



**Queensland
Government**

27 November 2012

Charlton (BPE) Investments Pty Ltd
Charlton (MPD) Investments Pty Ltd
C/- Precinct Urban Planning
PO Box 3038
Toowoomba Village Fair QLD 4350

Attention: Andrew Bullen

Dear Sir/Madam

**REQUEST TO CHANGE DEVELOPMENT APPROVAL – RESPONSIBLE ENTITY NOTICE
OF DECISION**

Proposed Development: Development Permit for Material Change of Use – Service
Station and Commercial Premises
Real Property Description: Lot 101RP904439, 102RP904439, 1RP178524
Street Address: Steger Road, Charlton QLD 4350
Assessment Manager ref.: 02540-00000-000
Local Government Area: Toowoomba Regional Council

The Department of Transport and Main Roads (the department) confirms receipt of your request to change the abovementioned development approval under Section 369 of the *Sustainable Planning Act 2009* (SPA) on 17 October 2012. The development approval for the original development application was decided on 14 March 2008.

The following changes to the department's concurrence agency response have been requested:

- Replace Conditions 1-5 in the Department's Statement of Reasons to the following:
Streets and Intersections
 - Stegers Road:
Seal to 6m on 8m formation to the northern access into the development. It is recommended that this be undertaken at the developer's cost.

Department of Transport and Main Roads
Program Delivery and Operations
Darling Downs Region
Floor 2 1-5 Phillip Street Toowoomba Queensland 4350
Locked Bag 1 Warwick Queensland 4370

Our ref	TMR11-000826
Your ref	
Enquiries	Lachlan Jones
Telephone	+61 7 4639 0759
Facsimile	+61 7 4639 0750
Website	www.tmr.qld.gov.au
Email	Lachlan.S.Jones@tmr.qld.gov.au

Page 1 of 3

- O'Maras Road/Warrego Highway/Stegers Road intersection:
Provide a contribution towards intersection upgrades to a signalised intersection, based on percentage increase in volumes at the intersection, amounting to between 5 and 10% of the intersection upgrade costs. It is noted that the intersection warranted to cater for the background and development traffic at the 2023 design horizon is a lesser standard than the layout developed by DTMR, and requires only single lanes on minor road approaches to the intersection, and does not require additional lanes on the Stegers Road approach, and only a single lane through/right lane on the O'Maras Road approach.

Site Layout

- It is recommended that the proposed existing accesses onto the Warrego Highway be consolidated into a single two-way access, restricted to left in/left out movements only. It is recommended that this access be provided at a suitable distance away from the Stegers Road/Warrego Highway/O'Maras Road intersection, to limit any conflicts between movements at the intersection and entering/exiting movements to/from the site

The department as the responsible entity has assessed your request against its jurisdiction, namely, the purposes of the Transport Infrastructure Act 1994 for state-controlled roads and having regard to the matters set out in Section 374 of the SPA. Please be advised that under Section 375 of the SPA, the department has decided to refuse the request for the following reasons:

Funding for the upgrade of the Stegers Road/Warrego Highway/O'Maras Road intersection has been withdrawn from the current Queensland Transport and Road Investment Program (QTRIP). There is no indication of when funding will become available for the intersection upgrade. In this regard, the department cannot accept a contribution in lieu of any roadwork that has been conditioned.

Taking into account the changed circumstance of funding for the intersection upgrade being withdrawn, the department is happy to provide agreement for an extension to the relevant period if required.

Pursuant to section 466 of the SPA, you may appeal to the Planning and Environment Court against this decision. Your appeal must be started within 20 business days after the day the notice of the decision is given to you. Your notice of appeal should be forwarded to the Planning Law Team, Planning Management Branch, Department of Transport and Main Roads, GPO Box 213, Brisbane QLD 4001.

Should you have any queries regarding this information request, please do not hesitate to contact Lachlan Jones, Student Town Planner (Road System Planning) on 07 4639 0759.

Yours sincerely

49-Sch4 - Personal Information

Bruce Steele
Manager (Road System & Corridor)

C/c The Chief Executive Officer
Toowoomba Regional Council
PO Box 3021 - Village Fair
Toowoomba QLD 4350

C/c Permit and Licence Management
Implementation and Support Unit
GPO Box 2454
Brisbane QLD 4001

RTI DL RELEASE - EHP

Our ref.: TMR11-000826
Your ref.: 02540-00000-000

C/c The Chief Executive Officer
Toowoomba Regional Council
PO Box 3021 - Village Fair
Toowoomba QLD 4350

Attention: Noel Cass

Please find attached correspondence for your information and action as required. Should you wish to discuss this correspondence, please contact Lachlan Jones, Student Town Planner (Road System Planning) on 07 4639 0759.

Yours sincerely

49-Sch4 - Personal Information

Bruce Steele
Manager (Road System & Corridor)

27 November 2012

RTI DL RELEASE - EHP

Our ref.: TMR11-000826

Your ref.:

C/c Permit and Licence Management
Implementation and Support Unit
GPO Box 2454
Brisbane QLD 4001

Attention: Administration Officer

Please find attached correspondence for your information and action as required. Should you wish to discuss this correspondence, please contact Lachlan Jones, Student Town Planner (Road System Planning) on 07 4639 0759.

Yours sincerely

49-Sch4 - Personal Information

Bruce Steele
Manager (Road System & Corridor)

27 November 2012

RECEIVED
30 NOV 2012
PM 11

File Note

Ecotrack Ref: 381287

File Ref: BNE34836

Development type: *Extension of Currency Period for 3 years*

Location: Lot 1 on RP178524 and Lot(s) 101 & 102 on RP904439

EMR Listing: Service Station

Reason for decision:

- The proposal seeks to extend the currency period by 3 years as result of the slow real estate period. This will not impact on the past approval granted on 10/1/08.

Recommendations:

Approve the extension of the currency period for 3 years.

Assessing Officer: Allen Johns

Date: 11/01/12

Due date: 19/1/12

Sign:

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Delegated Officer: Kelli Ready

Date: 13/1/12

Sign:

49-Sch4 - Personal Information

Notice of extension of Currency Period *Sustainable Planning Act 2009*

This statutory notice is issued by the administering authority pursuant to the provisions of the *Sustainable Planning Act 2009*, to advise you of a decision or action.

Enquiries to: A Johns
Telephone: (07)3330 5694
Our reference: project no. 381287/ File reference no: BNE34836

Cc: Toowoomba Regional Council
PO Box 3021
Village Fair
TOOWOOMBА QLD 4350

Charlton (BPE) Investments Pty Ltd
Charlton (MPD) Investments Pty Ltd
C/- Precinct Urban Planning Pty Ltd
PO Box 3038
TOOWOOMBА QLD 4350
Attn: Andrew Butler / Bernadette Bauman

Re: Application for extension of currency period.

The Department of Environment and Resource Management, acting as a concurrence agency for **contaminated land issues**, has **no** objection to extend the Currency period for a further 3 years as requested in the letter dated 19 Dec 2011.

Application Information

Applicant; Charlton (BPE) (MPD) Investments Pty Ltd
Description: Extension of currency period for material change of use and
Street address of subject land: Steger Road, Charlton
Location details: Lot 1 on RP178524 and Lot(s) 101 & 102 on RP904439

Concurrence Agency Information

Relevant Laws and Policies: *Environmental Protection Act 1994*
Concurrence Agency Office: Contaminated Land Unit

Should you require any further information please do not hesitate to contact the above officer on the telephone number listed above.

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Signed

Date

Kelli Ready
Delegate of Administering Authority
Environmental Protection Act 1994.

PALM

To: Contaminated Land
 Subject: 381287 Charlton Investments Pty Ltd

Please note: To assist with meeting statutory timeframes this application has been uploaded to SharePoint (see below).

The paper copy is for filing purposes only.

A development application has been received and validated by Permit and Licence Management (PALM) in the Implementation and Support Unit (ISU). A review has been undertaken for the potential impacts of the proposed development on the State Interests administered by the department, including jurisdictional matters under the *Sustainable Planning Act 2009*.

Our findings suggest that the application is a **Single** jurisdiction application. If however, you find additional triggers please contact PALM to discuss further action.

As the application is single jurisdiction it is forwarded to your business group to complete as per the *Sustainable Planning Act 2009*.

<http://sharepoint/sites/DevelopmentApplications/Shared%20Documents/Forms/AllItems.aspx>

Application Number: 483607
 Project Number: 381287
 Project Director: Mr Allen Johns
 Client Name: Charlton (BPF) Investments Pty Ltd
 Location: Steger Road and Warrego Highway, Charlton
 Lot Plan: Lots 101 & 102 on RP904439 and Lot 1 on RP178524
 Assessment Manager: Toowoomba Regional Council
 Agency Role: CONCURRENCE
 Application Type: Material Change of Use
 Application Type: **CHANGE OF DA – Enter Change reason from the checklist**
 (Changes only) **DERM is relevant entity**
 Change to DA Please note: This application has been entered into Ecotrack as ne
 as no previous record could be found and amended under SF
 legislation

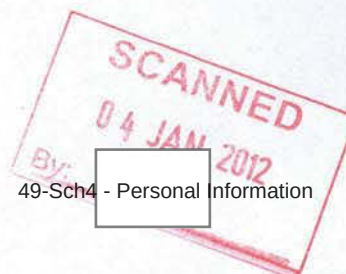
Jurisdictions: CONTAMINATED LAND
 Date properly made: 22 December 2011
 ISU (PALM) Contact: Ben Willey
 Sharepoint Folder: SEQ South

Hardcopy sent to:

Contact Name: Mr Allen Johns
 Business Unit: ES - TO - Contaminated Land - Southern - Bne
 Postal Address: PO Box 2454, Brisbane QLD 4001

Regards,
 ISU

CONTAMINATED
 LAND SECTION
 06 JAN 2012



PART ONE

Not in ecotrack - previous reference (7656 Part 1)

DA Coordinator / Business Unit.....Brisbane.....Ecotrack # 381287
Client # 681547.....Application Received # AR 017309
Track Job # SPCL03673612.....Application ID # 483607

DERM: CHANGE OF DEVELOPMENT APPROVAL

☐ Single

☐ Multi

☒ IPA

☐ to

☒ SPA

REFERRAL TYPE:

☐ Assessment Manager

☒ Concurrence Agency

☐ Advice Agency

☒ MCU

☒ RoL

☐ Ops Wks

☐ Building Wks

DERM JURISDICTION:

☐ Water

☐ Vegetation

☐ Coastal

☒ Contaminated Land: Select one:

☐ UXO

☐ EMR/CLR

☐ Natural mineralisation

☐ Heritage# 6.....

☐ ERA(s).....

TYPE OF CHANGE REQUESTED:

☒ Extension of the currency period

☐ Change of conditions (previous approval)

DERM's ☐

☐ Change to a DA (other than a change of condition)

☐ Change to or cancel condition

COUNCIL'S ☒

Application Received: 22/12/2011

Decision Due: 30/1/2012

Properly Made: 22/12/2011

PaLM Coordinator: Ben W. J. J.

Company / Business Name: Charlton/BP Investments P/L

Individual or Contact Name: Bernadette Doumen

Lot on Plan details: Lot 1 RP178524, Lots 101, 102 RP904439

Indicate by Yes ☒ or No ☐. Leave unmarked if not applicable
An ☒ in any of the checkboxes may indicate 'invalid' application

Request to Change (written advice provided)	☒	Forms Signed and Dated	☒
Name & Contact Details provided	☒	Owner's Consent (if required)	☒
Real Property Description provided (Lot on Plan)	☒	Resource Entitlement (if required)	☐
		Date issued:	
Native Title Required	☐	Native Title Completed	☐
Section 372: Copy of request to be given to particular entities: DERM is the responsible entity if either: 1. the change is to a condition imposed by DERM as concurrence agency or 2. DERM was the assessment manager			
☐ DERM was assessment manager		☐ evidence that a copy of the request for change has been provided to all concurrence agencies	
☐ DERM is responsible entity (change to concurrence condition)		☐ evidence that a copy of the request for change has been given to the assessment manager	
☒ DERM is <u>not</u> the responsible entity		☒ application includes a copy of the request for change	

☒ Is the application valid?

☒ Appn Rcd Screen Updated

PaLM Processor...

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Receipt Details: Fees Correct ☐ N/A ☒	Payment Method:
Receipt No. Date:/...../.....	Cheque ☐ EFT ☐
Amount Paid \$	Cash ☐ Credit ☐
Receipt sent to client Yes ☐ No ☐	Cheque No.....
Copy of Receipt attached ☐	Drawer:

Record of consultation

Date	Person Contacted		Phone No	
	Information Requested:			
	Response:			
	PaLM Staff			

Date	Person Contacted		Phone No	
	Information Requested:			
	Response:			
	PaLM Staff			

Date	Person Contacted		Phone No	
	Information Requested:			
	Response:			
	PaLM Staff			

ADDITIONAL NOTES

RTI DL RELEASE - EHP

APPLICATION FORM

You **MUST** complete **ALL** questions unless the form indicates otherwise.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* or the *Sustainable Planning Regulation 2009*.

APP 011 • Version 1 • (06/11)

4. Location of the premises (complete Table B. Identify each lot in a separate row)

Table B - street address/lot for the premises

☒ street address/lot on the plan

Number		Street	Steger Road, Charlton	
Suburb/Town	Charlton		Postcode	4350
Lot #	1014/102	Plan #	RP178524 RP 904439	

5. What are the details of the request and the reasons or justification for the extension?

Details of request	Reasons or justification
refer to attached correspondence	refer to attached correspondence

6. Were one or more Concurrence agencies involved in the original approval?

- ☐ No
- ☒ Yes - complete Table D. Submit with the request a copy of the notice required to be sent to the Concurrence agency under SPA Section 383 (1)(a)

Table D

Concurrence agency	Date notice sent
Department of Environment & Resource Management (EPR)	13/12/2011
Department of Transport & Main Roads	13/12/2011

7. Does the request relate to an aspect of the approval that involved another entity prescribed by Regulation?

- ☒ No
- ☐ Yes-complete Table E. Submit the with request a copy of the notice required to be sent to the entity under SPA Section 372 (1)(d)

Table E

Entity name	Date notice sent

8. Is owner's consent required for this request?

- ☐ No
- ☒ Yes - complete either Table F, Table G or Table H as applicable

Table F

Name of owner/s of the land	<i>See attached.</i>
Consent	I/We, the above-mentioned owner/s of the land, consent to the making of this request
Signature of owner/s of the land	
Date	

Table G

Name of owner/s of the land	
☐ The owner's written consent is attached or will be provided separately to the assessment manager	

Table H

Name of owner/s of the land	
☐ By making this request, I declare that the owner has given written consent to the making of the request	

9. Does the development involve a state resource? (e.g. the application involves state land)

- ☒ No
- ☐ Yes - complete Table I

Table I - state owned resources (provide details for each state resource in a separate table)

Nature of state owned resource	
Nature of evidence required (tick the applicable box and attach a copy of the evidence to this form)	☐ Evidence of an allocation of, or an entitlement to, the resource ☐ Evidence the chief executive of the department administering the resource has agreed to the request

10. Applicant's declaration

- ☒ By making this request, I declare that all information in this request is true and correct (note: it is unlawful to provide false or misleading information)

Release

Company owner's consent to the making of a development application
under the *Sustainable Planning Act 2009*

I, Ben Elias, Sole Director of the below-mentioned companies

Charlton (BPE) Investments Pty Ltd and Charlton (MPD) Investments Pty Ltd

and;

I, Michael Doohan, Sole Director of the below mentioned company;

Tardevelop Pty Ltd

as owners of the premises identified as follows:

Steger Road, Charlton, being that lot described as Lot 1 on RP178524 and Lots 101 and 102 on RP904439; consent to the making of a Request to Extend Period in section 341 of the *Sustainable Planning Act 2009*, pursuant to the requirements of section 383 of the *Sustainable Planning Act 2009*, by **Charlton (BPE) Investments Pty Ltd, Charlton (MPD) Investments Pty Ltd and Tardevelop Pty Ltd** on the premises described above, for the purposes of extending an approval period.

49-Sch4 - Personal Information

[signature of Sole Director – Ben Elias]

signed on the FIFTEENTH day of DECEMBER 2011

49-Sch4 - Personal Information

[Signature of Sole Director – Michael Doohan]

signed on the THIRTEENTH day of DECEMBER 2011

The *Sustainable Planning Act 2009* is administered by the Department of Infrastructure and Planning, Queensland Government.

PP2_0034_43 (A) Version#1 10.12.09

19 December 2011

Department of Environment and Resource Management
Administration Officer
Implementation and Support Unit
PO Box 15155
CITY EAST QLD 4002

RECEIVED

22 DEC 2011

Dear Sir/Madam,

REQUEST TO EXTEND PERIOD – SECTION 383 SUSTAINABLE PLANNING ACT 2009 – DEVELOPMENT PERMIT MCU/07/095– MATERIAL CHANGE OF USE – SERVICE STATION, COMMERCIAL PREMISES AND RECONFIGURING A LOT (BOUNDARY REALIGNMENT) – STEGER ROAD, CHARLTON – LOT 1 RP178524 AND LOTS 101 & 102 RP904439

I act on behalf of the applicant, Charlton (BPF) Investments Pty Ltd and Charlton (MPD) Investments Pty Ltd in relation to the above matter.

I wish to hereby notify the Department pursuant to section 383(1)(a) of the *Sustainable Planning Act 2009* (the Act) that the applicant has lodged a Request to Extend Period in s341 pursuant to section 383 of the Act.

The applicant seeks to extend the relevant period for Development Permit MCU/07/095 over Lot 1 on RP178524 and Lots 101 and 102 RP904439, Steger Road, Charlton by a further three (3) years.

Attached to this correspondence at **Appendix A** are the following documents required for an application for a Request to Extend Period:

- Covering correspondence to Toowoomba Regional Council dated 19 December 2011 providing reasons for this request;
- IDAS Form: Request to Extend Period; and
- Supporting information for this request.

If you have any queries in relation to any of the above matters, please do not hesitate to contact the undersigned on ph. 4632 2535 or mobile 4632 2535 or alternatively, by email on bernadette@precinctplan.com.au

Yours sincerely

49-Sch4 - Personal Information

Bernadette Bowman
Precinct Urban Planning

a Level 1, 459 Ruthven Street
Toowoomba QLD 4350

PO Box 3038
Toowoomba Village Fair
QLD 4350

p (07) 4632 2535
f (07) 4632 4465

m 0427 737 526
e info@precinctplan.com.au

19 December 2011

The Assessment Manager
Toowoomba Regional Council
PO Box 3021
TOOWOOMBA VILLAGE FAIR QLD 4350

Dear Sir/Madam,

REQUEST TO EXTEND RELEVANT PERIOD - SECTION 383 SUSTAINABLE PLANNING ACT 2009 - DEVELOPMENT PERMIT MCU/07/095 - MATERIAL CHANGE OF USE - SERVICE STATION, COMMERCIAL PREMISES AND RECONFIGURING A LOT (BOUNDARY REALIGNMENT) - STEGER ROAD, CHARLTON - LOT 1 RP178524 AND LOTS 101 & 102 RP904439

I act for the applicant, Charlton (BPF) Investments Pty Ltd and Charlton (MPD) Investments Pty Ltd in the above matter.

On behalf of the applicant, and pursuant to the requirements of Section 383 of the *Sustainable Planning Act 2009*, we request an extension to the 'relevant period' for Development Permit MCU /07/095 being a Decision Notice dated 14 March 2008, for a combined Material Change of Use/Reconfiguring a Lot (Boundary Realignment) development approval for a service station, commercial premises and a boundary realignment over Lot 1 RP178524 and Lots 101 & 102 RP904439.

The applicable legislative provisions, background information and reasons for the request are provided below:

1. APPLICABLE LEGISLATIVE PROVISIONS

1.1 WHEN APPROVAL TAKES EFFECT

Section 339 of the *Sustainable Planning Act 2009* identifies the time at which a development approval takes effect. This section is reproduced in part as follows:

339 When approval takes effect

(1) If the application is approved, or approved subject to conditions, the decision notice, or if a negotiated decision notice is given, the negotiated decision notice, is taken to be the development approval and has effect—

(a) if there is no submitter and the applicant does not appeal the decision to the court or a building and development committee, from when—

(i) the decision notice is given; or

(ii) if a negotiated decision notice is given—the negotiated decision notice is given; or

(b) if there is a submitter and the applicant does not appeal the decision to the court or a building and development committee—

(i) when the submitter's appeal period ends; or

(ii) if the last submitter gives the assessment manager written notice that the submitter will not be appealing the decision before the period mentioned in subparagraph (i) ends—on the day the last submitter gives the notice.....

In this instance, it is noted the Decision Notice for this approval was issued on 14 March 2008.

Level 1, 459 Ruthven Street
Toowoomba QLD 4350

PO Box 3038
Toowoomba Village Fair
QLD 4350

(07) 4632 2535
(07) 4632 4465

m 0427 737 526
e info@precinctplan.com.au

precinct
URBAN PLANNING Pty Ltd
ACN 118 956 424

Trustee for the Bullen Family Trust
/A Precinct Urban Planning

1.2 WHEN APPROVAL LAPSES IF DEVELOPMENT NOT STARTED

Section 341 of the Sustainable Planning Act 2009 identifies the timeframes for when an approval lapses if the development has not been completed. This section is reproduced in part as follows:

341 When approval lapses if development not started

(1) To the extent a development approval is for a material change of use of premises, the approval lapses if the first change of use under the approval does not start within the following period (the **relevant period**)—

- (a) 4 years starting the day the approval takes effect;
- (b) if the approval states a different period from when the approval takes effect—the stated period.

(2) To the extent a development approval is for reconfiguring a lot, the approval lapses if a plan for the reconfiguration is not given to the local government within the following period (also the **relevant period**)—

- (a) for reconfiguration not requiring operational works—2 years starting the day the approval takes effect;
- (b) for reconfiguration requiring operational works—4 years starting the day the approval takes effect;
- (c) if the approval states a different period from when the approval takes effect—the stated period.....

To the extent this section applies to the combined development approval MCU/07/095, the 'relevant period' is four (4) years. This request has been made within the required period.

1.3 REQUEST TO EXTEND PERIOD IN s341

Section 383 of the Sustainable Planning Act 2009 identifies the requirements for making application to extend the 'relevant period' mentioned under section 341 above. This section is reproduced in part as follows:

383 Request to extend period in s 341

(1) If, before a development approval lapses under section 341, a person wants to extend a period mentioned in that section, the person must, by written notice—

- (a) advise each entity that was a concurrence agency that the person is asking for an extension of the period; and
- (b) ask the assessment manager to extend the period.

(2) The notices must be given at about the same time.

(3) The notice to the assessment manager must—

- (a) if the assessment manager has a form for the request—be in the form; and
- (b) include a copy of each notice given under subsection (1)(a); and
- (c) be accompanied by the fee—

In this instance: (i) the request has been made to the Assessment Manager (Toowoomba Regional Council); (ii) the applicable Concurrence Agencies (Dept of Environment and Resource Management (formerly the EPA) and Dept of Transport and Main Roads) have been advised of this request at the same time (refer to **Appendix C**); (iii) the application has been made on the prescribed form (refer to **Appendix A**); (iv) copies of the notices to Concurrence Agencies are included with this correspondence at **Appendix C** and; (v) the request is accompanied by the applicable fee (refer to the attached cheque for application fees of \$1,250.00).

2.0 REASONS FOR THE REQUEST

The applicant is making this request for an extension to the 'relevant period' for Development Permit MCU/07/095 based on the following reasons:

- (i) The applicants have endured a slow real estate period in which to develop the subject site;
- (ii) There is now parties interested in developing the site in accordance with the development approval granted in March 2008; and
- (iii) The applicants seek an extension to the relevant period to allow for the development to be undertaken;

The applicant is seeking an extension to the relevant period for this approval for a further **three (3) years**.

Should you require any additional information or clarification please do not hesitate to contact the undersigned on telephone (07) 4632 2535 or mobile 49-Sch4 - Personal Information or by email on bernadette@precinctplan.com.au

Yours sincerely

49-Sch4 - Personal Information

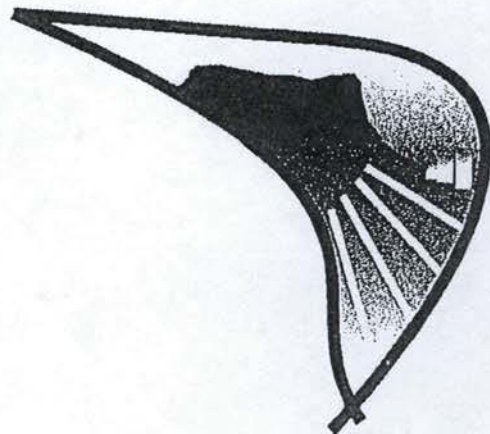
Bernadette Bowman
Precinct Urban Planning

Enc: Cheque for application fees \$1,250.00.

RTI DL RELEASE - EHP

Jondaryan Shire Council

The perfect place to grow



JM:SP

Assessment No 02540-00000-000

14-03-2008

Planning Initiatives
PO Box 1774
NEW FARM QLD 4005

Dear Sir / Madam,

**DECISION NOTICE FOR DEVELOPMENT APPLICATION NO MCU/07/095
PROPOSAL: PRELIMINARY APPROVAL UNDER S3.1.6 OF IPA; DEVELOPMENT
PERMIT FOR SERVICE STATION, COMMERCIAL PREMISES AND
RECONFIGURING A LOT (BOUNDARY REALIGNMENT) ON LAND LOCATED AT
STEGER ROAD, CHARLTON QLD 4350 AND DESCRIBED AS LOT 1/RP178524; LOT
101/RP904439 AND LOT 102/RP904439**

Council has considered your application for the abovementioned development proposal on the subject property and a decision has been made.

To this end, please find attached the Decision Notice approving the abovementioned development application, subject to conditions.

Please contact Council's Senior Planner, Ms Jennifer McNeil on (07) 4691 1388, Mobile 4691 1388 or email at JenniferMcNeil@jondaryan.qld.gov.au should you wish to discuss this matter further.

Yours faithfully

49-Sch4 - Personal Information

Noel Cass
Chief Executive Officer

Bc Department Local Government & Planning
Department of Main Roads
Environmental Protection Agency

All Correspondence to:

The Chief Executive Officer

P.O. Box 105

Oakey Qld 4401

Office: 64 Campbell St, Oakey

Ph: 4691 1388 Fax: 4691 2591

Email: jonshire@jondaryan.qld.gov.au

Depot: Lorrimer St, Oakey

Ph: 4692 0180 Fax: 4691 1813

19 December 2011

Department of Environment and Resource Management
Administration Officer
Implementation and Support Unit
PO Box 15155
CITY EAST QLD 4002

Dear Sir/Madam,

REQUEST TO EXTEND PERIOD – SECTION 383 SUSTAINABLE PLANNING ACT 2009 – DEVELOPMENT PERMIT MCU/07/095– MATERIAL CHANGE OF USE – SERVICE STATION, COMMERCIAL PREMISES AND RECONFIGURING A LOT (BOUNDARY REALIGNMENT) – STEGER ROAD, CHARLTON – LOT 1 RP178524 AND LOTS 101 & 102 RP904439

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I wish to hereby notify the Department pursuant to section 383(1)(a) of the Sustainable Planning Act 2009 (the Act) that the applicant has lodged a Request to Extend Period in s341 pursuant to section 383 of the Act.

The applicant seeks to extend the relevant period for Development Permit MCU/07/095 over Lot 1 on RP178524 and Lots 101 and 102 RP904439, Steger Road, Charlton by a further three (3) years.

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Yours sincerely

49-Sch4 - Personal Information

Bernadette Bowman
Precinct Urban Planning

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Toowoomba QLD 4350

PO Box 3038
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QLD 4350

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0427 737 526
info@precinctplan.com.au

precinct
URBAN PLANNING Pty Ltd
ACN 118 956 424

Trustee for the Bullen Family Trust
A Precinct Urban Planning 14-461

19 December 2011

Department of Transport and Main Roads
Darling Downs Region/Toowoomba Office
Assets and Operations
PO Box 645
TOOWOOMBA QLD 4350

Attention: Mr J McGuire

Dear Jason,

REQUEST TO EXTEND PERIOD – SECTION 383 SUSTAINABLE PLANNING ACT 2009 – DEVELOPMENT PERMIT MCU/07/095 – MATERIAL CHANGE OF USE – SERVICE STATION, COMMERCIAL PREMISES AND RECONFIGURING A LOT (BOUNDARY REALIGNMENT) – STEGER ROAD, CHARLTON – LOT 1 RP178524 AND LOTS 101 & 102 RP904439

I act on behalf of the applicant, Charlton (BPF) Investments Pty Ltd and Charlton (MPD) Investments Pty Ltd in relation to the above matter.

I wish to hereby notify the Department pursuant to section 383(1)(a) of the Sustainable Planning Act 2009 (the Act) that the applicant has lodged a Request to Extend Period in s341 pursuant to section 383 of the Act.

The applicant seeks to extend the relevant period for Development Permit MCU/07/095 over Lot 1 on RP178524 and Lots 101 and 102 RP904439, Steger Road, Charlton by a further three (3) years.

Attached to this correspondence at **Appendix A** are the following documents required for an application for a Request to Extend Period:

- Covering correspondence to Toowoomba Regional Council dated 19 December 2011 providing reasons for this request;
- IDAS Form: Request to Extend Period; and
- Supporting information for this request.

If you have any queries in relation to any of the above matters, please do not hesitate to contact the undersigned on ph. 4632 2535 or mobile 491 491 491 alternatively, by email on bernadette@precinctplan.com.au

Yours sincerely

49-Sch4 - Personal Information

Bernadette Bowman
Precinct Urban Planning

Level 1, 459 Ruthven Street
Toowoomba QLD 4350

PO Box 3038
Toowoomba Village Fair
QLD 4350

(07) 4632 2535
(07) 4632 4465

0427 737 526
info@precinctplan.com.au

precinct
URBAN PLANNING Pty Ltd
CN 118 956 424

Trustee for the Bullen Family Trust
A Precinct Urban Planning

Part

Two

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Spatial Search Results for Lot 101 on Plan RP904439Search Imagery at PointSurvey Search on selected plan(s)

Lot/Plan	101/RP904439
Segment/Parcel:	42716/174
Tenure:	FH - FREEHOLD
Area:	2849.00 m ²
Excluded Area:	0.00 m ²
Surveyed:	Yes
Coverage:	Base
Accuracy:	B&D PLOT CONTROLLED - 0.5M
Locality:	CHARLTON
Local Government:	TOOWOOMBA REGIONAL
Address:	10804-10816 WARREGO HIGHWAY, CHARLTON

Retrieve Plan Image
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Release

INTERNAL CURRENT TITLE SEARCH
ENVIRONMENT AND RESOURCE MANAGEMENT, QUEENSLAND

Search Date: 22/12/2011 15:49

Title Reference: 50183671
Date Created: 21/08/1997

Previous Title: 15802223
16332004

REGISTERED OWNER

Interest

Dealing No: 711525207 25/03/2008

TARDEVELOP PTY LTD A.C.N. 110 707 723

TRUSTEE

1/3

UNDER INSTRUMENT 711525207

CHARLTON (BPE) INVESTMENTS PTY LTD A.C.N. 123 609 576

TRUSTEE

1/3

UNDER INSTRUMENT 711525207

CHARLTON (MPD) INVESTMENTS PTY LTD A.C.N. 123 113 128

TRUSTEE

1/3

UNDER INSTRUMENT 711525207

AS TENANTS IN COMMON

ESTATE AND LAND

Estate in Fee Simple

LOT 101 REGISTERED PLAN 904439

County of AUBIGNY

Parish of ISAAC

Local Government: TOOWOOMBA

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10312003 (POR 97)
2. EASEMENT No 701806591 13/02/1997 at 09:40
burdening the land to
LOT 102 ON RP904439
OVER EASEMENT B ON RP904439
Lodged at 09:40 on 13/02/1997 Recorded at 08:12 on 22/08/1997
3. EASEMENT No 701806597 13/02/1997 at 09:41
burdening the land to
LOT 102 ON RP904439
OVER EASEMENT C ON RP904439
Lodged at 09:41 on 13/02/1997 Recorded at 08:12 on 22/08/1997
4. EASEMENT No 701806601 13/02/1997 at 09:41
benefiting the land over
EASEMENT D ON RP904439
Lodged at 09:41 on 13/02/1997 Recorded at 08:12 on 22/08/1997
5. EASEMENT No 701806603 13/02/1997 at 09:42
benefiting the land over
EASEMENT E ON RP904439
Lodged at 09:42 on 13/02/1997 Recorded at 08:12 on 22/08/1997

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INTERNAL CURRENT TITLE SEARCH
ENVIRONMENT AND RESOURCE MANAGEMENT, QUEENSLAND

Search Date: 22/12/2011 15:49

Title Reference: 50183671
Date Created: 21/08/1997

EASEMENTS, ENCUMBRANCES AND INTERESTS

6. EASEMENT No 701806605 13/02/1997 at 09:42
benefiting the land over
EASEMENT F ON RP904439
Lodged at 09:42 on 13/02/1997 Recorded at 08:12 on 22/08/1997
7. LEASE No 705031187 11/09/2001 at 09:43
BURMAH FUELS AUSTRALIA LIMITED A.C.N. 003 731 922
OF LEASE A ON SP143469
Lodged at 09:43 on 11/09/2001 Recorded at 12:10 on 13/09/2001
8. TRANSFER No 708361128 13/01/2005 at 14:59
LEASE: 705031187
CENTREL PTY LTD A.C.N. 091 614 667
Lodged at 14:59 on 13/01/2005 Recorded at 14:04 on 14/03/2005
9. AMENDMENT OF LEASE No 710125347 23/11/2006 at 14:00
LEASE: 705031187
TERM: 01/02/2001 TO 31/01/2011 OPTION 5 YEARS
Lodged at 14:00 on 23/11/2006 Recorded at 10:11 on 27/11/2006
10. AMENDMENT OF LEASE No 713850067 12/05/2011 at 15:11
LEASE: 705031187
TERM: 01/02/2001 TO 31/01/2016 OPTION NIL
Lodged at 15:11 on 12/05/2011 Recorded at 09:22 on 13/05/2011
11. MORTGAGE No 711525243 25/03/2008 at 15:45
ING BANK (AUSTRALIA) LIMITED A.B.N. 24 000 893 292
Lodged at 15:45 on 25/03/2008 Recorded at 11:20 on 27/03/2008

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status	Location
710688949	WATER NOTICE	14/06/2007 14:29	CUR	DL-WERD -00
	WATER ACT 2000			
UNREGISTERED DEALINGS - NIL				

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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**DEPARTMENT OF ENVIRONMENT AND RESOURCE
MANAGEMENT**

SEARCH RESPONSE

**ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)**

Transaction ID: 44552579
2012

EMR Site Id: 19568

03 January

This response relates to a search request received for the site:

Lot: 101

Plan: RP904439

EMR RESULT

The above site IS included on the Environmental Management Register.
The site you have searched has been subdivided from the following site, which is included on the EMR. Subdivided new parcels will remain on the EMR unless it can be shown that they are not located near the contaminating activity.

Lot: 1 Plan: RP162055
Address: WARREGO HIGHWAY
 CHARLTON 4350

The site has been subject to the following Notifiable Activity pursuant to section 374 of the *Environmental Protection Act 1994*.

SERVICE STATIONS - operating a commercial service station.

CLR RESULT

The above site is **NOT** included on the Contaminated Land Register.

ADDITIONAL ADVICE

From the 1st August 2011, the price of an EMR/CLR search will increase to \$40.15 per lot for internet based searches and \$47.20 per lot for EMR/CLR searches done by means other than the internet.

If you have any queries in relation to this search please phone 13QGOV (13 74 68)

Registrar
Contaminated Land Unit

To execute a new search, select the "Back" button on the browser twice

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QNTIME Version 1.6

[QNTIME](#) > [Specific Parcel Search](#) > [Specific Parcel Report](#)**Specific Parcel Report**

Lot: 101 on Plan: RP904439
Parcel: on Segment:

DCDB:**Tenure:****Description:****FH****FREEHOLD****CISP:****Previous Plan Details:****Plan Registered Description**

SP143469 13/09/2001 LEASE A OVER WHOLE OF LOT 101 ON RP904439 & OVER PART OF LOT 102 ON RP904439
DP125148 03/11/1999 LEASE A OVER THE WHOLE OF LOT 101 ON RP904439 & OVER PART OF LOT 102 ON RP904439
RP904439 21/08/1997 LOTS 101,102,EMTS. B & C (PROP) IN LOT 101, EMTS. D & E (PROP) IN LOT 102, & EMT. F IN LOT 1
ON RP178524 CANCELLING LOT 1 ON RP162055 & LOT 2 ON RP178524
RC804555 LOTS 1-3, (PROP) EMT C IN LOT 1, (PROP) EMT D IN LOT 3 AND (PROP) EMT B IN LOT 1 ON
RP162055 CANCELLING LOTS 1 & 2 ON RP178524
RC231286 LOTS 1 TO 3 AND (PROP) EMT C IN LOT 1, EMT D IN LOT 3, EMT B IN LOT 1 CANCELLING LOTS 1 AND
2 ON RP178524 AND LOT 1 ON RP162055
RP178524 20/07/1982 LOTS 1 AND 2 CANCELLING LOT 2 ON RP162055
RP162055 10/08/1978 LOTS 1 & 2 AND EMT A IN LOT 1 CANCELLING LOT 1 ON RP150235
RP150235 22/09/1975 LOTS 1 AND 2 CANCELLING LOT 4 ON RP24609
RP24609 01/07/1893 LOTS 1-33 CANCELLING LOTS 96-98 ON A3422, LOT 4 ON D356, LOT 10 ON D3588
A3422 12/01/1867 POR.48-52;POR.98-101 PARISH ISAAC

ATS:**Title Reference:****50183671****Registered Owner:**

TARDEVELOP PTY LTD
CHARLTON (BPE) INVESTMENTS PTY LTD
CHARLTON (MPD) INVESTMENTS PTY LTD

Tenure Reference:**Original Deed of Grant:****1. 10312003 (POR 97)****Lease Purpose:****Reserve Purpose:****Area:****Lease Conditions:****Commencement Date:****Trustees:****Interests:**

EASEMENT 701806591 13/02/1997 09:40:15
EASEMENT 701806597 13/02/1997 09:41:14
EASEMENT 701806601 13/02/1997 09:41:46
EASEMENT 701806603 13/02/1997 09:42:13
EASEMENT 701806605 13/02/1997 09:42:41
LEASE 705031187 11/09/2001 09:43:34
TRANSFER 708361128 13/01/2005 14:59:15
AMENDMENT OF LEASE 710125347 23/11/2006 14:00:11
AMENDMENT OF LEASE 713850067 12/05/2011 15:11:21
MORTGAGE 711525243 25/03/2008 15:45:13

Previous Title References:

15802223
16332004

QVAS:

Registered Owner: TARDEVELOP PTY LTD
CHARLTON (BPE) INVESTMENTS PTY LTD
CHARLTON (MPD) INVESTMENTS PTY LTD

Address: STEGERS RD, CHARLTON QLD 4350

Primary Land Use Code: SERVICE STATION(30)

Secondary Land Use Code: NONE(0)

TAS:
No TAS data found.

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Noting Filter**[-] Map Suppression**Layers
User DefinedShading
Define Area
Build Map
Refresh Map
Export SmartMap**[+] Other Services****[+] Admin**

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Spatial Search Results for Lot 102 on Plan RP904439Search Imagery at Point
Survey Search on selected plan(s)

Lot/Plan	102/RP904439
Segment/Parcel:	42716/175
Tenure:	FH - FREEHOLD
Area:	1.7200 ha
Excluded Area:	0.00 m ²
Surveyed:	Yes
Coverage:	Base
Accuracy:	B&D PLOT CONTROLLED - 0.5M
Locality:	CHARLTON
Local Government:	TOOWOOMBA REGIONAL
Address:	10804-10816 WARREGO HIGHWAY, CHARLTON

Retrieve Plan Image
Display additional data
Current Title Search
Build Map

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INTERNAL CURRENT TITLE SEARCH
ENVIRONMENT AND RESOURCE MANAGEMENT, QUEENSLAND

Search Date: 22/12/2011 15:50

Title Reference: 50183672
Date Created: 21/08/1997

Previous Title: 15802223
16332004

REGISTERED OWNER

Interest

Dealing No: 711525207 25/03/2008

TARDEVELOP PTY LTD A.C.N. 110 707 723

TRUSTEE

1/3

UNDER INSTRUMENT 711525207

CHARLTON (BPE) INVESTMENTS PTY LTD A.C.N. 123 609 576

TRUSTEE

1/3

UNDER INSTRUMENT 711525207

CHARLTON (MPD) INVESTMENTS PTY LTD A.C.N. 123 113 128

TRUSTEE

1/3

UNDER INSTRUMENT 711525207

AS TENANTS IN COMMON

ESTATE AND LAND

Estate in Fee Simple

LOT 102 REGISTERED PLAN 904439

County of AUBIGNY

Parish of ISAAC

Local Government: TOOWOOMBA

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10312003 (POR 97)
2. EASEMENT No 701806591 13/02/1997 at 09:40
benefiting the land over
EASEMENT B ON RP904439
Lodged at 09:40 on 13/02/1997 Recorded at 08:12 on 22/08/1997
3. EASEMENT No 701806597 13/02/1997 at 09:41
benefiting the land over
EASEMENT C ON RP904439
Lodged at 09:41 on 13/02/1997 Recorded at 08:12 on 22/08/1997
4. EASEMENT No 701806601 13/02/1997 at 09:41
burdening the land to
LOT 101 ON RP904439
OVER EASEMENT D ON RP904439
Lodged at 09:41 on 13/02/1997 Recorded at 08:12 on 22/08/1997
5. EASEMENT No 701806603 13/02/1997 at 09:42
burdening the land to
LOT 101 ON RP904439
OVER EASEMENT E ON RP904439
Lodged at 09:42 on 13/02/1997 Recorded at 08:12 on 22/08/1997

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INTERNAL CURRENT TITLE SEARCH
ENVIRONMENT AND RESOURCE MANAGEMENT, QUEENSLAND

Search Date: 22/12/2011 15:50

Title Reference: 50183672
Date Created: 21/08/1997

EASEMENTS, ENCUMBRANCES AND INTERESTS

6. LEASE No 705031187 11/09/2001 at 09:43
BURMAH FUELS AUSTRALIA LIMITED A.C.N. 003 731 922
OF LEASE A ON SP143469
Lodged at 09:43 on 11/09/2001 Recorded at 12:10 on 13/09/2001
7. TRANSFER No 708361128 13/01/2005 at 14:59
LEASE: 705031187
CENTREL PTY LTD A.C.N. 091 614 667
Lodged at 14:59 on 13/01/2005 Recorded at 14:04 on 14/03/2005
8. AMENDMENT OF LEASE No 710125347 23/11/2006 at 14:00
LEASE: 705031187
TERM: 01/02/2001 TO 31/01/2011 OPTION 5 YEARS
Lodged at 14:00 on 23/11/2006 Recorded at 10:11 on 27/11/2006
9. AMENDMENT OF LEASE No 713850067 12/05/2011 at 15:11
LEASE: 705031187
TERM: 01/02/2001 TO 31/01/2016 OPTION NIL
Lodged at 15:11 on 12/05/2011 Recorded at 09:22 on 13/05/2011
10. MORTGAGE No 711525243 25/03/2008 at 15:45
ING BANK (AUSTRALIA) LIMITED A.B.N. 24 000 893 292
Lodged at 15:45 on 25/03/2008 Recorded at 11:20 on 27/03/2008

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status	Location
710688949	WATER NOTICE	14/06/2007 14:29	CUR	DL-WERD -00
WATER ACT 2000				
UNREGISTERED DEALINGS - NIL				

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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MANAGEMENT**

SEARCH RESPONSE

ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

Transaction ID: 44552580
2012

EMR Site Id: 19569

03 January

This response relates to a search request received for the site:

Lot: 102

Plan: RP904439

EMR RESULT

The above site IS included on the Environmental Management Register.
The site you have searched has been subdivided from the following site, which is included on the EMR. Subdivided new parcels will remain on the EMR unless it can be shown that they are not located near the contaminating activity.

Lot: 1 Plan: RP162055
Address: WARREGO HIGHWAY
 CHARLTON 4350

The site has been subject to the following Notifiable Activity pursuant to section 374 of the *Environmental Protection Act 1994*.

SERVICE STATIONS - operating a commercial service station.

CLR RESULT

The above site is **NOT** included on the Contaminated Land Register.

ADDITIONAL ADVICE

From the 1st August 2011, the price of an EMR/CLR search will increase to \$40.15 per lot for internet based searches and \$47.20 per lot for EMR/CLR searches done by means other than the internet.

If you have any queries in relation to this search please phone 13QGOV (13 74 68)

Registrar
Contaminated Land Unit

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QNTIME Version 1.6[QNTIME](#) > [Specific Parcel Search](#) > [Specific Parcel Report](#)**Specific Parcel Report**

Lot: 102 on Plan: RP904439
Parcel: on Segment:

DCDB:**Tenure:****Description:****FH****FREEHOLD****CISP:****Previous Plan Details:****Plan Registered Description**

DP247508 PLAN OF LOTS 102, 103 AND EASEMENT H IN LOT 103 AND EASEMENT J IN LOT 102 CANCELLING LOT 1 ON RP178524 AND LOT 102 ON RP904439

IS226554 WESTERN BOUNDARY OF LOTS 13-17 ON RP24609, LOT 2 ON RP150235, LOT 1 ON RP178524 & LOT 102 ON RP904439

SP143469 13/09/2001 LEASE A OVER WHOLE OF LOT 101 ON RP904439 & OVER PART OF LOT 102 ON RP904439

DP125148 03/11/1999 LEASE A OVER THE WHOLE OF LOT 101 ON RP904439 & OVER PART OF LOT 102 ON RP904439

RP904439 21/08/1997 LOTS 101,102,EMTS. B & C (PROP) IN LOT 101, EMTS. D & E (PROP) IN LOT 102, & EMT. F IN LOT 1 ON RP178524 CANCELLING LOT 1 ON RP162055 & LOT 2 ON RP178524

RC804555 LOTS 1-3, (PROP) EMT C IN LOT 1, (PROP) EMT D IN LOT 3 AND (PROP) EMT B IN LOT 1 ON RP162055 CANCELLING LOTS 1 & 2 ON RP178524

RC231286 LOTS 1 TO 3 AND (PROP) EMT C IN LOT 1, EMT D IN LOT 3, EMT B IN LOT 1 CANCELLING LOTS 1 AND 2 ON RP178524 AND LOT 1 ON RP162055

RP178524 20/07/1982 LOTS 1 AND 2 CANCELLING LOT 2 ON RP162055

RP162055 10/08/1978 LOTS 1 & 2 AND EMT A IN LOT 1 CANCELLING LOT 1 ON RP150235

RP150235 22/09/1975 LOTS 1 AND 2 CANCELLING LOT 4 ON RP24609

RP24609 01/07/1893 LOTS 1-33 CANCELLING LOTS 96-98 ON A3422, LOT 4 ON D356, LOT 10 ON D3588

A3422 12/01/1867 POR.48-52;POR.98-101 PARISH ISAAC

ATS:**Title Reference:****50183672****Registered Owner:**

TARDEVELOP PTY LTD
CHARLTON (BPE) INVESTMENTS PTY LTD
CHARLTON (MPD) INVESTMENTS PTY LTD

Tenure Reference:**Original Deed of Grant:****1. 10312003 (POR 97)****Lease Purpose:****Reserve Purpose:****Area:****Lease Conditions:****Commencement Date:****Trustees:**

EASEMENT 701806591 13/02/1997 09:40:15
EASEMENT 701806597 13/02/1997 09:41:14
EASEMENT 701806601 13/02/1997 09:41:46
EASEMENT 701806603 13/02/1997 09:42:13
LEASE 705031187 11/09/2001 09:43:34
TRANSFER 708361128 13/01/2005 14:59:15
AMENDMENT OF LEASE 710125347 23/11/2006 14:00:11
AMENDMENT OF LEASE 713850067 12/05/2011 15:11:21
MORTGAGE 711525243 25/03/2008 15:45:13

Interests:

Previous Title References: 15802223
16332004

QVAS:

Registered Owner: TARDEVELOP PTY LTD
CHARLTON (BPE) INVESTMENTS PTY LTD
CHARLTON (MPD) INVESTMENTS PTY LTD

Address: **STEGERS RD, CHARLTON QLD 4350**

Primary Land Use Code: **SERVICE STATION(30)**

Secondary Land Use Code: **NONE(0)**

TAS:

No TAS data found.

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Area By Scale
Survey Mark Filter
Noting Filter**[-] Map Suppression**Layers
User DefinedShading
Define Area
Build Map
Refresh Map
Export SmartMap**[+] Other Services****[+] Admin**

Hide Keymap

Spatial Search Results for Lot 1 on Plan RP178524Search Imagery at Point
Survey Search on selected plan(s)

Lot/Plan	1/RP178524
Segment/Parcel:	42716/151
Tenure:	FH - FREEHOLD
Area:	1.9280 ha
Excluded Area:	0.00 m ²
Surveyed:	Yes
Coverage:	Base
Accuracy:	B&D PLOT CONTROLLED - 0.5M
Locality:	CHARLTON
Local Government:	TOOWOOMBA REGIONAL
Address:	STEGER ROAD, CHARLTON

Retrieve Plan Image
Display additional data
Current Title Search
Build Map

RTI DL RELEASE - EHP

Release

INTERNAL CURRENT TITLE SEARCH
ENVIRONMENT AND RESOURCE MANAGEMENT, QUEENSLAND

Search Date: 03/01/2012 14:43

Title Reference: 16332003
Date Created: 03/08/1982

Previous Title: 15802224

REGISTERED OWNER

Interest

Dealing No: 711525207 25/03/2008

TARDEVELOP PTY LTD A.C.N. 110 707 723
TRUSTEE

1/3

UNDER INSTRUMENT 711525207

CHARLTON (BPE) INVESTMENTS PTY LTD A.C.N. 123 609 576
TRUSTEE

1/3

UNDER INSTRUMENT 711525207

CHARLTON (MPD) INVESTMENTS PTY LTD A.C.N. 123 113 128
TRUSTEE

1/3

UNDER INSTRUMENT 711525207

AS TENANTS IN COMMON

ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 178524
County of AUBIGNY Parish of ISAAC
Local Government: TOOWOOMBA

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10312003 (FOR 97)
2. EASEMENT No 701806605 13/02/1997 at 09:42
burdening the land to
LOT 101 ON RP904439
OVER EASEMENT E/ON RP904439
Lodged at 09:42 on 13/02/1997 Recorded at 08:12 on 22/08/1997
3. MORTGAGE No 711525243 25/03/2008 at 15:45
ING BANK (AUSTRALIA) LIMITED A.B.N. 24 000 893 292
Lodged at 15:45 on 25/03/2008 Recorded at 11:20 on 27/03/2008

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status	Location
710688949	WATER NOTICE	14/06/2007 14:29	CUR	DL-WERD -00
WATER ACT 2000				
UNREGISTERED DEALINGS - NIL				

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Page 1/1

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**DEPARTMENT OF ENVIRONMENT AND RESOURCE
MANAGEMENT**

SEARCH RESPONSE

**ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)**

Transaction ID: 44552578
2012

EMR Site Id:

03 January

This response relates to a search request received for the site:
Lot: 1 Plan: RP178524

EMR RESULT

The above site is **NOT** included on the Environmental Management Register.

