horsford Place														
7	L2	56	20.0	59	20.0	0.273	12.5	LOS B	1.1	9.0	0.63	1.02	0.72	41.1
9	R2	43	20.0	45	20.0	0.273	24.4	LOS C	1.1	9.0	0.63	1.02	0.72	35.9
Approach		99	20.0	104	20.0	0.273	17.7	LOS C	1.1	9.0	0.63	1.02	0.72	39.0
West: Main Street														
10	L2	64	20.0	67	20.0	0.041	5.8	LOS A	0.0	0.0	0.00	0.57	0.00	44.5
11	T1	329	20.0	346	20.0	0.201	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	59.9
Approach		393	20.0	414	20.0	0.201	1.0	NA	0.0	0.0	0.00	0.09	0.00	57.1
All Vehicles		800	20.0	842	20.0	0.273	3.0	NA	1.1	9.0	0.10	0.20	0.11	54.2

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.
Delay Model: SIDRA Standard (Geometric Delay is included).
Queue Model: SIDRA Standard.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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VIS-0024 SIDRA Output – Existing Conditions

MOVEMENT SUMMARY

Site: 101 [PM Existing Horsford Place (Site Folder: Horsford Place)]

Existing Conditions Evening Peak Hour - Horsford Place / Main Street
Site Category: Base Year
Give-Way (Two-Way)

Vehicle Movement Performance

Mov ID	Turn	INPUT VOLUMES [Total veh/h	HV] %	DEMAND FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE [Veh. veh	Dist] m	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
East: Main Street														
5	T1	307	20.0	323	20.0	0.189	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	59.9
6	R2	30	20.0	32	20.0	0.038	7.9	LOS A	0.1	1.2	0.46	0.66	0.46	44.8
Approach		337	20.0	355	20.0	0.189	0.7	NA	0.1	1.2	0.04	0.06	0.04	58.0
North: Horsford Place														
7	L2	52	20.0	55	20.0	0.268	11.9	LOS B	1.1	8.8	0.61	1.00	0.68	41.3
9	R2	47	20.0	49	20.0	0.268	23.4	LOS C	1.1	8.8	0.61	1.00	0.68	36.2
Approach		99	20.0	104	20.0	0.268	17.3	LOS C	1.1	8.8	0.61	1.00	0.68	39.0
West: Main Street														
10	L2	64	20.0	67	20.0	0.041	5.8	LOS A	0.0	0.0	0.00	0.57	0.00	44.5
11	T1	281	20.0	296	20.0	0.171	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	59.9
Approach		345	20.0	363	20.0	0.171	1.1	NA	0.0	0.0	0.00	0.11	0.00	56.8
All Vehicles		781	20.0	822	20.0	0.268	3.0	NA	1.1	8.8	0.09	0.20	0.10	54.2

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.
Delay Model: SIDRA Standard (Geometric Delay is included).
Queue Model: SIDRA Standard.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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APPENDIX D

SIDRA OUTPUT – DESIGN YEAR

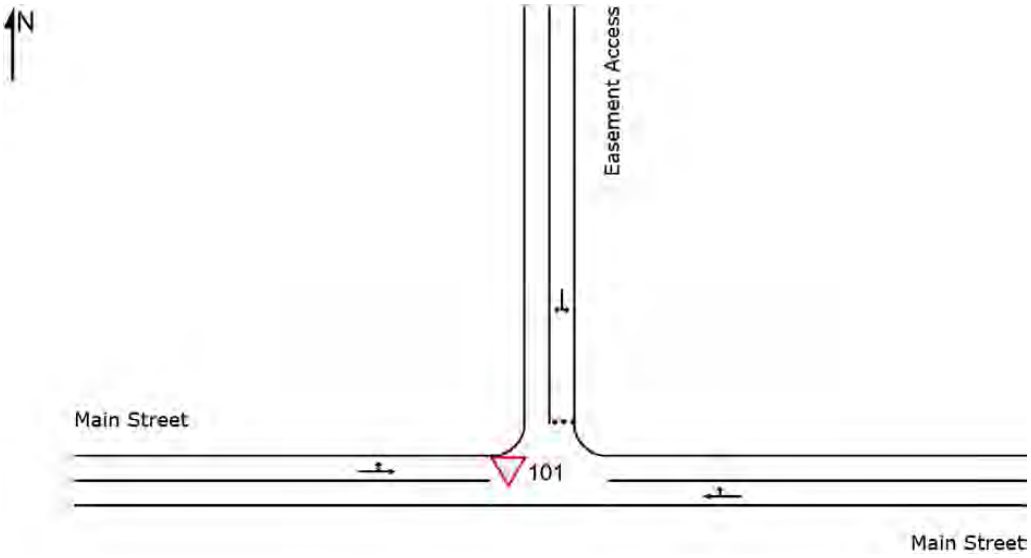
VIS-0024 SIDRA Output – Design Year

SITE LAYOUT

Site: 101 [AM Design With Dev Existing Access (Site Folder: Easement Access)]

2031 Design Year With Development Morning Peak Hour – Existing Access / Main Street
Site Category: Design Year With Development
Give-Way (Two-Way)

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.



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VIS-0024 SIDRA Output – Design Year

MOVEMENT SUMMARY

Site: 101 [AM Design With Dev Existing Access (Site Folder: Easement Access)]

2031 Design Year With Development Morning Peak Hour - Existing Access / Main Street
Site Category: Design Year With Development
Give-Way (Two-Way)

Vehicle Movement Performance

Mov ID	Turn	INPUT VOLUMES [Total veh/h	HV] %	DEMAND FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE [Veh. veh	Dist] m	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
East: Main Street														
5	T1	371	20.0	391	20.0	0.233	0.1	LOS A	0.1	0.7	0.02	0.01	0.02	59.7
6	R2	5	20.0	5	20.0	0.233	9.5	LOS A	0.1	0.7	0.02	0.01	0.02	52.1
Approach		376	20.0	396	20.0	0.233	0.2	NA	0.1	0.7	0.02	0.01	0.02	59.5
North: Easement Access														
7	L2	4	20.0	4	20.0	0.038	8.4	LOS A	0.1	1.0	0.65	0.82	0.65	43.7
9	R2	11	20.0	12	20.0	0.038	13.6	LOS B	0.1	1.0	0.65	0.82	0.65	38.3
Approach		15	20.0	16	20.0	0.038	12.2	LOS B	0.1	1.0	0.65	0.82	0.65	39.9
West: Main Street														
10	L2	11	20.0	12	20.0	0.292	5.8	LOS A	0.0	0.0	0.00	0.01	0.00	51.1
11	T1	467	20.0	492	20.0	0.292	0.0	LOS A	0.0	0.0	0.00	0.01	0.00	59.6
Approach		478	20.0	503	20.0	0.292	0.2	NA	0.0	0.0	0.00	0.01	0.00	59.4
All Vehicles		869	20.0	915	20.0	0.292	0.4	NA	0.1	1.0	0.02	0.03	0.02	59.0

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.
Delay Model: SIDRA Standard (Geometric Delay is included).
Queue Model: SIDRA Standard.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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VIS-0024 SIDRA Output – Design Year

MOVEMENT SUMMARY

Site: 101 [PM Design With Dev Existing Access (Site Folder: Easement Access)]

2031 Design Year With Development Evening Peak Hour - Existing Access / Main Street
Site Category: Design Year With Development
Give-Way (Two-Way)

Vehicle Movement Performance

Mov ID	Turn	INPUT VOLUMES [Total veh/h	HV] %	DEMAND FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE [Veh. veh	Dist] m	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
East: Main Street														
5	T1	408	20.0	429	20.0	0.255	0.1	LOS A	0.1	0.6	0.02	0.01	0.02	59.7
6	R2	5	20.0	5	20.0	0.255	8.8	LOS A	0.1	0.6	0.02	0.01	0.02	52.2
Approach		413	20.0	435	20.0	0.255	0.2	NA	0.1	0.6	0.02	0.01	0.02	59.6
North: Easement Access														
7	L2	5	20.0	5	20.0	0.036	7.9	LOS A	0.1	0.9	0.60	0.79	0.60	44.5
9	R2	11	20.0	12	20.0	0.036	12.9	LOS B	0.1	0.9	0.60	0.79	0.60	39.0
Approach		16	20.0	17	20.0	0.036	11.3	LOS B	0.1	0.9	0.60	0.79	0.60	40.9
West: Main Street														
10	L2	10	20.0	11	20.0	0.253	5.8	LOS A	0.0	0.0	0.00	0.01	0.00	51.1
11	T1	404	20.0	425	20.0	0.253	0.0	LOS A	0.0	0.0	0.00	0.01	0.00	59.6
Approach		414	20.0	436	20.0	0.253	0.2	NA	0.0	0.0	0.00	0.01	0.00	59.4
All Vehicles		843	20.0	887	20.0	0.255	0.4	NA	0.1	0.9	0.02	0.03	0.02	59.1

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.
Delay Model: SIDRA Standard (Geometric Delay is included).
Queue Model: SIDRA Standard.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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APPENDIX E

SIDRA OUTPUT – INTERSECTION DELAY IMPACT ASSESSMENT

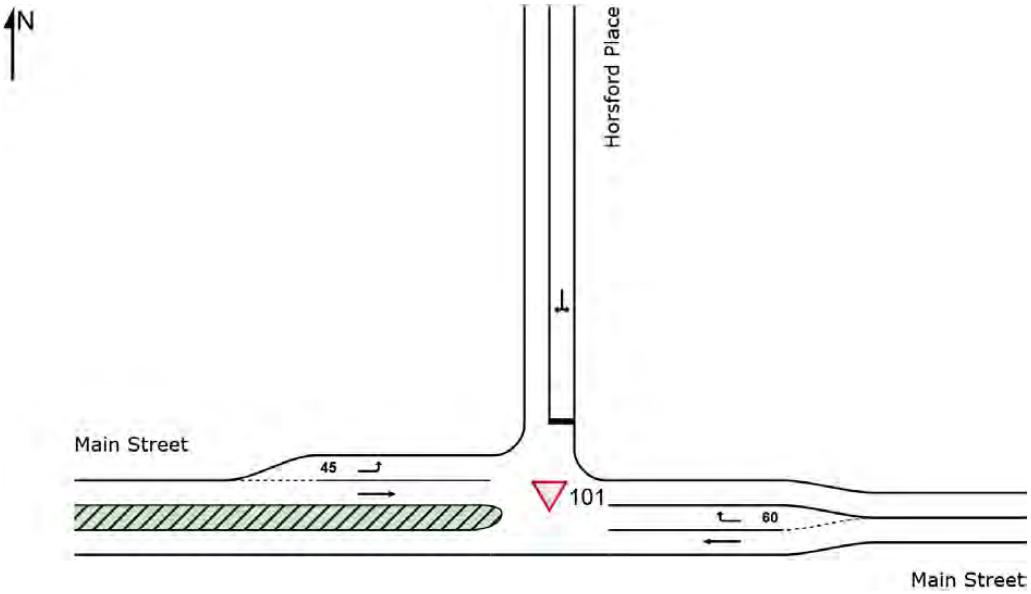
VIS-0024 SIDRA Output – Intersection Delay Impact Assessment

SITE LAYOUT

Site: 101 [AM Open No Dev Horsford Place (Site Folder: Horsford Place)]

2021 Opening Year Without Development Morning Peak Hour - Horsford Place / Main Street
Site Category: Opening Year Without Development
Give-Way (Two-Way)

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.



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VIS-0024 SIDRA Output – Intersection Delay Impact Assessment

MOVEMENT SUMMARY

Site: 101 [AM Open No Dev Horsford Place (Site Folder: Horsford Place)]

2021 Opening Year Without Development Morning Peak Hour - Horsford Place / Main Street
Site Category: Opening Year Without Development
Give-Way (Two-Way)

Vehicle Movement Performance

Mov ID	Turn	INPUT VOLUMES [Total veh/h	HV] %	DEMAND FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE [Veh. veh	Dist] m	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
East: Main Street														
5	T1	274	20.0	288	20.0	0.168	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	59.9
6	R2	34	20.0	36	20.0	0.046	8.3	LOS A	0.2	1.4	0.49	0.69	0.49	44.4
Approach		308	20.0	324	20.0	0.168	1.0	NA	0.2	1.4	0.05	0.08	0.05	57.5
North: Horsford Place														
7	L2	56	20.0	59	20.0	0.273	12.5	LOS B	1.1	9.0	0.63	1.02	0.72	41.1
9	R2	43	20.0	45	20.0	0.273	24.4	LOS C	1.1	9.0	0.63	1.02	0.72	35.9
Approach		99	20.0	104	20.0	0.273	17.7	LOS C	1.1	9.0	0.63	1.02	0.72	39.0
West: Main Street														
10	L2	64	20.0	67	20.0	0.041	5.8	LOS A	0.0	0.0	0.00	0.57	0.00	44.5
11	T1	329	20.0	346	20.0	0.201	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	59.9
Approach		393	20.0	414	20.0	0.201	1.0	NA	0.0	0.0	0.00	0.09	0.00	57.1
All Vehicles		800	20.0	842	20.0	0.273	3.0	NA	1.1	9.0	0.10	0.20	0.11	54.2

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.
Delay Model: SIDRA Standard (Geometric Delay is included).
Queue Model: SIDRA Standard.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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VIS-0024 SIDRA Output – Intersection Delay Impact Assessment

MOVEMENT SUMMARY

Site: 101 [PM Open No Dev Horsford Place (Site Folder: Horsford Place)]

2021 Opening Year Without Development Evening Peak Hour - Horsford Place / Main Street
Site Category: Opening Year Without Development
Give-Way (Two-Way)

Vehicle Movement Performance

Mov ID	Turn	INPUT VOLUMES [Total veh/h	HV] %	DEMAND FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE [Veh. veh	Dist] m	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
East: Main Street														
5	T1	307	20.0	323	20.0	0.189	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	59.9
6	R2	30	20.0	32	20.0	0.038	7.9	LOS A	0.1	1.2	0.46	0.66	0.46	44.8
Approach		337	20.0	355	20.0	0.189	0.7	NA	0.1	1.2	0.04	0.06	0.04	58.0
North: Horsford Place														
7	L2	52	20.0	55	20.0	0.268	11.9	LOS B	1.1	8.8	0.61	1.00	0.68	41.3
9	R2	47	20.0	49	20.0	0.268	23.4	LOS C	1.1	8.8	0.61	1.00	0.68	36.2
Approach		99	20.0	104	20.0	0.268	17.3	LOS C	1.1	8.8	0.61	1.00	0.68	39.0
West: Main Street														
10	L2	64	20.0	67	20.0	0.041	5.8	LOS A	0.0	0.0	0.00	0.57	0.00	44.5
11	T1	281	20.0	296	20.0	0.171	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	59.9
Approach		345	20.0	363	20.0	0.171	1.1	NA	0.0	0.0	0.00	0.11	0.00	56.8
All Vehicles		781	20.0	822	20.0	0.268	3.0	NA	1.1	8.8	0.09	0.20	0.10	54.2

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.
Delay Model: SIDRA Standard (Geometric Delay is included).
Queue Model: SIDRA Standard.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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VIS-0024 SIDRA Output – Intersection Delay Impact Assessment

MOVEMENT SUMMARY

Site: 101 [AM Open With Dev Horsford Place (Site Folder: Horsford Place - Existing Access)]

2021 Opening Year With Development Morning Peak Hour - Horsford Place / Main Street
Site Category: Opening Year With Development
Give-Way (Two-Way)

Vehicle Movement Performance

Mov ID	Turn	INPUT VOLUMES [Total veh/h	HV] %	DEMAND FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE [Veh. veh	Dist] m	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
East: Main Street														
5	T1	274	20.0	288	20.0	0.168	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	59.9
6	R2	34	20.0	36	20.0	0.047	8.3	LOS A	0.2	1.4	0.49	0.69	0.49	44.4
Approach		308	20.0	324	20.0	0.168	1.0	NA	0.2	1.4	0.05	0.08	0.05	57.5
North: Horsford Place														
7	L2	56	20.0	59	20.0	0.274	12.6	LOS B	1.1	9.0	0.63	1.02	0.72	41.1
9	R2	43	20.0	45	20.0	0.274	24.4	LOS C	1.1	9.0	0.63	1.02	0.72	35.9
Approach		99	20.0	104	20.0	0.274	17.7	LOS C	1.1	9.0	0.63	1.02	0.72	39.0
West: Main Street														
10	L2	64	20.0	67	20.0	0.041	5.8	LOS A	0.0	0.0	0.00	0.57	0.00	44.5
11	T1	330	20.0	347	20.0	0.201	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	59.9
Approach		394	20.0	415	20.0	0.201	1.0	NA	0.0	0.0	0.00	0.09	0.00	57.2
All Vehicles		801	20.0	843	20.0	0.274	3.0	NA	1.1	9.0	0.10	0.20	0.11	54.2

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.
Delay Model: SIDRA Standard (Geometric Delay is included).
Queue Model: SIDRA Standard.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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VIS-0024 SIDRA Output – Intersection Delay Impact Assessment

MOVEMENT SUMMARY

Site: 101 [PM Open With Dev Horsford Place (Site Folder: Horsford Place - Existing Access)]

2021 Opening Year With Development Morning Peak Hour - Horsford Place / Main Street
Site Category: Opening Year With Development
Give-Way (Two-Way)

Vehicle Movement Performance

Mov ID	Turn	INPUT VOLUMES [Total veh/h	HV] %	DEMAND FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE [Veh. veh	Dist] m	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
East: Main Street														
5	T1	308	20.0	324	20.0	0.189	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	59.9
6	R2	30	20.0	32	20.0	0.038	7.9	LOS A	0.1	1.2	0.46	0.66	0.46	44.8
Approach		338	20.0	356	20.0	0.189	0.7	NA	0.1	1.2	0.04	0.06	0.04	58.0
North: Horsford Place														
7	L2	52	20.0	55	20.0	0.269	11.9	LOS B	1.1	8.8	0.61	1.00	0.68	41.3
9	R2	47	20.0	49	20.0	0.269	23.5	LOS C	1.1	8.8	0.61	1.00	0.68	36.1
Approach		99	20.0	104	20.0	0.269	17.4	LOS C	1.1	8.8	0.61	1.00	0.68	39.0
West: Main Street														
10	L2	64	20.0	67	20.0	0.041	5.8	LOS A	0.0	0.0	0.00	0.57	0.00	44.5
11	T1	282	20.0	297	20.0	0.172	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	59.9
Approach		346	20.0	364	20.0	0.172	1.1	NA	0.0	0.0	0.00	0.11	0.00	56.8
All Vehicles		783	20.0	824	20.0	0.269	3.0	NA	1.1	8.8	0.09	0.20	0.10	54.2

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.
Delay Model: SIDRA Standard (Geometric Delay is included).
Queue Model: SIDRA Standard.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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VIS-0024 SIDRA Output – Intersection Delay Impact Assessment

MOVEMENT SUMMARY

Site: 101 [AM Open With Dev Horsford Place (Site Folder: Horsford Place - Alternative Access)]

2021 Opening Year With Development Morning Peak Hour - Horsford Place / Main Street
Site Category: Opening Year With Development
Give-Way (Two-Way)

Vehicle Movement Performance

Mov ID	Turn	INPUT VOLUMES [Total veh/h	HV] %	DEMAND FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE [Veh. veh	Dist] m	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
East: Main Street														
5	T1	274	20.0	288	20.0	0.168	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	59.9
6	R2	35	20.0	37	20.0	0.048	8.3	LOS A	0.2	1.5	0.49	0.69	0.49	44.4
Approach		309	20.0	325	20.0	0.168	1.0	NA	0.2	1.5	0.06	0.08	0.06	57.5
North: Horsford Place														
7	L2	56	20.0	59	20.0	0.274	12.6	LOS B	1.1	9.0	0.63	1.02	0.72	41.1
9	R2	43	20.0	45	20.0	0.274	24.5	LOS C	1.1	9.0	0.63	1.02	0.72	35.9
Approach		99	20.0	104	20.0	0.274	17.7	LOS C	1.1	9.0	0.63	1.02	0.72	39.0
West: Main Street														
10	L2	65	20.0	68	20.0	0.042	5.8	LOS A	0.0	0.0	0.00	0.57	0.00	44.5
11	T1	329	20.0	346	20.0	0.201	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	59.9
Approach		394	20.0	415	20.0	0.201	1.0	NA	0.0	0.0	0.00	0.09	0.00	57.1
All Vehicles		802	20.0	844	20.0	0.274	3.0	NA	1.1	9.0	0.10	0.20	0.11	54.2

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.
Delay Model: SIDRA Standard (Geometric Delay is included).
Queue Model: SIDRA Standard.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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VIS-0024 SIDRA Output – Intersection Delay Impact Assessment

MOVEMENT SUMMARY

Site: 101 [PM Open With Dev Horsford Place (Site Folder: Horsford Place - Alternative Access)]

2021 Opening Year With Development Morning Peak Hour - Horsford Place / Main Street
Site Category: Opening Year With Development
Give-Way (Two-Way)

Vehicle Movement Performance

Mov ID	Turn	INPUT VOLUMES [Total veh/h	HV] %	DEMAND FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE [Veh. veh	Dist] m	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
East: Main Street														
5	T1	307	20.0	323	20.0	0.189	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	59.9
6	R2	31	20.0	33	20.0	0.039	7.9	LOS A	0.1	1.2	0.46	0.66	0.46	44.8
Approach		338	20.0	356	20.0	0.189	0.8	NA	0.1	1.2	0.04	0.06	0.04	58.0
North: Horsford Place														
7	L2	53	20.0	56	20.0	0.274	11.9	LOS B	1.1	9.1	0.61	1.00	0.69	41.2
9	R2	48	20.0	51	20.0	0.274	23.5	LOS C	1.1	9.1	0.61	1.00	0.69	36.1
Approach		101	20.0	106	20.0	0.274	17.4	LOS C	1.1	9.1	0.61	1.00	0.69	39.0
West: Main Street														
10	L2	65	20.0	68	20.0	0.042	5.8	LOS A	0.0	0.0	0.00	0.57	0.00	44.5
11	T1	281	20.0	296	20.0	0.171	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	59.9
Approach		346	20.0	364	20.0	0.171	1.1	NA	0.0	0.0	0.00	0.11	0.00	56.7
All Vehicles		785	20.0	826	20.0	0.274	3.1	NA	1.1	9.1	0.10	0.20	0.11	54.1

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Vehicle movement LOS values are based on average delay per movement.

Minor Road Approach LOS values are based on average delay for all vehicle movements.

NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.

Delay Model: SIDRA Standard (Geometric Delay is included).

Queue Model: SIDRA Standard.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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APPENDIX F

INTERSECTION DELAY IMPACT ASSESSMENT

VIS-0024 Intersection Delay Impact Assessment
Existing Access

Horsford Place / Main Street

Movement	Without Development							With Development					
	Demand Volume, V		Average Delay, D		Total Delay, BC (= VxD)			Average Delay, D'		Total Delay, WD (=VxD')			Delay Impact
	AM Peak	PM Peak	AM Peak	PM Peak	AM Peak	PM Peak	AM + PM	AM Peak	PM Peak	AM Peak	PM Peak	AM + PM	ID(=WD-BC)
East Approach: Main Street													
Through	288	323	0	0.0	0	0	0	0	0	0	0	0	0
Right	36	32	8.3	7.9	298.8	252.8	551.6	8.3	7.9	298.8	252.8	551.6	0
North Approach: Horsford Place													
Left	59	55	12.5	11.9	737.5	654.5	1392	12.6	11.9	743.4	654.5	1397.9	5.9
Right	45	49	24.4	23.4	1098	1146.6	2244.6	24.4	23.5	1098	1151.5	2249.5	4.9
West Approach: Main Street													
Left	67	67	5.8	5.8	388.6	388.6	777.2	5.8	5.8	388.6	388.6	777.2	0
Through	346	296	0	0.0	0	0	0	0	0	0	0	0	0
Total	**841**	**822**			**2522.9**	**2442.5**	**4965.4**			**2528.8**	**2447.4**	**4976.2**	**10.8**
										100.2%	100.2%	100.2%	✓ 0.2%

Network Total

Intersection	Total Delay (veh-min)						
	Base Case			With Development			
	AM Peak	PM Peak	AM + PM	AM Peak	PM Peak	AM + PM	Delay Impact
Horsford Place / Main Street	42.0	40.7	82.8	42.1	40.8	82.9	0.2
Network Total	**42.0**	**40.7**	**82.8**	**42.1**	**40.8**	**82.9**	**0.2**
				100.2%	100.2%	100.2%	✓ 0.2%

VIS-0024 Intersection Delay Impact Assessment
Alternative Access

Horsford Place / Main Street

Movement	Without Development							With Development					
	Demand Volume, V		Average Delay, D		Total Delay, BC (= VxD)			Average Delay, D'		Total Delay, WD (=VxD')			Delay Impact
	AM Peak	PM Peak	AM Peak	PM Peak	AM Peak	PM Peak	AM + PM	AM Peak	PM Peak	AM Peak	PM Peak	AM + PM	D(=WD-BC)
East Approach: Main Street													
Through	288	323	0	0.0	0	0	0	0	0	0	0	0	0
Right	36	32	8.3	7.9	298.8	252.8	551.6	8.3	7.9	298.8	252.8	551.6	0
North Approach: Horsford Place													
Left	59	55	12.5	11.9	737.5	654.5	1392	12.6	11.9	743.4	654.5	1397.9	5.9
Right	45	49	24.4	23.4	1098	1146.6	2244.6	24.5	23.5	1102.5	1151.5	2254	9.4
West Approach: Main Street													
Left	67	67	5.8	5.8	388.6	388.6	777.2	5.8	5.8	388.6	388.6	777.2	0
Through	346	296	0	0.0	0	0	0	0	0	0	0	0	0
Total	**841**	**822**			**2522.9**	**2442.5**	**4965.4**			**2533.3**	**2447.4**	**4980.7**	**15.3**
										100.4%	100.2%	100.3%	✓ 0.3%

Network Total

Intersection	Total Delay (veh-min)						
	Base Case			With Development			
	AM Peak	PM Peak	AM + PM	AM Peak	PM Peak	AM + PM	Delay Impact
Horsford Place / Main Street	42.0	40.7	82.8	42.2	40.8	83.0	0.3
Network Total	**42.0**	**40.7**	**82.8**	**42.2**	**40.8**	**83.0**	**0.3**
				100.4%	100.2%	100.3%	✓ 0.3%

APPENDIX G

TRAFFIC IMPACT ASSESSMENT CERTIFICATION

CERTIFICATION OF TRAFFIC IMPACT ASSESSMENT REPORT

REGISTERED PROFESSIONAL ENGINEER OF QUEENSLAND

FOR

Project Title	**Concrete Batching Plant: Traffic Impact Assessment**

As a professional engineer registered by the Board of Professional Engineers of Queensland pursuant to the Professional Engineers Act 2002 as competent in my areas of nominated expertise, I understand and recognise:

- The significant role of engineering as a profession; and that
- The community has a legitimate expectation that my certification affixed to this engineering work can be trusted; and that
- I am responsible for ensuring its preparation has satisfied all necessary standards, conduct and contemporary practice.

As the responsible RPEQ, I certify:

i) I am satisfied that all submitted components comprising this traffic impact assessment, listed in the following table, have been completed in accordance with the Guide to Traffic Impact Assessment published by the Queensland Department of Transport and Main Roads and using sound engineering principles; and

ii) Where specialised areas of work have not been under my direct supervision, I have reviewed the outcomes of the work and consider the work and its outcomes as suitable for the purposes of this traffic impact assessment; and that

iii) The outcomes of this traffic impact assessment are a true reflection of results of assessment; and that

iv) I believe the strategies recommended for mitigating impacts by this traffic impact assessment, embrace contemporary practice initiatives and will deliver the desired outcomes.

Name	Bradley Jones
RPEQ No.	19986
RPEQ Competencies	Civil
Email	Bradley.Jones@premise.com.au
Postal Address	PO Box 1110, TOWNSVILLE QLD 4810
Signature	
Date	16 June 2021

Traffic impact assessment components to which this certification applies	☒
1. Introduction	
Background	☒
Scope and study area	☒
Pre-lodgement ~~meeting notes~~ advice	☒
2. Existing Conditions	
Land use and zoning	☒
Adjacent land uses / approvals	☒
Surrounding road network details	☒
Traffic volumes	☒
Intersection and network performance	☒
Road safety issues	☒
Site access	☒
Public transport (if applicable)	☐
Active transport (if applicable)	☐
Parking (if applicable)	☐
Pavement (if applicable)	☐
Transport infrastructure (if applicable)	☐
3. Proposed Development Details	
Development site plan	☐
Operational details (including year of opening each stage and any relevant catchment / market analysis)	☒
Proposed access and parking	☒
4. Development Traffic	
Traffic generation (by development stage if relevant and considering light and heavy vehicle trips)	☒
Trip distribution	☒
Development traffic volumes on the network	☒
5. Impact Assessment and Mitigation	
With and without development traffic volumes	☒
Construction traffic impact assessment and mitigation (if applicable)	☐
Road safety impact assessment and mitigation	☒
Access and frontage impact assessment and mitigation	☒
Intersection delay impact assessment and mitigation	☒
Road link capacity assessment and mitigation	☐
Pavement impact assessment and mitigation	☒
Transport infrastructure impact assessment and mitigation	☐
Other impacts assessment relevant to the specific development type / location (if applicable)	☐
6. Conclusions and Recommendations	
Summary of impacts and mitigation measures proposed	☒
Certification statement and authorisation	☒

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PAUL TILLEY C/- VISION SURVEYS (QLD) PTY LTD

Concrete Batching Plant

SITE BASED STORMWATER MANAGEMENT PLAN

Report No: VIS-0024/R02
Rev: A
9 September 2022

PAUL TILLEY C/- VISION SURVEYS (QLD) PTY LTD
CONCRETE BATCHING PLANT
SITE BASED STORMWATER MANAGEMENT PLAN

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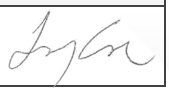
DOCUMENT AUTHORISATION					
Revision	**Revision Date**	**Report Details**			
A	09/09/22	Site Based Stormwater Management Plan			
Prepared By	**Initial**	**Reviewed By**	**Initial**	**Authorised By**	**Signature**
Rutvika Kanani	RK	Lewis Hamilton	LH	Jeremy Cox	

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1. INTRODUCTION

Premise Australia Pty Ltd (here within referred to as "Premise") has been commissioned by Paul Tilley C/- Vision Surveys (QLD) Pty Ltd to prepare a Site Based Stormwater Management Plan in support of a Material Change-of Use Application for a low impact industry use (Concrete Batching Plant). The subject lot is described as Lot 5 on SP237711, located in Proserpine, QLD.

This report addresses the requirements of the site in order to comply with:

- Whitsunday Regional Council (WRC) Guidelines;
- Queensland Urban Drainage Manual (QUDM);
- Australian Rainfall & Runoff 2016 (ARR); and
- State Planning Policy (SPP)

Refer to **Figure 1** below for a Road Map Image of the site and its locality.

Figure 1: Aerial Imagery of the site (Source: Queensland Globe)

2. SITE CHARACTERISTICS

2.1 Site Area and Location

The subject site has an area of 1.7ha and is located approximately 20km south-west of Airlie Beach, Queensland. Within that the lot, approximately 2300 square metres has been earmarked for the development of a small (mobile) concrete batching plant. The site is bounded by low impact industry lots currently used for agricultural purposes to the west and east, a rail line to the south and a levee for Proserpine River to the north. The current access arrangement is through an easement on the adjacent property (Lot 3 on SP264124) which connects to Main Street. The site is currently in use as a recycling centre, in line with the current zoning of Low Impact Industry as per the Whitsunday Regional Council Planning Scheme (2017)

2.2 Existing Drainage and Topography

The northern portion of the site is flat, with a gradient of approximately 0.5% to the south-west (excluding a small encroachment of the levee structure in the north-western corner). The southern portion of the site is elevated 0.5-1.0m above the adjacent land and generally grades to the south-west. The minimum elevation is 10.0m AHD in the south-western corner of the site.

There is currently no underground stormwater infrastructure servicing the site, and runoff is conveyed in an open drain from the south-western corner. The drain crosses the railway via a 450 x 1200mm RCBC and continues south parallel to the access road for 250m before being discharged into a first order stream, eventually contributing to Proserpine River. Refer **Figure 2** for the existing drainage regime.

Figure 2: Existing Drainage Regime

3. PROPOSED DEVELOPMENT

It is proposed to build a concrete batching plant in the southern portion of the site, with an associated shed and storage bunker. The batching plant is assessed as producing 10,000t per annum in line with the threshold in Schedule 20 of Planning Regulation 2017 for high impact industry. **Figure 3** Shows the proposed development layout.

Figure 3 Proposed Development Layout

The proposed development plan has been included in **Appendix A** of this report.

3.1 Proposed Drainage

Surface and roofwater runoff from the proposed works area will be discharged to the open drain as per the existing conditions. Minor flows will be conveyed via overland flow swales and invert drains to a stormwater quality and quantity treatment system adjacent to the batch plan and proposed shed. The proposed drainage layout can be seen on the concept layout plan in **Appendix A**.

4. DATA

Data in the preparation of this report, information about the site was gathered from the following sources:

- Aerial LiDAR data by Department of Natural Resources and Mines;
- Concept Layout Plan prepared by Premise;
- Detailed survey prepared by Vision Surveys
- Rainfall and Meteorological Data by the Australian Bureau of Meteorology; and
- Aerial Imagery by Nearmap (Accessed July 2022)

5. STORMWATER QUANTITY MANAGEMENT

5.1 Lawful Point of Discharge

In accordance with Queensland Urban Drainage Manual (QUDM 2017) section 3.9, lawful discharge of stormwater is required. A Lawful Point of Discharge Test (LPD Test) is outlined in Section 3.9.1 to ensure the stormwater is discharged from the site lawfully and at a lawful location in addition to needing to meet other statutory requirements such as the SPP and Planning Act.

The test in Section 3.9.1 of QUDM is in sequential order. If a condition can be met, then subsequent items need not be tested. This should be read in full but is summarised here to provide context for this site. It can be summarised as:

Test 1: Will the proposed development alter the site's stormwater discharge characteristics in a manner that may substantially damage a third-party property? (if yes go to Test 2, if not then LPD is satisfied)

Test 2: Is the location of the discharge from the development site under the lawful control of the local government or other statutory authority from whom permission to discharge has been received?

Test 3: An authority to discharge over affected properties will be necessary.

The lawful point of discharge has been identified as the existing open drain in the south-western corner of the site in accordance with section 7.13.14 of QUDM. This is considered appropriate as the drain currently receives runoff from the site and infrastructure will be implemented to ensure the discharge characteristics comply with Test 1. Appropriate scour and erosion protection measure will be implemented to minimise impacts on the outlet and drainage channel.

5.2 Stormwater Runoff

Peak discharges from the site were calculated using the Rational Method. The Rational Method calculations were undertaken in accordance with the Queensland Urban Drainage Manual (QUDM 2017) assuming that the proposed works are undertaken as planned for a range of storm events.

5.3 Detailed Rational Assumptions

An investigation has been undertaken into the surrounding area to determine the existence and extent of any external catchment contributing flows toward the subject site. It was found that there are no external contributing catchments. The site currently has an estimated impervious percentage of 70% due to an existing industrial building, compacted gravel access and indirectly connected impervious areas. A summary of the assumptions for the rational method calculation are shown in the following tables, with the full calculations shown in **Appendix B**.

Table 1: Catchment Details

Catchment	Catchment Area (ha)	Fraction Impervious		Runoff Coefficient	
		Existing	Developed	Existing	Developed
1	1.7	70%	80%	0.84	0.86

Table 2: Time of Concentration

Catchment slope	Overland Sheet Flow (min)	Channel Travel Length (m)	Travel Time (min)	Time of Concentration (t_c) (min)
0.5%	20.4	212	3.0	23.4

Table 3: Rainfall Intensities

Time of Concentration tc (min)	63.2% AEP (mm/hr)	50% AEP (mm/hr)	20% AEP (mm/hr)	10% AEP (mm/hr)	5% AEP (mm/hr)	2% AEP (mm/hr)	1% AEP (mm/hr)
23	70.8	79.0	103.0	119.0	134.0	154.0	168.0

5.4 Discussion of Expected Peak Discharges

Table 4 shows the peak discharges for existing and developed conditions for the catchment.

Table 4: Peak Stormwater Discharges for Site Catchment – Existing vs Developed

Annual Exceedance Probability (AEP)	Peak Discharge m^3/s		Change	
	Existing	Developed	m^3/s	%
63.2%	0.225	0.230	0.005	2.38%
50%	0.266	0.273	0.006	2.38%
20%	0.388	0.397	0.009	2.38%
10%	0.472	0.483	0.011	2.38%
5%	0.558	0.571	0.013	2.38%
2%	0.702	0.719	0.017	2.38%
1%	0.793	0.812	0.019	2.38%

As shown in the table above, peak discharges from the project site increase by up to 2.4%. The increase of peak discharge is due to increasing the impervious area on site. The strategy for managing the impact of the development on the existing stormwater pipe network is discussed below.

5.5 Management of Increased Runoff

It is proposed that the stormwater runoff from the development area (Southern Portion of the site) will be captured and discharged at a controlled rate such that there is no nuisance or annoyance to adjoining or downstream properties. An XP-RAFTS hydrologic model was established to determine appropriate detention characteristics to mitigate the events up to and including 1% AEP event.

5.6 Hydrologic Assessment

The XP-RAFTS runoff routing model was used to generate hydrographs for pre and post-development peak discharges at the Lawful Point of Discharge. XP-RAFTS uses "the Laurenson non-linear runoff routing procedure to develop a stormwater runoff hydrograph from either an actual event (a recorded rainfall time series) or a design storm utilising Intensity-Frequency-Duration data together with dimensionless storm temporal patterns, as well as standard AR&R 2019 data and methods. The Laurenson runoff routing procedure used in XPRAFTS has the following advantages:

- It offers a model to simulate both rural and urban catchments.
- It allows for non-linear response from catchments over a large range of event magnitudes.
- It considers time-area and sub-catchment shape.
- It offers an efficient mathematical procedure for developing both rural, urban and mixed runoff hydrographs at any sub-catchment outlet." (XPRAFTS V2009, XPSolutions)

The contributing catchments were modelled as sub-catchments in XPRAFTS. Catchment and link characteristics were entered into the model for the sub-catchments within the site. The catchment storage/lag coefficient Bx was set to 1.0. Initial and continuing losses stated on the ARR data hub for the site were stated as 67mm and 4.2mm respectively. Pre-burst rainfall was included in the hydrologic model using the median pre-burst depth of 55.8mm. Discharges from the XPRAFTS model were compared to the rational method for the existing catchment to check for gross errors in the modelling.

The full ensemble of storms was modelled consistent with current AR&R 2019 methodologies and the mean temporal pattern/maximum duration were selected as the "critical" storm to be used for design. A comparison of the XP-RAFTS model and Rational Method peak discharges is shown on **Table 5** for pre-development peak discharges. This comparison shows that the hydrologic model is adequately validated.

Table 5: Peak Stormwater Discharge Comparison

Annual Exceedance Probability (AEP)	Peak Discharge m^3/s		Change
	Rational	XP-RAFTS	m^3/s
63.2%	0.225	0.305	0.080
50%	0.266	0.335	0.069
20%	0.388	0.460	0.072
10%	0.472	0.528	0.056
5%	0.558	0.604	0.046
2%	0.702	0.676	-0.026
1%	0.793	0.747	-0.046

5.6.1 ON SITE DETENTION DESIGN

It is proposed to provide a single detention basin within the site to attenuate the runoff to at or below predevelopment conditions. The detention basin will be incorporated with the proposed sediment basin outlined in **Section 6** of this report. Characteristics of the proposed detention basin can be seen in the table below:

Table 6: Detention Characteristics

Location	Adjacent to concrete batch plant and shed
Basin Type	Open Basin
Depth (m)	0.8
Volume (m^3)	50
Lower Outlet	225mm dia. pipe
Lower Outlet Level	Basin Invert
Upper Outlet	225mm dia. pipe
Upper Outlet Level	0.5m from Basin Invert

Table 7: Detention Basin Stage-Discharge Relationship

Annual Exceedance Probability (AEP)	Stage (m)	Detention Volume (m^3)	Basin Discharge (m^3/s)
63.2%	0.053	18.7	0.031
50%	0.062	19.6	0.033
20%	0.079	27.2	0.046
10%	0.090	33.3	0.057
5%	0.103	37.0	0.073
2%	0.115	40.7	0.092
1%	0.127	42.9	0.106

Table 8: Peak Stormwater Comparison – Existing vs Mitigated

Annual Exceedance Probability (AEP)	Peak Discharge m^3/s		Change	
	Existing	Mitigated	m^3/s	%
63.2%	0.305	0.286	-0.019	-6.2%
50%	0.335	0.304	-0.031	-9.3%
20%	0.460	0.430	-0.030	-6.5%
10%	0.528	0.501	-0.027	-5.1%
5%	0.604	0.579	-0.025	-4.1%
2%	0.676	0.662	-0.014	-2.1%
1%	0.747	0.736	-0.011	-1.5%

The table above demonstrates the proposed detention basin attenuates the post development peak discharges to pre-development rates (or less) to ensure runoff does not cause nuisance external to the site. It has therefore been demonstrated that the detention basin is adequately sized as to offset the impacts from the neighbouring properties adjacent and downstream of the site.

6. STORMWATER QUALITY

As the development encompasses less than 2500 square metres, and is being undertaken on a property which is already zoned as industrial in line with the current use, the stormwater quality requirements of the State Planning Policy (SPP) are not triggered. Therefore, stormwater quality management on site will be governed by the need to remove contaminants and sediments from all runoff prior to it exiting the site.

6.1 Construction phase

During the construction phase various pollutants are generated which can find their way into the stormwater runoff. These pollutants can affect the quality of the stormwater runoff and hence pollute both the site and the downstream receiving environment. **Table 9** below outlines the major sources of pollutants.

Table 9: Typical Construction Phase Pollutants

Construction Phase Pollutants
Litter from construction packaging, paper, food packaging, off cuts, etc.
Sediment from erosion of exposed soils and stockpiles.
Hydrocarbons - from fuel and oil spills, leaks from construction equipment.
Toxic Materials - cement slurry, solvents, cleaning agents, wash waters.
pH altering substances - cement slurry, wash waters.