CLR RESULT

The above site is **NOT** included on the Contaminated Land Register.

ADDITIONAL ADVICE

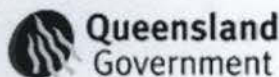
From the 1st August 2011, the price of an EMR/CLR search will increase to \$40.15 per lot for internet based searches and \$47.20 per lot for EMR/CLR searches done by means other than the internet.

If you have any queries in relation to this search please phone 13QGOV (13 74 68)

Registrar
Contaminated Land Unit

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Release

QNTIME Version 1.6[QNTIME](#) > [Specific Parcel Search](#) > [Specific Parcel Report](#)**Specific Parcel Report**

Lot: 1 on Plan: RP178524
Parcel: on Segment:

DCDB:**Tenure:****Description:****FH****FREEHOLD****CISP:****Previous Plan Details:****Plan Registered Description**

DP247508	PLAN OF LOTS 102, 103 AND EASEMENT H IN LOT 103 AND EASEMENT J IN LOT 102 CANCELLING LOT 1 ON RP178524 AND LOT 102 ON RP904439
IS226554	WESTERN BOUNDARY OF LOTS 13-17 ON RP24609, LOT 2 ON RP150235, LOT 1 ON RP178524 & LOT 102 ON RP904439
RP904439 21/08/1997	LOTS 101, 102, EMTS. B & C (PROP) IN LOT 101, EMTS. D & E (PROP) IN LOT 102, & EMT. F IN LOT 1 ON RP178524 CANCELLING LOT 1 ON RP162055 & LOT 2 ON RP178524
RC804555	LOTS 1-3, (PROP) EMT C IN LOT 1, (PROP) EMT D IN LOT 3 AND (PROP) EMT B IN LOT 1 ON RP162055 CANCELLING LOTS 1 & 2 ON RP178524
RC231286	LOTS 1 TO 3 AND (PROP) EMT C IN LOT 1, EMT D IN LOT 3, EMT B IN LOT 1 CANCELLING LOTS 1 AND 2 ON RP178524 AND LOT 1 ON RP162055
RP178524 20/07/1982	LOTS 1 AND 2 CANCELLING LOT 2 ON RP162055
RP162055 10/08/1978	LOTS 1 & 2 AND EMT A IN LOT 1 CANCELLING LOT 1 ON RP150235
RP150235 22/09/1975	LOTS 1 AND 2 CANCELLING LOT 4 ON RP24609
RP24609 01/07/1893	LOTS 1-33 CANCELLING LOTS 96-98 ON A3422, LOT 4 ON D356, LOT 10 ON D3588
A3422 12/01/1867	POR.48-52; POR.98-101 PARISH ISAAC

ATS:**Title Reference:****16332003****Registered Owner:**

TARDEVELOP PTY LTD
CHARLTON (BPE) INVESTMENTS PTY LTD
CHARLTON (MPD) INVESTMENTS PTY LTD

Tenure Reference:**Original Deed of Grant:****1. 10312003 (POR 97)****Lease Purpose:****Reserve Purpose:****Area:****Lease Conditions:****Commencement Date:****Trustees:****Interests:**

EASEMENT 701806605 13/02/1997 09:42:41
MORTGAGE 711525243 25/03/2008 15:45:13

Previous Title References:

15802224

QVAS:**Registered Owner:**

TARDEVELOP PTY LTD
CHARLTON (BPE) INVESTMENTS PTY LTD
CHARLTON (MPD) INVESTMENTS PTY LTD

Address:**STEGERS RD, CHARLTON QLD 4350****Primary Land Use Code:****DWELLING - LARGE HOUSESITE(5)****Secondary Land Use Code:****NONE(0)**

Release

TAS:

No TAS data found.

[View on Keymap](#)

[Back to Search](#)

Logged in as theilek

Disclaimer

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Queensland Government Gateway

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Release



Map 1 - SPA LAYERS

Reference No: 201112221555017644

Highlighted features found

Lot: 1, Plan: RP178524
Lot: 101, Plan: RP904439

Legend

Area of Interest:

- Searched area
- 100 metre buffer

SPA Layers:

- Coastal Management Districts (with Boundary Description)
- Fish Habitat Areas
- Queensland Heritage Register Boundaries (with Listing Number)
- Coastal Building Line

SPA Referral Advice:

- SPA Referral Advice *

* Layers shown for SPA Referral Advice on the map are grouped together into one symbol. These layers are individually listed in the accompanying report under the relevant subheading.

Height Zones for Acid Sulfate Soils are a SPA Referral Advice and are shown on a separate map. Please refer to "Map 3 - Height Zones for Acid Sulfate Soils Assessment"

The user should be aware that this map must be used in conjunction with the accompanying maps and report.

- Not all layers relevant to assessment under SPA are shown on the map.
- Due to multiple overlapping themes/layers present, some themes/layers may be obscured.

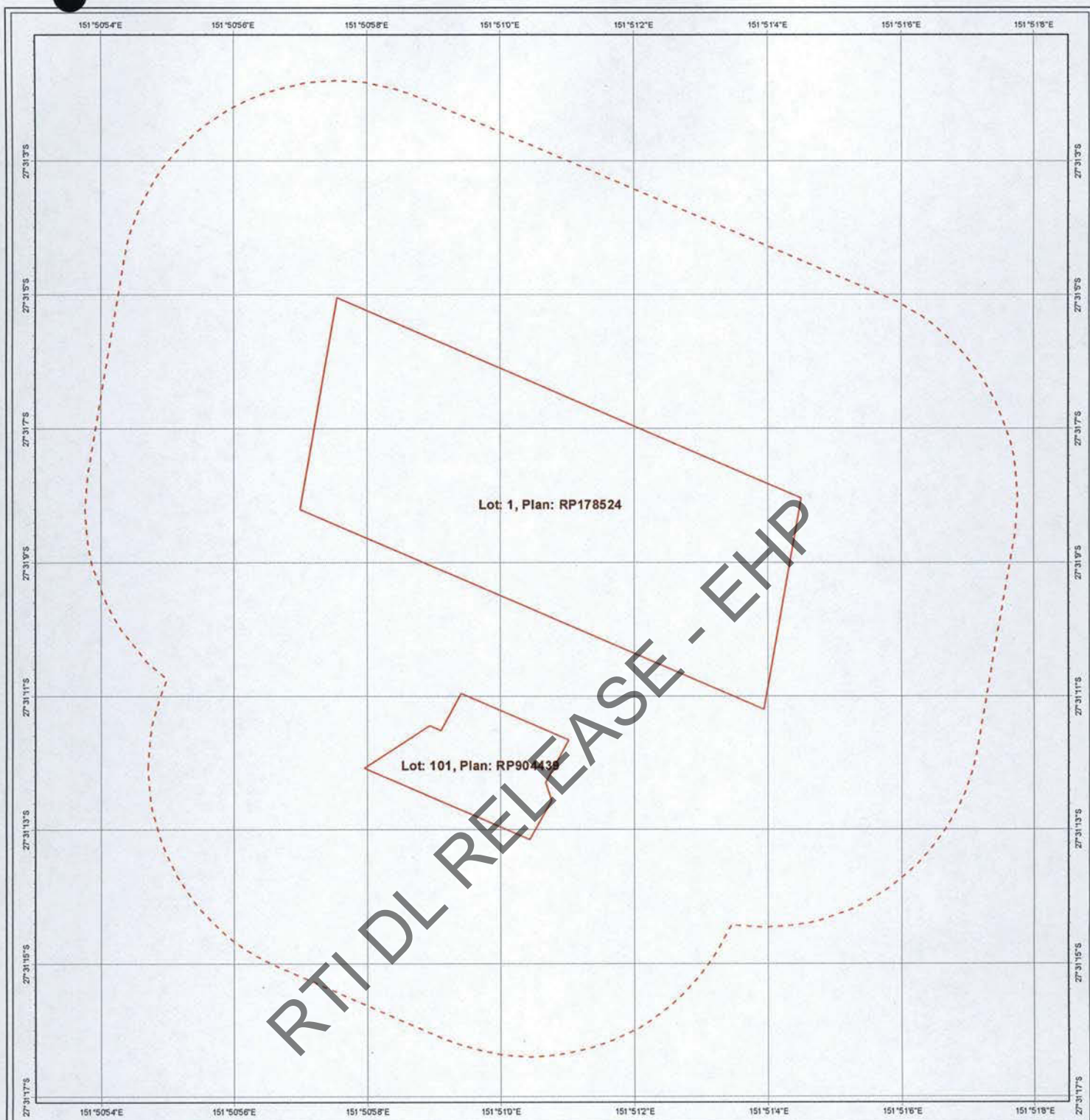
- Lakes and Reservoirs
- Cadastre
- Rivers
- Creeks
- Freeways, Motorways and Highways
- Secondary or Local Connector Roads, Streets
- Other roads and tracks
- Railway Lines
- Towns

This map has been prepared with all due diligence and care based on the best available information at the time of publication. The department holds no responsibility for any errors or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties. Information contained in this document is from a number of sources and, as such, does not necessarily represent government or departmental policy.

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Department of Environment and Resource Management
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Horizontal Datum: Geocentric Datum of Australia 1994 (GDA94)
Scale: 0 15 30 60 90 120 m



Map 2 - SPA LAYERS - Vegetation Management

Reference No: 201112221555068114

Highlighted features found

Lot: 1, Plan: RP178524

Lot: 101, Plan: RP904439

Legend

Area of Interest:

- Searched area
- 100 metre buffer

Remnant vegetation

- Containing Endangered regional ecosystems
- Containing Of Concern regional ecosystems

Other Remnant Vegetation

- Remnant vegetation that is a least concern regional ecosystem
- Remnant vegetation under Section 20AH of the VMA
- Remnant Vegetation (where RE mapping is not available)
- PMAV Category A area
- PMAV Category B area
- PMAV Category X area

- Non-remnant
- Plantation Forest
- Dam or Reservoir



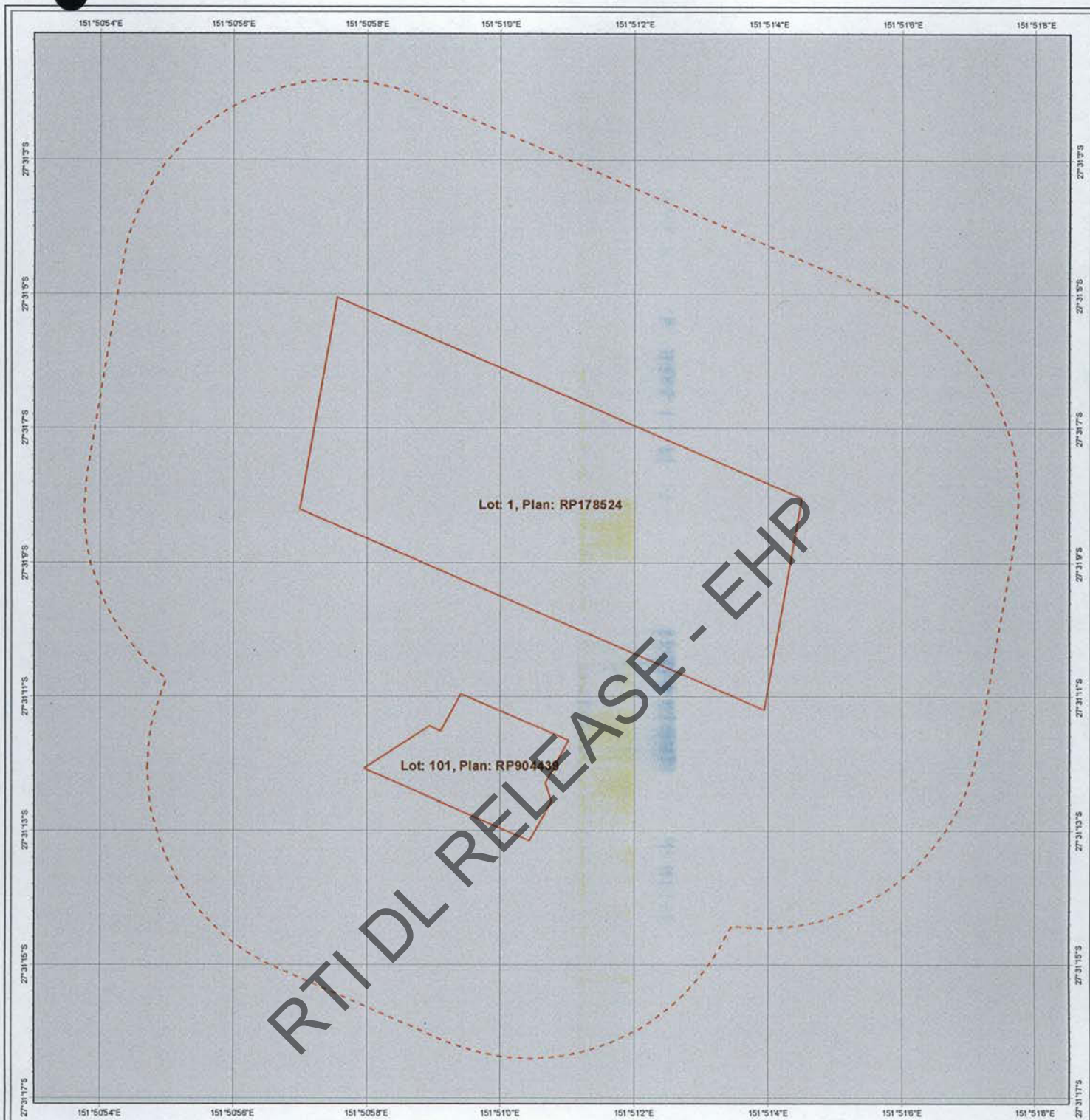
0 15 30 60 90 120 m

Horizontal Datum: Geoid 2011, Datum of Australia 1994 (GDA94)

This map has been prepared with all due diligence and care based on the best available information at the time of publication. The department holds no responsibility for any errors or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties. Information contained in this document is from a number of sources and, as such, does not necessarily represent government or departmental policy.

The user should be aware that this map must be used in conjunction with the accompanying maps and report.
- Not all layers relevant to assessment under SPA are shown on the map.
- Due to multiple overlapping themes/layers present, some themes/layers may be obscured by others.

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Department of Environment and Heritage Management
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Map 3 - SPA LAYERS - Height Zones for Acid Sulfate Soils Assessment

Reference No: 201112221555091864

Highlighted features found

Lot: 1, Plan: RP178524

Lot: 101, Plan: RP904439

Legend

Area of Interest:

- Searched area
- 100 metre buffer

SPA Referral Advice - Contour Polygon Height Zones **

- Below 0 metres Australian Height Datum (AHD)
- 0 to 5 metres AHD
- 5 to 20 metres AHD
- Above 20 metres AHD
- No data available

** Height Zones were created from a 5m Digital Elevation Model obtained from LIDAR data. Data sourced from LIDAR is accurate to +/- 30cm on Bare Ground. Areas where LIDAR may not represent ground surface elevation include built-up areas, areas covered by thick vegetation, areas subject to tidal inundation and sites that have been subject to earthworks post data collection.



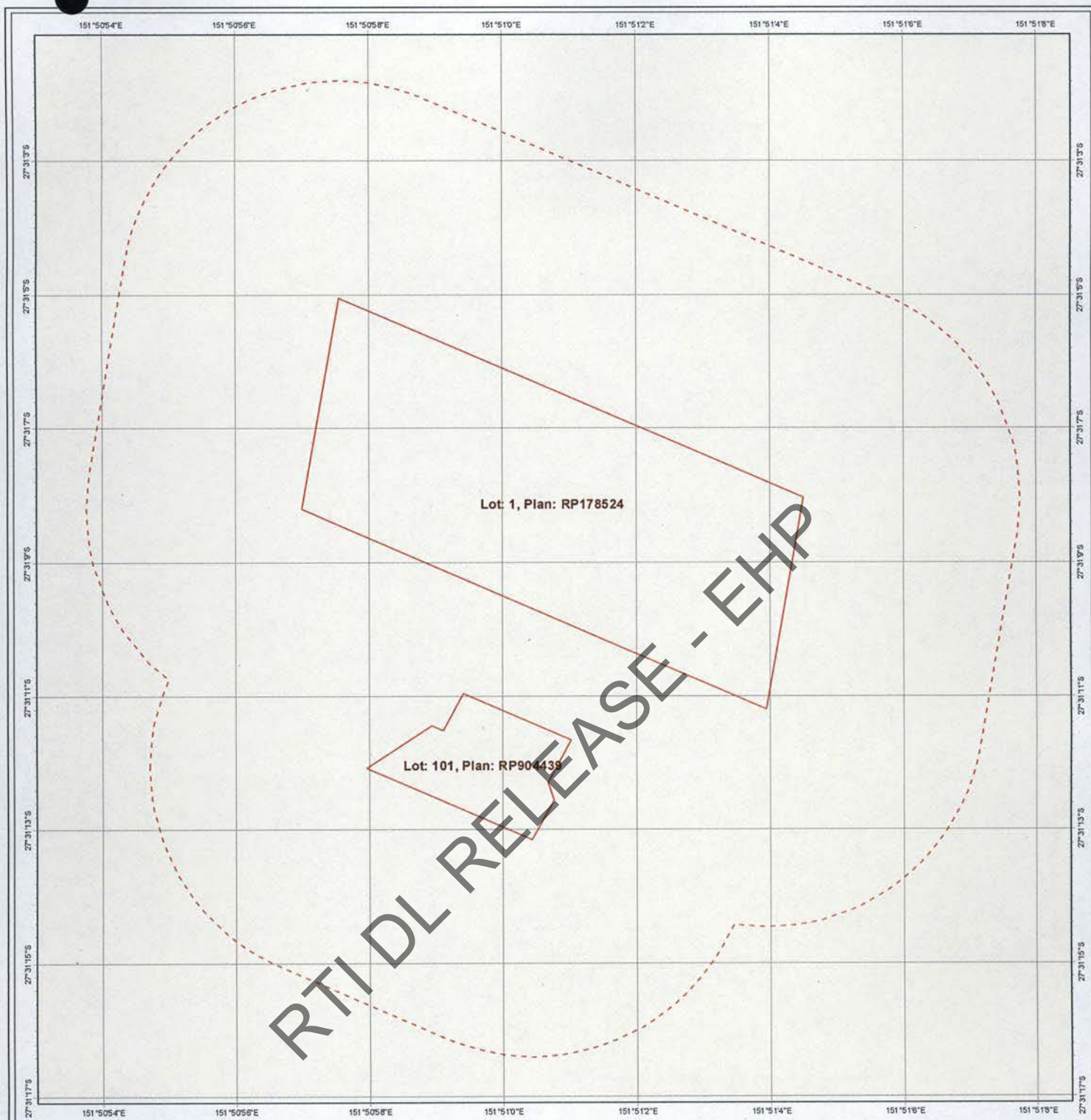
0 15 30 60 90 120 m

Horizontal Datum: Geocentric Datum of Australia 1994 (GDA94)

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The user should be aware that this map must be used in conjunction with the accompanying maps and report:
 - Not all layers relevant to assessment under SPA are shown on the map.
 - Due to multiple overlapping themes/layers present, some themes/layers may be obscured by others.

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 Department of Environment and Heritage Management
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Map 4 - SPA LAYERS - Declared Catchments and GBR Wetland Protection Area Trigger Area

Reference No: 201112221555111708

Highlighted features found

Lot: 1, Plan: RP178524

Lot: 101, Plan: RP904439

Legend

Area of Interest:

- Searched area
- 100 metre buffer

- Declared Catchments of Dams of QLD (NRM)
- GBR Wetland Protection Area HES Wetland
- GBR Wetland Protection Area trigger area **

** Note: The trigger area for GBR Wetland Protection Area includes a built-in buffer of 500 metres in non-urban areas and 100metres in urban areas.



0 15 30 60 90 120 m

Horizontal Datum: Geocentric Datum of Australia 1994 (GDA94)

This map has been prepared with all due diligence and care based on the best available information at the time of publication. The department holds no responsibility for any errors or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties. Information contained in this document is from a number of sources and, as such, does not necessarily represent government or departmental policy.

The user should be aware that this map must be used in conjunction with the accompanying maps and report.
- Not all layers relevant to assessment under SPA are shown on the map.
- Due to multiple overlapping themes/layers present, some themes/layers may be obscured by others.

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SPA Concurrence or Assessment Manager (MCU, ROL and OP Works) - within found features (i.e. no buffer)

Areas Under Coastal Management Plans ** No Data Found **

Cardwell Hinchinbrook Coastal Management District ** No Data Found **

Curtis Coast Coastal Management District ** No Data Found **

SEQ RCMP Coastal Management District ** No Data Found **

Wet Tropical Coast Coastal Management District ** No Data Found **

Coastal Management Control Districts ** No Data Found **

Coastal Building Line ** No Data Found **

Declared Catchments of Dams of QLD (NRM) ** No Data Found **

Erosion Prone Area Plans ** No Data Found **

Queensland Heritage Register Boundaries ** No Data Found **

Wild River Area Boundaries ** No Data Found **

GBR Wetland Protection Area HES wetland ** No Data Found **

GBR Wetland Protection Area trigger area (500m buffer in non-urban areas and 100m buffer in urban areas included) ** No Data Found **

Strategic Port Land ** No Data Found **

SPA Vegetation Management - within found features (i.e. no buffer)

Cadastre - Lot Size in sq metres and Tenure

LOT	PLAN	Lot Size (sq metres) 1 hectare = 10,000 sq metres	Lot Tenure
C	RP90443 9	468	EA
2	RP15023 5	80960	FH
B	RP90443 9	495	EA
		NaN	
102	RP90443 9	17200	FH
E	RP90443 9	47	EA
101	RP90443 9	2849	FH
F	RP90443 9	41	EA
D	RP90443 9	384	EA
1	RP17852 4	19280	FH
10	SP23243 3	132500	FH

Regional Ecosystems by VMA Status

Regional Ecosystem	Percent	VMA Status
non-rem	100	-

PMAV ** No Data Found **

Remnant Vegetation under section 20AH ** No Data Found **

Remnant Vegetation where RE Mapping does not exist ** No Data Found **

SPA Referral Advice (only for MCU and ROL) - within found features (i.e. no buffer)

Acid Sulfate Soils SPP2 - Triggered Local Government Areas

Local Government Area
No Trigger

Contour Polygon Height Zones for Acid Sulfate Soils Assessment Triggers (a result where "Height Zone Category" = "No Data" may trigger ASS assessment)

Height Zone Category	Data Source	Accuracy
No Data	NA	NA

QPWS Estate - lands protected under NCA ** No Data Found **

Great Barrier Reef Marine Park Authority Zones ** No Data Found **

Great Sandy Marine Park Location ** No Data Found **

Nature Refuges and Coordinated Conservation Areas ** No Data Found **

Ramsar Sites (QLD) ** No Data Found **

Recreation Areas of Queensland ** No Data Found **

State Marine Parks (QLD) ** No Data Found **

Wetland Management Area wetland ** No Data Found **

World Heritage Areas (QLD) ** No Data Found **

SPA Interests - within found features (i.e. no buffer)

SEQ Regional Plan 2009-2031 Regional Landuse Categories

Category
Urban Footprint

Priority Species Records Biodiversity Planning Assessment Brigalow Belt ** No Data Found **

Priority Species Records Biodiversity Planning Assessment Channel Country ** No Data Found **

Priority Species Records Biodiversity Planning Assessment Einasleigh Uplands ** No Data Found **

Priority Species Records Biodiversity Planning Assessment Mitchell Grass Downs ** No Data Found **

Priority Species Records Biodiversity Planning Assessment Mulga Lands ** No Data Found **

Priority Species Records Biodiversity Planning Assessment South East Queensland ** No Data Found **

Priority Species Habitat Biodiversity Planning Assessment Brigalow Belt ** No Data Found **

Priority Species Habitat Biodiversity Planning Assessment Channel Country ** No Data Found **

Priority Species Habitat Biodiversity Planning Assessment Einasleigh Uplands ** No Data Found **

Priority Species Habitat Biodiversity Planning Assessment Mitchell Grass Downs ** No Data Found **

Priority Species Habitat Biodiversity Planning Assessment Mulga Lands ** No Data Found **

Priority Species Habitat Biodiversity Planning Assessment South East Queensland ** No Data Found **

Koala SPP - Habitat Value ** No Data Found **

Koala SPP - SEQ Koala Protection Area ** No Data Found **

Koala SPRP - Assessable Development Areas ** No Data Found **

Koala SPRP - Identified Broad-Hectare Areas ** No Data Found **

Koala SPRP - Habitat Value ** No Data Found **

Koala Plan 2006-2016 for ECSU ** No Data Found **

Directory of Important Wetlands ** No Data Found **

Fish Habitat Areas (QLD Fisheries Act 1994) ** No Data Found **

Marine Plants ** No Data Found **

Port Limits ** No Data Found **

SEQ RCMP Developed and Undeveloped Waterways ** No Data Found **

State plantation forest ** No Data Found **

Areas Under Coastal Management Plans ** No Data Found **

Cardwell Hinchinbrook Coastal Management District ** No Data Found **

Curtis Coast Coastal Management District ** No Data Found **

SEQ RCMP Coastal Management District ** No Data Found **

Wet Tropical Coast Coastal Management District ** No Data Found **

Coastal Management Control Districts ** No Data Found **

Coastal Building Line ** No Data Found **

Declared Catchments of Dams of QLD (NRM) ** No Data Found **

Erosion Prone Area Plans ** No Data Found **

Queensland Heritage Register Boundaries ** No Data Found **

Wild River Area Boundaries ** No Data Found **

GBR Wetland Protection Area HES wetland ** No Data Found **

GBR Wetland Protection Area trigger area (500m buffer in non-urban areas and 100m buffer in urban areas included) ** No Data Found **

Strategic Port Land ** No Data Found **

SPA Interests - Current Mining Tenures - within found features (i.e. no buffer)

Exploration Permits Coal

Tenure Number	Tenure Type	Mining District	Status	Date Granted	Date Non Current	Principal Holder	Lodgement Date
1979	EPC	DALB	GRAN	12-OCT-2010	11-OCT-2012	MINING INVESTMENTS ONE PTY LTD	02-NOV-2009

Exploration Permits Mineral

Tenure Number	Tenure Type	Mining District	Status	Date Granted	Date Non Current	Principal Holder	Lodgement Date
18794	EPM	DALB	GRAN	29-OCT-2010	28-OCT-2012	VOLCAN SOUTH QUEENSLAND BAUXITE PTY LTD	02-AUG-2010

Exploration Permits Geothermal ** No Data Found **

Exploration Permits Petroleum ** No Data Found **

Exploration Permits Special ** No Data Found **

Mineral Development Licences ** No Data Found **

Mining Claims ** No Data Found **

Mining Leases ** No Data Found **

Offshore Exploration Title Mineral ** No Data Found **

Offshore Exploration Title Petroleum ** No Data Found **

Petroleum Facilities Licences ** No Data Found **

Petroleum Leases ** No Data Found **

Petroleum Pipeline Licences ** No Data Found **

Petroleum Survey Licences ** No Data Found **

Potential Commercial Areas ** No Data Found **

SPA Administration - within found features (i.e. no buffer)

Aboriginal Representative Bodies

Representative Body Name
Queensland South Native Title Services Ltd, PO Box 10832, Adelaide Street, Brisbane QLD 4000

DERM Regions

Region
SOUTH WEST

Local Government Areas

LGA Name
TOOWOOMBA REGIONAL

Queensland Fire and Rescue Service regional office boundaries

QFRS Region	Office	Street Address	Postal Address	Phone no.	Fax no.	Mobile no.
South West Region	No marinas in this area					

Regional Harbour Master Areas

Region Name
BRISBANE REGION

Canal Estate Developments ** No Data Found **

Native Title Boundaries ** No Data Found **

Section 86 Line Permits ** No Data Found **

Section 86 Point Permits ** No Data Found **

SPA Administration - ecotrack Permits - within found features (i.e. no buffer)

ecotrack Mining and Petroleum Permits (note - In some locations not all Permits will be shown) not shown in 100m buffer

Permit Ref	Site Name	Lot	Plan	Project Ref	Project Name	Permit Type	Permit Status	Tenure Type	Principal Holder	Tenure No
PEN200042 307	ATP791			316510	P&G - 21E - Level 2 ERA/ATP791/BNG Pty Ltd	Environmenta l Authority (Petroleum Activities) Non Code Compliant Level 2 Petroleum Project	Cancelled	ATP	BNG Pty Ltd	791
MIC2017367 10	EPM18 794			351805	Mining - EPM - Level 2/EPM18794/Volc an Australia Corporation	Environmenta l Authority (Exploration or Mineral Development) Code Compliant Level 2 Mining Project	Supersede d	EPM	Volcan Australia Corporation Pty Ltd	18794

Permit Ref	Site Name	Lot	Plan	Project Ref	Project Name	Permit Type	Permit Status	Tenure Type	Principal Holder	Tenure No
PEN200258 908	ATP791			316510	P&G - 21E - Level 2 ERA/ATP791/BNG Pty Ltd	Environmental Authority (Petroleum Activities) Non Code Compliant Level 2 Petroleum Project	Current	ATP	BNG Pty Ltd	791
PEN200258 908	ATP791			316510	P&G - 21E - Level 2 ERA/ATP791/BNG Pty Ltd	Environmental Authority (Petroleum Activities) Non Code Compliant Level 2 Petroleum Project	Superseded	ATP	BNG Pty Ltd	791
MIC2010199 10	EPC1979			344127	Mining - EPC - Level 2/EPC1979/Mining Investments One Pty Lt	Environmental Authority (Exploration or Mineral Development) Code Compliant Level 2 Mining Project	Current	EPC	Blackwood Resources Pty Ltd	1979
MIC2010199 10	EPC1979			344127	Mining - EPC - Level 2/EPC1979/Mining Investments One Pty Lt	Environmental Authority (Exploration or Mineral Development) Code Compliant Level 2 Mining Project	Superseded	EPC	Mining Investments One Pty Ltd	1979
MIC2017367 10	EPM18794			351805	Mining - EPM - Level 2/EPM18794/Volcan Australia Corporation	Environmental Authority (Exploration or Mineral Development) Code Compliant Level 2 Mining Project	Current	EPM	Volcan South Queensland Bauxite Pty Ltd	18794

ecotrack Permits (note - In some locations not all Permits will be shown) not shown in 100m buffer ** No Data Found **

SPA Concurrence or Assessment Manager - 40m Buffer

Erosion Prone Area Plans ** No Data Found **

SPA Concurrence or Assessment Manager (MCU, ROL and OP Works) - 100m Buffer

Areas Under Coastal Management Plans ** No Data Found **

Cardwell Hinchinbrook Coastal Management District ** No Data Found **

Curtis Coast Coastal Management District ** No Data Found **

SEQ RCMP Coastal Management District ** No Data Found **

Wet Tropical Coast Coastal Management District ** No Data Found **

Coastal Management Control Districts ** No Data Found **

Coastal Building Line ** No Data Found **

Declared Catchments of Dams of QLD (NRM) ** No Data Found **

Erosion Prone Area Plans ** No Data Found **

Queensland Heritage Register Boundaries ** No Data Found **

Wild River Area Boundaries ** No Data Found **

GBR Wetland Protection Area HES wetland ** No Data Found **

GBR Wetland Protection Area trigger area (500m buffer in non-urban areas and 100m buffer in urban areas included) ** No Data Found **

Strategic Port Land ** No Data Found **

SPA Vegetation Management - 100m Buffer

Cadastre - Lot Size in sq metres and Tenure

LOT	PLAN	Lot Size (sq metres) 1 hectare = 10,000 sq metres	Lot Tenure
C	RP904439	468	EA
2	RP150235	80960	FH
201	AG3745	28000	FH
B	RP904439	495	EA

LOT	PLAN	Lot Size (sq metres) 1 hectare = 10,000 sq metres	Lot Tenure
1	RP16260 1	7200	FH
		NaN	
1	RP16884 6	104990	FH
102	RP90443 9	17200	FH
E	RP90443 9	47	EA
101	RP90443 9	2849	FH
F	RP90443 9	41	EA
D	RP90443 9	384	EA
5	RP21630 2	154770	FH
206	AG3678	19430	FH
1	RP17852 4	19280	FH
10	SP23243 3	132500	FH

Regional Ecosystems by VMA Status

Regional Ecosystem	Percent	VMA Status
non-rem	100	-

PMAV ** No Data Found **

Remnant Vegetation under section 20AH ** No Data Found **

Remnant Vegetation where RE Mapping does not exist ** No Data Found **

SPA Referral Advice (only for MCU and ROL) - 100m Buffer

QPWS Estate - lands protected under NCA ** No Data Found **

Great Barrier Reef Marine Park Authority Zones ** No Data Found **

Great Sandy Marine Park Location ** No Data Found **

Nature Refuges and Coordinated Conservation Areas ** No Data Found **

Ramsar Sites (QLD) ** No Data Found **

Recreation Areas of Queensland ** No Data Found **

State Marine Parks (QLD) ** No Data Found **

Wetland Management Area wetland ** No Data Found **

World Heritage Areas (QLD) ** No Data Found **

SPA Interests - 100m Buffer

SEQ Regional Plan 2009-2031 Regional Land Use Categories

Category
Urban Footprint

Priority Species Records Biodiversity Planning Assessment Brigalow Belt ** No Data Found **

Priority Species Records Biodiversity Planning Assessment Channel Country ** No Data Found **

Priority Species Records Biodiversity Planning Assessment Einasleigh Uplands ** No Data Found **

Priority Species Records Biodiversity Planning Assessment Mitchell Grass Downs ** No Data Found **

Priority Species Records Biodiversity Planning Assessment Mulga Lands ** No Data Found **

Priority Species Records Biodiversity Planning Assessment South East Queensland ** No Data Found **

Priority Species Habitat Biodiversity Planning Assessment Brigalow Belt ** No Data Found **

Priority Species Habitat Biodiversity Planning Assessment Channel Country ** No Data Found **

Priority Species Habitat Biodiversity Planning Assessment Einasleigh Uplands ** No Data Found **

Priority Species Habitat Biodiversity Planning Assessment Mitchell Grass Downs ** No Data Found **

Priority Species Habitat Biodiversity Planning Assessment Mulga Lands ** No Data Found **

Priority Species Habitat Biodiversity Planning Assessment South East Queensland ** No Data Found **

Koala SPP - Habitat Value ** No Data Found **

Koala SPP - SEQ Koala Protection Area ** No Data Found **

Koala SPRP - Assessable Development Areas ** No Data Found **

Koala SPRP - Identified Broad-Hectare Areas ** No Data Found **

Release

Koala SPRP - Habitat Value ** No Data Found **
 Koala Plan 2006-2016 for ECSU ** No Data Found **
 Directory of Important Wetlands ** No Data Found **
 Fish Habitat Areas (QLD Fisheries Act 1994) ** No Data Found **
 Marine Plants ** No Data Found **
 Port Limits ** No Data Found **
 SEQ RCMP Developed and Undeveloped Waterways ** No Data Found **
 State plantation forest ** No Data Found **
 Areas Under Coastal Management Plans ** No Data Found **
 Cardwell Hinchinbrook Coastal Management District ** No Data Found **
 Curtis Coast Coastal Management District ** No Data Found **
 Declared Catchments of Dams of QLD (NRM) ** No Data Found **
 SEQ RCMP Coastal Management District ** No Data Found **
 Wet Tropical Coast Coastal Management District ** No Data Found **
 Coastal Management Control Districts ** No Data Found **
 Coastal Building Line ** No Data Found **
 Erosion Prone Area Plans ** No Data Found **
 Queensland Heritage Register Boundaries ** No Data Found **
 Wild River Area Boundaries ** No Data Found **
 GBR Wetland Protection Area HES wetland ** No Data Found **
 GBR Wetland Protection Area trigger area (500m buffer in non-urban areas and 100m buffer in urban areas included) ** No Data Found **
 Strategic Port Land ** No Data Found **

SPA Administration - 100m Buffer

Aboriginal Representative Bodies

Representative Body Name
Queensland South Native Title Services Ltd, PO Box 10832, Adelaide Street, Brisbane QLD 4000

DERM Regions

Region
SOUTH WEST

Local Government Areas

LGA Name
TOOWOOMBA REGIONAL

Queensland Fire and Rescue Service regional office boundaries

QFRS Region	Office	Street Address	Postal Address	Phone no.	Fax no.	Mobile no.
South West Region	No marinas in this area					

Regional Harbour Master Areas

Region Name
BRISBANE REGION

Canal Estate Developments ** No Data Found **
 Native Title Boundaries ** No Data Found **
 Section 86 Line Permits ** No Data Found **
 Section 86 Point Permits ** No Data Found **



Project Running Report

Date

22-DEC-2011

Status

Application Validation

Decision

Level 2

Name

All or part of the land is on the EMR or CLR

Locations

Name	Address Line 1	Address Line 2	Suburb	Postcode	State
Steger Road, Charlton QLD 4350	Steger Road		TOOWOOMBA VILLAGE FAIR	4350	QLD
Warrego Highway, Charlton QLD 4350	Warrego Highway		CHARLTON	4350	QLD

Agency Interests/Ratings

Category	Type	Rating
----------	------	--------

Permits: 1

Permit Ref	Permit Type	Status
SPCL03673612	Concurrence Response for a MCU involving contaminated land.	Assessment

RTI DL RELEASE - EHP

Release



Project Running Report

Project Ref 381287	Project Name All or part of the land is on the EMR or CLR/Steger Road, Charlton QLD 4350/Charlton (BPE) Investments Pty Ltd & Charlton (MPD) Investments Pty Ltd at Precinct Urban Planning Pty Ltd	Status Active	Project Director JOHNS, Allen	Project Manager JOHNS, Allen	Office Responsible ES - TO - Contaminated Land - Southern - Bne
------------------------------	---	-------------------------	---	--	---

Assessing Officers

Name

Applications: 2

Date 22-DEC-2011	Status Application Validation	Decision Level 2
----------------------------	---	----------------------------

Primary Clients

Name	Address Line 1	Address Line 2	Suburb	Postcode	State
Charlton (BPE) Investments Pty Ltd & Charlton (MPD) Investments Pty Ltd at Precinct Urban Planning Pty Ltd	PO Box 3038		TOOWOOMBA VILLAGE FAIR	4350	QLD

Primary Contact

Name	Contact Number
Toowoomba Regional Council DERM	07 4688 6611

Activities

Name
All or part of the land is on the EMR or CLR

Locations

Name	Address Line 1	Address Line 2	Suburb	Postcode	State
Steger Road, Charlton QLD 4350	Steger Road		TOOWOOMBA VILLAGE FAIR	4350	QLD
Warrego Highway, Charlton QLD 4350	Warrego Highway		CHARLTON	4350	QLD

Agency Interests/Ratings

Category	Type	Rating
----------	------	--------

Permits: 1

Permit Ref	Permit Type	Status
SPCL03673612	Concurrence Response for a MCU involving contaminated land.	Current

Date 22-DEC-2011	Status Application Validation	Decision Level 2
----------------------------	---	----------------------------

Primary Clients

Name	Address Line 1	Address Line 2	Suburb	Postcode	State
Charlton (BPE) Investments Pty Ltd & Charlton (MPD) Investments Pty Ltd at Precinct Urban Planning Pty Ltd	PO Box 3038		TOOWOOMBA VILLAGE FAIR	4350	QLD

Primary Contact

Name	Contact Number
Toowoomba Regional Council DERM	4688 6620

Activities

APPENDIX A: APPLICATION DOCUMENTATION

RTI DL RELEASE - EHP

Release

Appendix A: APPLICATION FORM

RTI DL RELEASE - EHP

☐ Release

Appendix B: **DEVELOPMENT APPROVALS**

Toowoomba Regional Council

RTI DL RELEASE - EHP

Release



PO Box 105, Oakey Q 4401
Phone – 07 4691 1388
Fax – 07 4691 2591
Email – jonshire@jondaryan.qld.gov.au

Decision Notice Development Application No MCU/07/095

The abovementioned development application has been:

- Approved in full subject to conditions. The conditions relevant to this approval are listed below. These conditions are clearly identified to indicate whether the Assessment Manager or a Concurrence Agency imposed them.

CONCURRENCE AGENCY CONDITIONS

Department of Main Roads

The concurrence agency response dated 13 February 2008 forms part of the conditions for approval.

Environmental Protection Agency

The concurrence agency response dated 10 January 2008 forms part of the conditions for approval.

ASSESSMENT MANAGER CONDITIONS

1. Roadworks

(a) External

- The applicant shall dedicate land to the frontage of Steger Road such that the minimum distance from the existing road reserve centre line to the eastern property boundary is 11 metres. Further the applicant shall provide a 3 metre easement for services to the full frontage of Steger Road.
- The applicant shall provide new stand-up type kerb and channel to the eastern side of Steger Road and pavement construction with a hot-mix wearing surface to the full frontage of the proposed development (170 metres approx.) The constructed width shall be a minimum of 8.5 metres with the design is to suit a future kerb to kerb width of 14 metres.
- The applicant shall provide an industrial standard concrete invert and footpath crossing from the kerb and channel to the property boundary for the entry/exit in Steger Road.
- The estimated cost of this work for bonding purposes is \$170,000.

(b) Internal

- The applicant shall provide a sealed pavement to all vehicle driveways, manoeuvring, parking and hard stand areas.
- The applicant shall provide a minimum of 47 car parking spaces on the site for off street car parking purposes. These spaces shall be of a dimension that complies with the Planning Scheme requirements for off street car parking spaces.

2. Water Supply

- The applicant shall provide a single water service as required to meet the needs of the proposed development, off of the trunk main that will be constructed by Council in Steger Road. The location of this service shall be as determined by Council.
- The applicant shall provide certification from a licensed plumber that there are no interconnecting water pipes between allotments.

3. Sewerage

(a) External

- (i) The applicant shall construct a gravity sewer main with a minimum 150mm diameter from the proposed development to the proposed sewage pump station for Charlton North.
- (ii) The estimated cost of this work for bonding purposes shall be \$228,000.

(b) Internal

- (i) The applicant shall provide sewerage reticulation to service the proposed development.
- (ii) The applicant shall provide certification from a licensed plumber that any existing building drainage pipes and effluent disposal areas are contained on the allotment of the building they serve.

4. Stormwater

- (a) The applicant shall provide a detailed stormwater management plan for the site. The stormwater management plan is to be lodged at the time of lodging plans for operational works approval.
- (b) The applicant shall construct underground stormwater drainage as required.
- (c) The stormwater system is to be designed to accept discharge from upstream catchments.
- (d) Unless specifically approved by Council and the owner of the subject adjoining land, the development is to be designed and constructed such that no ponding or redirection of stormwater occurs on adjoining land.
- (e) The discharge of stormwater shall be in accordance with the requirements of the Stormwater Management Plan prepared for the proposed development and QUDM.
- (f) The estimated cost of this work for bonding purposes shall be by design.

5. Silt Management

- (a) During the construction phases, the applicant shall be responsible for the installation and maintenance of silt management facilities until the works have been accepted "Off Maintenance" by Council.
- (b) The applicant shall submit details of silt management procedures for approval by Council at the same time as engineering drawings.

6. Water Headworks

The applicant shall pay a water headworks fee of \$4,896 (\$480 per EDR – 10 EDR per hectare) (based on a development area of 1.02 hectare). The figures payable are levied at the rate applicable in the financial year of payment and as such, an increase in the above payment may be charged if payment is not received in the 2007/2008 financial year.

7. Sewerage Headworks

The applicant shall pay a sewerage headworks fee of \$34,986 (\$3,430 per EDR – 10 EDR per hectare) (based on a development area of 1.02 hectare). The figures payable are levied at the rate applicable in the financial year of payment and as such, an increase in the above payment may be charged if payment is not received in the 2007/2008 financial year.

8. Allocation of new Assessment Numbers

The applicant shall pay a contribution of \$68 (\$34 per lot) payable in the 2007/2008 financial year for registering new assessment numbers with the Department of Natural Resources and Water. This charge is to be collected by Jondaryan Shire Council.

9. Landscape and Visual Amenity

The applicant shall provide a Landscape and Vegetation Management Plan for the whole of the area being developed.

The Landscape and Vegetation Management Plan (in accordance with schedule 4 of the Planning Scheme) shall be lodged at the same time as lodging plans for operational works approval.

10. Easements

The applicant shall grant, free of cost or compensation by Council, an easement of a minimum width of 4 metres,

located centrally over the alignment of any proposed and/or existing service where it is located within private property. The documentation associated with the easement shall be prepared by the applicant, in Council's standard format, to the satisfaction of the Chief Executive Officer.

11. Floor Area

The approved floor area for this development permit is as follows;

Service Centre Building - 941m²

A change of plus or minus 5% of this approved figure is allowable.

12. Preliminary Approval

- (a) The proposed new Charlton Local Service Centre Code is to be amended to reflect the following changes;
 - (i) An additional provision is to be added to the "Maximum Floor Area Allowed per Allotment" (Commercial Premises section) stating that the maximum floor area is 2,000m², however no one tenancy is to exceed 1,500m².

13. General

- (a) The Regional Standards Manual, published by EDROC shall be adhered to at all times.
- (b) The applicant shall provide evidence of written appointment and acceptance of a responsible contractor for the project as defined under the Workplace Health and Safety Act. Additionally, if applicable the applicant shall furnish to Council for sighting the receipted Qleave Notification and Payment Form prior to Council issuing Operational Works approval to ensure payment of the Workplace Health and Safety Fee and Long Service Leave Levy.
- (c) With reference to the installation of any stormwater drainage works, water main construction and sewerage reticulation on land under other private ownership, easements in favour of Council are required.
- (d) Notwithstanding the requirements detailed in this approval any other alterations and/or modifications acceptable to Council will suffice.
- (e) All works required for this development are to take due regard of any and all existing services and if considered necessary by the relevant Authority or Council such works are to be altered at the cost of the developer.
- (f) The Council will not provide water connections until all conditions herein are complied with.
- (g) Site works are to commence within six (6) months of the signing of the registered plan.
- (h) All engineering designs submitted to Council for engineering approval shall be certified by a Registered Professional Engineer of Queensland.
- (i) All the works associated with this development shall be completed within four (4) years of the date of this notice. Council reserves the right to vary the bonding figures for this development should the required works not be completed within four (4) years of the date of this approval.
- (j) All conditions contained herein shall be complied with prior to occupation or use of the buildings for the approved purpose.
- (k) The development shall be conducted generally in accordance with the stamped approved plans issued with the development permit for Material Change of Use, and as amended by the conditions contained herein.

The applicant is further advised:

- (A) These conditions and any resultant costs are to be accepted as their responsibility and cash amounting to \$39,950 for items (7), (8) and (9); and security for items (1)(a), (3)(a) and (4) in the form of cash or an unconditional bank guarantee to the value of \$398,000 plus the estimated cost of (4) stormwater drainage, should be forwarded not later than the time of lodgement of the final Survey Plan or the issuing of any building permit.
- (B) All civil works associated with the development shall be designed and supervised by a Registered Professional Engineer. Further to this Council applies a checking fee on the design and inspection of the work. This fee shall be calculated using Council's Fee Schedule for Operational Works Approval.
- (C) The defects liability period for all works constructed by the applicant that become part of Council infrastructure shall be 12 months from the date of acceptance "On Maintenance" by Council. During this period the works shall be fully maintained by the applicant. Should Council be required to perform any emergency repairs these repairs will be at the applicant's expense. Further the security required in (A) above shall be reduced to 5% during this period.

1. Details of the approval

The following type of approval has been issued:

- | | |
|---|--------------------|
| • Reconfiguring a lot | Development Permit |
| • Material change of use made assessable by the planning scheme | Development Permit |
| • Material change of use for an environmentally relevant activity | Development Permit |
| • Preliminary Approval Overriding the Planning Scheme | |

2. Location and Real Property Description

STEGER ROAD, CHARLTON QLD 4350
LOT 1/RP178524
LOT 101/RP904439
LOT 102/RP904439

3. Decision Date:

11 March 2008

4. The currency period

The standard currency periods stated in section 3.5.21 of IPA apply to each aspect of development in this approval.

5. The approved plans

The approved plans and / or documents for this development approval are attached.

6. Other necessary development permits

Listed below are other development permits that are necessary to allow the development to be carried out:

Operational Works Permit
Plumbing and Drainage
Building Permit

7. Codes for self-assessable development

The following codes must be complied with for self-assessable development related to the development approval:

Not Applicable

8. Preliminary approval overriding a Planning Scheme

A preliminary approval under section 3.1.6 of IPA has been granted and as such any development resulting from this approval will be as per attached documentation and subject to the conditions of the approval.

Release

9. IDAS Referral Agencies

The IDAS Referral Agencies applicable to this application are:

Referrals - *triggered by other assessable development under schedule 8 of the IPA*

For an application involving...	Name of agency	Status	Address
General			
Preliminary Approval	Department Local Government & Planning	Advice	PO Box 113 ROCKHAMPTON Q 4700

Reconfiguration			
Impacting on a State-controlled road	Department of Main Roads	Concurrence	PO Box 645 TOOWOOMBA Q 4350

Material change of use			
For an environmentally relevant activity (ERA)	Environmental Protection Agency	Concurrence	PO Box 15155 CITY EAST Q 4002

Referrals - *triggered by the assessment of the application against a local government's planning scheme*

For an application involving...	Name of agency	Status	Address
Material change of use			
Impacting on a State-controlled road	Department of Main Roads	Concurrence	PO Box 645 TOOWOOMBA Q 4350
On contaminated land	Environmental Protection Agency	Concurrence	PO Box 15155 CITY EAST Q 4002

10. Appeal Rights

Attached is an extract from the *Integrated Planning Act 1997* which details your appeal rights regarding this decision.

11. When the development approval takes effect

This development approval takes effect:

- From the time the decision notice is given- if there is no submitter and the applicant does not appeal the decision to the court

OR

- Subject to the decision of the court, when the appeal is finally decided- if an appeal is made to the court

12. Assessment Managers

Name: [Redacted] Signature: [Redacted]

49-Sch4 - Personal Information

Date: 14-03-2008

Name: [Redacted] Signature: [Redacted]

49-Sch4 - Personal Information

Date: 14-03-2008

INFORMATION RELATING TO APPEALS

Integrated Planning Act 1997

Division 8 – Appeals to court relating to development applications

Appeals by applicants

- 4.1.27.(1) An applicant for a development application may appeal to the court against any of the following:
- (a) the refusal, or the refusal in part, of a development application;
 - (b) a matter stated in a development approval, including any condition applying to the development, and the identification of a code under Section 3.1.6⁶⁶;
 - (c) the decision to give a preliminary approval when a development permit was applied for;
 - (d) the length of a currency period;
 - (e) a deemed refusal.
- (2) An appeal under subsection (1) (a) to (d) must be started within 20 business days (the “applicant’s appeal period”) after the day the decision notice or negotiated decision notice is given to the applicant.
- (3) An appeal under subsection (1) (e) may be started at any time after the last day a decision on the matter should have been made.

Appeals by submitters

- 4.1.28.(1) A submitter for a development application may appeal to the court about –
- (a) the giving of a development approval, including any conditions (or lack of conditions) or other provisions of the approval; or
 - (b) the length of a currency period for the approval.
- (2) The appeal must be started within 20 business days (the “submitter’s appeal period”) after the day the decision notice or negotiated decision notice is given to the submitter.
- (3) If a person withdraws a submission before the application is decided, the person may not appeal the decision.
- (4) If an application involves both impact assessment and code assessment, appeal rights for submitters are available only for the part of the application involving impact assessment.

⁶⁶ Section 3.1.6 (Preliminary approval may override local planning instrument)

Appeals by advice agency submitters

- 4.2.29.(1) An advice agency may, within the limits of its jurisdiction, appeal to the court about the giving of a development approval for a development application if –
- (a) the development application involves impact assessment;
 - (b) the advice agency told the applicant and the assessment manager to treat its response to the application as a submission for an appeal.
- (2) The appeal must be started within 20 business days after the day the decision notice or negotiated decision notice is given to the advice agency as a submitter.

Appeals for matters arising after approval given (co-respondents)

- 4.1.30.(1) For a development approval given for a development application, a person to whom any of the following notices have been given may appeal to the court against the decision in the notice –
- (a) a notice giving a decision on a request for an extension of the currency period for an approval;
 - (b) a notice giving a decision on a request to make a minor change to an approval.
- (2) The appeal must be started within 20 business days after the day the notice of the decision is given to the person.
- (3) Subsection (1) (a) does not apply if the approval resulted from a transitional development application that was assessed as if it were an application made under a superseded planning scheme.

Division 9 – Appeals to court about other matters

Appeals for matters arising after approval given (no co-respondents)

- 4.1.31.(1) A person to whom any of the following notices have been given may appeal to the court against the decision in the notice –
- (a) a notice giving a decision on a request to change or cancel a condition of a development approval;
 - (b) a notice under Section 6.1.44⁶⁷ giving a decision to change or cancel a condition of a development approval.
- (2) The appeal must be started within 20 business days after the day the notice of the decision is given to the person.

Appeals against enforcement notices

- 4.1.32.(1) A person who is given an enforcement notice may appeal to the court against the giving of the notice.
- (2) The appeal must be started within 20 business days after the day notice is given to the person.

⁶⁷ Section 6.1.44 (Conditions may be changed or cancelled by assessment manager or concurrence agency in certain circumstances.

Stay of operation of enforcement notice

- 4.1.33.(1) The lodging of a notice of appeal about an enforcement notice stays the operation of the enforcement notice until –
- (a) the court, on the application of the entity issuing the notice, decides otherwise; or
 - (b) the appeal is withdrawn; or
 - (c) the appeal is dismissed.
- (2) However, subsection (1) does not apply if the enforcement notice is about –
- (a) a work, if the enforcement notice states the entity believes the work is a danger to persons or a risk to public health; or
 - (b) carrying out development that is the demolition of work.

Appeals against decisions on compensation claims

- 4.1.34.(1) A person who is dissatisfied with a decision under Section 5.4.8⁶⁸ or 5.5.3⁶⁹ for the payment of compensation may appeal to the court against –
- (a) the decision; or
 - (b) a deemed refusal of the claim.
- (2) An appeal under subsection (1) (a) must be started within 20 business days after the day notice of the decision is given to the person.
- (3) An appeal under subsection (1) (b) may be started at any time after the last day a decision on the matter should have been made.

Appeals against decisions on requests to acquire designated land under hardship

- 4.1.35.(1) A person who is dissatisfied with a designators decision to refuse a request made by the person under Section 2.6.19⁷⁰, may appeal to the court against –
- (a) the decision; or
 - (b) a deemed refusal of the request.
- (2) An appeal under subsection (1) (a) must be started within 20 business days after the day notice of the decision is given to the person.
- (3) An appeal under subsection (1) (b) may be started at any time after the last day a decision on the matter should have been made.

⁶⁸ Section 5.4.8 (Deciding claims for compensation)

⁶⁹ Section 5.5.3 (Compensation for loss or damage)

⁷⁰ Section 2.6.19 (Request to acquire designated land under hardship)

Appeals from tribunals

- 4.1.37.(1) A party to a proceeding decided by a tribunal may appeal to the court against the tribunal's decision, but on the ground –
- (a) of error or mistake in law on the part of the tribunal; or
 - (b) that the tribunal had no jurisdiction to make the decision or exceeded its jurisdiction in making the decision.
- (2) An appeal against a tribunal's decision must be started within 20 business days after the day of the tribunal's decision is given to the party.

Court may remit matter to tribunal

- 4.1.38 If an appeal includes a matter within the jurisdiction of a tribunal and the court is satisfied the matter should be dealt with by the tribunal, the court must remit the matter to the tribunal for decision.

Division 10 – Making an appeal to court

How appeals to the court are started

- 4.1.39.(1) An appeal is started by lodging written notice of appeal with the register of the court.
- (2) The notice of appeal must state the grounds of the appeal.
 - (3) The person starting the appeal must also comply with the rules of the court applying to the appeal.
 - (4) However, the court may hear and decide an appeal even if the person has not complied with subsection (3).

Certain appellants must obtain information about submitters

- 4.1.40.(1) If the applicant or a submitter for a development application appeals about the part of the application involving impact assessment, the appellant must ask the assessment manager to give the appellant the name and address of each principal submitter who made a properly made submission about the application and has not withdrawn the submission.
- (2) The assessment manager must give the information requested under subsection (1) as soon as practicable.

Notice of appeal to other parties (div 8)

- 4.1.41.(1) An appellant under Division 8 must, within 10 business days after the day the appeal is started (or if information is requested under Section 4.1.40, within 10 business days after the day the appellant is given the information) given written notice of the appeal to –
- (a) if the appellant is an applicant – the assessment manager, any concurrence agency, any principal submitter whose submission has not been withdrawn and any advice agency treated as a submitter whose submission has not been withdrawn; or
 - (a) if the appellant is a submitter or an advice agency whose response to the development application is treated as a submission for an appeal – the assessment manager, the applicant and any concurrence agency; or
 - (a) if the appellant is a person to whom a notice mentioned in Section 4.1.30 has been given – the assessment manager and any entity that was a concurrence agency for the development application.

(2) The notice must state –

- (a) the grounds of the appeal; and
- (b) if the person given the notice is not the respondent or a co-respondent under Section 4.1.43 – that the person, within 10 business days after the day the notice is given, may elect to become a co-respondent to the appeal.

Notice of appeal to other parties (div 9)

4.1.42.(1) An appellant under Division 9 must, within 10 business days after the day the appeal is started give written notice of the appeal to –

- (a) if the appellant is a person to whom a notice mentioned in Section 4.1.31⁷¹ has been given – the entity that gave the notice; or
- (b) if the appellant is a person to whom an enforcement notice is given – the entity that gave the notice and if the entity is not the local government, the local government; or
- (c) if the appellant is a person disqualified with a decision about compensation – the local government that decided the claim; or
- (d) if the appellant is a person dissatisfied with a decision about acquiring designated land – the designator; or
- (e) if the appellant is a person who is disqualified as a private certifier – the entity disqualifying the person and if the entity disqualifying the person is not the accrediting body, the accrediting body; or
- (f) if the appellant is a party to a proceeding decided by a tribunal – the other party to the proceeding.

(2) The notice must state the grounds of the appeal.

Respondent and co-respondents for appeals under Division 8

4.1.43.(1) This section applies to appeals under Division 8⁷² for a development application.

- (2) The assessment manager is the respondent for the appeal.
- (3) If the appeal is started by a submitter, the applicant is a co-respondent for the appeal.
- (4) If the appeal is about a concurrence agency response, the concurrence agency is a co-respondent for the appeal.
- (5) If the appeal is only about a concurrence agency response, the assessment manager may apply to the court to withdraw from the appeal.
- (6) The respondent and any co-respondent for an appeal are entitled to be heard in the appeal as a party to the appeal.
- (7) A person to whom a notice of appeal is required to be given under Section 4.1.41 and who is not the respondent or a co-respondent for the appeal may elect to be a co-respondent.

⁷¹ Section 4.1.31 (Appeals for matters arising after approval given (no co-respondents))

⁷² Division 8 (Appeals to court relating to development applications)

Respondent and co-respondent for appeals under Division 9

- 4.1.44.(1) This section applies if an entity is required under Section 4.1.42 to be given a notice of an appeal.⁷³
- (2) The entity given written notice is the respondent for the appeal.
- (3) However, if under a provision of the section more than 1 entity is required to be given notice, only the first entity mentioned in the provision is the respondent.
- (4) The second entity mentioned in the provision may elect to be a co-respondent.

How a person may elect to be co-respondent

- 4.1.45.(1) An entity elects to be a co-respondent by lodging in the court, within 10 business days after the day the notice of the appeal is given to the entity, a notice of election under the rules of court.
- (2) If a principal submitter is entitled to elect to become a co-respondent, any other submitter for the submission may also elect to become a co-respondent to the appeal.

Minister entitled to be represented in an appeal involving a State interest

- 4.1.46.(1) If the Minister is satisfied that an appeal involves a State interest, the Minister is entitled to be represented in the appeal.

Lodging appeal stops certain actions

- 4.1.47.(1) If an appeal (other than an appeal under Section 4.1.30) is started under Division 8, the development must not be started until the appeal is decided or withdrawn.
- (2) Despite subsection (1), if the court is satisfied the outcome of the appeal would not be affected if the development or part of the development is started before the appeal is decided, the court may allow the development or part of the development to start before the appeal is decided.

Division 11 – Alternative dispute resolution

ADR process applies to proceedings started under this part

- 4.1.48.(1) The *District Courts Act 1967*, Part 7⁷⁴ and the *District Court Rules 1968*, Part 39⁷⁵ (together, the “ADR provisions”), apply to proceedings started under this part.
- (2) However, to the extent there is any inconsistency the cost provisions of the ADR provisions and the cost provisions of this Act, the cost provisions of the ADR provisions prevail.
- (3) In applying the ADR provisions to a proceeding under this part –
- (a) a reference to the court or the District Court is taken to be a reference to the Planning and Environment Court; and
- (b) a reference to a District Court judge is taken to be a reference to a judge constituting the Planning and Environment Court; and
- (c) definitions and other interpretative provisions of the *District Courts Act 1967* and the *District Court Rules 1968* relevant to the ADR provisions apply.

⁷³ Division 9 (Appeals to court about other matters)

⁷⁴ *District Courts Act 1967*, Part 7 (ADR process)

⁷⁵ *District Court Rules 1968*, Part 39 (Alternative dispute resolution process)

CHANGES TO LOCAL PLAN CODE

The following relates to the proposed changes to the Table of Development and the proposed Charlton Local Service Centre Code for the site:-

i. Vary Section (E) Local Centre Facilities Precinct of the Planning Scheme's Table 11 Assessment Categories and Relevant Assessment Criteria for the Charlton/Wellcamp Regional Industry Zone – Making a Material Change of Use for the site as follows:-

Table 1

(E) Local Centre Facilities Precinct		
Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant assessment Criteria – Applicable Codes
All defined uses identified in Column 1 of Table 1 - the assessment table for the Rural Zone.	All assessment categories identified in Column 2 of Table 1 - the assessment table for the Rural Zone - unless the level of assessment is altered below.	All relevant assessment criteria identified in Column 3 of Table 1 - the assessment table for the Rural Zone - unless alternative assessment criteria are specified below.
Caretaker's Residence	Code Assessable	House Code (Parts A & C) Rural Zone Code (Element iii)
Commercial Premises	Code Assessable	Charlton/Wellcamp Regional Industry Zone Code Commercial Development Code Charlton Local Service Centre Code
Community Purposes	Code Assessable	Charlton/Wellcamp Regional Industry Zone Code
Hotel	Code Assessable	Charlton/Wellcamp Regional Industry Zone Code Charlton Local Service Centre Code
Indoor Entertainment	Code Assessable	Charlton/Wellcamp Regional Industry Zone Code Charlton Local Service Centre Code
Motel	Code Assessable	Charlton/Wellcamp Regional Industry Zone Code Multiple Dwelling and Motel Code Charlton Local Service Centre Code
Park	Exempt	
Service Station	Code Assessable	Charlton/Wellcamp Regional Industry Zone Code Commercial Development Code Charlton Local Service Centre Code
Utilities Local	Exempt	
Utilities Public	Exempt for facilities and infrastructure where: <ul style="list-style-type: none"> • within or adjacent to an existing or proposed energy and transport corridor; or • within substation sites identified on overlay map OM3A. Otherwise Code assessable	Charlton/Wellcamp Regional Industry Zone Code
All other uses (inconsistent)	Impact Assessable	The Planning Scheme

¹ Acceptable Solution for Maximum Floor Area in SO1 of the Charlton Local Service Centre Code.

ii. Include the following Performance Code to be known as the Charlton Local Service Centre Code including the following Specific Outcome in the Planning Scheme for the site:-

APPROVED

49-Sch4 - Personal Information

CHARLTON LOCAL SERVICE CENTRE CODE

Specific Outcomes

SO1
(a) The maximum floor area of each proposed use within the Site² must not unreasonably threaten the viability of other existing and proposed integrated business centres at the District, Sub Regional, Regional and Key Regional / Metropolitan Activity Centre levels in the Shire's existing activity centres.

Development on the site is required to relate to and/or support the surrounding and future business and industry activities.

Acceptable Solutions

PS1a The maximum floor area for each component of any new development is in accordance with the limits set in the following Maximum Floor Area Table – Table 2.

However, bonus GFA above the Amounts shown in Table 2 may be permitted on receipt of a Commercial Development Impact Assessment Report³ (CDIAR) prepared by an appropriately qualified consultant supporting such an increase.

The CDIAR will be assessed by Council as part of the approval process and that assessment will take into consideration all previous applications on the site.

Should Council accept the findings of the CDIAR then the GFA substantiated by the CDIAR will become the Maximum Floor Area Allowable.

However Council may after considering the CDIAR:-

- Set a GFA limit lower than that suggested in the report
- Not accept any increase above the levels set in Table 2

Table 2 - Maximum Floor Area Table

Proposed Use	Maximum Floor Area allowed per Allotment
Commercial Premises	2,000 sqm. * Changes required as per planning conditions
Service Station including any Ancillary Commercial Premises	1,000 sqm.
Hotel	1,000sqm.
Indoor Entertainment	500sqm.
Motel	80 Rooms

³Commercial Development Impact Assessment Report

Under the Integrated Planning Act 1997, the Integrated Development Assessment System allows for Council to request additional information to assist in assessing a development proposal.

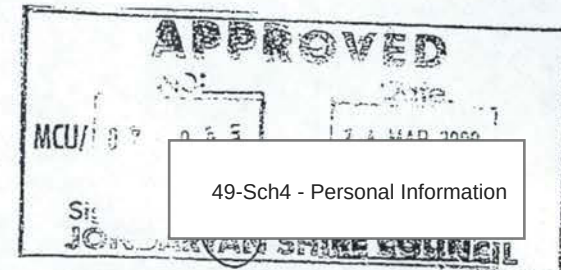
Additional information, in the form of a Commercial Development Impact Assessment Report must

accompany a development application seeking to increase the amount of development on the site beyond the Floor Areas listed in the above table to assist Council in assessing proposals involving any of the above uses.

The Commercial Development Impact Assessment Report should be prepared by an appropriately qualified consultant and must contain:-

- (c) a statement as to the community need and demand for the development; and
- (d) a statement of the estimated decrease in the demand and turnover at all existing similar facilities/uses affected by the proposed development and the likely consequences for those existing uses/facilities; &
- (e) a description of the methodology and analysis used in preparing the report; and
- (f) a description of:-
 - (i) the geographical area where customers will be within the area of influence of the development, showing particularly where it is anticipated that the majority of customers of the development will be or are located; and
 - (ii) the gross floor area, location and tenancy mix of all existing similar uses/facilities within the projected area of influence; and
 - (iii) the condition, presentation and general suitability of all existing similar uses/ facilities within the projected area of influence
- (g) details as to commitments and prospective major tenants; and
- (h) a statement as to how the proposed development relates to and supports the surrounding and future business and industry activities
- (i) such other information as may be requested by the Council

²Site is defined as the area of land covered by Lot 1 on RP 178524, Lot 101 on RP 904439 & Lot 102 on RP 904439.



13 February 2008



Queensland
Government

The Chief Executive Officer
Jondaryan Shire Council
PO Box 105
Oakey Qld 4401

RECEIVED
19 FEB 2008

Department of Main Roads

BY:.....

MCU/07/095

02540
02541-10000
02541

Dear Sir

CONCURRENCE AGENCY RESPONSE: Conditions apply
Jondaryan Shire: Warrego Highway (Toowoomba - Dalby)
Proposed Material Change of Use and Reconfiguration on Lot 1 RP178524, Lot 101 RP904439
& Lot 102 RP904439
Proposed Service Centre at Charlton at the Steger Road intersection
Applicant: Planning Initiatives

I refer to the Jondaryan Shire Acknowledgement Notice dated 27 November 2007, and the accompanying documents received by the Queensland Department of Main Roads requesting approval of the above proposal. The information request period was extended by an additional 10 (ten) business days until 21 January 2008. The Department of Main Roads letter E54272 830/257 P69548 Tr 3952 of 21 December refers. Additional information was sought in letter E54272 830/257 P69548 Tr 3952 of 12 January 2008.

Pursuant to section 3.3.16 of the *Integrated Planning Act 1997*, the Queensland Department of Main Roads as a Concurrence Agency has assessed the impact of the proposed development on the state-controlled road network, and requires that Council include the conditions of development for the subject application, as indicated on the attached Statement of Reasons.

This department would appreciate a copy of council's decision notice regarding the application.

A copy of this letter and conditions has been sent to the applicants' Consultants, McCormick Rankin Cagney, Mr Moss Ackbarian and to the Applicant, Planning Initiatives. If you have any further enquiries, please contact Brian Wilmot of this office on 4639 0610.

Yours sincerely

49-Sch4 - Personal Information

Murray Peacock
District Director (Southern)

Enc (1)

District Office
Southern District
Floor 2 Toowoomba Main Roads Building
1-5 Phillip Street Toowoomba Queensland 4350
PO Box 645 Toowoomba Queensland 4350
ABN 57 836 727 711

Our ref E55391 830/257 P69548 Tracker 3952
Your ref 02540-00000-000 JM:SP
Enquiries Brian Wilmot
Telephone +61 7 4639 0610
Facsimile +61 7 4639 0750
Website www.mainroads.qld.gov.au

STATEMENT OF REASONS

Jondaryan Shire: Warrego Highway (Toowoomba - Dalby)
Proposed Material Change of Use and Reconfiguration on Lot 1 RP178524 Lot 101 RP904439 & Lot 102 RP904439
Proposed Service Centre at Charlton at the Steger Road intersection
Applicant: Planning Initiatives

File No. E55391 830/257 P69548
Tracker: 3952
Sheet No: 1 of 5
Date 13 February 2008

Issue/Concern :	Condition of development for the subject application	The reasons used in the setting of conditions include:
1. Warrego Highway turnouts and accesses	<p>1a) Prior to commencement of Service Centre retail trade, the applicant is required to upgrade the existing Steger Road and O'Mara Road - Warrego Highway intersections to Department of Main Roads Channelised Right Turn (CHR), Auxiliary Left Turn (AUL) standards and Acceleration Lanes in accordance with the McCormick Rankin Cagney concept plan No.3536-PR3B.</p> <p>1b) Accesses to the three businesses on the northern side of the highway are to be rearranged so as to eliminate the existing uncontrolled usage. The method of achieving this outcome is to be detailed for DMR approval on the design plans. See item 2 below.</p> <p>The western entrance to the existing service station on Lot 101 is to be angled and signed to prevent right turns to and from the Warrego Highway. This access is to become left in only from the Warrego Highway.</p> <p>The painted median on the Warrego Highway is to be modified from that shown on Plan No. 3536-PR3B to facilitate entry and exit for the motel. The method of achieving this outcome is to be detailed for DMR approval on the design plans. See item 2 below.</p>	<p>1a) Access approvals pursuant to the <i>Transport Infrastructure Act 1994</i> and in accordance with the Department of Main Roads Road Planning and Design Manual, Chapter 13 (Oct. 06)</p> <p>1b) To prevent general unsafe public access at these locations.</p>

	<p>1c) Right turns from and to the shopping centre opposite the proposed development, on the south of the Warrego Highway, are to be prevented by means of a double barrier line and signs.</p> <p>1d) Acceleration lanes on the Warrego Highway shall be provided for articulated vehicles for both east and west bound trucks exiting the service centre. The lanes are to be applied on the outside of the through traffic lanes and be of sufficient length to enable trucks to achieve a speed 20km/h below the mean free speed of the road, at present 80 km/h</p>	<p>1c) To prevent an unsafe manoeuvre.</p> <p>1d) To minimize interference from slow moving vehicles to Warrego Highway traffic.</p>
2. Design plans	<p>2a) Detailed road, intersection and access design plans (certified by a Registered Professional Engineer of Queensland (RPEQ), or NPER Member based on the McCormick Rankin Cagney concept plan No.3536-PR3B, are to be provided to the Department of Main Roads for approval prior to commencement of works within the State Controlled Road boundaries.</p> <p>2c) No work within State-controlled road boundaries will be permitted to commence until the District Director has approved the submitted road and intersection design plans.</p> <p>2d) The RPEQ design plans are to include (but not be limited to) pavement and surfacing design, signage, intersection lighting category V3 and line marking.</p> <p>2e) Include kerbing to the Steger Road turnout curves to confine vehicles to the sealed area.</p> <p>2f) Incorporate intersection turning templates to demonstrate that the intersection will be capable of accommodating the swept path of the largest trucks anticipated to use the facility whilst not endangering smaller vehicles which may</p>	<p>To provide safe and efficient operation of the intersection and accesses.</p>

	<p>be using the turnout simultaneously.</p> <p>2g) An overall road regulatory signage plan is also to be provided. The speed limit is to remain at 80 kilometres per hour.</p>	
3. Pavement Design	<p>3a) The pavement and surfacing design for the work on the Warrego Highway based on testing of the sub grade, is to be submitted to the Department for approval with the final plans.</p> <p>Sub grade test samples are to be taken at a depth between 500 and 800 mm below the existing road surface and shoulders. The samples are to be subject to a four day soaked CBR assessment. The existing insitu shoulders cannot be utilised to provide a reliable and durable pavement for through and turning traffic. Full reconstruction will be necessary.</p> <p>3b) Asphalt overlay will be required at least on the turnouts and turning area of the Warrego Highway. Grade DG14 with a minimum thickness of 45mm is to be used. The 45 mm asphalt surfacing is not to be included as a structural part of the pavement.</p>	<p>To provide an efficient and durable pavement.</p> <p>To prevent degradation of the sealed pavement surface by large turning vehicles.</p>
4. Intersection lighting	<p>Lighting is to be provided for the intersection and approach median islands to provide Category V3 standard as categorised in Chapter 17 of the Department of Main Roads Road Planning and Design Manual and to AS/NZS 1159.0:1997 and AS/NZS 1158.1.1:1997 requirements.</p> <p>Lighting design plans (certified by a Registered Professional Engineer of Queensland (RPEQ) are to be provided to the Department of Main Roads for approval prior to commencement of works within the State Controlled Road boundaries.</p>	<p>To provide a safe night environment.</p>

5. Painted Channelisation delineation	<p>Retroreflectorised raised pavement markers (RRPM's) are to be used with painted channelisation in accordance with the Queensland Department of Main Roads "Manual of Uniform Traffic Control Devices" Part 2 Section 4.6.</p> <p>RRPM's are to be used over the extent of the intersection markings. Refer Figures 4.27 and 4.28 to detail the placement of RRPM's.</p>	To provide clear definition of the channelisation in dark and/or wet conditions.
6. Storm water surface runoff	<p>6a) The surface levels of the intersections are to be designed to avoid the possibility of excessive stormwater depth accumulating due to the sealed width of the turnouts and the Warrego Highway and focussing of the runoff by grades and superelevation.</p> <p>6b) The applicant is required to provide a hydraulic report/assessment (RPEQ certified) which identifies how the discharge / disposal of additional storm water run off from this proposed development may affect the existing Warrego Highway drainage system. If the report identifies that additional storm water discharge from this development will impact on the existing Warrego Highway cross and longitudinal drainage system, the report is required to include ameliorative measures (no worsening effect). Any drainage design work required is to be forwarded to Department of Main Roads for examination and approval.</p>	<p>6a) To prevent the possibility of aquaplaning and obscuring of pavement markings.</p> <p>6b) To avoid future detrimental effect on the Highway and downstream properties.</p>
7. Parking prohibition.	Road side parking <i>will not</i> be permitted. The applicant is required to demonstrate how this will be prevented along the northern side of the Warrego Highway frontage. The parking exclusion shall be required to extend to the full length of the property's frontage with the Warrego Highway and beyond the entrance to the motel.	To assist with safe access to Steger Road and the development.

	All physical parking preventative measures, for example signs, kerb, bollards and/or fencing shall be frangible if located within the clear zone. Sight distance for Steger Road is not to be impeded. Detailed plans of preventative measures are to be provided.	
8. Responsibility and timing	<p>All works are to be approved by the Department of Main Roads and completed by the applicant's agents prior to commencement of retail trade in the proposed development.</p> <p>All design and construction costs are to be at the applicant's expense.</p>	To achieve the required safe and efficient conclusion of work.

RTI DL RELEASE - EHP

Release



Notice of concurrence agency response
Sections 3.3.16 and 3.3.18 Integrated Planning Act 1997

This notice is issued by the administering authority pursuant to sections 3.3.16 and 3.3.18 of the *Integrated Planning Act 1997*, to advise you of a decision or action.

Enquiries to: Helen Banks
Telephone: (07) 3227 7667
Your reference: MCU/07/095
Our reference: Appl'n: 7656 Part 1 File No.: BNE34836

02540
02541-10000

RECEIVED
14 JAN 2008

BY:.....

CC: Planning Initiatives
PO Box 1774
NEW FARM QLD 4005

Jondaryan Shire Council
PO Box 105
OAKLEY QLD 4401

Attention: Noel Cass

Re: Application (No. MCU/07/095) for development approval for assessable development to be carried out at Steger Road, Charlton (Lot 1 on RP178524, Lot 101 on RP904439 and Lot 102 on RP904439).

Pursuant to the following items of Table 2 Schedule 2 of the *Integrated Planning Regulation 1998*, the Environmental Protection Agency (EPA) - Waste and Contaminated Land Unit (W&CLU) is a concurrence agency for the development application:

- ☒ Item 21, Table 2 of Schedule 2 of the *Integrated Planning Regulation 1998*
- ☒ Item 22, Table 2 of Schedule 2 of the *Integrated Planning Regulation 1998*

The EPA-W&CLU, acting as a concurrence agency under the *Integrated Planning Act 1997*, provides its response to the application detailed above as attached.

It would be appreciated if Council could provide a signed hard copy of the final development approval issued by Council (which includes the Agency's concurrence conditions).

The EPA-W&CLU has not provided a notification to native title parties for this application. The State's Native Title Work Procedures indicate that responsibility for assessment of native title issues for an IDAS application rest with the Assessment Manager. It is recommended that you undertake an assessment using your own guidelines to determine if a native title notification is required for this application.

Should you require any further information please do not hesitate to contact the above officer on the telephone number provided.

49-Sch4 - Personal Information

Signed

10-01-08

Date

Delegate of Administering Authority
Environmental Protection Act 1994.

Council Application Number:
EPA Application Number:

MCU/07/095
7656 Part 1

Concurrence agency response

Sections 3.3.16 and 3.3.18 *Integrated Planning Act 1997*

Applicant:	Planning Initiatives
Council Application Number:	MCU/07/095
EPA Application Number:	7656 Part 1
Date application received by EPA:	20/12/2007
Relevant Laws and Policies:	<i>Environmental Protection Act 1994</i>
Jurisdiction:	Chapter 7, Part 8 <i>Environmental Protection Act 1994</i>

Development Description:

Material Change of Use (service centre incorporating a service station and commercial premises and including ERA 11a) & Reconfiguration of a Lot (Boundary Realignment and Access Easement)

where:

- ☐ the existing use of the land is, or if the land is vacant land with no existing use the most recent use of the land was, for a notifiable activity under the *Environmental Protection Act 1994*.
- ☐ the proposed use of the land is for child care, educational, recreational, residential or similar purposes and the existing use of the land is, or if the land is vacant land with no existing use the most recent use of the land was, for an industrial activity.
- ☒ the land is on the Environmental Management Register or Contaminated Land Register under the *Environmental Protection Act 1994*.
- ☐ the land is wholly or partly within an area for which an Area Management Advice for industrial activity or natural mineralisation has been issued and the proposed use of the land is for child care, educational, recreational, residential or similar purposes.
- ☐ the land is wholly or partly in an area for which an Area Management Advice for unexploded ordnance has been issued.

at the following place(s):

Steger Road, Charlton

(Lot 1 on RP178524, Lot 101 on RP904439 and Lot 102 on RP904439)

Response to Development Application

The Environmental Protection Agency, acting as a concurrence agency under the *Integrated Planning Act 1997*, provides its response to the application detailed above.

The concurrence agency response is that

- ☒ conditions must attach to any development approval
- ☐ any approval must be for part only of the development
- ☐ any approval must be a preliminary approval only
- ☐ there are no concurrence agency requirements
- ☐ the application must be refused

Conditions of the development approval

The reconfiguration must be in accordance with the survey plan titled 'Charlton Property Development, Reconfiguration Plan', drawing number DA.02 prepared by Thomson Adsett Architects, dated October 2007.

It is a requirement that the applicant notify the Environmental Protection Agency (EPA) (Contaminated Land Unit) in writing within 5 working days of the survey plan being endorsed and provide a copy of the registered plan to the EPA (Contaminated Land Unit).

Additional comments or advice about the application

No potentially contaminated soil may be removed from the site without adequate sampling and appraisal by a suitably qualified professional complying with Section 381 of the *Environmental Protection Act 1994* (EP Act). Contaminated soil must not be removed from the site without a S424 permit issued by the Environmental Protection Agency under the EP Act.

Reasons for inclusion of development conditions or refusal

In accordance with section 3.3.18 of the *Integrated Planning Act 1997* and section 27B of the *Acts Interpretation Act 1954*, a concurrence response must include reasons for a refusal or for the inclusion of development conditions.

The Environmental Protection Agency is recognised as a concurrence agency under the *Integrated Planning Regulation 1998* for the protection of the environment by the management of contaminated land. The Environmental Protection Agency concurrence agency conditions for this proposed development that are contained within this response are required to prevent or mitigate any potential risk to human health or the environment from possible hazardous contaminants present on the site.

Additional information for applicants

This concurrence response pursuant to Chapter 7, Part 8 of the *Environmental Protection Act 1994* applies only to contaminated land issues and does not remove the need to obtain any further approval for this development which may be required by this or other legislation, State and/or Commonwealth. Applicants are advised to check with all relevant statutory authorities for such approvals as may be required.

~ End of Concurrence Agency Response ~



Name: Dane Burrows
Title: Project Officer
Division: Statutory Planning
Telephone: 323 71770
Facsimile: 323 71738
E-Mail: dane.burrows@dlgper.qld.gov.au
Internet: www.lgp.qld.gov.au

F a c s i m i l e

To: Jennifer McNeil Jondaryan Shire Council

Date: 24 January 2008

Pages:(Incl. this one) 4

Re: RAA 153 - Steger Road, Charlton (Council Ref: 02540-00000-000) - REFERRAL AGENCY ADVICE

Dear Ms McNeil

Please find attached a Referral Agency Advice letter for a development application involving land at the above address.

The original will be posted in the next mail.

If you have any questions please contact me on the above number.

Regards

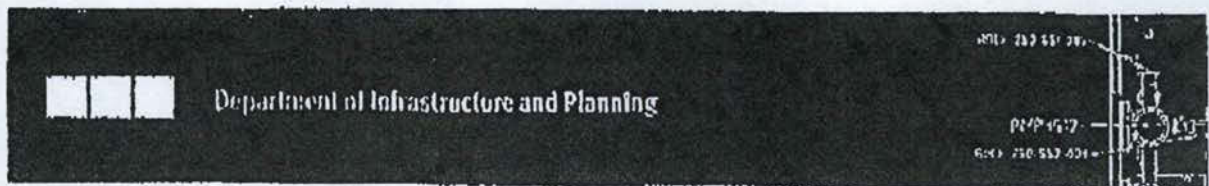
49-Sch4 - Personal Information

Dane Burrows

RECEIVED
24 JAN 2008

BY:.....

This facsimile may contain privileged and/or confidential information intended only for the use of the addressee.
If you are not the addressee, or the person responsible for delivering it to the person addressed, you may not use, copy or further disseminate it.
If you received this facsimile by mistake please notify us by telephone immediately.



Our Ref: RAA 163
Enquiries: Dane Burrows
Phone: 3237 1770
Email: dane.burrows@dlgpst.qld.gov.au

Statutory Planning – Southern Region

24 January 2008

Jondaryan Shire Council
PO Box 105
OAKLEY QLD 4401

Attn: Jennifer McNeil

RECEIVED
24 JAN 2008
BY:

Dear Ms McNeil

Agency Advice – s3.1.6

I refer to the referral, received by this department on 12 December 2007, from Planning Initiatives, regarding a development application for the following proposal:

Applicant : Planning Initiatives

Proposed Development : Development Application for:
MCU - Preliminary Approval (s3.1.6) overriding
the planning scheme for a service station and
commercial purposes.

Referral Trigger : Integrated Planning Act 1997
Section 3.1.6 – preliminary approval overriding
the planning scheme.

Location : Steger Road, Charlton - Lot 1 on RP 178524, Lot
101 on RP 904439 and Lot 102 on RP 904439,

Assessment Manager : Jondaryan Shire Council

Council Reference No. : 02540-00000-000

Release



I wish to advise that this application has been examined and, based upon the information supplied, the following advice is provided. Please note that a site inspection was not undertaken for the purposes of this advice.

The proposal:

The proposal ultimately relates to the development of a service station and other commercial uses, with any future development arising from the preliminary approval being in accordance with a proposed Local Centre Facilities Precinct Code, submitted with the application. As such, the applicant has requested preliminary approval under s3.1.6 of the *Integrated Planning Act 1997* (IPA).

Within the information supplied to this Department, reasons have been provided as to why preliminary approval to override the planning scheme is sought. These include re-affirming uses identified in the Jordaryan Shire planning scheme as preferred or consistent with the proposed precinct, by putting in place a planning assessment framework that will deal with future applications by recognising those uses as being desirable.

The Integrated Planning Act 1997 - Section 3.1.6:

A preliminary approval under s3.1.6 of the IPA varies the effect of the planning scheme for subsequent development of the land, and substitutes different provisions on the land for the life of the approval, or until the development approval is completed. So, in addition to approving the development, this type of preliminary approval establishes the level of assessment that would otherwise be required. The application is suggesting such a level of assessment.

The application of s3.1.6 to vary (or override) the effect of a planning scheme is intended to be used in the case of complex developments not anticipated by the scheme, so as to facilitate a form of development that could not otherwise be achieved under the planning scheme (eg, large scale master planned communities). The mechanism was developed to provide the flexibility needed to allow innovative development concepts in response to changing circumstances not readily foreseen by a planning scheme.

It appears that in this situation, the applicant is not so much seeking to override the planning scheme, but is applying to use another part of the scheme (relating to an alternative precinct). As such, the application can be viewed as being inconsistent, and the conflict provisions of the Act should apply, as opposed to overriding the scheme (which introduces a new planning regime, if what is proposed is not already recognised in the scheme, for the area).

Importantly, a s3.1.6 preliminary approval is not necessary to consider/approve a development inconsistent with the planning scheme provisions. Under s3.5.14 of the IPA the assessment manager's decision can be informed by applying the whole scheme and, in doing so, the assessment manager's decision must not compromise the achievement of the Desired Environmental Outcomes, or conflict with the planning scheme unless there are sufficient grounds to justify the decision. Accordingly, it is up to an applicant to demonstrate to Council the merits of the proposal and that sufficient grounds can be demonstrated to justify approving the proposal. Otherwise, the application should be refused.

S3.1.6 - Departmental assessment:

This proposal is subject to a development application, and is therefore consistent with the intention of the IPA in that regard. However, by its very nature, a s3.1.6 preliminary approval application is proposing development that is inconsistent with the established policy of the

planning scheme and, as a result, an application must justify why it is inappropriate to depart from this policy in approving the proposal. Whilst this Department offers no objection to the proposal, Council should be aware that if the proposed development conflicts with the planning scheme, the application should be refused, regardless of the variations sought to the planning scheme, unless sufficient planning grounds can be established to justify an approval.

If you have any queries in relation to this matter, please contact Dane Burrows on telephone (07) 3237 1770.

Yours sincerely

49-Sch4 - Personal Information

GRAEME BOLTON
Director
Statutory Planning

CC: Planning Initiatives
PO Box 1774
FORTITUDE VALLEY QLD 4005

RTI DL RELEASE - EHP

**Appendix C: CORRESPONDENCE TO
CONCURRENCE AGENCIES**

Dept of Environment and Resource Management

Dept of Transport and Main Roads

RTI DL RELEASE - TEMP

Release

APPENDIX A: APPLICATION DOCUMENTATION

RTI DL RELEASE - EHP

Release

APPENDIX A: APPLICATION DOCUMENTATION

RTI DL RELEASE - EHP

Release

Bc

14-03-2008

Environmental Protection Agency
PO Box 15155
CITY EAST Q 4002

Dear Sir/Madam,

For your information.

Yours faithfully

49-Sch4 - Personal Information

Noel Cass
Chief Executive Officer



RTI DL RELEASE EHP

49-Sch4 - Personal Information

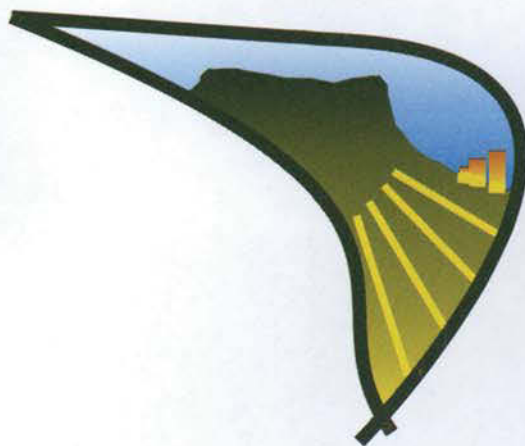
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Jondaryan Shire Council

The perfect place to grow



JM:SP

Assessment No 02540-00000-000

14-03-2008

Planning Initiatives
PO Box 1774
NEW FARM QLD 4005

Dear Sir / Madam,

**DECISION NOTICE FOR DEVELOPMENT APPLICATION NO MCU/07/095
PROPOSAL: PRELIMINARY APPROVAL UNDER S3.1.6 OF IPA; DEVELOPMENT
PERMIT FOR SERVICE STATION, COMMERCIAL PREMISES AND
RECONFIGURING A LOT (BOUNDARY REALIGNMENT) ON LAND LOCATED AT
STEGER ROAD, CHARLTON QLD 4350 AND DESCRIBED AS LOT 1/RP178524; LOT
101/RP904439 AND LOT 102/RP904439**

Council has considered your application for the abovementioned development proposal on the subject property and a decision has been made.

To this end, please find attached the Decision Notice approving the abovementioned development application, subject to conditions.

Please contact Council's Senior Planner, Ms Jennifer McNeil on (07) 4691 1388, Mobile Sch4 - Personal Information or email at JenniferMcNeil@jondaryan.qld.gov.au should you wish to discuss this matter further.

Yours faithfully

Noel Cass
Chief Executive Officer

Bc Department Local Government & Planning
Department of Main Roads
Environmental Protection Agency

All Correspondence to:

The Chief Executive Officer

P.O. Box 103

Oakey Qld 4401

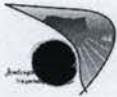
Office: 64 Campbell St, Oakey

Ph: 4691 1388 Fax: 4691 2591

Email: jonshire@jondaryan.qld.gov.au

Depot: 13 Miller St, Oakey

Ph: 4692 0180 Fax: 4691 1813



Decision Notice Development Application No MCU/07/095

The abovementioned development application has been:

- Approved in full subject to conditions. The conditions relevant to this approval are listed below. These conditions are clearly identified to indicate whether the Assessment Manager or a Concurrence Agency imposed them.

CONCURRENCE AGENCY CONDITIONS

Department of Main Roads

The concurrence agency response dated 13 February 2008 forms part of the conditions for approval.

Environmental Protection Agency

The concurrence agency response dated 10 January 2008 forms part of the conditions for approval.

ASSESSMENT MANAGER CONDITIONS

1. Roadworks

(a) External

- (i) The applicant shall dedicate land to the frontage of Steger Road such that the minimum distance from the existing road reserve centre line to the eastern property boundary is 11 metres. Further the applicant shall provide a 3 metre easement for services to the full frontage of Steger Road.
- (ii) The applicant shall provide new stand-up type kerb and channel to the eastern side of Steger Road and pavement construction with a hot-mix wearing surface to the full frontage of the proposed development (170 metres approx.) The constructed width shall be a minimum of 8.5 metres with the design is to suit a future kerb to kerb width of 14 metres.
- (iii) The applicant shall provide an industrial standard concrete invert and footpath crossing from the kerb and channel to the property boundary for the entry/exit in Steger Road.
- (iv) The estimated cost of this work for bonding purposes is \$170,000.

(b) Internal

- (i) The applicant shall provide a sealed pavement to all vehicle driveways, manoeuvring, parking and hard stand areas.
- (ii) The applicant shall provide a minimum of 47 car parking spaces on the site for off street car parking purposes. These spaces shall be of a dimension that complies with the Planning Scheme requirements for off street car parking spaces.

2. Water Supply

- (a) The applicant shall provide a single water service as required to meet the needs of the proposed development, off of the trunk main that will be constructed by Council in Steger Road. The location of this service shall be as determined by Council.
- (b) The applicant shall provide certification from a licensed plumber that there are no interconnecting water pipes between allotments.

3. **Sewerage**

(a) **External**

- (i) The applicant shall construct a gravity sewer main with a minimum 150mm diameter from the proposed development to the proposed sewage pump station for Charlton North.
- (ii) The estimated cost of this work for bonding purposes shall be \$228,000.

(b) **Internal**

- (i) The applicant shall provide sewerage reticulation to service the proposed development.
- (ii) The applicant shall provide certification from a licensed plumber that any existing building drainage pipes and effluent disposal areas are contained on the allotment of the building they serve.

4. **Stormwater**

- (a) The applicant shall provide a detailed stormwater management plan for the site. The stormwater management plan is to be lodged at the time of lodging plans for operational works approval.
- (b) The applicant shall construct underground stormwater drainage as required.
- (c) The stormwater system is to be designed to accept discharge from upstream catchments.
- (d) Unless specifically approved by Council and the owner of the subject adjoining land, the development is to be designed and constructed such that no ponding or redirection of stormwater occurs on adjoining land.
- (e) The discharge of stormwater shall be in accordance with the requirements of the Stormwater Management Plan prepared for the proposed development and QUDM.
- (f) The estimated cost of this work for bonding purposes shall be by design.

5. **Silt Management**

- (a) During the construction phases, the applicant shall be responsible for the installation and maintenance of silt management facilities until the works have been accepted "Off Maintenance" by Council.
- (b) The applicant shall submit details of silt management procedures for approval by Council at the same time as engineering drawings.

6. **Water Headworks**

The applicant shall pay a water headworks fee of \$4,896 (\$480 per EDR – 10 EDR per hectare) (based on a development area of 1.02 hectare). The figures payable are levied at the rate applicable in the financial year of payment and as such, an increase in the above payment may be charged if payment is not received in the 2007/2008 financial year.

7. **Sewerage Headworks**

The applicant shall pay a sewerage headworks fee of \$34,986 (\$3,430 per EDR – 10 EDR per hectare) (based on a development area of 1.02 hectare). The figures payable are levied at the rate applicable in the financial year of payment and as such, an increase in the above payment may be charged if payment is not received in the 2007/2008 financial year.

8. **Allocation of new Assessment Numbers**

The applicant shall pay a contribution of \$68 (\$34 per lot) payable in the 2007/2008 financial year for registering new assessment numbers with the Department of Natural Resources and Water. This charge is to be collected by Jondaryan Shire Council.

9. **Landscape and Visual Amenity**

The applicant shall provide a Landscape and Vegetation Management Plan for the whole of the area being developed.

The Landscape and Vegetation Management Plan (in accordance with schedule 4 of the Planning Scheme) shall be lodged at the same time as lodging plans for operational works approval.

10. **Easements**

The applicant shall grant, free of cost or compensation by Council, an easement of a minimum width of 4 metres,

located centrally over the alignment of any proposed and/or existing service where it is located within private property. The documentation associated with the easement shall be prepared by the applicant, in Council's standard format, to the satisfaction of the Chief Executive Officer.

11. Floor Area

The approved floor area for this development permit is as follows;

Service Centre Building - 941m²

A change of plus or minus 5% of this approved figure is allowable.

12. Preliminary Approval

- (a) The proposed new Charlton Local Service Centre Code is to be amended to reflect the following changes;
 - (i) An additional provision is to be added to the "Maximum Floor Area Allowed per Allotment" (Commercial Premises section) stating that the maximum floor area is 2,000m², however no one tenancy is to exceed 1,500m².

13. General

- (a) The Regional Standards Manual, published by EDROC shall be adhered to at all times.
- (b) The applicant shall provide evidence of written appointment and acceptance of a responsible contractor for the project as defined under the Workplace Health and Safety Act. Additionally, if applicable the applicant shall furnish to Council for sighting the receipted Qleave Notification and Payment Form prior to Council issuing Operational Works approval to ensure payment of the Workplace Health and Safety Fee and Long Service Leave Levy.
- (c) With reference to the installation of any stormwater drainage works, water main construction and sewerage reticulation on land under other private ownership, easements in favour of Council are required.
- (d) Notwithstanding the requirements detailed in this approval any other alterations and/or modifications acceptable to Council will suffice.
- (e) All works required for this development are to take due regard of any and all existing services and if considered necessary by the relevant Authority or Council such works are to be altered at the cost of the developer.
- (f) The Council will not provide water connections until all conditions herein are complied with.
- (g) Site works are to commence within six (6) months of the signing of the registered plan.
- (h) All engineering designs submitted to Council for engineering approval shall be certified by a Registered Professional Engineer of Queensland.
- (i) All the works associated with this development shall be completed within four (4) years of the date of this notice. Council reserves the right to vary the bonding figures for this development should the required works not be completed within four (4) years of the date of this approval.
- (j) All conditions contained herein shall be complied with prior to occupation or use of the buildings for the approved purpose.
- (k) The development shall be conducted generally in accordance with the stamped approved plans issued with the development permit for Material Change of Use, and as amended by the conditions contained herein.

The applicant is further advised:

- (A) These conditions and any resultant costs are to be accepted as their responsibility and cash amounting to \$39,950 for items (7), (8) and (9); and security for items (1)(a), (3)(a) and (4) in the form of cash or an unconditional bank guarantee to the value of \$398,000 plus the estimated cost of (4) stormwater drainage, should be forwarded not later than the time of lodgement of the final Survey Plan or the issuing of any building permit.
- (B) All civil works associated with the development shall be designed and supervised by a Registered Professional Engineer. Further to this Council applies a checking fee on the design and inspection of the work. This fee shall be calculated using Council's Fee Schedule for Operational Works Approval.
- (C) The defects liability period for all works constructed by the applicant that become part of Council infrastructure shall be 12 months from the date of acceptance "On Maintenance" by Council. During this period the works shall be fully maintained by the applicant. Should Council be required to perform any emergency repairs these repairs will be at the applicant's expense. Further the security required in (A) above shall be reduced to 5% during this period.

1. Details of the approval

The following type of approval has been issued:

- Reconfiguring a lot
- Material change of use made assessable by the planning scheme
- Material change of use for an environmentally relevant activity
- Preliminary Approval Overriding the Planning Scheme

Development Permit
Development Permit
Development Permit

2. Location and Real Property Description

STEGER ROAD, CHARLTON QLD 4350
LOT 1/RP178524
LOT 101/RP904439
LOT 102/RP904439

3. Decision Date:

11 March 2008

4. The currency period

The standard currency periods stated in section 3.5.21 of IPA apply to each aspect of development in this approval.

5. The approved plans

The approved plans and / or documents for this development approval are attached.

6. Other necessary development permits

Listed below are other development permits that are necessary to allow the development to be carried out:

Operational Works Permit
Plumbing and Drainage
Building Permit

7. Codes for self-assessable development

The following codes must be complied with for self-assessable development related to the development approval:

Not Applicable

8. Preliminary approval overriding a Planning Scheme

A preliminary approval under section 3.1.6 of IPA has been granted and as such any development resulting from this approval will be as per attached documentation and subject to the conditions of the approval.

9. IDAS Referral Agencies

The IDAS Referral Agencies applicable to this application are:

Referrals - triggered by other assessable development under schedule 8 of the IPA

For an application involving...	Name of agency	Status	Address
General			
Preliminary Approval	Department Local Government & Planning	Advice	PO Box 113 ROCKHAMPTON Q 4700
Reconfiguration			
Impacting on a State-controlled road	Department of Main Roads	Concurrence	PO Box 645 TOOWOOMBA Q 4350
Material change of use			
For an environmentally relevant activity (ERA)	Environmental Protection Agency	Concurrence	PO Box 15155 CITY EAST Q 4002

Referrals - triggered by the assessment of the application against a local government's planning scheme

For an application involving...	Name of agency	Status	Address
Material change of use			
Impacting on a State-controlled road	Department of Main Roads	Concurrence	PO Box 645 TOOWOOMBA Q 4350
On contaminated land	Environmental Protection Agency	Concurrence	PO Box 15155 CITY EAST Q 4002

10. Appeal Rights

Attached is an extract from the *Integrated Planning Act 1997* which details your appeal rights regarding this decision.

11. When the development approval takes effect

This development approval takes effect:

- From the time the decision notice is given- if there is no submitter and the applicant does not appeal the decision to the court

OR

- Subject to the decision of the court, when the appeal is finally decided- if an appeal is made to the court

12. Assessment Managers

Name: JENNIFER MCNEIL

Signature:

Date: 14-03-2008

Name: NOEL P CASS

Signature:

Date: 14-03-2008

Release

INFORMATION RELATING TO APPEALS

Integrated Planning Act 1997

Division 8 – Appeals to court relating to development applications

Appeals by applicants

- 4.1.27.(1) An applicant for a development application may appeal to the court against any of the following:
- (a) the refusal, or the refusal in part, of a development application;
 - (b) a matter stated in a development approval, including any condition applying to the development, and the identification of a code under Section 3.1.6⁶⁶;
 - (c) the decision to give a preliminary approval when a development permit was applied for;
 - (d) the length of a currency period;
 - (e) a deemed refusal.
- (2) An appeal under subsection (1) (a) to (d) must be started within 20 business days (the “**applicant's appeal period**”) after the day the decision notice or negotiated decision notice is given to the applicant.
- (3) An appeal under subsection (1) (e) may be started at any time after the last day a decision on the matter should have been made.