Erosion and sediment control measures used during the construction phase of the development will be designed and installed in accordance with International Erosion Control Association (Australasia) - "Best Practice Erosion & Sediment Control – for building and construction sites" November 2008 and Whitsunday Regional Council's requirements for Erosion and Sediment Control.

It shall be the responsibility of the principal contractor to ensure the development complies with the relevant erosion and sediment control obligations. A detailed erosion and sediment control plan will be provided at the operational works phase of the development and should consider the recommendations included in this report.

6.1.1 GENERAL EROSION AND SEDIMENT CONTROL MEASURES

The principal contractor should ensure the following erosion and sediment control measures are followed at a minimum during construction:

- Clean stormwater runoff is to be diverted away from areas of disturbance using cut off drains or bunds;
- Sediment runoff prevention from areas of disturbance via effective installation of silt fences, sediment basins or other controls as deemed appropriate;
- Shakedown points should be established at vehicular access points with sediment removed to maintain operation;

- Where stockpiling of spoil is required, stockpiles should be established away from stormwater inlets and surrounded with appropriate erosion and sediment control measures; and
- Site inductions should include information of the erosion and sediment control measures, and a reporting system through which site personnel can report perceived erosion and sediment control issues

6.2 Concrete Batching Water Quality

There are emissions naturally associated with concrete batching that may result in impacts on the surrounding environment if not correctly managed. Cement, fly ash and lime are naturally alkaline products and generate alkaline water during batching. The suggested practices outlined in this section of the report are recommended as a minimum to protect the receiving environment. Best practice measures have been included in addition to be implemented to improve the standard of stormwater management where there is an opportunity. It is expected that the measures will be detailed further at the operational works phase of the development.

6.2.1 SUGGESTED CONTROL MEASURES

The suggested control measures for the concrete batching plant are as follows:

- Implement a first flush system for contaminated water from areas such as cement and fly ash storage, concrete loading agitator bowl washing and slumping, concrete wash out storage and truck washing areas. The first flush capture should be ultimately stored in an above-ground tank which must have sufficient capacity for the first 20mm of rainfall from the contaminated area;
- A spoon drain is to be implemented in the north-western corner of the site to capture contaminated runoff from the batching plant and washdown bay to a sediment settling system, where it will then also be pumped to an above-ground tank;
- Reuse captured water for mixing, slumping, dust suppression and washdown in order to maintain sufficient freeboard for rain events;
- If contaminated water must be discharged, ensure that water is pH neutral prior to release (pH of between 6.5 to 8.5)
- If dirty water must be discharged, ensure that pits and tanks have adequate capacity for settling out sediment. Alternately other means of treatment such as filtration may be employed to ensure that suspended solids discharge limits are met; and
- Regularly inspect and clean out in-ground wedge pits to maintain adequate sediment holding capacity.

6.2.2 BEST PRACTICE CONTROL MEASURES

The following best management control measures are recommended where they can be integrated into the design and operation of the concrete batching plant.

- Design the batching plant so that it is segregated into contaminated (alkaline), dirty (sand and aggregate storage) and clean areas (e.g. building rooves and car parking) to assist with water management. Divert clean stormwater away from contaminated and dirty operational areas;
- Reuse water captured water for slumping and dust suppression;
- Maximise the capacity for holding harvested rainwater; and
- Use the safe alternative of CO_2 neutralisation to treat alkaline water prior to discharge.

6.2.3 SEDIMENT BASIN

A sediment basin is proposed to be co-located with the detention basin in the south-western corner of the site, below the lower outlet level to ensure sediment laden runoff does not leave the site. The characteristics of the sediment basin will be confirmed at the detailed design phase.

7. FLOOD INVESTIGATION

Whitsunday Regional Council's Planning Scheme and advice received from council has identified the site is not affected by a flood hazard area. AECOM completed a Flood and Drainage Study for the Proserpine Catchment (2011), and the maximum flood elevation in the 1% AEP event adjacent to the site is 10m AHD.

Based on the existing topography of the southern end of the site, it is anticipated that all equipment, access and floor levels will be above the 1% AEP flood level including a minimum 300mm freeboard. Detailed design levels of all areas relevant to the development shall be confirmed at the operational works phase. No hydraulic modelling has been undertaken. The extent of the flood hazard overlay can be seen on **Figure 4**.

Figure 4: Flood Hazard Overlay (Source: Whitsunday Regional Council)

It is noted that access to the site is inundated in the 1% AEP flood event. Due to the length and location of the access within the flood plain, it is anticipated that creating a flood free access to the site will be impractical without causing impacts on surrounding areas. The surface elevation of the development is such that if access was cut off during a flood event, personnel would be able to safely shelter in place. However, due to the proposed use associated with the development, it is not expected that the site be in operation during a 1% AEP flood event.

8. CONCLUSION

This Site Based Stormwater Management Report details the proposed stormwater design and infrastructure for the project in accordance with the Queensland Urban Drainage Manual, Australian Rainfall & Runoff 2016 and Whitsunday Regional Council Guidelines.

The stormwater quantity and quality management devices proposed for the development are a combined sediment and detention basin. As such, by implementing the management devices into the proposed development, stormwater runoff from the site will be treated to the satisfaction of Whitsunday Regional Council and ensure there is no increase in peak discharges to the Lawful Point of Discharge.

The Proserpine Flood and Drainage Study (2011) indicates that the site is unaffected by flooding in the 1% AEP event. All materials, equipment and floor levels will be constructed to a level above the 1% AEP flood elevation plus a minimum 300mm freeboard.

9. QUALIFICATIONS

Our analysis and overall approach have been specifically catered for the requirements of Paul Tilley C/- Vision Surveys and may not be applicable beyond this scope. For this reason, any other third parties are not authorised to utilise this report without further input and advice from Premise.

Premise has relied on the following information as outlined in **Section 4** of this Report.

While Premise's report accurately assesses peak flows from design storms in accordance with current industry standards and guidelines, the sites future observed flows may vary from that predicted. For these reasons appropriate freeboards should be adopted.

10. RPEQ CERTIFICATION

As Registered Professional Engineer of Queensland (RPEQ) for this project, on behalf of Premise Australia Pty Ltd, I certify that the modelling undertaken as part of this assessment has been undertaken in accordance with current engineering best practice as recommended in the QUDM, ARR16 and Whitsunday Regional Council Guidelines.

Name: Jeremy Cox RPEQ No: 14732 Date: 9 September 2022

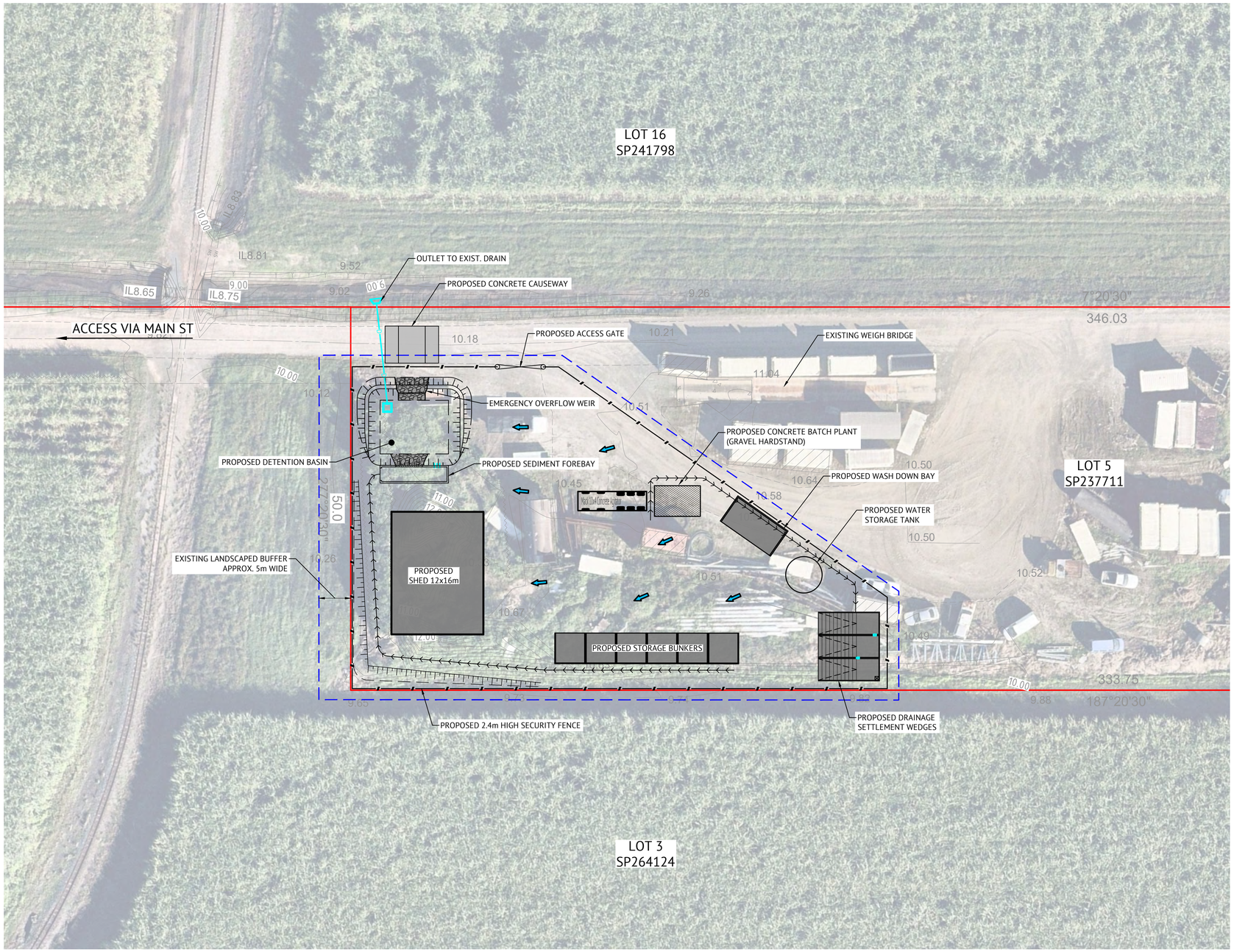
Signature: _____

11. REFERENCES

1. Institute of Public Works Engineering Australasia (QLD Division), et al, 2016. *Queensland Urban Drainage Manual (QUDM), Fourth Edition*. Brisbane.
2. CRC for Catchment Hydrology, 2002. *Model for Urban Stormwater Improvement Conceptualisation (MUSIC)*. CRC for Catchment Hydrology, Melbourne.
3. Water by Design, 2010. *MUSIC Modelling Guidelines*, SEQ Healthy Water Ways Partnership, Brisbane
4. Ball J, Babister M, Nathan R, Weeks W, Weinmann E, Retallick M, Testoni I, *Australian Rainfall and Runoff: A Guide to Flood Estimation*, Commonwealth of Australia (Geoscience Australia), 2016, Canberra.
5. Bureau of Meteorology, *2016 IFDs – Rainfall Data.* Available at: http://www.bom.gov.au/water/designRainfalls/revised-ifd/?year=2016
6. Department of Infrastructure, Local Government and Planning, July 2017. *State Planning Policy (SSP),* Brisbane.

APPENDIX A

PROPOSED LAYOUT PLAN



EXISTING SERVICES

ALL EXISTING SERVICES ARE TO BE LOCATED BY THE CONTRACTOR THROUGH CONTACTING THE RELEVANT SERVICE AUTHORITY PRIOR TO THE COMMENCEMENT OF ANY WORK

PRELIMINARY - NOT FOR CONSTRUCTION

DD/MM/YYYY	REV	DESCRIPTION	REC	APP
DATE	1	PRELIMINARY - NOT FOR CONSTRUCTION		

REVISIONS

Premise

MACKAY OFFICE
LEVEL 2, 45 VICTORIA STREET
PO BOX 1122
MACKAY, QLD 4740
PH: (07) 4829 3660
WEB: www.premise.com.au

DESIGNED
CHECKED
PROJECT MANAGER
ENGINEERING CERTIFICATION

SCALE
0 5 10 15m
SCALE 1:250 (A1)
ORIGINAL SHEET SIZE A1

CLIENT	PAUL TILLEY C/- VISION SURVEYS (QLD) PTY LTD
PROJECT	CONCRETE BATCHING PLANT ON LOT 5 SP237711
LOCATION	PROSERPINE, QUEENSLAND
SHEET TITLE	CONCEPT LAYOUT PLAN

JOB CODE: VIS-0024
SHEET NUMBER: SKC001
REV: 1

PAUL TILLEY C/- VISION SURVEYS (QLD) PTY LTD
CONCRETE BATCHING PLANT
SITE BASED STORMWATER MANAGEMENT PLAN

APPENDIX B

RATIONAL METHOD CALCULATIONS

RATIONAL METHOD CALCULATIONS

Project: Concrete Batching Plant (153 A Main Street)

Location of Discharge: Northern Boundary

Catchment Condition: Existing Site/Developed upstream

Other Comments:

Time of Concentration	23.3	minutes			
	catchment 1	catchment 2		Total	
Sub-Catchment Areas	1.053	0.647	0.000	1.70	ha
C10 Runoff Coefficients	0.84	0.84	0.00		
10yr 1hr Intensity (mm/hr)	73.70				

ARI (years)	Rainfall Intensity (mm/hr)	Depth (mm)	Fy	Runoff Coefficients catchment 1	catchment 2	0	Discharges (cumecs) catchment 1	catchment 2	0	TOTAL
1	70.8	28	0.80	0.67	0.67	0.00	0.139	0.086	0.000	**0.225**
2	79.0	31	0.85	0.71	0.71	0.00	0.165	0.101	0.000	**0.266**
5	103.0	40	0.95	0.80	0.80	0.00	0.240	0.148	0.000	**0.388**
10	119.0	46	1.00	0.84	0.84	0.00	0.292	0.180	0.000	**0.472**
20	134.0	52	1.05	0.88	0.88	0.00	0.346	0.212	0.000	**0.558**
50	154.0	60	1.15	0.97	0.97	0.00	0.435	0.267	0.000	**0.702**
100	168.0	65	1.20	1.00	1.00	0.00	0.491	0.302	0.000	**0.793**

Upper Catchment Slope	1.6%	
Overland Flow	20.3	min
Channel Travel Length	212	metres
Channel Fall	3.25	metres
Travel Time	3.0	min
Delta for	1.0	
Time of Concentration @ u/s bdy	23.3	

Equiv Travel Velocity	
1.18	m/s

Table B1

Copyright Commonwealth of Australia 2016 Bureau of Meteorology (ABN 92 637 533 532)

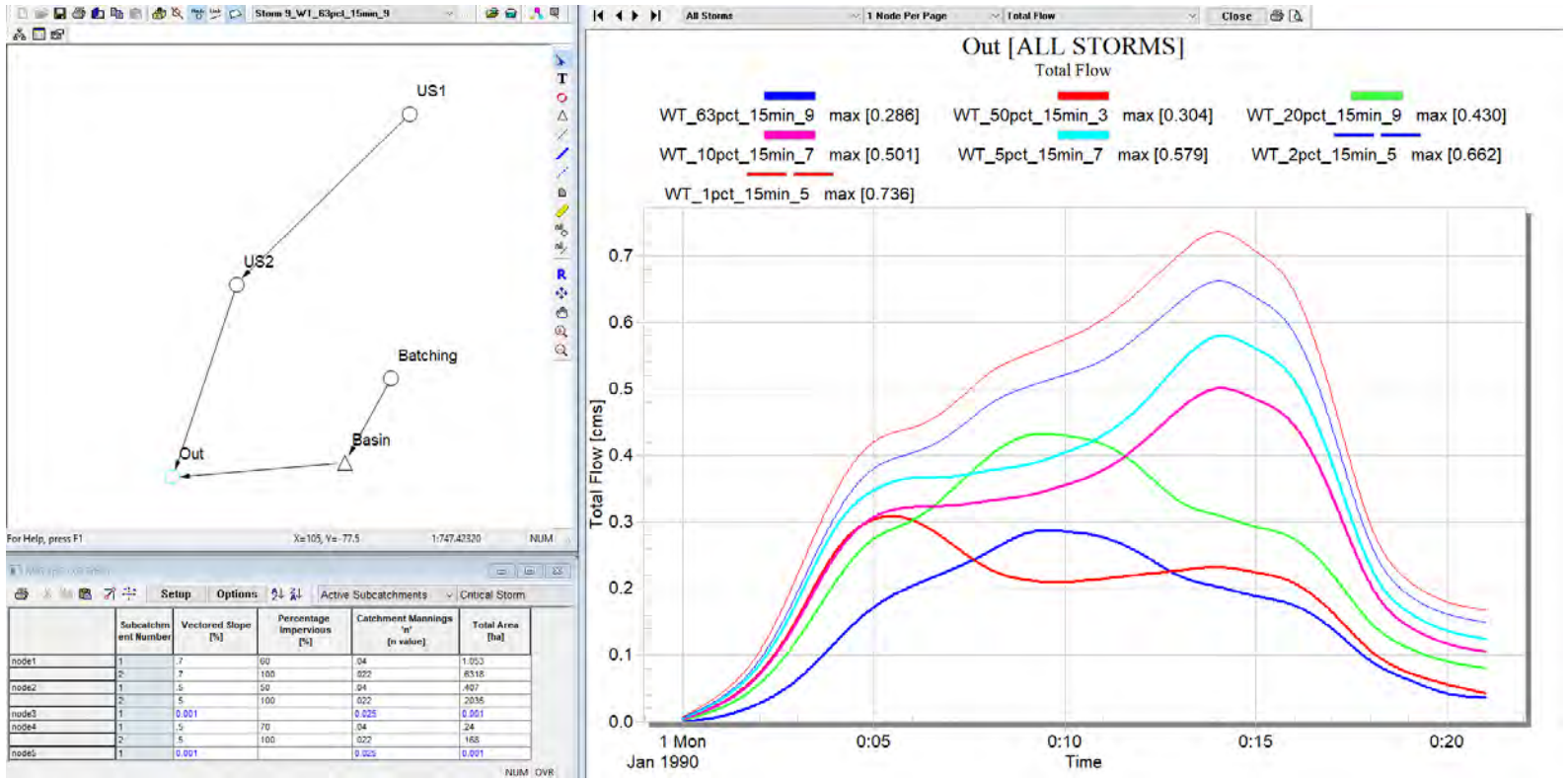
IFD Design Rainfall Intensity (mm/h)
Issued: 1-Aug-22
Location Label:
Requested Latitude -20.3972 Longitude 148.5898
Nearest gri Latitude 20.3875 (S) Longitude 148.5875 (E)

		Annual Exceedance Probability (AEP)						
Duration	Duration in	63.20%	50%	20%	10%	5%	2%	1%
1 min	1	161	180	237	274	309	353	386
2 min	2	141	157	209	243	275	317	348
3 min	3	132	148	196	227	258	296	325
4 min	4	125	140	185	215	244	280	306
5 min	5	120	134	177	205	232	265	290
10 min	10	98.9	110	145	167	189	215	235
15 min	15	85.3	95.1	125	144	162	185	202
20 min	20	75.5	84.2	110	127	143	164	179
23 min	23	70.8	79	103	119	134	154	168
25 min	25	68.1	75.9	99.5	115	129	148	162
30 min	30	62.2	69.4	91.1	105	119	136	149
45 min	45	50.2	56.1	74	85.8	97	111	122
1 hour	60	42.6	47.7	63.4	73.7	83.6	96.2	106
1.5 hour	90	33.5	37.7	50.6	59.2	67.5	77.9	85.8
2 hour	120	28.1	31.8	43.1	50.6	57.9	67.1	74
3 hour	180	21.9	24.9	34.3	40.6	46.7	54.4	60.2
4.5 hour	270	17.1	19.6	27.4	32.6	37.7	44.2	49.2
6 hour	360	14.3	16.5	23.4	28	32.4	38.3	42.8
9 hour	540	11.3	13.1	18.8	22.6	26.3	31.3	35.2
12 hour	720	9.54	11.2	16.1	19.4	22.6	27.2	30.8
18 hour	1080	7.58	8.92	13	15.7	18.3	22.3	25.4
24 hour	1440	6.46	7.62	11.2	13.5	15.7	19.3	22.1
30 hour	1800	5.7	6.73	9.89	11.9	13.9	17.2	19.8
36 hour	2160	5.14	6.08	8.93	10.8	12.5	15.6	18.1
48 hour	2880	4.35	5.15	7.57	9.14	10.6	13.3	15.5
72 hour	4320	3.39	4.01	5.9	7.13	8.28	10.5	12.3
96 hour	5760	2.79	3.31	4.87	5.9	6.87	8.71	10.2
120 hour	7200	2.37	2.81	4.16	5.05	5.9	7.48	8.78
144 hour	8640	2.04	2.43	3.62	4.42	5.2	6.55	7.67
168 hour	10080	1.79	2.13	3.2	3.94	4.65	5.83	6.8

Premise

APPENDIX C

MODEL DATA



Model: *XP-RAFTS 2018.1.3*

Australian Rainfall & Runoff Data Hub - Results

Input Data

Longitude	148.59
Latitude	-20.397
Selected Regions (clear)	
River Region	show
ARF Parameters	show
Storm Losses	show
Temporal Patterns	show
Areal Temporal Patterns	show
BOM IFDs	show
Median Preburst Depths and Ratios	show
10% Preburst Depths	show
25% Preburst Depths	show
75% Preburst Depths	show
90% Preburst Depths	show
Interim Climate Change Factors	show

Data

River Region

Division	North East Coast
River Number	22
River Name	Proserpine River

Layer Info

Time Accessed	30 August 2022 11:50AM
Version	2016_v1

ARF Parameters

$$ARF = Min\left\{1, \left[1 - a\left(Area^{b} - c\log_{10}Duration\right)Duration^{-d} + eArea^{f}Duration^{g}\left(0.3 + \log_{10}AEP\right) + h10^{iArea\frac{Duration}{1440}}\left(0.3 + \log_{10}AEP\right)\right]\right\}$$

Zone	a	b	c	d	e	f	g	h	i
East Coast North	0.327	0.241	0.448	0.36	0.00096	0.48	-0.21	0.012	-0.0013

Short Duration ARF

$$ARF = Min\left[1, 1 - 0.287\left(Area^{0.265} - 0.439\log_{10}(Duration)\right).Duration^{-0.36} + 2.26\ \text{x}\ 10^{-3}\ \text{x}\ Area^{0.226}.Duration^{0.125}\left(0.3 + \log_{10}(AEP)\right) + 0.0141\ \text{x}\ Area^{0.213}\ \text{x}\ 10^{-0.021\frac{(Duration-180)^2}{1440}}\left(0.3 + \log_{10}(AEP)\right)\right]$$

Layer Info

Time Accessed	30 August 2022 11:50AM
Version	2016_v1

Storm Losses

Note: Burst Loss = Storm Loss - Preburst

Note: These losses are only for rural use and are **NOT FOR DIRECT USE** in urban areas

ID	11781.0
Storm Initial Losses (mm)	67.0
Storm Continuing Losses (mm/h)	4.2

Layer Info

Time Accessed	30 August 2022 11:50AM

Version	2016_v1

Temporal Patterns | Download (.zip) (static/temporal_patterns/TP/WT.zip)

code	WT
Label	Wet Tropics

Layer Info

Time Accessed	30 August 2022 11:50AM
Version	2016_v2

Areal Temporal Patterns | Download (.zip) (./static/temporal_patterns/Areal/Areal_WT.zip)

code	WT
arealabel	Wet Tropics

Layer Info

Time Accessed	30 August 2022 11:50AM
Version	2016_v2

BOM IFDs

Click here (http://www.bom.gov.au/water/designRainfalls/revised-ifd/?year=2016&coordinate_type=dd&latitude=-20.3972&longitude=148.5898&sdmin=true&sdhr=true&sdday=true&user_label=) to obtain the IFD depths for catchment centroid from the BoM website

Layer Info

Time Accessed	30 August 2022 11:50AM

Median Preburst Depths and Ratios

Values are of the format depth (ratio) with depth in mm

min (h)\AEP(%)	50	20	10	5	2	1
60 (1.0)	17.8 (0.373)	23.0 (0.363)	26.5 (0.360)	29.8 (0.357)	44.7 (0.465)	55.8 (0.529)
90 (1.5)	9.9 (0.175)	29.2 (0.385)	42.1 (0.474)	54.3 (0.537)	62.0 (0.530)	67.7 (0.526)
120 (2.0)	25.4 (0.399)	33.2 (0.386)	38.5 (0.380)	43.5 (0.376)	54.8 (0.408)	63.3 (0.428)
180 (3.0)	15.9 (0.213)	31.0 (0.301)	40.9 (0.336)	50.5 (0.361)	60.9 (0.373)	68.7 (0.380)
360 (6.0)	26.8 (0.270)	44.9 (0.320)	56.9 (0.339)	68.4 (0.352)	101.7 (0.442)	126.6 (0.493)
720 (12.0)	27.7 (0.207)	43.8 (0.226)	54.5 (0.234)	64.8 (0.238)	89.9 (0.275)	108.8 (0.295)
1080 (18.0)	26.8 (0.167)	41.5 (0.177)	51.3 (0.181)	60.7 (0.184)	90.6 (0.226)	113.0 (0.247)
1440 (24.0)	12.2 (0.067)	28.9 (0.108)	39.9 (0.123)	50.5 (0.134)	64.3 (0.139)	74.6 (0.140)
2160 (36.0)	10.2 (0.046)	33.0 (0.103)	48.2 (0.124)	62.7 (0.139)	97.4 (0.173)	123.3 (0.189)
2880 (48.0)	7.4 (0.030)	22.8 (0.063)	33.0 (0.075)	42.7 (0.084)	95.1 (0.149)	134.3 (0.180)
4320 (72.0)	0.0 (0.000)	10.9 (0.026)	18.1 (0.035)	25.0 (0.042)	37.5 (0.050)	46.9 (0.053)

Layer Info

Time Accessed	30 August 2022 11:50AM
Version	2018_v1
Note	Preburst interpolation methods for catchment wide preburst has been slightly altered. Point values remain unchanged.

10% Preburst Depths

Values are of the format depth (ratio) with depth in mm

min (h)\AEP(%)	50	20	10	5	2	1
60 (1.0)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	0.2 (0.002)	0.4 (0.004)
90 (1.5)	0.0 (0.000)	0.7 (0.009)	1.1 (0.013)	1.6 (0.015)	1.0 (0.009)	0.7 (0.005)
120 (2.0)	0.0 (0.000)	0.4 (0.005)	0.7 (0.007)	1.0 (0.009)	0.6 (0.005)	0.3 (0.002)
180 (3.0)	0.0 (0.000)	0.2 (0.002)	0.3 (0.003)	0.4 (0.003)	0.9 (0.005)	1.2 (0.007)
360 (6.0)	0.0 (0.000)	0.8 (0.006)	1.4 (0.008)	1.9 (0.010)	3.8 (0.016)	5.2 (0.020)
720 (12.0)	0.0 (0.000)	1.5 (0.008)	2.5 (0.011)	3.4 (0.013)	6.3 (0.019)	8.5 (0.023)
1080 (18.0)	0.0 (0.000)	0.7 (0.003)	1.2 (0.004)	1.7 (0.005)	7.9 (0.020)	12.5 (0.027)
1440 (24.0)	0.0 (0.000)	0.9 (0.003)	1.5 (0.005)	2.0 (0.005)	5.3 (0.012)	7.8 (0.015)
2160 (36.0)	0.0 (0.000)	0.6 (0.002)	1.0 (0.003)	1.4 (0.003)	7.4 (0.013)	11.9 (0.018)
2880 (48.0)	0.0 (0.000)	0.3 (0.001)	0.4 (0.001)	0.6 (0.001)	7.9 (0.012)	13.4 (0.018)
4320 (72.0)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	0.3 (0.000)	0.6 (0.001)

Layer Info

Time Accessed	30 August 2022 11:50AM
Version	2018_v1
Note	Preburst interpolation methods for catchment wide preburst has been slightly altered. Point values remain unchanged.

25% Preburst Depths

Values are of the format depth (ratio) with depth in mm

min (h)\AEP(%)	50	20	10	5	2	1
60 (1.0)	0.4 (0.009)	1.5 (0.023)	2.2 (0.029)	2.8 (0.034)	4.1 (0.043)	5.1 (0.048)
90 (1.5)	0.1 (0.001)	5.6 (0.074)	9.3 (0.105)	12.9 (0.127)	11.6 (0.099)	10.7 (0.083)
120 (2.0)	0.5 (0.008)	4.4 (0.051)	7.0 (0.069)	9.5 (0.082)	10.3 (0.077)	10.9 (0.074)
180 (3.0)	0.9 (0.012)	4.1 (0.040)	6.2 (0.051)	8.2 (0.058)	11.6 (0.071)	14.3 (0.079)
360 (6.0)	3.1 (0.032)	8.3 (0.059)	11.7 (0.070)	15.0 (0.077)	28.6 (0.125)	38.8 (0.151)
720 (12.0)	2.2 (0.016)	10.0 (0.052)	15.2 (0.065)	20.1 (0.074)	39.4 (0.121)	53.8 (0.146)
1080 (18.0)	0.9 (0.006)	6.9 (0.029)	10.8 (0.038)	14.5 (0.044)	24.6 (0.061)	32.1 (0.070)
1440 (24.0)	0.0 (0.000)	4.5 (0.017)	7.5 (0.023)	10.3 (0.027)	11.9 (0.026)	13.0 (0.025)
2160 (36.0)	0.0 (0.000)	4.2 (0.013)	6.9 (0.018)	9.5 (0.021)	23.7 (0.042)	34.3 (0.053)
2880 (48.0)	0.0 (0.000)	2.6 (0.007)	4.3 (0.010)	6.0 (0.012)	38.8 (0.061)	63.5 (0.085)
4320 (72.0)	0.0 (0.000)	0.4 (0.001)	0.7 (0.001)	1.0 (0.002)	5.5 (0.007)	8.9 (0.010)

Layer Info

Time Accessed	30 August 2022 11:50AM
Version	2018_v1
Note	Preburst interpolation methods for catchment wide preburst has been slightly altered. Point values remain unchanged.

75% Preburst Depths

Values are of the format depth (ratio) with depth in mm

min (h)\AEP(%)	50	20	10	5	2	1
60 (1.0)	44.8 (0.939)	78.9 (1.244)	101.4 (1.376)	123.1 (1.473)	186.5 (1.939)	234.1 (2.218)
90 (1.5)	74.2 (1.313)	112.9 (1.486)	138.5 (1.559)	163.0 (1.611)	200.9 (1.719)	229.4 (1.783)
120 (2.0)	63.8 (1.004)	98.0 (1.137)	120.6 (1.192)	142.3 (1.229)	169.0 (1.259)	189.1 (1.277)
180 (3.0)	71.9 (0.963)	135.8 (1.320)	178.0 (1.463)	218.6 (1.562)	241.5 (1.479)	258.6 (1.431)
360 (6.0)	81.2 (0.818)	133.5 (0.952)	168.2 (1.002)	201.5 (1.036)	313.5 (1.364)	397.5 (1.549)
720 (12.0)	73.9 (0.552)	116.3 (0.601)	144.4 (0.619)	171.3 (0.631)	220.6 (0.676)	257.5 (0.697)
1080 (18.0)	88.7 (0.552)	110.4 (0.471)	124.8 (0.441)	138.6 (0.421)	181.3 (0.452)	213.2 (0.466)
1440 (24.0)	56.1 (0.307)	94.4 (0.352)	119.8 (0.370)	144.1 (0.383)	210.4 (0.455)	260.0 (0.489)
2160 (36.0)	45.5 (0.208)	91.5 (0.284)	121.9 (0.314)	151.1 (0.335)	238.4 (0.425)	303.7 (0.466)
2880 (48.0)	36.9 (0.149)	66.9 (0.184)	86.7 (0.198)	105.7 (0.208)	268.3 (0.420)	390.1 (0.523)
4320 (72.0)	12.9 (0.044)	39.5 (0.093)	57.2 (0.111)	74.1 (0.124)	125.1 (0.166)	163.3 (0.184)

Layer Info

Time Accessed	30 August 2022 11:50AM
Version	2018_v1
Note	Preburst interpolation methods for catchment wide preburst has been slightly altered. Point values remain unchanged.

90% Preburst Depths

Values are of the format depth (ratio) with depth in mm

min (h)\AEP(%)	50	20	10	5	2	1
60 (1.0)	136.1 (2.852)	192.0 (3.029)	229.1 (3.108)	264.6 (3.166)	351.4 (3.654)	416.5 (3.946)
90 (1.5)	156.0 (2.758)	226.1 (2.978)	272.6 (3.069)	317.1 (3.134)	378.7 (3.239)	424.8 (3.302)
120 (2.0)	151.3 (2.382)	226.0 (2.623)	275.4 (2.721)	322.8 (2.789)	409.1 (3.048)	473.8 (3.201)
180 (3.0)	158.5 (2.121)	249.8 (2.428)	310.3 (2.549)	368.2 (2.631)	463.6 (2.840)	535.1 (2.961)
360 (6.0)	137.6 (1.387)	224.3 (1.599)	281.7 (1.678)	336.7 (1.731)	522.8 (2.275)	662.3 (2.580)
720 (12.0)	178.5 (1.334)	237.6 (1.227)	276.7 (1.186)	314.3 (1.157)	399.4 (1.223)	463.1 (1.254)
1080 (18.0)	176.9 (1.102)	245.4 (1.047)	290.7 (1.027)	334.2 (1.014)	502.7 (1.254)	629.0 (1.375)
1440 (24.0)	149.1 (0.816)	224.5 (0.838)	274.4 (0.848)	322.2 (0.855)	439.1 (0.949)	526.7 (0.991)
2160 (36.0)	154.6 (0.706)	266.7 (0.829)	341.0 (0.878)	412.3 (0.913)	462.9 (0.824)	500.9 (0.769)
2880 (48.0)	98.8 (0.400)	198.4 (0.546)	264.3 (0.603)	327.5 (0.643)	497.3 (0.778)	624.5 (0.838)
4320 (72.0)	71.9 (0.249)	159.3 (0.375)	217.1 (0.423)	272.6 (0.457)	303.1 (0.402)	326.0 (0.368)

Layer Info

Time Accessed	30 August 2022 11:50AM
Version	2018_v1
Note	Preburst interpolation methods for catchment wide preburst has been slightly altered. Point values remain unchanged.

Interim Climate Change Factors

	RCP 4.5	RCP6	RCP 8.5
2030	**0.681 (3.4%)**	0.622 (3.1%)	**0.759 (3.8%)**
2040	**0.839 (4.2%)**	0.771 (3.8%)	**1.064 (5.3%)**
2050	**1.012 (5.1%)**	0.933 (4.7%)	**1.406 (7.1%)**
2060	**1.178 (5.9%)**	1.107 (5.6%)	**1.775 (9.0%)**
2070	**1.316 (6.6%)**	1.293 (6.5%)	**2.159 (11.1%)**
2080	**1.404 (7.1%)**	1.490 (7.5%)	**2.548 (13.2%)**
2090	**1.421 (7.2%)**	1.697 (8.6%)	**2.930 (15.4%)**

Layer Info

Time Accessed	30 August 2022 11:50AM
Version	2019_v1
Note	ARR recommends the use of RCP4.5 and RCP 8.5 values. These have been updated to the values that can be found on the climate change in Australia website.

Download TXT (downloads/002ac3df-9b62-4078-8abe-2a1f16ef4394.txt)

Download JSON (downloads/d9a0f771-21f2-4c1f-b191-b13ad3aa1a1d.json)

Generating PDF... (downloads/6cdccc11-227d-42a0-a9f7-39c52d2f472d.pdf)

Premise

APPENDIX D

WRC FLOOD LEVEL REPORT

Lot Plan 5SP237711

Jump to
Elevation and Velocity

THIS REPORT IS FOR BUILDING AND DEVELOPMENT PURPOSES ONLY

Flood and coastal hazard information
Planning information
Useful information

The FloodInform Property Report provides property or lot-based flood information for building and development requirements. This report provides information on estimated flood levels, habitable floor level requirements and more technical information on the four sources of flooding: river, creek / waterway, storm tide and overland flow. Refer to the Useful Definitions section for a glossary of terms.

To find out more about how the contents of this report may affect building or development on this property, please visit Development Services. For more general information about understanding your flood risk and how to prepare your property, family or business for potential flooding visit Council's Disaster Management site.

At a glance...

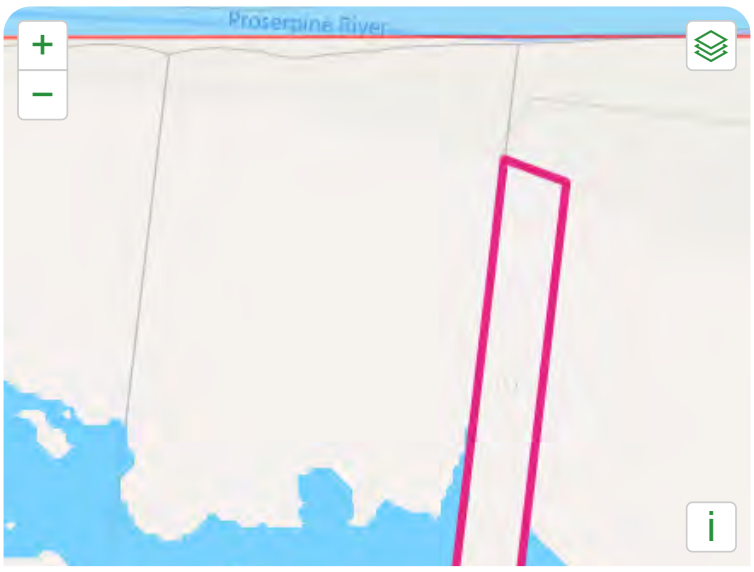
Property Information

Lot Plan(s): 5SP237711
Address: 153 A Main St
Lot size: 1.699ha
Zoning: Low impact industry

Flood and or Coastal hazard information

Local Studies (Flood Levels available 1% AEP)

Risk rating(s): Identified Flood Hazard Area
Max Flood Height: 10.00m (AHD)
Min habitable floor level: **10.30m (AHD)**
Source: Proserpine Flood and Drainage Study 2011



Legend

- Selected Property
- DNRME Restrictions and Covenants
- Easement
- Flood Studies

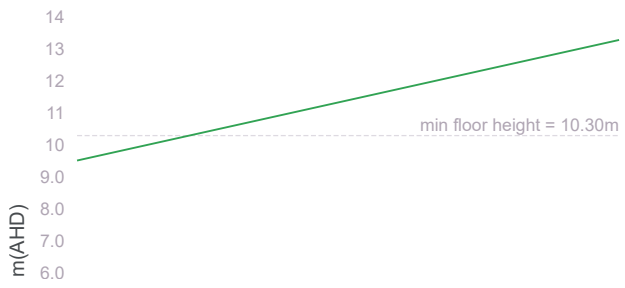
Flood Hazard

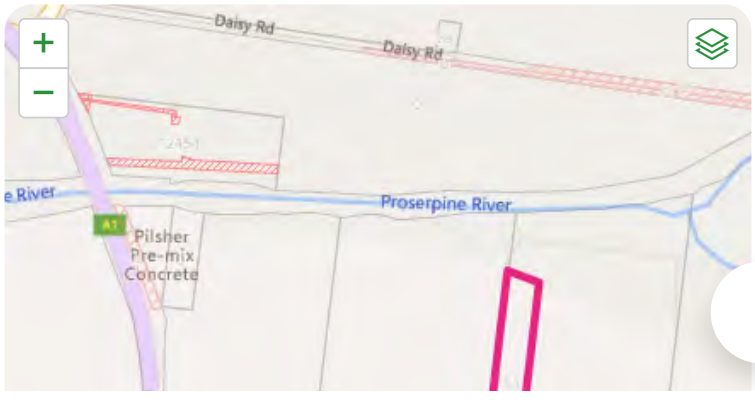
- Low Risk Flood Hazard Area
- Medium Risk Flood Hazard Area
- High Risk Flood Hazard Area
- Identified Flood Hazard Area

Stormtide Inundation (AHD)

3.2 3.61 4.12 4.63 5.04

Elevation and Velocity





5.0
4.0
3.0
2.0
1.0

Ground Levels

NOTE: A Minimum habitable floor level of **10.30m** has been identified based upon 300mm above the 1% AEP event.

Jump to
Elevation and Velocity

Legend

Flood and coastal hazard
Planning information
Useful information

Selected Property

DNRME Restrictions and Covenants

Easement

Flood Velocity (m/s)

0 0.12 0.27 0.45 0.61 0.79 2.99

Flood and coastal hazard information

Explanation

m(AHD) - Metres Australia Height Datum. The level of 0.0m AHD is approximately mean sea level.

Flood Levels - The Flood level bar chart above shows the possible flooding level and percentage chance of that level being reached or exceeded in any year. Refer to 'Useful Definitions' for further information.

Minimum Habitable Floor Level - Applies to residential development only. Please refer to Council's planning scheme to learn how this may affect you. If a property is in an overland flow path, or a large allotment, a minimum habitable floor level cannot be provided. Refer flood and planning development flags below.

Ground Levels - The green line above shows this property's approximate lowest and highest ground levels based on latest available information to Council. If you are building, please confirm with a surveyor. For further information and definitions please refer to the Useful Definitions section.

Australian Height Datum (AHD) - The reference level for defining ground levels in Australia. The level of 0.0m AHD is approximately mean sea level.

Annual Exceedance Probability (AEP) - The probability of a flood event of a given size occurring in any one year, usually expressed as a percentage annual chance.

Maximum and Minimum Ground Level - Highest and lowest ground levels on the property based on available ground level information. A Registered Surveyor can confirm exact ground levels.

Minimum Habitable Floor Level - The minimum level in metres AHD at which habitable areas of development (generally including bedrooms, living rooms, kitchen, study, family and rumpus rooms) must be constructed.