Appeals by submitters

- 4.1.28.(1) A submitter for a development application may appeal to the court about –
- (a) the giving of a development approval, including any conditions (or lack of conditions) or other provisions of the approval; or
 - (b) the length of a currency period for the approval.
- (2) The appeal must be started within 20 business days (the “**submitter's appeal period**”) after the day the decision notice or negotiated decision notice is given to the submitter.
- (3) If a person withdraws a submission before the application is decided, the person may not appeal the decision.
- (4) If an application involves both impact assessment and code assessment, appeal rights for submitters are available only for the part of the application involving impact assessment.

⁶⁶ Section 3.1.6 (Preliminary approval may override local planning instrument)

Appeals by advice agency submitters

- 4.2.10.(1) An advice agency may, within the limits of its jurisdiction, appeal to the court about the giving of a development approval for a development application if –
- (a) the development application involves impact assessment;
 - (b) the advice agency told the applicant and the assessment manager to treat its response to the application as a submission for an appeal.
- (2) The appeal must be started within 20 business days after the day the decision notice or negotiated decision notice is given to the advice agency as a submitter.

Appeals for matters arising after approval given (co-respondents)

- 4.1.30.(1) For a development approval given for a development application, a person to whom any of the following notices have been given may appeal to the court against the decision in the notice –
- (a) a notice giving a decision on a request for an extension of the currency period for an approval;
 - (b) a notice giving a decision on a request to make a minor change to an approval.
- (2) The appeal must be started within 20 business days after the day the notice of the decision is given to the person.
- (3) Subsection (1) (a) does not apply if the approval resulted from a transitional development application that was assessed as if it were an application made under a superseded planning scheme.

Division 9 – Appeals to court about other matters

Appeals for matters arising after approval given (no co-respondents)

- 4.1.31.(1) A person to whom any of the following notices have been given may appeal to the court against the decision in the notice –
- (a) a notice giving a decision on a request to change or cancel a condition of a development approval;
 - (b) a notice under Section 6.1.44⁶⁷ giving a decision to change or cancel a condition of a development approval.
- (2) The appeal must be started within 20 business days after the day the notice of the decision is given to the person.

Appeals against enforcement notices

- 4.1.32.(1) A person who is given an enforcement notice may appeal to the court against the giving of the notice.
- (2) The appeal must be started within 20 business days after the day notice is given to the person.

⁶⁷ Section 6.1.44 (Conditions may be changed or cancelled by assessment manager or concurrence agency in certain circumstances.

Stop of operation of enforcement notice

- 4.1.33.(1) The lodging of a notice of appeal about an enforcement notice stays the operation of the enforcement notice until –
- (a) the court, on the application of the entity issuing the notice, decides otherwise; or
 - (b) the appeal is withdrawn; or
 - (c) the appeal is dismissed.
- (2) However, subsection (1) does not apply if the enforcement notice is about –
- (a) a work, if the enforcement notice states the entity believes the work is a danger to persons or a risk to public health; or
 - (b) carrying out development that is the demolition of work.

Appeals against decisions on compensation claims

- 4.1.34.(1) A person who is dissatisfied with a decision under Section 5.4.8⁶⁸ or 5.5.3⁶⁹ for the payment of compensation may appeal to the court against –
- (a) the decision; or
 - (b) a deemed refusal of the claim.
- (2) An appeal under subsection (1) (a) must be started within 20 business days after the day notice of the decision is given to the person.
- (3) An appeal under subsection (1) (b) may be started at any time after the last day a decision on the matter should have been made.

Appeals against decisions on requests to acquire designated land under hardship

- 4.1.35.(1) A person who is dissatisfied with a designators decision to refuse a request made by the person under Section 2.6.19⁷⁰, may appeal to the court against –
- (a) the decision; or
 - (b) a deemed refusal of the request.
- (2) An appeal under subsection (1) (a) must be started within 20 business days after the day notice of the decision is given to the person.
- (3) An appeal under subsection (1) (b) may be started at any time after the last day a decision on the matter should have been made.

⁶⁸ Section 5.4.8 (Deciding claims for compensation)

⁶⁹ Section 5.5.3 (Compensation for loss or damage)

⁷⁰ Section 2.6.19 (Request to acquire designated land under hardship)

Appeals from tribunals

- 4.1.37.(1) A party to a proceeding decided by a tribunal may appeal to the court against the tribunal's decision, but on the ground –
- (a) of error or mistake in law on the part of the tribunal; or
 - (b) that the tribunal had no jurisdiction to make the decision or exceeded its jurisdiction in making the decision.
- (2) An appeal against a tribunal's decision must be started within 20 business days after the day of the tribunal's decision is given to the party.

Court may remit matter to tribunal

- 4.1.38 If an appeal includes a matter within the jurisdiction of a tribunal and the court is satisfied the matter should be dealt with by the tribunal, the court must remit the matter to the tribunal for decision.

Division 10 – Making an appeal to court

How appeals to the court are started

- 4.1.39.(1) An appeal is started by lodging written notice of appeal with the register of the court.
- (2) The notice of appeal must state the grounds of the appeal.
 - (3) The person starting the appeal must also comply with the rules of the court applying to the appeal.
 - (4) However, the court may hear and decide an appeal even if the person has not complied with subsection (3).

Certain appellants must obtain information about submitters

- 4.1.40.(1) If the applicant or a submitter for a development application appeals about the part of the application involving impact assessment, the appellant must ask the assessment manager to give the appellant the name and address of each principal submitter who made a properly made submission about the application and has not withdrawn the submission.
- (2) The assessment manager must give the information requested under subsection (1) as soon as practicable.

Notice of appeal to other parties (div 8)

- 4.1.41.(1) An appellant under Division 8 must, within 10 business days after the day the appeal is started (or if information is requested under Section 4.1.40, within 10 business days after the day the appellant is given the information) given written notice of the appeal to –
- (a) if the appellant is an applicant – the assessment manager, any concurrence agency, any principal submitter whose submission has not been withdrawn and any advice agency treated as a submitter whose submission has not been withdrawn; or
 - (a) if the appellant is a submitter or an advice agency whose response to the development application is treated as a submission for an appeal – the assessment manager, the applicant and any concurrence agency; or
 - (a) if the appellant is a person to whom a notice mentioned in Section 4.1.30 has been given – the assessment manager and any entity that was a concurrence agency for the development application.

(2) The notice must state –

- (a) the grounds of the appeal; and
- (b) if the person given the notice is not the respondent or a co-respondent under Section 4.1.43 – that the person, within 10 business days after the day the notice is given, may elect to become a co-respondent to the appeal.

Notice of appeal to other parties (div 9)

4.1.42.(1) An appellant under Division 9 must, within 10 business days after the day the appeal is started give written notice of the appeal to –

- (a) if the appellant is a person to whom a notice mentioned in Section 4.1.31⁷¹ has been given – the entity that gave the notice; or
- (b) if the appellant is a person to whom an enforcement notice is given – the entity that gave the notice and if the entity is not the local government, the local government; or
- (c) if the appellant is a person disqualified with a decision about compensation – the local government that decided the claim; or
- (d) if the appellant is a person dissatisfied with a decision about acquiring designated land – the designator; or
- (e) if the appellant is a person who is disqualified as a private certifier – the entity disqualifying the person and if the entity disqualifying the person is not the accrediting body, the accrediting body; or
- (f) if the appellant is a party to a proceeding decided by a tribunal – the other party to the proceeding.

(2) The notice must state the grounds of the appeal.

Respondent and co-respondents for appeals under Division 8

4.1.43.(1) This section applies to appeals under Division 8⁷² for a development application.

- (2) The assessment manager is the respondent for the appeal.
- (3) If the appeal is started by a submitter, the applicant is a co-respondent for the appeal.
- (4) If the appeal is about a concurrence agency response, the concurrence agency is a co-respondent for the appeal.
- (5) If the appeal is only about a concurrence agency response, the assessment manager may apply to the court to withdraw from the appeal.
- (6) The respondent and any co-respondent for an appeal are entitled to be heard in the appeal as a party to the appeal.
- (7) A person to whom a notice of appeal is required to be given under Section 4.1.41 and who is not the respondent or a co-respondent for the appeal may elect to be a co-respondent.

⁷¹ Section 4.1.31 (Appeals for matters arising after approval given (no co-respondents))

⁷² Division 8 (Appeals to court relating to development applications)

Respondent and co-respondent for appeals under Division 9

- 4.1.44.(1) This section applies if an entity is required under Section 4.1.42 to be given a notice of an appeal.⁷³
- (2) The entity given written notice is the respondent for the appeal.
- (3) However, if under a provision of the section more than 1 entity is required to be given notice, only the first entity mentioned in the provision is the respondent.
- (4) The second entity mentioned in the provision may elect to be a co-respondent.

How a person may elect to be co-respondent

- 4.1.45.(1) An entity elects to be a co-respondent by lodging in the court, within 10 business days after the day the notice of the appeal is given to the entity, a notice of election under the rules of court.
- (2) If a principal submitter is entitled to elect to become a co-respondent, any other submitter for the submission may also elect to become a co-respondent to the appeal.

Minister entitled to be represented in an appeal involving a State interest

- 4.1.46.(1) If the Minister is satisfied that an appeal involves a State interest, the Minister is entitled to be represented in the appeal.

Lodging appeal stops certain actions

- 4.1.47.(1) If an appeal (other than an appeal under Section 4.1.30) is started under Division 8, the development must not be started until the appeal is decided or withdrawn.
- (2) Despite subsection (1), if the court is satisfied the outcome of the appeal would not be affected if the development or part of the development is started before the appeal is decided, the court may allow the development or part of the development to start before the appeal is decided.

Division 11 – Alternative dispute resolution

ADR process applies to proceedings started under this part

- 4.1.48.(1) The *District Courts Act 1967*, Part 7⁷⁴ and the *District Court Rules 1968*, Part 39⁷⁵ (together, the “**ADR provisions**”), apply to proceedings started under this part.
- (2) However, to the extent there is any inconsistency the cost provisions of the ADR provisions and the cost provisions of this Act, the cost provisions of the ADR provisions prevail.
- (3) In applying the ADR provisions to a proceeding under this part –
- (a) a reference to the court or the District Court is taken to be a reference to the Planning and Environment Court; and
- (b) a reference to a District Court judge is taken to be a reference to a judge constituting the Planning and Environment Court; and
- (c) definitions and other interpretative provisions of the *District Courts Act 1967* and the *District Court Rules 1968* relevant to the ADR provisions apply.

⁷³ Division 9 (Appeals to court about other matters)

⁷⁴ *District Courts Act 1967*, Part 7 (ADR process)

⁷⁵ *District Court Rules 1968*, Part 39 (Alternative dispute resolution process)

13 February 2008



Queensland
Government

The Chief Executive Officer
Jondaryan Shire Council
PO Box 105
Oakey Qld 4401

RECEIVED
19 FEB 2008

Department of Main Roads

BY:.....

MCU/07/095

02540
02541-10000
02541

Dear Sir

CONCURRENCE AGENCY RESPONSE: Conditions apply

Jondaryan Shire: Warrego Highway (Toowoomba - Dalby)

**Proposed Material Change of Use and Reconfiguration on Lot 1 RP178524, Lot 101 RP904439
& Lot 102 RP904439**

Proposed Service Centre at Charlton at the Steger Road intersection

Applicant: Planning Initiatives

I refer to the Jondaryan Shire Acknowledgement Notice dated 27 November 2007, and the accompanying documents received by the Queensland Department of Main Roads requesting approval of the above proposal. The information request period was extended by an additional 10 (ten) business days until 21 January 2008. The Department of Main Roads letter E54272 830/257 P69548 Tr 3952 of 21 December refers. Additional information was sought in letter E54272 830/257 P69548 Tr 3952 of 12 January 2008.

Pursuant to section 3.3.16 of the *Integrated Planning Act 1997*, the Queensland Department of Main Roads as a Concurrence Agency has assessed the impact of the proposed development on the state-controlled road network, and requires that Council include the conditions of development for the subject application, as indicated on the attached Statement of Reasons.

This department would appreciate a copy of council's decision notice regarding the application.

A copy of this letter and conditions has been sent to the applicants' Consultants, McCormick Rankin Cagney, Mr Moss Ackbarian and to the Applicant, Planning Initiatives. If you have any further enquiries, please contact Brian Wilmot of this office on 4639 0610.

Yours sincerely

49-Sch4 - Personal Information

Murray Peacock
District Director (Southern)

Enc (1)

District Office
Southern District
Floor 2 Toowoomba Main Roads Building
1-5 Phillip Street Toowoomba Queensland 4350
PO Box 645 Toowoomba Queensland 4350
ABN 57 836 727 711

Our ref E55391 830/257 P69548 Tracker 3952
Your ref 02540-00000-000 JM:SP
Enquiries Brian Wilmot
Telephone +61 7 4639 0610
Facsimile +61 7 4639 0750
Website www.mainroads.qld.gov.au

STATEMENT OF REASONS

Jondaryan Shire: Warrego Highway (Toowoomba - Dalby)

Proposed Material Change of Use and Reconfiguration on Lot 1 RP178524 Lot 101 RP904439 & Lot 102 RP904439

Proposed Service Centre at Charlton at the Steger Road intersection

Applicant: Planning Initiatives

File No. E55391 830/257 P69548

Tracker: 3952

Sheet No: 1 of 5

Date 13 February 2008

Issue/Concern :	Condition of development for the subject application	The reasons used in the setting of conditions include:
<p>1. Warrego Highway turnouts and accesses</p>	<p>1a) Prior to commencement of Service Centre retail trade, the applicant is required to upgrade the existing Steger Road and O'Mara Road - Warrego Highway intersections to Department of Main Roads Channelised Right Turn (CHR), Auxiliary Left Turn (AUL) standards and Acceleration Lanes in accordance with the McCormick Rankin Cagney concept plan No.3536-PR3B.</p> <p>1b) Accesses to the three businesses on the northern side of the highway are to be rearranged so as to eliminate the existing uncontrolled usage. The method of achieving this outcome is to be detailed for DMR approval on the design plans. See item 2 below.</p> <p>The western entrance to the existing service station on Lot 101 is to be angled and signed to prevent right turns to and from the Warrego Highway. This access is to become left in only from the Warrego Highway.</p> <p>The painted median on the Warrego Highway is to be modified from that shown on Plan No. 3536-PR3B to facilitate entry and exit for the motel. The method of achieving this outcome is to be detailed for DMR approval on the design plans. See item 2 below.</p>	<p>1a) Access approvals pursuant to the <i>Transport Infrastructure Act 1994</i> and in accordance with the Department of Main Roads Road Planning and Design Manual, Chapter 13 (Oct. 06)</p> <p>1b) To prevent general unsafe public access at these locations.</p>

Release

	<p>1c) Right turns from and to the shopping centre opposite the proposed development, on the south of the Warrego Highway, are to be prevented by means of a double barrier line and signs.</p> <p>1d) Acceleration lanes on the Warrego Highway shall be provided for articulated vehicles for both east and west bound trucks exiting the service centre. The lanes are to be applied on the outside of the through traffic lanes and be of sufficient length to enable trucks to achieve a speed 20km/h below the mean free speed of the road, at present 80 km/h</p>	<p>1c) To prevent an unsafe manouvre.</p> <p>1d) To minimize interference from slow moving vehicles to Warrego Highway traffic.</p>
2. Design plans	<p>2a) Detailed road, intersection and access design plans (certified by a Registered Professional Engineer of Queensland (RPEQ), or NPER Member based on the McCormick Rankin Cagney concept plan No.3536-PR3B, are to be provided to the Department of Main Roads for approval prior to commencement of works within the State Controlled Road boundaries.</p> <p>2c) No work within State-controlled road boundaries will be permitted to commence until the District Director has approved the submitted road and intersection design plans.</p> <p>2d) The RPEQ design plans are to include (but not be limited to) pavement and surfacing design, signage, intersection lighting category V3 and line marking.</p> <p>2e) Include kerbing to the Steger Road turnout curves to confine vehicles to the sealed area.</p> <p>2f) Incorporate intersection turning templates to demonstrate that the intersection will be capable of accommodating the swept path of the largest trucks anticipated to use the facility whilst not endangering smaller vehicles which may</p>	<p>To provide safe and efficient operation of the intersection and accesses.</p>

	<p>be using the turnout simultaneously.</p> <p>2g) An overall road regulatory signage plan is also to be provided. The speed limit is to remain at 80 kilometres per hour.</p>	
3. Pavement Design	<p>3a) The pavement and surfacing design for the work on the Warrego Highway based on testing of the sub grade, is to be submitted to the Department for approval with the final plans.</p> <p>Sub grade test samples are to be taken at a depth between 500 and 800 mm below the existing road surface and shoulders. The samples are to be subject to a four day soaked CBR assessment. The existing insitu shoulders cannot be utilised to provide a reliable and durable pavement for through and turning traffic. Full reconstruction will be necessary.</p> <p>3b) Asphalt overlay will be required at least on the turnouts and turning area of the Warrego Highway. Grade DG14 with a minimum thickness of 45mm is to be used. The 45 mm asphalt surfacing is not to be included as a structural part of the pavement.</p>	<p>To provide an efficient and durable pavement.</p> <p>To prevent degradation of the sealed pavement surface by large turning vehicles.</p>
4. Intersection lighting	<p>Lighting is to be provided for the intersection and approach median islands to provide Category V3 standard as categorised in Chapter 17 of the Department of Main Roads Road Planning and Design Manual and to AS/NZS 1159.0:1997 and AS/NZS 1158.1.1:1997 requirements.</p> <p>Lighting design plans (certified by a Registered Professional Engineer of Queensland (RPEQ) are to be provided to the Department of Main Roads for approval prior to commencement of works within the State Controlled Road boundaries.</p>	<p>To provide a safe night environment.</p>

5. Painted Channelisation delineation	<p>Retroreflectorised raised pavement markers (RRPM's) are to be used with painted channelisation in accordance with the Queensland Department of Main Roads "Manual of Uniform Traffic Control Devices" Part 2 Section 4.6.</p> <p>RRPM's are to be used over the extent of the intersection markings. Refer Figures 4.27 and 4.28 to detail the placement of RRPM's.</p>	To provide clear definition of the channelisation in dark and/or wet conditions.
6. Storm water surface runoff	<p>6a) The surface levels of the intersections are to be designed to avoid the possibility of excessive stormwater depth accumulating due to the sealed width of the turnouts and the Warrego Highway and focussing of the runoff by grades and superelevation.</p> <p>6b) The applicant is required to provide a hydraulic report/assessment (RPEQ certified) which identifies how the discharge / disposal of additional storm water run off from this proposed development may affect the existing Warrego Highway drainage system. If the report identifies that additional storm water discharge from this development will impact on the existing Warrego Highway cross and longitudinal drainage system, the report is required to include ameliorative measures (no worsening effect). Any drainage design work required is to be forwarded to Department of Main Roads for examination and approval.</p>	<p>6a) To prevent the possibility of aquaplaning and obscuring of pavement markings.</p> <p>6b) To avoid future detrimental effect on the Highway and downstream properties.</p>
7. Parking prohibition.	Road side parking <i>will not</i> be permitted. The applicant is required to demonstrate how this will be prevented along the northern side of the Warrego Highway frontage. The parking exclusion shall be required to extend to the full length of the property's frontage with the Warrego Highway and beyond the entrance to the motel.	To assist with safe access to Steger Road and the development.

	All physical parking preventative measures, for example signs, kerb, bollards and/or fencing shall be frangible if located within the clear zone. Sight distance for Steger Road is not to be impeded. Detailed plans of preventative measures are to be provided.	
8. Responsibility and timing	<p>All works are to be approved by the Department of Main Roads and completed by the applicant's agents prior to commencement of retail trade in the proposed development.</p> <p>All design and construction costs are to be at the applicant's expense.</p>	To achieve the required safe and efficient conclusion of work.

RTI DL RELEASE - EHP



Notice of concurrence agency response

Sections 3.3.16 and 3.3.18 *Integrated Planning Act 1997*

This notice is issued by the administering authority pursuant to sections 3.3.16 and 3.3.18 of the *Integrated Planning Act 1997*, to advise you of a decision or action.

Enquiries to: Helen Banks
Telephone: (07) 3227 7667
Your reference: MCU/07/095
Our reference: Appl'n: 7656 Part 1 File No.: BNE34836

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02541 - 10000

RECEIVED
14 JAN 2008

BY:

CC: Planning Initiatives
PO Box 1774
NEW FARM QLD 4005

Jondaryan Shire Council
PO Box 105
OAKLEY QLD 4401

Attention: Noel Cass

Re: Application (No. MCU/07/095) for development approval for assessable development to be carried out at Steger Road, Charlton (Lot 1 on RP178524, Lot 101 on RP904439 and Lot 102 on RP904439).

Pursuant to the following items of Table 2 Schedule 2 of the *Integrated Planning Regulation 1998*, the Environmental Protection Agency (EPA) - Waste and Contaminated Land Unit (W&CLU) is a concurrence agency for the development application:

- ☒ Item 21, Table 2 of Schedule 2 of the *Integrated Planning Regulation 1998*
- ☒ Item 22, Table 2 of Schedule 2 of the *Integrated Planning Regulation 1998*

The EPA-W&CLU, acting as a concurrence agency under the *Integrated Planning Act 1997*, provides its response to the application detailed above as attached.

It would be appreciated if Council could provide a signed hard copy of the final development approval issued by Council (which includes the Agency's concurrence conditions).

The EPA-W&CLU has not provided a notification to native title parties for this application. The State's Native Title Work Procedures indicate that responsibility for assessment of native title issues for an IDAS application rest with the Assessment Manager. It is recommended that you undertake an assessment using your own guidelines to determine if a native title notification is required for this application.

Should you require any further information please do not hesitate to contact the above officer on the telephone number provided.

49-Sch4 - Personal Information

Signed

10-01-08

Date

Delegate of Administering Authority
Environmental Protection Act 1994.

Concurrence agency response

Sections 3.3.16 and 3.3.18 *Integrated Planning Act 1997*

Applicant:	Planning Initiatives
Council Application Number:	MCU/07/095
EPA Application Number:	7656 Part 1
Date application received by EPA:	20/12/2007
Relevant Laws and Policies:	<i>Environmental Protection Act 1994</i>
Jurisdiction:	Chapter 7, Part 8 <i>Environmental Protection Act 1994</i>

Development Description:

Material Change of Use (service centre incorporating a service station and commercial premises and including ERA 11a) & Reconfiguration of a Lot (Boundary Realignment and Access Easement)

where:

- ☐ the existing use of the land is, or if the land is vacant land with no existing use the most recent use of the land was, for a notifiable activity under the *Environmental Protection Act 1994*.
- ☐ the proposed use of the land is for child care, educational, recreational, residential or similar purposes and the existing use of the land is, or if the land is vacant land with no existing use the most recent use of the land was, for an industrial activity.
- ☒ the land is on the Environmental Management Register or Contaminated Land Register under the *Environmental Protection Act 1994*.
- ☐ the land is wholly or partly within an area for which an Area Management Advice for industrial activity or natural mineralisation has been issued and the proposed use of the land is for child care, educational, recreational, residential or similar purposes.
- ☐ the land is wholly or partly in an area for which an Area Management Advice for unexploded ordnance has been issued.

at the following place(s):

Steger Road, Charlton
(Lot 1 on RP178524, Lot 101 on RP904439 and Lot 102 on RP904439)

Response to Development Application

The Environmental Protection Agency, acting as a concurrence agency under the *Integrated Planning Act 1997*, provides its response to the application detailed above.

The concurrence agency response is that

- ☒ **conditions must attach to any development approval**
- ☐ any approval must be for part only of the development
- ☐ any approval must be a preliminary approval only
- ☐ there are no concurrence agency requirements
- ☐ the application must be refused

Conditions of the development approval

The reconfiguration must be in accordance with the survey plan titled 'Charlton Property Development, Reconfiguration Plan', drawing number DA.02 prepared by Thomson Adsett Architects, dated October 2007.

It is a requirement that the applicant notify the Environmental Protection Agency (EPA) (Contaminated Land Unit) in writing within 5 working days of the survey plan being endorsed and provide a copy of the registered plan to the EPA (Contaminated Land Unit).

Additional comments or advice about the application

No potentially contaminated soil may be removed from the site without adequate sampling and appraisal by a suitably qualified professional complying with Section 381 of the *Environmental Protection Act 1994* (EP Act). Contaminated soil must not be removed from the site without a S424 permit issued by the Environmental Protection Agency under the EP Act.

Reasons for inclusion of development conditions or refusal

In accordance with section 3.3.18 of the *Integrated Planning Act 1997* and section 27B of the *Acts Interpretation Act 1954*, a concurrence response must include reasons for a refusal or for the inclusion of development conditions.

The Environmental Protection Agency is recognised as a concurrence agency under the *Integrated Planning Regulation 1998* for the protection of the environment by the management of contaminated land. The Environmental Protection Agency concurrence agency conditions for this proposed development that are contained within this response are required to prevent or mitigate any potential risk to human health of the environment from possible hazardous contaminants present on the site.

Additional information for applicants

This concurrence response pursuant to Chapter 7, Part 8 of the *Environmental Protection Act 1994* applies only to contaminated land issues and does not remove the need to obtain any further approval for this development which may be required by this or other legislation, State and/or Commonwealth. Applicants are advised to check with all relevant statutory authorities for such approvals as may be required.

~ End of Concurrence Agency Response ~



Name: Dane Burrows
Title: Project Officer
Division: Statutory Planning
Telephone: 323 71770
Facsimile: 323 71738
E-Mail: dane.burrows@dlgper.qld.gov.au
Internet: www.lgp.qld.gov.au

F A C S I M I L E

To: Jennifer McNeil Jondaryan Shire Council

4691 1813

Date: 24 January 2008

Pages:(Incl. this one) 4

Re: RAA 153 - Steger Road, Charlton (Council Ref: 02540-00000-000) - REFERRAL AGENCY ADVICE

Dear Ms McNeil

Please find attached a Referral Agency Advice letter for a development application involving land at the above address.

The original will be posted in the next mail.

If you have any questions please contact me on the above number.

Regards

49-Sch4 - Personal Information

Dane Burrows

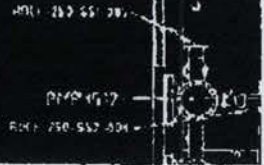
RECEIVED
24 JAN 2008

BY:.....

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Department of Infrastructure and Planning



Our Ref: RAA 153
Enquiries: Dane Burrows
Phone: 3237 1770
Email: dane.burrows@dlgsr.qld.gov.au

Statutory Planning – Southern Region

24 January 2008

Jondaryan Shire Council
PO Box 105
OAKLEY QLD 4401

Attn: Jennifer McNeil

RECEIVED
24 JAN 2008

BY:

Dear Ms McNeil

Agency Advice – s3.1.6

I refer to the referral, received by this department on 12 December 2007, from Planning Initiatives, regarding a development application for the following proposal:

Applicant : Planning Initiatives

Proposed Development : Development Application for:
MCU - Preliminary Approval (s3.1.6) overriding
the planning scheme for a service station and
commercial purposes.

Referral Trigger : Integrated Planning Act 1997
Section 3.1.6 – preliminary approval overriding
the planning scheme.

Location : Steger Road, Charlton - Lot 1 on RP 178524, Lot
101 on RP 904439 and Lot 102 on RP 904439.

Assessment Manager : Jondaryan Shire Council

Council Reference No. : 02540-00000-000

Queensland the Smart State

Queensland Government
Department of Infrastructure and Planning

Release

I wish to advise that this application has been examined and, based upon the information supplied, the following advice is provided. Please note that a site inspection was not undertaken for the purposes of this advice.

The proposal:

The proposal ultimately relates to the development of a service station and other commercial uses, with any future development arising from the preliminary approval being in accordance with a proposed Local Centre Facilities Precinct Code, submitted with the application. As such, the applicant has requested preliminary approval under s3.1.6 of the *Integrated Planning Act 1997* (IPA).

Within the information supplied to this Department, reasons have been provided as to why preliminary approval to override the planning scheme is sought. These include re-affirming uses identified in the Jondaryan Shire planning scheme as preferred or consistent with the proposed precinct, by putting in place a planning assessment framework that will deal with future applications by recognising those uses as being desirable.

The Integrated Planning Act 1997 - Section 3.1.6:

A preliminary approval under s3.1.6 of the IPA varies the effect of the planning scheme for subsequent development of the land, and substitutes different provisions on the land for the life of the approval, or until the development approval is completed. So, in addition to approving the development, this type of preliminary approval establishes the level of assessment that would otherwise be required. The application is suggesting such a level of assessment.

The application of s3.1.6 to vary (or override) the effect of a planning scheme is intended to be used in the case of complex developments not anticipated by the scheme, so as to facilitate a form of development that could not otherwise be achieved under the planning scheme (eg, large scale master planned communities). The mechanism was developed to provide the flexibility needed to allow innovative development concepts in response to changing circumstances not readily foreseen by a planning scheme.

It appears that in this situation, the applicant is not so much seeking to override the planning scheme, but is applying to use another part of the scheme (relating to an alternative precinct). As such, the application can be viewed as being inconsistent, and the conflict provisions of the Act should apply, as opposed to overriding the scheme (which introduces a new planning regime, if what is proposed is not already recognised in the scheme, for the area).

Importantly, a s3.1.6 preliminary approval is not necessary to consider/approve a development inconsistent with the planning scheme provisions. Under s3.5.14 of the IPA the assessment manager's decision can be informed by applying the whole scheme and, in doing so, the assessment manager's decision must not compromise the achievement of the Desired Environmental Outcomes, or conflict with the planning scheme unless there are sufficient grounds to justify the decision. Accordingly, it is up to an applicant to demonstrate to Council the merits of the proposal and that sufficient grounds can be demonstrated to justify approving the proposal. Otherwise, the application should be refused.

S3.1.6 - Departmental assessment:

This proposal is subject to a development application, and is therefore consistent with the intention of the IPA in that regard. However, by its very nature, a s3.1.6 preliminary approval application is proposing development that is inconsistent with the established policy of the

planning scheme and, as a result, an application must justify why it is inappropriate to depart from this policy in approving the proposal. Whilst this Department offers no objection to the proposal, Council should be aware that if the proposed development conflicts with the planning scheme, the application should be refused, regardless of the variations sought to the planning scheme, unless sufficient planning grounds can be established to justify an approval.

If you have any queries in relation to this matter, please contact Dane Burrows on telephone (07) 3237 1770.

Yours sincerely

49-Sch4 - Personal Information

GRAEME BOLTON
Director
Statutory Planning

CC: Planning Initiatives
PO Box 1774
FORTITUDE VALLEY QLD 4005

RTI DL RELEASE - EHP

APPROVED
No: 07-005 Date: 14 MAR 2008
MCU/ 49-Sch4 - Personal Information
Signature
for the
ories and Relevant Assessment Criteria for th

49-Sch4 - Personal Information

Signature _____

(E) Local Centre Facilities Precinct

Column 2 Assessment Category	Column 3 Assessment Code	Column 4 Assessment Description
All assessment categories identified in Column 2 of Table 1 - the assessment table for the Rural Zone - unless the level of assessment is altered below.		
Code Assessable		
Code Assessable		
Code Assessable		
Code Assessable		
Code Assessable		
Code Assessable		
Code Assessable		
Exempt		
Code Assessable		

¹ Acceptable Solution for Maximum Floor Area in SO1 of the Charlton Local Service Centre Code.

ii. Include the following Performance Code to be known as the Charlton Local Service Centre Code including the following Special Scheme for the site:-

APPROVED

No:

Date:

MCU/ 07 - 095

14 MAR 2008

Signature
JONDA

49-Sch4 - Personal Information

Specific Outcomes

SO1

(a) The maximum floor area of each proposed use within the Site² must not unreasonably threaten the viability of other existing and proposed integrated business centres at the District, Sub Regional, Regional and Key Regional / Metropolitan Activity Centre levels in the Shire's existing activity centres.

Development on the site is required to relate to and/or support the surrounding and future business and industry activities.

CHARLTON LOCAL SERVICE CENTRE CODE

Acceptable Solutions

PS1a The maximum floor area for each component of any new development is in accordance with the limits set in the following Maximum Floor Area Table - Table 2.

However, bonus GFA above the Amounts shown in Table 2 may be permitted on receipt of a Commercial Development Impact Assessment Report³ (CDIAR) prepared by an appropriately qualified consultant supporting such an increase.

The CDIAR will be assessed by Council as part of the approval process and that assessment will take into consideration all previous applications on the site.

Should Council accept the findings of the CDIAR then the GFA substantiated by the CDIAR will become the Maximum Floor Area Allowable.

However Council may after considering the CDIAR:-

- i. Set a GFA limit lower than that suggested in the report
- ii. Not accept any increase above the levels set in Table 2

Table 2 - Maximum Floor Area Table

Proposed Use	Maximum Floor Area allowed per Allotment
Commercial Premises	2,000 sqm.
Service Station including any Ancillary Commercial Premises	1,000 sqm.
Hotel	1,000sqm.
Indoor Entertainment	500sqm.
Motel	80 Rooms

* Changes required
as per conditions -

³Commercial Development Impact Assessment Report

Under the Integrated Planning Act 1997, the Integrated Development Assessment System allows for Council to request additional information to assist in assessing a development proposal.

Additional information, in the form of a Commercial Development Impact Assessment Report must

accompany a development application seeking to increase the amount of development on the site beyond the Floor Areas listed in the above table to assist Council in assessing proposals involving any of the above uses.

The Commercial Development Impact Assessment Report should be prepared by an appropriately qualified consultant and must contain:-

- (c) a statement as to the community need and demand for the development; and
- (d) a statement of the estimated decrease in the demand and turnover at all existing similar facilities/uses affected by the proposed development and the likely consequences for those existing uses/facilities; &
- (e) a description of the methodology and analysis used in preparing the report; and
- (f) a description of:-
 - (i) the geographical area where customers will be within the area of influence of the development, showing particularly where it is anticipated that the majority of customers of the development will be or are located: and
 - (ii) the gross floor area, location and tenancy mix of all existing similar uses/facilities within the projected area of influence: and
 - (iii) the condition, presentation and general suitability of all existing similar uses/ facilities within the projected area of influence
- (g) details as to commitments and prospective major tenants; and
- (h) a statement as to how the proposed development relates to and supports the surrounding and future business and industry activities**
- (i) such other information as may be requested by the Council

²Site is defined as the area of land covered by Lot 1 on RP 178524, Lot 101 on RP 904439 & Lot 102 on RP 904439.

APPROVED

No: _____ Date: _____

MCU/ 07 - 095 14 MAR 2008

Signature _____

JONDARYN SHIRE COUNCIL

49-Sch4 - Personal Information

RTI DL RELEASE - EHP

Release



Notice of concurrence agency response Sections 3.3.16 and 3.3.18 *Integrated Planning Act 1997*

This notice is issued by the administering authority pursuant to sections 3.3.16 and 3.3.18 of the *Integrated Planning Act 1997*, to advise you of a decision or action.

Enquiries to: Helen Banks
Telephone: (07) 3227 7667
Your reference: MCU/07/095
Our reference: Appl'n: 7656 Part 1 File No.: BNE34836

CC: Planning Initiatives
PO Box 1774
NEW FARM QLD 4005

Jondaryan Shire Council
PO Box 105
OAKEY QLD 4401

Attention: Noel Cass

Base: lot 1/RP162055.
EMR updated 11/10/2008

49-Sch4 - Personal Information

Re: Application (No. MCU/07/095) for development approval for assessable development to be carried out at Steger Road, Charlton (Lot 1 on RP178524, Lot 101 on RP904439 and Lot 102 on RP904439).

Pursuant to the following items of Table 2 Schedule 2 of the *Integrated Planning Regulation 1998*, the Environmental Protection Agency (EPA) – Waste and Contaminated Land Unit (W&CLU) is a concurrence agency for the development application:

- ☒ Item 21, Table 2 of Schedule 2 of the *Integrated Planning Regulation 1998*
- ☒ Item 22, Table 2 of Schedule 2 of the *Integrated Planning Regulation 1998*

The EPA-W&CLU, acting as a concurrence agency under the *Integrated Planning Act 1997*, provides its response to the application detailed above as attached.

It would be appreciated if Council could provide a signed hard copy of the final development approval issued by Council (which includes the Agency's concurrence conditions).

The EPA-W&CLU has not provided a notification to native title parties for this application. The State's Native Title Work Procedures indicate that responsibility for assessment of native title issues for an IDAS application rest with the Assessment Manager. It is recommended that you undertake an assessment using your own guidelines to determine if a native title notification is required for this application.

Should you require any further information please do not hesitate to contact the above officer on the telephone number provided.

49-Sch4 - Personal Information

Signed

Date

Delegate of Administering Authority
Environmental Protection Act 1994.

Concurrence agency response

Sections 3.3.16 and 3.3.18 *Integrated Planning Act 1997*

Applicant:	Planning Initiatives
Council Application Number:	MCU/07/095
EPA Application Number:	7656 Part 1
Date application received by EPA:	20/12/2007
Relevant Laws and Policies:	<i>Environmental Protection Act 1994</i>
Jurisdiction:	Chapter 7, Part 8 <i>Environmental Protection Act 1994</i>

Development Description:

Material Change of Use (service centre incorporating a service station and commercial premises and including ERA 11a) & Reconfiguration of a Lot (Boundary Realignment and Access Easement)

where:

- ☐ the existing use of the land is, or if the land is vacant land with no existing use the most recent use of the land was, for a notifiable activity under the *Environmental Protection Act 1994*.
- ☐ the proposed use of the land is for child care, educational, recreational, residential or similar purposes and the existing use of the land is, or if the land is vacant land with no existing use the most recent use of the land was, for an industrial activity.
- ☒ the land is on the Environmental Management Register or Contaminated Land Register under the *Environmental Protection Act 1994*.
- ☐ the land is wholly or partly within an area for which an Area Management Advice for industrial activity or natural mineralisation has been issued and the proposed use of the land is for child care, educational, recreational, residential or similar purposes.
- ☐ the land is wholly or partly in an area for which an Area Management Advice for unexploded ordnance has been issued.

at the following place(s):

Steger Road, Charlton

(Lot 1 on RP178524, Lot 101 on RP904439 and Lot 102 on RP904439)

Response to Development Application

The Environmental Protection Agency, acting as a concurrence agency under the *Integrated Planning Act 1997*, provides its response to the application detailed above.

The concurrence agency response is that

- ☒ **conditions must attach to any development approval**
- ☐ any approval must be for part only of the development
- ☐ any approval must be a preliminary approval only
- ☐ there are no concurrence agency requirements
- ☐ the application must be refused

Release

Conditions of the development approval

The reconfiguration must be in accordance with the survey plan titled 'Charlton Property Development, Reconfiguration Plan', drawing number DA.02 prepared by Thomson Adsett Architects, dated October 2007.

It is a requirement that the applicant notify the Environmental Protection Agency (EPA) (Contaminated Land Unit) in writing within 5 working days of the survey plan being endorsed and provide a copy of the registered plan to the EPA (Contaminated Land Unit).

Additional comments or advice about the application

No potentially contaminated soil may be removed from the site without adequate sampling and appraisal by a suitably qualified professional complying with Section 381 of the *Environmental Protection Act 1994* (EP Act). Contaminated soil must not be removed from the site without a S424 permit issued by the Environmental Protection Agency under the EP Act.

Reasons for inclusion of development conditions or refusal

In accordance with section 3.3.18 of the *Integrated Planning Act 1997* and section 27B of the *Acts Interpretation Act 1954*, a concurrence response must include reasons for a refusal or for the inclusion of development conditions.

The Environmental Protection Agency is recognised as a concurrence agency under the *Integrated Planning Regulation 1998* for the protection of the environment by the management of contaminated land. The Environmental Protection Agency concurrence agency conditions for this proposed development that are contained within this response are required to prevent or mitigate any potential risk to human health or the environment from possible hazardous contaminants present on the site.

Additional information for applicants

This concurrence response pursuant to Chapter 7, Part 8 of the *Environmental Protection Act 1994* applies only to contaminated land issues and does not remove the need to obtain any further approval for this development which may be required by this or other legislation, State and/or Commonwealth. Applicants are advised to check with all relevant statutory authorities for such approvals as may be required.

~ End of Concurrence Agency Response ~

IPA APPLICATION ASSESSMENT SHEET – CONTAMINATED LAND UNIT
Information Request (extended) Due Date: 25 January 2008

1. PROPOSAL DETAILS

Proposal:

Material Change of Use (DP) & Reconfiguration
of a Lot (DP)

Proposal Description:

- MCU for a service centre incorporating a service station (including ERA 11a – crude oil or petroleum product storing – 10 000L or more but less than 500 000L) and commercial premises eg. Fast food etc
- RoL for a Boundary Realignment and addition of an Access Easement (2 lots into 2 lots - Lot 1 on RP178524 & Lot 102 on RP904439 and new easement) – Lot 101 on RP904439 to remain as is.

2. ADMINISTRATIVE DETAILS

EPA App'n No:

7656 Part 1

File No:

BNE34836

ECOTRAK Project No:	N/A
Project Manager Name:	Helen Bankes
Other EPA Units involvement:	none

Council:

Jondaryan Shire Council

LA App'n No:

MCU/07/095

Site Address:

Steger Road, Charlton

Property Description:

Lot 1 on RP178524, Lot 101 on RP904439 and
Lot 102 on RP904439

Applicant Name:

Planning Initiatives

EMR/CLR/AMA details:

Lot/Plan	EMR/CLR/ AMA No:	Notifiable Activity (NA) or Hazardous Contamination.	On going NA Yes or No?
Lot 1 on RP162055 (base parcel of Lots 101 & 102 on RP904439)	EMR ID 7656	N.A 34 – service stations	yes

Lot(s) No EMR/CLR & proposed use is for child care, educational, recreational or residential purposes, including a caretaker residence on industrial land.

Lot/Plan	Industrial Activity has been identified (Yes or No)
Lot 1 on RP178524	no

3. APPLICATION ASSESSMENT

3.1 Information from the application, EMR or CLU files:

Any existing ERA's?:

unknown

Any new ERA's?:

ERA 11a

ERA Jurisdiction:

local council

3.2 Information from the application and IDAS forms, EMR or EPA-CLU files:

Past Use:

unknown

Release

Current Use: service station, commercial purposes, motel and detached dwelling, vehicle sales premises

3.3 Supporting information: (For incorrect referral skip 3.3.1)

The existing vehicles sales yard will be demolished to allow for the construction of the new service centre

Are there any Environmental Values that are at risk?

- No increased risk
- industrial to industrial land use
- Notifiable activity of service station to continue to operate on the land with new service station to be constructed
- Land will remain on the EMR (all lots)
 - Lot 101 on RP904439 (site of existing service station)
 - proposed new Lot 1 (site of proposed new service station with base parcel currently on the EMR for service station)
 - Proposed new Lot 2 (whilst no notifiable activity will be located on this lot, the lot will remain on the EMR due to the base parcel being on the EMR for service station and the requirement for investigation in areas with a significant potential to be impacted by existing / past service station operations ie boundary of Lot 101)

4. ASSESSMENT OUTCOME

Conclusion: (Is the site suitable for the proposed development?)

The site is considered suitable for the proposed MCH & RoL

Recommendation:

It is recommended that a Concurrence Response be issued with the following conditions / advice:

The reconfiguration must be in accordance with the survey plan titled 'Charlton Property Development, Reconfiguration Plan', drawing number DA.02 prepared by Thomson Adsett Architects, dated October 2007.

It is a requirement that the applicant notify the Environmental Protection Agency (EPA) (Contaminated Land Unit) in writing within 5 working days of the survey plan being endorsed and provide a copy of the registered plan to the EPA (Contaminated Land Unit).

Assessor name: Helen Banks **Assessor signature:** 49-Sch4 - Personal Information 9/1/08.
Date: 9 January 2007

Reviewer is required when EPA Assessment is involved (Site Investigation/Validation Report was submitted with the application or as a response of an Information Request Notice)

Reviewer Name: **Reviewer signature:**
Revision Date:

Reviewer Comment(s)/Recommendation:

----- End of the Assessment -----

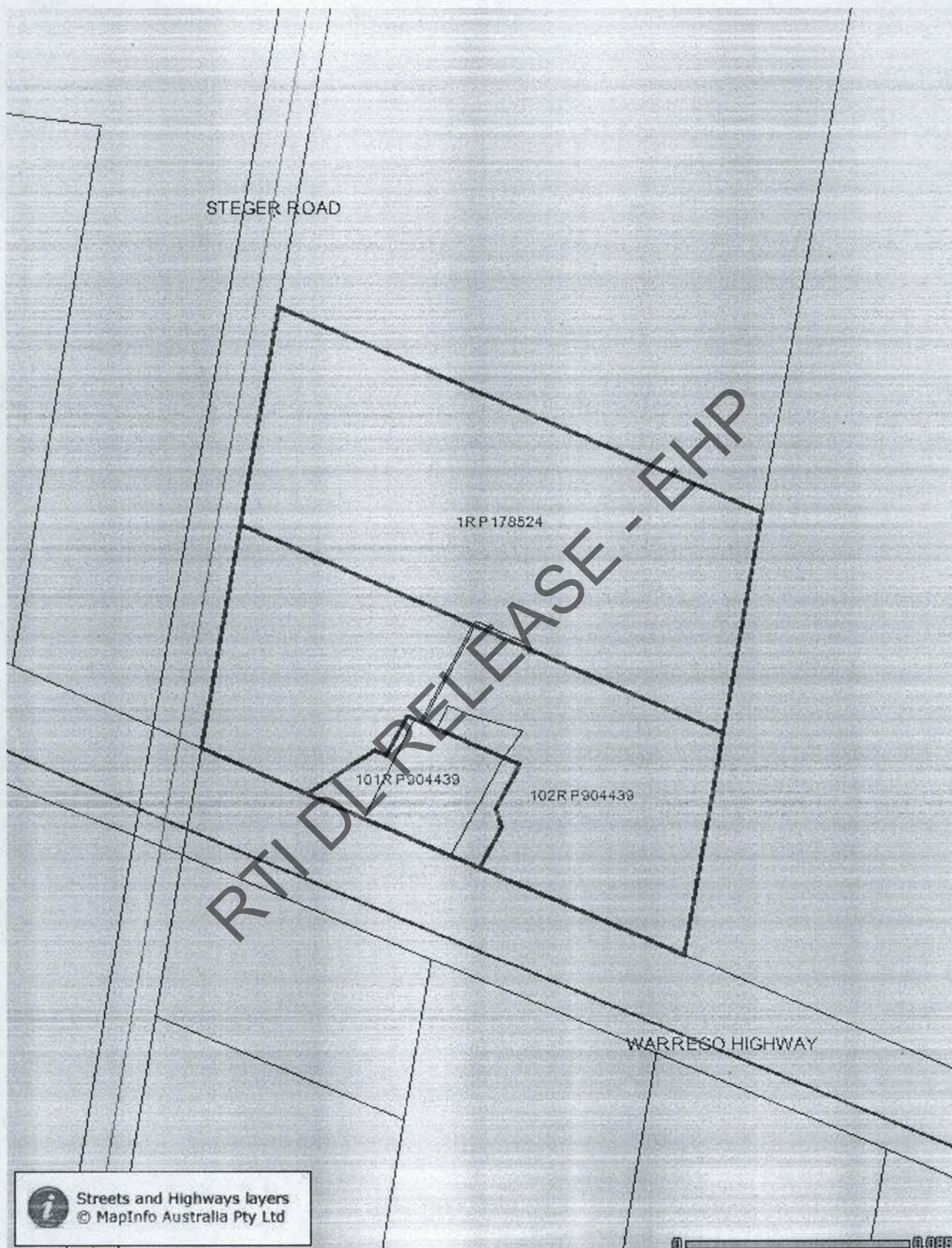


ecomaps

09/01/2008

Queensland Environmental Protection Agency
ecomaps Screen Plot

Page 1 of 2



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ecomaps

09/01/2008

Queensland Environmental Protection Agency
ecomaps Screen Plot

Page 2 of 2

-  Cadastre Selection
 Grouped Cadastre
 Highways
Streets
 Freeways or motorways
 Highways
 Secondary roads
 Local connector roads
 Streets
 Private or restricted roads
 4wd and tracks
(cont)

ecomaps Layers

-  Bikeways or walkways or malls
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RTI DL RELEASE - EPP

 Release



PLANNING INITIATIVES

Our Ref: 1423 jf DEVELOPMENT PLANNING CONSULTANTS

Your Ref: BNE34836

BNE 34 836
BNE 2008 | 85

19 December, 2007

The Manager
Contaminated Land Unit
Environmental Protection Agency
GPO Box 2771
BRISBANE 4001

Dear Sir,

CHARLTON SERVICE CENTRE DEVELOPMENT - STEGER ROAD, CHARLTON

Thank you for your recent letter.

Please find attached the completed Form N as requested.

We await your comments as a Referral Agency on the application and any requirements that you may have.

Should you have any questions about the attached or require any further information, please do not hesitate to contact us.

Yours faithfully,

49-Sch4 - Personal Information

John Farquhar

Level 1, 895 Ann Street
Fortitude Valley Qld 4006
PO Box 1774
New Farm 4005

File B



Telephone (07) 3666 0766
Facsimile (07) 3666 0788
admin@planning-initiatives.com
Jilland Pt 126 01336 893 260 230

Form 1 Development Application

idas

Contaminated land**PART N**

Completion of **all questions** on Part N is **mandatory** for all applications involving assessment against the *Environmental Protection Act 1994* when development is proposed on contaminated or potentially contaminated land.

For further information refer to **Guide 5 Contaminated land matters** available free from www.ipa.qld.gov.au or the Environmental Protection Agency's (EPA's) information sheets available free from www.epa.qld.gov.au under Ecoaccess/ business and industry. Alternatively, contact the local government.

Nature of the application

Exemptions may apply to your proposal. Refer to **Guide 5 Contaminated land matters** for advice regarding development that is exempt from this assessable development trigger.

1. This application is for: (Tick one (1) or both if applicable)

Aspect of development	Type of approval being sort	
☒ Material change of use	☐ Preliminary approval	☒ Development permit
☒ Reconfiguring a lot	☐ Preliminary approval	☒ Development permit

2. Does this application require assessment against a planning scheme?
☐ NO ☒ YES – complete other relevant parts of the IDAS Application Form 1

The subject land

3. Has an Environmental Management Register (EMR) and/or Contaminated Land Register (CLR) search been conducted for the land the subject of the application?
☐ NO ☒ YES – attach results of the search and complete Q4

4. All or part of the land the subject of the application is:
☒ (i) on the EMR or the CLR under the *Environmental Protection Act 1994*;
☒ (ii) used for, or if the land is vacant, was last used for-
☒ (a) a notifiable activity
☐ (b) an industrial activity and the proposed use is for a child care centre, educational, recreational or residential purpose (including a caretaker residence on industrial land);
☐ (iii) in an area for which an area management advice has been given for natural mineralisation or industrial activity and the proposed use is for child care, educational, recreational or residential purpose (including a caretaker residence on industrial land);
☐ (iv) in an area for which an area management advice has been given for unexploded ordnance.

Plans and documents

For further information about preparing a proposal report, refer to **Guide 7 Preparing a proposal report**.