Flood and Coastal hazard Planning information

Development within the Flood and Coastal hazard overlay codes

- Habitable buildings should be located out of hazard area, or habitable levels must be 300mm above the DFE or DSTE;
- Hazardous materials should be stored outside of the hazard area or at least 300mm above the DFE or DSTE;
- All new buildings located within a hazard area must be certified by a Registered Professional Engineer of Queensland (RPEQ) to ensure structural adequacy;
- Removal or addition of fill greater than 50m3 in a flood hazard area may require RPEQ certification;

Whitsunday Planning Scheme 2017

The following overlays have been identified as being applicable to the selected property:

- Zones and Zone Precincts
- Acid Sulfate Soils
- Agricultural Land
- Climatic Regions
- Flood Hazard

- Riparian areas, watercourses, overland flow paths, coastal environment areas and drainage corridors should be protected in development or development is appropriately designed by an RPEQ;
- Creation of new lots must ensure safe evacuation routes can be provided;

The above principles are basic information to make an applicant aware of the Flood or Coastal hazard overlay code. Please refer to the Planning Scheme Part 5 Tables of Assessment to determine if development triggers further assessment against each of these codes located within Part 8 – overlays and ensure all relevant outcomes are addressed if required.

Jump to
Elevation and Velocity
Flood and coastal hazard
Planning information
Useful information

Useful Definitions

Council's Planning Scheme - The Whitsunday Regional Council (planning scheme) has been prepared in accordance with the Planning Act as a framework for managing development in a way that advances the purpose of the Act. In seeking to achieve this purpose, the planning scheme sets out the Council's intention for future development in the planning scheme area, over the next 10 years.

Rateable Address - A Lot or Property may have more than one street address. The address shown on this report is the address used by Council for the Lot or property selected.

Habitable building - A room used for normal domestic activities, and:

- includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room, and sunroom; but
- excludes a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes-drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods.

DFE - A defined flood event (DFE) is the flood event adopted by a local government for the management of development in a particular locality. For the purposes of the Planning Scheme, the DFE is the 1% Annual Exceedance Probability (AEP) event, equivalent to a 1 in 100 year average recurrence interval (ARI) event unless indicated otherwise.

DSTE - The event (measured in terms of the likelihood of reoccurrence) and associated inundation level adopted to manage the development of a particular area. The DSTE is the 1% annual exceedance probability (AEP) storm tide, equivalent to a 1 in 100 year average recurrence interval (ARI) storm event incorporating 2100 climate change projections, including:

- sea level rise; and
- an increase in cyclone intensity by 10 per cent relative to maximum potential intensity.

Whitsunday Regional Council's Online Planning and Development Flood & Storm tide tools

Council's online tools to supplement this Flood or Storm tide report for planning and development purposes include:

- Property Report
- Investors portal report
- Flood hazard overlay code
- Coastal hazard overlay code

For more information on Council's planning scheme and online flood tools for planning and development:

- Phone (07) 4945 0263 and talk to a Planning Services Officer or email info@whitsundayrc.qld.gov.au
- visit https://www.whitsundayrc.qld.gov.au/economic-development-business-and-planning/building-and-development/planning/whitsunday-planning-scheme-2017, or
- visit a Council Customer Service Centre

Disclaimer

1. Defined Flood Levels and Residential Flood Levels, and the Minimum Habitable Floor Levels are determined from the best available information to Council at the date of issue. These flood levels, for a particular property, may change if more detailed information becomes available or changes are made in the method of calculating flood levels.
2. Council makes no warranty or representation regarding the accuracy or completeness of a FloodInform Property report. Council disclaims any responsibility or liability in relation to the use or reliance by any person on a FloodInform Property Report.
3. It is the enquirer's responsibility to interpret the effects on particular properties using the information provided in the Flood Level Maps. Precise su[illegible]f individual land parcels would be required to assess current property levels and vulnerability to flooding. Please note that this data is indicative only and[illegible] on available coarse ground model data at the time of assessment (shown in the table below). Whitsunday Regional Council gives no warranty as[illegible]e

accuracy, reliability, completeness or suitability of the data included in this website and accepts no liability for any loss, damage or costs including consequential damage relating to any use of the data.

Location	Flood / Storm Tide Study And Year
Town of Whitsunday	Town of Whitsunday Drainage Study 2017
Bowen	Bowen Local Catchment Study 2015 Don River Flood Risk and Mitigation Study 2014
Proserpine	Proserpine Flood and Drainage Study 2011
Gumlu and Guthalungra	Elliot River Flood Model; and Molongle Creek Catchment Flood Study 2006 (updated 2013)
All Region coastline (storm tide)	Coastal Hazard Mapping Refinement Study 2018

Jump to
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Useful information

See online here - https://www.whitsundayrc.qld.gov.au/economic-development-business-and-planning/building-and-development/planning/studies-and-superseded-planning-schemes

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Vision Surveys

Lot 5SP237711 Proserpine Environmental Impact Assessment

March 2022

Document History and Status

Revision	Date	Prepared By	Reviewed By	Client Reviewer
Rev 0	05/04/2022	Nina Mackellar	Rebbekah Hearn	Vision Surveys
Rev 1	23/06/2022	Nina Mackellar	Rebbekah Hearn	
Name of Project:		Proserpine Batch Plant EIA		
Client:		Vision Surveys		
Client Project Manager:		Andrea Henderson		
Name of Document:		Lot 5SP237711 Proserpine Environmental Impact Assessment		
CQG Project Manager:		Nina Mackellar		
CQG Project Number:		21164		

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APPENDIX A: Desktop Search Results		
APPENDIX B: Environmental Management Guideline for Concrete Batch Plants		

Glossary

Acronym	Meaning
Cwth	Commonwealth
DATSIP	Department of Aboriginal and Torres Strait Islander Partnerships
DAWE	Department of Agriculture, Water and the Environment
DES	Department of Environment and Science
DoR	Department of Resources
DSDILGP	Department of State Development, Infrastructure, Local Government and Planning
EA	Environmental Approval
EP Act	*Environmental Protection Act 1994* (Qld)
EPBC Act	*Environment Protection and Biodiversity Conservation Act 1999* (Cwth)
ERA	Environmentally Relevant Activity
MCU	Material Change of Use
MNES	Matters of National Environmental Significance
MSES	Matters of State Environmental Significance
PMST	Protected Matters Search Tool
Qld	Queensland
RE	Regional Ecosystem
SSEMP	Site Specific Environmental Management Plan
VMA	*Vegetation Management Act 1999* (Qld)
WRC	Whitsundays Regional Council

1 Introduction

Vision Surveys, on behalf of their client, propose to use Lot 5 on SP23771 (1.7 hectares) Main Street, Proserpine Queensland 4800 as a concrete batching facility (the Site). The Site will occupy less than 0.5 hectares and is located within the Whitsunday Regional Council (WRC) local government area.

As part of this proposed land use, an Impact Assessable Material Change of Use (MCU) for high impact industry is required to be lodged with WRC. Concrete batching activities are not considered a prescribed Environmentally Relevant Activity (ERA) under the *Environmental Protection Act 1994* (Qld) (EP Act) and therefore an Environmental Authority (EA) is not required.

The concrete batching facility is expected to produce 10,000 tonnes per annum. Towards the northern end of Lot 5 SP23771 is an existing metal recycling facility and an abrasive blasting workshop. Refer to **Figure 1.1** for the location of this Site and property boundary. Concrete batching involves mixing cement, fine aggregates (sand), coarse aggregates (crushed rock or gravel) and water to produce concrete. These raw materials are generally mixed using either front end loader plants, overhead bins or underground storage plants. Batching plants are usually located as close to the end usage point as possible due to the short holding time on the product. A batching plant will usually comprise the following associated infrastructure:

- Aggregate storage receptors;
- Material storage bunkers;
- Silos;
- Enclosed raw material conveyors;
- Semi-enclosed slump stand;
- Stormwater detention / recycling facilities;
- Security;
- Front end loader (if applicable);
- Office spaces including amenities and kitchen facilities; and
- Carpark.

Legend

- Cadastral Boundaries
- Concrete Batching Plant - Preliminary
- Lot Boundary
- Waterways

N

Scale 1:2,000 (A3)

0 50 100

Metres

Coordinate System: GDA2020 MGA Zone 55

Figure 1.1

Vision Surveys

Proserpine Batch Plant

Environmental Impact Assessment

CQG Consulting

180 Quay Street, Rockhampton Q 4700
PO Box 8384, Allenstown 4700
Ph: +61 7 4922 9252 Fax: +61 7 49220195

Project No: 21164
Map No: 21164-01
Revision: Rev A
4 April 2022

Layer Credits- Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community; QSpatial - Cadastral Boundaries, Roads, Waterways.

2 Desktop Assessment

2.1 Legislation

A summary of the relevant legislation and potential application requirements are outlined in **Table 2.1** below.

Table 2.1: Summary of the key relevant legislation to the proposal

Legislation	Regulatory Authority	Purpose / Requirements	Relevance to Proposed Works
Commonwealth			
Environment Protection and Biodiversity Conservation Act 1999 (Cwth)	Department of Agriculture, Water and the Environment (DAWE)	Provides a legal framework to protect and manage nationally and internationally important flora, fauna, ecological communities, and heritage places — defined in the EPBC Act as MNES.	The PMST identified MNES (i.e., listed threatened species and migratory species) which may occur within the search areas (refer to **Section 2.2**).
State			
Environmental Protection Act 1994 (Qld)	Department of Environment and Science (DES)	All works and operations need to comply with the general environmental duty of care established under this Act. The requirements of a number of environmental protection policies established under this Act are applicable to these works, including: • *Environmental Protection (Water) Policy 2009*; • *Environmental Protection (Air) Policy 2008*; and • *Environmental Protection (Noise) Policy 2008*.	Concrete batching activities are not classed as an Environmentally Relevant Activity (ERA) and an Environmental Authority (EA) is not required. The Environmental Protection Regulation formerly prescribed concrete batching activities as ERA43. Concrete batching (ERA43) was deleted by the Environmental Protection (Greentape Reduction) and Local Government and Other Legislation Amendment Act 2012 which commenced on 31 March 2013.
Planning Act 2016 (Qld)	Department of State Development, Infrastructure, Local	The Act outlines the land use planning and development assessment requirements to achieve ecological sustainability.	Building and plumbing and drainage works are likely required for the concrete facility.

Legislation	Regulatory Authority	Purpose / Requirements	Relevance to Proposed Works
	Government and Planning (DSDILGP)	Building work is accepted development in accordance with Schedule 7 Part 1(2) (Development Permit not required) if undertaken by or for the State or a public-sector entity. Operational work or plumbing or drainage work is considered as exempt development in accordance with Schedule 6 Part 3(8) if the work is carried out by or for a public-sector entity authorised under a State law to carry out the work.	
Fisheries Act 1994 (Qld)	Department of Agriculture and Fisheries (DAF)	Under the *Planning Act 2016* (Qld) the construction and raising of waterway barrier works (waterway barriers) is classed as "development" and the work is considered "operational work".	A low impact (green) and major impact (purple) waterway are mapped within close proximity to the Site. No works are proposed within these waterways, and therefore, does not constitute waterway barrier works.
Vegetation Management Act 1999 (Qld)	Department of Resources (DoR)	The *Vegetation Management Act 1999* (VMA) regulates the clearing of remnant vegetation and high value regrowth vegetation in Queensland.	The Site is mapped as Category X non-remnant vegetation; therefore, this legislation does not apply.
Nature Conservation Act 1992 (Qld)	DES	This Act outlines the requirements for managing and conserving threatened flora and fauna species in Queensland.	The Protected Plants Flora Survey Trigger Map shows that the Site is not within a "High risk area". A flora survey is not required for these works. No essential habitat is mapped within the Site.
Aboriginal Cultural Heritage Act 2003 (QLD) and / or *Torres Strait Islander Cultural Heritage Act 2003* (QLD)	Department of Aboriginal and Torres Strait Islander Partnerships (DATSIP)	All works and operations are required to comply with the Cultural Heritage Duty of Care Guidelines established to protect items and places of Aboriginal cultural heritage significance.	A search of the cultural heritage database revealed that there is one cultural heritage site point approximately 5 km NNW of the Site. There is a possibility of unknown finds being identified during earthworks.

2.2 Existing environment

A desktop search of publicly available databases was undertaken to identify potential environment constraints associated with matters of state environmental significance (MSES) listed under Queensland legislation present at the Site, comprising of the following:

- Queensland Globe – Atlas of Australian Soils, registered bores and waterway barriers mapping;
- Department of Environment and Science (DES) Environmental Reports (Biodiversity and Conservation Values, Matters of State Environmental Significance, Regional Ecosystems);
- Wildlife Online species search;
- DES Flora Survey Trigger mapping; and
- Department of Resources (DoR) regulated vegetation management mapping and regional ecosystem (RE) mapping.

Queensland Globe (https://qldglobe.information.qld.gov.au/) was searched for registered bores, with one bore (RN46362) present on the western side of the Site. Another three bores (RN162344, RN162346 and RN85479) were located in close proximity outside of the Site on adjacent lots.

The Atlas of Australian Soils maps the surface of soils as level alluvial plains with terraces near streams.

The *Environment Protection and Biodiversity Conservation Act 1999* (Cwth) (EPBC Act) Protected Matters Search Tool (PMST) identifying Matters of National Environmental Significance and the Department of Aboriginal and Torres Strait Islander Partnerships (DATSIP) Cultural Heritage Database and Register were also searched.

Table 2.2 provides a summary of desktop findings. Full database search results are provided in **Appendix A**.

Table 2.2: Summary of desktop assessment findings for Lot 5 SP23771

Environmental Value	Relevant Legislation	Search Results
MSES		
RE Status and Description	*Vegetation Management Act 1999* (Qld)	Category X – non-remnant vegetation
Mapped Essential Habitat	*Vegetation Management Act 1999* (Qld)	Nil
Flora Survey High-Risk Trigger Area	*Nature Conservation Act 1992* (Qld)	Nil
Fish passage - waterway barrier works	*Fisheries Act 1994* (Qld)	Low impact (green) waterway Major impact (purple) waterway
DATSIP Search	*Aboriginal Cultural Heritage Act 2003* (QLD) and / or *Torres Strait Islander Cultural Heritage Act 2003* (QLD)	One cultural heritage site point approximately 5 km NNW from the Site
MNES		
Threatened species	EPBC Act	Listed Threatened Species: 18 Listed Migratory Species: 15

3 Impact Assessment

Table 3.1 provides a summary of the potential construction and operational impacts for the Site based on the desktop assessment (refer to **Section 2**) and information provided by the client.

Table 3.1: Summary of proposed works and potential impacts

Proposed Works	Construction Activities	Construction Impacts	Operation Impacts
Concrete Batching Plant	• Earthworks to install associated infrastructure; and • Construction of associated infrastructure.	• Minor disruption of habitat; • Noise, dust and vehicle movements; and • Risk of erosion and sedimentation into surrounding waterways.	• Excessive dust; • Excessive noise; • Discharge and / or run-off of polluted water or sediments to the environment; and • Inappropriate disposal of waste.

The proposed concrete batching plant will cause environmental impacts during construction and operation. However, it is considered that the risks are low and easily managed through the implementation of appropriate controls (refer to **Section 4**).

4 Recommendations

Based on the desktop assessment, the following recommendations are made for concrete batching activities:

- Ensure the design and construction of the amenities are undertaken to avoid, or where not possible, minimise environmental impacts, including:
  - utilise a water truck for dust suppression in dry and windy conditions;
  - minimise clearing of vegetation and habitat disturbance;
  - conduct works where possible in the dry periods to avoid erosion;
  - locate infrastructure as far as practically possible from waterways; and
  - ensure a fauna spotter catcher is onsite during clearing works if vegetation is to be cleared.
- Ensure environmental and cultural duty of care obligation awareness training is provided for all personnel, particularly prior to and during the construction period;
- Ensure a good facility design to limit the impacts of operations is developed, refer to **Appendix B** for general guidance to assist with environmental management for concrete batching facilities; and
- Prepare and implement a Site Specific Environmental Management Plan (SSEMP).

Limitations

This report has been prepared for the use of the client, Vision Surveys, for the purpose of this commission only.

CQG[1] takes no responsibility and disclaims all liability for any loss or damage that any party may suffer as a result of using or relying on any such information or recommendations contained in this report.

To the maximum extent permitted by law CQG expressly disclaims responsibility for or liability arising from:

- Any error in, or omission in connection with assumptions, or
- Reliance on the report by a third party, or use of the report other than for the purpose stated.

The report relates only to the project described herein and must be reviewed by a competent expert before being used for any other purpose. CQG accepts no responsibility for other use of the data.

This report does not provide a complete assessment of the environmental status of the Site but is limited to the scope defined herein.

Should further information become available regarding the conditions of the Study Area, CQG reserves the right to review the report in the context of the additional information.

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The scope of this study did not include any sampling, site surveys or modelling.

This report is based on information issued and supplied to CQG by others as well as publicly available information.

[1] *CQ Environmental Pty Ltd (ABN 61 107 574 514) trading as CQG Consulting (CQG)*

APPENDIX A:

Desktop Search Results

Atlas of Australian Soils

Lot 5SP237711

20°23'24"S 148°35'3"E 20°23'24"S 148°36'10"E

20°24'16"S 148°35'3"E 20°24'16"S 148°36'10"E

A product of Queensland Globe

Legend located on next page

N

0 250 metres

Scale: 1:10000

Printed at: A4

Print date: 7/3/2022

Projection: Web Mercator EPSG 102100 (3857)

For more information, visit https://qldglobe.information.qld.gov.au/help-info/Contact-us.html

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Queensland Government
Department of Resources

Atlas of Australian Soils

Lot 5SP237711

Legend

Project boundaries ATLAS - 1:2 000 000 scale

Project polygons ATLAS - 1:2 000 000 scale

Road Crossing

- Bridge
- Tunnel

Road

- Highway
- Main
- Local
- Private

Railway

Cities and Towns

Attribution

Maxar

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Location of Registered Bores

Lot 5SP237711

20°23'24"S 148°35'3"E

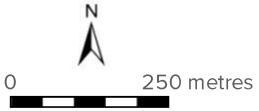
20°23'24"S 148°36'10"E

20°24'16"S 148°35'3"E

20°24'16"S 148°36'10"E

A product of Queensland Globe

Legend located on next page



Scale: 1:10000

Printed at: A4

Print date: 7/3/2022

Projection: Web Mercator EPSG 102100 (3857)

For more information, visit https://qldglobe.information.qld.gov.au/help-info/Contact-us.html

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Queensland Government
Department of Resources

Location of Registered Bores

Lot 5SP237711

Legend

Registered water bores [RDMW and private]

- Artesian bore
- Artesian bore (abandoned but useable)
- Artesian bore (abandoned and destroyed)
- Artesian bore, ceased to flow
- Artesian bore, ceased to flow (abandoned but useable
- Artesian bore, ceased to flow (abandoned and destroyed)
- Sub-artesian facility
- Sub-artesian facility (abandoned but useable)
- Sub-artesian facility (abandoned and destroyed)
- Surface water facility
- Surface water facility (abandoned but useable)
- Surface water facility (abandoned and destroyed)

Current water level monitoring bores [RDMW]

Water monitoring bores with near real time data [RDMW]

All mine monitoring water bores [RDMW and private]

Mine monitoring water bores with water levels [RDMW and private]

Surat CMA underground water impact reporting monitoring bores [RDMW and private]

CSG online monitoring bores [RDMW and private]

CSG net monitoring bores [Private]

Road Crossing

- Bridge

Railway

Cities and Towns

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Past water monitoring and investigation bores [RDMW]
Tunnel
Road
Highway
Main
Local
Private

A product of Queensland Globe

20°23'26"S 148°35'1"E

20°23'26"S 148°36'9"E

20°24'18"S 148°35'1"E

20°24'18"S 148°36'9"E

Legend located on next page

N

0 250 metres

Scale: 1:10000

Printed at: A4

Print date: 7/3/2022

Projection: Web Mercator EPSG 102100 (3857)

For more information, visit https://qldglobe.information.qld.gov.au/help-info/Contact-us.html

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Queensland Government
Department of Resources

Legend

Queensland waterways for waterway barrier works

- Major
- High
- Moderate
- Low

Queensland waterways for waterway barrier works - tidal

- Major

Road Crossing

- Bridge
- Tunnel

Road

- Highway
- Main
- Local
- Private

Railway

Cities and Towns

Attribution

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Australian Government
Department of Agriculture, Water and the Environment

EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected.

Information on the coverage of this report and qualifications on data supporting this report are contained in the caveat at the end of the report.

Information is available about Environment Assessments and the EPBC Act including significance guidelines, forms and application process details.

Report created: 07/03/22 15:47:39

Summary
Details
- Matters of NES
- Other Matters Protected by the EPBC Act
- Extra Information

Caveat
Acknowledgements

This map may contain data which are ©Commonwealth of Australia (Geoscience Australia), ©PSMA 2015

Coordinates
Buffer: 1.0Km

Summary

Matters of National Environmental Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the Administrative Guidelines on Significance.

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance:	None
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	None
Listed Threatened Species:	18
Listed Migratory Species:	15

Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at http://www.environment.gov.au/heritage

A permit may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

Commonwealth Land:	None
Commonwealth Heritage Places:	None
Listed Marine Species:	20
Whales and Other Cetaceans:	None
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	None

Extra Information

This part of the report provides information that may also be relevant to the area you have nominated.

State and Territory Reserves:	None
Regional Forest Agreements:	None
Invasive Species:	22
Nationally Important Wetlands:	None
Key Ecological Features (Marine)	None

Details

Matters of National Environmental Significance

Listed Threatened Species		[Resource Information]
Name	Status	Type of Presence
Birds		
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
Erythrotriorchis radiatus Red Goshawk [942]	Vulnerable	Species or species habitat likely to occur within area
Falco hypoleucos Grey Falcon [929]	Vulnerable	Species or species habitat likely to occur within area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat likely to occur within area
Neochmia ruficauda ruficauda Star Finch (eastern), Star Finch (southern) [26027]	Endangered	Species or species habitat likely to occur within area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
Poephila cincta cincta Southern Black-throated Finch [64447]	Endangered	Species or species habitat may occur within area
Rostratula australis Australian Painted Snipe [77037]	Endangered	Species or species habitat known to occur within area
Turnix olivii Buff-breasted Button-quail [59293]	Endangered	Species or species habitat may occur within area
Tyto novaehollandiae kimberli Masked Owl (northern) [26048]	Vulnerable	Species or species habitat may occur within area
Mammals		
Dasyurus hallucatus Northern Quoll, Digul [Gogo-Yimidir], Wijingadda [Dambimangari], Wiminji [Martu] [331]	Endangered	Species or species habitat known to occur within area
Macroderma gigas Ghost Bat [174]	Vulnerable	Species or species habitat likely to occur within area

Name	Status	Type of Presence
Phascolarctos cinereus (combined populations of Qld, NSW and the ACT)		
Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) [85104]	Endangered	Species or species habitat likely to occur within area
Plants		
Dichanthium setosum		
bluegrass [14159]	Vulnerable	Species or species habitat may occur within area
Eucalyptus raveretiana		
Black Ironbox [16344]	Vulnerable	Species or species habitat may occur within area
Omphalea celata		
[64586]	Vulnerable	Species or species habitat likely to occur within area
Phaius australis		
Lesser Swamp-orchid [5872]	Endangered	Species or species habitat may occur within area
Reptiles		
Egernia rugosa		
Yakka Skink [1420]	Vulnerable	Species or species habitat may occur within area

Listed Migratory Species [Resource Information]

* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.

Name	Threatened	Type of Presence
Migratory Marine Birds		
Apus pacificus		
Fork-tailed Swift [678]		Species or species habitat likely to occur within area
Migratory Marine Species		
Crocodylus porosus		
Salt-water Crocodile, Estuarine Crocodile [1774]		Species or species habitat likely to occur within area
Migratory Terrestrial Species		
Cuculus optatus		
Oriental Cuckoo, Horsfield's Cuckoo [86651]		Species or species habitat may occur within area
Hirundapus caudacutus		
White-throated Needletail [682]	Vulnerable	Species or species habitat likely to occur within area
Monarcha melanopsis		
Black-faced Monarch [609]		Species or species habitat likely to occur within area
Monarcha trivirgatus		
Spectacled Monarch [610]		Species or species habitat known to occur within area
Myiagra cyanoleuca		
Satin Flycatcher [612]		Species or species habitat known to occur within area
Rhipidura rufifrons		
Rufous Fantail [592]		Species or species habitat known to occur within area
Migratory Wetlands Species		
Actitis hypoleucos		
Common Sandpiper [59309]		Species or species habitat may occur within area
Calidris acuminata		
Sharp-tailed Sandpiper [874]		Species or species

Name	Threatened	Type of Presence
		habitat may occur within area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]		Species or species habitat likely to occur within area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
Pandion haliaetus Osprey [952]		Species or species habitat likely to occur within area

Other Matters Protected by the EPBC Act

Listed Marine Species [Resource Information]		
* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.		
Name	Threatened	Type of Presence
Birds		
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat may occur within area
Anseranas semipalmata Magpie Goose [978]		Species or species habitat may occur within area
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area
Ardea ibis Cattle Egret [59542]		Species or species habitat may occur within area
Calidris acuminata Sharp-tailed Sandpiper [874]		Species or species habitat may occur within area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area
Chrysococcyx osculans Black-eared Cuckoo [705]		Species or species habitat likely to occur within area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]		Species or species habitat likely to occur within area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat known to occur

Name	Threatened	Type of Presence within area
[Hirundapus caudacutus](#) White-throated Needletail [682]	Vulnerable	Species or species habitat likely to occur within area
[Merops ornatus](#) Rainbow Bee-eater [670]		Species or species habitat may occur within area
[Monarcha melanopsis](#) Black-faced Monarch [609]		Species or species habitat likely to occur within area
[Monarcha trivirgatus](#) Spectacled Monarch [610]		Species or species habitat known to occur within area
[Myiagra cyanoleuca](#) Satin Flycatcher [612]		Species or species habitat known to occur within area
[Numenius madagascariensis](#) Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
[Pandion haliaetus](#) Osprey [952]		Species or species habitat likely to occur within area
[Rhipidura rufifrons](#) Rufous Fantail [592]		Species or species habitat known to occur within area
[Rostratula benghalensis (sensu lato)](#) Painted Snipe [889]	Endangered*	Species or species habitat known to occur within area
Reptiles		
[Crocodylus porosus](#) Salt-water Crocodile, Estuarine Crocodile [1774]		Species or species habitat likely to occur within area

Extra Information

Invasive Species	[Resource Information]

Weeds reported here are the 20 species of national significance (WoNS), along with other introduced plants that are considered by the States and Territories to pose a particularly significant threat to biodiversity. The following feral animals are reported: Goat, Red Fox, Cat, Rabbit, Pig, Water Buffalo and Cane Toad. Maps from Landscape Health Project, National Land and Water Resouces Audit, 2001.

Name	Status	Type of Presence
Birds		
Acridotheres tristis Common Myna, Indian Myna [387]		Species or species habitat likely to occur within area
Columba livia Rock Pigeon, Rock Dove, Domestic Pigeon [803]		Species or species

Name	Status	Type of Presence
		habitat likely to occur within area
Lonchura punctulata Nutmeg Mannikin [399]		Species or species habitat likely to occur within area
Passer domesticus House Sparrow [405]		Species or species habitat likely to occur within area
Streptopelia chinensis Spotted Turtle-Dove [780]		Species or species habitat likely to occur within area
Frogs		
Rhinella marina Cane Toad [83218]		Species or species habitat known to occur within area
Mammals		
Canis lupus familiaris Domestic Dog [82654]		Species or species habitat likely to occur within area
Felis catus Cat, House Cat, Domestic Cat [19]		Species or species habitat likely to occur within area
Oryctolagus cuniculus Rabbit, European Rabbit [128]		Species or species habitat likely to occur within area
Rattus norvegicus Brown Rat, Norway Rat [83]		Species or species habitat likely to occur within area
Rattus rattus Black Rat, Ship Rat [84]		Species or species habitat likely to occur within area
Sus scrofa Pig [6]		Species or species habitat likely to occur within area
Vulpes vulpes Red Fox, Fox [18]		Species or species habitat likely to occur within area
Plants		
Cryptostegia grandiflora Rubber Vine, Rubbervine, India Rubber Vine, India Rubbervine, Palay Rubbervine, Purple Allamanda [18913]		Species or species habitat likely to occur within area
Dolichandra unguis-cati Cat's Claw Vine, Yellow Trumpet Vine, Cat's Claw Creeper, Funnel Creeper [85119]		Species or species habitat likely to occur within area
Hymenachne amplexicaulis Hymenachne, Olive Hymenachne, Water Stargrass, West Indian Grass, West Indian Marsh Grass [31754]		Species or species habitat likely to occur within area
Jatropha gossypifolia Cotton-leaved Physic-Nut, Bellyache Bush, Cotton-leaf Physic Nut, Cotton-leaf Jatropha, Black Physic Nut [7507]		Species or species habitat likely to occur within area
Lantana camara Lantana, Common Lantana, Kamara Lantana, Large-leaf Lantana, Pink Flowered Lantana, Red Flowered Lantana, Red-Flowered Sage, White Sage, Wild Sage [10892]		Species or species habitat likely to occur within area
Parthenium hysterophorus Parthenium Weed, Bitter Weed, Carrot Grass, False Ragweed [19566]		Species or species habitat likely to occur

Name	Status	Type of Presence
		within area
Salvinia molesta Salvinia, Giant Salvinia, Aquarium Watermoss, Kariba Weed [13665]		Species or species habitat likely to occur within area
Reptiles		
Hemidactylus frenatus Asian House Gecko [1708]		Species or species habitat likely to occur within area
Ramphotyphlops braminus Flowerpot Blind Snake, Brahminy Blind Snake, Cacing Besi [1258]		Species or species habitat may occur within area

Caveat

The information presented in this report has been provided by a range of data sources as acknowledged at the end of the report.

This report is designed to assist in identifying the locations of places which may be relevant in determining obligations under the Environment Protection and Biodiversity Conservation Act 1999. It holds mapped locations of World and National Heritage properties, Wetlands of International and National Importance, Commonwealth and State/Territory reserves, listed threatened, migratory and marine species and listed threatened ecological communities. Mapping of Commonwealth land is not complete at this stage. Maps have been collated from a range of sources at various resolutions.

Not all species listed under the EPBC Act have been mapped (see below) and therefore a report is a general guide only. Where available data supports mapping, the type of presence that can be determined from the data is indicated in general terms. People using this information in making a referral may need to consider the qualifications below and may need to seek and consider other information sources.

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Threatened, migratory and marine species distributions have been derived through a variety of methods. Where distributions are well known and if time permits, maps are derived using either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc) together with point locations and described habitat; or environmental modelling (MAXENT or BIOCLIM habitat modelling) using point locations and environmental data layers.

Where very little information is available for species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc). In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More reliable distribution mapping methods are used to update these distributions as time permits.

Only selected species covered by the following provisions of the EPBC Act have been mapped:

- migratory and
- marine

The following species and ecological communities have not been mapped and do not appear in reports produced from this database:

- threatened species listed as extinct or considered as vagrants
- some species and ecological communities that have only recently been listed
- some terrestrial species that overfly the Commonwealth marine area
- migratory species that are very widespread, vagrant, or only occur in small numbers

The following groups have been mapped, but may not cover the complete distribution of the species:

- non-threatened seabirds which have only been mapped for recorded breeding sites
- seals which have only been mapped for breeding sites near the Australian continent

Such breeding sites may be important for the protection of the Commonwealth Marine environment.

Coordinates

-20.39713 148.59267

Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

-Office of Environment and Heritage, New South Wales
-Department of Environment and Primary Industries, Victoria
-Department of Primary Industries, Parks, Water and Environment, Tasmania
-Department of Environment, Water and Natural Resources, South Australia
-Department of Land and Resource Management, Northern Territory
-Department of Environmental and Heritage Protection, Queensland
-Department of Parks and Wildlife, Western Australia
-Environment and Planning Directorate, ACT
-Birdlife Australia
-Australian Bird and Bat Banding Scheme
-Australian National Wildlife Collection
-Natural history museums of Australia
-Museum Victoria
-Australian Museum
-South Australian Museum
-Queensland Museum
-Online Zoological Collections of Australian Museums
-Queensland Herbarium
-National Herbarium of NSW
-Royal Botanic Gardens and National Herbarium of Victoria
-Tasmanian Herbarium
-State Herbarium of South Australia
-Northern Territory Herbarium
-Western Australian Herbarium
-Australian National Herbarium, Canberra
-University of New England
-Ocean Biogeographic Information System
-Australian Government, Department of Defence
Forestry Corporation, NSW
-Geoscience Australia
-CSIRO
-Australian Tropical Herbarium, Cairns
-eBird Australia
-Australian Government – Australian Antarctic Data Centre
-Museum and Art Gallery of the Northern Territory
-Australian Government National Environmental Science Program
-Australian Institute of Marine Science
-Reef Life Survey Australia
-American Museum of Natural History
-Queen Victoria Museum and Art Gallery, Inveresk, Tasmania
-Tasmanian Museum and Art Gallery, Hobart, Tasmania
-Other groups and individuals

The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

Please feel free to provide feedback via the Contact Us page.

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Queensland Government

Department of Environment and Science

Environmental Reports

Matters of State Environmental Significance

For the selected area of interest
Lot: 5 Plan: SP237711

Environmental Reports - General Information

The Environmental Reports portal provides for the assessment of selected matters of interest relevant to a user specified location, or area of interest (AOI). All area and derivative figures are relevant to the extent of matters of interest contained within the AOI unless otherwise stated. Please note, if a user selects an AOI via the "central coordinates" option, the resulting assessment area encompasses an area extending for a 2km radius from the point of interest.

All area and area derived figures included in this report have been calculated via reprojecting relevant spatial features to Albers equal-area conic projection (central meridian = 146, datum Geocentric Datum of Australia 1994). As a result, area figures may differ slightly if calculated for the same features using a different co-ordinate system.

Figures in tables may be affected by rounding.

The matters of interest reported on in this document are based upon available state mapped datasets. Where the report indicates that a matter of interest is not present within the AOI (e.g. where area related calculations are equal to zero, or no values are listed), this may be due either to the fact that state mapping has not been undertaken for the AOI, that state mapping is incomplete for the AOI, or that no values have been identified within the site.

The information presented in this report should be considered as a guide only and field survey may be required to validate values on the ground.

Please direct queries about these reports to: Planning.Support@des.qld.gov.au

Disclaimer

Whilst every care is taken to ensure the accuracy of the information provided in this report, the Queensland Government makes no representations or warranties about its accuracy, reliability, completeness, or suitability, for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which the user may incur as a consequence of the information being inaccurate or incomplete in any way and for any reason.

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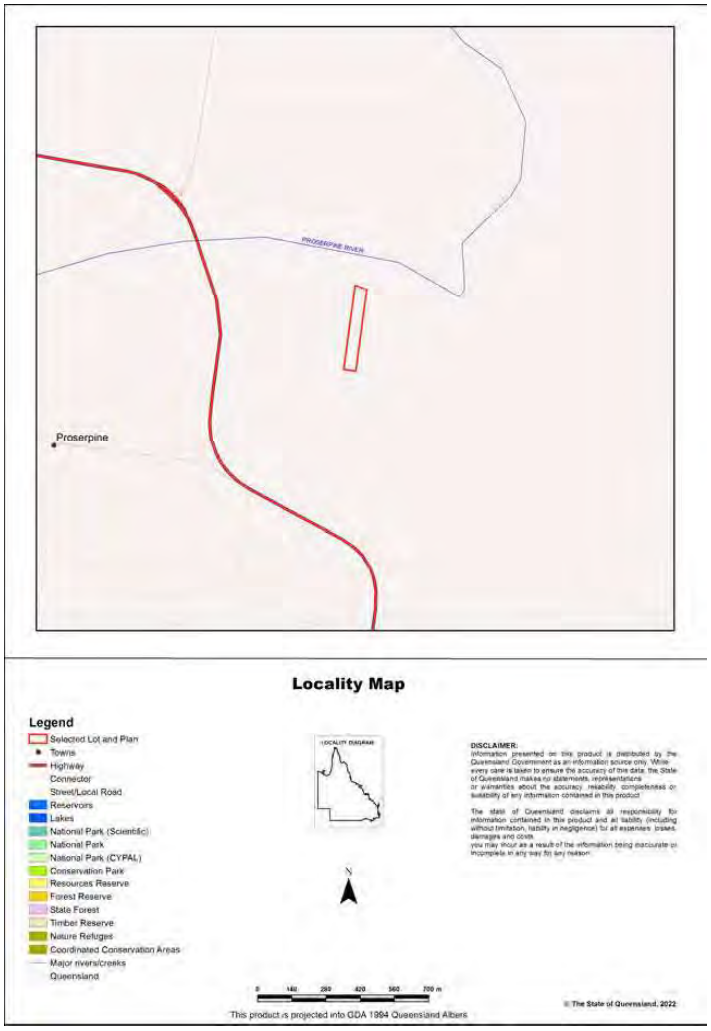
Assessment Area Details

The following table provides an overview of the area of interest (AOI) with respect to selected topographic and environmental values.

Table 1: Summary table, details for AOI Lot: 5 Plan: SP237711

Size (ha)	1.7
Local Government(s)	Whitsunday Regional
Bioregion(s)	Central Queensland Coast
Subregion(s)	Proserpine - Sarina Lowlands
Catchment(s)	Proserpine



Matters of State Environmental Significance (MSES)

MSES Categories

Queensland's State Planning Policy (SPP) includes a biodiversity State interest that states:

'The sustainable, long-term conservation of biodiversity is supported. Significant impacts on matters of national or state environmental significance are avoided, or where this cannot be reasonably achieved; impacts are minimised and residual impacts offset.'

The MSES mapping product is a guide to assist planning and development assessment decision-making. Its primary purpose is to support implementation of the SPP biodiversity policy. While it supports the SPP, the mapping does not replace the regulatory mapping or environmental values specifically called up under other laws or regulations. Similarly, the SPP biodiversity policy does not override or replace specific requirements of other Acts or regulations.

The SPP defines matters of state environmental significance as:

- Protected areas (including all classes of protected area except coordinated conservation areas) under the *Nature Conservation Act 1992* ;

- Marine parks and land within a 'marine national park', 'conservation park', 'scientific research', 'preservation' or 'buffer' zone under the *Marine Parks Act 2004* ;

- Areas within declared fish habitat areas that are management A areas or management B areas under the Fisheries Regulation 2008;

- Threatened wildlife under the *Nature Conservation Act 1992* and special least concern animals under the Nature Conservation (Wildlife) Regulation 2006;

- Regulated vegetation under the *Vegetation Management Act 1999* that is:

    • Category B areas on the regulated vegetation management map, that are 'endangered' or 'of concern' regional ecosystems;

    • Category C areas on the regulated vegetation management map that are 'endangered' or 'of concern' regional ecosystems;

    • Category R areas on the regulated vegetation management map;

    • Regional ecosystems that intersect with watercourses identified on the vegetation management watercourse and drainage feature map;

    • Regional ecosystems that intersect with wetlands identified on the vegetation management wetlands map;

- Strategic Environmental Areas under the *Regional Planning Interests Act 2014* ;

- Wetlands in a wetland protection area of wetlands of high ecological significance shown on the Map of Queensland Wetland Environmental Values under the Environment Protection Regulation 2019;

- Wetlands and watercourses in high ecological value waters defined in the Environmental Protection (Water) Policy 2009, schedule 2;

- Legally secured offset areas.

MSES Values Present

The MSES values that are present in the area of interest are summarised in the table below:

Table 2: Summary of MSES present within the AOI

1a Protected Areas- estates	0.0 ha	0.0 %
1b Protected Areas- nature refuges	0.0 ha	0.0 %
1c Protected Areas- special wildlife reserves	0.0 ha	0.0 %
2 State Marine Parks- highly protected zones	0.0 ha	0.0 %
3 Fish habitat areas (A and B areas)	0.0 ha	0.0 %
4 Strategic Environmental Areas (SEA)	0.0 ha	0.0 %
5 High Ecological Significance wetlands on the map of Referable Wetlands	0.0 ha	0.0 %
6a High Ecological Value (HEV) wetlands	0.0 ha	0.0 %
6b High Ecological Value (HEV) waterways **	0.0 km	Not applicable
7a Threatened (endangered or vulnerable) wildlife	0.0 ha	0.0 %
7b Special least concern animals	0.0 ha	0.0 %
7c i Koala habitat area - core (SEQ)	0.0 ha	0.0 %
7c ii Koala habitat area - locally refined (SEQ)	0.0 ha	0.0 %
8a Regulated Vegetation - Endangered/Of concern in Category B (remnant)	0.0 ha	0.0 %
8b Regulated Vegetation - Endangered/Of concern in Category C (regrowth)	0.0 ha	0.0 %
8c Regulated Vegetation - Category R (GBR riverine regrowth)	0.0 ha	0.0 %
8d Regulated Vegetation - Essential habitat	0.0 ha	0.0 %
8e Regulated Vegetation - intersecting a watercourse **	0.0 km	Not applicable
8f Regulated Vegetation - within 100m of a Vegetation Management Wetland	0.0 ha	0.0 %
9a Legally secured offset areas- offset register areas	0.0 ha	0.0 %
9b Legally secured offset areas- vegetation offsets through a Property Map of Assessable Vegetation	0.0 ha	0.0 %

Additional Information with Respect to MSES Values Present

MSES - State Conservation Areas

1a. Protected Areas - estates

(no results)

1b. Protected Areas - nature refuges

(no results)

1c. Protected Areas - special wildlife reserves

(no results)

2. State Marine Parks - highly protected zones

(no results)

3. Fish habitat areas (A and B areas)

(no results)

Refer to **Map 1 - MSES - State Conservation Areas** for an overview of the relevant MSES.

MSES - Wetlands and Waterways

4. Strategic Environmental Areas (SEA)

(no results)

5. High Ecological Significance wetlands on the Map of Queensland Wetland Environmental Values

(no results)

6a. Wetlands in High Ecological Value (HEV) waters

(no results)

6b. Waterways in High Ecological Value (HEV) waters

(no results)

Refer to **Map 2 - MSES - Wetlands and Waterways** for an overview of the relevant MSES.