5. Confirm, by ticking the applicable box(es), that the following details are provided in plans and written information supporting this application:
☒ (i) plans showing where any Notifiable Activity, Hazardous Contaminant, or potentially contaminated activity / activities have occurred on site;
☐ (ii) if the application involves a material change of use from an industrial use to a more sensitive use (eg. child care, educational, recreational or residential purposes), supply a detailed site history outlining previous potentially contaminated uses on the site

PLEASE NOTE

PART N of Form 1 **cannot** be accepted by the assessment manager unless accompanied by PART A of Form 1.

The assessment manager may refuse to accept an application that, at the time of lodgement, fails to provide all applicable information requested by Part A and any other relevant part of Form 1.

OFFICE USE ONLY (applicable to assessment manager)

DATE RECEIVED	REFERENCE NUMBER/S
---------------	--------------------

**Queensland
Government**Enquiries
Telephone
Your reference
Our referenceOfficer selection
(07) TYPE YOUR PHONE NUMBER

3227 7370

Appl'n No: 7656 Part: 1 File No.: BNE34836

Environmental Protection AgencyIncorporating the
Queensland Parks and Wildlife Service

19 December 2007

John Farquhar
Planning Initiatives
PO Box 1774
NEW FARM QLD 4005

Dear John,

RE: Application (No. MCU/07/095) for development approval for assessable development (Material Change of Use & Reconfiguration of a Lot) to be carried out at Steger Road, Charlton (Lot 1 on RP178524, Lot 101 on RP904439 and Lot 102 on RP904439).

On 11th December 2007, the Environmental Protection Agency - Contaminated Land Unit (EPA-CLU) has received an incomplete development application in relation to the above site.

Please note that it is a requirement under Section 3.3.3 of the *Integrated Planning Act 1997* (IP Act) that, as a concurrence agency, the EPA-CLU be provided with a copy of the application (unless the referral agency already has a copy of the application); and, a copy of the acknowledgement notice, for assessment.

Under the above circumstances, and, pursuant to section 3.3.3 (1) of the IP Act, the EPA-CLU advises that the material submitted is not considered a properly made application and the information to be submitted should include but not be limited to:

- ☒ **IDAS application forms (Part N):** (IDAS forms can be downloaded from **Local Government and Planning website**:

<http://www.ipa.qld.gov.au/idas/idasformsdevform1.asp>;

In accordance with the Section 3.2.12(2)(a) IP Act this application will lapse if you do not comply with Section 3.3.3 IP Act within the 3 months of the acknowledgement notice issued date.

Should you require any further information please do not hesitate to contact the above officer on the telephone number provided.

49-Sch4 - Personal Information

Belinda Thomson
Administration Officer (Registry Support Group)
Environmental Protection Agency

Cc Jondaryan Shire Council
PO Box 105
OAKLEY QLD 4401
(Attn: Noel Cass)

RTI DL RELEASE - EHP

Notice of extension of Information Request Period Section 3.3.6 Integrated Planning Act 1997

This statutory notice is issued by the administering authority pursuant to section 3.3.6 of the *Integrated Planning Act 1997*, to advise you of a decision or action.

Enquiries to: Scott Robinson
Telephone: (07) 3224 7698
Your reference: MCU/07/095
Our reference: Appl'n No.: 7656 Part: 1 File No.: BNE34836

CC: Planning Initiatives
PO Box 1774
NEW FARM QLD 4005

Jondaryan Shire Council
PO Box 105
OAKEY QLD 4401

Attention: Noel Cass

Re: Application for development approval.

The Environmental Protection Agency, acting as a concurrence agency **for contaminated land issues**, has extended the Information Request period by 10 business days at the end of the current period 11 January 2008.

The extended Information Request Period will end on 25 January 2008.

Application Information

Applicant: Planning Initiatives
Council Application number: MCU/07/095
Description: Material Change of Use & Reconfiguration of a Lot
Street address of subject land: Steger Road, Charlton
Location details: Lot 1 on RP178524, Lot 101 on RP904439 and Lot 102 on RP904439

Concurrence Agency Information

Application received by EPA: 20/12/2007
EPA No.: 7656 Part 1
Relevant Laws and Policies: *Environmental Protection Act 1994*
Concurrence Agency Office: Southern Regional Office (Brisbane)
Postal Address: GPO Box 2771
BRISBANE QLD 4001

Should you require any further information please do not hesitate to contact the above officer on the telephone number listed.

49-Sch4 - Personal Information

Signed

Date

21/12/07

Delegate of Administering Authority
Environmental Protection Act 1994.



PLANNING INITIATIVES



Our Ref: 14234 DEVELOPMENT PLANNING CONSULTANTS

Your Ref: BNE34836

19 December, 2007

The Manager

Contaminated Land Unit

Environmental Protection Agency

GPO Box 2771

BRISBANE 4001

Dear Sir,

CHARLTON SERVICE CENTRE DEVELOPMENT - STEGER ROAD, CHARLTON

Thank you for your recent letter.

Please find attached the completed Form N as requested.

We await your comments as a Referral Agency on the application and any requirements that you may have.

Should you have any questions about the attached or require any further information, please do not hesitate to contact us.

Yours faithfully,

49-Sch4 - Personal Information

John Farquhar

Level 1, 895 Ann Street
Fortitude Valley Qld 4006
PO Box 1774
New Farm Qld 4005



Telephone (07) 3666 0766
Facsimile (07) 3666 0788
admin@planning-initiatives.com
Jilland Pty Ltd ABN 22 893 280 230

INTEGRATED PLANNING ACT 1997

Part N, Version 1.0, 4 October 2004

Form 1 Development Application

idas

Contaminated land**PART N**

Completion of all questions on Part N is mandatory for all applications involving assessment against the Environmental Protection Act 1994 when development is proposed on contaminated or potentially contaminated land.

For further information refer to **Guides to Contaminated Land** available from the EPA's website, from the EPA's website or the Environmental Protection Agency's (EPA's) information sheets available free from the EPA's website under 'Ecoproducts business and industry'. Alternatively, contact the local government.

<p>Name of the applicant</p> <p>Exemptions may apply to your proposal. Refer to Guides to Contaminated Land available from the EPA's website or the Environmental Protection Agency's (EPA's) information sheets available free from the EPA's website under 'Ecoproducts business and industry'. Alternatively, contact the local government.</p>	<p>1. The application is for:</p> <table border="1"> <thead> <tr> <th>Aspect of development</th> <th>Type of approval being sought</th> </tr> </thead> <tbody> <tr> <td>☒ Material change of use</td> <td>☒ Preliminary approval ☒ Development permit</td> </tr> <tr> <td>☒ Reconfiguring a lot</td> <td>☒ Preliminary approval ☒ Development permit</td> </tr> </tbody> </table> <p>2. Does this application require assessment against a planning scheme?</p> <p>☐ NO ☒ YES - attach a copy of the relevant part of the IDAS Application Form 1</p>	Aspect of development	Type of approval being sought	☒ Material change of use	☒ Preliminary approval ☒ Development permit	☒ Reconfiguring a lot	☒ Preliminary approval ☒ Development permit
Aspect of development	Type of approval being sought						
☒ Material change of use	☒ Preliminary approval ☒ Development permit						
☒ Reconfiguring a lot	☒ Preliminary approval ☒ Development permit						
<p>The subject land</p>	<p>3. Has an Environmental Management Register (EMR) and/or Contaminated Land Register (CLR) search been conducted for the land the subject of the application?</p> <p>☐ NO ☒ YES - attach results of the search and complete Q4</p> <p>4. All or part of the land the subject of the application is:</p> <p>☒ (i) on the EMR or the CLR under the Environmental Protection Act 1994</p> <p>☒ (ii) used for, or if the land is vacant, was last used for:</p> <p>☒ (a) a notifiable activity</p> <p>☐ (b) an industrial activity and the proposed use is for a child care centre, educational, recreational or residential purpose, including a residential or industrial use</p> <p>☒ (iii) in an area for which an area management advice has been given for natural mineralisation or industrial activity and the proposed use is for child care, educational, recreational or residential purpose (including a residential or industrial use)</p> <p>☐ (iv) in an area for which an area management advice has been given for unexploded ordnance</p>						
<p>Planning documents</p> <p>For further information refer to Guides to Contaminated Land available from the EPA's website or the Environmental Protection Agency's (EPA's) information sheets available free from the EPA's website under 'Ecoproducts business and industry'. Alternatively, contact the local government.</p>	<p>5. Confirm, by ticking the applicable box(es), that the following details are provided in plans and written information supporting this application:</p> <p>☒ (i) plans showing where any Notifiable Activity, Hazardous Contaminant or potentially contaminated activity/activities have occurred on site</p> <p>☐ (ii) If the application involves a material change of use from an industrial use to a more sensitive use (eg child care centre, educational, recreational or residential purpose), supply a detailed site history outlining previous potentially contaminated uses on the site</p>						

PLEASE NOTE

PART N of Form 1 **cannot** be accepted by the assessment manager unless accompanied by PART A of Form 1.

The assessment manager may refuse to accept an application that, at the time of lodgement, fails to provide all applicable information requested by Part A and any other relevant part of Form 1.

OFFICE USE ONLY (applicable to assessment manager)

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letter faxed to
council & applicant
19/12/07

49-Sch4 - Personal Information



Queensland
Government

Enquiries
Telephone
Your reference
Our reference

Officer selection

(07) TYPE YOUR PHONE NUMBER

3227 7370

Appl'n No: 7656 Part: 1 File No.: BNE34836

Environmental Protection Agency

Incorporating the
Queensland Parks and Wildlife Service

19 December 2007

John Farquhar
Planning Initiatives
PO Box 1774
NEW FARM QLD 4005

Dear John,

RE: Application (No. MCU/07/095) for development approval for assessable development (Material Change of Use & Reconfiguration of a Lot) to be carried out at Steger Road, Charlton (Lot 1 on RP178524, Lot 101 on RP904439 and Lot 102 on RP904439).

On 11th December 2007, the Environmental Protection Agency – Contaminated Land Unit (EPA-CLU) has received an incomplete development application in relation to the above site.

Please note that it is a requirement under Section 3.3.3 of the *Integrated Planning Act 1997* (IP Act) that, as a concurrence agency, the EPA-CLU be provided with a copy of the application (unless the referral agency already has a copy of the application); and, a copy of the acknowledgement notice, for assessment.

Under the above circumstances, and, pursuant to section 3.3.3 (1) of the IP Act, the EPA-CLU advises that the material submitted is not considered a properly made application and the information to be submitted should include but not be limited to:

- ☒ **IDAS application forms (Part N);** (IDAS forms can be downloaded from **Local Government and Planning website:**
<http://www.ipa.qld.gov.au/idas/idasformsdevform1.asp>;

In accordance with the Section 3.2.12(2)(a) IP Act this application will lapse if you do not comply with Section 3.3.3 IP Act within the 3 months of the acknowledgement notice issued date.

Should you require any further information please do not hesitate to contact the above officer on the telephone number provided.

49-Sch4 - Personal Information

Belinda Thomson
Administration Officer (Registry Support Group)
Environmental Protection Agency

Cc Jondaryan Shire Council
PO Box 105
Oakey QLD 4401
(Attn: Noel Cass)

RTI DL RELEASE - EHP

Jondaryan Shire Council

The perfect place to grow

JM:SP

Assessment No 02540-00000-000

27-11-2007

RECEIVED
10 DEC 2007

Planning Initiatives
PO Box 1774
NEW FARM QLD 4005

BY:

Dear Sir / Madam,

ACKNOWLEDGMENT NOTICE AND INFORMATION REQUEST IN RESPECT OF YOUR DEVELOPMENT APPLICATION NO MCU/07/095 ON LAND LOCATED AT STEGER ROAD, CHARLTON QLD 4350 AND DESCRIBED AS LOT 1/RP178524, 101/RP904439 AND 102/RP904439

In accordance with the requirements of the *Integrated Planning Act 1997*, please find attached an Acknowledgment Notice in respect of your development application for a Preliminary Approval under s3.1.6 of IPA; Development Permit for Service Station, Commercial Premises and Reconfiguring a Lot (Boundary Realignment) on the abovementioned property.

As per question 5 of the attached Notice your application requires referral to:

Department Local Government & Planning
Department of Main Roads

As such please refer to this section of the Notice for directions to undertake this part of the assessment process.

Further, Council requires additional information to appropriately assess your application. In this regard Council requests you provide the following information:

1. SO1 – the Specific outcome misses the point of the Charlton Wellcamp Regional Industry Zone – Local Centre Facilities Precinct.

This is further emphasized in the discussion on page 9 – It would appear that the main reason why the Jondaryan Planning Scheme, when formulated, was written with this level of assessment was to protect the sequencing of development at the local centre and preventing any undue impact on other centers within the Shire and in Toowoomba.

All Correspondence to:

The Chief Executive Officer

P.O. Box 105

Oakey Qld 4401

Office: 64 Campbell St, Oakey

Ph: 4691 1388 Fax: 4691 2591

Email: jonshire@jondaryan.qld.gov.au

Depot: Lorrimer St, Oakey

Ph: 4692 0180 Fax: 4691 1813

Release

The Jondaryan Shire Council Planning Scheme states that the development and use of non-industrial premises directly relate to and support surrounding business and industry activities. The area should be catering for service provision for the Charlton Industrial Precinct rather than to draw in customers from surrounding residential and rural residential areas.

Please address this matter.

2. *PS1 – The maximum floor area for each component of any new development is in accordance with the limits set in the following Maximum Floor Area Table and/or development with Maximum Floor Areas above these limits will be Code Assessable beyond the amounts shown on receipt of a Commercial Development Impact Assessment Report prepared by an appropriately qualified consultant supporting such an increase.*

States that the level of assessment changes from Impact to Code upon the receipt of further information – this is not a workable solution given that Council may or may not agree with the contents of the report. It is considered that this will complicate future applications. The level of assessment should be Impact Assessable if over the Maximum Floor Area Table, and the submission of a Commercial Development Assessment Report should accompany the Impact Assessable Application as further information.

It is considered that PS1 will have to be re-written to reflect this change. Please address this matter.

3. *Maximum Floor Area Table – Maximum Floor Area allowed per Application*

This means that an applicant could put in multiple Code Assessable Applications to increase the floor area in this zone. E.g. 3 applications could result in 3 x 2000m² of floor area (Code Assessable).

The unit of measurement should not be 'per application' (as this is a non-limiting factor). Rather the unit of measurement should be 'per allotment'.

Please address this matter.

4. *Maximum Floor Area Table for Commercial Premises – 2,000m².*

It is considered that 2,000m² as a limit for the floor area of a Commercial Premises is far too large to be considered Code Assessable.

It is suggested that a maximum floor area of 1,000m² would be an acceptable upper limit for Code Assessable Applications.

Please address this matter.

5. Council will require a plan showing all of the existing house drainage and effluent disposal areas and also the location of any bores on the site.

Additional advice

6. It will be a requirement of Council that the site be connected to the Charlton North pump station which may require the placement of a pump out tank in the initial stages.
7. Land will be required along the Steger Road frontage for services (approximately 3 metres) and resumption (approximately 1 metre) for road purposes.

As an information request has been made, the assessment of the application cannot proceed until:

- a) you supply the information requested; or
- b) you give a notice:
 - (i) stating that you do not intend to supply any of the information requested; and
 - (ii) asking Council to proceed with the assessment of the application.

Please contact Council's Senior Planner, Ms Jennifer McNeil on (07) 4691 1388, Mobile [redacted] or email at JenniferM@jondaryan.qld.gov.au should you wish to discuss this matter further.

Yours faithfully

49-Sch4 - Personal Information

Noel Cass
Chief Executive Officer

RTI DL RELEASE - EHP



PO Box 105, Oakey Q 4401
Phone - 07 4691 1388
Fax - 07 4691 2591
Email - jonshire@jondaryan.qld.gov.au

Acknowledgment Notice
Integrated Planning Act 1997 S 3.2.3 and 3.2.6

1. Applicant Details

Name: Planning Initiatives
Postal Address: PO Box 1774, NEW FARM QLD 4005
Phone No: 3666 0766 Fax No: 3666 0788

2. Property Description

Street Address: STEGER ROAD, CHARLTON QLD 4350
Property Description: Lot 1/RP178524, Lot 101/RP904439 Lot 102/RP904439

3. Owner's Details

Name: 49 - Sch4 - Personal Information
Postal Address: 49 - Sch4 - Personal Information

4. Details of the application

The application seeks development approval for -

- Reconfiguring a lot
- Material change of use made assessable by the planning scheme
- Material change of use for an environmentally relevant activity

Development Permit
Development Permit
Development Permit

5. IDAS Referral agencies

Based on the information accompanying the lodged application, referral is required to the following IDAS referral agencies:

Referrals - triggered by other assessable development under schedule 8 of the IPA

For an application involving...	Name of agency	Status	Address
General			
Preliminary Approval	Department Local Government & Planning	Advice	PO Box 113 ROCKHAMPTON Q 4700
Reconfiguration			
Impacting on a State-controlled road	Department of Main Roads	Concurrence	PO Box 645 TOOWOOMBA Q 4350
Material change of use			
For an environmentally relevant activity (ERA)	Environmental Protection Agency	Concurrence	PO Box 15155 CITY EAST Q 4002

Referrals - triggered by the assessment of the application against a local government's planning scheme

For an application involving...	Name of agency	Status	Address
Material change of use			
Impacting on a State-controlled road	Department of Main Roads	Concurrence	PO Box 645 TOOWOOMBA Q 4350
On contaminated land	Environmental Protection Agency	Concurrence	PO Box 15155 CITY EAST Q 4002

It is the responsibility of the applicant to give each referral agency a copy of -

- the application (including application form and supporting material);
- this acknowledgment notice; and
- any applicable concurrence agency application fee (refer to the Integrated Planning Regulation 1998 to confirm the applicable referral agencies).

For the applicable addresses, refer to the Queensland Government's Guide 8 on the IPA website at www.ipa.qld.gov.au.

6. Level of assessment

An aspect of the development applied for requires:

Code assessment - the name of all codes that may be applicable are listed below:

Reconfiguring a Lot Code

Impact assessment - consequently, the whole of the application must be publicly notified under the provisions of s 3.4.4 of IPA with respect to:

- publishing a notice at least once in a newspaper circulating generally in the locality of the land;
- placing a notice on the land in the way prescribed under the *Integrated Planning Regulation 1998* (IP Reg); and
- giving a notice to the owners of all land adjoining the land.

The notice must be in the approved form and maintained on the land for a minimum of **30 business days** (not including any business days between and including 20 December and 5 January in the following year).

The applicant is required to undertake public notification, unless the assessment manager agrees to undertake notification on their behalf.

7. Status of information request

A further information request will not be made by the assessment manager. Regardless of this advice, any concurrence agency for the application or the Chief Executive (in the case of referral coordination) may make an information request.

8. Preliminary approval overriding the Planning Scheme

The applicant has requested the assessment manager issue a preliminary approval under s3.1.6 of IPA. It is proposed that any development resulting from this approval be in accordance with the proposed (E) Local Centre Facilities Precinct Code submitted with the application (copy attached).

N.B. You are further advised that the truth and accuracy of the information provided in the application form and accompanying information is relied on when assessing and deciding this application. If you find an inaccuracy in any of the information provided above or have a query or seek clarification about any of these details, please contact me on the above telephone number.

9. Assessment Managers

Name: 49 - Sch4 - Personal Information Signature:

49-Sch4 - Personal Information

Date: 27-11-2007

Name: 49 - Sch4 - Personal Information

49-Sch4 - Personal Information

Date: 27-11-2007

**APPENDIX A
PUBLIC NOTIFICATION
INTEGRATED PLANNING ACT 1997**

What Is Public Notification? (S 3.4.5)

Public Notification involves:

- (a) publishing a notice in a newspaper widely circulated and widely available within the Jondaryan Shire area;
- (b) placing a notice on the land (in the way prescribed under regulation and in accordance with Step 2); and
- (c) giving a notice to all adjoining land owners.

All three should be completed within **five business days** from the first action being undertaken.

When Can Notification Stage Start? (S 3.4.3)

You must commence notification within **20 business days** of:

1. If there are no concurrence agencies and the Council states in the Acknowledgment Notice for the development application that it has no information request. (Notification can commence immediately after the receipt of the acknowledgment notice).
2. After all 'information request periods' under section 3.3.6 (1) have passed and no concurrence agency or Council has any information requests.
3. After you, as the applicant, have responded to all information requests.

How Long Is The Notification Period? (S 3.4.5)

The notification period is to be not less than 15 business days (after the last of the public notification requirements has been completed) for applications that do not require referral coordination (this would be most applications).

For those applications that seek an approval under s3.1.6 of IPA including those involving designated developments, the notification period is to be not less than 30 business days.

The notification period is not to include business days between 20 December and 5 January in the following year.

What Happens After Notifications (S 3.4.7)

After the end of the notification period, the applicant is to give the Council a compliance notice stating that all requirements have been complied with. An appropriate form for completion will be supplied by Council as part of the advertising material to be collected by the applicant. (Form 4a).

STEP 1 - Placing A Notice In A Local Paper

- 1 Fill out Form 7 and provide to the newspaper. This form will be supplied by Council as part of the advertising material to be collected by the applicant.
- 2 You are advised to check deadlines for placing classified advertisements in the newspaper, as you may not be able to commence the notification on the day you have chosen.
- 3 Ensure the property address of each allotment involved in the application is included for the description of the land.
- 4 You may like to advertise for more than fifteen (15) business days to ensure that, if some error has been made in the advertising procedure, you are not disadvantaged by having to re-advertise.

STEP 2 - Erecting The Public Notification Sign

- 1 The sign/s are required to be erected on the land and maintained for the duration of the notification period.
- 2 The sign/s are available from Council and must be erected on, or within 1.5 metres of all road frontages of the land (including unformed roads). If the land in question has no road frontage, the sign should be lodged as close as practicable to the nearest road frontage. For the purposes of this requirement, the term 'road frontage' can also include an access easement boundary which is capable of providing access to the relevant land.
- 3 The property address of each allotment involved in the application should be included on the sign. If the allotment has no road frontage a sketch showing the location of the land is to be attached to the sign.
- 4 The sign/s must be erected at least 300mm above the ground and placed so as to be visible from the road.
- 5 You should arrange erection and removal at the appropriate times. The printing used on the signs should be of similar size to the rest of the wording and applied with a waterproofed felt pen.

STEP 3 - GIVING NOTICE TO ALL ADJOINING LANDOWNERS

- 1 You are required to notify all adjoining property owners of the application, whose property boundary adjoins yours in any way. These notices may be sent by ordinary mail, to the postal address shown on the rates records.
- 2 Council will provide you with the names and addresses of adjoining property owners at the time of collecting the advertising material.
- 3 The use of Form 7, fully completed, would constitute an appropriate notice for notifying adjoining owners.

Terms

'Concurrence agency' for a development application means as entity prescribed under a regulation as a concurrence agency for the application.

RTI DL RELEASE - EHP

Release

2.4 Proposal

The application incorporates the following components-

2.4.1 Preliminary Approval to override the Planning Scheme

Approval is sought under s3.1.6 of IPA to vary the effect of the local planning scheme over the site - Lot 1 on RP178524, Lot 101 on RP904439 & Lot 102 on RP904439.

It is proposed that the Preliminary Approval:-

i. Vary Section (E) Local Centre Facilities Precinct of the Planning Scheme's Table 11 Assessment Categories and Relevant Assessment Criteria for the Charlton/Wellcamp Regional Industry Zone – Making a Material Change of Use for the site as follows:-

(E) Local Centre Facilities Precinct		
Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant assessment Criteria – Applicable Codes
All defined uses identified in Column 1 of Table 1 - the assessment table for the Rural Zone.	All assessment categories identified in Column 2 of Table 1 - the assessment table for the Rural Zone - unless the level of assessment is altered below.	All relevant assessment criteria identified in Column 3 of Table 1 - the assessment table for the Rural Zone - unless alternative assessment criteria are specified below.
Caretaker's Residence	Code Assessable	House Code (Parts A & C) Rural Zone Code (Element iii)
Commercial Premises	Code Assessable where complying with the Acceptable Solutions for Maximum Floor Area ¹ Otherwise Impact Assessable	Charlton/Wellcamp Regional Industry Zone Code Commercial Development Code Charlton Local Service Centre Code
Community Purposes	Code Assessable	Charlton/Wellcamp Regional Industry Zone Code
Hotel	Code Assessable where complying with the Acceptable Solutions for Maximum Floor Area ¹ Otherwise Impact Assessable	Charlton/Wellcamp Regional Industry Zone Code Charlton Local Service Centre Code
Indoor Entertainment	Code Assessable where complying with the Acceptable Solutions for Maximum Floor Area ¹ Otherwise Impact Assessable	Charlton/Wellcamp Regional Industry Zone Code Charlton Local Service Centre Code
Motel	Code Assessable where complying with the Acceptable Solutions for Maximum Floor Area ¹ Otherwise Impact Assessable	Charlton/Wellcamp Regional Industry Zone Code Multiple Dwelling and Motel Code Charlton Local Service Centre Code
Park	Exempt	
Service Station	Code Assessable where complying with the Acceptable Solutions for Maximum Floor Area ¹ Otherwise Impact Assessable	Charlton/Wellcamp Regional Industry Zone Code Commercial Development Code Charlton Local Service Centre Code
Utilities Local	Exempt	

Utilities Public	Exempt for facilities and infrastructure where: <ul style="list-style-type: none"> • within or adjacent to an existing or proposed energy and transport corridor; or • within substation sites identified on overlay map OM3A. Otherwise Code assessable	Charlton/Wellcamp Regional Industry Zone Code
All other uses (inconsistent)	Impact Assessable	The Planning Scheme

¹ Acceptable Solution for Maximum Floor Area in SO1 of the Charlton Local Service Centre Code.

ii. Include the following Performance Code to e known as the Charlton Local Service Centre Code including the following Specific Outcome in the Planning Scheme for the site:-

Specific Outcomes	CHARLTON LOCAL SERVICE CENTRE CODE Acceptable Solutions														
SO1 The maximum floor area of each proposed use within the Site ² must not unreasonably threaten the viability of other existing and proposed integrated business centres at the District, Sub Regional, Regional and Key Regional / Metropolitan Activity Centre levels in the Shire's existing activity centres.	<p>PS1 The maximum floor area for each component of any new development is in accordance with the limits set in the following Maximum Floor Area Table and/or development with Maximum Floor Areas above these limits will be Code Assessable beyond the amounts shown on receipt of a Commercial Development Impact Assessment Report³ prepared by an appropriately qualified consultant supporting such an increase.</p> <table border="1" data-bbox="848 699 2175 986"> <thead> <tr> <th colspan="2" data-bbox="848 699 1301 730">Maximum Floor Area Table</th></tr> <tr> <th data-bbox="848 730 1301 762">Proposed Use</th><th data-bbox="1301 730 2175 762">Maximum Floor Area allowed per Application</th></tr> </thead> <tbody> <tr> <td data-bbox="848 762 1301 794">Commercial Premises</td><td data-bbox="1301 762 2175 794">2,000 sqm.</td></tr> <tr> <td data-bbox="848 794 1301 890">Service Station including any Ancillary Commercial Premises</td><td data-bbox="1301 794 2175 890">1,000 sqm.</td></tr> <tr> <td data-bbox="848 890 1301 922">Hotel (Tavern)</td><td data-bbox="1301 890 2175 922">1,500sqm.</td></tr> <tr> <td data-bbox="848 922 1301 954">Indoor Entertainment</td><td data-bbox="1301 922 2175 954">500sqm.</td></tr> <tr> <td data-bbox="848 954 1301 986">Motel</td><td data-bbox="1301 954 2175 986">80 Rooms</td></tr> </tbody> </table> <p>³Commercial Development Impact Assessment Report</p> <p>Under the Integrated Planning Act 1997, the Integrated Development Assessment System allows for Council to request additional information to assist in assessing a development proposal.</p> <p>Additional information, in the form of a Commercial Development Impact Assessment Report must accompany a development application seeking to increase the amount of development on the site beyond the Floor Areas listed in the above table to assist Council in assessing proposals involving any of the above uses.</p> <p>The Commercial Development Impact Assessment Report should be prepared by an appropriately qualified consultant and must contain:-</p> <p>(a) a statement as to the community need and demand for the development; and</p>	Maximum Floor Area Table		Proposed Use	Maximum Floor Area allowed per Application	Commercial Premises	2,000 sqm.	Service Station including any Ancillary Commercial Premises	1,000 sqm.	Hotel (Tavern)	1,500sqm.	Indoor Entertainment	500sqm.	Motel	80 Rooms
Maximum Floor Area Table															
Proposed Use	Maximum Floor Area allowed per Application														
Commercial Premises	2,000 sqm.														
Service Station including any Ancillary Commercial Premises	1,000 sqm.														
Hotel (Tavern)	1,500sqm.														
Indoor Entertainment	500sqm.														
Motel	80 Rooms														

- (b) a statement of the estimated decrease in the demand and turnover at all existing similar facilities/uses affected by the proposed development and the likely consequences for those existing uses/facilities; &
- (c) a description of the methodology and analysis used in preparing the report; and
- (d) a description of:-
 - (i) the geographical area where customers will be within the area of influence of the development, showing particularly where it is anticipated that the majority of customers of the development will be or are located: and
 - (ii) the gross floor area, location and tenancy mix of all existing similar uses/facilities within the projected area of influence: and
 - (iii) the condition, presentation and general suitability of all existing similar uses/ facilities within the projected area of influence
- (e) details as to commitments and prospective major tenants; and
- (f) such other information as may be requested by the Council

²Site is defined as the area of land covered by Lot 1 on RP 178524, Lot 101 on RP 904439 & Lot 102 on RP 904439.

It is considered that the above changes will not have any effect on the structure and integrity of the Planning Scheme as its intent for development of this site is for the character and form proposed.

The State Government has enunciated by its own involvement in the area and the works proposed by both QRail and the Department of Main Roads that this area will be an Industry Zone and this highway crossroad site will form an important support centre for that development.

The proposal is to change the level of assessment for development which is seen as consistent for this precinct from an Impact Assessable to Code. It would appear that the main reason why the Jondaryan Planning Scheme, when formulated, was written with this level of assessment was to protect the sequencing of development at the local centre and preventing any undue impact on other centres within the shire and in Toowoomba. We suggest that the development of the local centre is in some ways is a "chicken and the egg argument" of what should come first – the support structure or the industry. Market forces are prevalent now to allow development of the site and hence the current requirement for a Service Centre.

We suggest that appropriate "consistent" uses should be allowed to develop without the need for an Impact Assessable Application providing appropriate checks and measures are put in place so as not to unduly affect other surrounding centres. The proposed Local Centre Plan Code will set limits in regard to Floor Area and the existing Codes addressing issues such as amenity. Those coupled with the proposed Commercial Development Impact Assessment Reporting requirements will necessitate substantiation of any level of assessment above the stated limits to allow Code assessable Development to proceed. We consider that with this mechanism in place Council will have sufficient control over development to achieve the requisite checks and balances.

We also propose that the change from Impact Assessable Development to Code will allow certainty for developments to proceed without the hindrance of commercial objections and the protracted timeframes of an impact assessable application.

The other matter to be concerned is the likely effect on the future rights of submission and appeal available to the community from a change from Impact to Code Assessable development. As stated, the consistent uses are clearly enunciated as is the future intent for the land for developments such as proposed in this application. This leads to the issue of economic need or impact on the community. We consider that the proposed Commercial Development Impact Assessment Report will preclude any undue impacts on the community and businesses from code development of the site.



PLANNING INITIATIVES



DEVELOPMENT PLANNING CONSULTANTS

Our Ref: 1423jf

7 November, 2007

Mr I McHugh
Director of Planning & Development
Jondaryan Shire Council
PO Box 105
Oakey 4401

Dear Ian,

DEVELOPMENT APPLICATIONS - PROPOSED SERVICE CENTRE WARREGO HIGHWAY & STEGERS ROAD CHARLTON

Please find attached the following:-

- Completed IDAS Application Forms
- Owner's Consent Letter
- Planning Report
- ERA Application Report
- Architectural Plans
- Traffic Report

The fee for the above applications has been forwarded directly to Council.

We trust that the attached is satisfactory but should you have any questions or require any further information, please do not hesitate to contact us.

Thanks you again for your assistance in this matter.

Yours faithfully,

49-Sch4 - Personal Information

John Farquhar



PLANNING INITIATIVES



DEVELOPMENT PLANNING CONSULTANTS

Our Ref: 1423 jf

Your Ref: New

6 December, 2007

BNE 2007/14955
BNE 34836



The Manager
Contaminated Land Unit
Environmental Protection Agency
GPO Box 2771
BRISBANE 4001

Dear Sir,

CHARLTON SERVICE CENTRE DEVELOPMENT – STEGER ROAD, CHARLTON

We have lodged an application with the Jondaryan Shire Council for a:

- Preliminary Approval under s 3.1.6 of IPA to override the planning scheme
- A Development Permit for a Material Change of Use for Service Station and Commercial Premises
- Reconfiguration of a Lot for a Boundary Realignment and Access Easements
- Preliminary Approvals for Carrying out Building Work

Two of the lots involved in the application are listed on the Environmental Management Register as a Notifiable Activity – An operating Service Station. As such Council has identified under IPA that your Department is a Concurrence Agency for the application. As required, please find attached:-

- A copy of the Development Application
- The Council's Acknowledgement Letter

We await your comments as a Referral Agency on the application and any requirements that you may have.

Should you have any questions about the attached or require further information, please do not hesitate to contact us.

Yours faithfully,

49 - Sch4 - Personal Information

John Farquhar

Level 1, 895 Ann Street
Fortitude Valley Qld 4006
PO Box 1774
New Farm 4005

File B

Telephone (07) 3666 0766
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admin@planning-initiatives.com
Jilland P 146 01336 893 260 230

15 October, 2007

The Chief Executive Officer
Jondaryan Shire Council
PO Box 105
OAKLEY 4401

Dear Sir,

DEVELOPMENT APPLICATION - CHARLTON

CORNER STEGERS ROAD AND WARREGO HIGHWAY CHARLTON

We, the owners of the above property, better described as:-

Lot 1 on RP 178524

Lot 101 on RP 904439

Lot 102 on RP 904439

Hereby consent to Charlton (MPD) Investments Pty Ltd and Planning Initiatives lodging Development Applications in relation to the above property and dealing with any associated matters that may arise from the lodgement and application.

Please forward all correspondence to the address nominated by Planning Initiatives.

Yours faithfully

49-Sch4 - Personal Information

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49 - Sch4 - Personal Information

Form 1 Development Application

idas

IDAS Assessment Checklist

(Formerly the "Referrals Checklist")

IMPORTANT NOTE FOR ALL APPLICANTS:

1. This checklist was formerly referred to as the "Referrals Checklist". Some of the 'Guides' to using the IDAS Application Forms continue to refer to this document as the "Referrals Checklist". The name of this checklist was changed from 25 July 2005 to more accurately describe its function.
2. Under the IPA and IDAS framework, an application may require assessment by the local Council and/or certain Queensland State entities (e.g. Environmental Protection Agency, Dept. of Natural Resources and Water, Queensland Heritage Council etc.).
3. This checklist is provided to assist applicants to determine when an application requires assessment by a Queensland State entity and may also assist the applicant to determine the assessment manager¹ for the application.
4. Therefore, the completion of all questions in section 1 of this checklist is mandatory for all applications (other than those requiring the completion of Parts A & B only).
5. It is the responsibility of the applicant to accurately complete this checklist.
6. Section 2 is mandatory only if the proposed development is located in any part of a wild river area declared under the *Wild Rivers Act 2005*.
7. Depending on the nature of the application, an applicable State entity may be either the assessment manager or an IDAS referral agency for the application.
8. The assessment manager for the application will rely on the information provided in this checklist (as well as any material lodged in support of the application) to identify any applicable referral agencies for the application in the Acknowledgement Notice. The assessment manager will also rely on this information when identifying if the application triggers referral coordination².
9. To assist you in answering the following questions a series of guides are available free from the IPA website www.ipa.qld.gov.au. Guide 25 explains the role of the IDAS Assessment Checklist in the IDAS application process, and its relationship to the Form 1 development application.
10. Any other parts of Form 1 that this checklist requires to be completed are available from the Council or the applicable State entity, or can be downloaded free from www.ipa.qld.gov.au.
11. Section 3 provides advice about the referrals that can be required for applications for building work assessable against the *Building Regulation 2006*.

SECTION 1 - STATE ASSESSMENT (completion mandatory)Note: The following state assessment triggers apply to development other than for building work assessable against the *Building Regulation 2006*.**Environmentally relevant activity**For more information refer to Guide 4.Unless you answered "none of the above" to Q1, the application requires assessment by the administering authority³.

If an entity, other than the administering authority, is the assessment manager for the application, the administering authority is a concurrence agency for the application in relation to this matter.

Note: An application involving ERA 19 and/or 20 will also require completion of Part K, of Form 1 for approval where an allocation under the *Water Act 2000* is required.

1. The application involves (tick applicable box/es)

- ☒ (i) an environmentally relevant activity (ERA) for which a code for environmental compliance has not been made - complete Part G of Form 1
- ☐ (ii) a mobile or temporary ERA for which a code of environmental compliance has not been made - complete Part G of Form 1
- ☐ (iii) none of the above

Continued overleaf

PLEASE NOTE: The assessment manager may refuse to accept an application, which, at the time of lodgement, fails to provide the completed IDAS Assessment Checklist (if applicable).

OFFICE USE ONLY (applicable to assessment manager)

DATE RECEIVED

REFERENCE NUMBER/S

- 1 The assessment manager is responsible for assessing and deciding an IDAS application. The assessment manager for an application is prescribed in schedule 8A of the IPA.
- 2 For additional information refer to Guide 6 'Does my application trigger the referral coordination process?'
- 3 The 'administering authority' may be either the Environmental Protection Agency, the relevant local government (for a devolved ERA) or the Queensland Department of Primary Industries and Fisheries (for a delegated ERA).

State-controlled road mattersFor more information refer to Guide 3.

Unless you answered "none of the above" to Q2, the application triggers referral to the Department of Main Roads (DMR) as a referral agency.

In certain circumstances DMR will be an advice agency, while in other circumstances DMR will be a concurrence agency.

Schedule 2 of the IP Regulation will assist you to determine where DMR is an advice or concurrence agency for the application.

2. The application involves: (tick applicable box/es)

- ☒ (i) development on land **contiguous**⁴ to a State controlled road and for -
- ☒ (a) **material change of use** assessable against the planning scheme;
- ☒ (b) **reconfiguring a lot** unless -
- the total number of lots is not increased; and
 - the total number of lots abutting the State-controlled road is not increased;
- ☐ (c) **operational work** (not associated with a material change of use assessable against the planning scheme or reconfiguring a lot mentioned in (b) above)-
- associated with access to a State-controlled road; or
 - for filling or excavation; or
 - involving the redirection or intensification of site stormwater from the land, through a pipe with a cross-sectional area greater than 625 cm² that directs stormwater to a State-controlled road.
- ☐ (ii) development on land **not contiguous** to a State-controlled road and -
- ☐ (a) **material change of use** -
- assessable against the local government's planning scheme; and
 - mentioned in schedule 5 of the IP Regulation and exceeding the thresholds set by that schedule;
- ☐ (b) **reconfiguring a lot** for a purpose mentioned in schedule 5 of the IP regulation and exceeding the thresholds set by that schedule;
- ☐ (c) **operational work** (not associated with a material change of use assessable against the planning scheme or reconfiguring a lot mentioned in (b) above)-
- assessable against the local government's planning scheme; and
 - mentioned in schedule 5 of the IP Regulation and exceeding the thresholds set by that schedule.
- ☐ (iii) none of the above

Clearing vegetationFor more information refer to Guide 12.

Unless you answered "none of the above" to Q3, the application requires assessment by the Department of Natural Resources and Water (NRW).

If an agency other than NRW is the assessment manager for the application, NRW is a concurrence agency for the application in relation to this matter.

If you ticked Q3(i) or (ii), your application requires referral to NRW for assessment regardless of whether vegetation clearing is proposed or not.

3. The application involves: (tick applicable box/es)

- ☐ (i) **material change of use** -
- (a) assessable against the planning scheme;
- (b) on a lot containing -
- a category 1, 2 or 3 area shown on a property map of assessable vegetation; or
 - if there is no property map of assessable vegetation for the lot - remnant vegetation;
- (c) where the existing use of the land is a rural or environmental use; and
- (d) where the size of the land is 2 hectares or larger - *complete Part J of Form 1*
- ☐ (ii) **reconfiguring a lot** -
- (a) on a lot containing a category 1, 2 or 3 area shown on a property map of assessable vegetation or, if there is no property map of assessable vegetation for the lot, remnant vegetation;
- (b) where the size of the lot before the reconfiguration is 2 hectares or larger;
- (c) where 2 or more lots are created; and
- (d) where the size of any lot created is 25 hectares or smaller - *complete Part J of Form 1*
- ☐ (iii) **operational work** -
- (a) for the clearing of native vegetation where the vegetation clearing is made assessable under Schedule 8 of the IPA; and
- (b) not associated with a material change of use assessable against the planning scheme mentioned in (i) or reconfiguring a lot mentioned in (ii) - *complete Part J of Form 1*
- ☒ (iv) none of the above.

Strategic port landFor more information refer to Guide 11.

If you ticked (i) - the relevant Port Authority is the assessment manager for the application.

If you ticked (ii) Queensland Transport is a concurrence agency for the application.

4. The application involves:

- ☐ (i) development on strategic port land as defined in the *Transport Infrastructure Act 1994 (TI Act)* - *complete Part I of Form 1*
- ☐ (ii) a **material change of use** that is **inconsistent** with the land use plan approved under the TI Act for the strategic port land - *complete Part I of Form 1*
- ☒ (iii) none of the above

⁴ Land contiguous to a State-controlled road is defined in schedule 14 of the IP Regulation to mean land - if part of the land is within 100m of the State-controlled road; or that is part of a future State-controlled road.

Acid sulfate soilsFor more information refer to Guide 10.

Unless you answered "none of the above" to Q5, the application requires assessment by the Department of Natural Resources and Water (NRW).

If an agency other than NRW is the assessment manager for the application, NRW is an advice agency for the application in relation to this matter.

5. The application involves development on land situated in an identified⁵ local government area and where the surface of the land is: (tick applicable box)

- ☐ (i) below 20m AHD⁶ and the development will involve the excavation of 1000m³ or more of soil or sediment at or below 5m AHD, or
- ☐ (ii) at or below 5m AHD and the development will involve filling the site with 1000m³ or more of material
- ☒ (iii) none of the above

Major hazard facilities or possible major hazard facilitiesFor more information refer to Guide 17.

If you answered "YES" to Q6, the application requires assessment by the Department of Emergency Services (DES).

If an agency other than DES is the assessment manager for the application, DES is a concurrence agency for the application in relation to this matter.

6. Does the application involve a **material change of use** for a major hazard facility or possible major hazard facility as defined under the *Dangerous Goods Safety Management Act 2001*?

- ☒ NO
- ☐ YES - complete Part L of Form 1

Water related development under the Water Act 2000

For more information about items (a) – (f), refer to Guide 15. For more information about item (g), refer to Guide 14 Does my application involve assessment of a referable dam?

Unless you answered "none of the above" to Q7, the application requires assessment by the Department of Natural Resources and Water (NRW).

If an agency other than NRW is the assessment manager for the application, NRW is a concurrence agency for the application in relation to this matter.

7. The application involves:

- ☐ (i) **operational work**, for taking or interfering with water under the *Water Act 2000*, that is: (tick applicable box/es)
- ☐ (a) in a watercourse, lake or spring, (eg. a pump, gravity diversion, stream re-direction, weir or dam) - complete Part K₂, K₃, K₄, K₆, or K₈ of Form 1 whichever is applicable;
- ☐ (b) for an artesian bore anywhere in the State, no matter what the use - complete Part K₁ of Form 1;
- ☐ (c) for a subartesian bore, in declared subartesian area⁷, or in a certain area covered by a water resource plan, for use for purposes other than stock and/or domestic use - complete Part K₁ of Form 1;
- ☐ (d) for a subartesian bore, in certain declared subartesian areas, for use for stock and/or domestic purposes - complete Part K₁ of Form 1;
- ☐ (e) for taking overland flow water in certain areas covered by a water resource plan - complete Part K₆ of Form 1;
- ☐ (f) for interfering with overland flow water in a drainage and embankment area - complete Part K₁₀ of Form 1
- ☐ (g) for constructing a referable dam⁸ or works that will increase the storage capacity of a referable dam by more than 10% - complete Part K₅ of Form 1; or
- ☒ (ii) none of the above.

Removal of quarry material from a watercourseFor more information refer to Guide 16.

If you answered "YES" to Q8, the application requires assessment by the Department of Natural Resources and Water (NRW).

If an agency other than NRW is the assessment manager for the application, NRW is a concurrence agency for the application in relation to this matter.

Note: Part G of Form 1 is required to be completed as the activity of removing quarry material from a watercourse is also an *Environmentally Relevant Activity (ERA)*.

8. Does the application involve development for the removal of quarry material from a watercourse⁹ requiring an allocation notice under the *Water Act 2000*?

- ☒ NO
- ☐ YES - complete Parts K₇ and G of Form 1

⁵ The identified local government areas are: Ayrakun, Bowen, Brisbane, Broadsound, Bundaberg, Burdekin, Burke, Burnett, Caboolture, Cairns, Calliope, Caloundra, Cardwell, Carpentaria, Cook, Coooloolo, Douglas, Fitzroy, Gladstone, Gold Coast, Hervey Bay, Hinchinbrooke, Isis, Johnstone, Livingstone, Logan, Mackay, Maroochy, Maryborough, Mirium Vale, Mornington, Noosa, Pine Rivers, Redcliffe, Redland, Rockhampton, Sarina, Thuringowa, Tiara, Torres, Townsville, Whitsunday.

⁶ Australian Height Datum (AHD).

⁷ The declared ground water areas are listed in Guide 13 Development in a declared catchment area.

⁸ Referable dam is defined under the *Water Act 2000*.

⁹ Watercourse is defined in sch 10 of the IPA.

Operational work that is tidal work or work in coastal management district

For more information refer to Guide 18. For more information about prescribed tidal work in local government tidal areas refer to Guide 24.

Unless you answered "none of the above" to Q9, the application requires assessment by the Environmental Protection Agency (EPA).

If an agency other than EPA is the assessment manager for the application, EPA is a concurrence agency for the application in relation to this matter.

Local government is the assessment manager for all prescribed tidal work.

9. The application involves **operational work** that is: (tick the applicable box/es)

- ☐ (i) **tidal work**¹⁰ as defined under the *Coastal Protection and Management Act 1995* (the Coastal Act) that is not prescribed tidal work – complete Part M of Form 1; Or
- ☐ (ii) tidal work that is **prescribed tidal work**¹¹ other than in a canal¹² – complete Part P of Form 1; Or
- ☐ (iii) carried out within a **coastal management district** under the Coastal Act and for – complete Part M of Form 1 if any box/es (a) to (i) below are ticked.
- ☐ (a) constructing or installing works in a watercourse between MHWS and HAT (i.e. other than those works in tidal water) where the development has been determined not to be assessable against the *Water Act 2000*;
- ☐ (b) constructing a canal¹² intended to be connected to tidal waters;
- ☐ (c) constructing an artificial waterway;
- ☐ (d) reclaiming land under tidal water;
- ☐ (e) disposing of dredge spoil or other solid waste material in tidal water;
- ☐ (f) interfering with quarry material on State coastal land above high-water mark;
- ☐ (g) draining or allowing drainage or flow of water or other matter across State coastal land above high-water mark;
- ☐ (h) removing or interfering with coastal dunes on land, other than State coastal land, that is in an erosion prone area and above high-water mark;
- ☐ (i) constructing a bank or bund wall to establish a ponded pasture on land, other than State coastal land, above high-water mark; or
- ☒ (iv) none of the above.

Operational work below high water mark

For more information refer to Guide 18. For more information about prescribed tidal work in local government tidal areas refer to Guide 24.

Unless you answered "none of the above" to Q10, the application triggers referral to Queensland Transport (QT) (Maritime Safety Qld) as a concurrence agency.

Local government is the assessment manager for all prescribed tidal work.

10. The application involves **operational work** that is: (tick the applicable box/es)

- ☐ (i) **tidal work**¹³ as defined under the *Coastal Protection and Management Act 1995* (the Coastal Act) that is not prescribed tidal work – complete Part M of Form 1; Or
- ☐ (ii) tidal work that is **prescribed tidal work**¹⁴ – complete Part P of Form 1; Or
- ☐ (iii) carried out within a coastal management district¹⁵ under the Coastal Act and for –
- ☐ (a) disposing of dredge spoil or other solid waste material in tidal water – complete Part M of Form 1;
- ☐ (b) reclaiming land under tidal water – complete Part M of Form 1; Or
- ☐ (c) constructing a canal¹², if the canal is associated with reconfiguring a lot – complete Part M of Form 1;
- ☒ (iv) none of the above.

Coastal management

For more information refer to Guide 18.

Unless you answered "none of the above" to Q11, the application requires assessment by the Environmental Protection Agency (EPA).

If an agency other than EPA is the assessment manager for the application, EPA is a concurrence agency for the application in relation to this matter.

11. The application involves: (tick the applicable box/es)

- ☐ (i) a **material change of use** assessable under a planning scheme **involving operational work** carried out completely or partly in a coastal management district¹⁵
- ☐ (ii) a **material change of use** assessable under a planning scheme **involving building work**, carried out completely or partly in a coastal management district that is –
- the construction of a new premises with a GFA¹⁶ of at least 1000m²
 - the enlargement of the GFA of existing premises by more than 1000m²
- ☐ (iii) **reconfiguring a lot** assessable under schedule 8 of the IPA where the land is situated completely or partly in a coastal management district
- ☐ (iv) **reconfiguring a lot**¹⁷ assessable under schedule 8 of the IPA and in connection with the construction of a canal¹² – complete Part M of Form 1
- ☒ (v) none of the above

10 Tidal work is defined in sch 10 of the IPA.

11 Prescribed tidal work is defined in the *Coastal Protection and Management Regulation 2003* and includes certain tidal works completely or partly within a local government tidal area.

12 Canal means canal as defined under the *Coastal Protection and Management Act 1995*

13 Tidal work is defined in sch 10 of the IPA.

14 Prescribed tidal work is defined in the *Coastal Protection and Management Regulation 2003* and includes certain tidal works completely or partly within a local government tidal area.

15 Coastal management district is defined in sch 10 of the IPA and means a coastal management district under the *Coastal Protection and Management Act 1995*, other than an area declared as a coastal management district under section 47(2) of that Act.

16 GFA is defined in sch 14 of the IPA to mean the gross floor area. For a definition of how to calculate GFA, go to the planning scheme against which the application is being assessed.

17 Under s117 of the *Coastal Protection and Management Act 1995*, an application for reconfiguration, where the reconfiguration is associated with the construction of an artificial waterway, must be accompanied by the application for the operational works to construct the artificial waterway.

Development within the limits of a port

For more information refer to Guide 18. For information about prescribed tidal work refer to Guide 24.

If you answered "YES" to Q12, the application triggers referral to the Port Authority.

The Port Authority is a concurrence agency if the development is –

- within 200m of a shipping channel or an entry and exit shipping corridor for the port
- within 1000m of a swing basin, a commercial shipping wharf, a mooring, anchorage or spoil grounds;
- within 1000m of a planned port facility identified in a land use plan approved under the Transport Infrastructure Act 1994.

In all other situation the Port Authority is an advice agency.

12. Does the application involve development below high water mark¹⁸ and within the limits of a port under the Transport Infrastructure Act 1994?

☒ NO

☐ YES – complete Part M of Form 1, or Part P of Form 1 if the work is prescribed tidal work

Marinas

For more information refer to Guide 18. For information about whether a marina is prescribed tidal work refer to Guide 24. The local government is the assessment manager for all prescribed tidal work.

If you answered "YES" to Q13, the application triggers referral to Queensland Fire and Rescue Service as an advice agency.

13. Does the application involve **operational work** that is tidal work for a marina¹⁹ with more than 6 vessel berths?

☒ NO

☐ YES – complete Part M of Form 1, or Part P of Form 1 if the tidal work is prescribed tidal work

Tidal works in strategic port land tidal areas

For more information refer to Guide 18.

Unless you answered "NO" to Q14, the relevant Port Authority is the assessment manager for the application and the Environmental Protection Agency (EPA) and Queensland Transport (QT) are concurrence agencies for the application.

14. Does the application involve tidal works within a strategic port land tidal area²⁰?

☒ NO

☐ YES – complete Part M of Form 1

Heritage

For further information refer to Guide 19.

If you answered "YES" to Q15, the application triggers referral to the Queensland Heritage Council as concurrence agency for the application.

Unless you answered "none of the above" to Q15(b), the application involves referral to the Environmental Protection Agency as an advice agency for the application

15. Does the application involve development in a heritage registered place as defined under the Queensland Heritage Act 1992?

☒ NO

☐ YES – complete Part C of Form 1

15(b) The application involves: (tick applicable boxes)

☐ (i)

a material change of use assessable against the planning scheme and the lot shares a common boundary with a protected area or registered place under the Queensland Heritage Act 1992;

☐ (ii)

reconfiguring a lot if the lot shares a common boundary with a protected area or registered place under the Queensland Heritage Act 1992;

☒ (iii)

none of the above.

Declared catchment areas

For more information, including a list of the declared catchment areas within Queensland, refer to Guide 13.

Unless you answered "none of the above" to Q16, the application requires assessment by the Department of Natural Resources and Water (NRW).

If an agency other than NRW is the assessment manager for the application, NRW is a concurrence agency for the application in relation to this matter.

16. The application is in an area declared to be a catchment area under the Water Act 2000 and involves: (tick the applicable box/es)

☐ (i)

reconfiguring a lot if any lot resulting from the reconfiguration is less than 16 hectares;

☐ (ii)

development assessable against the planning scheme involving the establishment or expansion of a waste water disposal system, other than a disposal system for carrying out an environmentally relevant activity under the Environmental Protection Act 1994;

☒ (iii)

none of the above

¹⁸ High water mark is defined in the Coastal Protection and Management Act 1995 and means the ordinary high water mark at spring tide.

¹⁹ Marina is defined in the Transport Operations (Maritime Pollution) Regulation 1995.

²⁰ Strategic port land tidal areas are the areas generally 50 metres seaward of high water mark adjacent to strategic port land.

Contaminated land

Applications involving material change of use and/or reconfiguring a lot may trigger this referral.

For more information refer to Guide 5.

Unless you answered "none of the above" to Q17, the application requires assessment by the Environmental Protection Agency (EPA). If an agency other than EPA is the assessment manager for the application, EPA will be a concurrence agency for the application in relation to this matter.

17. The application involves: (tick the applicable box/es)

- ☐ (i) **reconfiguring a lot** for which all of part of the premises are –
- (a) premises mentioned in the IPA, schedule 8, part 1, table 2 –
 - item 5, including the exemption otherwise provided for by paragraph (d);
 - item 6, including the exemption otherwise provided for by paragraph (e); or
 - item 7, including the exemption otherwise provided for a mining activity or petroleum activity; or
 - (b) in an area for which an area management advice has been given for unexploded ordnance - complete Part N of Form 1
- ☐ (ii) **a material change of use** –
- (a) made assessable under the IPA, schedule 8, part 1, table 2, items 5 to 7; or
 - (b) assessable against the planning scheme and if all or part of the premises is in an area for which an area management advice has been given for unexploded ordnance - complete Part N of Form 1
- ☒ (iii) none of the above

Electricity infrastructure

For more information refer to schedule 2 of the IP Regulation.

Unless you answered "none of the above" to Q18, the application triggers referral to the agency to which the easement is granted in favour of as advice agency.

18. The application involves: (tick the applicable box/es)

- ☐ (i) **reconfiguring a lot** where any part of the lot is –
- subject to an easement in favour of a distribution entity or transmission entity under the *Electricity Act 1994* and the easement is for a transmission grid or supply network under that Act; or
 - situated within 100m of a substation site;
- ☐ (ii) **a material change of use**, assessable against a planning scheme and not associated with reconfiguring a lot if –
- any part of the premises is subject to an easement in favour of a distribution entity or transmission entity under the *Electricity Act 1994* and the easement is for a transmission grid or supply network under that Act; and
 - any structure or work that is the natural and ordinary consequence of the use is, or will be, located wholly or partly in the easement;
- ☐ (iii) **a material change of use**, assessable against a planning scheme and not associated with reconfiguring a lot if any part of the premises is situated within 100m of a substation site;
- ☐ (iv) **operational work** that is filling or excavation assessable against the planning scheme, not associated with reconfiguring a lot, if –
- any part of the premises is subject to an easement in favour of a distribution entity or transmission entity under the *Electricity Act 1994* and the work is located wholly or partly in the easement;
 - the work is located wholly or partly within 10m of a substation site;
- ☒ (v) none of the above.

Land designated for community infrastructure

Applications involving development on land designated for community infrastructure may trigger this referral.

For more information refer to schedule 2 of the IP Regulation.

If you answered "YES" to Q19, the application requires assessment by the chief executive of the department administering the Act authorising the development for the designated purpose.

If an agency other than the designator is the assessment manager for the application, the designating agency will be a concurrence agency for the application in relation to this matter.

19. Does the application involve development assessable against the planning scheme and on land designated for community infrastructure?

- (i) intended to be supplied by a public sector entity; and
 - (ii) on land not owned by or on behalf of the State; and
 - (iii) other than development –
 - (a) for the designated purpose; or
 - (b) carried out by, or on behalf of, the designator.
- ☒ NO
- ☐ YES

SEQ Regional Plan

For more information refer to schedule 2 of the IP Regulation.

Refer to Chapter 2, part 5A and schedule 10 of the Integrated Planning Act 1997, and schedule 2 of the Regulatory Provisions for relevant definitions.

Unless you answered "none of the above" to Q20, the application requires assessment by the Office of Urban Management (OUM).

20. The application involves (tick applicable box/es) -

- ☐ (i) a **material change of use** of premises -
- (a) in a **Major Development Area** in the Urban Footprint for -
- ☐ (i) an **urban activity** -
- ☐ in an area included in a structure plan where the IPA, section 3.1.6 applies;
- ☐ in an area not included in a structure plan where -
- the IPA, section 3.1.6 applies to the application for the material change of use; or
 - the premises exceeds 10,000m²; or
 - the gross floor area (GFA) on the premises will exceed 10,000m²; or
 - impact assessment is required under the relevant planning scheme
- ☐ (ii) **intensive animal husbandry**; or
- ☐ (iii) residential development involving a **rural residential purpose**
- (b) in the **Regional Landscape and Rural Production Area** for -
- ☐ (i) an **urban activity** and not specified in section 2.4(2); or
- ☐ (ii) residential development involving a **rural residential purpose** and not specified in section 2.6(2)
- (c) in the **Rural Living Area** for an urban activity and not specified in section 2.8(2);
- (d) in the **Investigation Area** for -
- ☐ (i) an **urban activity** and not specified in section 2.10(2);
- ☐ (ii) residential development involving a **rural residential purpose** and not specified in section 2.12(2); or
- ☐ (iii) **intensive animal husbandry**
- ☐ (ii) **reconfiguring a lot**-
- On land in a **Major Development Area** in the Urban Footprint that is:
- (a) not included in a structure plan; and
- (b) not specified in section 3.1(2).
- ☒ (iii) none of the above

Fisheries matters

For more information refer to schedule 2 of the IP Regulation.

Unless you answered "none of the above" to Q21, the application requires assessment by the Department of Primary Industries and Fisheries (DPI&F).

If an agency other than DPI&F is the assessment manager for the application, DPI&F is a concurrence agency for the application in relation to items (i) - (iv) and an advice agency in relation to item (v).

21. The application involves: (tick the applicable box/es)

- ☐ (i) an assessable **material change of use** for aquaculture - complete Part O₁ of Form 1;
- ☐ (ii) assessable **operational work** that is the construction or raising of a waterway barrier - complete Part O₃ of Form 1;
- ☐ (iii) assessable **operational work** completely or partly within a declared fish habitat area - complete Part O₂ of Form 1;
- ☐ (iv) assessable **operational work** that is the removal, destruction or damage of a marine plant - complete Part O₂ of Form 1;
- ☐ (v) development assessable under the IPA, schedule 8, part 1, on land that adjoins a declared fish habitat area;
- ☒ (vi) none of the above.

Release

Integration of land use and public transport

For more information refer to Guide 23, schedule 8A of the IPA, & schedule 2 of the IP Regulation.

Unless you answered "none of the above", the application triggers referral to QT as a concurrence agency.

22. The application involves: (tick the applicable box/es)—

- ☐ (i) a **material change of use** assessable against the planning scheme for a purpose mentioned in schedule 13C of the IP Regulation and exceeding the thresholds set by that schedule.
- ☐ (ii) **reconfiguring a lot**—
- ☐ (a) on land that is completely or partly within a public transport corridor, and the total number of lots increases;
 - ☐ (b) on land that is completely or partly within a future public transport corridor or an airport's public safety area;
 - ☐ (c) on land that is within 400m of a public passenger transport facility or a future public passenger transport facility, and the total site area is 5000m² or greater;
 - ☐ (d) for a residential purpose within the 25 ANEF contour for an airport;
 - ☐ (e) for a residential purpose resulting in 100 or more allotments.
- ☐ (iii) **operational work** assessable against the planning scheme, but not associated with a material change of use mentioned in (i) above or reconfiguring a lot mentioned in (ii) above, on land that—
- ☐ (a) is completely or partly within a public transport corridor or a future public transport corridor;
 - ☐ (b) will result in work that encroaches into an airport's operational airspace.
- ☒ (iv) none of the above.

Railway safety and efficiency

For more information refer to Guide 23, schedule 8A of the IPA & schedule 2 of the IP Regulation.

Unless you answered "none of the above", the application triggers referral to QT as a concurrence agency.

23. The application involves: (tick the applicable box/es)—

- ☐ (i) a **material change of use** assessable against the planning scheme for a purpose mentioned in schedule 13D of the IP Regulation and exceeding the thresholds set by that schedule.
- ☐ (ii) **reconfiguring a lot**—
- ☐ (a) on land that is completely or partly within a future public transport corridor, future railway land or a railway tunnel easement;
 - ☐ (b) on land that is within 400m of a Citytrain passenger railway station or a future Citytrain passenger railway station, and the total site area is 5000m² or greater;
 - ☐ (c) on land that abuts rail corridor land, commercial corridor land or future railway land, and the total number of lots increases;
 - ☐ (d) on land that abuts rail corridor land, commercial corridor land or future railway land and an easement abutting the corridor or future railway land is created;
 - ☐ (e) on land that is completely or partly within 100m of, and abutting an approach to, a railway level crossing, and the total number of lots increases;
 - ☐ (f) for a residential purpose resulting in 100 or more allotments.
- ☐ (iii) **operational work** assessable against the planning scheme, but not associated with a material change of use mentioned in (i) above or reconfiguring a lot mentioned in (ii) above, involving extracting, excavating or filling greater than 50m³, on land that—
- ☐ (a) is completely or partly within rail corridor land or commercial corridor land, and the work is not for rail transport infrastructure or other rail infrastructure;
 - ☐ (b) is completely or partly within future railway land, or a railway tunnel easement;
 - ☐ (c) abuts rail corridor land, commercial corridor land or future railway land, and the work is within 25m of the railway boundary.
- ☒ (iv) none of the above.

Moonie to Brisbane pipeline

For more information refer to schedule 2 of the IP Regulation.

Unless you answered "none of the above", the application triggers referral to the holder of pipeline licence No 1 issued under the *Petroleum Act 1923*, currently Santos QNT Pty Ltd, for advice.

24. The application involves the easement for the construction or operation of the Moonie to Brisbane strategic pipeline, and involves: (tick the applicable box/es)—

- ☐ (i) a **material change of use** assessable against the planning scheme and not associated with reconfiguring a lot, and any structure or work will be located wholly or partly in the easement.
- ☐ (ii) **reconfiguring a lot**
- ☐ (iii) **operational work** assessable against the planning scheme, that is filling, excavation, compaction, drilling, boring or piling not associated with a reconfiguring a lot, and the work is located wholly or partly in the easement.
- ☒ (iv) none of the above.

Koala habitat area

For more information, refer to Guide 26 and schedule 2 of the IP Regulation.

Unless you answered "none of the above", the application requires referral to the Environmental Protection Agency as a concurrence agency.

25. The application involves: (tick the applicable box/es) —

- ☐ (i) a **material change of use** of premises in a koala conservation area or koala sustainability area made assessable under a planning scheme, that is not for a domestic activity and will result in —
- ☐ (a) clearing of native vegetation over an area greater than 2500m²;
 - ☐ (b) a new building and any reasonably associated structure with a total footprint greater than 1000m²;
 - ☐ (c) an extension to an existing building and any reasonably associated structure if the extension has a total footprint greater than 1000m²;
 - ☐ (d) extracting gravel, rock or sand from an area greater than 5000m²;
 - ☐ (e) excavating or filling an area greater than 5000m²;
 - ☐ (f) additional traffic in a koala conservation area or koala sustainability area, between 6p.m. on a day and 6a.m. on the following day.
- ☐ (ii) **reconfiguring a lot** in a koala conservation area or koala sustainability area that will result in —
- ☐ (a) an increased number of lots;
 - ☐ (b) clearing of native vegetation over an area greater than 2500m².
- ☐ (iii) **operational work** in a koala conservation area or koala sustainability area made assessable under Schedule 8, Part 1, Table 4, items 1A to 1G (not associated with reconfiguring a lot mentioned in (ii) above) that will result in the clearing of native vegetation over an area greater than 2500m².
- ☐ (iv) **operational work** in a koala conservation area or koala sustainability area made assessable under a planning scheme (not associated with a material change of use mentioned in (i) or reconfiguring a lot mentioned in (ii) above) that is not for a domestic activity and will result in —
- ☐ (a) clearing of native vegetation over an area greater than 2500m²;
 - ☐ (b) extracting gravel, rock or sand from an area greater than 5000m²;
 - ☐ (c) excavating or filling an area greater than 5000m².
- ☒ (v) none of the above.

Wild river area

For more information, refer to Guide 27.

If you answered YES to Q26, you must also complete section 2 of this checklist. This will enable you to determine if your application can proceed in a wild river area and which referral agency will assess your application against the Wild Rivers Code, or if the proposed development is "prohibited" in a wild river area.

Note: Development can be "prohibited" in a wild river area because the application cannot be accepted by the assessment manager.

26. Does the application involve development in a wild river area declared under the *Wild Rivers Act 2005*?

- ☒ NO
☐ YES

Preliminary Approval

If you answered YES to Q27, the application triggers referral to the Department of Local Government, Planning, Sport and Recreation as an advice agency.

27. Does the application involve a development for which preliminary approval is sought under Section 3.1.6 of the *Integrated Planning Act 1997*?

- ☐ NO
☒ YES

Wetlands

Domestic activity means the construction or use of a single residence on a lot and any reasonably associated building or structure. Examples of a building or structure that could be reasonably associated with a single residence include: caretaker's residence, granny flat, building or structure used for a home business.

Note: Wetland is defined in the Integrated Planning Regulation 1998.

Unless you answered "none of the above" to Q28, the application involves referral to the Environmental Protection Agency as an advice agency for the application.

28. The application involves: (tick the applicable boxes) —

- ☐ (i) a material change of use, other than for a domestic activity, assessable against the planning scheme that is in or within 100m of a wetland;
- ☐ (ii) reconfiguring a lot —
In or within 100m of a wetland that will result in
- ☐ (a) more than 10 lots being created; or
 - ☐ (b) lots less than 5 hectares;
- ☒ (iii) none of the above

Conservation Estate

Urban purposes is defined in the Integrated Planning Act 1997 as "purposes for which land is used in cities or towns, including residential, industrial, sporting, recreation and commercial purposes, but not including environmental, conservation, rural, natural or wilderness area purposes".

Unless you answered "none of the above" to Q29, the application involves referral to the Environmental Protection Agency as an advice agency for the application.

29. The application involves: (tick the applicable box/es) —

- ☐ (i) a material change of use for urban purposes that is in or within 100m of any of the following —
- ☐ (a) a protected area, forest reserve, critical habitat or area of major interest under the Nature Conservation Act 1992;;
 - ☐ (b) a State forest or timber reserve under the Forestry Act 1959;
 - ☐ (c) a marine park under the Marine Parks Act 2004;
 - ☐ (d) a recreation area under the Recreation Area Management Act 1988;
 - ☐ (e) a world heritage area listed under the World Heritage Convention;
 - ☐ (f) Brisbane forest park under the Brisbane Forest Park Act 1977.
- ☐ (ii) reconfiguring a lot if —
- ☐ (a) any part of the lot is situated in, or within 100m of, any of the following —
 - ☐ (i) a protected area, forest reserve, critical habitat or area of major interest under the Nature Conservation Act 1992;
 - ☐ (ii) a State forest or timber reserve under the Forestry Act 1959;
 - ☐ (iii) a marine park under the Marine Parks Act 2004;
 - ☐ (iv) a recreation area under the Recreation Area Management Act 1988;
 - ☐ (v) a world heritage area listed under the World Heritage Convention; Brisbane forest park under the Brisbane Forest Park Act 1977; and
 - ☐ (b) the reconfiguration involves more than 10 lots being created, or any lot resulting from the reconfiguring is less than 5ha;
- ☒ (iii) none of the above.

RTI DL RELEASE - EHP

SECTION 2 – ASSESSMENT IN A WILD RIVER AREA**(completion mandatory if the proposed development is located in a wild river area)****Wild River Area**

It is the responsibility of the applicant to determine if the development is proposed in a wild river area.

Information about wild river areas including the geographical location and position of management areas in relation to properties, can be accessed by contacting the Department of Natural Resources and Water (NRW), accessing the department's website www.nrw.qld.gov.au or contacting the department by email on: wild_rivers@nrw.qld.gov.au

Note on Referrals

Referrals for development in a wild river area (other than for agricultural activities and animal husbandry activities) are not changed from the existing referral arrangements.

Notes on development assessable against the Wild Rivers Code

For information regarding development in a wild river area, see the relevant wild river declaration and Guide 27. The relevant wild river declaration will provide information regarding which types of development must be assessed against the Wild Rivers Code, and in some cases which types of development are exempt from wild river requirements.

The notes on development assessable against the Wild Rivers Code in this section of the checklist provide some guidance however this may vary between wild river areas. The relevant declaration will provide the information applying to each wild river area.

Applications for some new developments will not be accepted if the proposed development is in a high preservation area (HPA). Most applications for development activities which may be made including those in a preservation area (PA), must be assessed against and must comply with the Wild Rivers Code where indicated in a relevant wild river declaration.

Environmentally relevant activities (ERAs) in a designated urban area

If you answered YES, your application for an ERA is exempt from any wild river requirements and provided there are no other aspects of this development that require assessment against wild rivers, you do not need to complete the remaining questions in Section 2.

If you answered NO to Q2, please complete the remaining questions in Section 2.

Clearing native vegetation

If YES, there are a limited number of purposes for which an application to clear native vegetation may be accepted in a HPA. See Guide 27 for a list of relevant purposes for which an application may be made in a HPA.

If YES and you ticked Q4 box i) the application may be made and is assessable against the Wild Rivers Code. If YES and you ticked Q4 box ii) the application will not be accepted.

Note: If clearing native vegetation is in a PA, there are no wild river requirements and provided there are no other aspects of this development where wild river requirements apply, do not complete the remaining questions in Section 2.

1. Which wild river area is the development proposed in?

The proposed development is to be located in: (tick the applicable box/es)

- ☐ i) a high preservation area (HPA);
☐ ii) a preservation area (PA);
☐ iii) a wild river floodplain management area (FMA);
☐ iv) a wild river nominated waterway;
☐ v) a designated urban area (DUA).

2. Does the proposed development only involve any of the following environmentally relevant activities (ERAs) in a designated urban area (as mapped in the relevant wild river declaration)?

- i) An ERA 28 or ERA 14; or
 ii) A level 2 ERA except ERA 1, 2, 3, 4, 20, 22 or 59.

☐ NO ☐ YES (ensure you have completed Part G of Form 1)

3. Is the application operational work for clearing native vegetation in a HPA?

☐ NO ☐ YES (ensure you have completed Part J of Form 1)

4. If YES, is the clearing?

- ☐ i) clearing regrowth (as defined in the *Vegetation Management Act 1999*) in a registered area of agriculture in a HPA (see Guide 27); or
☐ ii) in a HPA outside a registered area of agriculture?

Works in tidal areas, coastal management districts and fish habitat areas

If you answered YES to Q5, and ticked any boxes in Q6, your application is required to be assessed against and must comply with the Wild Rivers Code.

If you answered YES to Q5 and ticked box i) in Q6, your application is required to be referred to the EPA.

Note: If specified works are proposed in a local government area, it is prescribed tidal work – the relevant local government will be the assessment manager with the EPA as a concurrence agency

If you answered YES to Q5, and ticked box ii) or iii) in Q6, your application requires referral to DPIF.

If you answered NO to Q5 and ticked box i) in Q6, the application will not be accepted.

If you answered NO to Q5, ticked box ii) in Q6 and the development is necessary to install authorised works or infrastructure where a development permit is not required; or if a required permit is held, the application must be assessed against and must comply with the Wild Rivers Code. Applications for purposes other than specified works or as described above will not be accepted.

If you answered NO at Q5 and ticked box iii) in Q6, the application may be made if the works are in a PA. These applications must be assessed against and must comply with the Wild Rivers Code. The application will not be accepted if the development is proposed to be located in a HPA.

For more information about specified works refer to [Guide 27](#).

5. Is the development for specified works? (see definition in the *Wild Rivers Act 2005* and Guide 27- Development in a wild river area)
- ☐ NO ☐ YES
6. The application is for one or more of the following:
- ☐ i) Operational works that is tidal works or works in a coastal management district (ensure you have completed Part M and/or Part P of Form 1); or
- ☐ ii) Operational works for the removal, destruction or damage of marine plants (ensure you have completed Part O₂ of Form 1); or
- ☐ iii) Building or operational works in a fish habitat area (ensure you have completed Part O₂ of Form 1).

Residential, commercial or industrial development

If you answered YES to Q7, your application is not subject to wild river requirements. Provided there are no other aspects of this development that require assessment against the relevant wild river declaration or Wild Rivers Code, you do not need to complete the remaining questions in Section 2.

If you answered NO to Q7 and ticked either box i) or ii) in Q8, the assessing agency is the relevant local government. The application must be assessed against and must comply with the Wild Rivers Code.

7. Is the application for residential, commercial or industrial development in a designated urban area?
- ☐ NO ☐ YES
8. If NO, does the application for residential, commercial or industrial development involve:
- ☐ i) a material change of use made assessable in a local government planning scheme (ensure you have completed Part D of Form 1); or
- ☐ ii) operational works associated with reconfiguring a lot (ensure you have completed Part F of Form 1).

Animal husbandry activities

If you answered YES to Q9 your application requires assessment against and must comply with the Wild Rivers Code.

The assessing agency is NRW.

Note: Applications for animal husbandry activities will not be accepted if proposed in a HPA. For more details and a definition of animal husbandry activities see the *Wild Rivers Act 2005* and refer to [Guide 27](#).

9. Does the application involve a material change of use for animal husbandry activities (as defined under the *Wild Rivers Act 2005*) in a PA?
- ☐ NO ☐ YES (ensure you have completed Part R of Form 1)

Agricultural activities

If you answered YES to Q10, your application requires assessment against and must comply with the Wild Rivers Code.

The assessing agency is NRW.

Note: Applications for agricultural activities will not be accepted if proposed in a HPA. For more details and a definition of agricultural activities see the *Wild Rivers Act 2005* and refer to [Guide 27](#).

The production of fodder in a PA, and pasture improvement using low impact soil disturbance techniques is not an agricultural activity as defined under the *Wild Rivers Act 2005*. For more information see [Guide 27](#).

10. Does the application involve agricultural activities (as defined under the *Wild Rivers Act 2005*) in a PA?
- ☐ NO ☐ YES (ensure you have completed Part Q of Form 1)
11. If YES is the application for:
- ☐ i) a material change of use; or
- ☐ ii) operational works.

Works that take overland flow water

The relevant wild river declaration will state works that take overland flow water are either self assessable or assessable, or are exempt from wild river requirements.

If you ticked Q13 i), your application must be assessed by NRW against the Wild Rivers Code and must comply with the code.

If you ticked Q13 ii) an application is not required to be made however the works must comply with the relevant self-assessable section of the Wild Rivers Code, otherwise the works become assessable development for which an application is required and must be assessed by NRW against the relevant part of the Wild Rivers Code and must comply with the code.

If you ticked Q13 iii) your application is not subject to wild river requirements.

Applications for development that is other than that stated to be assessable, self-assessable or exempt will not be accepted.

12. Does the application involve works that take overland flow water in a HPA or an FMA?

☐ NO

☐ YES (ensure you have completed Part K₆ of Form 1)

13. If YES, is the application for works stated in the relevant wild river declaration to be?

☐ i) assessable works

☐ ii) self-assessable works

☐ iii) exempt works
Works that interfere with overland flow water

The relevant wild river declaration will state works that interfere with overland flow water that are either self assessable, assessable or exempt from wild river requirements.

If you ticked Q15 i), your application must be assessed by NRW against the Wild Rivers Code and must comply with the code.

If you ticked Q15 ii) an application is not required to be made however the works must comply with the relevant self-assessable section of the Wild Rivers Code, otherwise the works become assessable development for which an application is required and must be assessed by NRW against the relevant part of the Wild Rivers Code and must comply with the code.

If you ticked Q15 iii) your application is not subject to wild river requirements.

Applications for development that is other than that stated to be assessable, self-assessable or exempt will not be accepted.

14. Does the application involve works that interfere with overland flow water in a FMA?

☐ NO

☐ YES (ensure you have completed Part K₁₀ of Form 1)

15. If YES, is the application for works stated in the relevant wild rivers declaration to be?

☐ i) assessable works

☐ ii) self-assessable works

☐ iii) exempt works
Waterway barrier works

Applications for building or raising waterway barrier works in a HPA will not be accepted.

If you answered YES to Q16, your application must be assessed by DPIF against the Wild Rivers Code and must comply with the code.

16. Does the application involve building or raising waterway barrier works in a PA?

☐ NO

☐ YES (ensure you have completed Part O₃ of Form 1)
Aquaculture (non ERA)

Applications for aquaculture in a HPA will not be accepted.

If you answered YES to Q17, your application must be assessed by DPIF against the Wild Rivers Code and must comply with the code.

17. Does the application involve aquaculture in a PA?

☒ NO

☐ YES (ensure you have completed Part O₁ of Form 1)
Works that interfere with water in a watercourse

Note: If the development is proposed in a HPA, applications for all works that interfere with water in a watercourse (including dams or weirs, stream realignment or stream diversion) will not be accepted.

In a PA, applications for instream dams and weirs may be accepted in nominated waterways. If you ticked box ii) in Q19, your application will not be accepted.

Note: Operational works outside a HPA or nominated waterway are not subject to wild river requirements.

More information and locations of nominated waterways is available by contact NRW, accessing the department's website www.nrw.qld.gov.au or contacting the department by email on: wild.rivers@nrw.qld.gov.au.

18. Does the application involve operational works that interfere with water in a watercourse that is in a nominated waterway in a PA?

☐ NO

☐ YES (ensure you have completed the relevant Part K of Form 1)

19. If YES,

☐ i) The application is for an instream dam or weir; or

☐ ii) The application is for operational works that interfere with water in a watercourse, and is for development other than a dam or weir.

Environmentally relevant activities

Most applications for an ERA in a HPA will not be accepted. Applications which may be made require referral to the EPA. The assessment of some ERAs is assessed by NRW, others have been devolved to DPIF, NRW or delegated local government (see EPA website for more information on devolved ERAs)

If you answered NO to Q20 you do not need to complete Qs 21-24.

If you answered YES to Q20 and the development is in a PA, your application must be assessed by the administering authority²¹ against the Wild Rivers Code and must comply with the code, unless the proposal is for development where an application will not be accepted, or is exempt from wild river requirements (see Q2). You will be able to determine if an application will not be accepted for the development by answering Q21 - Q24.

If you answered NO to Q21, you do not need to complete Q22. If you answered YES to Q21 you are required to complete Q22.

If you answered NO to Q22, the application will not be accepted. If you answered YES to Q22, the application must be assessed by NRW against the Wild Rivers Code and must comply with the code.

If you answered NO to Q23 and the development is proposed in the HPA the application will not be accepted. If you answered YES to Q23, the application must be assessed by the EPA or NRW (as prescribed in schedule 8A of the IPA) against the Wild Rivers Code and must comply with the code.

If you answered YES to Q24 the application will not be accepted. If you answered NO to Q24, your application must be assessed by NRW against the Wild Rivers Code and must comply with the code.

Exempt ERAs in a designated urban area

If the development is proposed in a designated urban area there may be no wild river requirements. See Section 2 Q2.

Note: All applications that can be accepted must be assessed against and must comply with the Wild Rivers Code (other than exempt ERAs in a designated urban area).

Documentation

If you answered NO to Q25, your application may be subject to an information request and processing of the application may be delayed.

20. Does the application involve an ERA?

☐ NO ☐ YES (ensure you have completed Part G of Form1)

21. Is the application for an ERA 20 instream?

☐ NO ☐ YES

22. Is a quarry allocation notice held for the proposed ERA 20 instream?

☐ NO ☐ YES

23. Does the application involve any of the following in a HPA?

- i) a level 2 ERA 11, (and is for specified works or a residential complex)
 - ii) an ERA 19 (dredging)
 - iii) Low impact ERA 20 (out of stream) for specified works or a residential complex (as defined in the Wild Rivers Act 2005, and Environmental Protection Act 1994)
 - iv) an ERA 22 (out of stream)
- ☐ NO ☐ YES

24. Is the proposed development for ERA 20 (out of stream) and;

- in a FMA; and
 - not low impact; and
 - not for a residential complex in the area, or for specified works.
- ☐ NO ☐ YES

25. Has documentation been included with the application describing how the applicant proposes to comply with the mandatory requirements, required outcomes, and/ or performance requirements as set out in the relevant part/s of the Wild Rivers Code?

☐ NO ☐ YES

²¹ The administering authority may be either the EPA, or if devolved or delegated, the local government, DPIF or NRW.

SECTION 3 – BUILDING REFERRALS (completion not mandatory)

Below is a list of the referrals that can apply to an application for building work assessable against the *Building Regulation 2006*. This section of the IDAS Assessment Checklist is provided for **advice only**. This section of the IDAS Assessment Checklist is **not** required to be completed and lodged with an application for building work assessable against the *Building Regulation 2006* only.

Special fire services - generally For more information go to schedule 2 table 1 and schedule 2A of the <i>IP Regulation</i> . Assessment period 15 days. No response is a deemed refusal.	1. An application may trigger referral to Qld Fire and Rescue Services as an advice agency if the building work requires special fire services mentioned in schedule 2A part 1 of the <i>Integrated Planning Regulation 1998</i> (IP Regulation) or includes an alternative solution assessed against the performance requirements of the Building Code of Australia.
Fire safety for budget accommodation For more information go to schedule 2 of the <i>IP Regulation</i>	2. An application may trigger referral to Qld Fire and Rescue Services as an advice agency if the building work the subject of the application requires the installation of a fire safety system for a budget accommodation building.
Spray painting For more information go to schedule 2 of the <i>IP Regulation</i>	3. An application may trigger referral to the Department of Industrial Relations (DIR) as a concurrence agency if the application involves a workplace incorporating spray painting.
Retail meat premises For more information go to schedule 2 of the <i>IP Regulation</i>	4. An application may trigger referral to Safe Food Qld as a concurrence agency if the application involves a retail meat premises.
Private health facilities For more information go to schedule 2 of the <i>IP Regulation</i>	5. An application may trigger referral to the Department of Health as a concurrence agency if the application involves a private health facility.
Workplace area less than 2.3m² For more information go to schedule 2 of the <i>IP Regulation</i>	6. An application may trigger referral to the Department of Industrial Relations (DIR) as an advice agency if the application involves a work place area less than 2.3m ² .
Land contiguous to a State-controlled road For more information go to schedule 2 of the <i>IP Regulation</i>	7. An application may trigger referral to the Department of Main Roads as a concurrence agency or advice agency if the application involves land contiguous to a State-controlled road.
Pastoral workers accommodation For more information go to schedule 2 of the <i>IP Regulation</i>	8. An application may trigger referral to the Department of Industrial Relations (DIR) as a concurrence agency if the application involves pastoral workers accommodation.
Child care centre For more information go to schedule 2 of the <i>IP Regulation</i>	9. An application may trigger referral to the Department of Communities as a concurrence agency if the application involves a childcare centre.
Coastal development For more information go to schedule 2 of the <i>IP Regulation</i>	10. An application may trigger referral to the Environmental Protection Agency (EPA) as a concurrence agency if the application involves land completely or partly seaward of a coastal building line ²² .
Heritage For more information go to schedule 2 of the <i>IP Regulation</i>	11. An application may trigger referral to the Heritage Council as a concurrence agency if the application involves a heritage registered place.
Fisheries matters For more information go to schedule 2 of the <i>IP Regulation</i>	12. An application may trigger referral to the Department of Primary Industries and Fisheries (DPI&F) as a concurrence agency if the application involves assessable building work in a declared fish habitat area; or as an advice agency if the application involves assessable building work on land that adjoins a declared fish habitat area.
Integration of land use and public transport For more information go to schedule 2 of the <i>IP Regulation</i>	13. An application may trigger referral to Queensland Transport as a concurrence agency if the application involves existing or future public transport corridors, or airport operational airspace ²³ .
Railway safety and efficiency For more information go to schedule 2 of the <i>IP Regulation</i>	14. An application may trigger referral to Queensland Transport as a concurrence agency if the application involves future railway land.

NOTE: CONCURRENCE AGENCY ASSESSMENT PERIODS

The local government, as the concurrence agency, is required to assess and provide a response for the following building applications within a prescribed time. For applications relating to design and siting (17, 18 & 19), and building work for removal or rebuilding (23), the assessment period is 5 days. For all other applications the assessment period is 15 days. If no response is received from the local government for an application, it is taken to be a deemed refusal. However for amenity and aesthetics impact of particular building work for a single detached class 1a or class 10 building or structure (15), no response is taken to be a deemed approval.

Amenity and aesthetic impact of particular building work for single detached class 1 building or class 10 building or structure For more information go to schedule 2 table 1 of the <i>IP Regulation</i> . Assessment period 15 days. No response is a deemed approval.	15. An application will trigger a referral to the local government if it is : <ul style="list-style-type: none"> for a single detached class 1 building or class 10 structure; and the local government has declared by resolution the following: <ul style="list-style-type: none"> the appearance of the building or structure will have an extremely adverse impact on the amenity of the locality; and the appearance of the building or structure would be in extreme conflict with the character of the locality.
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²² Coastal building lines are prescribed under the *Coastal Protection and Management Act 1995*.

²³ Operational airspace is as defined in State Planning Policy 1/02 "Development in the Vicinity of Certain Airports and Aviation Facilities".

<p>Whether particular buildings may be occupied for residential purposes</p> <p>For more information go to schedule 2 table 1 of the <u>IP Regulation</u>.</p> <p>Assessment period 15 days. No response is a deemed refusal.</p>	<p>16. An application to use an existing building that is not class 1, 2, 3 or 4 for residential purposes may trigger a referral to the local government as the concurrence agency.</p>
<p>Design and siting</p> <p>For more information go to schedule 2 table 1 of the <u>IP Regulation</u>.</p> <p>Assessment period 5 days. No response is a deemed refusal.</p>	<p>17. An application may trigger referral to the local government as the concurrence agency if the building work does not comply with the performance criteria of parts 11 and 12 of the Queensland Development Code.</p> <p>18. An application may trigger referral to the local government as the concurrence agency if the building work does not comply with the qualitative statement for building clearance and site cover.</p> <p>19. An application may trigger referral to the local government as the concurrence agency if the building work does not comply with the qualitative statement for performance criteria 4, 5, 7, 8 or 9 of the Queensland Development Code, part 11 or 12.</p>
<p>Fire safety in particular budget accommodation buildings</p> <p>For more information go to schedule 2 table 1 of the <u>IP Regulation</u>.</p> <p>Assessment period 15 days. No response is a deemed refusal.</p>	<p>20. An application may trigger referral to the local government as the concurrence agency to determine the building will comply with the fire safety standard under the <i>Building Act 1975</i> when the building work has been completed.</p>
<p>Higher risk personal appearance services</p> <p>For more information go to schedule 2 table 1 of the <u>IP Regulation</u> and the QDC part 15.</p> <p>Assessment period 15 days. No response is a deemed refusal.</p>	<p>21. An application may trigger referral to the local government as the concurrence agency to determine if the building work</p> <ul style="list-style-type: none"> • complies with the performance criteria of the Queensland Development code part 15; and • the work does not comply with an acceptable solution stated in the part.
<p>Building work for residential service</p> <p>For more information go to schedule 2 table 1 of the <u>IP Regulation</u> and the QDC part 20.</p> <p>Assessment period 15 days. No response is a deemed refusal.</p>	<p>22. An application for building work for premises in which residential care service under the <i>Residential Services (Accreditation) Act 2002</i>, section 4, is conducted, or is proposed to be conducted, will trigger referral to the local government as the concurrence agency.</p>
<p>Building work for removal or rebuilding</p> <p>For more information go to schedule 2 table 1 of the <u>IP Regulation</u>.</p> <p>Assessment period 5 days. No response is a deemed refusal.</p>	<p>23. An application for the removal and/or rebuilding at another site of a building or other structure, will trigger referral to the local government as the concurrence agency.</p>
<p>Building work for rainwater tank in designated rainwater tank area</p> <p>For more information go to schedule 2 table 1 of the <u>IP Regulation</u> and the QDC part 25.</p> <p>Assessment period 15 days. No response is a deemed refusal.</p>	<p>24. An application may trigger referral to the local government as the concurrence agency to determine if the building work or structure complies with the relevant performance criteria if -</p> <ul style="list-style-type: none"> • Under the <i>Building Regulation 2006</i>, a rainwater tank is proposed to be installed as part of relevant building work, in a designated rainwater tank area; and • Under the Queensland Development Code, part 25, the rainwater tank does not include an acceptable solution for a relevant performance criteria.

Form 1 Development Application

idas

Common details

PART A

The completion of all applicable questions on Part A is mandatory for all applications. Part A must be accompanied by the completed IDAS Assessment Checklist if required, and by one (1) or more other completed parts of the Form as required. For more information on the parts of the Form refer to www.ipa.qld.gov.au. Any information requested in the form may be provided in an attachment to the application. For further information about completing the following details, refer to Guide 1.

Description of land

All land the subject of the application, must be identified. However, a description of the land is not required in relation to a mobile or temporary Environmentally Relevant Activity (ERA).

Advice for completing Q2 - Q2 applies if development is proposed within a water body or watercourse.

Advice for completing Q3 - Most land can be identified by a lot on plan description. These details can be obtained from title documents or through the local government.

However, if the land on which the development is proposed does not have a lot on plan description (i.e. the development is proposed in a water body or watercourse) provide -

- (i) the lot on plan description for the adjoining/adjacent land; or
- (ii) GPS coordinates where there is no adjoining/adjacent land (eg. in Moreton Bay).

Advice for completing Q7 - Q7 does not apply if the development is within a water body or watercourse.

Advice for completing Q8 - Q8 applies if development is within a local government area.

Note: Areas below high water mark are not within a local government's area unless provided for under the Local Government Act 1993.

Advice for completing Q9 - Q9 applies if development is on strategic port land or a strategic port land tidal area. For more details refer to Guide 11.

1. Street address: (including house number, street name, suburb/locality name & postcode) (if applicable)

NE CORNER WARREGO HIGHWAY & STEGERS ROAD, CHARLTON 4350

2. Name of water body or watercourse, within which the development is proposed: (if applicable)

N/A

3. Lot on plan description (eg. Lot 123 on RP 4567) / GPS coordinates:

LOT 1 ON RP178524, LOTS 101 & 102 ON RP904439

4. The above description is for: (tick applicable box)

- ☒ (i) the land on which the development is proposed; or
☐ (ii) the land adjoining the water body or watercourse, within which the development is proposed; or
☐ (iii) the water body or watercourse.

5. Shop / tenancy number:

N/A

6. Storey / level:

7. Total area of land: (m² or ha):

3.93ha approx

8. Local government area in which the land is situated: (eg. Esk, Hervey Bay, Woocoo etc.) (if applicable)

JONDARYAN SHIRE COUNCIL

9. Port authority for the strategic port land or strategic port land tidal area on which the development is proposed: (eg. Port of Brisbane, Port of Townsville) (if applicable)

N/A

Proposal details

If there is insufficient room available, details may be provided in an attachment to the application.

10. Existing use of the land: (eg. vacant, single house, shop etc.)

SERVICE STATION, COMMERCIAL PURPOSES, MOTEL, VEHICLE SALES PREMISES, AGRICULTURE

11. Proposed use of the land: (eg. 6 unit apartment building, 30 lot residential subdivision, ERA for aquaculture in ponds with a total area of 7 ha for which wastes are released into waters etc.)

SEE ATTACHED REPORT BUT PREDOMINANTLY SERVICE STATION, ERA 11a, COMMERCIAL PURPOSES

Other applicable parts of Form 1

Part A must always be accompanied by other completed parts of Form 1. For information about when a part of Form 1 may apply refer to Guide 1.

12. Other parts of Form 1 completed as part of this application: (eg. Part D, Part I, etc.)

PARTS D, F & G, ATTACHMENT 2

Applicant details

Clearly identify who is making the application. The applicant need not be the owner of the land.

When signing and lodging this application

The applicant is responsible for ensuring the information provided is correct. The assessment manager, any referral agency & the Chief Executive (where applicable) will rely on this information when assessing and deciding the application.

If the applicant is a company - a contact person must be shown.

13. Applicant's name:

CHARLTON (MPD) INVESTMENTS P/L

15. Contact person:

JOHN FARQUHAR

14. Contact number:

36660766

16. Facsimile number/e-mail address:

36660788

17. Postal address:

C/- PLANNING INITIATIVES PO BOX 1774 NEW FARM 4005

18. Signature:

49-Sch4 - Personal Information

19. Date:

25/10/07

Land owner's consent (if applicable)

Section 3.2.1(3) of the IPA prescribes that an application must contain, or be supported by, the written consent of the land owner/s, if the application involves:

- (i) a material change of use;
- (ii) reconfiguration of a lot;
- (iii) work on land below high-water mark & not within a canal as defined under the *Coastal Protection and Management Act 1995*; or
- (iv) work on rail corridor land defined under the *Transport Infrastructure Act 1994*.

Section 3.8.1(2)(a) of the IPA provides that landowner's consent is not required for a mobile or temporary ERA.

For more information refer to Guide 1.

20. Land owner's consent to the making of this application:

Name	Signature	Date
(i) BJW & EJ SMITH	SEE ATTACHED LETTER	
(ii)		
(iii)		
(iv)		
(v)		

Resource entitlement (if applicable)

Section 3.2.1(5) of the IPA requires evidence of resource entitlement be given for applications that involve a prescribed State resource.

Section 3.2.1(10)(a)(ii) of the IPA prescribes that an application cannot be taken to be properly made without evidence of the resource entitlement.

Advice for completing Q21 & 22

Refer to schedule 10 of the *Integrated Planning Regulation 1998* that prescribes the nature of evidence required by the State in support of the lodging of this development application.

Advice for completing Q23

The information in (i) – (v) is mandatory if evidence is required under Q22 (ii) or (iii) above.

The official stamp of the Department of Natural Resources, Mines and Water is mandatory where the application involves any water or riverine quarry material under the *Water Act 2000*.

Section 3.2.1(5A) allows the resource manager to limit the time the evidence may be used. Q23 (vi) must be completed if the evidence is time limited.

21. Does this application involve a State resource prescribed under a regulation (other than involving quarry material on State coastal land under the *Coastal Protection and Management Act 1995*)?

☒ NO - go to Q24

☐ YES - go to Q22

22. This application is accompanied by evidence: (tick applicable box)

☐ (i) of the allocation of, or entitlement to, the resource – *attach evidence and go to Q23(vi)*

☐ (ii) the chief executive of the department administering the resource is satisfied the development is consistent with an allocation of, or entitlement to, the resource – go to Q23

☐ (iii) the chief executive of the department administering the resource is satisfied the development application may proceed in the absence of an allocation of, or entitlement to, the resource – go to Q23

23. Evidence of the resource entitlement:

(i) Resource entitlement / authority details

(ii) Name of delegated officer

(iii) Position of delegated officer

(iv) Signature of delegated officer

(v) Date

(vi) Expiry date of evidence (if applicable)

(vii) Official stamp of the department administering the resource (if applicable)

Assessment triggers

This checklist does not apply if the application requires the completion of Parts A and B of the Form only. It must be completed for all other applications.

24. Is the IDAS Assessment Checklist completed and attached to this application?

☒ YES

☐ NO – the assessment manager may refuse to accept this application on the grounds that the application has not been properly made

Plans / drawings / reports

An application should be accompanied by details to support the proposal & enable the assessment manager, referral agencies and any person viewing the application during public scrutiny or public notification to understand the scope of the proposal and any potential impact.

25. Plans/drawings/reports accompanying this application:

Plan / Drawing / Report Number	Title	Date
(i) SEE ATTACHED REPORT	FOR DETAILS	
(ii)		
(iii)		
(iv)		

PLEASE NOTE: The assessment manager may refuse to accept an application that, at the time of lodgement, fails to provide all applicable information required by Part A and any other relevant part of Form 1.

OFFICE USE ONLY (applicable to assessment manager's)

FEE (\$)	DATE RECEIVED	RECEIVING OFFICER'S NAME/S	REFERENCE NUMBER/S
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Notification of Engagement of Private Certifier (Optional format)

To _____ Council. I have been engaged as the private certifier for the building work referred to in this application.

Date of engagement: / / Accreditation Number: _____ Name: _____ Signature: _____

Form 1 Development Application

idas

Preliminary approval overriding the planning scheme

ATTACHMENT
2

The completion of Attachment 2 is **mandatory** where an applicant is seeking approval under s3.1.6 of the IPA to vary the effect of a local planning scheme.

Proposed level of assessment A preliminary approval may state that any development that may take place on the land, the subject of the approval, may be either assessable (requiring code or impact assessment), self-assessable or exempt development or any combination of assessable, self-assessable or exempt development.	1. It is proposed that development resulting from this approval be: ☒ (i) Code assessable development - <i>provide details below</i> <div>SEE ATTACHED REPORT FOR FULL DETAILS</div> ☐ (ii) Self-assessable development - <i>provide details below</i> <div></div> ☒ (iii) Exempt development - <i>provide details below</i> <div>SEE ATTACHED REPORT FOR FULL DETAILS</div>
Proposed applicable codes A preliminary approval may identify any codes applying to development on the land.	2. List below the codes proposed to be applicable to any development resulting from this approval - details of these codes must be attached to this application. <div>CHARLTON/WELLCAMP REGIONAL INDUSTRY & COMMERCIAL DEVELOPMENT CODES & A PROPOSED CHARLTON LOCAL CENTRE CODE</div>

PLEASE NOTE

ATTACHMENT 2 of Form 1 **cannot** be accepted by the assessment manager unless accompanied by PART A of Form 1.
The assessment manager may refuse to accept an application that, at the time of lodgement, fails to provide all applicable information requested by Part A and any other relevant part of Form 1.

OFFICE USE ONLY (applicable to assessment manager)

DATE RECEIVED		REFERENCE NUMBER/S	
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Form 1 Development Application

idas

Material change of use

assessable against a local government's planning scheme

PART D

Completion of **all applicable questions** on Part D is **mandatory** for all applications involving assessment of a material change of use (MCU) assessable against a local governments planning scheme.

Nature of the application A development permit authorises development to occur, while a preliminary approval is a step in the approval process and does not authorise development to occur.	1. This application is for: (tick 1 or both if applicable) ☒ Preliminary approval for a material change of use of premises including conceptual design for any associated works that require approval under the planning scheme (i.e. consideration of the proposal concept) AND / OR ☒ Development permit for a material change of use of premises including conceptual design for any associated works that require approval under the planning scheme.
The subject land For the definition of "gross floor area" go to the planning scheme against which the application will be assessed.	2. How the subject land is identified in the planning scheme (name the zone, precinct etc.) CHARLTON/WELLCAMP REGIONAL INDUSTRY ZONE 3. Existing gross floor area: (if applicable) NOT KNOWN 4. Are there any existing easements on the land? ☐ NO ☒ YES – attach plans of the location and details of the purpose of the easement
Material change of use details	5. Details of the change to the use of the land: (eg. vacant land to shopping centre, house to apartment building, vacant land to industry (tyre manufacturing) etc.) SEE ATTACHED REPORT BUT PREDOMINATLY SERVICE STATION, COMMERCIAL PURPOSES AND ERA 11(A) OETROLEUM STORAGE 6. Number of employees: NOT KNOWN AT THIS STAGE - TO BE ADVISED 7. Operating days and hours: 24 HOURS A DAY / 7DAYS A WEEK
Associated building works details (if applicable) For the definition of "site cover", "gross floor area" and "storey" go to the planning scheme against which the application will be assessed.	8. Site cover: LESS THAN 10% 9. Gross floor area: NEW GFA 945 SQM APPROX 10. Number of on-site car parking spaces: 47 CARS & TRUCK PARKING 11. Number of storeys / maximum height above natural ground: 1 12. Number of employees NOT KNOWN AT THIS STAGE 13. Hours and days the use will operate 24 HOURS A DAY / 7DAYS A WEEK
Associated operational works details (if applicable)	14. Details of associated operational works (eg. landscaping, cut and fill, drainage, road works etc.) LANDSCAPING

PLEASE NOTE

This application **cannot** be accepted unless accompanied by Part A of Form 1.

The assessment manager may refuse to accept an application that, at the time of lodgement, fails to provide all applicable information requested by Part A and any other relevant part of Form 1.