MSES - Species

7a. Threatened (endangered or vulnerable) wildlife

Not applicable

7b. Special least concern animals

Not applicable

7c i. Koala habitat area - core (SEQ)

Not applicable

7c ii. Koala habitat area - locally refined (SEQ)

Not applicable

Threatened (endangered or vulnerable) wildlife habitat suitability models

Species	Common name	NCA status	Presence
Boronia keysii		V	None
Calyptorhynchus lathami	Glossy black cockatoo	V	None
Casuarius casuarius johnsonii	Sthn population cassowary	E	None
Crinia tinnula	Wallum froglet	V	None
Denisonia maculata	Ornamental snake	V	None
Litoria freycineti	Wallum rocketfrog	V	None
Litoria olongburensis	Wallum sedgefrog	V	None
Melaleuca irbyana		E	None
Petaurus gracilis	Mahogany Glider	E	None
Petrogale persephone	Proserpine rock-wallaby	E	None
Phascolarctos cinereus	Koala - outside SEQ*	V	None
Pezoporus wallicus wallicus	Eastern ground parrot	V	None
Taudactylus pleione	Kroombit tinkerfrog	E	None
Xeromys myoides	Water Mouse	V	None

**For koala model, this includes areas outside SEQ. Check 7c SEQ koala habitat for presence/absence.*

Threatened (endangered or vulnerable) wildlife species records

(no results)

Special least concern animal species records

(no results)

**Nature Conservation Act 1992 (NCA) Status- Endangered (E), Vulnerable (V) or Special Least Concern Animal (SL). Environment Protection and Biodiversity Conservation Act 1999 (EPBC) status: Critically Endangered (CE) Endangered (E), Vulnerable (V)*

Migratory status (M) - China and Australia Migratory Bird Agreement (C), Japan and Australia Migratory Bird Agreement (J), Republic of Korea and Australia Migratory Bird Agreement (R), Bonn Migratory Convention (B), Eastern Flyway (E)

To request a species list for an area, or search for a species profile, access Wildlife Online at:
https://www.qld.gov.au/environment/plants-animals/species-list/

Refer to **Map 3a - MSES - Species - Threatened (endangered or vulnerable) wildlife and special least concern animals** and **Map 3b - MSES - Species - Koala habitat area (SEQ)** for an overview of the relevant MSES.

MSES - Regulated Vegetation

For further information relating to regional ecosystems in general, go to:
https://www.qld.gov.au/environment/plants-animals/plants/ecosystems/
For a more detailed description of a particular regional ecosystem, access the regional ecosystem search page at:
https://environment.ehp.qld.gov.au/regional-ecosystems/

8a. Regulated Vegetation - Endangered/Of concern in Category B (remnant)

Not applicable

8b. Regulated Vegetation - Endangered/Of concern in Category C (regrowth)

Not applicable

8c. Regulated Vegetation - Category R (GBR riverine regrowth)

Not applicable

8d. Regulated Vegetation - Essential habitat

Not applicable

8e. Regulated Vegetation - intersecting a watercourse**

(no results)

8f. Regulated Vegetation - within 100m of a Vegetation Management wetland

Not applicable

Refer to **Map 4 - MSES - Regulated Vegetation** for an overview of the relevant MSES.

MSES - Offsets

9a. Legally secured offset areas - offset register areas

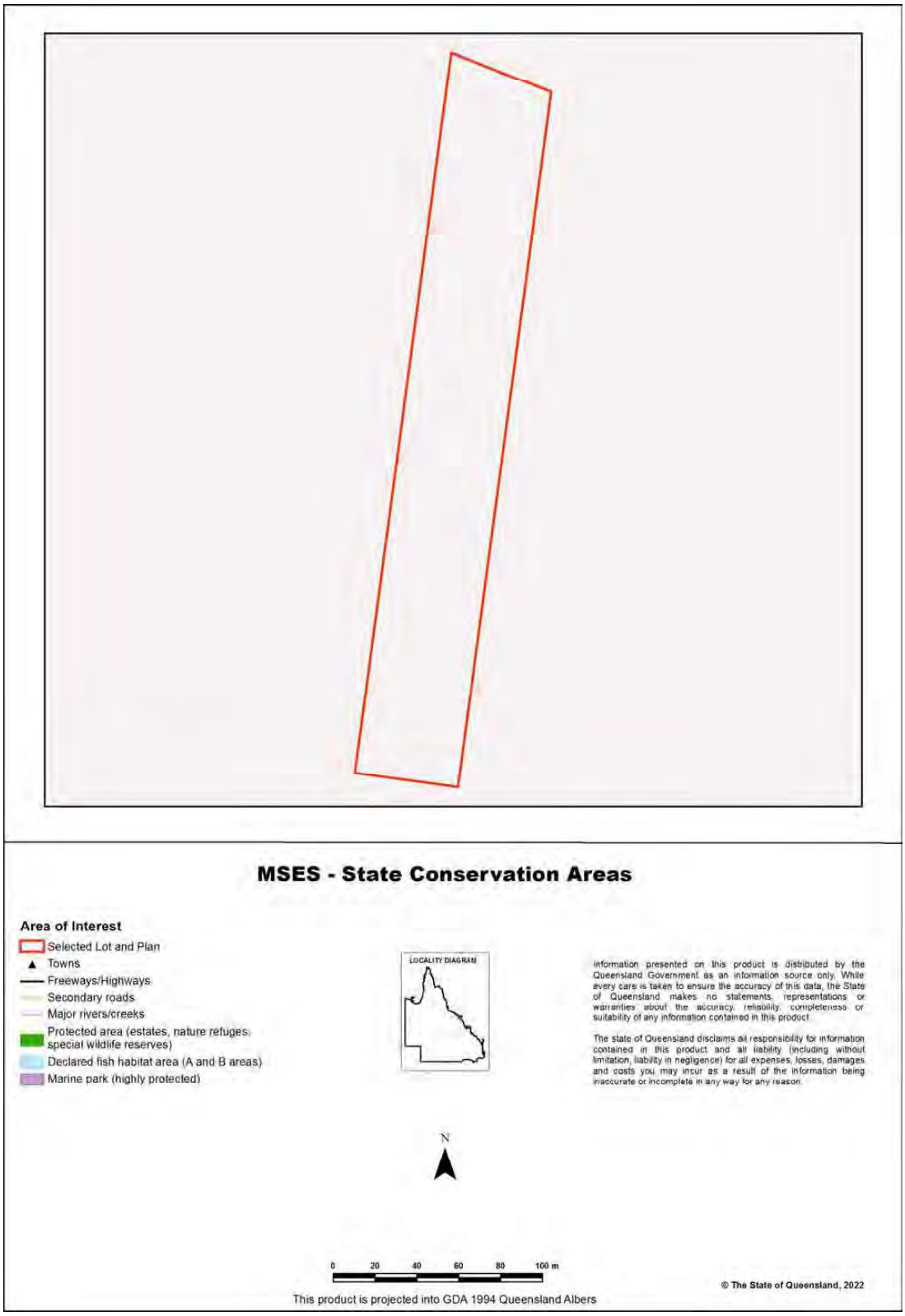
(no results)

9b. Legally secured offset areas - vegetation offsets through a Property Map of Assessable Vegetation

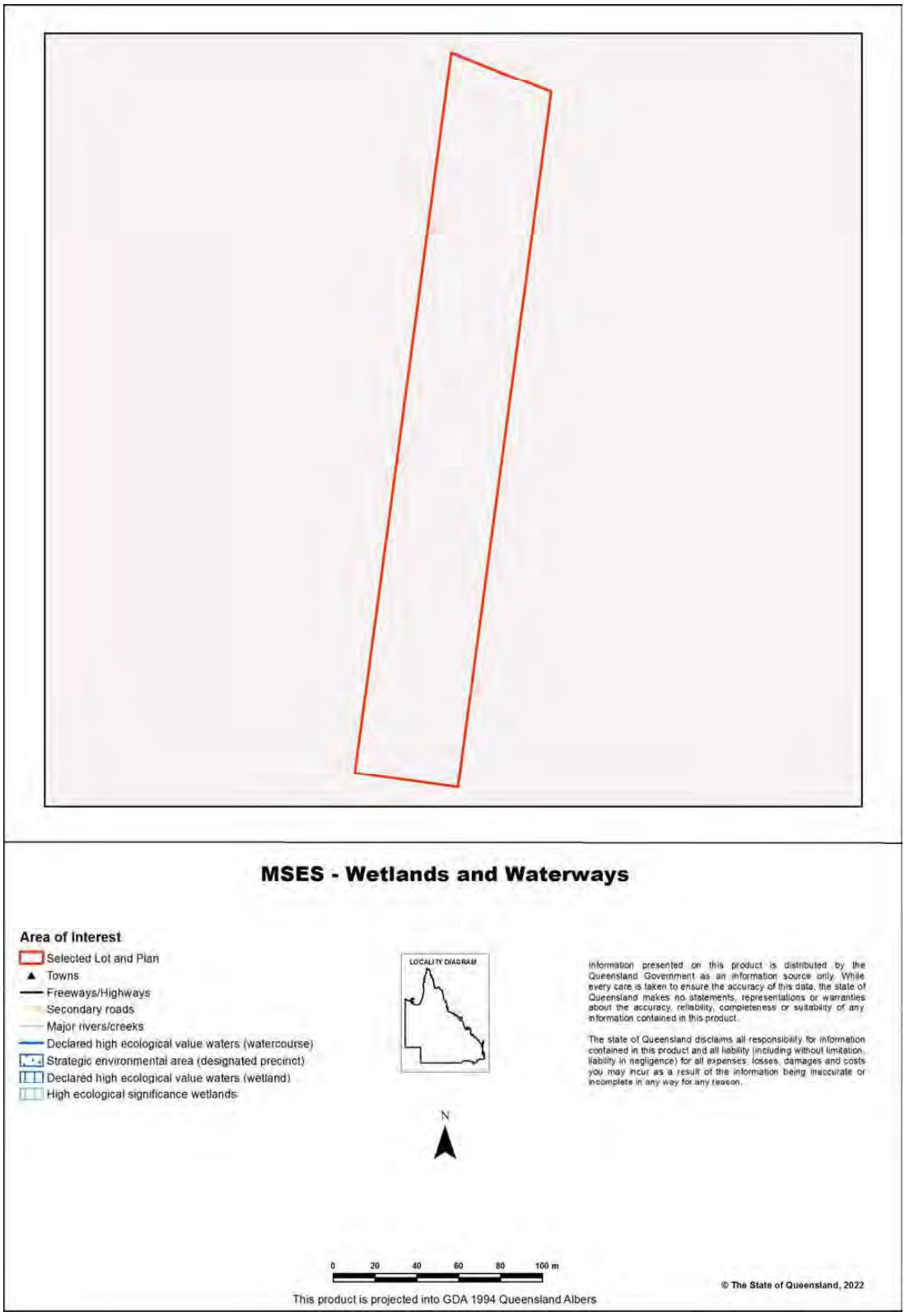
(no results)

Refer to **Map 5 - MSES - Offset Areas** for an overview of the relevant MSES.

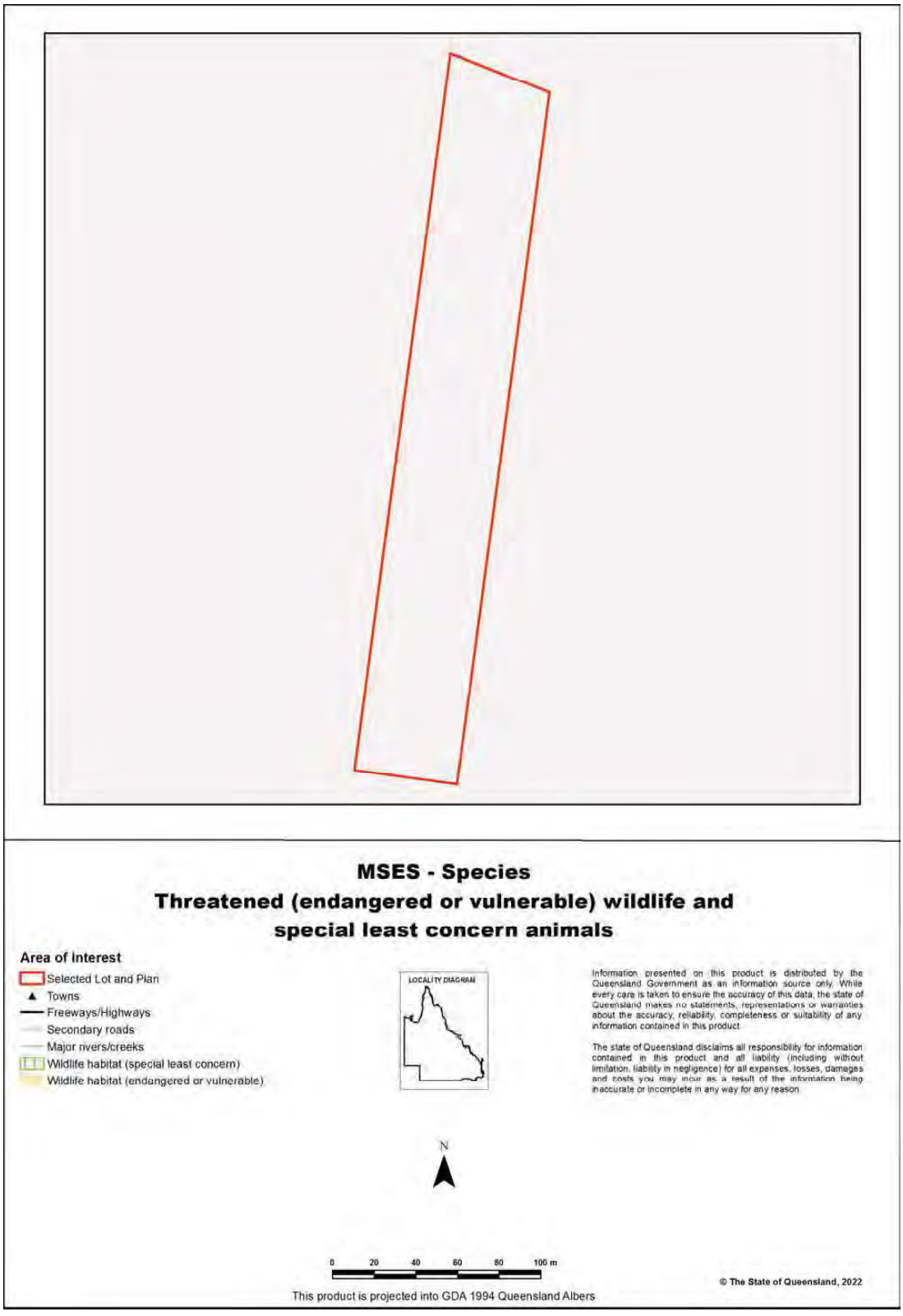
Map 1 - MSES - State Conservation Areas



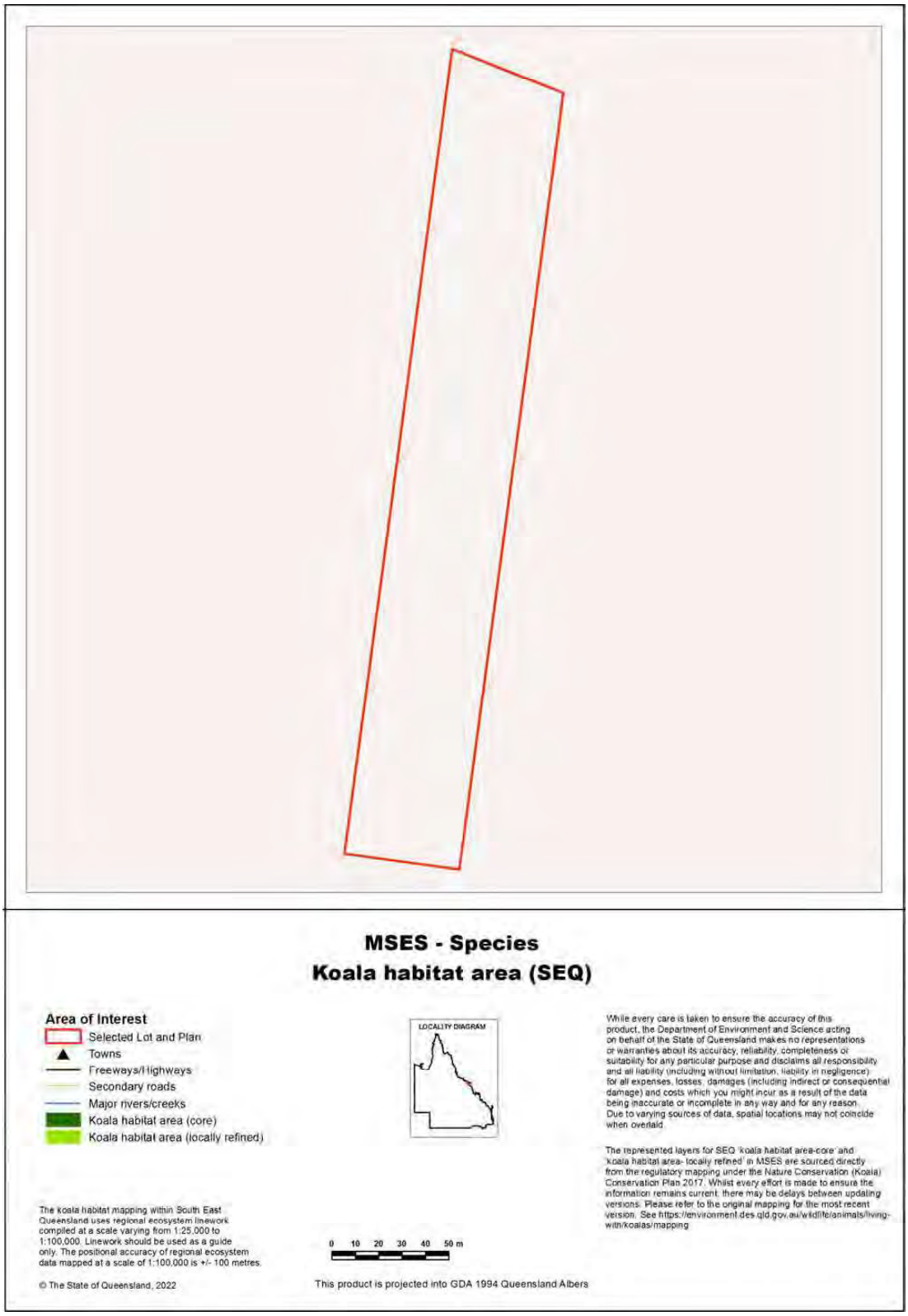
Map 2 - MSES - Wetlands and Waterways



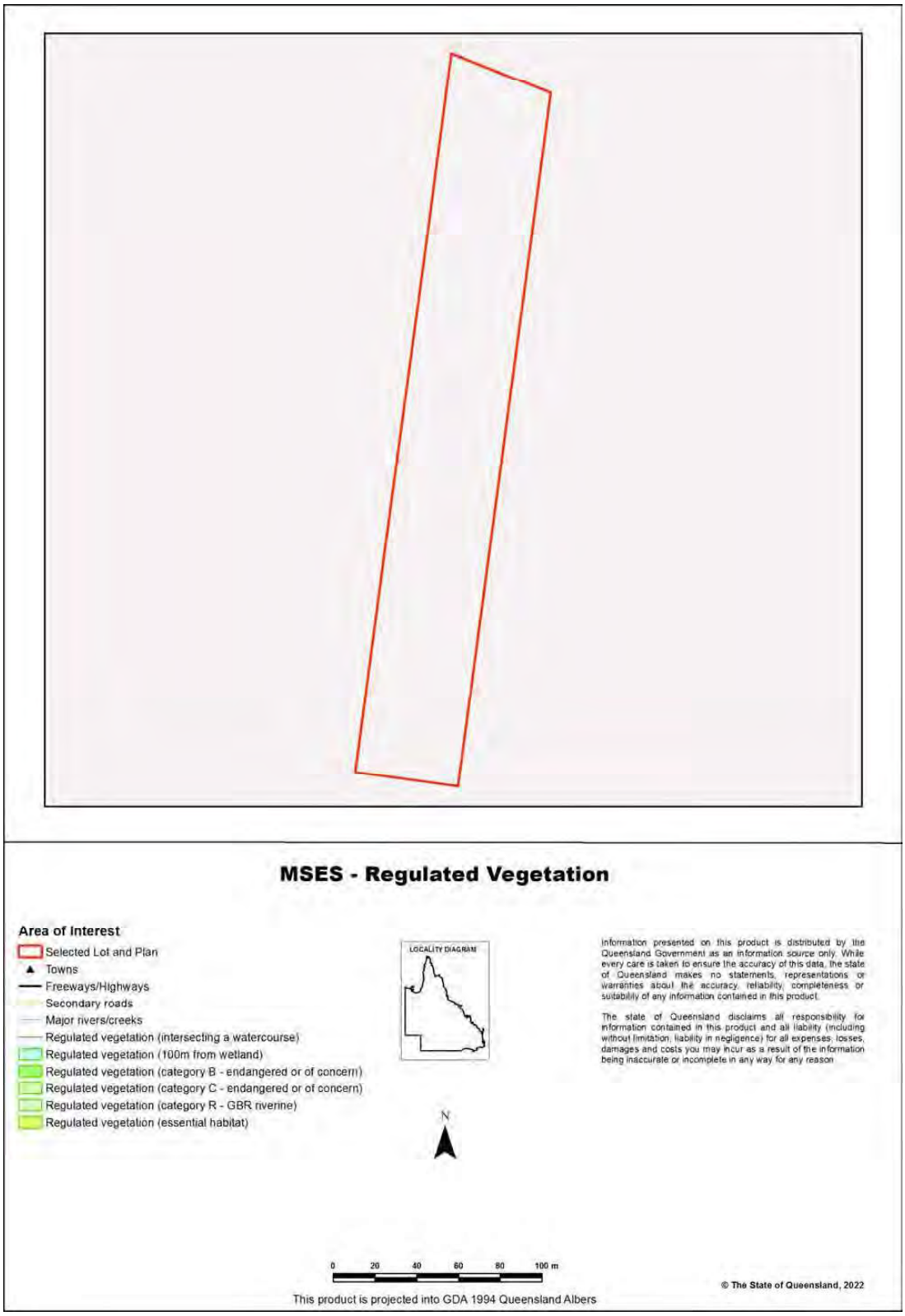
Map 3a - MSES - Species - Threatened (endangered or vulnerable) wildlife and special least concern animals



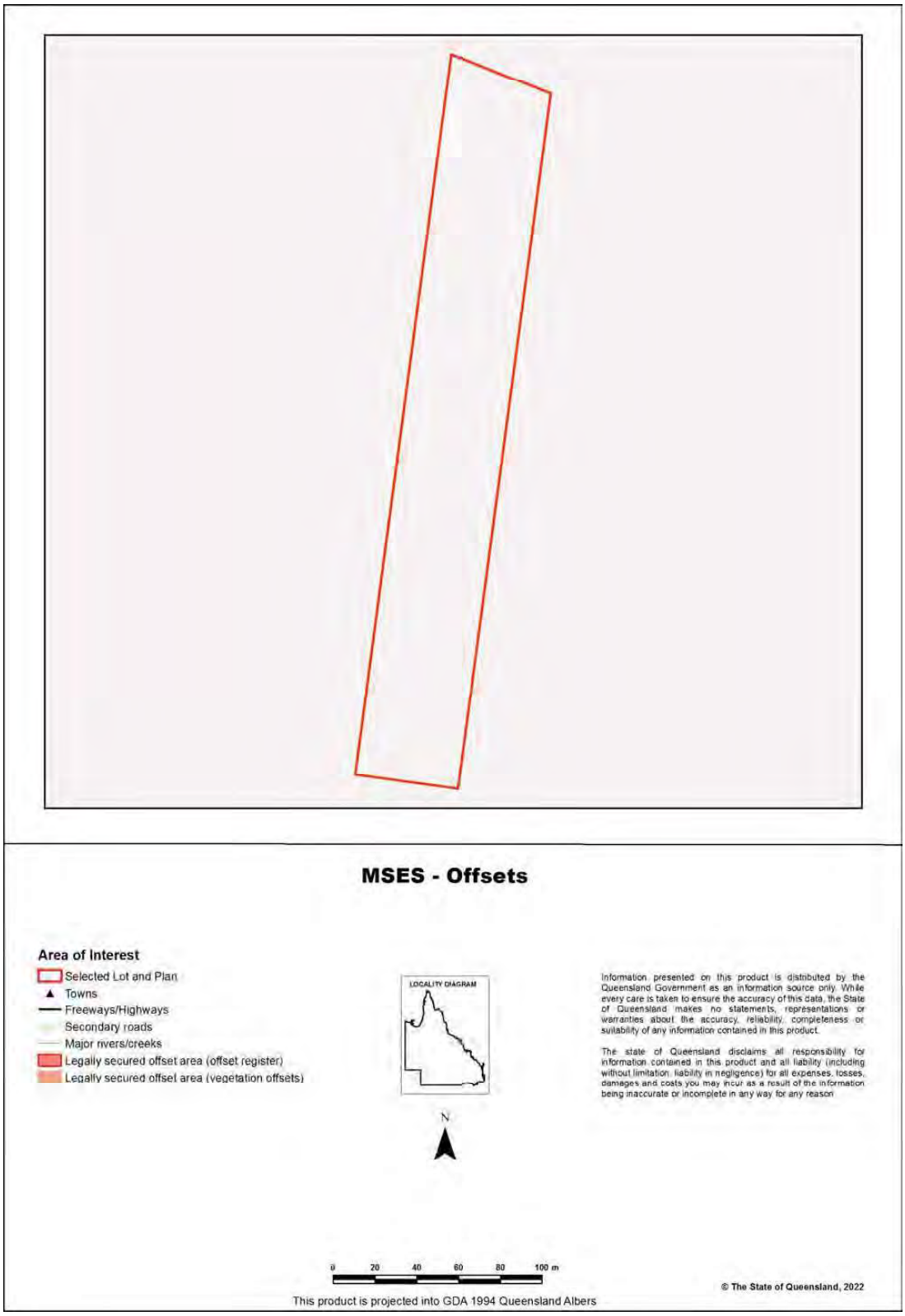
Map 3b - MSES - Species - Koala habitat area (SEQ)



Map 4 - MSES - Regulated Vegetation



Map 5 - MSES - Offset Areas



Appendices

Appendix 1 - Matters of State Environmental Significance (MSES) methodology

MSES mapping is a regional-scale representation of the definition for MSES under the State Planning Policy (SPP). The compiled MSES mapping product is a guide to assist planning and development assessment decision-making. Its primary purpose is to support implementation of the SPP biodiversity policy. While it supports the SPP, the mapping does not replace the regulatory mapping or environmental values specifically called up under other laws or regulations. Similarly, the SPP biodiversity policy does not override or replace specific requirements of other Acts or regulations.

The Queensland Government's "Method for mapping - matters of state environmental significance for use in land use planning and development assessment" can be downloaded from:

http://www.ehp.qld.gov.au/land/natural-resource/method-mapping-mses.html .

Appendix 2 - Source Data

The datasets listed below are available on request from:

http://qldspatial.information.qld.gov.au/catalogue/custom/index.page

- Matters of State environmental significance

Note: MSES mapping is not based on new or unique data. The primary mapping product draws data from a number of underlying environment databases and geo-referenced information sources. MSES mapping is a versioned product that is updated generally on a twice-yearly basis to incorporate the changes to underlying data sources. Several components of MSES mapping made for the current version may differ from the current underlying data sources. To ensure accuracy, or proper representation of MSES values, it is strongly recommended that users refer to the underlying data sources and review the current definition of MSES in the State Planning Policy, before applying the MSES mapping.

Individual MSES layers can be attributed to the following source data available at QSpatial:

MSES layers	**current QSpatial data (http://qspatial.information.qld.gov.au)**
Protected Areas-Estates, Nature Refuges, Special Wildlife Reserves	- Protected areas of Queensland - Nature Refuges - Queensland - Special Wildlife Reserves- Queensland
Marine Park-Highly Protected Zones	Moreton Bay marine park zoning 2008
Fish Habitat Areas	Queensland fish habitat areas
Strategic Environmental Areas-designated	Regional Planning Interests Act - Strategic Environmental Areas
HES wetlands	Map of Queensland Wetland Environmental Values
Wetlands in HEV waters	HEV waters: - EPP Water intent for waters Source Wetlands: - Queensland Wetland Mapping (Current version 5) Source Watercourses: - Vegetation management watercourse and drainage feature map (1:100000 and 1:250000)
Wildlife habitat (threatened and special least concern)	-WildNet database species records - habitat suitability models (various) - SEQ koala habitat areas under the Koala Conservation Plan 2019
VMA regulated regional ecosystems	Vegetation management regional ecosystem and remnant map
VMA Essential Habitat	Vegetation management - essential habitat map
VMA Wetlands	Vegetation management wetlands map
Legally secured offsets	Vegetation Management Act property maps of assessable vegetation. For offset register data-contact DES
Regulated Vegetation Map	Vegetation management - regulated vegetation management map

Appendix 3 - Acronyms and Abbreviations

AOI	- Area of Interest
DES	- Department of Environment and Science
EP Act	- *Environmental Protection Act 1994*
EPP	- Environmental Protection Policy
GDA94	- Geocentric Datum of Australia 1994
GEM	- General Environmental Matters
GIS	- Geographic Information System
MSES	- Matters of State Environmental Significance
NCA	- *Nature Conservation Act 1992*
RE	- Regional Ecosystem
SPP	- State Planning Policy
VMA	- *Vegetation Management Act 1999*

Queensland Government

WildNet species list

Search Criteria: Species List for a Specified Point
Species: All
Type: All
Queensland status: All
Records: All
Date: All
Latitude: -20.3971
Longitude: 148.5926
Distance: 1
Email: hamish.pritchard@cqgroup.com.au
Date submitted: Monday 07 Mar 2022 14:47:34
Date extracted: Monday 07 Mar 2022 14:50:03

The number of records retrieved = 34

Disclaimer
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The State of Queensland disclaims all responsibility for information contained in this product and all liability (including liability in negligence) for all expenses, losses, damages and costs you may incur as a result of the information being inaccurate or incomplete in any way for any reason.
Information about your Species lists request is logged for quality assurance, user support and product enhancement purposes only.
The information provided should be appropriately acknowledged as being derived from WildNet database when it is used. As the WildNet Program is still in a process of collating and vetting data, it is possible the information given is not complete. Go to the WildNet database webpage (https://www.qld.gov.au/environment/plants-animals/species-information/wildnet) to find out more about WildNet and where to access other WildNet information products approved for publication. Feedback about WildNet species lists should be emailed to wildlife.online@des.qld.gov.au.

Kingdom	Class	Family	Scientific Name	Common Name	I	Q	A	Records
animals	amphibians	Bufonidae	*Rhinella marina*	cane toad	Y			1
animals	amphibians	Hylidae	*Litoria gracilenta*	graceful treefrog		C		2/2
animals	birds	Ardeidae	*Egretta novaehollandiae*	white-faced heron		C		1
animals	birds	Artamidae	*Artamus leucorynchus*	white-breasted woodswallow		C		1
animals	birds	Artamidae	*Gymnorhina tibicen*	Australian magpie		C		1
animals	birds	Artamidae	*Strepera graculina*	pied currawong		C		1
animals	birds	Charadriidae	*Vanellus miles novaehollandiae*	masked lapwing (southern subspecies)		C		1
animals	birds	Dicruridae	*Dicrurus bracteatus*	spangled drongo		C		1
animals	birds	Threskiornithidae	*Threskiornis molucca*	Australian white ibis		C		2
animals	birds	Threskiornithidae	*Threskiornis spinicollis*	straw-necked ibis		C		1
animals	mammals	Dasyuridae	*Dasyurus hallucatus*	northern quoll		C	E	5
animals	ray-finned fishes	Ambassidae	*Ambassis agassizii*	Agassiz's glassfish				1
animals	ray-finned fishes	Anguillidae	*Anguilla reinhardtii*	longfin eel				2
animals	ray-finned fishes	Apogonidae	*Glossamia aprion*	mouth almighty				1
animals	ray-finned fishes	Atherinidae	*Craterocephalus stercusmuscarum*	flyspecked hardyhead				1
animals	ray-finned fishes	Eleotridae	*Hypseleotris compressa*	empire gudgeon				2
animals	ray-finned fishes	Eleotridae	*Mogurnda adspersa*	southern purplespotted gudgeon				1
animals	ray-finned fishes	Eleotridae	*Ophiocara porocephala*	spangled gudgeon				1
animals	ray-finned fishes	Gobiidae	*Awaous acritosus*	roman-nose goby				1
animals	ray-finned fishes	Melanotaeniidae	*Melanotaenia splendida splendida*	eastern rainbowfish				2
animals	ray-finned fishes	Plotosidae	*Neosilurus ater*	black catfish				1
animals	ray-finned fishes	Plotosidae	*Neosilurus hyrtlii*	Hyrtl's catfish				1
animals	ray-finned fishes	Pseudomugilidae	*Pseudomugil signifer*	Pacific blue eye				2
animals	ray-finned fishes	Scorpaenidae	*Notesthes robusta*	bullrout				2
animals	ray-finned fishes	Synbranchidae	*Ophisternon gutturale*	swamp eel				2
animals	ray-finned fishes	Terapontidae	*Leiopotherapon unicolor*	spangled perch				1
animals	reptiles	Boidae	*Morelia spilota*	carpet python		C		1/1
animals	reptiles	Chelidae	*Chelodina canni*	Cann's longneck turtle		C		1/1
animals	reptiles	Chelidae	*Emydura macquarii krefftii*	Krefft's river turtle		C		1
animals	reptiles	Chelidae	*Wollumbinia latisternum*	saw-shelled turtle		C		1
animals	reptiles	Crocodylidae	*Crocodylus porosus*	estuarine crocodile		V		3
plants	land plants	Acanthaceae	*Brunoniella australis*	blue trumpet		C		1/1
plants	land plants	Euphorbiaceae	*Euphorbia hyssopifolia*		Y			1/1
plants	land plants	Phyllanthaceae	*Phyllanthus debilis*		Y			1/1

CODES

I - Y indicates that the taxon is introduced to Queensland and has naturalised.

Q - Indicates the Queensland conservation status of each taxon under the *Nature Conservation Act 1992*.
The codes are Extinct (EX), Extinct in the Wild (PE), Critically Endangered (CR), Endangered (E), Vulnerable (V), Near Threatened (NT), Special Least Concern (SL) and Least Concern (C).

A - Indicates the Australian conservation status of each taxon under the *Environment Protection and Biodiversity Conservation Act 1999.*
The values of EPBC are Extinct (EX), Extinct in the Wild (XW), Critically Endangered (CE), Endangered (E), Vulnerable (V) and Conservation Dependent (CD).

Records - The first number indicates the total number of records of the taxon (wildlife records and species listings for selected areas).
This number is output as 99999 if it equals or exceeds this value. A second number located after a / indicates the number of specimen records for the taxon.
This number is output as 999 if it equals or exceeds this value.

07/03/2022 14:48:16
Lot: 5 Plan: SP237711

Protected Plants Flora Survey Trigger Map

Legend

- Selected Lot and Plan
- High risk area
- Other land parcel boundaries
- Freeways / motorways / highways
- Secondary roads / streets

LOCALITY DIAGRAM

N

0 40 80 120 160 200 m

This product is projected into:
GDA 1994 Queensland Albers

This map shows areas where particular provisions of the Nature Conservation Act 1992 apply to the clearing of protected plants.

Land parcel boundaries are provided as locational aid only.

This map is produced at a scale relevant to the size of the area selected and should be printed as A4 size in portrait orientation.

For further information or assistance with interpretation of this product, please contact the Department of Environment and Science at palm@des.qld.gov.au

Disclaimer:
While every care is taken to ensure the accuracy of the data used to generate this product, the Queensland Government makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaim all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damages) and costs which might be incurred as a consequence of reliance on the data, or as a result of the data being inaccurate or incomplete in any way and for any reason.

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Protected plants flora survey trigger map

The protected plants flora survey trigger map identifies 'high risk areas' where endangered, vulnerable or near threatened plants are known to exist or are likely to exist. Under the *Nature Conservation Act 1992* (the Act) it is an offence to clear protected plants that are 'in the wild' unless you are authorised or the clearing is exempt, for more information see section 89 of the Act.

Please see the Department of Environment and Science webpage on the clearing of protected plants for information on what exemptions may apply in your circumstances, whether you may need to undertake a flora survey, and whether you may need a protected plants clearing permit.

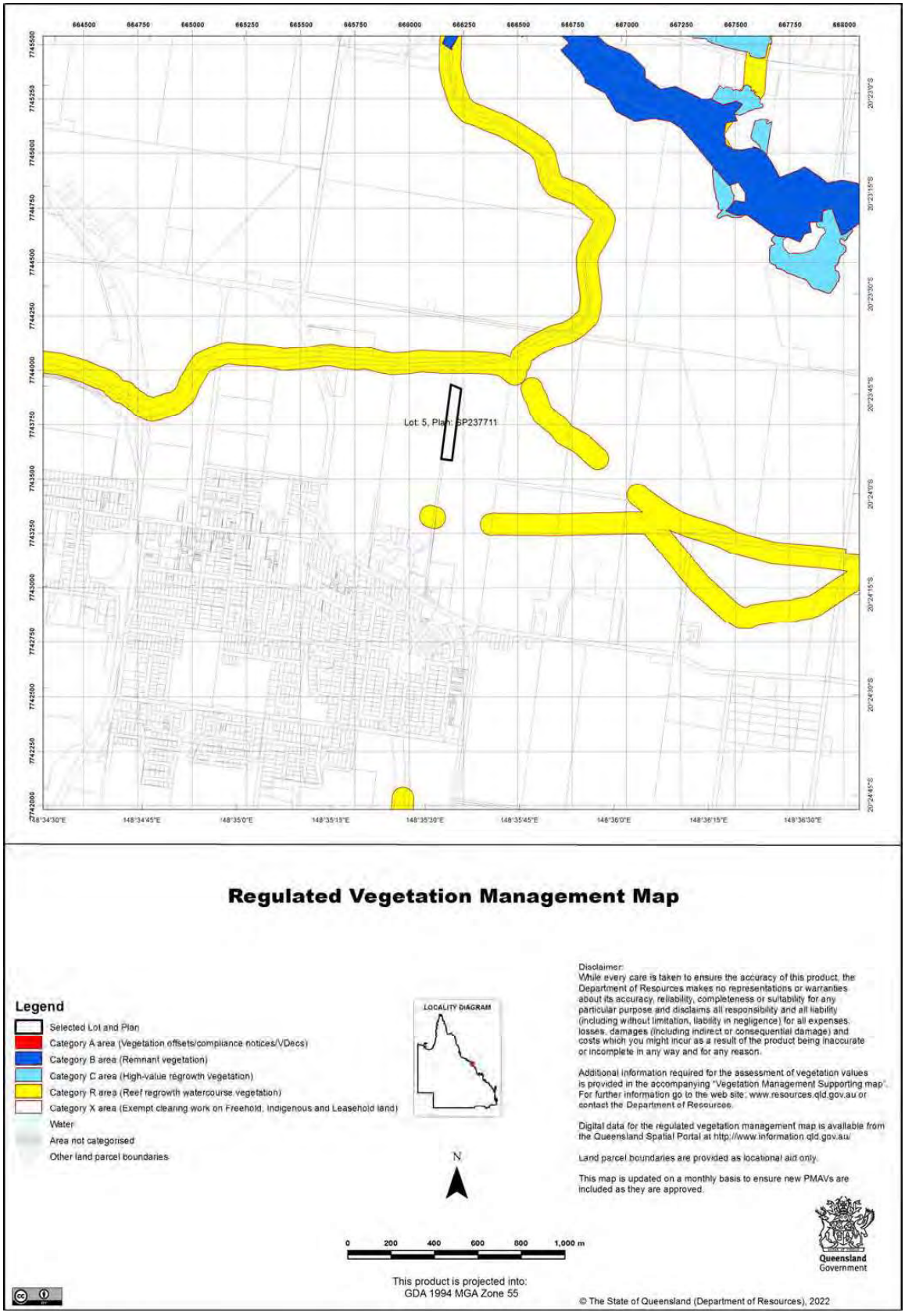
Updates to the data informing the flora survey trigger map

The flora survey trigger map will be reviewed, and updated if necessary, at least every 12 months to ensure the map reflects the most up-to-date and accurate data available.

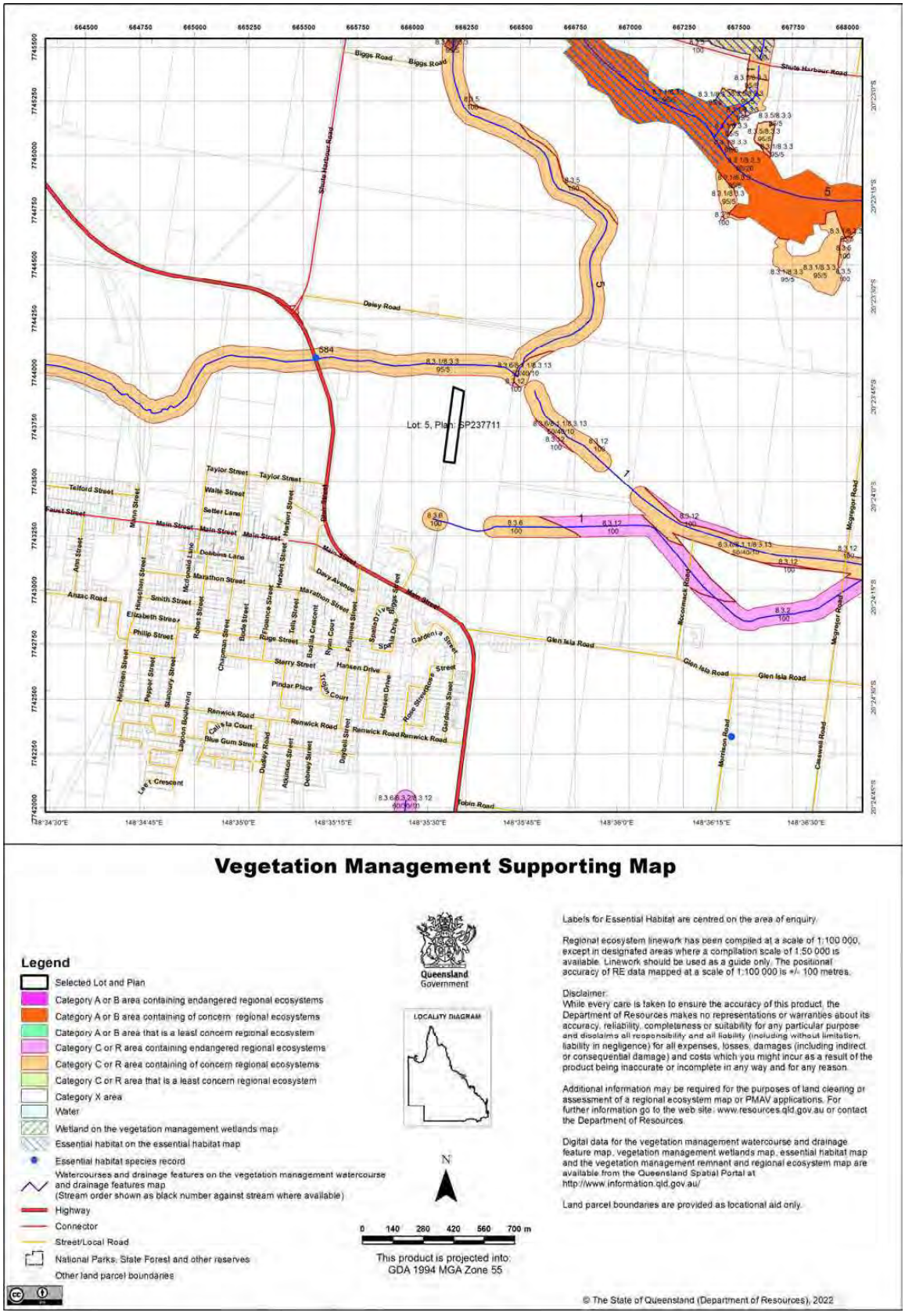
Species information

Please note that flora survey trigger maps do not identify species associated with 'high risk areas'. While some species information may be publicly available, for example via the Queensland Spatial Catalogue, the Department of Environment and Science does not provide species information on request. Regardless of whether species information is available for a particular high risk area, clearing plants in a high risk area may require a flora survey and/or clearing permit. Please see the Department of Environment and Science webpage on the clearing of protected plants for more information.

07/03/2022 13:46:35
Lot: 5 Plan: SP237711



07/03/2022 13:46:35
Lot: 5 Plan: SP237711



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Lot: 5 Plan: SP237711

Vegetation Management Act 1999 - Extract from the essential habitat database

Essential habitat is required for assessment under the:

- State Development Assessment Provisions - State Code 16: Native vegetation clearing which sets out the matters of interest to the state for development assessment under the *Planning Act 2016*; and
- Accepted development vegetation clearing codes made under the *Vegetation Management Act 1999*

Essential habitat for one or more of the following species is found on and within 1.1 km of the identified subject lot/s on the accompanying essential habitat map.
This report identifies essential habitat in Category A, B and Category C areas.
The numeric labels on the essential habitat map can be cross referenced with the database below to determine which essential habitat factors might exist for a particular species.
Essential habitat is compiled from a combination of species habitat models and buffered species records.
The Department of Resources website (http://www.resources.qld.gov.au) has more information on how the layer is applied under the State Development Assessment Provisions - State Code 16: Native vegetation clearing and the *Vegetation Management Act 1999*.
Regional ecosystem is a mandatory essential habitat factor, unless otherwise stated.
Essential habitat, for protected wildlife, means a category A area, a category B area or category C area shown on the regulated vegetation management map-

1) that has at least 3 essential habitat factors for the protected wildlife that must include any essential habitat factors that are stated as mandatory for the protected wildlife in the essential habitat database; or
2) in which the protected wildlife, at any stage of its life cycle, is located.

Protected wildlife includes critically endangered, endangered, vulnerable or near-threatened native wildlife prescribed under the *Nature Conservation Act 1992*.

Essential habitat in Category A and/or Category B and/or Category C

No records

Vegetation management report

For Lot: 5 Plan: SP237711

07/03/2022

Queensland Government

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Recent changes

Updated mapping

Updated vegetation mapping was released on 8 September 2021 and includes the most recent Queensland Herbarium scientific updates to the Regulated Vegetation Management Map, regional ecosystems, wetland, high-value regrowth and essential habitat mapping.

The Department of Environment and Science have also updated their protected plant and koala protection mapping to align with the Queensland Herbarium scientific updates.

Overview

Based on the lot on plan details you have supplied, this report provides the following detailed information:

Property details - information about the specified Lot on Plan, lot size, local government area, bioregion(s), subregion(s) and catchment(s);

Vegetation management framework - an explanation of the application of the framework and contact details for the Department of Resources who administer the framework;

Vegetation management framework details for the specified Lot on Plan including:

- the vegetation management categories on the property;
- the vegetation management regional ecosystems on the property;
- vegetation management watercourses or drainage features on the property;
- vegetation management wetlands on the property;
- vegetation management essential habitat on the property;
- whether any area management plans are associated with the property;
- whether the property is coastal or non-coastal; and
- whether the property is mapped as Agricultural Land Class A or B;

Protected plant framework - an explanation of the application of the framework and contact details for the Department of Environment and Science who administer the framework, including:

- high risk areas on the protected plant flora survey trigger map for the property;

Koala protection framework - an explanation of the application of the framework and contact details for the Department of Environment and Science who administer the framework; and

Koala protection framework details for the specified Lot on Plan including:

- the koala district the property is located in;
- koala priority areas on the property;
- core and locally refined koala habitat areas on the property;
- whether the lot is located in an identified koala broad-hectare area; and
- koala habitat regional ecosystems on the property for core koala habitat areas.

This information will assist you to determine your options for managing vegetation under:

- the vegetation management framework, which may include:
  - exempt clearing work;
  - accepted development vegetation clearing code;
  - an area management plan;
  - a development approval;

- the protected plant framework, which may include:
  - the need to undertake a flora survey;
  - exempt clearing;
  - a protected plant clearing permit;

- the koala protection framework, which may include:
  - exempted development;
  - a development approval;
  - the need to undertake clearing sequentially and in the presence of a koala spotter.

Other laws

The clearing of native vegetation is regulated by both Queensland and Australian legislation, and some local governments also regulate native vegetation clearing. You may need to obtain an approval or permit under another Act, such as the Commonwealth Government's *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). Section 8 of this guide provides contact details of other agencies you should confirm requirements with, before commencing vegetation clearing.

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1. Property details

1.1 Tenure and title area

All of the lot, plan, tenure and title area information associated with property Lot: 5 Plan: SP237711, are listed in Table 1.

Table 1: Lot, plan, tenure and title area information for the property

Lot	Plan	Tenure	Property title area (sq metres)
5	SP237711	Freehold	16,990

The tenure of the land may affect whether clearing is considered exempt clearing work or may be carried out under an accepted development vegetation clearing code.

1.2 Property location

Table 2 provides a summary of the locations for property Lot: 5 Plan: SP237711, in relation to natural and administrative boundaries.

Table 2: Property location details

Local Government(s)
Whitsunday Regional

Bioregion(s)	Subregion(s)
Central Queensland Coast	Proserpine - Sarina Lowlands

Catchment(s)
Proserpine

2. Vegetation management framework (administered by the Department of Resources)

The *Vegetation Management Act 1999* (VMA), the Vegetation Management Regulation 2012, the *Planning Act 2016* and the Planning Regulation 2017, in conjunction with associated policies and codes, form the Vegetation Management Framework.

The VMA does not apply to all land tenures or vegetation types. State forests, national parks, forest reserves and some tenures under the *Forestry Act 1959* and *Nature Conservation Act 1992* are not regulated by the VMA. Managing or clearing vegetation on these tenures may require approvals under these laws.

The following native vegetation is not regulated under the VMA but may require permit(s) under other laws:

- grass or non-woody herbage;
- a plant within a grassland regional ecosystem prescribed under Schedule 5 of the Vegetation Management Regulation 2012; and
- a mangrove.

2.1 Exempt clearing work

Exempt clearing work is an activity for which you do not need to notify the Department of Resources or obtain an approval under the vegetation management framework. Exempt clearing work was previously known as exemptions.

In areas that are mapped as Category X (white in colour) on the regulated vegetation management map (see section 4.1), and where the land tenure is freehold, indigenous land and leasehold land for agriculture and grazing purposes, the clearing of vegetation is considered exempt clearing work and does not require notification or development approval under the vegetation management framework. For all other land tenures, contact the Department of Resources before commencing clearing to ensure that the proposed activity is exempt clearing work.

A range of routine property management activities are considered exempt clearing work. A list of exempt clearing work is available at
https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/exemptions.

Exempt clearing work may be affected if the proposed clearing area is subject to development approval conditions, a covenant, an environmental offset, an exchange area, a restoration notice, or an area mapped as Category A. Exempt clearing work may require approval under other Commonwealth, State or Local Government laws, or local government planning schemes. Contact the Department of Resources prior to clearing in any of these areas.

2.2 Accepted development vegetation clearing codes

Some clearing activities can be undertaken under an accepted development vegetation clearing code. The codes can be downloaded at
https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/codes

If you intend to clear vegetation under an accepted development vegetation clearing code, you must notify the Department of Resources before commencing. The information in this report will assist you to complete the online notification form.

You can complete the online form at
https://apps.dnrm.qld.gov.au/vegetation/

2.3 Area management plans

Area Management Plans (AMP) provide an alternative approval system for vegetation clearing under the vegetation management framework. They list the purposes and clearing conditions that have been approved for the areas covered by the plan. It is not necessary to use an AMP, even when an AMP applies to your property.

On 8 March 2020, AMPs ended for fodder harvesting, managing thickened vegetation and managing encroachment. New notifications cannot be made for these AMPs. You will need to consider options for fodder harvesting, managing thickened vegetation or encroachment under a relevant accepted development vegetation clearing code or apply for a development approval.

New notifications can be made for all other AMPs. These will continue to apply until their nominated end date.

If an Area Management Plan applies to your property for which you can make a new notification, it will be listed in Section 3.6 of this report. Before clearing under one of these AMPs, you must first notify the Department of Resources and then follow the conditions and requirements listed in the AMP.
https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/area-management-plans

2.4 Development approvals

If under the vegetation management framework your proposed clearing is not exempt clearing work, or is not permitted under an accepted development vegetation clearing code, or an AMP, you may be able to apply for a development approval. Information on how to apply for a development approval is available at
https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/development

2.5. Contact information for the Department of Resources

For further information on the vegetation management framework:
Phone 135VEG (135 834)
Email vegetation@resources.qld.gov.au
Visit https://www.resources.qld.gov.au/?contact=vegetation to submit an online enquiry.

3. Vegetation management framework for Lot: 5 Plan: SP237711

3.1 Vegetation categories

The vegetation categories on your property are shown on the regulated vegetation management map in section 4.1 of this report. A summary of vegetation categories on the subject lot are listed in Table 3. Descriptions for these categories are shown in Table 4.

Table 3: Vegetation categories for subject property. Total area: 1.7ha

Vegetation category	Area (ha)
Category X	1.7

Table 4: Description of vegetation categories

Category	Colour on Map	Description	Requirements / options under the vegetation management framework
A	red	Compliance areas, environmental offset areas and voluntary declaration areas	Special conditions apply to Category A areas. Before clearing, contact the Department of Resources to confirm any requirements in a Category A area.
B	dark blue	Remnant vegetation areas	Exempt clearing work, or notification and compliance with accepted development vegetation clearing codes, area management plans or development approval.
C	light blue	High-value regrowth areas	Exempt clearing work, or notification and compliance with managing Category C regrowth vegetation accepted development vegetation clearing code.
R	yellow	Regrowth within 50m of a watercourse or drainage feature in the Great Barrier Reef catchment areas	Exempt clearing work, or notification and compliance with managing Category R regrowth accepted development vegetation clearing code or area management plans.
X	white	Clearing on freehold land, indigenous land and leasehold land for agriculture and grazing purposes is considered exempt clearing work under the vegetation management framework. Contact the Department of Resources to clarify whether a development approval is required for other State land tenures.	No permit or notification required on freehold land, indigenous land and leasehold land for agriculture and grazing. A development approval may be required for some State land tenures.

Property Map of Assessable Vegetation (PMAV)

There is no Property Map of Assessable Vegetation (PMAV) present on this property.

3.2 Regional ecosystems

The endangered, of concern and least concern regional ecosystems on your property are shown on the vegetation management supporting map in section 4.2 and are listed in Table 5.

A description of regional ecosystems can be accessed online at
https://www.qld.gov.au/environment/plants-animals/plants/ecosystems/descriptions/

Table 5: Regional ecosystems present on subject property

Regional Ecosystem	VMA Status	Category	Area (Ha)	Short Description	Structure Category
non-rem	None	X	1.70	None	None

Please note:

1. All area and area derived figures included in this table have been calculated via reprojecting relevant spatial features to Albers equal-area conic projection (central meridian = 146, datum Geocentric Datum of Australia 1994). As a result, area figures may differ slightly if calculated for the same features using a different co-ordinate system.
2. If Table 5 contains a Category 'plant', please be aware that this refers to 'plantations' such as forestry, and these areas are considered non-remnant under the VMA.

The VMA status of the regional ecosystem (whether it is endangered, of concern or least concern) also determines if any of the following are applicable:

- exempt clearing work;
- accepted development vegetation clearing codes;
- performance outcomes in State Code 16 of the State Development Assessment Provisions (SDAP).

3.3 Watercourses

Vegetation management watercourses and drainage features for this property are shown on the vegetation management supporting map in section 4.2.

3.4 Wetlands

There are no vegetation management wetlands present on this property.

3.5 Essential habitat

Under the VMA, essential habitat for protected wildlife is native wildlife prescribed under the *Nature Conservation Act 1992* (NCA) as critically endangered, endangered, vulnerable or near-threatened wildlife.

Essential habitat for protected wildlife includes suitable habitat on the lot, or where a species has been known to occur up to 1.1 kilometres from a lot on which there is assessable vegetation. These important habitat areas are protected under the VMA.

Any essential habitat on this property will be shown as blue hatching on the vegetation supporting map in section 4.2.

If essential habitat is identified on the lot, information about the protected wildlife species is provided in Table 6 below. The numeric labels on the vegetation management supporting map can be cross referenced with Table 6 to outline the essential habitat factors for that particular species. There may be essential habitat for more than one species on each lot, and areas of Category A, Category B and Category C can be mapped as Essential Habitat.

Essential habitat is compiled from a combination of species habitat models and buffered species records. Regional ecosystem is a mandatory essential habitat factor, unless otherwise stated. Essential habitat, for protected wildlife, means an area of vegetation shown on the Regulated Vegetation Management Map -

1) that has at least 3 essential habitat factors for the protected wildlife that must include any essential habitat factors that are stated as mandatory for the protected wildlife in the essential habitat database. Essential habitat factors are comprised of - regional ecosystem (mandatory for most species), vegetation community, altitude, soils, position in landscape; or

2) in which the protected wildlife, at any stage of its life cycle, is located.

If there is no essential habitat mapping shown on the vegetation management supporting map for this lot, and there is no table in the sections below, it confirms that there is no essential habitat on the lot.

Category A and/or Category B and/or Category C

Table 6: Essential habitat in Category A and/or Category B and/or Category C

No records

3.6 Area Management Plan(s)

Nil

3.7 Coastal or non-coastal

For the purposes of the accepted development vegetation clearing codes and State Code 16 of the State Development Assessment Provisions (SDAP), this property is regarded as*

Coastal

*See also Map 4.3

3.8 Agricultural Land Class A or B

The following can be used to identify Agricultural Land Class A or B areas under the "Managing regulated regrowth vegetation" accepted development vegetation clearing code:

Does this lot contain land that is mapped as Agricultural Land Class A or B in the State Planning Interactive Mapping System?

No Class A

No Class B

Note - This confirms Agricultural Land Classes as per the State Planning Interactive Mapping System only. This response does not include Agricultural Land Classes identified under local government planning schemes. For further information, check the Planning Scheme for your local government area.

See Map 4.4 to identify the location and extent of Class A and/or Class B Agricultural land on Lot: 5 Plan: SP237711.

4. Vegetation management framework maps

Vegetation management maps included in this report may also be requested individually at:
https://www.resources.qld.gov.au/qld/environment/land/vegetation/vegetation-map-request-form

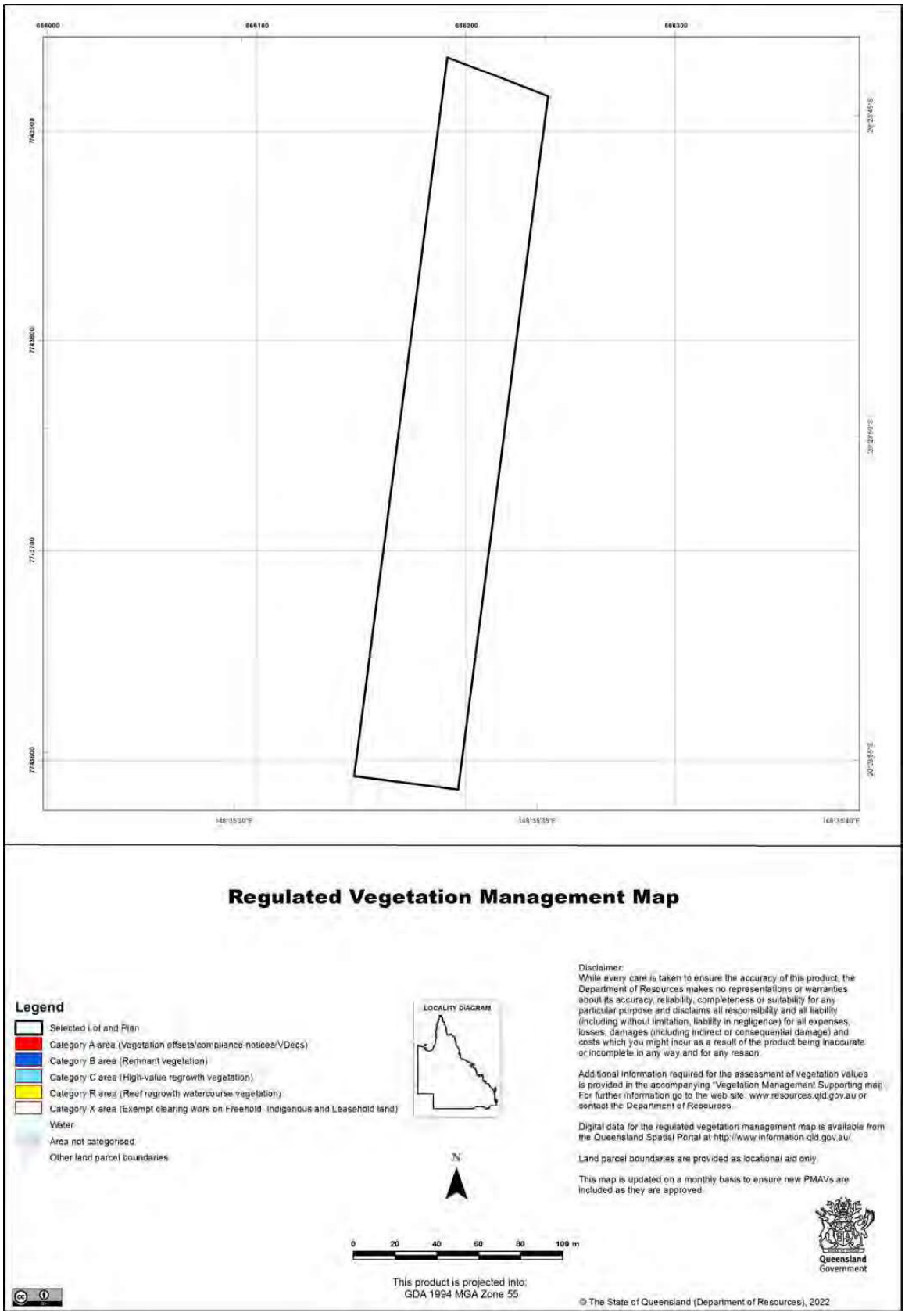
Regulated vegetation management map
The regulated vegetation management map shows vegetation categories needed to determine clearing requirements. These maps are updated monthly to show new property maps of assessable vegetation (PMAV).

Vegetation management supporting map
The vegetation management supporting map provides information on regional ecosystems, wetlands, watercourses and essential habitat.

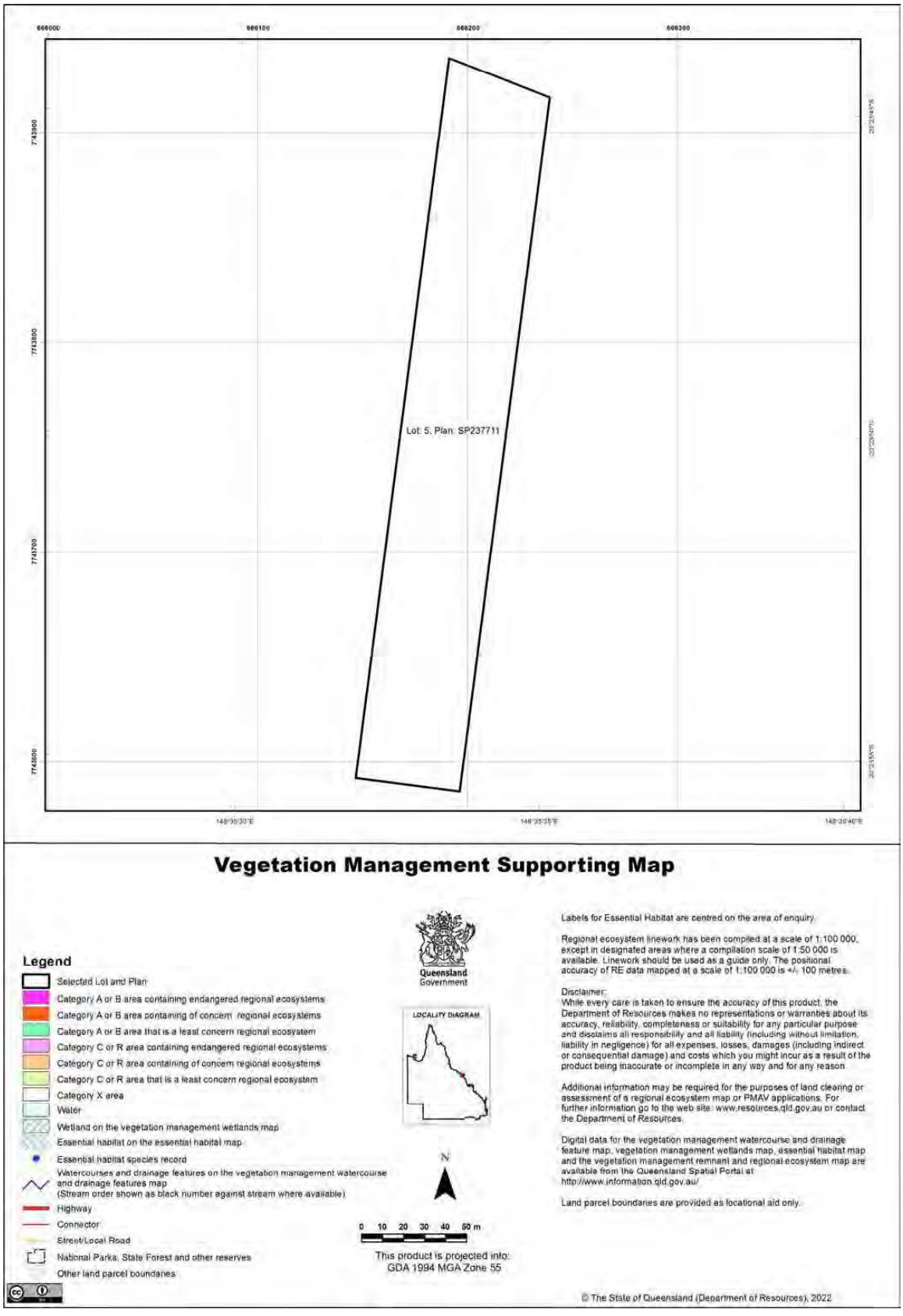
Coastal/non-coastal map
The coastal/non-coastal map confirms whether the lot, or which parts of the lot, are considered coastal or non-coastal for the purposes of the accepted development vegetation clearing codes and State Code 16 of the State Development Assessment Provisions (SDAP).

Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture
The Agricultural Land Class map confirms the location and extent of land mapped as Agricultural Land Classes A or B as identified on the State Planning Interactive Mapping System. Please note that this map does not include areas identified as Agricultural Land Class A or B in local government planning schemes. This map can be used to identify Agricultural Land Class A or B areas under the "Managing regulated regrowth vegetation" accepted development vegetation clearing code.

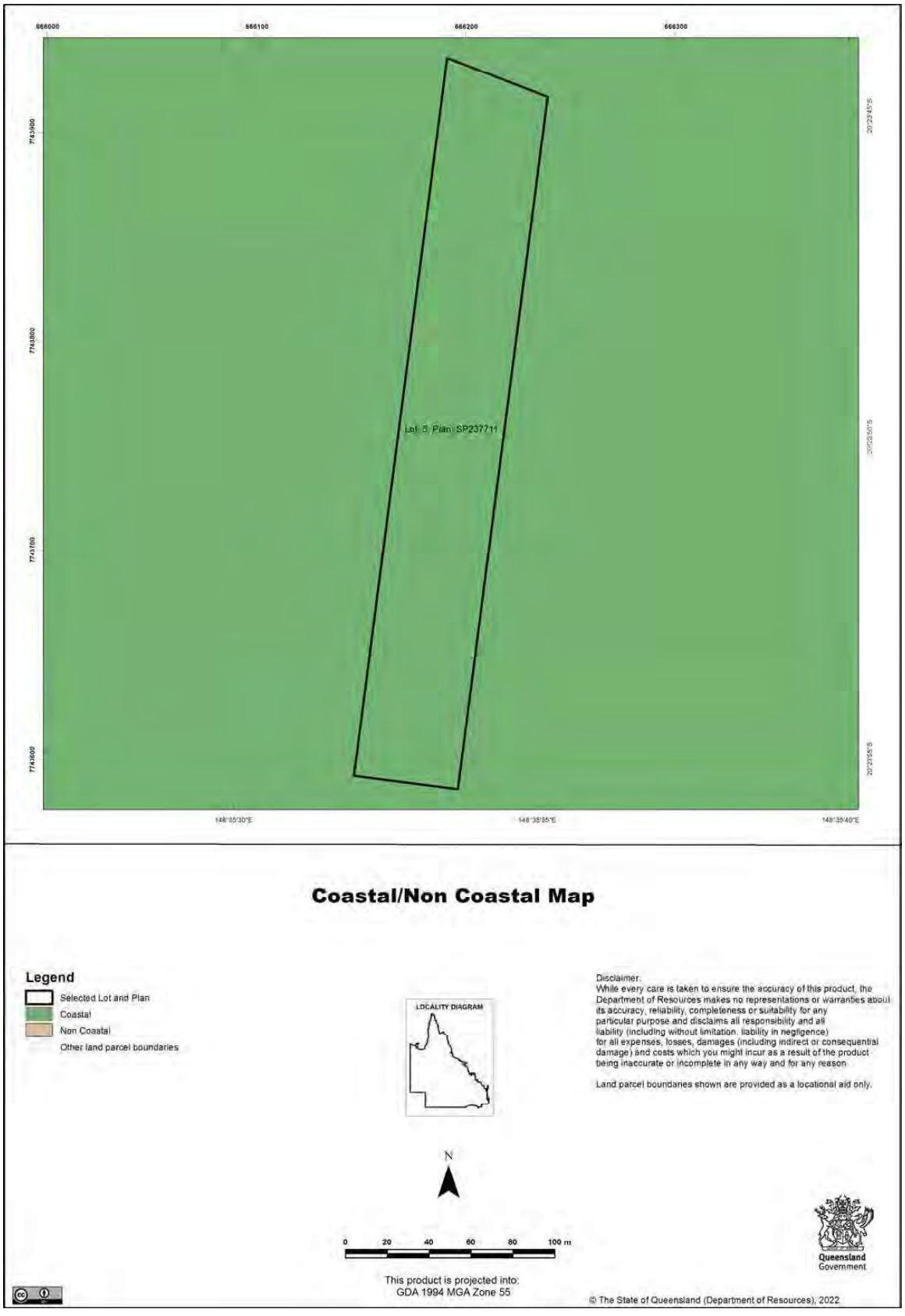
4.1 Regulated vegetation management map



4.2 Vegetation management supporting map



4.3 Coastal/non-coastal map



4.4 Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture

5. Protected plants framework (administered by the Department of Environment and Science (DES))

In Queensland, all plants that are native to Australia are protected plants under the *Nature Conservation Act 1992* (NCA). The NCA regulates the clearing of protected plants 'in the wild' (see Operational policy: When a protected plant in Queensland is considered to be 'in the wild') that are listed as critically endangered, endangered, vulnerable or near threatened under the Act.

Please note that the protected plant clearing framework applies irrespective of the classification of the vegetation under the *Vegetation Management Act 1999* and any approval or exemptions given under another Act, for example, the *Vegetation Management Act 1999* or *Planning Regulation 2017*.

5.1 Clearing in high risk areas on the flora survey trigger map

The flora survey trigger map identifies high-risk areas for endangered, vulnerable or near threatened (EVNT) plants. These are areas where EVNT plants are known to exist or are likely to exist based on the habitat present. The flora survey trigger map for this property is provided in section 5.5.

If you are proposing to clear an area shown as high risk on the flora survey trigger map, a flora survey of the clearing impact area must be undertaken by a suitably qualified person in accordance with the Flora survey guidelines. The main objective of a flora survey is to locate any EVNT plants that may be present in the clearing impact area.

If the flora survey identifies that EVNT plants are not present within the clearing impact area or clearing within 100m of EVNT plants can be avoided, the clearing activity is exempt from a permit. An exempt clearing notification form must be submitted to the Department of Environment and Science, with a copy of the flora survey report, at least one week prior to clearing.

If the flora survey identifies that EVNT plants are present in, or within 100m of, the area to be cleared, a clearing permit is required before any clearing is undertaken. The flora survey report, as well as an impact management report, must be submitted with the clearing permit application form.

5.2 Clearing outside high risk areas on the flora survey trigger map

In an area other than a high risk area, a clearing permit is only required where a person is, or becomes aware that EVNT plants are present in, or within 100m of, the area to be cleared. You must keep a copy of the flora survey trigger map for the area subject to clearing for five years from the day the clearing starts. If you do not clear within the 12 month period that the flora survey trigger map was printed, you need to print and check a new flora survey trigger map.

5.3 Exemptions

Many activities are 'exempt' under the protected plant clearing framework, which means that clearing of native plants that are in the wild can be undertaken for these activities with no need for a flora survey or a protected plant clearing permit. The Information sheet - General exemptions for the take of protected plants provides some of these exemptions.

Some exemptions under the NCA are the same as exempt clearing work (formerly known as exemptions) under the *Vegetation Management Act 1999* (i.e. listed in Schedule 21 of the Planning Regulations 2017) while some are different.

5.4 Contact information for DES

For further information on the protected plants framework:
Phone 1300 130 372 (and select option four)
Email palm@des.qld.gov.au
Visit https://www.qld.gov.au/environment/plants-animals/plants/protected-plants

5.5 Protected plants flora survey trigger map

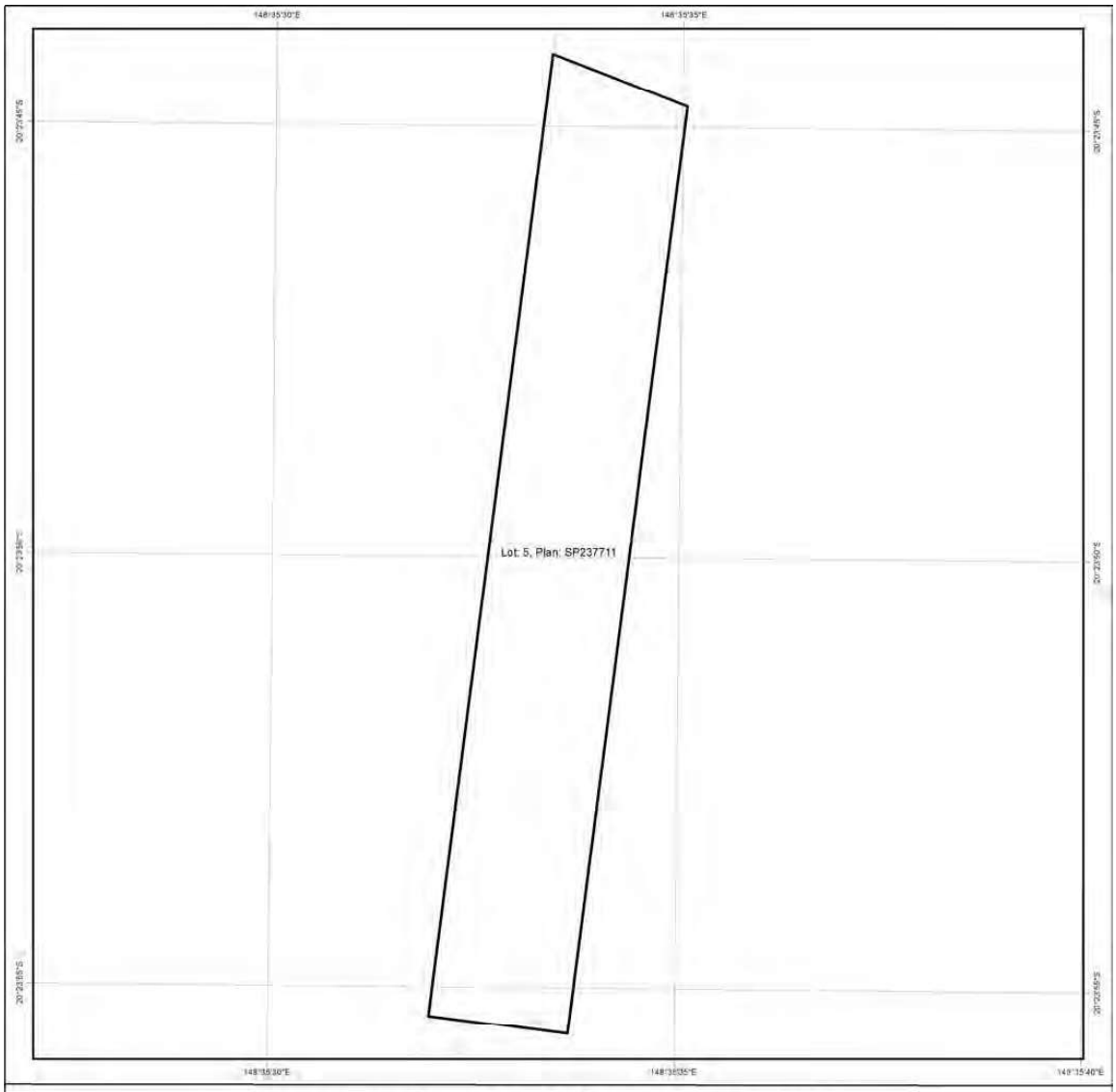
This map included may also be requested individually at: https://apps.des.qld.gov.au/map-request/flora-survey-trigger/.

Updates to the data informing the flora survey trigger map

The flora survey trigger map will be reviewed, and updated if necessary, at least every 12 months to ensure the map reflects the most up-to-date and accurate data available.

Species information

Please note that flora survey trigger maps do not identify species associated with 'high risk areas'. While some species information may be publicly available, for example via the Queensland Spatial Catalogue, the Department of Environment and Science does not provide species information on request. Regardless of whether species information is available for a particular high risk area, clearing plants in a high risk area may require a flora survey and/or clearing permit. Please see the Department of Environment and Science webpage on the clearing of protected plants for more information.



Protected Plants Flora Survey Trigger Map

Legend

- Selected Lot and Plan
- High risk area
- Other land parcel boundaries
- Freeways / motorways / highways
- Secondary roads / streets

N

0 10 20 30 40 50 m

This product is projected into:
GDA 1994 MGA Zone 55

This map shows areas where particular provisions of the Nature Conservation Act 1992 apply to the clearing of protected plants.

Land parcel boundaries are provided as locational aid only.

This map is produced at a scale relevant to the size of the area selected and should be printed as A4 size in portrait orientation.

For further information or assistance with interpretation of this product, please contact the Department of Environment and Science at palm@des.qld.gov.au

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6. Koala protection framework (administered by the Department of Environment and Science (DES))

The koala (*Phascolarctos cinereus*) is listed in Queensland as vulnerable by the Queensland Government under *Nature Conservation Act 1992* and by the Australian Government under the *Environment Protection and Biodiversity Conservation Act 1999*.

The Queensland Government's koala protection framework is comprised of the *Nature Conservation Act 1992*, the Nature Conservation (Animals) Regulation 2020, the Nature Conservation (Koala) Conservation Plan 2017, the *Planning Act 2016* and the Planning Regulation 2017.

6.1 Koala mapping

6.1.1 Koala districts

The parts of Queensland where koalas are known to occur has been divided into three koala districts - koala district A, koala district B and koala district C. Each koala district is made up of areas with comparable koala populations (e.g. density, extent and significance of threatening processes affecting the population) which require similar management regimes.

Section 7.1 identifies which koala district your property is located in.

6.1.2 Koala habitat areas

Koala habitat areas are areas of vegetation that have been determined to contain koala habitat that is essential for the conservation of a viable koala population in the wild based on the combination of habitat suitability and biophysical variables with known relationships to koala habitat (e.g. landcover, soil, terrain, climate and ground water). In order to protect this important koala habitat, clearing controls have been introduced into the Planning Regulation 2017 for development in koala habitat areas.

Please note that koala habitat areas only exist in koala district A which is the South East Queensland "Shaping SEQ" Regional Plan area. These areas include the local government areas of Brisbane, Gold Coast, Logan, Lockyer Valley, Ipswich, Moreton Bay, Noosa, Redland, Scenic Rim, Somerset, Sunshine Coast and Toowoomba (urban extent).

There are two different categories of koala habitat area (core koala habitat area and locally refined koala habitat), which have been determined using two different methodologies. These methodologies are described in the document Spatial modelling in South East Queensland.

Section 7.2 shows any koala habitat area that exists on your property.

Under the Nature Conservation (Koala) Conservation Plan 2017, an owner of land (or a person acting on the owner's behalf with written consent) can request to make, amend or revoke a koala habitat area determination if they believe, on reasonable grounds, that the existing determination for all or part of their property is incorrect.

More information on requests to make, amend or revoke a koala habitat area determination can be found in the document Guideline - Requests to make, amend or revoke a koala habitat area determination.

The koala habitat area map will be updated at least annually to include any koala habitat areas that have been made, amended or revoked.

Changes to the koala habitat area map which occur between annual updates because of a request to make, amend or revoke a koala habitat area determination can be viewed on the register of approved requests to make, amend or revoke a koala habitat area available at: https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/koalamaps. The register includes the lot on plan for the change, the date the decision was made and the map issued to the landholder that shows areas determined to be koala habitat areas.

6.1.3 Koala priority areas

Koala priority areas are large, connected areas that have been determined to have the highest likelihood of achieving conservation outcomes for koalas based on the combination of habitat suitability, biophysical variables with known relationships to koala habitat (e.g. landcover, soil, terrain, climate and ground water) and a koala conservation cost benefit analysis.

Conservation efforts will be prioritised in these areas to ensure the conservation of viable koala populations in the wild including a focus on management (e.g. habitat protection, habitat restoration and threat mitigation) and monitoring. This includes a prohibition on clearing in koala habitat areas that are in koala priority areas under the Planning Regulation 2017 (subject to some exemptions).

Please note that koala priority areas only exist in koala district A which is the South East Queensland "Shaping SEQ" Regional Plan area. These areas include the local government areas of Brisbane, Gold Coast, Logan, Lockyer Valley,

Ipswich, Moreton Bay, Noosa, Redland, Scenic Rim, Somerset, Sunshine Coast and Toowoomba (urban extent).

Section 7.2 identifies if your property is in a koala priority area.

6.1.4 Identified koala broad-hectare areas

There are seven identified koala broad-hectare areas in SEQ. These are areas of koala habitat that are located in areas committed to meet development targets in the SEQ Regional Plan to accommodate SEQ's growing population including bring-forward Greenfield sites under the Queensland Housing Affordability Strategy and declared master planned areas under the repealed *Sustainable Planning Act 2009* and the repealed *Integrated Planning Act 1997*.

Specific assessment benchmarks apply to development applications for development proposed in identified koala broad-hectare areas to ensure koala conservation measures are incorporated into the proposed development.

Section 7.2 identifies if your property is in an identified koala broad-hectare area.

6.2 Koala habitat planning controls

On 7 February 2020, the Queensland Government introduced new planning controls to the Planning Regulation 2017 to strengthen the protection of koala habitat in South East Queensland (i.e. koala district A).

More information on these planning controls can be found here:
https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy.

As a high-level summary, the koala habitat planning controls make:

- development that involves interfering with koala habitat (defined below) in an area that is both a koala priority area and a koala habitat area, prohibited development (i.e. development for which a development application cannot be made);
- development that involves interfering with koala habitat (defined below) in an area that is a koala habitat area but is not a koala priority area, assessable development (i.e. development for which development approval is required); and
- development that is for extractive industries where the development involves interfering with koala habitat (defined below) in an area that is both a koala habitat area and a key resource area, assessable development (i.e. development for which development approval is required).

Interfering with koala habitat means:

1) Removing, cutting down, ringbarking, pushing over, poisoning or destroying in anyway, including by burning, flooding or draining native vegetation in a koala habitat area; but

2) Does not include destroying standing vegetation by stock or lopping a tree.

However, these planning controls do not apply if the development is exempted development as defined in Schedule 24 of the Planning Regulation 2017. More information on exempted development can be found here:
https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy.

There are also assessment benchmarks that apply to development applications for:

- building works, operational works, material change of use or reconfiguration of a lot where:
  - the local government planning scheme makes the development assessable;
  - the premises includes an area that is both a koala priority area and a koala habitat area; and
  - the development does not involve interfering with koala habitat (defined above); and

- development in identified koala broad-hectare areas.

The Guideline - Assessment Benchmarks in relation to Koala Habitat in South East Queensland assessment benchmarks outlines these assessment benchmarks, the intent of these assessment benchmarks and advice on how proposed development may meet these assessment benchmarks.