OFFICE USE ONLY (applicable to assessment manager)

Release

DATE RECEIVED

REFERENCE
NUMBER/S

RTI DL RELEASE - EHP

Release

Form 1 Development Application

idas

Reconfiguring a lot

PART
F

Completion of **all applicable questions** on Part F is **mandatory** for all applications involving the reconfiguring of a lot (including freehold subdivision, community title subdivision, subdivision by lease, etc.).

Nature of the application

A development permit authorises development to occur, while a preliminary approval is a step in the approval process and does not authorise development to occur.

1. This application is for: (tick one (1) or both if applicable)

☒ **Development permit** - provide details below eg. stage 1: freehold subdivision of 25 lots, realignment of a boundary, creation of an access easement)

REALIGNMENT OF A BOUNDARY & CREATION OF AN ACCESS EASEMENT

AND / OR

☐ **Preliminary approval** - provide details below eg. stages 2, 3 and 4: freehold subdivision of 75 lots, realignment of a boundary, creation of an access easement)

The subject land

The information requested in Q2 & 3 is necessary for statistical and planning purposes.

2. Number of existing lots:

2

3. Total area of land in application: (if staged, total area of the land in this stage)

3.648 - LOT 102 ON RP904439 & LOT 1 ON RP178524

4. How the subject land is identified in the planning scheme: (name the zone, precinct etc.)

CHARLTON/WELLCAMP REGIONAL INDUSTRY ZONE

5. Current use of the land: (if vacant, also identify the previous use)

VARIOUS - SEE ATTACHED REPORT

6. Are there buildings or structures existing on the land?

☐ NO

☒ YES - complete Q 7

7. Indicate which one of the following circumstances applies:

☐ All existing buildings and structures on the land will be demolished as part of the development / redevelopment of the site; or

☒ Some existing buildings and structures on the land are proposed to be retained as part of the development / redevelopment of the site - indicate on the plans prepared in response to Question 6 above, those buildings or structures proposed to be retained

8. Existing services on the land: (eg. water & sewerage) - attach plan identifying location if appropriate)

WATER BORE & EFFLUENT TREATMENT AREA

9. Are there any existing easements over the land?

☐ NO

☒ YES - attach plan identifying easement location & purpose

The proposal

The information requested in Q10-13 is necessary for statistical and planning purposes.

10. Total area of land in the development permit minus any balance area

3.648HA

11. Number of proposed lots:

2

12. Number of additional **residential** lots proposed in development permit: (if applicable)

NIL

13. Estate name & stage number: (applicable if the application is for a stage or stages of an overall subdivision proposal)

N/A

14. Area of land to be contributed for community purposes: (if applicable)

NONE

15. Length of new road to be constructed: (if applicable)

NONE

PLEASE NOTE

This application **cannot** be accepted unless accompanied by Part A of Form 1.

The assessment manager may refuse to accept an application that, at the time of lodgement, fails to provide all applicable information requested by Part A and any other relevant part of Form 1.

OFFICE USE ONLY (applicable to assessment manager)

DATE RECEIVED		REFERENCE NUMBER/S	
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RTI DL RELEASE - EHP

Release

Form 1 Development Application

idas

Environmentally relevant activity (ERA)

PART G

Completion of **all questions** on Part G is **mandatory** for all applications involving assessment against the *Environmental Protection Act 1994* for ERAs (i.e. material change of use of premises for an ERA or development for a mobile or temporary ERA) for which a Code of Environmental Compliance has not been made.

For further information about environmentally relevant activities refer to **Guide 4 Environmentally relevant activities** available free from www.epa.qld.gov.au or the Environmental Protection Agency's (EPA's) information sheets available free from www.epa.qld.gov.au under Ecoaccess/ business and industry. Alternatively, contact the local government.

Nature of the application

To identify who the administering authority is for each ERA, refer to Schedule 1 of the *Environmental Protection Regulation 1998* or the information sheets or contact the EPA or local government.

Note: The operator of an ERA must be registered. A registration form is available on the EPA's website or from the relevant local government.

1. Identify each existing (if any) and all proposed ERA(s) (eg. ERA 3) and its description: (attach list if necessary)

(i) ERA name and number: (eg. Increase in threshold for ERA 3 - Pig Farming)

11 (a) CRUDE OIL OR PETROLEUM PRODUCT STORAGE

Is the ERA mobile or temporary?

☒ NO

☐ YES

Identify below all local government areas in which it is intended to operate

Details of **existing** ERA (if applicable)

☐ Level 1

☒ Level 2

Threshold:

(eg. less than 5,000 standard pig units)

less than 500,000 litres

Details of **proposed** ERA (if applicable)

☐ Level 1

☐ Level 2

Threshold:

(eg. less than 5,000 standard pig units)

(ii) ERA name and number:

Is the ERA mobile or temporary?

☐ NO

☐ YES

Identify below all local government areas in which it is intended to operate

Details of **existing** ERA (if applicable)

☐ Level 1

☐ Level 2

Threshold:

Details of **proposed** ERA (if applicable)

☐ Level 1

☐ Level 2

Threshold:

Release

Nature of the application (cont)

(iii) ERA name and number:

Is the ERA mobile or temporary?

☐ NO☐ YES – Identify below all local government areas in which it is intended to operate
Details of **existing** ERA (if applicable)☐ Level 1☐ Level 2

Threshold:

Details of **proposed** ERA (if applicable)☐ Level 1☐ Level 2

Threshold:

2. Does this application require assessment against a planning scheme?

☐ NO☐ YES – complete other relevant parts of the IDAS Application Form 1

The subject land

3. Confirm, by ticking the applicable box(es), that the following details are provided in plans and written information supporting this application:

- ☒ (i) A description of the existing environment (i.e. maps of the land and surrounding area, zoning of the land and surrounding areas);
- ☒ (ii) Details of the distance to any watercourse, dam, bore etc on or adjoining the land;
- ☒ (iii) Details of any of the following types of materials currently stored on the land (i.e. flammable and combustible materials, chemicals, other hazardous substances);
- ☒ (iv) Details of any acid sulphate soils within or adjoining the land.

The proposal

This information required for all applications for an ERA.

An application for an ERA must be supported by enough information to enable the administering authority to decide the application, including, for example, relevant information about the likely risks to the environment, details of waste to be generated and any waste minimisation strategy.

4. Confirm, by ticking the applicable box(es), that the following details are provided in plans and written information supporting this application:

- ☒ (i) A description of the activity (i.e. proposed operation and activities, discharge points, process details);
- ☒ (ii) Details of stormwater runoff management and disposal (i.e. stormwater management plans);
- ☒ (iii) Details of waste produced, including solid and liquid waste (i.e. waste management, waste minimisation plan, trade waste permit);
- ☒ (iv) Details of contaminant releases and their impacts on the receiving environment (i.e. discharge to waters, air, land; generation of noise, discharge of other contaminants);
- ☒ (v) Details of any of the following types of materials proposed to be stored (i.e. flammable & combustible materials, chemicals, other hazardous substances);
- ☒ (vi) Details of proposed hours of operation;
- ☒ (vii) Details of business trading name.

Fee payable

5. Details of the fee payable for each ERA listed in Question 1:

ERA	Applicable Fee
(i) 11 (a) PETROLEUM STORAGE	NIL
(ii)	
(iii)	
(iv)	
(v)	

PLEASE NOTE

PART G of Form 1 **cannot** be accepted by the assessment manager unless accompanied by PART A of Form 1. The assessment manager may refuse to accept an application that, at the time of lodgement, fails to provide all applicable information requested by Part A and any other relevant part of Form 1.

OFFICE USE ONLY (applicable to assessment manager)

DATE RECEIVED	REFERENCE NUMBER/S	COSTCODE (Applicable to EPA only)	4026 / OCZ / 01 / SROZ

DEVELOPMENT APPLICATION

CHARLTON

LOCAL

CENTRE

Prepared by Planning Initiatives - October 2007

For: CHARLTON (MPD) INVESTMENTS PTY LTD

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1.0 INTRODUCTION

Charlton has been identified as the Local Service Centre for the 1,600 hectare Charlton/Wellcamp Region Industry Zone to be developed for light industry, warehousing and transport facilities. The site consists of three parcels of land and is located centrally in Charlton on the Warrego Highway approximately 10 km from Toowoomba's CBD. It is also located very close to the proposed Toowoomba Bypass and Auslink's Melbourne to Brisbane Rail Corridor.

The Jondaryan Planning Scheme states:-

The Charlton/Wellcamp Regional Industry Zone recognises regionally significant preferred business and industry lands in the Charlton/Wellcamp locality in the eastern part of the Shire. Zoning of the area is in recognition of its central location in the Eastern Downs; its proximity to a major regional centre and its population and services; regionally significant transport networks within the area; and a large relatively unconstrained and remote land area which can accommodate a variety of business and industry activities for which a regional demand has been identified within the Eastern Downs in particular, and South East Queensland generally.

This development application has a number of components:-

- First, it seeks to vary the current Planning Scheme and its controls over the whole site. This is to be achieved by way of a Preliminary Approval under s3.1.6 of IPA to override the Planning Scheme with changes proposed to Section (E) Local Centre Facilities Precinct of the Planning Scheme's Table 11 Assessment Categories and Relevant Assessment Criteria for the Charlton/Wellcamp Regional Industry Zone – Making a Material Change of Use.

The aim is to reaffirm the uses that have been identified by Jondaryan Shire Council as preferred or consistent with the intent for this Local Centre Facilities Precinct of the Charlton/Wellcamp Regional Industry Zone and to put in place a planning assessment framework that will deal with future applications with certainty by recognising those uses as desirable and allow for their development in an orderly and appropriate manner in a timeframe as the circumstances of the area, Shire and Regional Industry Zone allow.

- Having set the framework for the site's development by way of varying Table 11 of the Planning Scheme, the second component of the application requests a Development Permit to develop a Service Centre which will contain a Service Station (for all manner of road vehicles) and ancillary Commercial Premises (e.g. fast food and other convenience services normally associated with a Service Centre). The existing vehicles sales yard will be demolished to allow for the new service centre to be constructed. The proposed Service Centre will form Stage 1 of the eventual redevelopment of the whole site.
- Environmental Approvals for the storage of petroleum products under the Environmental Protection Act for an approval for an Environmentally Relevant Activity (ERA 11(a) Petroleum Storage up to 500,000 litres.
- Finally, the last component of the application deals with a boundary realignment and addition of an access easement across the northern end of proposed Lot 1. The boundary realignment involves two of the lots, one which will contain the new Service Centre to be sited on its own separate

lot and the other a balance lot containing the existing Bronco Motel and existing outbuildings. The remaining lot on which the existing Service Station is located will remain unchanged with its existing access easements. Both the existing service station and motel are to retain their existing access arrangements to and from the Warrego Highway.

Proposed Easement G will provide for reciprocal access across the proposed lots.

Having regard to the meaning of "development" at Section 1.3.2 of the IPA, the proposal is considered to constitute:-

- A Material Change of Use
- Building Work
- Plumbing & Drainage Work.

The approvals being sought from Council are:-

- A Preliminary Approval to override the Planning Scheme with changes proposed to Section (E) Local Centre Facilities Precinct of the Planning Scheme's Table 11 Assessment Categories and Relevant Assessment Criteria for the Charlton/Wellcamp Regional Industry Zone – Making a Material Change of Use for the three lots, Lot 1 on RP178524, Lots 101 & 102 on RP904439 as well as further Specific Outcomes/Performance Criteria.
- A Development Permit for a Material Change of Use – Service Station and Commercial Premises
- Approval for an Environmentally Relevant Activity - ERA 11(a) for Petroleum Storage over Lot 1 on RP178524 & Lot 102 on RP904439 and Easement B on RP904439 (Part of Lot 101 on RP904439).
- A Development Permit for a Reconfiguration of a Lot over Lot 1 on RP178524 & Lot 102 on RP904439 – Boundary Realignment 2 lots into 2 lots and provision of an Access Easement.
- Preliminary Approvals for Building Works, Plumbing and Drainage Works and Operational Works - Landscaping.

The Level of Assessment for the application is considered to be Impact under the Jondaryan Planning Scheme and is to be considered under the Impact Assessment procedures of the *Integrated Planning Act 1997 (IPA)*.

This application reviews the proposal in light of the provisions of the Jondaryan Shire Council Planning Scheme and the Integrated Planning Act.

2.0 EXECUTIVE SUMMARY

2.1 Site Details

Address: Land on the North Eastern Corner of the Warrego Highway & Stegers Road Intersection, Charlton North

RPD: Lot 1 on RP 178524
Lot 101 on RP 904439
Lot 102 on RP 904439

Owners:

49 - Sch4 - Personal Information

Site Area: Lot 1 on RP 178524 1.928ha
Lot 101 on RP 904439 2,849 sqm
Lot 102 on RP 904439 1.72ha
Total Site 3.93 ha approximately

Zone: Charlton/Wellcamp Regional Industry Zone

Structure Plan Area: Charlton Wellcamp Regional Industry Area

Zone Precinct: Local Centre Facilities

Zone Code: Charlton/Wellcamp Regional Industry Zone Code

2.2 Site Description

The site appears to have developed as part of a small community convenience centre around a highway crossroad and the local Primary School. It is an almost rectangular parcel of land located approximately 9 kilometres east of Oakey or 10 kilometres from the City of Toowoomba's CBD. It fronts the Warrego Highway at its intersection with Stegers Road. The site is located very close to the proposed location of both the new Toowoomba Bypass and the proposed Auslink Rail Corridor from Melbourne to Brisbane.

2.3 Application Details

Type of Application: Impact Assessment

Description of Proposal:

- A. Preliminary Approval under s3.1.6 of IPA 2007 to override the Planning Scheme and provide a site based table of development over Lot 1 on RP178524, Lot 101 on RP904439 & Lot 102 on RP904439.
- B. Development Permit – Material Change of Use for Service Station, ERA 11(a) & Commercial Premises over Lot 1 on RP178524 & Lot 102 on RP904439 and Easement B on RP904439 (Part of Lot 101 on RP904439).

Proposed Use	Service Station & Commercial Premises
No of new Buildings	One plus two fuel canopies
GFA New Buildings	Service Centre 941m ²
No of Cars	47 spaces including 2 Handicapped bays plus truck parking bays

C. Approval for an Environmentally Relevant Activity (ERA 11(a) Petroleum Storage up to 500,000 litres.

D. Reconfiguration of a Lot (Realignment of Boundaries – 2 lots into 2 lots) of Lot 1 on RP178524 & Lot 102 on RP904439 and a new Easement G.

Applicant: Charlton (MPD) Investments Pty Ltd

Contact: John Farquhar Planning Initiatives PO Box 1774 New Farm 4005

Ph: 36660766

Fax: 36660788

Our Reference: 1423 jf

2.4 Proposal

The application incorporates the following components-

2.4.1 Preliminary Approval to override the Planning Scheme

Approval is sought under s3.1.6 of IPA to vary the effect of the local planning scheme over the site - Lot 1 on RP178524, Lot 101 on RP904439 & Lot 102 on RP904439.

It is proposed that the Preliminary Approval:-

i. Vary Section (E) Local Centre Facilities Precinct of the Planning Scheme's Table 11 Assessment Categories and Relevant Assessment Criteria for the Charlton/Wellcamp Regional Industry Zone – Making a Material Change of Use for the site as follows:-

(E) Local Centre Facilities Precinct		
Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant assessment Criteria – Applicable Codes
All defined uses identified in Column 1 of Table 1 - the assessment table for the Rural Zone.	All assessment categories identified in Column 2 of Table 1 - the assessment table for the Rural Zone - unless the level of assessment is altered below.	All relevant assessment criteria identified in Column 3 of Table 1 - the assessment table for the Rural Zone - unless alternative assessment criteria are specified below.
Caretaker's Residence	Code Assessable	House Code (Parts A & C) Rural Zone Code (Element iii)
Commercial Premises	Code Assessable where complying with the Acceptable Solutions for Maximum Floor Area ¹ Otherwise Impact Assessable	Charlton/Wellcamp Regional Industry Zone Code Commercial Development Code Charlton Local Service Centre Code
Community Purposes	Code Assessable	Charlton/Wellcamp Regional Industry Zone Code
Hotel	Code Assessable where complying with the Acceptable Solutions for Maximum Floor Area ¹ Otherwise Impact Assessable	Charlton/Wellcamp Regional Industry Zone Code Charlton Local Service Centre Code
Indoor Entertainment	Code Assessable where complying with the Acceptable Solutions for Maximum Floor Area ¹ Otherwise Impact Assessable	Charlton/Wellcamp Regional Industry Zone Code Charlton Local Service Centre Code
Motel	Code Assessable where complying with the Acceptable Solutions for Maximum Floor Area ¹ Otherwise Impact Assessable	Charlton/Wellcamp Regional Industry Zone Code Multiple Dwelling and Motel Code Charlton Local Service Centre Code
Park	Exempt	
Service Station	Code Assessable where complying with the Acceptable Solutions for Maximum Floor Area ¹ Otherwise Impact Assessable	Charlton/Wellcamp Regional Industry Zone Code Commercial Development Code Charlton Local Service Centre Code
Utilities Local	Exempt	

Utilities Public	Exempt for facilities and infrastructure where: <ul style="list-style-type: none"> • within or adjacent to an existing or proposed energy and transport corridor; or • within substation sites identified on overlay map OM3A. Otherwise Code assessable	Charlton/Wellcamp Regional Industry Zone Code
All other uses (inconsistent)	Impact Assessable	The Planning Scheme

¹ Acceptable Solution for Maximum Floor Area in SO1 of the Charlton Local Service Centre Code.

ii. Include the following Performance Code to e known as the Charlton Local Service Centre Code including the following Specific Outcome in the Planning Scheme for the site:-

CHARLTON LOCAL SERVICE CENTRE CODE															
Specific Outcomes	Acceptable Solutions														
SO1 The maximum floor area of each proposed use within the Site ² must not unreasonably threaten the viability of other existing and proposed integrated business centres at the District, Sub Regional, Regional and Key Regional / Metropolitan Activity Centre levels in the Shire's existing activity centres.	<p>PS1 The maximum floor area for each component of any new development is in accordance with the limits set in the following Maximum Floor Area Table and/or development with Maximum Floor Areas above these limits will be Code Assessable beyond the amounts shown on receipt of a Commercial Development Impact Assessment Report³ prepared by an appropriately qualified consultant supporting such an increase.</p> <table> <tr> <th colspan="2">Maximum Floor Area Table</th></tr> <tr> <th>Proposed Use</th><th>Maximum Floor Area allowed per Application</th></tr> <tr> <td>Commercial Premises</td><td>2,000 sqm.</td></tr> <tr> <td>Service Station including any Ancillary Commercial Premises</td><td>1,000 sqm.</td></tr> <tr> <td>Hotel (Tavern)</td><td>1,500sqm.</td></tr> <tr> <td>Indoor Entertainment</td><td>500sqm.</td></tr> <tr> <td>Motel</td><td>80 Rooms</td></tr> </table> <p>³Commercial Development Impact Assessment Report</p> <p>Under the Integrated Planning Act 1997, the Integrated Development Assessment System allows for Council to request additional information to assist in assessing a development proposal.</p> <p>Additional information, in the form of a Commercial Development Impact Assessment Report must accompany a development application seeking to increase the amount of development on the site beyond the Floor Areas listed in the above table to assist Council in assessing proposals involving any of the above uses.</p> <p>The Commercial Development Impact Assessment Report should be prepared by an appropriately qualified consultant and must contain:-</p> <p>(a) a statement as to the community need and demand for the development; and</p>	Maximum Floor Area Table		Proposed Use	Maximum Floor Area allowed per Application	Commercial Premises	2,000 sqm.	Service Station including any Ancillary Commercial Premises	1,000 sqm.	Hotel (Tavern)	1,500sqm.	Indoor Entertainment	500sqm.	Motel	80 Rooms
Maximum Floor Area Table															
Proposed Use	Maximum Floor Area allowed per Application														
Commercial Premises	2,000 sqm.														
Service Station including any Ancillary Commercial Premises	1,000 sqm.														
Hotel (Tavern)	1,500sqm.														
Indoor Entertainment	500sqm.														
Motel	80 Rooms														

- (b) a statement of the estimated decrease in the demand and turnover at all existing similar facilities/uses affected by the proposed development and the likely consequences for those existing uses/facilities; &
- (c) a description of the methodology and analysis used in preparing the report; and
- (d) a description of:-
 - (i) the geographical area where customers will be within the area of influence of the development, showing particularly where it is anticipated that the majority of customers of the development will be or are located: and
 - (ii) the gross floor area, location and tenancy mix of all existing similar uses/facilities within the projected area of influence: and
 - (iii) the condition, presentation and general suitability of all existing similar uses/ facilities within the projected area of influence
- (e) details as to commitments and prospective major tenants; and
- (f) such other information as may be requested by the Council

²Site is defined as the area of land covered by Lot 1 on RP 178524, Lot 101 on RP 904439 & Lot 102 on RP 904439.

It is considered that the above changes will not have any effect on the structure and integrity of the Planning Scheme as its intent for development of this site is for the character and form proposed.

The State Government has enunciated by its own involvement in the area and the works proposed by both QRail and the Department of Main Roads that this area will be an Industry Zone and this highway crossroad site will form an important support centre for that development.

The proposal is to change the level of assessment for development which is seen as consistent for this precinct from an Impact Assessable to Code. It would appear that the main reason why the Jondaryan Planning Scheme, when formulated, was written with this level of assessment was to protect the sequencing of development at the local centre and preventing any undue impact on other centres within the shire and in Toowoomba. We suggest that the development of the local centre is in some ways is a "chicken and the egg argument" of what should come first – the support structure or the industry. Market forces are prevalent now to allow development of the site and hence the current requirement for a Service Centre.

We suggest that appropriate "consistent" uses should be allowed to develop without the need for an Impact Assessable Application providing appropriate checks and measures are put in place so as not to unduly affect other surrounding centres. The proposed Local Centre Plan Code will set limits in regard to Floor Area and the existing Codes addressing issues such as amenity. Those coupled with the proposed Commercial Development Impact Assessment Reporting requirements will necessitate substantiation of any level of assessment above the stated limits to allow Code assessable Development to proceed. We consider that with this mechanism in place Council will have sufficient control over development to achieve the requisite checks and balances.

We also propose that the change from Impact Assessable Development to Code will allow certainty for developments to proceed without the hindrance of commercial objections and the protracted timeframes of an impact assessable application.

The other matter to be concerned is the likely effect on the future rights of submission and appeal available to the community from a change from Impact to Code Assessable development. As stated, the consistent uses are clearly enunciated as is the future intent for the land for developments such as proposed in this application. This leads to the issue of economic need or impact on the community. We consider that the proposed Commercial Development Impact Assessment Report will preclude any undue impacts on the community and businesses from code development of the site.

2.4.2 Development Permit for a Material Change of Use – Service Station and Commercial Premises

This part of the application deals with an application for a Development Permit for a Material Change of Use for Service Station and Commercial Premises. The proposed development is shown in the attached plans and relates to a development for a service centre similar to other on highways which provide not only a petrol offering but a number of fast food and convenience offerings. It is also not uncommon to have information booths or other services for the traveller whether they are local or are travelling outside the shire boundaries. The importance of such a facility in close proximity to the new development sites in the Industry Zone is obvious.

The development allows for all sizes of vehicles to use the site as there will also be a separate diesel facility for larger vehicles. Again, this is an integral part of/for the future development of the Industry Zone.

2.4.3 ERA 11(a) Petroleum Storage

This is for an approval for the storage of petroleum products under the Environmental Protection Act. I.e. an Environmentally Relevant Activity (ERA 11(a) Petroleum Storage up to 500,000 litres. A further application will be made to Council for the Flammable and Combustible Liquids Licence by the operator.

2.4.4 Development Permits for a Reconfiguration of a Lot

This component includes requesting Development Permits for the Reconfiguration of a Lot (Realignment of Boundaries – 2 lots into 2 lots) of Lot 1 on RP178524 & Lot 102 on RP904439 to allow for the proposed Service Centre to be located on its own separate lot and a proposed Easement G which will provide for reciprocal access across both the proposed lots.

2.4.5 Other Approvals Sought

Other approvals sought as part of the application are Preliminary Approvals for Building Works, Plumbing and Drainage Works and Landscaping.

2.5 Drawings

The proposal is depicted upon the following attached drawings from Thomson Adsett Architects:-

- | | | |
|--------------|----------------|--------------------------------|
| • DA01 Rev A | Dated 29.10.07 | General Site Plan |
| • DA02 Rev A | Dated 29.10.07 | Reconfiguration Plan |
| • DA03 Rev A | Dated 29.10.07 | Proposed Elevations & Sections |

A copy of the Contour Plan from Byrne Surveyors:-

Plan No: 07/298A dated 7 Oct 2007

A copy of the Registered Plans for:-

RP178524
RP904439
Easement B on RP904439
Easement C on RP904439
Easement D on RP904439
Easement E on RP904439
Easement F on RP904439

2.6 Documents

The following documents are also included: - McCormick Rankin Cagney Pty Ltd Traffic Engineering Report Dated 7-11-07

3.0 SITE HISTORY

The site is currently occupied by a Vehicle Sales Yard, Service Station, Motel, Detached Dwelling and various outbuildings as well as what appears to be the repository for a variety of old equipment and vehicles. We are unaware of the early history of the site but understand that the current owners have held the property for a considerable amount of time.

4.0 SITE CHARACTERISTICS

4.1 Topography, Slope & Views

The site falls gently by approximately 5 metres from the highway to the north. The site has views predominantly to the north over a rural landscape.

4.2 Road Frontage

The site has a frontage of approximately 211 metres to the Warrego Highway and 195 m to Stegers Road.

4.3 Shape of the Site

The site is almost rectangular in shape.

4.4 Street Furniture

Street furniture around the subject site is consistent with that found in the Charlton/Oakey area.

4.5 Existing Significant Vegetation

The site contains a few trees but no large stands of vegetation of note.

4.6 Surrounding Land Use

The land to the north and east is predominantly open farming land. To the immediate west are two rural paddocks which lead on to Charlton State School. Across the Warrego Highway to the south is a shopping centre incorporating a produce store, butcher shop, bakery and fruit shop. To the south west are a couple of detached dwellings and the south east what appears to be a disused poultry farm.

4.7 Anticipated Future Development

From recent developments, the site is clearly destined to become the Local Centre to support the future Charlton/Wellcamp Regional Industry Zone and in particular the local Transport and Warehousing development proposed in that zone.

5.0 INTEGRATED PLANNING ACT

IPA enables an applicant to seek a preliminary approval overriding the planning scheme if the application involves a material change of use and is impact assessable development [s 3.1.6 of the IPA]. The application may seek to:

- establish the level of assessment for any further development on the site; and
- identify the codes against which subsequent development will be assessed.

If approved, the preliminary approval establishes specific use rights for the land.

The relevant sections of IPA and the IPA Guidelines state:-

This application seeks to obtain a preliminary approval varying the effect of a planning scheme on the land as well as for the change to the scheme to be made.

An application to vary the effect of a planning scheme under s3.1.6 can only be made as part of an application for a preliminary approval, that is, in order to facilitate a particular form of proposed development that may not otherwise be achieved under the planning scheme. An application to vary the effect of the planning scheme cannot be made independently of such a development proposal, and is consequently in no way similar to a rezoning application under the repealed Local Government (Planning and Environment) Act 1990. Rezoning applications under the repealed Act were not necessarily associated with a particular development proposal, and resulted in a permanent change to the planning scheme.

Public notification applies to a preliminary approval (varying the effect of the planning scheme)

All applications for preliminary approval involving variations to the planning scheme require public notification. The only exception is where a preliminary approval is 'layered', and the variation of the planning scheme being sought is consistent with an earlier preliminary approval in relation to the proposal [s3.4.2(3) of the IPA]. The public notification period for s3.1.6 applications is 30 business days starting on the day after the last notification action is carried out, rather than 15 business days [s6.7.1A of the IPA].

Matters to consider regarding preliminary approval (varying the effect of the planning scheme)

The criteria for assessing the proposed variations to the effect of the planning scheme are set out in s3.5.5A of the IPA and include:

- the common material;
- the result of the assessment of the development under section 3.5.4 or 3.5.5;
- the effect of the variations on any future submitter rights, with particular regard to the amount and detail of supporting information for the current application;
- the consistency of the variations with the planning scheme;
- relevant State planning policies and the SEQ regional plan if applicable; and
- matters prescribed under a regulation.

These criteria are concerned, not with the merits of the proposed development (i.e. its height, bulk, the side boundary clearances etc), but rather primarily with the effect of the proposed variations on the structure and integrity of the planning scheme, and their likely effect on the future rights of submission and appeal available to the community. They imply that proposed variations should not be approved if they are substantially inconsistent with the policy of the planning scheme (which should be articulated in the applicable land use codes) or if the information available with the application is insufficient to form a clear view about the character and form of the development.

s3.1.6 Preliminary approval may override a local planning instrument

(1) This section applies if—

- (a) an applicant applies for a preliminary approval; and
- (b) part of the application states the way in which the applicant seeks the approval to vary the effect of any local planning instrument for the land.

(2) Subsection (3) applies to the extent the application is for—

- (a) development that is a material change of use; and
- (b) the part mentioned in subsection (1) (b).

(3) If the preliminary approval approves the material change of use, the preliminary approval may, in addition to the things an approval may do under part 5, do either or both of the following for development relating to the material change of use—

- (a) state that the development is—
 - (i) assessable development (requiring code or impact assessment); or
 - (ii) self-assessable development; or
 - (iii) exempt development;
- (b) identify any codes for the development.

(4) Subsection (5) applies to the extent the application is for—

- (a) development other than a material change of use; and
- (b) the part mentioned in subsection (1) (b).

(5) If the preliminary approval approves the development, the preliminary approval may, in addition to the things an approval may do under part 5, do either or both of the following for the development—

- (a) state that the development is—
 - (i) assessable development (requiring code or impact assessment); or
 - (ii) self-assessable development; or
 - (iii) exempt development;
- (b) identify codes for the development.

(6) To the extent the preliminary approval, by doing either or both of the things mentioned in subsection (3) or (5), is different to the local planning instrument, the approval prevails.

(7) However, subsection (3) or (5) no longer applies to development mentioned in subsection (3) (a) or (5) (a) when the first of the following happens—

- (a) the development approved by the preliminary approval and authorised by a later development permit is completed;
- (b) any time limit for completing the development ends.

(8) To the extent the preliminary approval is inconsistent with schedule 8 or 9, the preliminary approval is of no effect.

6.0 JONDARYAN PLANNING SCHEME

6.1 Structure Plan

The site is within the Charlton/Wellcamp Regional Industry Area of the Structure Plan.

6.2 Zoning

The site is located in the Charlton Wellcamp Regional Industry Zone.

6.3 Zone Precinct

Within the Charlton Wellcamp Regional Industry Zone, the site is within the Local Centre Facilities Precinct.

6.4 Proposed Uses

The MCU component of the proposal falls with the following defined uses:-

Service Station the use of premises primarily for refuelling motor vehicles and including the ancillary use of the premises for:

- retail sale of oils, greases and other motoring accessories and convenience items; and
- the servicing and repair of vehicles.

Commercial Premises displaying or offering goods or services for sale by retail or for hire, or other business, professional or commercial purposes not separately defined.

Environmentally Relevant Activity - ERA 11(a) Petroleum Product Storing up to 500,000 litres.

6.5 Levels of Assessment

MCU Application - On reference to Section (E) Local Centre Facilities Precinct of the Planning Scheme's Table 11 Assessment Categories and Relevant Assessment Criteria for the Charlton/Wellcamp Regional Industry Zone both the Service Station and Commercial Premises uses are listed as Impact Assessable with the relevant codes listed as:-

- Charlton/Wellcamp Regional Industry Zone Code
- Commercial Development Code

Preliminary Approval under s3.1.6 of IPA - The proposal in seeking to obtain a Preliminary Approval to override the Planning Scheme is Impact Assessable.

Reconfiguring a Lot – As per Table 12 of the Planning Scheme this component is Code Assessable with the Relevant Codes being Charlton/Wellcamp Regional Industry Zone Code and the Reconfiguring a Lot Code.

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7.0 COMPLIANCE SUMMARY

7.1 Overall Outcomes

The site is included in the Local Centre Facilities Precinct of the Charlton/Wellcamp Regional Industry Zone. The Overall Outcomes for the Local Centre Facilities Precinct are as follows:-

- The role of Charlton as the focus of commercial development and community facilities for the zone and surrounding rural locality is maintained and enhanced.
- Uses reasonably associated with industrial operations or those directly serving workers (including catering, short term accommodation, convenience shopping, child-care and sporting recreational facilities) are appropriate within this precinct, or on land adjoining this precinct where no suitable site is available within it.

The proposed Service Centre Development and proposed changes to override the Planning Scheme agree within those outcomes.

7.2 Desired Environmental Outcomes

The desired environmental outcomes for the Jondaryan Shire are as follows:

- The Shire's natural and scenic attributes, biodiversity values and ecological processes are protected and maintained.*
 - The Shire's natural economic resources are sustainably managed and utilised in a manner that ensures their ecological and economic values are available for future generations.*
 - Jondaryan Shire has a sustainable industrial and rural base, with a wide range of employment opportunities due to the expansion of existing industries and the establishment of new economic activities, especially those that are of regional importance.*
 - Effective coordination between infrastructure services, land use planning and economic development activities is achieved, and infrastructure is protected (including transport, water supply and energy corridors and telecommunication services) from inappropriate development.*
 - Places of cultural significance in the Shire are protected and a high quality built environment is achieved with development consistent with desired local character and sited so as to minimise the potential adverse impacts of flood, bushfire and landslide.*
 - Quality residential lifestyle choices and employment opportunities are provided for in Jondaryan Shire and communities are developed in an efficient and sustainable manner.*
 - Convenient access to a diversity of housing, services and facilities in established settlements is achieved.*
- Again, the proposal will fit within the above mentioned DEO's that are relevant to the site.

8.0 CODE COMPLIANCE

Table 12 in the Planning Scheme identifies the following Codes as Relevant Assessment Criteria – Applicable Codes:-

a) Zone codes

- Charlton/Wellcamp Regional Industry zone code;

b) Overlay codes

- Conservation overlays code;
- Economic Resource overlays code;
- Major Infrastructure and Corridor overlays code.

c) Development of a Stated Purpose codes

- Commercial Development code;

d) Development of a Stated Type codes

- Reconfiguring a Lot code;
- Filling and Excavation code;
- Signage code.

Assessment against the above Codes follows.

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8.1 Charlton/Wellcamp Regional Industry Zone Code

8.1.1 Element (i): RECONFIGURING A LOT

Specific Outcomes	Probable Solutions	Proposed Solutions
<p>SO1.1 Lots must have appropriate area and dimensions for the siting and construction of required buildings and other structures, the provision of safe access and adequate onsite vehicle parking, required landscaping and buffering, other user needs and environmental considerations, having particular regard to the specific outcomes of the other Elements of this code.</p> <p>SO1.2 Lot size and dimensions must take into account the slope of the land, topography, and the desirability of minimizing earthworks/retaining walls associated with building construction.</p> <p>SO1.3 Lot size and dimensions must enable buildings, structures and use areas to be sited and managed to:</p> <ul style="list-style-type: none"> ☐ protect natural or cultural features; ☐ respect site constraints including soil conditions, bushfire risk, flooding, erosion, drainage and buffers to incompatible land uses; ☐ allow for special features such as important vegetation, landforms, waterways and views to be protected or enhanced; and ☐ if applicable, protect the on-going or future viability of adjoining Good Quality Agricultural Land for viable commercial rural production. 	<p>(in relation to SO1.1 to SO1.3)</p> <p>PS1.1 The reconfiguration creates regular shaped lots with minimum sizes and average widths complying with PS3.1, 3.2 and 3.3 in relation to Element (iii) - Site Layout.</p> <p>AND Lot area and dimensions allow for site development to incorporate open space:</p> <ul style="list-style-type: none"> ☐ to creeks contained within, or along the boundary of the land zoned Charlton/Wellcamp Regional Industry, by providing for a minimum 70m wide corridor, or the corridor of flood prone land, to be established and maintained as a sustainably vegetated area along each side of the creek³³, ☐ to adjoining good quality agricultural land external to the Zone, by providing minimum 40m wide buffer areas designed in accordance with Section 3 of the State Government's <i>Planning Guidelines: Separating Agricultural and Residential Land Uses</i>; and ☐ in accordance with the open space and buffer area network as shown on the zone map³⁴. 	<p>PS 1.1 to PS1.3 - Complies – the reconfiguration is a boundary realignment which will see the existing two lots become differently orientated with one lot containing the proposed Service Centre of just over 1 hectare and the balance or proposed Lot 2, 2.67ha.</p> <p>The proposed lots are seen to have the appropriate dimensions and orientation to allow for the future development of the site. PS3.1,3.2 & 3.3 do not appear to make reference to appropriate lot sizes in regard to the proposed uses.</p> <p>No buffers are required as the site is not adjacent to a creek nor is the adjoining site zoned for agricultural purposes.</p>
<p>SO1.4 The reconfiguration must give the location a strong and positive identity by responding to site characteristics, setting, landmarks, places of cultural heritage significance and views and by establishing clearly legible road hierarchy and streetscaping themes.</p> <p>SO1.5 The design must facilitate the staged development of the precinct in an orderly, integrated and cost-effective</p>	<p>(in relation to SO1.4 to SO1.5)</p> <p>PS1.2 No Probable Solution is prescribed³⁵.</p>	<p>PS 1.4 & PS1.5 - Complies – The Design enables the orderly development of the site with a Service Station anchored development while leaving a balance lot which can be integrated with the adjoin proposed lot for the eventual development of the precinct.</p>

way, and the integration of business and industry premises into their surroundings, ensuring minimal impact on the amenity of adjacent or nearby areas.

³³ Measured from the near-side edge of the top of the bank of the defined watercourse channel.

³⁴ Acquisition of open space may be through:

- ☐ development contributions in accordance with Council's relevant planning scheme policy; or
- ☐ an Infrastructure Charges Plan prepared under the relevant provisions of the Act; or
- ☐ an Infrastructure Agreement entered into in accordance with the relevant provisions of the Act.

³⁵ One way to demonstrate compliance with the Specific Outcomes is to prepare a structure plan as per Planning Scheme Policy 1.

Council may itself prepare Structure Plans or request a development proponent to prepare an overall structure plan for the locality. A development proponent may also prepare an alternative structure plan for approval by Council to replace an existing plan.

Any such proponent prepared plan will be assessed and decided upon by Council at the time of lot be configuration, or material change of use (if no lot is to be reconfigured).

SO1.6

The street system must provide a high level of internal accessibility and safe external connections for vehicles (including heavy vehicles), which includes minimising the use of cul-de- sacs.

SO1.7

The street system and road hierarchy must have capacity to safely and efficiently accommodate projected vehicle movements, and must allow adequate and safe connectivity to the external road network in a way that does not compromise the operating conditions of that network, particularly the Warrego Highway, the Toowoomba-Cecil Plains Road and the Toowoomba Bypass (when constructed).

SO1.8

The road and street system must have a clear structure, with component streets designed and constructed to operate to their intended function and hierarchy.

SO1.9

The street system must take proper account of the topography and natural drainage systems.

SO1.10

The layout must provide a network of streets, paths

(in relation to SO1.6 to SO1.11)

PS1.3

The street system reflects the characteristics specified in Table 1 (See Figures 1a and 1b also).

PS1.4

All streets link with other streets that are no more than one level higher or lower in the hierarchy.

PS1.5

Compliance with the principles of Section 3.5 of Queensland Transport's "Shaping Up" document in that, the development must:

- ☐ integrate with surrounding land uses and transport systems;
- ☐ provide direct connections to public transport routes;
- ☐ facilitate ease of access (by walking or by proximity to a public transport route);
- ☐ provide for public transport operations and alternative modes.

PS1.3 to PS 1.11 - Not applicable – No new streets or roads are proposed. Access is to remain off the Warrego Highway and Stegers Road.

and cycle ways which allow for a high degree of local accessibility and connectivity and achieve a high standard of comfort and safety, through the use of trees and lighting, surveillance from buildings along street frontages and the discouragement of higher traffic speeds.

SO1.11

The density and layout of the development, including the reconfiguration of lots for industrial purposes, is to be responsive to the promotion of public transport and non vehicular transport modes.

8.1.2 Element (ii): SITE SERVICES AND EXTERNAL WORKS

Specific Outcomes	Probable Solutions	Proposed Solutions
<p>SO2.1 For each new use of premises, provision must be made for the treatment and disposal of sewage and other wastewater such that acceptable public health and environmental standards are maintained.</p> <p>AND</p> <p>SO2.2 Each new premises must be provided with an adequate and reliable supply of potable and general use water.</p> <p>AND</p> <p>SO2.3 Each new premises must provide for adequate standards of vehicle access, and for footpath formation to match, or improve, existing conditions.</p> <p>SO2.4 Each new premises must provide for sufficient onsite carparking to safely accommodate the amount and type of vehicle traffic expected to be generated by the development.</p>	<p>(in relation to SO2.1 to SO2.4)</p> <p>PS2.1 Development of any new premises is carried out on a site which is:</p> <ul style="list-style-type: none"> ☐ connected to an approved reticulated sewerage system; ☐ connected to an approved reticulated water supply; ☐ supplied with electricity; and ☐ provided with the following external works: <ul style="list-style-type: none"> i) a reinforced industrial crossing or crossings from the road pavement to the site, ii) the construction/reinstatement of concrete kerb and channelling along the full frontage or frontages of the site where such kerb and channelling is not provided, or is damaged or removed, and iii) the construction of road pavement from the lip of the channelling referred to in provision (ii) above. ☐ to any existing pavement where the road is paved but not paved for the full width of the carriageway; or ☐ to the centreline of the carriageway, or 8 metres in width, whichever is the greater, where the road is not paved; On-site carparking and loading is provided in accordance with the standards stated in Schedule 5. <p>Site specific measures must be implemented as necessary in accordance with the relevant Council or service authority standards.</p>	<p>PS2.1 – Performance Solution</p> <p>a. Sewer– As advised by Council, reticulated sewerage system is proposed in the near future. As suggested by Council, a collection and pump out tank is proposed in the short term to obviate the need for an on-site treatment plant and waste water disposal area for the new Service Centre Development. The existing service station and motel will continue to operate off their existing approved systems. When sewer is supplied to the site the proposed collection tank will be decommissioned.</p> <p>b. Reticulated water supply – As with the sewer a reticulated water supply is planned by Council. In the interim, rainwater will be harvested and stored in an underground tank which may be augmented if required by local potable water carriers. On completion of the reticulated water to the site, the rainwater harvesting tank will be used for uses such as toilet flushing, landscape areas and wash down uses.</p> <p>c. Electricity – The site is already connected</p> <p>d. The following external works are proposed:-</p> <ul style="list-style-type: none"> i) two reinforced industrial crossings to

		<p>ii) Stegers Road from the road pavement</p> <p>The use of swales along the road frontages to allow drainage and water infiltration</p> <p>iii) the construction of some road to Stegers Road</p> <p>e. On-site carparking and loading is provided in accordance with the standards stated in Schedule 5 of at least 1 space for 25m² of floor area for the Commercial Premises and 1.5 spaces for each pump. That equates to 39 spaces for the Commercial Premises and 6 for the 4 pumps and 3 further spaces for staff parking – a total of 47.</p>
SO2.5 Site specific measures must be implemented as necessary in accordance with the relevant Council or service authority standards.	PS2.2 Where necessary, alterations or repairs to public utility mains, services or installations involved in or caused by the development of the premises are made at no cost to the service authorities or the Council prior to the commencement of the use of the premises.	PS2.2 - Noted
SO2.6 Electrical infrastructure is protected to ensure its efficient and safe operation.	<p>PS2.3 No development is to occur within a registered electricity easement.</p> <p>PS2.4 Any development near an electricity line is to be in accordance with the "Electrical Safety Act 2002".</p> <p>PS2.5 Trees planted adjacent to electrical infrastructure do not interfere with the electricity infrastructure.</p>	PS2.5 to PS2.5 – Complies – No development or landscaping is to occur within or near an electricity easement.

8.1.3 Element (iii): SITE LAYOUT

Specific Outcomes	Acceptable Solutions	Proposed Solutions
SO3 Premises must be established on a site having sufficient area and dimensions to accommodate the building or buildings, vehicle access and on-site vehicle movement, associated parking area, service vehicle provision, storage areas, landscaping, and any buffering area requirements, in accordance with the intended precinct character (see Figures 2a and 2b).	PS3 Premises are established on regular - shaped sites having a minimum area and an average width of not less than the following: Precinct Minimum Area Minimum Average Width Transport and Warehousing and General and Rural Industries Major Industry	PS3 – Complies – The proposed lots are almost rectangular in shape excluding the area covered by Lot 101. There are no limits shown for the Local Facilities Centre but the sizes proposed allow for integration and future development of the site.
	2ha 100m 4ha 150m	

	<p>Quarrying and Environmental Industries 0.5ha As may be determined by Council</p> <p>AND</p> <p>Smaller industry on allotments ranging in size from 4000m² to 2ha may be established within the General and Rural Industries Precinct³⁷.</p> <p>AND</p> <p>On-site vehicle access, parking and manoeuvring comply with the relevant provisions of Schedule 5.</p>	
<p>SO3.1</p> <p>The site layout must take into account on-site and surrounding topography, drainage patterns, utility services, access, vegetation, and adjoining land use.³⁸</p>	<p>PS3.1</p> <p>No Probable Solution is prescribed.</p>	<p>PS3.1 – Complies – The layout allows for the fall of the site from the highway down to the north and natural drainage. Access is logical and there is little vegetation on the site.</p>
<p>SO3.2</p> <p>The site layout, building form and landscaping must assist in minimising noise generation and spill lighting and screening unsightly open storage and other outdoor areas from public view.</p>	<p>PS3.2</p> <p>The site layout and building form maximise protection of surrounding sensitive uses from adverse impacts by having:</p> <ul style="list-style-type: none"> ☐ all or most building openings facing away from sensitive uses, and ☐ external lighting oriented away from residential and community uses and ☐ landscaping which complies with the Probable Solutions of Element (v) below. 	<p>PS3.2 The orientation of the centre has been dictated by the proposed uses and existing road frontages. The closest sensitive receiving use is the school and it is located over 150metres away. The highway which is considered a louder noisier generator/emitter is closer to the school than the proposed service centre.</p>
<p>SO3.3</p> <p>The site layout must contribute as much as possible to energy efficiency (in terms of heating, cooling, lighting and natural ventilation).</p>	<p>PS3.3</p> <p>The building is sited to maximise the exposure of occupants to cooling summer breezes, and to minimise their exposure to the western summer sun and to cold winter winds.</p>	<p>PS3.3 – The building will be predominantly enclosed and air-conditioned with awnings and canopies protecting the building from the western sun.</p>
<p>SO3.4</p> <p>Where the site is not being fully developed at one time, the layout must allow for later development to be carried out in an orderly and efficient manner.</p>	<p>PS3.4</p> <p>No Probable Solution is prescribed.</p>	

8.1.4 Element (iv): ENVIRONMENTAL PERFORMANCE

Specific Outcomes	Probable Solutions	Proposed Solutions
<p>SO4.1</p> <p>Air Quality</p> <p>Development and use must prevent or minimise any emissions of odour, dust and air pollutants such that:</p> <ul style="list-style-type: none"> ☐ harm or nuisance is not caused beyond the site boundaries; 	<p>PS4.1</p> <p>Air Quality</p> <p>Where relevant, development and use achieves the emission standards set out in the <i>Environmental Protection (Air) Policy</i>.</p>	<p>PS4.1 Noted</p>

☐ applicable State and national legislative requirements are satisfied; ☐ allowable maximum stack source emission rates of sulphur dioxide are not exceeded; and ☐ air quality conducive to the life, health and well-being of people is maintained		
SO4.2 Noise Development and use must prevent or minimise the generation of any noise such that: ☐ nuisance is not caused to adjoining properties or other noise sensitive areas; and ☐ applicable legislative requirements are met.	PS4.2 Noise Development and use protects the environmental values set out in the <i>Environmental Protection (Noise) Policy</i> .	PS4.2 – Noted – There are no proximate sensitive receiving environments proximate to the site. As mentioned above the closest sensitive receiving use is the school and it is located over 150metres away. The highway which is considered a louder noisier generator/emitter is closer to the school than the proposed service centre.
SO4.3 Waste Management Development and use must provide for the collection, treatment and disposal of solid and liquid wastes such that: ☐ any applicable State and national legislative and policy requirements are satisfied; ☐ off-site releases of contaminants do not occur; ☐ all wastes are collected and disposed of in accordance with relevant licence and approval conditions; and ☐ measures to minimise waste generation and to maximise recycling are identified and implemented.	PS4.3 Waste Management Site specific waste management measures are used which are based on the hierarchy of: ☐ waste prevention/avoidance, ☐ waste recycling/reuse, ☐ waste to energy, ☐ waste treatment, and then ☐ waste disposal, and ☐ in compliance with the principles and provisions of <i>Environmental Protection (Waste Management) Policy</i> , and in compliance with the stormwater management provisions of the Acceptable Measures of Element (vi) below.	PS4.2 – Enclosed waste areas are proposed as part of the development and they will be accessed of the loading bay on the eastern side of the development.
SO4.4 Wastewater Development and use must prevent or manage any discharges of stormwater runoff or wastewater from the site to any watercourse or water body, roadside gutter or stormwater drainage system such that: ☐ no unacceptable levels of sediment or pollutants enter the waterway, ☐ the ecological and hydraulic processes of the waterway are not adversely affected, and ☐ relevant State and national standards and policies are met, where sustainable on-site disposal of wastewater is not feasible.	PS4.4 Wastewater Development and use achieves wastewater discharge criteria which do not exceed the water quality guideline levels of <i>Australian Water Quality Guidelines for Fresh and Marine Waters</i> (ANZECC) 2000.	PS4.4 – Complies – The site utilises WSUD principles in regard to the incorporation of swales and Biofilter areas that will treat the rainwater runoff while also allowing for infiltration in hardstand, driveway and carparking areas. There will however be some areas such as under the canopies which will have their own drainage system to collect any rainwater which is mixed with petroleum product discharge and that under canopy water will be collected in blind sumps which will be regularly pumped out and disposed of by appropriate means. Those systems will also include bunded areas around fuel filling points which will allow for any spills during fuel delivery by tankers to be contained and disposed of safely.
SO4.5	PS4.5	PS4.5 – Complies – The Water Sensitive Urban

Surface and Groundwater Development and use must not degrade existing groundwater and surface water quality and flow such that: <ul style="list-style-type: none"> ☐ no unacceptable decrease in water quality occurs; ☐ groundwater recharge and extraction are managed to achieve sustainable use, and ☐ relevant State and national standards and policies are met. 	Surface and Groundwater Development and use achieves ground and surface water criteria which do not exceed the water quality guideline levels of: <ul style="list-style-type: none"> ☐ <i>Australian Water Quality Guidelines for Fresh and Marine Waters</i> (ANZECC) 2000; or ☐ existing water quality and flow conditions. 	Design Principles proposed by way of the swales, large areas of landscaping, bio-filters and under canopy catchment will allow for groundwater recharge by infiltration after preliminary treatment without any decrease in water quality.
SO4.6 Environmental Management Adequate management, technical and financial resources are provided to effectively meet environmental management commitments where the development is in relation to any of the following and is not minor: <ul style="list-style-type: none"> ☐ any industry requiring an environmental licence, or being a "notifiable activity", under the <i>Environmental Protection Act</i> where on a site in the Transport and Warehousing or General and Rural Industries precincts; or ☐ any other use where Council considers such documentation is warranted by a high impact potential and the carrying out of the required management measures. 	PS4.6 No Probable Solution is prescribed. ³⁹	PS4.6 Noted – See attached document in regard to the ERA Application.
SO4.7 Hazard and Risk The industry must contribute to public safety by: <ul style="list-style-type: none"> ☐ minimising the potential for harm to development by natural events; and ☐ minimising the potential for harm to the surrounding community. 	PS4.7 No Probable Solution is prescribed. ⁴⁰	PS4.7 – Not applicable – The proposed use is not an industry.
SO4.8 Measures are introduced that will minimise mosquito breeding sites to protect residents and tourists from mosquito borne diseases.	PS4.8 No Probable Solution is prescribed ⁴¹ .	PS4.8 Noted
³⁹ Council may require as part of an information request, an environmental impact study, management plan, and/or other suitable report or statement has been prepared which satisfies Council that adequate management, technical and financial resources are to be provided to effectively meet environmental management commitments; and then the provision of the required resources. ⁴⁰ Council may require as part of an information request, a hazard and risk assessment that demonstrates that potential hazards have been controlled through physical design, material handling and storage, adopted site procedures and safety management systems. ⁴¹ To assist in achieving this specific outcome Queensland Health has developed a "Guideline to Minimise Mosquito and Biting Midge Problems in New Development Areas".		