6.3 Koala Conservation Plan clearing requirements

Section 10 and 11 of the Nature Conservation (Koala) Conservation Plan 2017 prescribes requirements that must be met when clearing koala habitat in koala district A and koala district B.

These clearing requirements are independent to the koala habitat planning controls introduced into the Planning Regulation 2017, which means they must be complied with irrespective of any approvals or exemptions offered under other legislation.

Unlike the clearing controls prescribed in the Planning Regulation 2017 that are to protect koala habitat, the clearing requirements prescribed in the Nature Conservation (Koala) Conservation Plan 2017 are in place to prevent the injury or death of koalas when koala habitat is being cleared.

6.4 Contact information for DES

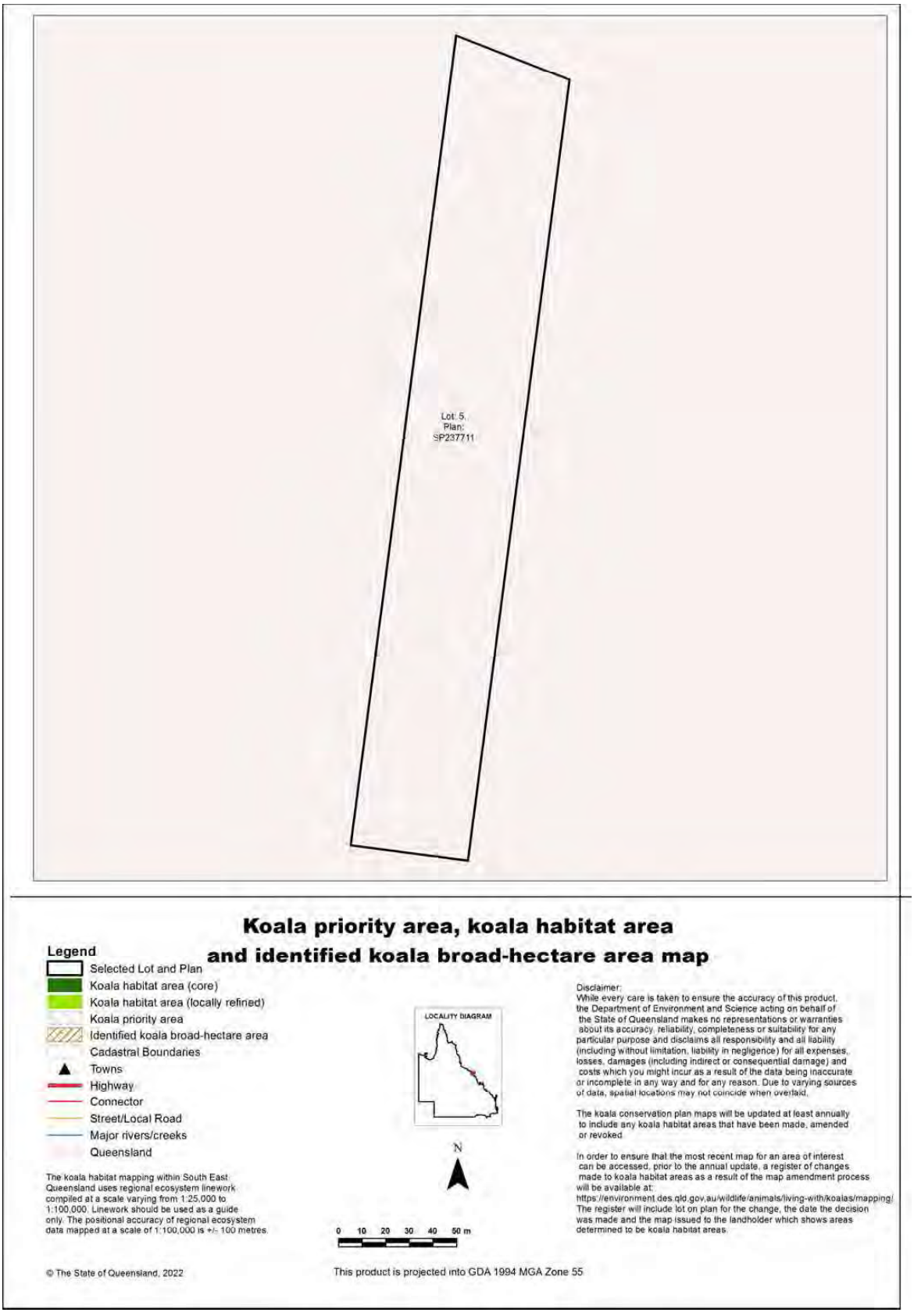
For further information on the koala protection framework:
Phone 13 QGOV (13 74 68)
Email koala.assessment@des.qld.gov.au
Visit https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping

7. Koala protection framework details for Lot: 5 Plan: SP237711

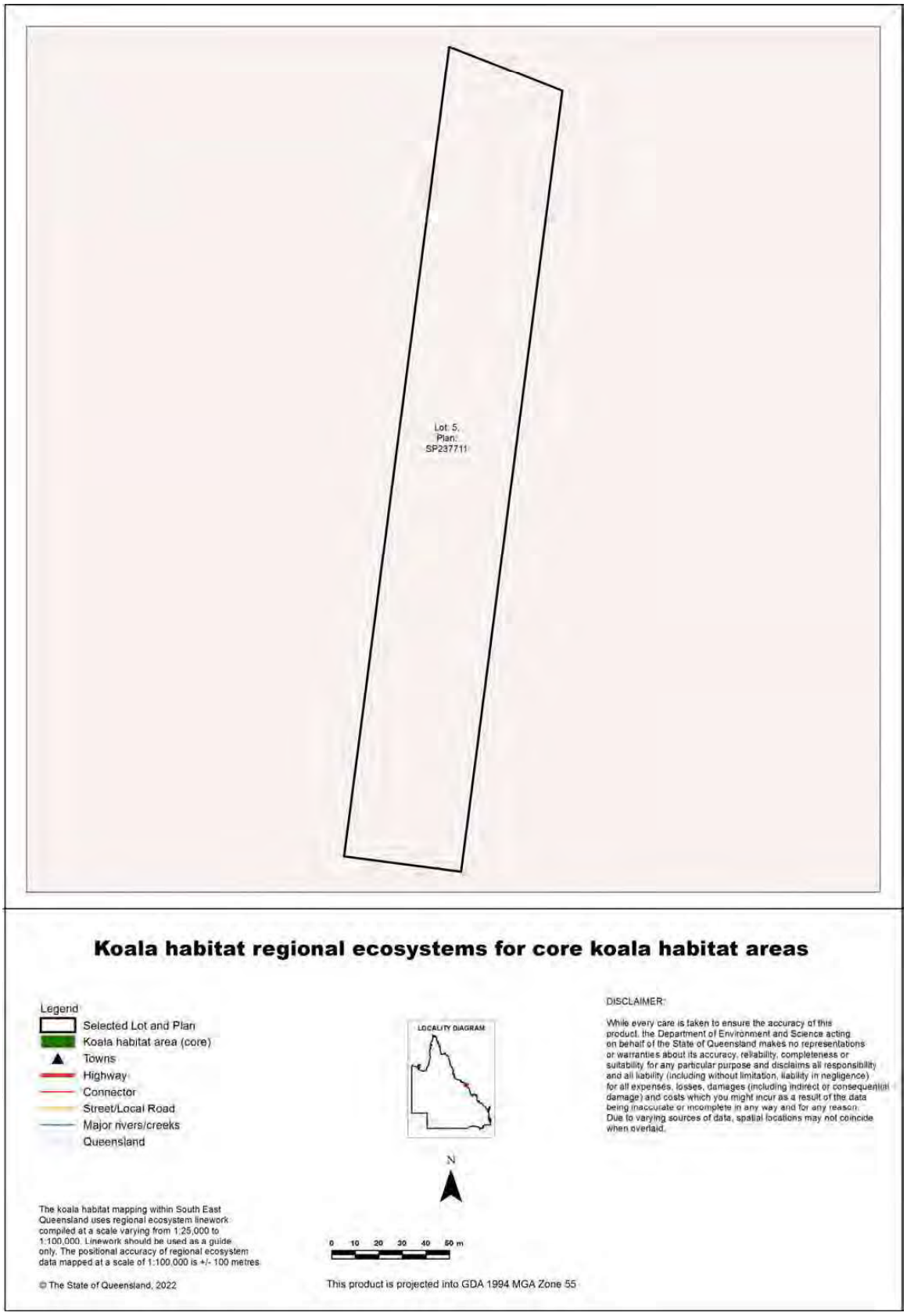
7.1 Koala districts

Koala District C

7.2 Koala priority area, koala habitat area and identified koala broad-hectare area map



7.3 Koala habitat regional ecosystems for core koala habitat areas



8. Other relevant legislation contacts list

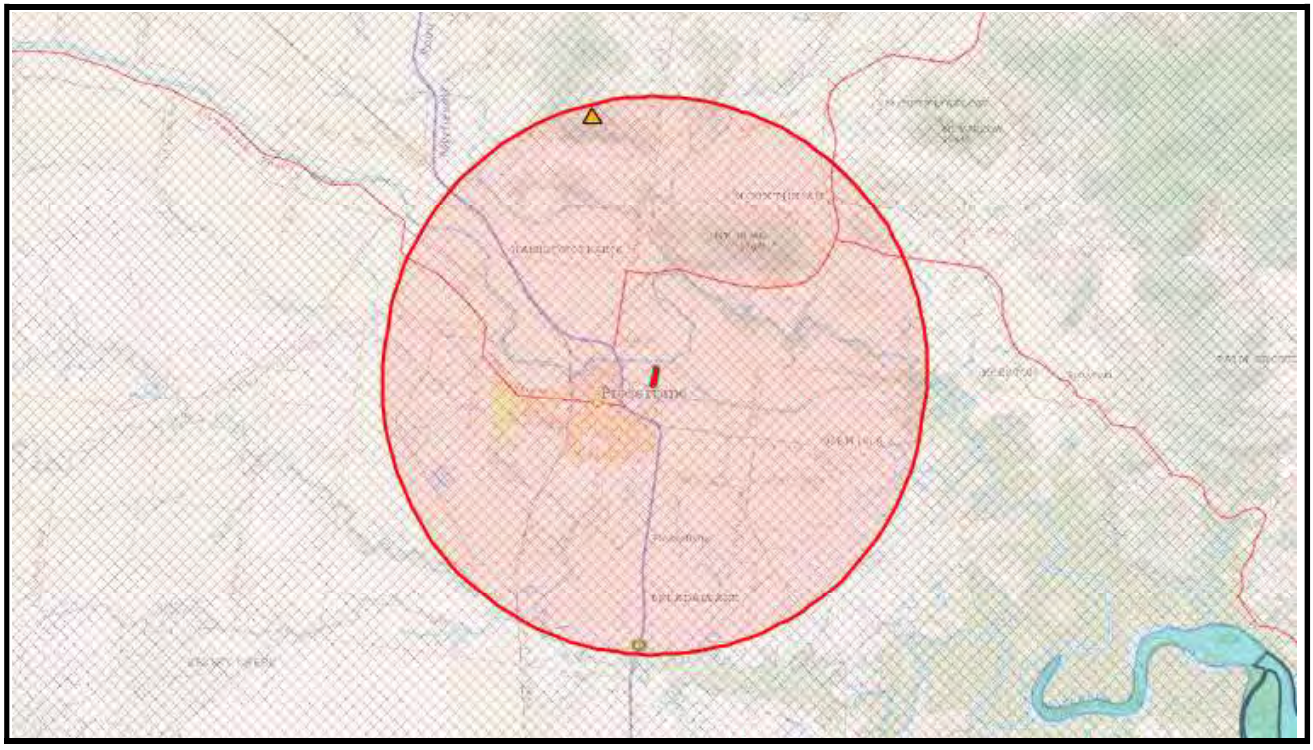
Activity	Legislation	Agency	Contact details
• Interference with overland flow • Earthworks, significant disturbance	*Water Act 2000* *Soil Conservation Act 1986*	Department of Regional Development, Manufacturing and Water (Queensland Government) Department of Resources (Queensland Government)	Ph: 13 QGOV (13 74 68) www.rdmw.qld.gov.au www.resources.qld.gov.au
• Indigenous Cultural Heritage	*Aboriginal Cultural Heritage Act 2003* *Torres Strait Islander Cultural Heritage Act 2003*	Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships	Ph: 13 QGOV (13 74 68) www.datsip.qld.gov.au
• Mining and environmentally relevant activities • Infrastructure development (coastal) • Heritage issues	*Environmental Protection Act 1994* *Coastal Protection and Management Act 1995* *Queensland Heritage Act 1992*	Department of Environment and Science (Queensland Government)	Ph: 13 QGOV (13 74 68) www.des.qld.gov.au
• Protected plants and protected areas	*Nature Conservation Act 1992*	Department of Environment and Science (Queensland Government)	Ph: 1300 130 372 (option 4) palm@des.qld.gov.au www.des.qld.gov.au
• Koala mapping and regulations	*Nature Conservation Act 1992*	Department of Environment and Science (Queensland Government)	Ph: 13 QGOV (13 74 68) Koala.assessment@des.qld.gov.au
• Interference with fish passage in a watercourse, mangroves • Forestry activities on State land tenures	*Fisheries Act 1994* *Forestry Act 1959*	Department of Agriculture and Fisheries (Queensland Government)	Ph: 13 QGOV (13 74 68) www.daf.qld.gov.au
• Matters of National Environmental Significance including listed threatened species and ecological communities	*Environment Protection and Biodiversity Conservation Act 1999*	Department of Agriculture, Water and the Environment (Australian Government)	Ph: 1800 803 772 www.environment.gov.au
• Development and planning processes	*Planning Act 2016* *State Development and Public Works Organisation Act 1971*	Department of State Development, Infrastructure, Local Government and Planning (Queensland Government)	Ph: 13 QGOV (13 74 68) www.dsdmip.qld.gov.au
• Local government requirements	*Local Government Act 2009* *Planning Act 2016*	Department of State Development, Infrastructure, Local Government and Planning (Queensland Government)	Ph: 13 QGOV (13 74 68) Your relevant local government office
• Harvesting timber in the Wet Tropics of Qld World Heritage area	*Wet Tropics World Heritage Protection and Management Act 1993*	Wet Tropics Management Authority	Ph: (07) 4241 0500 www.wettropics.gov.au

Queensland Government

Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships
Cultural Heritage Database and Register

Lot on Plan Search

Reference Number:	108096
Lot:	5
Plan:	SP237711
LGA:	Whitsunday Regional
Buffer Distance:	5000 metres



Cultural heritage site points for the area are:

Site ID	Latitude	Longitude	Record Date	Attribute	Party
HJ-0002-1	-20.353417	148.582187	Feb 4, 2020	Artefact Scatter	Gia People

There are no Aboriginal or Torres Strait Islander cultural heritage site polygons recorded in your specific search area.

7 Mar 2022 14:57

GDA2020

Queensland Government
Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships
Cultural Heritage Database and Register

Lot on Plan Search

Cultural heritage party for the area is:

QC Ref Number	QUD Ref Number	Party Name	Contact Details
QC1999/024 PRC	QUD6023/99	Gia People	Gia People c/- North Queensland Land Council PO Box 679N CAIRNS QLD 4870 Phone: 07 4042 7000 Free Call: 1800814779 Email: reception@nqlc.com.au

There is no cultural heritage body recorded in your specific search area.

There are no cultural heritage management plans recorded in your specific search area.

There are no Designated Landscape Areas (DLA) recorded in your specific search area.

There are no Registered Cultural Heritage Study Areas recorded in your specific search area.

Regional Coordinator:

Name	Position	Phone	Mobile	Email
Leigh Preston	Cultural Heritage Coordinator North Region	07 4796 7862	0427 142 782	Leigh.Preston@dsdsatsip.qld.gov.au

Disclaimer: The Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships is the custodian of spatial data provided by various third parties for inclusion in the Aboriginal and Torres Strait Islander cultural heritage online portal. This includes spatial data provided by the National Native Title Tribunal and Aboriginal and Torres Strait Islander parties. Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships is not responsible for the accuracy of information provided by third parties or any errors in this search report arising from such information.

Map Datum: Geographic Latitude & Longitude (GDA2020)

7 Mar 2022 14:57

GDA2020

Queensland Government

Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships
Cultural Heritage Database and Register

Lot on Plan Search

I refer to your submission in which you requested advice regarding Aboriginal or Torres Strait Islander cultural heritage recorded at your nominated location.

The Cultural Heritage Database and Register have been searched in accordance with the location description provided, and the results are set out in the above report.

Aboriginal or Torres Strait Islander cultural heritage which may exist within the search area is protected under the terms of the *Aboriginal Cultural Heritage Act 2003* and the *Torres Strait Islander Cultural Heritage Act 2003*, even if the Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships has no records relating to it.

Under the legislation a person carrying out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal or Torres Strait Islander cultural heritage. This applies whether or not such places are recorded in an official register and whether or not they are located on private land.

Please refer to our website https://www.dsdsatsip.qld.gov.au/people-communities/aboriginal-torres-strait-islander-cultural-heritage for a copy of the gazetted Cultural Heritage Duty of Care Guidelines, which set out reasonable and practicable measure for meeting the cultural heritage duty of care.

In order to meet your duty of care, any land-use activity within the vicinity of recorded cultural heritage should not proceed without the agreement of the Aboriginal or Torres Strait Islander Party for the area, or by developing a Cultural Heritage Management Plan under Part 7 of the legislation.

If your proposed activity is deemed a Category 5 activity pursuant to the Duty of Care Guidelines, there is generally a high risk that it may harm cultural heritage. In these circumstances, the activity should not proceed without cultural heritage assessment.

Where a Category 5 activity is proposed that may impact on features set out in Paragraph 6 of the Guidelines, it is necessary to notify the Aboriginal or Torres Strait Islander Party and seek:

a. Advice as to whether the area is culturally significant;
b. If it is, agreement on how best the activity may be managed to avoid or minimise harm to any cultural heritage values.

The features set out in Paragraph 6 include:

- Rock outcrops

7 Mar 2022 14:57

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Queensland Government
Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships
Cultural Heritage Database and Register

Lot on Plan Search

- Caves
- Foreshores and coastal dunes
- Sand Hills
- Areas of biogeographical significance, such as natural wetlands
- Permanent and semi-permanent waterholes, natural springs
- Native vegetation
- Some hill and mound formations

The extent to which the person has complied with Cultural Heritage Duty of Care Guidelines and the extent the person consulted Aboriginal or Torres Strait Islander Parties about carrying out the activity – and the results of the consultation – are factors a court may consider when determining if a land user has complied with the cultural heritage duty of care.

Should you have any further queries, please do not hesitate to contact the Search Approval Officer on 1300 378 401.

Kind regards

The Director
Cultural Heritage | Community Participation | Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships

7 Mar 2022 14:57

GDA2020

APPENDIX B:

Environmental Management Guideline for Concrete Batch Plants

Environmental Management Guideline for Concrete Batch Plants

October 2019

CEMENT CONCRETE & AGGREGATES AUSTRALIA

IMPORTANT NOTICE – PLEASE READ

This document has been produced by Cement Concrete & Aggregates Australia (CCAA) in good faith and provides general guidance to assist its members in the appropriate management of potential environmental issues associated in Australian concrete batch plants. Specifically, this document aims to provide general guidance on the obligations in respect to environmental risks that may be associated with producing ready mixed concrete.

This guide has been developed in collaboration with the Environment Protection Authority Victoria (EPA), and CCAA gratefully recognises the contributions of EPA.

This document should be used in conjunction with members' own assessment of operational matters, environmental issues and legal obligations particular to their individual situation. It is not a substitute for expert advice (including expert environmental assessments), which should be obtained by members regarding the operation of a concrete batch plant. Further, CCAA does not represent or warrant that this document covers all applicable environmental and operational issues in relation to this subject matter.

To the full extent permitted by law, CCAA disclaims any and all liability for any inaccuracy, misstatement or omission in this document and for any loss, damage, injury or death arising whether directly or indirectly from reliance upon any part or all of the contents of this document and members release CCAA from any such liability.

This document was prepared having regard to information and opinion sourced by CCAA in good faith prior to October 2019. Further research and development in the operation of concrete batch plants and the mitigation of associated environmental risks, applicable Australian laws, regulations and standards that are undertaken and issued following this date may affect the accuracy, currency or relevance of the contents of this document. Members must seek their own advice on this.

Further, CCAA acknowledges that it may be appropriate for members having taken their own independent expert advice on the operation of concrete batch plants and the associated risks to adopt operational measures that are at variance to the general guidance provided in this document. This document should be considered as part, but not in substitution for, an overall assessment by members of the circumstances relevant to their particular activities.

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ENVIRONMENTAL MANAGEMENT GUIDELINE FOR CONCRETE BATCH PLANTS

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ABOUT CEMENT CONCRETE & AGGREGATES AUSTRALIA

Cement Concrete & Aggregates Australia (CCAA) is the peak industry body for the $15 billion-a-year heavy construction materials industry in Australia.

Our members are involved in the extraction and processing of quarrying products, and the production and supply of cement, pre-mixed concrete and supplementary materials.

CCAA members account for approximately 90 per cent of heavy construction materials produced in Australia and employ over 30,000 Australians directly and support the employment of a further 80,000 people.

Heavy construction materials play a vital role in delivering the infrastructure required for a modern Australian economy. Without these materials we would not have our roads, bridges, airports, homes or hospitals and almost all aspects of the built environment that we depend on.

People have relied on heavy construction materials for thousands of years because of their strength, durability and dependability, and while the technology and processes have improved, these materials are as important to modern society today as they have ever been.

ENVIRONMENTAL MANAGEMENT GUIDELINE FOR CONCRETE BATCH PLANTS

1. INTRODUCTION

1.1 Purpose

Concrete is the world's most widely used architectural medium, owing to its incredible versatility. As a building material it has a unique ability to be shaped and sculpted into anything from roads and footpaths to art sculptures, residential homes and skyscrapers.

There are no limits to where and how concrete can be used and its inherent strength and durability underscores its credentials as one of the most sustainable building products.

Concrete batch plants play an important role in our daily lives. They produce the concrete that's used to build our roads, hospitals, schools and our homes, building a stronger Australia.

To ensure our infrastructure remains affordable, it's important that the concrete is made close to where it is used as it generally only lasts 90 minutes before it starts to harden. That's why there are concrete batch plants in and around the communities that use their product, supporting local jobs and reducing costs for local construction projects.

This document aims to provide guidance to operators of concrete batch plants to help them comply with their general environmental duty by outlining:

- The concrete batching process,
- The standard risk management process,
- What good environmental management looks like,
- Potential impacts on the environment,
- Suggested controls to mitigate the identified environmental risks,
- Environmental Management Systems, and
- Employee education.

1.2 Nature of Concrete Batch Plants

Concrete batching consists of producing concrete or concrete products by mixing cement with fine aggregate (sand), course aggregate (crushed rock or gravel) and water. Cement may be substituted in part by supplementary cementitious materials (SCMs) such as fly ash, slag or silica fume. Small quantities of admixture chemicals may also be added to the concrete to impart special properties such as longer or shorter setting times, increased early strength or more flowable concrete.

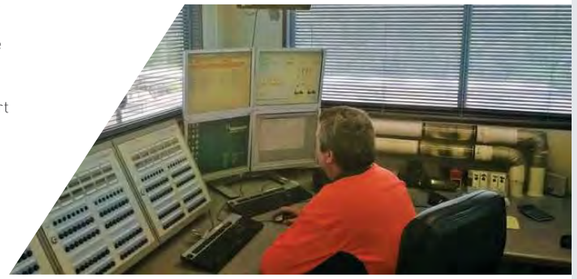
In a concrete batch plant, the raw materials are generally mixed using one of the following techniques:

FRONT END LOADER PLANTS

These are generally smaller capacity plants where a front end loader is used to transport coarse and fine aggregate from a ground level storage bin to an aggregate weigh hopper. The aggregate is then added to an agitator. Cement and any SCMs are weighed in a separate hopper and transferred to the agitator. The correct amount of water and any admixtures are added to the agitator. The agitator barrel rotates, mixing the concrete ready for final slump testing, inspection and transport to the customer/building site.

OVERHEAD BINS OR UNDERGROUND STORAGE PLANTS

In these generally larger capacity plants, coarse and fine aggregate is stored in separate overhead bins or in underground (drive over) storage bins. Aggregates are transported on conveyor belts from the bins to a compartmentalised overhead storage hopper. Aggregate is then dropped into a separate weigh hopper and then transferred into the agitator. Cement and any SCMs are weighed in a separate hopper and transferred to the agitator. The correct amount of water and any admixtures are added to the agitator. The agitator barrel rotates, mixing the concrete ready for slump testing, inspection and transport to the customer/building site.



ENVIRONMENTAL MANAGEMENT GUIDELINE FOR CONCRETE BATCH PLANTS

2. OVERARCHING ENVIRONMENTAL OBLIGATIONS

2.1 Australian Environmental Legislation

All states and territories within Australia have their own specific environmental legislation and regulations that aim to protect the environment from harm under their Environment Protection Act or similar. Variations in environmental laws do exist between states and territories and while every effort has been made to reflect these differences in this Guideline, it is important to familiarise yourself with the relevant laws in your jurisdiction.

Whilst there are differences between jurisdictions, there is a recent movement towards implementing an outcomes focused regulation with a 'general environmental duty' in most states.

Complying with the general environmental duty, industry in most instances needs to:

- understand the risks that pollution or waste from their activities might present to the environment
- identify and understand the ways those risks can be controlled
- put in place any reasonably practicable methods to eliminate or minimise an identified risk

These guidelines provide the industry state of knowledge and should assist the concrete batch plant operator to meet their general environmental duty.

Specific legislation, regulations and Codes of Practice relevant to environmental management of concrete batch plants in each jurisdiction, at the time of publication, is summarised in Table 1.

Table 1 – Summary of Australia's Environmental Requirements for Concrete Batch Plants

STATE OR TERRITORY	LEGAL INSTRUMENT	TITLE
Australian Capital Territory	Legislation	Environment Protection Act 1997
	Regulation	Environment Protection Regulation 2005
New South Wales	Legislation	Protection of the Environment Operations Act 1997
		Environmental Planning and Assessment Act 1979
	Regulation	Protection of the Environment (Waste) Regulation 2014
	Guideline	Concrete Works EIS Guideline 1996 Department of Urban Affairs & Planning
		Concrete by-product Recycling and Disposal Industry Guidelines, 2014, CCAA
		Noise Policy for New South Wales 2017, Environment Protection Authority
Northern Territory	Legislation	Waste Management & Pollution Control Act 1998
Queensland	Legislation	Environmental Protection Act 1994
	Regulation	Waste Reduction and Recycling Regulation 2011
	Code of Practice	General Environmental Duty. Code of Practice for the Concrete Batching Industry, 2014, EPA
	Guideline	Industry Environmental Guide for Concrete Batching 2015, Brisbane City Council
		Environmental Protection (Noise) Policy 2019, Department of Environment and Science
South Australia	Legislation	Environment Protection Act 1993
	Regulation	Environment Protection Regulations 2009
	Guideline	Air and Water Quality Guideline. Concrete Batching 2016, EPA
		Liquid Storage Guidelines, Bunding and Spill Management, 2016, EPA
Tasmania	Legislation	Land Use Planning and Approvals Act 1993
		Environmental Management and Pollution Control Act 1994
	Regulation	Environmental Management and Pollution Control (Waste Management) Regulations 2010
Victoria	Legislation	Environment Protection Amendment Act 2018
	Regulation	Environment Protection (Industrial Waste Resource) Regulations 2009*
	Guideline	Reducing risk in the Victorian pre-mixed concrete industry, 2019, EPA
Western Australia	Legislation	Environmental Protection Act 1986
		Waste Avoidance & Resource Recovery Act 2007
	Regulations	Environmental Protection (Concrete Batching & Cement Product Manufacturing) Regulations 1998
		Environmental Protection (Noise) Regulations 1997
		Environmental Protection (Controlled Waste) Regulations 2004
		Waste Avoidance & Resource Recovery Regulations 2008

* Regulations are expected to be replaced in 2020

2.2 As Far As Reasonably Practicable

A common principle associated with meeting your general environmental duty is to eliminate or minimise the potential harm to the environment as far as reasonably practicable. Whilst this terminology may vary slightly from state to state, the concept of as far as reasonably practicable includes:

1. the likelihood of those risks eventuating;
2. the degree of harm that would result if those risks eventuated;
3. what the person concerned knows, or ought reasonably to know, about the harm or risks of harm and any ways of eliminating or reducing those risks;
4. the availability and suitability of ways to eliminate or reduce those risks; and
5. the cost of eliminating or reducing those risks.

ENVIRONMENTAL MANAGEMENT GUIDELINE FOR CONCRETE BATCH PLANTS

3. RISK MANAGEMENT

The environmental risks associated with operating concrete batch plants, like any other risks, are best controlled using a risk management approach. The objective of risk management is to enable people to systematically assess all the factors to minimise risk of harm to the environment as far as reasonably practicable.

This approach will help people make a judgement about the associated risks and put in place appropriate control measures.

The risk management approach involves an ongoing, continuous improvement cycle of:

1. Identifying hazards that pose a risk.
2. Assessing the degree of risk created by the plant, environment and work processes.
3. Determining and implementing appropriate control measures.
4. Recording the assessment and any action or work procedure established for the workplace.
5. Monitoring and reviewing the effectiveness of the chosen control measures.
6. Each company should undertake the above process in accordance with its own risk management policies and procedures.

Figure 1 – Steps in controlling hazards and risks[1]

Hierarchy of Control

Once risks have being identified they must be controlled to eliminate or minimise harm to the environment as far as reasonably practicable. Risk can be controlled by deciding on one of the following mechanisms for reducing or eliminating the risk:

Eliminate hazard: is the most effective means of hazard control and involves the physical removal of the hazard and risks.

Substitute hazards: by removing something that produces a risk or hazard and replacing it with something that does not produce any hazards or risks.

Engineering Controls: do not eliminate hazards, but rather introduces physical controls that keep people isolated from the risks and hazards. Examples include bunding and automatic shutdown systems for machinery.

Administrative controls: involve changing the way people work and include procedures, policy, training and signage. Examples include induction processes, permitting systems and competency training.

Personal protective equipment: is the least effective way to control hazards. Should only be used if individuals could be directly exposed to harm.

Figure 2 – Hierarchy of controlling hazards and risks[2]

1 Assessing and controlling risk: A guide for business. EPA Victoria Publication 1695.1 August 2018
2 Ibid

4. WHAT GOOD ENVIRONMENTAL PERFORMANCE LOOKS LIKE

Each concrete batch plant will be slightly different in design and layout but the common attributes of a plant that demonstrates good environmental performance are outlined below. These issues are managed through a structured Environmental Management System.

DUST

Raw materials are transported to site in enclosed trucks. Sand and aggregate are transferred to underground storage via drive over grates. Transfer of material to overhead storage hoppers is via fully enclosed conveyor belts. Weigh hoppers are situated beneath storage hoppers allowing direct transfer of material via enclosed chutes. All hoppers are fully enclosed. Loading bays are fitted with dry dust extraction systems.

In above ground storage batching plants, sand and aggregate is stored in 3 sided above ground storage bays and kept damp by well-maintained sprinkler systems. Dampened aggregate is transferred by front end loaders to weigh hoppers.

Vehicles are cleaned prior to leaving the site to minimise track out of material onto neighbouring roads.

CEMENT AND SCMS

These materials are stored in sealed, dust tight storage silos fitted with fully enclosed pneumatic transfers, emergency pressure alert and automatic cut-out overfill protection, back-up over-fill protection, high quality dust filters and burst-bag detector system ducted to vent just above ground-level adjacent to the filling pipe.

WATER

Water management on the site is conducted according to whether the water is polluted (high pH and suspended solids), dirty (suspended solids) or clean. Contaminated water should be captured and retained on site in pits and tanks and subsequently reused. Dirty water can typically be reused on site after the solids have settled out of suspension for such uses as concrete batching, cleaning trucks or controlling dust. The settled sand and aggregate can also be reused in the concrete batching process. Clean (rain) water should be stored separately and used in the batching process. Mains water use is minimised through effective water recycling.

TYPICAL CONCRETE BATCH PLANT WATER MANAGEMENT

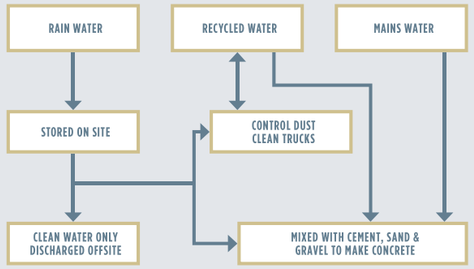


Figure 3 – Typical Concrete Batch Plant Water Management

NOISE

Noise mitigation measures compliment the planning zoning requirements and may include underground storage, conveyor belt transfers, silencing devices on all pressure operated equipment, efficient muffling on all engines, enclosed pumps and compressors, sound barriers, broadband reversing beepers and working within approved operating hours.

CHEMICALS/FUELS

Stored chemicals and fuels such as diesel and petrol are labelled and stored separately in a roofed and enclosed area within adequate capacity secondary containment bunds. Safety Data Sheets (SDS) are kept on site and applied in practice. Staff are trained in chemical safety and read, understand and apply the SDS in daily operations. Functional spill kits are equipped, ready for use and any spills are immediately and correctly cleaned by trained staff.

WASTE

Regulated or controlled wastes are disposed of in accordance with the relevant State waste regulation. In general, returned concrete is minimised by careful planning of production to match sales. Any wet waste concrete is recycled back into the concrete batching process, subject to quality requirements and solid concrete is crushed to aggregate at an appropriate recycling facility and reused in the concrete batching process or alternative uses such as road base. Material is transported to a licensed landfill as a last resort only.

A recycling program is established for aluminium cans, glass bottles, plastics, paper, cardboard and packaging materials.

ENVIRONMENTAL MANAGEMENT GUIDELINE FOR CONCRETE BATCH PLANTS

5. ENVIRONMENTAL RISKS OF CONCRETE BATCHING

There are a range of environmental risks associated with concrete batching but with proper management and good site design they can be eliminated or reduced to as low as reasonably practicable by a range of well understood controls.

Key environmental risks include:

- **Excessive Dust** – Dust at a plant can come from the delivery, storage and transfer of cement, sand and gravel, truck movements and the concrete batching process.
- **Excessive Noise** – Noise at a plant can be generated from activities such as:
  - o delivery of cement, sand and gravel
  - o handling, loading and mixing of concrete
  - o truck movements
  - o reversing beepers
  - o the running of machinery such as pumps, conveyor belts, compressors and motors
  - o de-dagging of agitator bowls
- **Polluted Wastewater** – wastewater from plants may contain potential pollutants such as cement and aggregates that can increase the turbidity of local waterways and cement contaminated water can also be highly alkaline. Inappropriate storage and handling of chemicals/fuels onsite can also lead to polluted surface and ground waters.
- **Inappropriate disposal of waste** – unused wet waste concrete, waste oil, chemicals, contaminated water or other admixtures such as bagged oxide and silica should not be disposed of down stormwater drains or dumped on land.

6. RISK CONTROLS FOR CONCRETE BATCH PLANTS

In order to address the identified key environmental risks of operating concrete batch plants, a range of controls are provided that help to eliminate or reduce the potential harm to the environment as far as reasonably practicable.

The operator should assess these controls through their risk assessment process and use the controls that best deal with their site specific situation. This list should be viewed as a menu of suggested options. All controls may not need to be in place to eliminate or reduce the risks as low as reasonably practicable. Alternatively, the operation may be able to meet a performance outcome in a way that is not listed but still achieves the required performance measure.

Implementing these industry good practice controls will help the operator to meet their performance outcomes of minimal dust, minimal noise, maintaining the environmental values of the adjacent land and water with appropriate disposal of waste and hence achieve the required environmental objectives.

6.1 Environmental Risk – Excessive Dust

Performance Target - Dust and particulate emissions from all concrete batching activities is controlled to prevent or minimise environmental harm.

Suggested control measures include:

Transport of sand and aggregate

- transport sand and aggregate in trucks with enclosed top covers
- Transport damp sand and aggregate or wet on receipt, to avoid dust dispersal during unloading
- Transport cement and SCM in fully enclosed containment systems

Storage of sand and aggregate

Underground storage

- Underground storage optimised for moisture levels, to avoid dust dispersal during transfers
- 'Do-not-overfill' management procedures in place and enforced to prevent over-filling

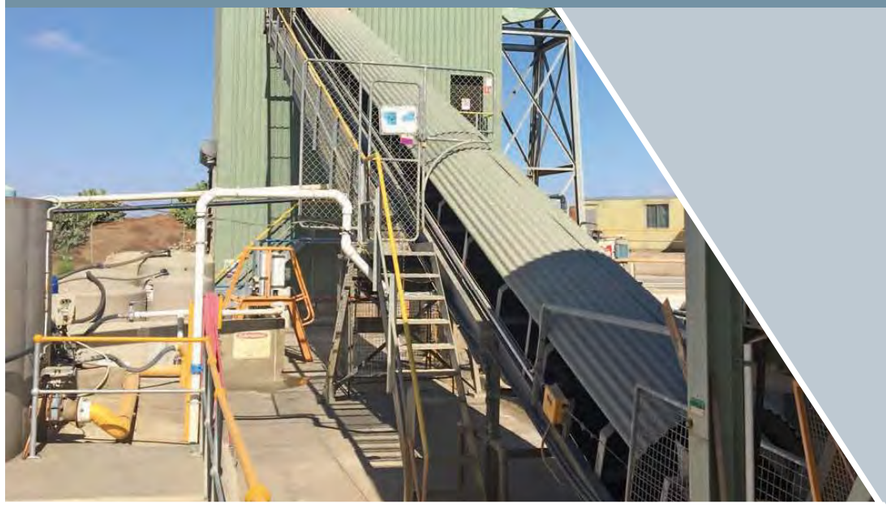
Above ground storage bays

- Bays enclosed on three sides by solid walls
- Bays fitted with additional screening over and above wall height as required (e.g. shade cloth)
- Bays fitted with functional, well-maintained, effective sprinkler systems
- Bays - stockpiles kept damp to maintain adequate moisture levels to prevent dust dispersal
- Bays - stockpiles kept at least 0.5 m below the top of walls and 0.5m inside open end of bays
- Bays clearly sign-posted instructing staff: "Do not overfill"
- Other 'do-not-overfill' management procedures in place and enforced

Storage of cement and SCM in overhead silos

- Fitted with fully enclosed pneumatic transfers
- Fitted with emergency pressure alert and automatic cut-out overfill protection
- Fitted with back-up over-fill protection
- Fitted with high quality dust filters that ensure maximum performance: such as jet pulse filters
- Burst-bag detector system ducted to vent just above ground-level adjacent to filling pipe
- Emergency pressure alert/overfill protection systems well maintained and maintenance records kept
- Filters regularly maintained and replaced and maintenance records kept
- Emergency management plan, procedures for cement and SCM recovery and lawful disposal in place to prevent air emissions and stormwater contamination in the event of catastrophic equipment failure resulting in silo 'blow-out'
- Burst protection for silo socks to contain product if the sock bursts

More information is available from the *CCAA Guidelines for Delivery of Bulk Cementitious Products to Premixed Concrete Plants 2018*.



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Transfer of sand and aggregate

- Front-end loader transfers prevent dust emissions by maintaining adequate moisture levels
- Hoppers and dusty transfer points – all screened (or otherwise sheltered) from wind
- Dry dust extraction systems fitted around hoppers; open sides of enclosure
- Open sides of hoppers can be enclosed and encased within plant structure where appropriate
- Conveyor belts fully enclosed
- Conveyor belts enclosed on side of prevailing winds/partially enclosed
- Conveyor belts - spill trays to capture spillage fitted to contain spillage and dust accumulation
- Conveyor belts - smooth operation ensured by regular maintenance and maintenance records kept
- Spills from conveyor belts and other equipment monitored and promptly cleaned

Hardstand or paved or sealed surfaces

- Hardstand - installed across entire site
- Hardstand - all internal roadways sealed
- Hardstand - installed in key production areas:
  - o Internal roads used by agitator trucks
  - o Underneath silos (cement/SCM storage areas)
  - o Concrete-mix loading bays
  - o Slumping stations
  - o Truck/wheel wash areas
  - o All areas of water recycling system
  - o All areas of concrete recycling system
  - o Reclaimed water storage tank area
  - o Truck maintenance areas
  - o Chemical storage areas
  - o Other areas as required
- Hardstand – appropriately designed, contoured and bunded
- Hardstand - adequately maintained by regular cleaning to prevent tracking out of contaminants
- Hardstand - management process in place to prevent and promptly clean spillages
- Street sweepers or sweeper attachments on front-end loader/forklift used to clean the hardstand
- Hardstand - management process in place to prevent dust accumulation on driveways, internal roads, along property boundaries, etc.
- Hardstand - cracks promptly repaired
- Speed limit on internal unsealed roads enforced (to 'drop dust')

Agitator truck loading

- Loading bays roofed or otherwise enclosed
- Loading bays and slumping stations fitted with grated floors to capture sediment/water
- Loading bays fitted with dry dust extraction systems or fitted with water dust suppression spray bars
- Loading bays fitted with plant socks to direct materials into agitator

Agitator trucks and plant machinery

- All diesel vehicles and machinery fitted with diesel particulate filters (DPF)
- DPF filters regularly replaced and maintenance records kept
- Regular maintenance of all agitator trucks and maintenance records kept
- Regular maintenance of all plant equipment and maintenance records kept
- Regular maintenance on all emission-control equipment and maintenance records kept

Boundary screening

- Additional screening at boundaries of premises and around dust-generating areas where physically possible

6.2 Environmental Risk – Excessive Noise

Performance Target - Noise emissions are minimised to prevent harm to sensitive receptors

Minimising noise - general principles

- All individual sources of noise pollution on site identified
- Minimising noise emissions considered as part of the Environmental Management System
- Plan for noise mitigation for each possible point source (listed below), and implement where appropriate:
  - o delivery and tipping of raw materials
  - o general movement of heavy vehicles and machinery on site such as loaders, excavators, forklifts, tip trucks, cement and SCM delivery trucks
  - o agitator truck engine noise, air brakes, reverse-warning devices
  - o agitator truck engine revving to turn heavy loads during concrete mixing
  - o sand and aggregate transfers to storage bins and hoppers
  - o front-end loader work, engine noise, reverse-warning devices
  - o forklift engine noise, reverse-warning devices
  - o swinging, scraping, loading devices
  - o hydraulic pumps
  - o compressors
  - o conveyor belts
  - o air valves
  - o filters
  - o alarms
  - o radios
  - o de-dagging of agitator bowls

- Natural topography and layout of the plant used to best advantage as noise barriers where possible
- Quieter new equipment replacing old, noisier equipment in a commercially appropriate process
- Alter or enclose equipment to reduce noise at point source
- Acoustic shielding, barriers, enclosures of sound-absorbing materials to isolate noise at point source and prevent noise travel over distance
- Use of equipment silencing (e.g. pneumatic valves) and muffling devices (e.g. loaders and agitators)
- Replace horn warnings or signals with light systems or use noise sensitive reversing beepers

SOME INDIVIDUAL CONTROL MEASURES

Surfaces

- Hardstand/paved/sealed surfaces
- Internal roads sealed
- Underground (drive over) aggregate storage

Enclosure of noise (at point source)

- All pumps and electric motors enclosed
- All compressors enclosed, where it is safe to do so without causing over heating
- Compressors located where buildings act as a noise buffer
- All pressure-operated equipment fitted with silencing devices
- All engines fitted with efficient muffling devices

Use of sound-absorbing materials (at point source)

- Hoppers - lined with sound-absorbing material (e.g. rubber)

Sound-barriers and buffers (prevention of noise travel over distance)

- Buffers between plant and neighbours erected (screens, barriers, trees, shrubs, etc.)
- Noise-generating equipment located behind sound barriers or other absorbers

Locating within site to increase distance to sensitive receptors

(Note this is a good design criteria rather than a noise control for existing operations)

- Entrance and exits sited away from noise sensitive areas.
- Noise-generating equipment located away from noise sensitive areas
- Sirens located away from sensitive areas and used only in an emergency

Substituting quieter equipment

- Visual alarms used in lieu of audible alarms, where appropriate and not contravening OHS requirements
- Agitator truck and mobile plant reversing alarms are 'squawker type' rather than 'beepers'

Maintenance

- Regular good practice maintenance of all equipment, heavy machinery and trucks and maintenance records kept
- Regular good practice maintenance of all sound-reducing equipment and maintenance records kept

Operating hours

- Operating only within approved operating hours
- Operation of trucks and heavy machinery to appropriate hours wherever practicable
- If operating outside normal business hours for specific circumstances, liaise with the local community

Community liaison

- Liaise with the local community to prevent, and promptly respond to and resolve issues
- System for capturing and addressing community complaints in place

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6.3 Environmental Risk – Discharge of Polluted Water to the Environment

6.3.1 Performance Target - Storm water and process water is managed to prevent or minimise the release of contaminants offsite and to groundwater

Process water capture and recycling

- Plants operate to a well-developed water management plan
- Stormwater management plan regularly reviewed
- Plans available on site for inspection
- All process water from concrete manufacture recycled back into production via a fully integrated system including, collection, reclamation, capacity storage, and re-use
- Process water recycling system is fully isolated from stormwater drains
- Stormwater is directed to a sump to be recycled and does not divert to stormwater drains
- Reclaimed process water storage tank capacity matches batching plant output capacity

Stormwater capture on site (First flush capture)

- Tank storage capacity above includes provision for first flush, contaminated water capture following rain events
- First flush storm water capture in place
- First flush system size: system contains and re-uses runoff from first 20 mm of rain over a 24-hour period
- First flush storage size calculated based on surface area that generates polluted run-off:
  storage capacity (m3) = 0.02 (m) ^{x} catchment area (m2)

First Flush

The first flush is typically the first 20 mm of rainfall within the contaminated area during a rain event over 24 hours. Once the first flush has been captured, subsequent rainwater impacting the contaminated area is deemed clean, and can be discharged off site.

Segregate Areas

Note that if there is no segregation between the polluted/contaminated areas and the dirty areas, water running from the dirty areas can become contaminated and hence the first flush capacity may need to be increased. With no site segregation an entire yard could be classed as polluted/contaminated. The site should be segregated to prevent water from polluted/contaminated and dirty areas from intermixing.

Upstream Diversion

Upstream diversion is a method of separating rainwater from the captured first flush. The system should be able to divert all rainwater subsequent to the first flush without passing through the contaminated water storage, and discharge directly to stormwater.

More detail is available in the *CCAA Guideline First Flush and Water Management Systems: Guide and Principles, 2013*.

Water Management Plan

A good practice Water Management Plan should consider the following aspects:

Clean Area

Areas of the site where stormwater runoff is unlikely to become contaminated with concrete related pollutants such as sand, cement, admixtures or wastewater. Clean areas normally include sealed car parks, roofs and offices and water sourced from these areas should be stored separately and used in the batching process.

Dirty Area

Areas of the site where stormwater runoff is likely to become contaminated with pollutants associated with sand and aggregate storage, but not by cement which causes elevated pH. These areas pose a risk of environmental harm through high sediment water discharge. This water can typically be discharged off site after solids are settled out of suspension or reused.

Polluted/Contaminated Area

Areas of the site where stormwater runoff is likely to become contaminated with pollutants that may have a cementitious component. The main sources of contaminants in these areas include concrete wash water, liquid washout/slurry and solid washout. Contaminated areas pose a higher risk than dirty areas and have the potential to cause high pH and/or high sediment water discharge. This water should be captured and retained on site in pits and tanks, and subsequently reused.

Hardstand/sealed/paved surfaces

- Installed as per Section 6.1
- Incorporated into process water reclamation and recycling systems by being contoured and bunded
- Contoured and bunded to direct all process water on site to front-end loader accessible settling pits
- Contoured and bunded to intercept process water at site entrance/exit points (to prevent tracking out)
- Contoured and bunded to intercept all stormwater drains and direct process water away from drains to sediment-settling pits
- Contoured and bunded to direct process water from slumping stations to sediment-settling pits
- Contoured and bunded to direct all process water from truck-wash stations to sediment-settling pits
- Sediment settling pits are cleaned out regularly
- Drainage system servicing hardstand areas is regularly checked and maintained to ensure drains and recycling systems do not become blocked with sediment
- Bunded along the edge of premises to contain process water, rain events, and dust on site
- Maintained by adequate cleaning to prevent sediment build-up and tracking out of contaminants

Load slumping & truck wash on dispatch area

- Slumping and truck washing with recycled or rain water
- Wash water directed to sediment settlement pits
- Area fitted with grated floors to direct run-off to sediment settlement pits
- Grated floors system regularly maintained to prevent blockage

Stormwater drains

- Process water recycling system fully isolated from storm water drains
- Triple interceptor system or equivalent in place for water treatment prior to discharge
- Triple interceptor or equivalent system sediment-settling pits are regularly maintained
- Triple interceptor or equivalent system final water: pH monitored and adjusted prior to discharge and pH records kept
- Triple interceptor or equivalent system: final turbidity monitored and adjusted prior to discharge and NTU records kept
- If any stormwater drain discharges need to occur: discharges take place via the triple interceptor or equivalent system, and only after water pH and turbidity requirements are adjusted and met

6.3.2 Performance Target - Storage and handling of all chemicals, including waste is managed to prevent or minimise releases off-site and to groundwater

Ensure all systems in place to guarantee only clean water leaves site

- First Flush system in place
- Triple interceptor system or equivalent in place
- Oil /water separator systems in place
- Uncontaminated storm water diverted away from all areas where contaminants may occur
- Dedicated roofed chemical storage area in place
- The following are located within bunded areas or within other secondary containment areas
  - o Chemical and fuel delivery & dispatch
  - o Chemical, including admixtures storage
  - o Piping and transfer areas
  - o Process tanks areas
  - o Vehicle/equipment cleaning areas
  - o Fuel, fuel additives, lubricants, oil storage area
  - o Derived liquid wastes

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Chemical and liquid storage area (including chemical waste storage)

- Dedicated roofed impervious solid walled bunded area
- All fuel and admixture tanks must be fully bunded
- Isolated from storm water or recycled water to prevent rain entry, pollutant overflow, rusting of metal drums and storm water or recycled water contamination
- Well-ventilated e.g. vents in walls, ceiling, or open windows to cool, and prevent fume build-up
- Bund holds 110% volume of largest tank or 25% maximum drum inventory, whichever greater
- Bund holds 110% of combined volume of ALL tanks where tanks are connected
- Containers and tanks set back from edge of bund
- Drain valves and pump-out valves locked in closed position
- Storage segregated to keep apart materials that cannot be stored safely together
- Clearly labelled, displaying relevant warning signs and well lit
- Regularly inspected and maintained (whole area and bunding) to ensure free from cracks
- Chemical spill kits on site that is prominently sited & labelled, is service-ready with relevant staff trained in its use
- Secured against unauthorised access

Acceptable types of temporary bunding or other secondary containment

- Temporary bunds may not replace chemical storage requirements above, and are non-combustible, resistant to chemicals stored and positioned to prevent flow out of the bund
- Commercial pallet bunding units may be used for minor temporary chemical storage
- Splash shields may be used to deflect leaks within a bunded area

Chemical management & handling (including waste chemicals)

- Chemicals ordered/stored in smallest quantity practicable to reduce storage needs
- Surplus chemicals do not accumulate
- Up-to-date records of chemicals and volumes stored
- Safety Data Sheets (SDS) on site that are up-to-date, accessible and are applied in practice
- Containers are labelled and display hazard ratings from point of entry to correct disposal
- Staff adequately trained in chemical use and safety
- Staff read and understand chemical labels and SDS of products they use
- Emergency management plan is in place to manage spills
- Chemical spills/leaks are cleaned-up promptly and no chemicals leave the site and escape to the environment
- Additional storage requirements for acids and flammable chemicals is in place

Cleaning of all plant and equipment is managed to prevent or minimise contamination of soil and water

- Use of all wash chemicals and detergents minimised
- Least environmentally toxic wash chemicals and detergents used
- Dedicated equipment washing area segregates this water from process water recycling
- Truck and equipment wash areas drain to separate water collection and recycling pits which may not be connected to process water sediment settling pits and recycling system
- Wash chemicals prevented from entering stormwater drains in all other ways
- Wash chemicals prevented from entering stormwater drains in all other ways

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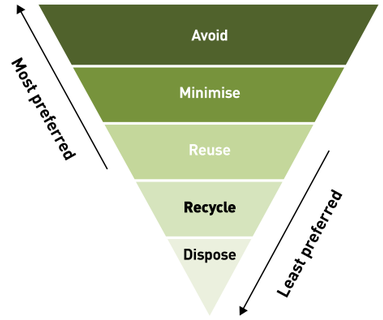
6.4 Environmental Risk – Inappropriate Disposal of Waste

Performance Target - Waste generation and disposal is managed to prevent or minimise harm to the environment

Figure 4 - Waste management hierarchy implemented for all wastes



Waste concrete management

- Minimise generation of waste concrete by careful planning and execution of concrete production
- Recycle wet-waste concrete back into concrete batching as much as feasible
- Recycle wet-waste concrete into other production, e.g. concrete manufacture of low strength concrete products
- Recycle remaining solid waste concrete back into concrete production or used as road based as aggregate by crushing at an approved recycling facility
- Minimum solid waste concrete is disposed of to a licensed landfill

Agitator truck wash-out after delivery

- Agitator truck rinsing after concrete delivery back at batching plant
- Agitators are rinsed with recycled water or rain water
- Wash-out reclaimed and recycled back into production as:
- Wash water directed from wash stations to sediment settling pits and recycled
- Wet concrete mix recycled directly back into production as much as feasible
- Waste concrete dried and recycled as aggregate by crushing or to a licensed landfill as a last resort

Note the definition and treatment of waste varies in detail from state to state. For example, more information for New South Wales specifically is available from the *CCAA New South Wales Concrete by-product Recycling and Disposal Industry Guidelines, 2014*.

7. ENVIRONMENTAL MANAGEMENT SYSTEM

An Environmental Management System (EMS) provides a structured approach to planning, implementing and regularly checking an operation's environmental performance. An EMS helps to integrate environmental management into a company's daily operations, long term planning and other management systems. Depending on the business, it may be beneficial to certify the EMS under standards such as the internationally recognised *AS/NZS ISO 14001:2016* Environmental *Management Systems – Requirements with guidance for use*. This standard provides useful guidance and a framework to develop a recognised system even if the EMS is not certified.

An EMS should achieve the following outcomes:

- Management commitment to implementing good practice environmental management,
- All potential environmental risks from the activity are identified and control measures are in place to prevent or minimise the potential for environmental harm,
- Contingency measures are in place to avoid environmental harm in the event of unforeseen circumstances or natural disasters (e.g. flood),
- Management and staff are trained and aware of their responsibilities to ensure regulatory compliance,
- Reviews and audits of environmental performance are undertaken periodically,
- Effective community engagement, and
- Records of monitoring, incidents and complaints are kept.

By developing and following an EMS your business should be able to demonstrate that all reasonable care is being taken to avoid causing environmental harm. Your business may be able to use this reasonable care, or due diligence, as a defence for compliance purposes.

The performance outcomes and example controls listed in this document forms an industry good practice basis for creating your own EMS.

8. EMPLOYEE EDUCATION

Appropriate staff training is an important part of running any business as it is your staff that will ensure that your operation remains compliant by recognising and minimising environmental hazards.

That is why an EMS should include a training register documenting staff induction, training and refresher training that records who, what and when.

All staff should be trained on how to properly conduct their duties in a way that prevents or minimises harm to the environment (i.e. pollution) as well as how to deal with any environmental incidents, i.e. how to use pollution control equipment, undertake clean ups and report incidents.

ENVIRONMENTAL MANAGEMENT GUIDELINE FOR CONCRETE BATCH PLANTS

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Proserpine Recycling

Proserpine Concrete Batch Plant

Environmental Management Plan for Construction and Operation

April 2022

Document History and Status

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Glossary

Acronym	Meaning
CQG	CQ Environmental Pty Ltd trading as CQG Consulting
Cwth	Commonwealth
DA	Development Approval
DATSIP	Department of Aboriginal and Torres Strait Islander Partnerships
DAWE	Department of Agriculture, Water and the Environment
DES	Department of Environment and Science
DoR	Department of Resources
DSDILGP	Department of State Development, Infrastructure, Local Government and Planning
EA	Environmental Authority
EMP	Environmental Management Plan
EPBC Act	*Environmental Protection and Biodiversity Conservation Act 1999* (Cwth)
ERA	Environmentally Relevant Activity
ESC	Erosion and Sediment Control
EVNT	Endangered, Vulnerable or Near Threatened (Species)
GED	General Environmental Duty
HSE	Health, Safety and Environment
JSEA	Job Safety and Environment Analysis
MNES	Matters of National Environmental Significance listed under the EPBC Act
NC Act	*Nature Conservation Act 1992* (Qld)
NEPM	National Environment Protection Measures
Qld	Queensland
SCM	Supplementary Cementitious Materials
SDS	Safety Data Sheet
SWMS	Safe Work Method Statement
WRC	Whitsunday Regional Council

1 Introduction

1.1 The Project

The Proserpine Recycling concrete batching plant is to be located at the southern end of Lot 5 SP237711 within the Whitsunday Regional Council (WRC) area and is situated in a low impact industrial zone. Proserpine Recycling operate an existing scrap metal recycling facility (DA approval 2008 0442) on part of Lot 5 SP237711, and Whitsunday Abrasive Blasting are situated at the northern end of the lot. The lot is situated in close proximity to the Proserpine River. This environmental management plan (EMP) applies to activities associated with concrete batch plant only, herein referred to as 'the Site'.

Concrete is a strong, versatile and widely used building medium. Batch plants are often situated near areas where the product will be used as it generally only lasts 90 minutes before the product starts to harden (CCAA 2014).

The activities covered in this EMP include the following elements:

- Preparing the Site for construction activities;
- Construction of the concrete batch plant; and
- Operation of the concrete batch plant.

1.2 Purpose of this Document

This EMP has been prepared in accordance with AS/NZS ISO 14001:2016: Environmental management systems: requirements with guidance for use, and outlines strategies proposed in order to:

- Minimise environmental risk;
- Comply with legal and other relevant environmental requirements; and
- Ensure continual improvement of environmental management systems.

This EMP relates to activities associated with construction and operation activities of the concrete batching plant and provides both practical and achievable commitments to ensure the works have minimal impacts to the environment. Furthermore, this EMP provides an integrated plan for monitoring, assessing and controlling potential impacts.

1.3 Environmental Management Commitment

The objective is to identify the environmental protections measures that will be implement during the construction and operational phase of the concrete batching facility to minimise the environmental impact to the receiving environment.

This EMP must be read and considered concurrently with other Construction Management Plans, Operational Management Plans and site-specific risk assessments related to the Project.

1.4 Environmental Approvals

Employees, contractors, sub-contractors and all those working at the Site are required to identify and familiarise themselves with the environmental requirements outlined within this EMP prior to undertaking work. Approvals and permits relevant to this project are to be included in an update of the EMP once approvals have been granted by WRC and any other regulatory authority.

2 Project Methodology

This section details the methodology likely to be used for project-related construction activities and operation activities situated on the Site. Refer to **Appendix A** plan of proposed development.

2.1 Description of Works

The scope for construction works associated with establishing the concrete batch plant includes:

- Site preparation - removal of existing stored waste materials;
- Earthworks;
- Construction of concrete batch plant, shed and storage bunkers;
- Installation of stormwater basin; and
- Installation of security fence.

The scope for works associated with the operation of the concrete batch plant includes:

- Producing concrete or concrete products by mixing cement with fine aggregate (sand), coarse aggregate (crushed rock or gravel) and water;
- Substitution of cement with supplementary cementitious materials (SCMs) such as fly ash, slag or silica fume; and
- Use of admixture chemicals to influence longer or shorter setting times, increase early strength or more flowable concrete.

The concrete batching activities will include mixing raw materials using a front end loader to transport coarse and fine aggregate from a ground level storage bin to an aggregate weigh hopper. The aggregate is then added to an agitator. Cement and any SCMs are weighed in a separate hopper and transferred to the agitator. The correct amount of water and any admixtures are added to the agitator. The agitator barrel rotates, mixing the concrete ready for final slump testing, inspection and transport to the customer / building site.

2.2 Plant and Equipment

The following plant and equipment are indicative of that to be used for the construction activities:

- Cable locator;
- Skid steer loader;
- Excavator;
- Crane;
- Grader;
- Backhoe;
- Light vehicles;
- Heavy haulage trucks (number required unknown and to be determined by construction contractor);
- Hand tools;
- Barricades;
- Pipework, fittings, fixtures and accessories; and
- Other equipment as required.

The following plant and equipment are indicative of that likely to be used for the operation activities:

- Front end loader;
- Light vehicles;
- Heavy haulage trucks (number required unknown and to be determined);
- Fixed infrastructure (such as storage bays, silos, chemical sheds);
- Pumps;
- Hand tools;
- Barricades;
- Pipework, fittings, fixtures and accessories; and
- Other equipment as required.

2.3 Hours of Operation

Construction and operational activities are restricted to the following hours:

- 6:30 am – 6:30pm Monday to Friday;
- 6:30 am – 6:30 pm Saturday; and
- No works to be undertaken on Sunday or public holidays.

Any works undertaken outside of these hours will require prior approval from WRC.

3 Environmental Values & Potential Impacts

An analysis of publicly available databases has concluded the following environmental values are present within and adjacent to the site:

- Within 100 meters of the Proserpine River (north of the Site);
- Along the Proserpine River vegetation is Category R reef regrowth watercourse vegetation, containing of concern regional ecosystems;
- Adjacent land use is agricultural (sugarcane);
- General habitat features on the Site including landscape buffer trees and old equipment / material in laydown area. Adjacent areas have dense shrubs, groundcover, rip and leaf litter; and
- Stormwater drain located along the western site boundary adjacent to the road.

The Site is in an area with no significant topographical features, with an elevation of 10 m AHD. The site likely drains towards the road into the stormwater drain that flows towards the water retention dams south of the Site.

3.1 Environmental Objectives

The concrete batching plant will endeavour to achieve all required environmental objectives and targets as outlined in **Table 3.1**.

Table 3.1: Key Environmental Objectives

Objective	Target	Monitoring
Adequate Environmental Controls	• Implemented prior to construction works commencing; and • Maintained for the duration of operation.	Daily pre-starts / diary
Environmental Performance	• Compliance with all relevant permits, licences and approvals; • Zero major environmental incidents; • Minor incidents / hazards and near misses are immediately mitigated; • Notable environmental spills are reported to the Site Supervisor and General Manager within one hour of occurrence; and • Incidents / hazards / near misses are reported within the required timeframes.	Weekly environmental inspections during construction and monthly during operation (refer to Environmental Compliance Report Template in **Appendix B**)
Effective Management of Community / Stakeholder / Cultural Heritage Concerns	• Zero impact to cultural heritage values; • No major community and / or stakeholder complaints; and • Complaints are dealt with and resolved as soon as possible.	Meeting minute records Incident report forms and outcomes of relevant investigation Complaints register

4 Legislation

Key environmental and cultural heritage legislation which may be applicable to the Project is listed in **Table 4.1**.

4.1 Other Guidance Instruments

Other relevant guidance instruments include the:

- *General Environmental Duty Code of Practice for the Concrete Batching Industry EM1305*, 2014; and
- *Industry Environmental Guide for Concrete Batching*, 2015.

Table 4.1: Key Environmental Legislation

Legislation	Regulatory Authority	Purpose / Requirements	Relevance to Proposed Works
Commonwealth			
Environment Protection and Biodiversity Conservation Act 1999 (Cwth)	Department of Agriculture, Water and the Environment (DAWE)	Provides a legal framework to protect and manage nationally and internationally important flora, fauna, ecological communities, and heritage places — defined in the EPBC Act as MNES.	The PMST identified MNES (i.e., listed threatened species and migratory species) which may occur within the search areas (refer to **Section 2.1**).
State			
Environmental Protection Act 1994 (Qld)	Department of Environment and Science (DES)	All works and operations need to comply with the general environmental duty of care established under this Act. The requirements of a number of environmental protection policies established under this Act are applicable to these works, including: • *Environmental Protection (Water) Policy 2009*; • *Environmental Protection (Air) Policy 2008*; and • *Environmental Protection (Noise) Policy 2008*.	Concrete batching activities are not classed as an Environmentally Relevant Activity (ERA) and an Environmental Authority (EA) is not required. The Environmental Protection Regulation formerly prescribed concrete batching activities as ERA43. Concrete batching (ERA43) was deleted by the Environmental Protection (Greentape Reduction) and Local Government and Other Legislation Amendment Act 2012 which commenced on 31 March 2013.
Planning Act 2016 (Qld)	Department of State Development, Infrastructure, Local Government and Planning (DSDILGP)	The Act outlines the land use planning and development assessment requirements to achieve ecological sustainability. Building work is accepted development in accordance with Schedule 7 Part 1(2) (Development Permit not required) if undertaken by or for the State or a public-sector entity. Operational work or plumbing or drainage work is considered as exempt development in accordance with	Building and plumbing and drainage works are likely required for the concrete facility.

Legislation	Regulatory Authority	Purpose / Requirements	Relevance to Proposed Works
		Schedule 6 Part 3(8) if the work is carried out by or for a public-sector entity authorised under a State law to carry out the work.	
Fisheries Act 1994 (Qld)	Department of Agriculture and Fisheries (DAF)	Under the *Planning Act 2016* (Qld) the construction and raising of waterway barrier works (waterway barriers) is classed as "development" and the work is considered "operational work".	A low impact (green) and major impact (purple) waterway are mapped within close proximity to the Site. No works are proposed within these waterways, and therefore, does not constitute waterway barrier works.
Vegetation Management Act 1999 (Qld)	Department of Resources (DoR)	The *Vegetation Management Act 1999* (VMA) regulates the clearing of remnant vegetation and high value regrowth vegetation in Queensland.	The Site is mapped as Category X non-remnant vegetation; therefore, this legislation does not apply.
Nature Conservation Act 1992 (Qld)	DES	This Act outlines the requirements for managing and conserving threatened flora and fauna species in Queensland.	The Protected Plants Flora Survey Trigger Map shows that the Site is not within a "High risk area". A flora survey is not required for these works. No essential habitat is mapped within the Site.
Aboriginal Cultural Heritage Act 2003 (QLD) and / or *Torres Strait Islander Cultural Heritage Act 2003* (QLD)	Department of Aboriginal and Torres Strait Islander Partnerships (DATSIP)	All works and operations are required to comply with the Cultural Heritage Duty of Care Guidelines established to protect items and places of Aboriginal cultural heritage significance.	A search of the cultural heritage database revealed that there is one cultural heritage site point approximately 5 km north-west of the Site. There is a possibility of unknown finds being identified during earthworks.

5 Management Systems

5.1 Responsibilities

All personnel involved in construction activities are responsible for the overall environmental performance of all activities they have control over and for complying with their GED as defined in **Table 5.1**.

The roles and responsibilities of personnel involved in the Project are described in **Table 5.1**.

Table 5.1: CEMP roles and responsibilities

Role	Responsibility
General Manager	To oversee the project activities, including approval of the EMP and to have in place all relevant approvals (or exemptions to approvals) to allow the works to proceed. Provision of adequate resources to ensure that workers are trained to undertake activities as required including incident management. Ensuring incidents are reported and investigated and eternal notifications made where required. Overall responsibility for implementing the EMP. To ensure the team is adequately resources to enable all personnel to carry out their duties in an environmentally responsible manner through the implementation of the EMP.
Site Supervisor	Responsible for ensuring all personnel under their supervision are area of their responsibilities under the EMP and for all onsite operations including daily site audits or environmental controls. To ensure all environmentally significant areas are clearly demarcated and communicated to all personnel under their supervision.
HSE Officer	Responsible for assisting with the implementation of the EMP and ongoing awareness of health and safety and environmental aspects, maintaining and updating this EMP as required, conduction audits of the implementation of this EMP and collating of records related to the EMP.
All Workers including Operators, Consultants, Contractors and Sub-contractors	Responsible for working in accordance with the EMP and reporting any incidents, hazards and near misses. Complying with the GED provisions of *the Environmental Protection Act 1994* (Qld).

5.2 Competence, Training and Awareness

All personnel attending the Site will complete an induction and appropriate environmental awareness training prior to commencing works to ensure they are competent to carry out the tasks allocated to them in a way that prevents or minimises harm to the environment.

The induction and environmental awareness training will include:

- A review of environmental management requirements as outlined in this EMP;
- Emergency procedures and responses (including spills, leaks and clean ups);
- Site accessibility;
- Communication and reporting protocols;
- No go areas and environmental clearances (if applicable);
- Legal obligations under relevant legislation;
- Environmental objectives and targets;
- Environmental and cultural heritage awareness;
- Site environmental rules; and
- Consequences for non-conformances.

This EMP and emergency procedures will be readily available and accessible to all personnel at all times and a copy kept at the site.

Daily pre-start meetings will include discussion on environmental issues, site specific environmental values and impact mitigation for key risks to these values. Records will be kept for all internal training and induction procedures and pre-start meetings.

5.3 Emergency and Incident Management

The management of environmental related near misses and incidents as described below is important to reduce the likelihood of an event occurring that could cause harm to the environment or cultural heritage values in the site and surrounds. These are defined as:

- A near miss is any event that could have resulted in environmental harm and/ or a pollution event; and
- An incident is any event that has resulted in environmental harm and / or a pollution event.

If an incident / hazard / near miss occurs, the following steps will be taken immediately:

1. Immediate action will be taken to eliminate or minimise risks associated with the incident and ensure that the area is made safe, if safe to do so;
2. In the event of a spill: clean up and / or control polluting substances;
3. All incidents (including near misses) must be reported immediately to the Site Supervisor who will inform the General Manager;
4. Document and complete an incident / hazard / near miss report form and submit to the HSE Officer;
5. For incidents that cause or threatened serious or material environmental harm, report to relevant regulatory authority within 24 hours;
6. Immediate implementation of mitigation measures to prevent a recurrence of a similar incident / hazard / ear miss; and
7. Update this EMP and disseminate.

Records of all incidents and complaints will be maintained.

The HSE Officer will review and investigate all incidents and complaints and assess or direct a response as appropriate. Corrective action and other recommendations will be made or documented.

Based on incident classification and severity, the incident may be subject to further investigation by a third party to determine the root cause.

5.3.1 Reporting Significant Environmental Harm to the Regulator

The environmental regulator in Queensland is DES. All Serious environmental harm must be reported via the Pollution Hotline 1300 130 372 (option 2). Incidents can be reported 24 hours a day, 7 days a week.

When phoning the Pollution Hotline be ready with as much of the following information as possible:

- Your details (name, business name, phone, address, email);
- Time and date of incident or activity;
- Location of incident or activity;
- Description of incident or activity; and
- Description of environmental values being affected.

5.4 Non-conformances and Corrective Actions

Any non-conformance with EMP will be reported to the General Manager and HSE Officer within a four-hour period. A major non-conformance may result in the site being shut down until the non-conformance is rectified.

Corrective and preventative actions may include:

- Review and improvement of existing environmental controls, Job Safety and Environment Analysis (JSEA) and Safe Work Method Statement (SWMS);
- Site rehabilitation;
- Increased environmental awareness including retraining and toolbox talks;
- Modification of construction / operation methods; and
- Increased environmental awareness including retraining and toolbox talks.

Each incident must be sufficiently investigated to allow specific and detailed corrective and preventative actions to be identified, actioned and closed out Corrective actions are to be addressed and implemented within 48 hours.

Non-conformances impacting the environmental values shall be reported by the Site Supervisor to the General Manager immediately.

Each incident must be sufficiently investigated to allow specific and detailed corrective and preventative actions to be identified, actioned and closed out. Corrective actions are to be addressed and implemented within 48 hours.

Non-conformances impacting the environmental values shall be reported by the Site Supervisor to the General Manager immediately.

5.5 Complaint Management

Details of any complaints received in relation to construction / operation activities at the site must be recorded and reported to the General Manager immediately.

Complaints to be recorded in a register including the time, date, complainant contact details, reason for the complaint, any investigation undertaken, conclusion and actions taken.

5.6 Monitoring, Reporting and Continuous Improvement

Visual monitoring and recording of the site activities is to be carried out on a daily basis by the Site Supervisor to ensure construction / operation activities are undertaken in accordance with the objectives of this EMP, site environmental controls are maintained and to ensure that required outcomes are being achieved.

The HSE Officer will conduction monthly inspections of work areas and work practices to ensure compliance with this EMP.

An Environmental Compliance Report (refer to **Appendix B**) will be submitted weekly during construction and monthly during operation to the General Manager providing an overview of findings related to key management strategies in this EMP. The report will also outline any areas of concern and recommended corrective actions. Any non-compliance with the performance criteria shall be documented as a near miss of incident, as per the procedure outlined in **Section 5.3**. Corrective actions will be undertaken in consultation with the Site Supervisor and General Manager.

If monitoring proves that any management strategies outlined in this EMP are unsuitable or inadequate, a review and update of the EMP will be undertaken at that time.

6 Environmental Aspects and Impacts

The following key environmental components at risk from uncontrolled impacts from the project have been identified:

- Air quality (refer to **Section 7.1**);
- Land protection (refer to **Section 7.2**);
- Waste and wastewater management (refer to **Section 7.3**);
- Water resources (refer to **Section 7.4**); and
- Cultural heritage (refer to **Section 7.5**).

Key environmental components have been reviewed against the potential impacts of the project activities outlined in **Section 2** and an impacts and aspects table formulated (refer to **Table 6.1**).

Table 6.1: Impacts and Aspects

Aspects	Impacts				
	Air Quality	Land Protection	Waste & Wastewater Management	Water Resources	Cultural Heritage
Site Preparation	✓	✓	✓	✓	✓
Construction - Earthworks	✓	✓	✓	✓	✓
Construction - Infrastructure	✓	✓	✓	✓	✓
Operation of Batch Plant	✓	✓	✓	✓	✓

7 Management Procedures

Management procedures and controls to manager aspect and impacts that are likely to be associated with the construction and operation activities provide a framework for mitigating impact and reducing the risk of causing environmental harm. Mitigation measures and operational control are outlined in **Section 7.1** to **Section 7.5**.

7.1 Air Quality Management

Dust, Noise, Vibration and Emissions	
Objectives	Minimise environmental impacts from emissions and visible dust on sensitive receptors including vegetation. Minimise the environmental impacts of noise and vibration at the Site and surrounding areas on sensitive receptors including employees, the community and fauna.
Performance Criteria / Targets	• No fugitive emissions (including odours, dust, smoke and fume emissions) causing, or likely to cause, an environmental nuisance beyond the boundaries of the site for the duration of construction activities and operation activities; and • No complaints from sensitive receptors or the workforce in relation to air quality during construction and operational activities, including dust, noise and vibration.
Mitigation Measures	• Avoid undertaking construction works during periods of gale force winds (i.e., >33 knots); • Dust suppression of exposed / bare soil and stockpiles is to be conducted as necessary to prevent dust generation; • Vehicle speed restricted to the sites-specific speed limit unless otherwise signed; • Sand and aggregate is stored in 3 sided above ground storage bays and kept damp by well-maintained sprinkler systems; • Stockpile and storage bay areas are to be located in approved areas away from drainage lines and protected from sediment loss; • Storage bays fitted with additional screening over and above wall height (e.g. shade cloth); • Stockpiles kept at least 0.5 m below the top of storage bay walls and 0.5 m inside open end of the bays and 'do-not-overfill' management procedures in place and enforced; • Dampen aggregate on receipt, prior to unloading and prior to being transferred to weigh hoppers; • Transport sand and aggregate in trucks with enclosed top covers; • Transport cement and SCM in fully enclosed containment systems; • Vehicles will be clean prior to leaving the site to minimise track out of material onto neighbouring roads; • Cement and SCMs are stored in sealed, dust tight storage silos fitted with fully enclosed pneumatic transfers, emergency pressure alert and automatic cut-out overfill protection, backup over-fill protection, high quality dust filters and burst-bag detector system ducted to vent just above ground-level adjacent to the filling pipe; • Chemical storage areas to be well ventilated; • Plant and Equipment to be maintained in good repair, including exhaust systems and emission control devices with service records available; • Broadband reversing beepers and working within approved operating hours; • Silencing devices on all pressure operated equipment; • Plant and machinery to be switched off when not in use; • Enclosed pumps and compressors; • Vegetation sound barrier maintained; • Wastes will be collected in designated covered receptacles and managed in accordance with **Section 7.3**;

Dust, Noise, Vibration and Emissions	
	• Smoking is restricted to designated smoking areas to reduce the risk of fire; and • Dust monitoring to be conducted by a suitably qualified person if required.
Monitoring and Reporting	• Daily visual monitoring by the Site Supervisor; • Monthly site environmental inspections and reports; • Complaints to be recorded in a register for auditing purposes; and • Dust monitoring results (if required).

7.2 Land Protection

Hazardous Materials, Ecology and Biosecurity	
Objectives	To minimise the environmental impacts on land, soil and waterways at the Site and surrounding land caused by erosion and/or contamination. To minimise environmental impacts from waste and hazardous materials.
Performance Criteria / Targets	• No increase in soil degradation, erosion or sedimentation due to construction or operation activities; • No release of contaminants to the land, surface waters and groundwater; and • No complaints from sensitive receptors or the workforce in relation to land protection matters.
Mitigation Measures	• Chemicals ordered / stored in smallest quantity practicable to reduce storage needs; • Storage of any hazardous material (including fuel) / regulated waste materials must be stored within a secondary containment system (i.e. a bund) that is impervious to the materials stored within it, and must be managed to prevent the release of contaminants to waters or land; • Drain valves and pump-out valves locked in closed position (unless in use); • Any potentially contaminated materials should be stockpiled separately. These stockpiles should be appropriately bunded to prevent any potential contaminants leading into the environment; • Storage and handling of hazardous substances and refuelling activities will not occur within 50 metres of a watercourse or drainage line; • Maintain adequate records of the types and quantities of hazardous substances on site; • Spill kits are to be located at all points where hazardous substances are stored and used and in vehicles; • The correct safe use of chemicals, spill kits and contaminated materials will be addressed in the Site induction; • A register of Safety Data Sheets (SDS) will be maintained; • No vegetation clearing allowed; • No domestic animals are permitted on site; • Soil or stockpiled material is not to be pushed up against trees or placed within gullies or drainage lines; • Site specific weed and hygiene requirements will be outlined during site inductions; • Any equipment, machinery or material sourced from a biosecurity zone will require a permit; • Imported materials are to be accompanied by a weed hygiene certificate; and • Copies of weed hygiene certificates are to be retained for auditing purposes.
Monitoring and Reporting	• Daily visual monitoring by the Site Supervisor; • Monthly site environmental inspections and reports; and • Complaints to be recorded in a register for auditing purposes.

7.3 Waste and Wastewater Management

Waste Materials, Recycling and Wastewater	
Objectives	To minimise the environmental impact of waste generation by reusing and recycling materials where possible and to minimise the risk of environmental harm caused by inappropriate waste handling and storage (i.e. litter, contamination etc.).
Performance Criteria / Targets	• All construction water, operational process water and stormwater runoff is actively managed and contained; • No unauthorised waste disposal; • Promote and adhere to waste minimisation and recycling principles; and • No contamination of soil, air or water due to inappropriate waste management.
Mitigation Measures	• Concrete production is carefully planned to minimise returned concrete waste by matching production to sales; • Wet waste concrete is recycled back into the concrete batching process, subject to quality requirements; • Solid concrete is crushed to aggregate at an appropriate recycling facility and reused in the concrete batching process or alternative uses such as road base; • Process water from the batch plant and stormwater runoff is actively managed and contained; • Dedicated equipment washing area which drains to a collection system; • A recycling program is established for aluminium cans, glass bottles, plastics, paper, cardboard and packaging materials; • All hazardous materials waste (including fuel, waste oil, admixtures, wet waste concrete, etc.) must be stored within a secondary containment system, be appropriate sealed and labelled, and transported by licenced entities only to an approved waste management facility for treatment or disposal; • Hazards substances will be limited to minor quantities of diesel and oil, as required by onsite plant and equipment; • All temporary storage / stockpiling of waste is to be located at least 50 metres away from any watercourse or drainage line; • Closed system toilet facilities and other amenities will be available on-site during construction and operation works; and • Safe cigarette butt disposal bins are to be provided in designated smoking areas.
Monitoring and Reporting	• Daily visual monitoring by nominated Site Supervisor; • Monthly site environmental inspections and reports; and • Fifty percent or greater of waste materials generated to be recycled or re-used.

7.4 Water Resources

Protection of Water Resources, Erosion and Sediment Control	
Objectives	To reduce the environmental impacts on receiving surface waters and groundwater quality
Performance Criteria / Targets	• No release of contaminants to the land, surface waters and groundwater; • All construction water and process water are actively managed and contained; and • No complaints from sensitive receptors in relation to water resources.
Mitigation Measures	• All stormwater runoff and process water captured and retained on site in the stormwater retention basin and subsequently reused; • Harvest and store clean rainwater separately for use in the batching process; • Process water recycling system fully isolated from storm water drains; • All equipment / materials will be stored to prevent standing water that would encourage mosquito breeding;

Protection of Water Resources, Erosion and Sediment Control	
	• Site specific management plans in place for significant wet weather event (e.g. cyclone); • Appropriate erosion and sediment control (ESC) devices will be implemented and maintained around exposed areas and stockpiles to manage stormwater entering and leaving the Site during construction and operational works; and • Water quality monitoring by a suitably qualified person may be required if a rain event results in discharge from the Site, visible contamination is observed on waters immediately adjacent to the Site or complaints are received.
Monitoring and Reporting	• Daily visual monitoring by nominated Site Supervisor; • Monthly site environmental inspections and reports; and • Water quality monitoring results (if required).

7.5 Cultural Heritage Management

There are no known cultural heritage sites within the Site however, if required cultural heritage clearances will be obtained by the General Manger If during any stage of the construction or operation works, cultural heritage is identified, then works will be immediately ceased and the nominated Site Supervisor is to notify the General Manager. Works cannot recommence at the Site until clearance has been provided in writing by the relevant authority.

8 Management Review

The performance of this EMP during construction and operation activities will be required during the monthly site environmental inspections (refer to Environmental Compliance Report Template provided in **Appendix B**). The information considered at pre-start meetings and the site environmental inspections will include non-conformances, incident, complaints and any other relevant information regarding achieving the objectives of this EMP.

External audits by a suitably qualified person will be conducted following a release of a contaminant to the environment, after significant rainfall (>50 mm in 24 hours) and annually to ensure compliance with this EMP.

Should the need arise, this EMP will be reviewed and updated to ensure management is appropriately targeting the key environmental risks at the site and immediately adjacent area.

References

Cement Concretes and Aggregates Australia (CCAA) 2014, *concrete overview*, viewed 29 March 2022. Available at:
https://www.ccaa.com.au/CCAA/Industry/Concrete/CCAA/Public_Content/INDUSTRY/Concrete/Concrete_Overview.aspx?hkey=50e46381-71a1-4a42-a89f-d073f063ed51

Cement Concretes and Aggregates Australia (CCAA) 2019, *environmental management guideline for concrete batch plants*, viewed 29 March 2022. Available at:
https://www.ccaa.com.au/documents/CCAA_Environmental_Guideline_final.pdf

Limitations

This report has been prepared for the use of the client, Vision Surveys (Qld) Pty Ltd, for the purpose of this commission only.

CQG[1] takes no responsibility and disclaims all liability for any loss or damage that any party may suffer as a result of using or relying on any such information or recommendations contained in this report.

To the maximum extent permitted by law CQG expressly disclaims responsibility for or liability arising from:

- Any error in, or omission in connection with assumptions, or
- Reliance on the report by a third party, or use of the report other than for the purpose stated.

The report relates only to the project described herein and must be reviewed by a competent expert before being used for any other purpose. CQG accepts no responsibility for other use of the data.

This report does not provide a complete assessment of the environmental status of the site but is limited to the scope defined herein.

Should further information become available regarding the conditions of the Study Area, CQG reserves the right to review the report in the context of the additional information.

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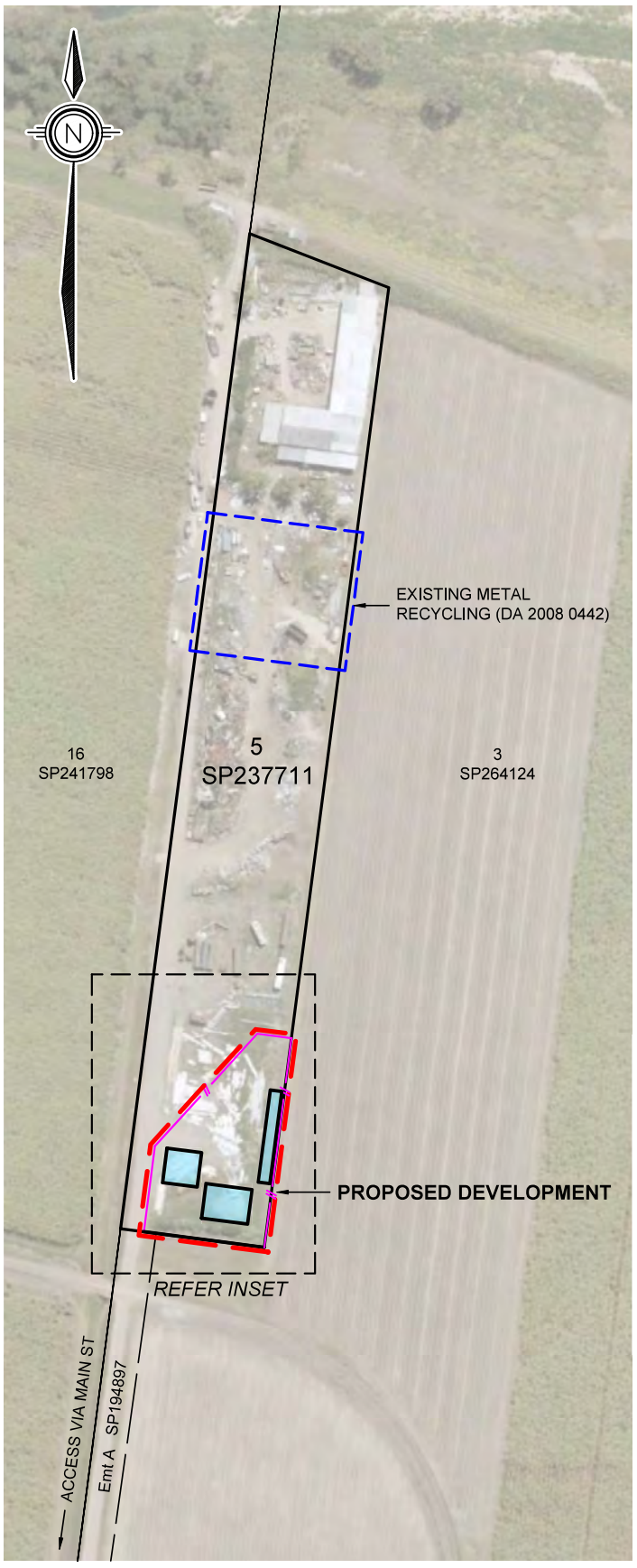
The scope of this study did not include any sampling, site surveys or modelling.

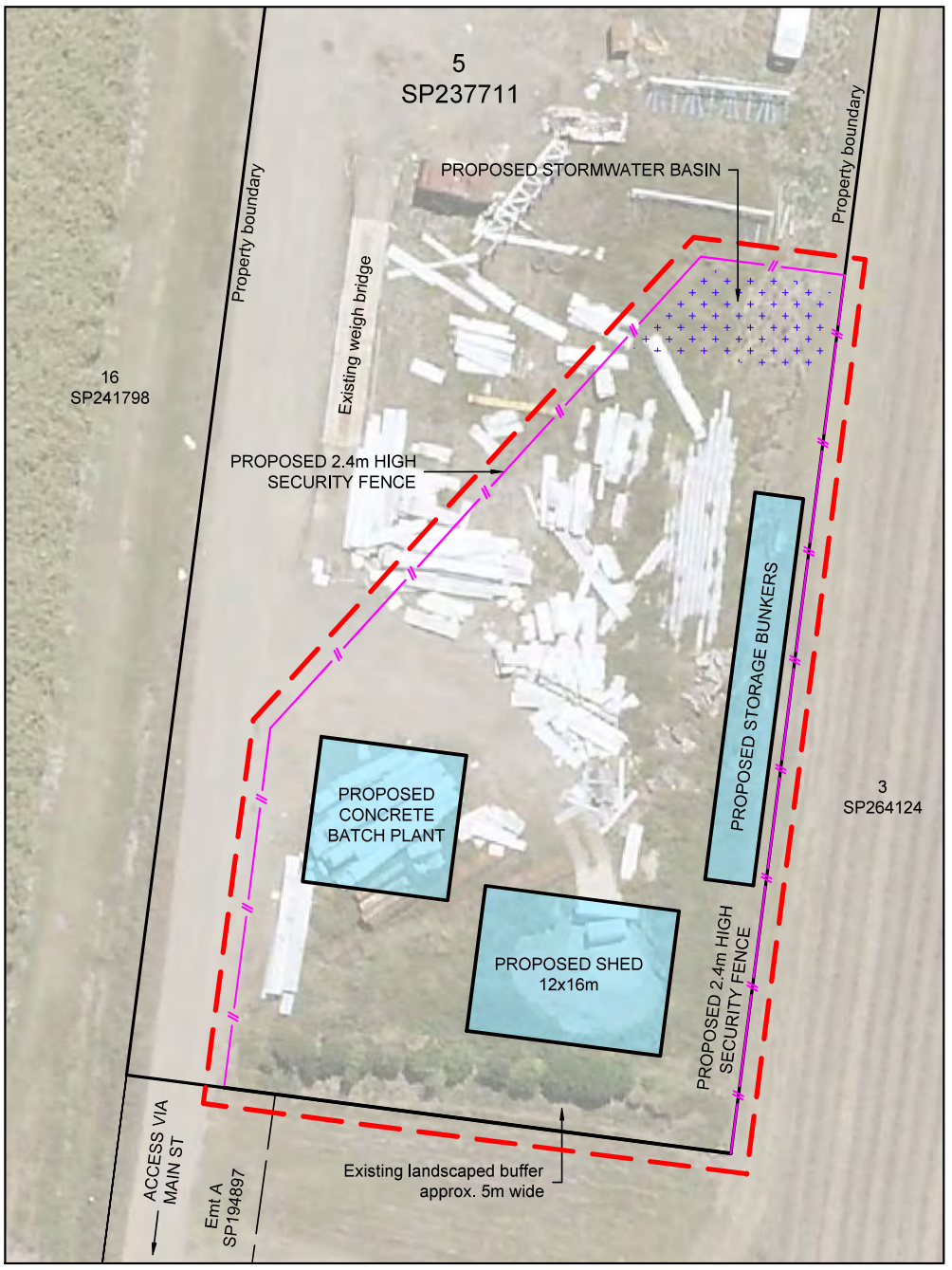
This report is based on information issued and supplied to CQG by others as well as publicly available information as referenced herein. CQG have assumed this information is accurate and reliable.

[1] *CQ Environmental Pty Ltd (ABN 61 107 574 514) trading as CQG Consulting (CQG)*

APPENDIX A:

Plan of Proposed Development





INSET

SCALE 1: 500

NOTES

1. The title boundaries shown hereon are obtained from existing Digital Cadastral Database (DCDB), © State of Queensland (Department of Natural Resources, Mines and Energy) 2020. These boundaries have not been verified and are approximate only.
2. Image: © State of Queensland 2020, includes material © CNES reproduced under licence from Airbus DS, all rights reserved, © 21AT © Earthi, all rights reserved, 2020 © State of Queensland (Department of Natural Resources, Mines and Energy) 2020 © State of Queensland (Department of Natural Resources and Mines), 2016.

PRELIMINARY

IMPORTANT NOTE
DIMENSIONS AND AREAS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY AND LOCAL AUTHORITY APPROVAL.

Rev	Description	Drawn	Checked	Date
1	Revised preliminary	AD	AH	28/06/2021
0	Preliminary issue for comment	AD	AH	14/06/2021

Scale 1:2000 - Lengths are in Metres.

20 0 20 40 60 80 100 120 140 160 180 200 220

This plan was prepared as a plan of proposed development and should not be used for any other purpose. The dimensions, areas and total number of lots shown hereon are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation. In particular, no reliance should be placed on the information on this plan for any financial dealing involving the land. This note is an integral part of the plan.

PLAN OF PROPOSED DEVELOPMENT

PROJECT: CONCRETE BATCH PLANT

LOCATION: 153A MAIN STREET, PROSERPINE
Real Property Description: LOT 5 ON SP237711

CLIENT: PROSERPINE RECYCLING

VISION
Airlie Beach | Mackay | Townsville | Rockhampton | SE QLD
E: admin@visionsurveysqld.com.au P : 13000VISION

Horiz. Datum: MGA (GDA94) ZONE 55	Scale: 1 : 2000 @ A3	Drawing No: 19079-PP-01
Vert. Datum:	Drawn: AD	Sheet: 1 OF 1
Local Authority: WHITSUNDAY REGIONAL	Surveyed:	Revision: 1

APPENDIX B:

Environmental Inspection Template

CQG Consulting	Environmental Inspection Checklist	Project Number	
		Rev Date	23/06/2022

Project	Proserpine Concrete Batch Plant			
Contractor:		Overall Level of Compliance (tick):		
Inspection Completed by:			Compliant	Mitigation measures outlined in the EMP are in place and the EMP is being complied with
Principal Operational Activities Observed:			Opportunity for improvement	Generally, the activities onsite are occurring in compliance with the EMP, however recommendations have been made for minor improvements
Inspection Date:			Non-compliant	Immediate action is required to make the site and activities compliant with the EMP

Environmental Consideration	Response	Observation / Actions / Photo Reference NV – Not Verified
General		
Is housekeeping satisfactory?	☐ Yes ☐ No ☐ NV	
Have there been any incidents or complaints? Note a summary of incident / compliant particulars	☐ Yes ☐ No ☐ NV	
Permits and Approvals		
Are all permits and approvals in place and being complied with?	☐ Yes ☐ No ☐ NV	
Training and Awareness		
Have all staff undertaken the environmental and cultural heritage induction?	☐ Yes ☐ No ☐ NV	
Air Quality		
Is there visual evidence of dust / another airborne contaminant leaving site?	☐ Yes ☐ No ☐ NV	
Do dust generating activities have the correct control measures? Are they affective?	☐ Yes ☐ No ☐ NV	
Are stockpiles at least 0.5 m below the top of storage bay walls and 0.5m inside open end of the bays?	☐ Yes ☐ No ☐ NV	
Is there evidence of unapproved work occurring outside of normal operating hours?	☐ Yes ☐ No ☐ NV	

CQG Consulting	Environmental Inspection Checklist	Project Number	
		Rev Date	23/06/2022

Environmental Consideration	Response	Observation / Actions / Photo Reference NV – Not Verified
Do vehicles and equipment have daily pre-start records completed?	☐ Yes ☐ No ☐ NV	
Are there any observed noisy / vibration works occurring near to sensitive receivers?	☐ Yes ☐ No ☐ NV	
Land Protection		
Are all drain valves and pump-out valves locked in the closed position (unless in use)?	☐ Yes ☐ No ☐ NV	
Are all contaminated / hazardous materials stored within a secondary containment system? i.e. bunded	☐ Yes ☐ No ☐ NV	
Is there a spill kit located adjacent to or within each work area? Do they need restocking?	☐ Yes ☐ No ☐ NV	
Is there any evidence of any spills onsite?	☐ Yes ☐ No ☐ NV	
Is there evidence of unauthorised vegetation clearing on site?	☐ Yes ☐ No ☐ NV	
Waste and Wastewater Management		
Are waste materials being suitably collected and segregated?	☐ Yes ☐ No ☐ NV	
Are waste tracking records available? Note regulated waste tracking number if applicable	☐ Yes ☐ No ☐ NV	
Is there evidence of process water not being contained?	☐ Yes ☐ No ☐ NV	
Water Resources		
Is there any evidence of stormwater / uncontrolled runoff leaving the designated retention areas? Note rainfall dates and volume if known	☐ Yes ☐ No ☐ NV	
Is there any evidence of water runoff from the Site activities into drains / waterways?	☐ Yes ☐ No ☐ NV	

CQG Consulting	Environmental Inspection Checklist	Project Number	
		Rev Date	23/06/2022

Environmental Consideration	Response	Observation / Actions / Photo Reference NV – Not Verified
Do sedimentation controls require modification, maintenance or repair? (e.g. silt fence, sand bags)	☐ Yes ☐ No ☐ NV	
Cultural Heritage		
Have any Aboriginal / cultural heritage matters been identified? Were they handled in accordance with the CEMP?	☐ Yes ☐ No ☐ NV	

Actions

Recommended Action	Priority*	To be Completed By (Who)	Date / Initial Closed

*** NOTES:**

Immediate – to be addressed straight away
High - 1 to 2 days
Medium - within 3 days
Low - within 7 days unless otherwise stated;
Consider stakeholders when determining priority and the close out of actions

CQG Consulting	Environmental Inspection Checklist	Project Number	
		Rev Date	23/06/2022

Use the image below to indicate observations if necessary. Number annotations can be used to relate back to actions table and / or photos to be attached as a photo log to the completed checklist.

Rockhampton
180 Quay Street Rockhampton Q 4700
PO Box 8384 Allenstown Q 4700
+61 (7) 4922 9252

Gladstone
15 Lord Street Gladstone Q 4680
PO Box 142 Gladstone BC Q 4680
+61 (7) 4976 9252

Mackay
7 / 52 Macalister St
Mackay Q 4740
+61 (7) 4960 1952

Townsville
84 Denham Street
Townsville Q 4810
+61 419 760 411

Brisbane
Level 11, 300 Adelaide Street
Brisbane Q 4000
+61 408 404 284

Environmental | Engineering | Planning

CQG Consulting

www.cqgroup.com.au

RA9-N

Queensland Government

SARA reference: 2211-32077 SRA
Council reference: 20221037
Applicant reference: 19079

20 December 2022

Chief Executive Officer
Whitsunday Regional Council
PO Box 104
Proserpine Qld 4800
info@whitsundayrc.qld.gov.au

Attention: James McEvoy-Bowe

Dear Mr McEvoy-Bowe

SARA response—153A Main Street, Proserpine QLD 4800

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

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency on 16 November 2022.

Response

Outcome:	Referral Agency Response – No Requirements Under section 56(1)(a) of the *Planning Act 2016*, SARA advises it has no requirements relating to the application.
Date of response:	20 December 2022
Advice:	Advice to the applicant is in **Attachment 1**.
Reasons:	The reasons for the referral agency response are in **Attachment 2**.

Development details

Description:	Development permit	Material Change of Use for High Impact Industry (Concrete Batching)
SARA role:	Referral Agency.	
SARA triggers:	Schedule 10 Part 9 Division 4 Subdivision 2 Table 4 (Planning Regulation 2017). Material change of use near a State transport corridor Schedule 10 Part 9 Division 4 Subdivision 1 Table 1(Planning Regulation 2017)	

Mackay Isaac Whitsunday regional office
Level 4, 44 Nelson Street, Mackay
PO Box 257, Mackay QLD 4740

	Development application for an aspect of development stated in schedule 20
SARA reference:	2211-32077 SRA
Assessment Manager:	Whitsunday Regional Council
Street address:	153A Main Street, Proserpine QLD 4800
Real property description:	Lot 5 on SP237711 and Easement A in SP194897
Applicant name:	Proserpine Rural Recycling
Applicant contact details:	c/-Vision Surveys PO Box 2103 CANNONVALE QLD 4802 andrea@visionsurveysqld.com.au

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s. 30 Development Assessment Rules)Copies of the relevant provisions are in **Attachment 3**.

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

For further information please contact Brian Kiruhi, Planning Officer, on 35228606 or via email MIWSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely

Leah Harris
Principal Planning Officer

cc Proserpine Rural Recycling, andrea@visionsurveysqld.com.au

enc Attachment 1 - Advice to the applicant
Attachment 2 - Reasons for referral agency response
Attachment 3 - Representations provisions

Attachment 1—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the *Planning Act 2016* its regulation or the State Development Assessment Provisions (SDAP) version 3.0. If a word remains undefined it has its ordinary meaning.

Attachment 2—Reasons for referral agency response

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

The reasons for SARA's decision are:

The development complies with State code 1: Development in a state-controlled road environment of the SDAP. Specifically, the development:

- does not increase the likelihood or frequency of accidents, fatalities or serious injury for users of a state-controlled road
- does not adversely impact the structural integrity or physical condition of state-controlled roads, road transport infrastructure, public passenger transport infrastructure or active transport infrastructure
- does not adversely impact the function and efficiency of state-controlled roads or future state-controlled roads
- does not adversely impact the state's ability to plan, construct, maintain, upgrade or operate state-controlled roads, future state-controlled roads or road transport infrastructure
- does not significantly increase the cost to the state to plan, construct, upgrade or maintain state-controlled roads, future state-controlled roads or road transport infrastructure
- maintains or improves access to public passenger transport infrastructure or active transport infrastructure
- does not adversely impact the state's ability to operate public passenger services on state-controlled roads.

Material used in the assessment of the application:

The development application material and submitted plans

- *Planning Act 2016*
- *Planning Regulation 2017*
- SDAP version 3.0 as published by SARA
- The Development Assessment Rules
- SARA DA Mapping system
- *Human Rights Act 2019*

Attachment 3—Change representation provisions

(page left intentionally blank)

Development Assessment Rules—Representations about a referral agency response

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

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.

28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—

(a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or

(b) the Minister has given the concurrence agency a direction under section 99 of the Act; or

(c) the applicant has given written agreement to the change to the referral agency response.[2]

28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.

28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—

(a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and

(b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

---

1 Pursuant to Section 68 of the *Planning Act 2016*

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

Part 7: Miscellaneous

30 Representations about a referral agency response

30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.[3]

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

13.3 Community Services

13.3.1 - Donation - Merinda State School - 125th Anniversary Celebration

DATE: Wednesday 26 April 2023

TO: Ordinary Council Meeting

AUTHOR: Brooke Newell - Community Development Officer

AUTHORISING OFFICER: Julie Wright - Director Community Services

PRESENTED FOR: Decision

ATTACHMENTS

1. Letter of Request - Merinda State School [**13.3.1.1** - 1 page]

PURPOSE

Council to consider a request for donation to the Merinda State School P&C Association for their 125th Anniversary Celebrations.

OFFICER'S RECOMMENDATION

That Council approve a donation of $5,000 to assist the Merinda State School P&C Association for their 125th Anniversary Celebrations to be held on the 22 July 2023.

BACKGROUND

Merinda State School has been providing education services to the Bowen community for one hundred and 25 years. A community day to commemorate the occasion will be held 22 July 2023.

DISCUSSION/CURRENT ISSUE

Merinda State School's P&C Association rely heavily on donations to assist their school in events such as this Community Day. Quotes for rides have been obtained and it has been requested that Council donate $5,000 towards the event.

STATUTORY/COMPLIANCE MATTERS

Local Government Act 2009
Local Government Regulation 2012

STRATEGIC IMPACTS

Facilitate, foster and encourage region wide activities and programs that engage our community.

FINANCIAL IMPLICATIONS

The funds will be taken from JC: 2967.11074 – Community Donations (2967) / Donations (11074)

Description	Amount ($)
2022/23 Budget (Q3 Revised)	$120,000
Actual + Commitment Spend	$101,532
YTD Remaining Current Budget	***$18,468.00**

**Budget intended to be reduced at Q3*

CONSULTATION/ENGAGEMENT

Director Community Services

RISK ASSESSMENT

There is a financial cost to Council, however the assistance provided will support the Merinda State School P&C Association in providing a successful Community Day.

TIMINGS/DEADLINES

To be paid within one month of the approval date.

CONFLICT OF INTEREST DECLARATION

Council officers contributing to the preparation and approval of this report have no conflicts of interest to declare.

HUMAN RIGHTS IMPACT

Section 58 of the *Human Rights Act 2019* specifies required conduct for public entities when acting or making a decision. Sections 15-37 of the *Human Rights Act 2019* identifies the human rights a public entity must consider in making a decision. The human rights relevant to this decision are as follows:

- Section 19 – Freedom of movement.
- Section 21 – Freedom of expression.
- Section 24 – Right to own property and not be arbitrarily deprived of property.
- Section 27 – Cultural rights – generally – all persons with a particular cultural, religious, racial or linguistic background have the right to enjoy their culture, to declare and practice their religion and use their language.
- Section 28 – Cultural rights – Aboriginal peoples and Torres Strait Islander peoples.

This decision does not limit the above identified human rights.

ALTERNATIVES CONSIDERED

Options	Description	Positives	Negatives
Option 2	Offer a smaller donation	Save Council money	Negative public comment from the community
Option 3	Not provide support	Save up to $5,000	Negative public comment from the community

MERINDA STATE PRIMARY SCHOOL

P & C ASSOCIATION

[redacted]

[redacted]

[redacted]

21st March 2023

Dear Cr Michelle Wright,

Merinda State School is excited to be celebrating 125 years of schooling this year. We will be holding a Community Day to commemorate the occasion on Saturday 22nd July from 10am-2pm.

We would like to ask your support by way of donation to contribute to the cost of the rides. We have obtained multiple quotes ranging from $7,840 to $14,000 and are asking if the Whitsunday Regional Council could donate $5,000 toward this cost.

We would include the Whitsunday Regional Council logo as a sponsor for the event on all advertising and would welcome a Whitsunday Regional Council banner and/or stall at the event.

Please contact myself if you have any questions regarding the 125 year celebration on [redacted] or [redacted] I look forward to your reply.

Kind Regards,

[redacted]

13.3.2 - Sponsorship Request - Whitsunday Cruisin Car Club Inc

DATE: Wednesday 26 April 2023

TO: Ordinary Council Meeting

AUTHOR: Hayley Borg - Events and Community Sponsorship Officer

AUTHORISING OFFICER: Julie Wright - Director Community Services

PRESENTED FOR: Decision

ATTACHMENTS

1. Proposal Redacted [**13.3.2.1** - 1 page]

PURPOSE

Council to consider a request for sponsorship from Whitsunday Cruisin Car Club Inc to assist with their annual event to be held on Saturday 27 May 2023.

OFFICER'S RECOMMENDATION

That Council approve sponsorship of $1,000 to assist the Cruisin Whitsunday Show and Shine organisers with their annual event to be held Saturday 27 May 2023.

BACKGROUND

The Cruisin Whitsunday Show and Shine 2023 is a well-established event that prides itself on being accessible to all members of the community. The family fun day event will include a display of Hot Rods, Muscle Cars, Classics and Motorcycles at the Coral Gardens, Coral Sea Marina on Saturday 27 May 2023.

Council has not previously provided financial support to Crusin Whitsunday Show and Shine.

DISCUSSION/CURRENT ISSUE

Council has received a request for sponsorship for Cruisin Whitsunday Show and Shine Family Fun Day event. For the first time this year's event will feature a 'Kids' Show and Shine from 9am-1pm. This will offer children the opportunity to show off their pride and joy at the event.

The event is proven to have a positive economic impact to the area, with visitors injecting money towards local businesses during their visit. This year the event organisers are expecting up to 150 entrants.

The request for sponsorship is for a $1,000 platinum sponsorship. It is recommended that Council provide a $1,000 sponsorship to assist the Cruisin Whitsunday Show and Shine event organisers support the event and showcase the Whitsunday region.

In return for sponsorship, Council may receive the following:

- Council logo on advertising and promotional materials, including website, social media and the event program.
- Verbal acknowledgement throughout the event, Registration Sausage Sizzle and Themed Dinner Party.
- Display of Council signage.
- Opportunity to participate and invest in a community event that will benefit the Whitsunday region.

- 2 Tickets to the Registration Sausage Sizzle.
- 2 Tickets to the Themed Dinner Party on Saturday evening.
- Option for 2 people to ride in a nominated club vehicle during the cruise parade.

STATUTORY/COMPLIANCE MATTERS

Local Government Act 2009
Local Government Regulation 2012
LSP_COMM_11 - Council Sponsorship Policy

STRATEGIC IMPACTS

Facilitate, foster and encourage region wide activities and programs that engage our community.

FINANCIAL IMPLICATIONS

The funds will be taken from JC: 2967.10249.63150 – Community Donations (2967) / Sponsorship (10249).

Description	Amount ($)
2022/23 Budget (Q3 Revised)	120,000
Actual + Commitment	100,531
YTD Remaining Budget	**19,469**

CONSULTATION/ENGAGEMENT

Director Community Services

RISK ASSESSMENT

Reputational - Providing financial assistance to support local residents in pursuing endeavours while promoting the region reinforces Council's commitment to supporting the local community.

TIMINGS/DEADLINES

Sponsorship to be paid within one month of approval.

CONFLICT OF INTEREST DECLARATION

Council officers contributing to the preparation and approval of this report have no conflicts of interest to declare.

HUMAN RIGHTS IMPACT

Section 58 of the *Human Rights Act 2019* specifies required conduct for public entities when acting or making a decision. Sections 15-37 of the *Human Rights Act 2019* identifies the human rights a public entity must consider in making a decision. The human rights relevant to this decision are as follows:

- Section 19 – Freedom of movement.
- Section 21 – Freedom of expression.
- Section 24 – Right to own property and not be arbitrarily deprived of property.

- Section 27 – Cultural rights – generally – all persons with a particular cultural, religious, racial or linguistic background have the right to enjoy their culture, to declare and practice their religion and use their language.
- Section 28 – Cultural rights – Aboriginal peoples and Torres Strait Islander peoples.

This decision does not limit the above identified human rights.

ALTERNATIVES CONSIDERED

Options	Description	Positives	Negatives
Option 2	Not provide support	Save up to $1,000	Negative public comment from organisers and community.

WHITSUNDAY CRUISIN CAR CLUB INC.
[redacted]

SPONSORSHIP PROPOSAL

PLATINUM **$1000** (Cash, Cheque. Direct Deposit)

- Your business will be promoted as a **PLATINUM** sponsor
- Business logo will be displayed on our Show & Shine flyers, posters & print media
- Free allocated area to conduct a trade display for your business
- Announcement of special thanks to your business as a major sponsor throughout the day & during presentation time/s
- A link will be placed on WCCC's social media pages advertising your business / company
- Advertise your business logo on our social media pages under 2023 sponsors
- Display any supplied banner / corflutes of your business / company during the event
- 2 Tickets to join us for "Registration" Sausage Sizzle
- Special thank you announcement at "Registration" Sausage Sizzle
- 2 Tickets to join us for "Dinner, Themed Party" on the Saturday evening
- Special thank you announcement at "Dinner, Themed Party"
- You choice of ride (2 People) in selection of nominated club vehicles to join our cruise parade

GOLD **$750** (Cash, Cheque. Direct Deposit)

- Your business will be promoted as a **GOLD** sponsor
- Business noted on our Show & Shine flyers
- Free allocated area to conduct a trade display for your business
- Announcement of special thanks to your business as a major sponsor throughout the day and during presentation time
- A link will be placed on WCCC's social media pages advertising your business / company
- Advertise your business logo on our social media pages under 2023 sponsors
- Display any supplied banner / corflute sign of your business / company during the event
- 2 Tickets to join us for "Dinner, Themed Party" on the Saturday evening

SILVER **$500** (Cash, Cheque. Direct Deposit)

- Your business will be promoted as a **SILVER** sponsor
- Business logo will be displayed on our Show & Shine flyers& posters
- Free allocated area to conduct a trade display for your business
- Announcement of special thanks to your business as a sponsor throughout the day and during presentation time
- A link will be placed on WCCC's social media pages advertising your business / company
- Advertise your business logo on our social media pages under 2023 sponsors

BRONZE **$250** (Cash, Cheque. Direct Deposit)

- Your business will be promoted as a **Bronze** sponsor
- Announcement of special thanks to your business as a sponsor throughout the day and during presentation time
- Advertise your business logo on our social media pages under 2023 sponsors

PRODUCT / A NOMINATED AMOUNT – Agreement

- Sponsors can provide a product/s or vouchers to raffle or a nominated amount to suit a budget, and an advertising agreement can be discussed with a member of Cruisin Whitsunday Committee.

Reserving a trade display area without a Sponsorship Agreement cost is $80 – 3 x 3m area

All Trade displays must supply an Insurance Certificate of Currency by 30th April 2023

Major Sponsors must pay a 50% deposit before 30th March 2023 to reserve a business logo or mention on the 2023 Cruisin Whitsunday flyer

13.3.3 - Sponsorship Request - 2023 Horsepower Heroes Whitsundays

DATE: Wednesday 26 April 2023

TO: Ordinary Council Meeting

AUTHOR: Hayley Borg - Events and Community Sponsorship Officer

AUTHORISING OFFICER: Julie Wright - Director Community Services

PRESENTED FOR: Decision

ATTACHMENTS

1. Horsepower Heroes Flyer [**13.3.3.1** - 1 page]

PURPOSE

Council to consider a request for sponsorship from Horsepower Heroes to assist with their annual event to be held on Saturday 15 July 2023.

OFFICER'S RECOMMENDATION

That Council approve sponsorship of $3,500 to assist Horsepower Heroes event organisers with their annual event to be held on Saturday 15 July 2023.

BACKGROUND

The Horsepower Heroes is a well-established fundraising event which raises awareness for for mental health and funds for Suicide Prevention Network, Real Mates Talk and Kick On. The event aims to raise awareness about suicide and reduce the stigma and its impact on families and community.

The future of the "Horsepower Heroes Whitsundays – Horsepower Day 2022", is targeted to become a prelude event for the Townsville 500 - Supercars, attracting showcase and networking opportunities into the world of Australian Motorsport right here in the Whitsundays.

Last year's open day was only a half day event due to wet weather. The organisers managed to raise $23,000.00 dollars through corporate sponsors, event dinner, raffles and gold coin donations taken at the gates from the more than 2500 members of the public that attended the event. Whilst only a half day event it provided mutual exposure and economic benefits for the community.

The Horsepower Heroes event offers a full day program that prides itself on being accessible to all members of the community. The event delivers wider benefits for the community of the Whitsundays and Burdekin areas by connecting visitors with health providers and support networks. Funds raised will be used by support providers to support and promote positive mental health within the Whitsunday and Burdekin areas.

Council provided financial support of $500 in 2022.

DISCUSSION/CURRENT ISSUE

Council has received a request for sponsorship for Horsepower Heroes 2023 event. This year's event will be featuring genuine Heroes of Horsepower showcasing some of Australia's leading motorsport categories, personalities from the racing fraternity and industry

businesses displayed for the public, along with networking opportunities for people and businesses that have a passion for all things horsepower and our valued community.

This year there will be an increased presence of motorsport, high performance and supercar exhibits the public would not normally have the chance to get up close and personal with, let alone the networking opportunity for those dreaming of getting insights into world of motorsport.

The request for sponsorship is for a Gold Sponsorship of $3,500. It is recommended that Council provide a $3,500 sponsorship to assist the Horsepower Heroes event organisers raise money to raise awareness for mental health and funds for Suicide Prevention Network, Real Mates Talk and Kick On.

In return for sponsorship, Council may receive the following:

- Council logo on advertising and promotional materials, including website, social media and the event program.
- Display of Council signage.
- Verbal acknowledgement throughout the event.
- Opportunity to participate and invest in a community project that will benefit the Whitsunday region in the future.
- Involvement in a key initiative to raise awareness about suicide and reduce the stigma and its impact on families and community.
- “Drive it for Daniel Day” driver experience with Pit Stop Racing in Townsville for 2 people.
- Event VIP access – unlimited food and drinks throughout the event for 2 people.

STATUTORY/COMPLIANCE MATTERS

Local Government Act 2009
Local Government Regulation 2012
LSP_COMM_11 - Council Sponsorship Policy

STRATEGIC IMPACTS

Facilitate, foster and encourage region wide activities and programs that engage our community.

FINANCIAL IMPLICATIONS

The funds will be taken from JC: 2967.10249.63150 – Community Donations (2967) / Sponsorship (10249).

Description	**Amount ($)**
2022/23 Budget	100,000
Actual + Commitment	36,336
YTD Remaining Budget	***63,663**

**Budget intended to be reduced at Q3*

CONSULTATION/ENGAGEMENT

Director Community Services

RISK ASSESSMENT

Reputational - Providing financial assistance to support local residents in pursuing endeavours while promoting the region reinforces Council's commitment to supporting the local community.

TIMINGS/DEADLINES

Sponsorship to be paid within one month of approval.

CONFLICT OF INTEREST DECLARATION

Council officers contributing to the preparation and approval of this report have no conflicts of interest to declare.

HUMAN RIGHTS IMPACT

Section 58 of the *Human Rights Act 2019* specifies required conduct for public entities when acting or making a decision. Sections 15-37 of the *Human Rights Act 2019* identifies the human rights a public entity must consider in making a decision. The human rights relevant to this decision are as follows:

- Section 19 – Freedom of movement.
- Section 21 – Freedom of expression.
- Section 24 – Right to own property and not be arbitrarily deprived of property.
- Section 27 – Cultural rights – generally – all persons with a particular cultural, religious, racial or linguistic background have the right to enjoy their culture, to declare and practice their religion and use their language.
- Section 28 – Cultural rights – Aboriginal peoples and Torres Strait Islander peoples.

This decision does not limit the above identified human rights.

ALTERNATIVES CONSIDERED

Options	Description	Positives	Negatives
Option 2	Not provide support	Save up to $3,500	Negative public comment from organisers and community.

Horsepower Heroes Whitsundays Inc

WHITSUNDAY HORSEPOWER DAY 2023

Without a doubt, current times put pressure on our families and community. When times are tough, the present situation seems much more difficult, money is tighter, stress and anxiety is higher and Mental Health issues are much more prevalent. Horsepower Heroes Whitsundays Inc. aim to provide a family friendly day, in the form of the "Whitsunday Horsepower Day 2023", showcasing all things ***"horsepower"****. This helps us make a difference to the local community and businesses to participate in tourism networking, economic development, Youth pathways and valuable support for mental health and personal growth. The Whitsunday Horsepower Day allows us to raise much needed funds to contribute back to the local community, so come and join July 15th 2023. Have fun, enjoy a day out with your family and friends whilst knowing that you are supporting a good cause and giving back to those who need your help.*

Raising funds and awareness of Mental Health for Whitsunday Suicide Prevention Network and Kick On.

Sat July 15, 2023, at 9:30am to 5:00pm,

Whitsunday Sailing Club | Airlie Beach

V8 Supercar Driver Cameron Waters from the Tickford Monster Energy Supercar Team will be there to have a chat, autograph and enjoying the beautiful Whitsundays and Community!

WHITSUNDAY SUICIDE PREVENTION NETWORK

KICKON
connect · empower · inspire
KICKING ON & SAVING LIVES

13.3.4 - Financial Support for a Junior Elite Athlete - 26 April 2023

DATE: Wednesday 26 April 2023

TO: Ordinary Council Meeting

AUTHOR: Jacqueline Neave - Arts & Community Programs Officer

AUTHORISING OFFICER: Julie Wright - Director Community Services

PRESENTED FOR: Decision

ATTACHMENTS

Nil

PURPOSE

For Council to consider the applications for Financial Support for a Junior Elite Athlete.

OFFICER'S RECOMMENDATION

That Council approve financial support for the following applicants:

a) Lola Boorman – U13 Junior Nissan State Age Event (Netball) - $250
b) Ruby Henry – U13 Junior Nissan State Age Event (Netball) - $250
c) Maali Bradley - U13 Junior Nissan State Age Event (Netball) - $250
d) Holly Perrin – NQ 13-19yrs Swimming State Championships - $250
e) Harrison Squires – Australian 13 Boys Representative Futsal Team - $2,000

BACKGROUND

At the Ordinary Council Meeting held on 28 July 2021, Council resolved to adopt a policy to provide Financial Support for a Junior Elite Athlete. The level of funding available to individual Junior Elite Athletes is calculated on a progressive scale, the higher the level of representation the greater the financial support, as outlined below:

Level of Representation	Allocation ($)
Representing North Queensland or equivalent in State level competition	250
Representing Queensland within Queensland	500
Representing Queensland Interstate	1,000
Representing Australia Overseas	up to 2,000

DISCUSSION/CURRENT ISSUE

Name	Age	Competition	Representation Level	Sport	Amount ($)
Lola Boorman	11	U13 Junior Nissan State Age Event 24-27 June 2023 Townsville	State Level	Netball	250
Ruby Henry	13	U13 Junior Nissan State Age Event 24-27 June 2023	State Level	Netball	250

		Townsville			
Maali Bradley	13	U13 Junior Nissan State Age Event 24-27 June 2023 Townsville	State Level	Netball	250
Holly Perrin	16	NQ 13-19yrs Swimming State Championships 29-31 March 2023 Brisbane	State Level	Swimming	250
Harrison Squires	13	Australian 13 Boys Representative Futsal Team 5-22 June 2023 Barcelona, Spain	Representing Australia Overseas	Futsal	2,000
				Total	**3,000**

Harrison Squires, Lola Boorman, Ruby Henry, Maali Bradley and Holly Perrin have not previously received funding through the Junior Elite Athlete Program. It should be noted, the applications were received prior to the competition.

STATUTORY/COMPLIANCE MATTERS

Local Government Act 2009
Local Government Regulation 2012
LSP_COMM_05 – Financial Support for a Junior Elite Athlete Policy

STRATEGIC IMPACTS

Facilitate, foster, and encourage region wide activities and programs that engage our community.

FINANCIAL IMPLICATIONS

The funds will be taken from JC: 2967.11074 – Community Donations (2967) / Donations (11074).

Description	**Amount ($)**
2022/23 Budget	100,000
Actual + Commitment Spend	100,531.66
YTD Remaining Budget	***-531.66**

* At the next quarter budget review additional funds will be sourced from an alternate line item within the Community Development budget to provide for the short fall in the current budget.

CONSULTATION/ENGAGEMENT

Director Community Services
Manager Community Development & Libraries

RISK ASSESSMENT

This financial assistance shows Council's commitment to providing support to local junior elite athletes competing in a regional, state, or national level competition. Council's support

of local community members demonstrates community engagement and willingness to grow local talent – impacting favourably on Council's reputation.

TIMINGS/DEADLINES

To be paid within one month of approval.

CONFLICT OF INTEREST DECLARATION

Council officers contributing to the preparation and approval of this report have no conflicts of interest to declare.

HUMAN RIGHTS IMPACT

This decision does not limit human rights.

ALTERNATIVES CONSIDERED

Options	Description	Positives	Negatives
Option 2	Not provide financial support	Maintain budget level	Community disquiet due to lack of support

13.3.5 - Sport & Recreation Club Grants - 26 April 2023

DATE: Wednesday 26 April 2023

TO: Ordinary Council Meeting

AUTHOR: Jacqueline Neave - Arts & Community Programs Officer

AUTHORISING OFFICER: Julie Wright - Director Community Services

PRESENTED FOR: Decision

ATTACHMENTS

Nil

PURPOSE

For Council to consider the payment of the Sport & Recreation Club Grants for April 2023 in accordance with Council's Sport & Recreation Grant Guidelines.

OFFICER'S RECOMMENDATION

That Council approve the payment of a Sport & Recreation Club Grants to the following recipients:

1. Whitsunday Automotive and Restoration Club Inc. - Band 2 - $1,500
2. Whitsunday Triathlon Club Inc – Band 3 - $1,000
3. Bowen Breakers Basketball Inc. – Band 4 - $1,000
4. Whitsunday Coast 4x4 Club Inc. - Band 4 - $1,000

BACKGROUND

To be eligible for the Sport & Recreation Grant a club must meet the following criteria:

- Is incorporated and meets the obligations with the Office of Fair Trading
- Is covered with the appropriate level of public liability insurance (20 million)
- Provides membership data (as defined by Council) to Council on an annual basis.

The level of funding available to clubs will be based on a progressive scale, the larger the participation rate, the larger the support to the club. Participation is defined as being the total number of active members within the club.

The Sport & Recreation Clubs Grants are allocated based on the following:

Band Level	No. of Active Participants	Grant Allocation ($)
Band 1	>250	5,500
Band 2	101 – 250	3,000
Band 3	51 – 100	1,500
Band 4	4 - 50	1,000

DISCUSSION/CURRENT ISSUE

The following applications were submitted:

Organisation Name	Junior Members	Senior Members	Total Members	Band	Public Liability	Amount Requested ($)
Whitsunday Automotive and	0	54	54	3	Yes	1,500

Restoration Club Inc.						
Whitsunday Triathlon Club Inc.	14	29	43	4	Yes	1,000
Bowen Breakers Basketball Inc.	34	0	34	4	Yes	1,000
Whitsunday Coast 4x4 Club Inc.	6	37	43	4	Yes	1,000
					Total	**4,500**

STATUTORY/COMPLIANCE MATTERS

Local Government Act 2009
Local Government Regulation 2012
LSP_COMM_ - Community Grants Policy

STRATEGIC IMPACTS

Facilitate, foster, and encourage region wide activities and programs that engage our community.

FINANCIAL IMPLICATIONS

The funds will be taken from budget code: JC:2967.10250 – Community Donations (2967) / Club Grants (10250).

Description	**Amount ($)**
2022-2023 Budget	150,000
Actual + Commitment	126,754
YTD Remaining Budget	**23,246**

CONSULTATION/ENGAGEMENT

Director Community Services
Manager Community Development & Libraries

RISK ASSESSMENT

Reputational Risk – Providing funding support to the community and recognising the efforts of local Sport & Recreational Clubs is a positive outcome for Council.

TIMINGS/DEADLINES

Payment will be made within one month of approval.

CONFLICT OF INTEREST DECLARATION

Council officers contributing to the preparation and approval of this report have no conflicts of interest to declare.

HUMAN RIGHTS IMPACT

This decision does not limit the identified human rights.

ALTERNATIVES CONSIDERED

Options	Description	Positives	Negatives
Option 2	Not approved	Save money in the budget	Negative impact for Council not showing support to clubs

14 MATTERS OF IMPORTANCE

This item on the agenda allows Councillors the opportunity to raise an item not included on the agenda for discussion as a matter of importance.

15 LATE REPORTS

No late report items for this meeting.