8.1.5 Element (v): LANDSCAPING

Specific Outcomes	Probable Solutions	Proposed Solutions
<p>SO5 Landscaping must be designed, established and maintained in a manner to:</p> <ul style="list-style-type: none"> ☐ be an appropriate scale relative both to the street reserve width and to the size and nature of the development; ☐ incorporate significant existing vegetation, where possible; ☐ be sensitive to site attributes, such as streetscape character, natural landform, existing vegetation, views and drainage; ☐ allow adequate lighting and pedestrian and vehicular safety; ☐ effectively screen storage and service areas from views from outside the site; ☐ provide visual relief and shade, particularly throughout open car parking areas; and ☐ provide effective buffering to any adjoining watercourse or good quality agricultural land; ☐ ensure only suitable plants are planted in the vicinity of infrastructure; ☐ not interfere with a vehicle drivers line of sight or vision. 	<p>PS5.1 The provision of on-site landscaping:</p> <ul style="list-style-type: none"> ☐ along the full length of the road frontage of the site, apart from vehicle access points, where such landscaping has a minimum width of: <ul style="list-style-type: none"> i) 10m along the Toowoomba Bypass Corridor, and where opposite rural land outside the Charlton/Wellcamp Regional Industry zone; ii) 6m along the Warrego Highway; and iii) Toowoomba-Cecil Plains Road; and iv) 2m along the Warrego Highway within the Local Centre Facilities Precinct; and v) 3 m along any other road frontage. ☐ along the full length of any boundary adjoining rural land outside the Charlton/Wellcamp Regional industry zone for a minimum width of 40m; ☐ along any adjoining watercourse for a minimum width of 70m (measured from the edge of the defined watercourse channel and applicable to each side of the watercourse); and ☐ elsewhere on the site to screen outdoor storage areas and other unsightly open areas from public view where such screen planting has a minimum width and height of 2m. <p>AND Complies with relevant standards in Schedule 4 – Landscaping.</p> <p>PS5.2 Landscaping near electric lines or substations, whether for commercial or private purposes, is designed and developed so that:</p> <ul style="list-style-type: none"> ☐ on land in, or within 5.0 metres of, an electric line shadow, or within 5.0 metres of a substation boundary, any vegetation at maturity or landscaping structures or works do not exceed 4.0 metres in height; ☐ otherwise, vegetation is planted in a position that is further from the nearest edge of the electric line shadow or substation boundary than the expected maximum height at maturity of the vegetation; ☐ on land adjoining an electricity substation boundary, 	<p>PS5.1 The plan for the service centre incorporates substantial landscape areas to all boundaries and throughout the site. There is one area where the landscape strip does not comply and that is along the Warrego Highway frontage where there is an internal circulation road inside a smaller landscape strip. You will however note the landscape provided between this circulation road and the Service Centre building is to be well landscaped. There are no outdoor storage areas proposed nor are there any interfaces to creeks or watercourses or to any boundary adjoining rural zoned land.</p> <p>The requirements of Schedule 4 – Landscaping have been noted and we request that Council condition the approval for these requirements to be incorporated into a Landscape Plan which is to be prepared as part of an Operational Works Application.</p> <p>PS5.2 Complies There is no landscaping proposed in the areas mentioned in regard to electricity easements or access points.</p>

the vegetation foliage at maturity is not within 3.0 metres of the substation boundary. However, where a substation has a solid wall along any part of its boundary, foliage may extend to, but not above or beyond, that solid wall;
☐ there is personnel and vehicular access available to the electricity works.

8.1.6 Element (vi): STORMWATER MANAGEMENT

Specific Outcomes	Probable Solutions	Proposed Solutions
<p>SO6.1 The provision or upgrading of a drainage system which has the capacity to control 1 in 5 year stormwater flows under normal operating conditions and is designed:</p> <ul style="list-style-type: none"> ☐ to make full use of on-site stormwater retention, including the collection of water for reuse, and the use of car parking areas for stormwater reticulation; ☐ to prevent ponding for a prolonged period; ☐ to ensure that existing downstream systems are not adversely affected; ☐ to be accessible, durable, cost-effective and easily maintainable; ☐ to provide for the safety of pedestrians and vehicles; ☐ to prevent accumulation of silts and blockages by debris; and ☐ to direct all drainage to the street gutters or other point of lawful discharge; ☐ to retain the form of any vegetated cover of the natural drainage system. 	<p>PS6.1 Design and construction of roof and lot drainage systems comply with the requirements of:</p> <ul style="list-style-type: none"> ☐ <i>Queensland Urban Drainage Manual - s.5.18 "Roof and Allotment Drainage";</i> ☐ <i>Australian Standard - AS 2180; and</i> ☐ <i>Australian Standard - AS 3500.3.</i> <p>AND On-site drainage is provided and maintained to protect the quality of downstream water to within acceptable limits in accordance with the <i>Australian Water Quality Guidelines for Fresh and Marine Waters</i> (ANZECC), 2000 or equivalent National, State or regional guidelines adopted by Council, or site specific standards approved by Council.</p>	<p>PS6.1 the proposal will provide as part of an Operational Works Application a full Stormwater Management Plan for Council's Approval. However the proposed arrangements incorporate design and features that make full use of on-site stormwater retention, including the rainwater harvesting for reuse, and the use of car parking areas for stormwater reticulation by the use of WSUD principles such as grassed swales and bio-filters and the use of other large parking and landscaped areas as detention basins in the event of larger storm events.</p>
<p>SO6.2 Security of tenure for rights to convey and/or discharge stormwater must be achieved.</p>	<p>PS6.2 Stormwater from the site is directed to the street gutters or other points of lawful discharge via easements obtained by development proponents.</p>	<p>PS6.2 Complies - All stormwater will be directed away from the Highway and Stegers Road. Roof Rainwater will be collected for reuse in a large underground tank and the use of swales, large landscape areas and bio-filters will maximise infiltration and allow for achieving on-site storm water sustainability rather than an off-site discharge.</p>
<p>SO6.3 Drainage must be designed to avoid environmental harm by not discharging to areas of native vegetation or permanently running waterways without prior treatment to remove or reduce sediment and nutrients to levels that are ecologically sustainable.</p>	<p>PS6.3 No Probable Solution is prescribed.</p>	<p>PS6.3 Complies - The use of grassed swales coupled with the proposed bio-filters will allow for sufficient treatment to remove sediment and nutrients. There is no discharge proposed to native vegetation or waterways.</p>

8.1.7 Element (vii): BUILDING SETBACKS

Specific Outcomes	Probable Solutions	Proposed Solutions
SO7.1 Buildings must be setback from the road frontage in such a way that: <ul style="list-style-type: none"> ☐ allowance is made for efficient use of the site and the desired road character and operation; ☐ future identified road corridors and existing highway/road interchange upgrades are not compromised; ☐ significant landscaping is able to be provided at the front of the site; ☐ onsite visitor carparking is able to be provided at an easily visible location at or near the front of the site; ☐ buildings contribute to an attractive streetscape character; ☐ buildings help to screen any unsightly outdoor service, storage or other use area; and ☐ the location of utility services and drainage paths are taken into account. 	PS7.1 All Buildings are setback not less than: <ul style="list-style-type: none"> ☐ 40m from the Toowoomba Bypass corridor; ☐ 20m from the Warrego Highway (other than in the Local Centre Facility Precinct) or the Toowoomba – Cecil Plains Road; or ☐ 10m otherwise. 	PS7.1 Complies The proposal complies with setbacks in excess of the 20m to the Warrego Highway and 10 metres to Stegers Road.
SO7.2 Buildings must be sited in relation to side and rear boundaries such that: <ul style="list-style-type: none"> ☐ allowance is made for efficient use of the site; ☐ the requirements of the Building Code of Australia can be satisfied; ☐ the location of utility services and drainage paths are taken into account; ☐ buildings help to screen any unsightly outdoor service, storage or other use areas; ☐ existing or likely future use of adjoining land is not significantly adversely affected; and ☐ effective buffer areas are provided to creeks, and to good quality agricultural land adjoining the Charlton/Wellcamp Regional Industry Zone. 	PS7.2 Buildings are setback: <ul style="list-style-type: none"> ☐ not less than 40m from any boundary adjoining land used or intended for use for rural purposes (outside the Charlton/Wellcamp Regional Industry Zone) or other sensitive purposes; and ☐ not less than 70m from Dry Creek, Westbrook Creek or Spring Creek; or otherwise; ☐ a minimum of 5m, or less than 0.5m, from any side or rear boundary; and ☐ a minimum of 5m on at least one side boundary if the rear boundary setback is more than 5m. 	PS7.2 Complies The relevant setbacks are:- <ul style="list-style-type: none"> ☐ a minimum of 5m, or less than 0.5m, from any side or rear boundary; and ☐ a minimum of 5m on at least one side boundary if the rear boundary setback is more than 5m. The proposed building setbacks are in excess of these distances.

8.1.8 Element (viii): BUILDING SCALE AND APPEARANCE

Specific Outcomes	Probable Solutions	Proposed Solutions
SO8.1 The front of the building must be designed and	PS8.1 The main entry to the building is easily identifiable from	PS8.1 Complies – The entries to the site will be well signposted and the design of the service centre

oriented to address the street.	the street and directly accessible through the front of the building. AND The office space of each building is sited and oriented towards the principal road frontage of the site.	building is such that the entry will be easily identified.
SO8.2 The building must be designed and finished to have a high quality, modern appearance that helps integrate the building into the environment in which it is set.	PS8.2 A building has materials, colours and architectural details of a high standard, and in accordance with the following: ☐ materials - brick, masonry, glass, colourbond; ☐ colours - "earth tones", greens, blues, greys.	PS8.2 – Complies – As can be seen from the Elevation Drawings, the walls will be a painted rendered blockwork with a colourbond roof and aluminium framed glass panels. The colours as indicated in those elevations will be earth tones with greys. There will also be a banding of the petroleum companies corporate colours.
SO8.3 The building must have a height and bulk that allow for the building to be set into the landscape/streetscape without becoming visually intrusive.	PS8.3 A building: ☐ occupying not more than 65% of the area of the site (or 50% in the Major Industry precinct); and ☐ having a height not greater than 12 metres where on land within 100 m of the Warrego Highway, Toowoomba Bypass or Toowoomba – Cecil Plains Road.	PS8.3 – The proposed bulk of the building will not be visually intrusive. It is of a single storey well less than 50% of the site area of proposed Lot 1.
SO8.4 The physical address of the building is to be displayed.	PS8.4 Street numbering is provided on the building in such a way as to be visible from the centre line of the street by day and night.	PS8.4 - Noted

8.1.9 Element (ix): ANCILLARY USE AREAS

Specific Outcomes	Probable Solutions	Proposed Solutions
SO9 Premises must have waste storage and collection areas, loading/unloading areas and any outdoor storage facilities: ☐ suitably located for convenient use and ☐ designed to be visually attractive or screened ⁴³ .	PS9.1 Waste storage and loading/unloading areas are located for convenient use and collection, adequately screened from public view and behind the main building line or in a building or enclosure. AND Outdoor storage areas are sited so as to be visually unobtrusive from the street or any nearby residential or other incompatible use, or screened from view.	PS9.1 An enclosed waste storage area is shown at the rear of the building adjacent to the loading areas and delivery truck circulation road.

8.1.10 Element (x): FENCES AND WALLS

Specific Outcomes	Probable Solutions	Proposed Solutions
SO10 Fences and walls ⁴⁴ :	PS10 Fencing is erected along the building line rather than	PS10 No fencing is proposed along the street frontages. There are no retaining walls and solid

☐ are finished and maintained to be visually attractive and to contribute to or blend with the site's landscaping;
☐ where appropriate, are designed and detailed to provide visual interest to the streetscape;
☐ are constructed of materials which are compatible with the buildings on the site;
☐ can provide effective screening from any adjoining incompatible use; and
☐ where appropriate, assist in highlighting entrances and paths.

the street frontage and/or screened by landscaping⁴⁵.
AND
Retaining walls do not exceed a height of 2m and are landscaped or otherwise detailed to be not appearing to be a solid expanse or mass.
AND
Solid fencing or walls or landscaped earth mounds are provided to screen views and/or buffer noise to any adjoining incompatible use.

fences proposed.

RTI DL RELEASE - EHP

8.2. Conservation Overlays Code

8.2.1 Element (I): Remnant Vegetation, Riparian Corridors And Catchment Area Of Lake Broadwater (Map OMIA)

Specific Outcomes	Acceptable Solutions	Proposed Solutions
SO1 Development is sited so as to pose the least threat to the conservation values of a site.	AS1 Buildings and associated infrastructure are located a minimum of 20m from remnant vegetation on and adjacent to the site e.g. within an already cleared area, disturbed area with little potential for rehabilitation, weedy area, an area away from other significant landscape features (e.g. Remnant vegetation along waterways).	PS1 There is no remnant vegetation within 20 metres.
Specific Outcomes	Probable Solutions	Proposed Solutions
SO1 The ecological values of areas identified in the Conservation Overlays (Map OMIA) must be protected and enhanced ⁵¹ .	PS1 Vegetation identified as State Significance or Regional Significance on Map OMIA is retained.	PS1 There is no vegetation identified as State Significance or Regional Significance on Map OMIA.
SO2 Viable networks of wildlife habitat are maintained or enhanced by retaining vegetation that will optimise connectivity. Where there is no alternative to the siting of infrastructure and activities across an ecological corridor the creation of alternative movement paths for wildlife is provided ⁵² .	PS2 (In partial fulfilment of SO2) Areas of habitat significance including features such as habitat trees (trees dead or alive that are greater than 80cm diameter and have hollows over 10cm diameter), are retained and protected through their inclusion in open space areas and/or vegetated buffers.	PS2 Noted - There is little vegetation on site and as it is soon to become an even more urbanised area with human and traffic noise it is unlikely there are any sustainable fauna habitats in the locale.
SO3 The ecological values and natural processes of rivers and major creeks are protected from development impacts to maintain or enhance pre-development environmental quality and aquatic habitat values.	PS3.1 Remnant Native vegetation is retained and rehabilitated along each side of a watercourse within a minimum of 25 m of each high bank. PS3.2 Reconfiguring a lot proposals adjacent to watercourses that require internal roads locate those roads between the riparian corridor and proposed development areas.	PS3.1 Not Applicable – No creeks or remnant vegetation.
SO4 Any waterway barrier or restriction to fish movement is to be designed such that the natural movement of fish is uninhibited ⁵³ .	PS4 No Probable Solution is prescribed ⁵⁴ .	PS4 – Not Applicable – No streams or waterways.
SO5 The ecological values of Lake Broadwater must be protected and/or enhanced by the retention of remnant vegetation and the appropriate design and location of waste disposal systems ⁵⁵ .	PS5 Remnant vegetation identified as being of "Conservation Significance" on Map OMIA within the identified catchment area of Lake Broadwater is to be retained.	PS5 – Not Applicable – The site is not in this identified catchment area.

8.2.2 Element (ii): Landscape Features Of Significance (Map OMIB)

Specific Outcomes	Probable Solutions	Proposed Solutions
SO6 The visual integrity of significant landscape features is protected and enhanced (Map OMIB).	PS6 Development within areas identified as landscape features of significance on Map OM1B must be compatible with the character and values of the feature.	PS6 Not Applicable – The site is not within any of the three areas identified.

8.2.3 Element (lii): Vulnerable Groundwater, Floodplain And Erosion Prone Areas (Map OMIC (A) and OMIC (B))

Specific Outcomes	Probable Solutions	Proposed Solutions
SO7 Development is carried out so as to maintain water quality by the appropriate design and location of waste disposal systems.	PS7 No Probable Solution is prescribed.	PS7 The site is identified as being in an erosion prone area but not within a flood plain area. Through the use of swales and bio-filters as well as detention basins on hardstand and landscaped areas stormwater runoff will be contained within the site, treated or polished and issues such as the runoff causing sheet or gully erosion will not be an issue.
SO8 Development is carried out so as to protect flow regimes by: ☐ allowing runoff to maintain a natural flow pattern ☐ minimising risk to adjacent natural resources.	PS8 Development is designed and located to minimise adverse impacts on flow regimes on the floodplain as shown on Map OMIC (a).	PS 8 – Not Applicable - Not in a flood plain.
SO9 Development minimises impacts on the chemical and physical fertility of soil through erosion, mass movement, increased salinity or water logging.	PS9 Vegetation is retained or revegetation occurs in areas identified as vulnerable to erosion and mass movement (as shown on Map OMIC (a)).	PS9 – There is little vegetation over the site however the landscaping proposed will assist in removing situations where erosion or mass movement may occur.

8.3 Economic Resource Overlays Code;

8.3.1 Element (I): Good Quality Agricultural Land (Map Om2a)

Specific Outcomes	Probable Solutions	Proposed Solutions
SO1 Development does not reduce the utility and productive capacity of good quality agricultural land in terms of: <ul style="list-style-type: none"> ☐ farm practices being protected from adjacent uses; ☐ adjacent uses not compromising agricultural operations; ☐ avoiding residential uses encroaching onto agricultural land; ☐ incorporating buffers to adjacent incompatible uses; ☐ defining a boundary between agricultural land and residential areas. 	PS1.1 Development is not located on land identified as being of good quality on Map OM2A. OR PS1.2 Development only occurs on land identified as good quality agricultural land on Map OM2A that has the following characteristics : <ul style="list-style-type: none"> ☐ slope > 12%; or ☐ soil depth <0.3m; or ☐ 50% rock (>200mm in diameter); and does not result in the alienation or fragmentation of GOAL. 	PS1.1 to PS3 The site is shown on OM2A as being good quality agricultural land. However, both the State Government and Jondaryan Shire Council through the Planning Scheme have indicated that the intention is for this site to be developed for Urban and not rural pursuits.
SO2 Reconfiguring lots on good quality agricultural land does not result in allotment sizes that restrict its use for agricultural purposes.	PS2.1 The minimum lot size is 80ha in the Rural zone. OR PS2.2 A proposed lot is smaller than 80ha, and the reconfiguration is a boundary realignment that would not create any additional lots or additional access points to State Controlled roads, and would provide for the implementation of improved land management practices.	
SO3 Lot size and dimensions must enable buildings, structures and use areas to be sited to protect the future viability of adjoining good quality agricultural land for commercial production.	PS3 The location of new lots intended for residential purposes complies with State Planning Policy 1/92 and the associated guidelines; <i>Separating Agricultural and Residential Land Uses</i> .	

8.3.2 Element (II): Quarries And Haul Routes (Map Om2b)

Specific Outcomes	Probable Solutions	Proposed Solutions
SO4 Development and land use in the vicinity of quarries are compatible with existing and future extractive operations and allow for the winning of materials in an efficient and sustainable manner.	PS4.1 Development and land use does not result in a higher concentration of people than existing prior to the development on land which is likely to be impacted upon by the extractive operations. PS4.2 When reconfiguring a lot, the number of lots is not increased.	PS4.1 to P5 The site is not identified on OM2B as proximate to the quarries or Haulage Routes.
SO5 Residential development on lots adjoining haul routes is located and constructed so as to minimise any constraint to the haul route.	PS5 Development is in accordance with Section 5.22; Elements (i) and (ii) of the Major Infrastructure and Corridor Overlays Code.	

8.4 Major Infrastructure and Corridor Overlays Code

8.4.1 Element (i): GENERAL PROVISIONS (SEE MAPS OM3A, OM3B AND OM3C)

Specific Outcomes	Acceptable Solutions	Proposed Solutions
SO1 Residential amenity is not compromised by excessive noise from Major Transport Corridors and the siting of development does not prejudice the intended role of the corridors ⁶¹ .	AS1 Residential buildings are located a minimum distance of 65m from Major Transport Corridors.	PS 1 – Not Applicable – Not a residential development.
SO2 The supply of natural oil or gas and the safety of the pipeline's operations must not be adversely affected and risk to life and property in the event of an accident involving the pipeline is minimised ⁶² .	AS2.1 The pipeline is incorporated within open space, dedicated utility corridors or road reserves, and not within new lots on private land. AS2.2 Guidelines on separation practice given in Australian Standard 2885, Pipelines – Gas and Liquid Petroleum are adhered to.	PS2.1 & PS2.2 – Not applicable – The site is not adjacent to the Oil Pipeline and is not within the Natural Gas Pipeline corridor.
SO3 The height of buildings or other structures must not affect the operational efficiency of the Army Aviation Centre or the Toowoomba Airport.	AS3.1 Buildings or other structures (including Private Forestry Plantations) in areas adjacent to the Army Aviation Centre as shown on Map OM3B are not to exceed the following heights: i) Area A – 0m; ii) Area B – 7.5m; iii) Area C – 15m; iv) Area D – 45m; v) Area E – 90m. AS3.2 Buildings or other structures in areas adjacent to the Toowoomba Airport as shown on Map OM3C are not to exceed a height of 8.5m ⁶³ .	PS3.1 Complies – The site is within Area D – The 45m height restriction zone. The development is well within this height limit. PS3.2 The site is within the flight path and approaches as well as the 8km Buffer for Wildlife Interference indicated in OM3C. The site is not within the 6km light sensitive zone buffer. The proposed structures are designed not to exceed 8.5m in height.
SO4 All development (other than extensions to existing buildings) on land inside the 20 ANEC contour, as shown for the Oakey Aviation Centre (Map OM3B) must be acoustically treated against the intrusion of aircraft noises.	AS4 Development within the 20 ANEC contour is acoustically insulated to the applicable standard required by AS2021 – Acoustics – Aircraft Noise Intrusion – Building Siting and Construction.	PS4 – Not applicable – The site is not within the 20 ANEC contour.

<p>SO5 Illuminated advertising devices or other artificial light sources, including street lighting and coloured lights, must not create a visual hazard for aircraft operation on approach to or take off from the Army Aviation Centre or the Toowoomba Airport. Note: For advice on how to meet aviation safety requirements refer to CASA guidelines: Lighting in the Vicinity of Aerodromes – Advice to Lighting Designers.</p>	<p>AS5 Configurations of lights in straight parallel lines 500m to 1000m long (e.g. sporting fields and large parking areas) and glare or flashes (e.g. sporting stadia), flare plumes, refineries, upward shining lights, flashing or sodium (yellow) lighting are not located within the area identified on Maps OM3B and OM3C as Lighting Sensitive.</p>	<p>PS5 – Not Applicable – The site is not within the Light Sensitive Zones for either the Army Aviation Area or Toowoomba Airport.</p>
<p>SO6 New development must minimise the effects of aircraft accidents that may occur near runways in association with takeoff or landing and the following uses must not be located within the Public Safety Area of the Army Aviation Centre as identified on Map OM3B:</p> <ul style="list-style-type: none"> ☐ indoor or outdoor recreation facility; ☐ shopping centre; ☐ places of worship; ☐ educational establishment; ☐ hospital; ☐ medical centre; ☐ multiple dwelling; ☐ aged persons accommodation; ☐ community care centre; and; ☐ industrial or commercial uses involving a large number of workers or customers. 	<p>AS6 Uses and works within the Public Safety Area do not:</p> <ul style="list-style-type: none"> ☐ introduce or intensify residential, community, commercial, industrial or other uses; or ☐ involve the manufacture or bulk storage of hazardous (explosive or noxious) or flammable materials. 	<p>PS6 Not Applicable – The site is not within the Public Safety Area.</p>
<p>SO7 Development in the bird/bat strike zones of the Army Aviation Centre (Map OM3B) and the Toowoomba Airport (Map OM3C) must not exacerbate the potential for bird or bat strike on aircraft.</p>	<p>AS7.1 Where planting as part of a development could result in increased attraction of birds or bats, with the possibility of creating a hazard for aircraft operations, plant species should be selected which are not subject to heavy flowering or fruiting as identified in Schedule 4.</p> <p>AS7.2 In the case of development within the bird/bat strike zones of the Army Aviation Centre or Toowoomba Airport, with the potential to create or increase a hazard of bird or bat strike on aircraft, evidence is provided that the concurrence of the operator of the respective facility has been obtained.</p> <p>AS7.3 Uses that attract birds and bats within 13km of one of</p>	<p>PS7.1 to PS 7.3 – Not applicable – The proposed development will not include plantings or vegetation identified as unsuitable in Schedule 4. All waste areas will be covered. The proposed development is not one that would be considered as attracting birds or bats.</p>

	<p>the airport runways are avoided or correctly manage waste:</p> <ul style="list-style-type: none"> ☐ Putrescible waste disposal sites are avoided within 13km of the airport runway. ☐ Commercial fish processing, bird/wildlife sanctuaries and fauna reserves, aquaculture, turf farming, winery's, piggeries, fruit farming and food processing plants are avoided within 3km of the airport runway. ☐ Where the uses in (b) are located between 3km and 8km of the airport runway, measures that prevent waste and other food sources attracting wildlife are included in development proposals (e.g. covering of potential food/waste sources and wildlife deterrence measures). ☐ Riding schools, racetracks, fairgrounds, outdoor theatres or drive-in restaurants are avoided within 3km of the airport runway unless measures are included in the development proposal to manage waste disposal (e.g. covering of food/waste sources). 	
<p>SO8</p> <p>Development within the prescribed airspace of the Army Aviation Centre (Map OM3B) and the Toowoomba Airport (Map OM3C) must not create a potential visual hazard for aircraft operation due to reflective roof materials or emission of smoke, steam or other particulate matter or air turbulences.</p>	<p>AS8.1</p> <p>Roofs of buildings are of non-reflective materials within the area identified on the respective maps as Lighting Sensitive.</p> <p>AS8.2</p> <p>The development will not cause a potential hazard to the operation of aircraft through the emission of smoke, steam, dust or other particulate matter.</p> <p>AS8.3</p> <p>The development will not cause a potential hazard to the operation of aircraft through the emission of a gaseous plume at a velocity exceeding 4.3m per second.</p>	<p>PS8.1 Not applicable – not in a light sensitive zone.</p> <p>PS8.2 Not Applicable – The proposed development is not one that would be considered to create emissions such as smoke, steam dust etc.</p> <p>PS8.3 – Not Applicable – The development will not emit a gaseous plume.</p>
<p>SO9</p> <p>Electricity transmission line easements are managed to promote:</p> <ul style="list-style-type: none"> ☐ the continuation of the transmission of bulk power; ☐ safety and amenity for residents, occupiers and land uses in close proximity; ☐ environmental and natural resource values; and ☐ visual and landscape qualities. 	<p>AS9.1</p> <p>Only trees with a mature height of less than 3.5 metres are planted within an Electricity Transmission Line corridor.</p> <p>AS9.2</p> <p>Development for residential purposes and child activity areas maintain a separation distance from the most proximate boundary of an electricity transmission line corridor as follows:</p>	<p>PS9.1 – Not applicable – The site is not within or adjacent to an Electricity Transmission Corridor.</p> <p>PS9.2 – Not applicable – The proposal does not incorporate residential purposes and/or child activity areas.</p>

	<ul style="list-style-type: none"> □ a 20 metre separation distance for transmission lines up to 132kV; □ a 30 metre separation distance for transmission lines between 133kV and 275kV; and □ a 40 metre separation distance for transmission lines greater than 275kV. <p>AS9.3 In the Rural Zone where existing vegetation occurs, comprising trees or shrubs, a buffer of 20 metres is retained adjoining the electricity transmission line corridor.</p>	PS9.3 – Not applicable – The site is not within the Rural Zone.
SO10 The operation of electricity substations is not comprised by the location of noise sensitive uses adjacent to them.	AS10 Development for residential purposes and educational facilities are not located within 40 m of a substation site.	PS10 – Not applicable – The proposal is not for residential or educational purposes.

8.4.2 Element (ii) : MAJOR TRANSPORT AND ENERGY CORRIDORS (SEE MAP OM3A)

Specific Outcomes	Acceptable Solutions	Proposed Solutions
SO1 The form and density of development along State Controlled roads and major road corridors does not prejudice traffic safety, speed, efficiency or the intended role of the corridor (as described in the <i>Statement of Intent – Department of Main Roads</i> , for the road).	PS1 No Probable Solution is prescribed.	PS1 Complies – The development has be designed around the proposed changes to the Department of Main Roads Warrego Highway and the intersection with O'Mara and Stegers Roads.
SO2 Residential amenity is not compromised by excessive noise from Major Transport Corridors.	PS2 No Probable Solution is prescribed ⁶⁴ .	PS2 – Not Applicable – The proposal does not incorporate any residential uses.
SO3 Predominant views and vistas from State-controlled Roads are preserved.	PS3 Roadside advertising complies with the Department of Main Road's - <i>Guide to the Management of Roadside Advertising</i> .	PS3 – Noted – Roadside Advertising will be the subject of a further Operational Works Application at a later stage. That application will, as required, be referred to DMR for comment.
SO4 Stormwater runoff from development does not compromise the flood immunity of a Major Transport Corridor.	PS4 Development of land upstream of a Major Transport Corridor will need to ensure that the rate of stormwater runoff from development sites does not exceed the pre-developed runoff.	PS4 – Complies – All stormwater from the site will drain to the north away from the Major Transport Corridor.
SO5 Development located adjacent to existing or proposed	PS5 Development adjacent to a Major Road Transport	PS5 – Complies – The carparking provided is in exceeds the requirements of the scheme's

Major Road Transport Corridors does not have an adverse impact on safety, traffic efficiency or planning impacts through roadside parking ⁶⁵ .	Corridor has onsite parking in accordance with Scheme requirements such that removal of any roadside parking in the future will not significantly affect the development's viability.	requirements.
SO6 Provision is made to accommodate future road widening of Carrington Road in accordance with the requirements of the Department of Main Roads.	PS6 A 10m wide corridor on the northern alignment of Carrington Road is dedicated as road reserve in accordance with the requirements of the Department of Main Roads.	PS6 – Not Applicable – Not on Carrington Road.
SO7 Electricity transmission lines are managed to promote safety and amenity.	PS7.1 The siting of buildings, structures and other outdoor activity areas should be undertaken to promote vistas and views that are not dependent upon the retention of vegetated areas near electricity transmission lines. PS7.2 In the Town Zone, Township Zone and Rural Residential Zone where no existing vegetated buffers exist adjacent to an electricity transmission line, buffer areas of a minimum of 10m wide are incorporated into the reconfiguration design, including landscaping with a mature height of no greater than 4m within any line easement. PS7.3 Building footprints are located and oriented to minimise visual exposure of the electricity transmission line.	PS7.1 to PS7.3 – Not applicable – There are no electricity transmission lines or buffers of concern.
SO8 The operation of electricity substations is not compromised by the location of noise sensitive uses adjacent to them.	PS8.1 Residential buildings may be permitted at a distance less than 40m from an electricity substation provided noise attenuation methods are employed including: ☐ solid barriers between the buildings and the substation site; ☐ treatment of windows facing the substation (i.e. double glazing); ☐ insulation of roof, ceilings and walls; ☐ positioning living areas away from the facade closest to the substation site; ☐ minimal openings in walls facing the noise source ⁶⁶ .	PS8.1 – Not Applicable – The development is not for residential purposes.

8.5 Commercial Development Code

Assessment against the Performance Criteria and Probable Solutions is as follows:-

8.5.1 ELEMENT (i): PROVISIONS APPLICABLE TO ALL COMMERCIAL DEVELOPMENT

Specific Outcomes	Probable Solutions	Proposed Solutions
SO1 Building design, scale and siting is compatible with the existing character of the area. Where in the commercial Precinct of the Town Zone and in the Township Zone the building includes: <ul style="list-style-type: none"> ☐ use of traditional materials such as timber, and brick in parts of the building that are visible from the street, and use of iron for visible roofing; ☐ use of other modern materials such as aluminium and glass only where it is not extensive and form and colour is reflective of traditional design approaches; ☐ external walls with colour banding or other colour differentiation, or relief that avoids the presentation of large blank walls; ☐ use of sympathetic, subdued, earthy colour tones that are reflective of the town's rural locality; ☐ parapet lines for the full building width, consistent with the existing built form and contributing to the sense of "enclosure" of the commercial streets; ☐ pitched roof forms, window hoods, gables, timber brackets and posts, timber or iron lacework, friezes and roof vents. 	(In partial fulfilment of SO1) PS1.1 Where in the Commercial Precinct of the Town Zone the building has a nil setback to the primary street frontage and includes provision of an awning, veranda or similar covered walkway over the full footpath width along the full frontage of the site. PS1.2 Buildings are to have a maximum building height of 8.5m.	PS1.1 – Not Applicable – The site is not within a Town Zone. PS1.2 – Complies – The buildings are less than 8.5m in height.
SO2 Where a mixed use development incorporating commercial and residential uses, the development provides for: <ul style="list-style-type: none"> ☐ satisfactory outlook; ☐ visual and acoustic privacy; ☐ secure access; and ☐ a pleasant living environment generally. 	PS2.1 (in partial fulfilment of SO2) Where in the Commercial Precinct of the Town Zone the commercial purpose comprises all the ground floor frontage and the residential part has separate access.	PS2.1 – Not Applicable – The site is not within the Commercial Precinct of the Town Zone nor does it involve a mixed use development.
SO3 Commercial development promotes public safety and is landscaped and buffered to minimise impacts on visual amenity.	PS3.1 Buildings face streets and public open spaces and have their entries clearly recognisable and accessible from the street or public space. PS3.2	PS3.1 – Complies – The proposed building faces Stegers Road and has public open spaces with an entry clearly recognisable and accessible from the street or public space. PS3.2 – Not Applicable – The site does not adjoin

	Where the commercial development site adjoins any land used for residential purposes screen fencing is provided to a height of 1.8m along all boundaries of the site adjoining such residential land.	any land used for residential purposes.
	PS3.3 Native species are used in landscaping (as listed in Schedule 4)	PS10.4 – Noted – This will be included in the Landscape Plan prepared and lodged for an Operational Works Application at a later stage.

8.5.2 ELEMENT (ii): ADDITIONAL PROVISIONS APPLICABLE TO SERVICE STATIONS

Specific Outcomes	Probable Solutions	Proposed Solutions
SO4 A Service Station must have sufficient area and dimensions to accommodate : ☐ the building or buildings and associated storage areas; ☐ vehicle access; ☐ vehicle parking, manoeuvring and loading/unloading areas; and ☐ landscaping and buffers.	PS4 The site has: ☐ a minimum area of 1500m ² ; ☐ a frontage of not less than 40m.	PS4 – Complies – Proposed Lot 1 is over 1ha in size and has frontages of over 46 metres to the Warrego Highway and well over 100m to Stegers Road.
SO5 Facilities must be located and designed so that: ☐ the visual impact of the scale and bulk of the buildings or structures is minimised; and ☐ an adequate buffer can be provided to any adjoining residential land.	PS5 Service Station and/or Car Wash facilities are provided so that the following minimum setbacks are observed: Building, Structure Front Other Boundary or Fixture Boundary Setbacks Building 15m 6m to land in a Residential Area 2m otherwise Fuel Pump 10m 10m Carwash 15m 6m to land in a Residential Area Air hose 3m 3m to land in a Facility Residential Area	PS5 Complies – The proposal has minimum setbacks in excess of the dimensions required.
SO6 The development and use must not cause environmental harm or nuisance to adjoining properties.	PS6 Car wash facilities are enclosed where in or adjoining Residential Areas to avoid spray drift onto adjacent properties.	PS6 – Not Applicable – A car wash is not proposed.
SO7 The development must achieve acceptable levels of risk and institute effective emergency measures ⁶⁸ .	PS7 No Probable Solution is prescribed.	PS7 – Please see attached ERA Application Report.
⁶⁸ Refer to the relevant Australian Standards regulating the storage and handling of flammable and combustible liquids and LP Gas.		
SO8 Vehicular access to the site must: ☐ be adequate and safe; ☐ not detrimentally impact upon the safety, capacity or	PS8.1 Access to the site must be designed so that: ☐ not less than two vehicle crossings are provided to the site;	PS8.1 Complies Access to the site has been designed so that: a. There are at least two direct vehicle crossings provided to the site;

<p>efficiency of the road or street system; and</p> <p>☐ not cause the intrusion of non-residential traffic onto local residential streets.</p>	<p>☐ vehicle access is provided from a Collector Road or higher in the road hierarchy;</p> <p>☐ every vehicle crossing:</p> <p>i) extends from the road pavement to the alignment of the site;</p> <p>ii) has a width of not less than 7.5m but not greater than 10m; and</p> <p>iii) is situated so that, at the kerb line, no part is closer than:</p> <ul style="list-style-type: none"> - 10 m to any part of any other crossing provided to the same site; and - 12m to any part of a road intersection. <p>PS8.2 For corner lots, a standard truncation is provided as prescribed in the Reconfiguring a Lot Code.</p>	<p>b. vehicle access has been provided off Stegers Road and the Highway;</p> <p>c. every vehicle crossing:</p> <p>i) will extend from the road pavement to the alignment of the site;</p> <p>ii) has a width of not less than 7.5m; and</p> <p>iii) is situated so that, at the kerb line, no part is closer than:</p> <ul style="list-style-type: none"> - 10 m to any part of any other crossing provided to the same site; and - 12m to any part of a road intersection. <p>PS8.2 – Complies – The corner truncation already exists.</p>
<p>SO9 Vehicles using, waiting to use or servicing the development must not interfere with road users including pedestrians and cyclists.</p>	<p>PS9.1 Fill points are located so that fuel delivery vehicles can stand wholly on-site when unloading fuel.</p>	<p>PS9.1 – Complies - All fuel delivery vehicles will stand wholly on-site when unloading fuel. They will enter and leave the site in a forward direction.</p>
<p>PS9.2 Minimum on-site queuing space, clear of any other access or manoeuvring path, is provided for 3 vehicles on the entry of any car wash bay.</p>	<p>PS9.3 Vehicles loading, unloading or filling, or being washed, dried, or otherwise using the facility, stand wholly on-site.</p>	<p>PS9.3 – Complies - All vehicles loading, unloading or filling, or being washed, dried, or otherwise using the facility, will stand wholly on-site.</p>
<p>SO10 The development must be landscaped to:</p> <ul style="list-style-type: none"> ☐ break up hard elements of the development; ☐ present an attractive appearance to the street; and ☐ minimise visual and noise impacts on adjoining premises, particularly residential premises. 	<p>PS10.1 A minimum 3m wide landscape strip is provided along the frontage(s) of the site, except for that part of any frontage where vehicle crossings are provided.</p> <p>PS10.2 A minimum 3m wide densely planted landscape strip is provided along any common boundary with land in a Residential Area.</p> <p>PS10.3 Where adjoining residential or other noise sensitive premises a minimum 1.8m high solid fence is provided along the side and rear boundaries of the site.</p> <p>PS10.4 Native species are used in landscaping (as listed in Schedule 4)</p>	<p>PS10.1 – Complies – A landscaping strip is provided along both frontages of the site.</p> <p>PS10.2 – Not Applicable – The site does not have a common boundary with any land zoned residential.</p> <p>PS10.3 – Not Applicable – The site does not have a common boundary with any residential or other noise sensitive premises.</p> <p>PS10.4 – Noted – This will be included in the Landscape Plan prepared for an Operational Works Application at a later stage.</p>

8.6 Reconfiguring a Lot Code

Assessment against the Specific Outcomes and Acceptable Solutions is as follows:-

8.6.1 Provisions Applicable To Reconfiguration of Lots in All Zones

8.6.1.1 Lot Area and Design

Specific Outcomes	Probable Solutions	Proposed Solutions
<p>SO1</p> <p>Lots must have an appropriate area and dimensions for the siting and construction of buildings and the provision of onsite recreation space, landscaping, vehicle access and parking, such that they:</p> <ul style="list-style-type: none"> ☐ respond to site characteristics and potential hazards, including soil erosion, slope of the land, bushfire risk and flood liability; ☐ protect valuable features such as vegetation and habitat, creeks, important landscape features and views, and features of cultural importance; ☐ have adequate area for on-site disposal of effluent; and ☐ are consistent with the intended character of the local area, as expressed through the stated intentions for each of the zones, with the exceptions of commercial developments and community purposes where the requirements of the specified use are catered for on a smaller lot. 	<p>PS1.1</p> <p>The minimum lot size, frontage width and building envelope dimensions are consistent with the provisions of Table 1.</p> <p>OR</p> <p>PS1.2</p> <p>Lots have a smaller area than indicated in the table where the reconfiguration will result in the same or lesser number of lots and will result in an improvement to the utility or accessibility of the lots.</p> <p>OR</p> <p>PS1.3 Where development is proposed in bushfire prone areas of the Shire as shown on Map CM1 (included in the House Code) the location and layout of new lots minimise risk from bushfire through the following measures:</p> <ul style="list-style-type: none"> ☐ the road layout provides for through roads and avoids cul-de-sacs and dead end roads; ☐ building envelopes are sited in cleared areas, away from the tops of ridges, and not on north to west facing vegetated slopes; and ☐ the use of firebreaks. <p>PS1.4</p> <p>Provision is made for every road corner which abuts an allotment to be truncated with a standard 6 x 6 truncation.</p> <p>PS1.5</p> <p>The depth of any allotment is not to exceed four times its frontage to a road.</p>	<p>PS1.1 & PS1.2 - Neither Table 1 nor Element iii of the Local Plan Code suggest a minimum lot size for land in the Local Service Precinct. We suggest that the proposed almost 1ha for Lot 1 and the balance for proposed Lot 2 are more than appropriate.</p> <p>PS1.3 – Not Applicable – The site is not one prone to bushfire.</p> <p>PS1.4 – The site already has a truncation. Checks have been made with DMR regarding their requirements with advice received to date that there is no requirement on this northern side of the highway.</p> <p>PS1.5 Not Applicable – The site is a corner block.</p>

	<p>PS1.6 The frontage of an allotment along a road is not to exceed the depth of the allotment.</p>	PS1.6 Not Applicable – The site is a corner block.
<p>SO2 The proposed size and layout of lots must respond appropriately to the physical characteristics of the land and minimise risk to life and property as a result of any potential natural hazards such as flooding and landslip.</p>	<p>(in partial fulfilment of SO2) PS2.1 No new lots are created in areas subject to inundation in a Q100 rainfall event. PS2.2 No Probable Solution is prescribed regarding landslip⁸².</p>	PS2.1 & PS2.2 – Complies – The site is not in an area subject to inundation or land slip.
<p>SO3 The location and layout of new lots does not fragment areas of ecological or scenic value (including Remnant Vegetation as identified in the Overlays), provides for buffers that adequately protect such areas from fringe deterioration and other impacts and maximises connectivity between such areas.</p>	<p>PS3 No Probable Solution is prescribed.</p>	PS3 – Complies – The site does not have any Remnant Vegetation to fragment nor are there any buffers required.

8.6.1.2 Movement Network

Specific Outcomes	Probable Solutions	Proposed Solutions
<p>SO4 Hatchet shaped allotments have a suitable driveway surface to prevent the emission of dust.</p>	<p>PS4 In all zones except the Rural zone, hatchet shaped allotments are to be provided with a sealed driveway with a minimum width of 3.0m from the front property boundary to the end of the access handle. High levels of internal accessibility and external connections for pedestrians and cyclists and local vehicles must be provided by: ☐ minimising necessary travel distances (e.g. Community services, commercial facilities or places of employment); ☐ minimising through traffic on residential streets; ☐ minimising the use of State-Controlled Roads for local trips through the integration of efficient internal networks and rationalisation and improvement of existing connections to the highway; ☐ restraining vehicle speed on local streets; ☐ creating a legible street pattern; and</p>	<p>PS4 – Complies – the site has adequate driveways and access points minimising the use of State-Controlled Roads.</p>

	☐ connecting to and extending an orderly network of sealed roads in the locality.	
SO5 High levels of internal accessibility and external connections for pedestrians and cyclists and local vehicles must be provided by: ☐ minimising necessary travel distances (e.g. Community services, commercial facilities or places of employment); ☐ minimising through traffic on residential streets; ☐ minimising the use of State-Controlled Roads for local trips through the integration of efficient internal networks and rationalisation and improvement of existing connections to the highway; ☐ restraining vehicle speed on local streets; ☐ creating a legible street pattern; and ☐ connecting to and extending an orderly network of sealed roads in the locality.	PS5 No Probable Solution is prescribed ⁸³	PS5 – Complies – Internal access points have been included for now and future stages throughout the site which will minimise the use of State Controlled Roads.
SO6 Access to public transport is facilitated through design.	PS6 Where in the Town or Rural Residential zones or the Rural and Rural Residential Investigation Areas of the Rural zone, new lots are all within a 400m radial distance of an existing bus route or a through road designed to accommodate buses.	PS6 – The site is not within the zones mentioned.

8.6.1.3 Electricity and Telecommunications

Specific Outcomes	Probable Solutions	Proposed Solutions
SO7 Electricity and telephone services must be provided in a timely, cost-effective, and efficient manner.	PS7 Except in the Rural Zone all new lots must be connected to an underground electricity supply and telephone service.	PS7 – Complies – The site is already connected to electricity supply and telecommunications.

8.6.2 Provisions Applicable To Reconfiguration of Lots in the Rural Zone

This section of the Code is not applicable as the site is not within the Rural Zone.

8.7 Development of a Stated Type Codes - Filling and Excavation Code

Specific Outcomes	Acceptable Solutions	Proposed Solutions
<p>SO1</p> <p>Filling and Excavation does not impact adversely on visual amenity or cause any instability of nearby land.</p>	<p>AS1.1</p> <p>The extent of filling or excavation does not exceed 40% of the site area or 500m² whichever is the lesser.</p> <p>AS1.2</p> <p>Excavating and filling is no greater than 1m in height or depth.</p> <p>AS1.3</p> <p>Retaining walls and other structures used for the supporting of fill and excavated areas do not exceed 1m in height.</p> <p>AS1.4</p> <p>Filling and excavation does not occur within 2 m of the site boundary.</p> <p>AS1.5</p> <p>Soil to be used for filling is not stockpiled in locations that can be viewed from adjoining properties and from a road frontage for a period exceeding 1 month.</p>	<p>PS1.1 to PS1.5 – During detail design and as part of the Operational Works Application, the appropriate drawings will be produced to understand the amount of cut and fill proposed over the site. At such time, the balance of this section of the Code will be addressed in full.</p> <p>In the meantime, we note the Specific Outcomes and Accepted Solutions.</p>
<p>SO2</p> <p>Filling and Excavation does not adversely affect the environmental values of receiving waterways⁸⁴.</p>	<p>AS2.1</p> <p>For filling, only clean, uncontaminated fill is used.</p> <p>AS2.2</p> <p>The site is not on the Contaminated Land Register (as maintained by the Environmental Protection Agency).</p> <p>AS2.3</p> <p>Any filling or excavation occurs more than 25m from any waterway or wetland.</p>	<p>PS2.1 – Noted</p> <p>PS2.2 – The site is not on the Contaminated Land Register.</p> <p>PS2.3 – Not Applicable – The site is not within 25m of any waterway or wetland.</p>
<p>SO3</p> <p>Filling and Excavation does not result in any adverse impact on drainage or flood flows either upstream or downstream of the site.</p>	<p>AS3.1</p> <p>Filling and Excavation does not cause ponding on the site or on nearby land.</p> <p>AS3.2</p> <p>Filling and Excavation does not occur within any overland flow path and does not adversely impact on soil conservation plans prepared by the Department of Natural Resources and Mines.</p>	<p>PS3.1 – Noted</p> <p>PS3.2 - Noted</p>

8.8 Signage Code.

Specific Outcomes	Acceptable Solutions	Proposed Solutions
<p>SO1 Signage is securely constructed and maintained in a manner to ensure public safety.</p>	<p>AS1 No Probable Solution is prescribed⁸⁶.</p>	<p>PS1 to PS3 – Noted – All signage will be subject to a separate signage application which will include where appropriate, an Engineer's certification for design and supervision of their construction and erection.</p> <p>It is not proposed that there will be any moving or variable signs.</p> <p>An Operational Works Application for Advertising (Signage) will be lodged with Council at a later stage and will involve referral to Main Roads. At that time the balance of the code will be addressed.</p>
<p>SO2 Signage does not cause a traffic or safety hazard and shall not be located in a position:</p> <ul style="list-style-type: none"> ☐ so as to present a physical danger to pedestrians; or ☐ that disrupts pedestrian movement along the footpath or from the road to the footpath. 	<p>AS2.1 Signs are not constructed or located such that the view of any traffic signs, vehicle drivers line of sight or street name is obscured, or that access to or from any door or fire escape is obstructed.</p> <p>AS2.2 Moving or variable message signs are not located:</p> <ul style="list-style-type: none"> ☐ within 50m of land developed or intended for residential purposes; ☐ adjacent to any road which has a traffic speed of more than 60km/hr. <p>AS2.3 Signs shall be securely fastened to prevent accidental damage or injury.</p> <p>AS2.4 Signs, including temporary signs, are located to achieve minimum clearances from electrical conductors and the Worker Safety Exclusion Zone specified in the Electrical Safety Act 2002 for an unsupervised non-industry worker.</p>	
<p>SO3 Signage is designed and constructed to avoid clutter and to be compatible with, or enhance the existing streetscape in the Commercial Precinct of the Town Zone and not adversely impact on visual amenity in other areas.</p>	<p>AS3 Signage complies with the detailed design provisions set out in Table 1.</p>	

9.0 ERA APPLICATION

Attached is a further document outlining the background to the ERA 11(a) Application.

The capacity of fuel storage on the site as outlined in the plans will be 400,000litres and it is estimated when the site is opened, the yearly litreage will be in the order of 5,000,000 litres.

10.0 STATE PLANNING POLICIES

The only State Planning Policy of relevance is State Planning Policy 1/92 – Good Agricultural Land. However as the site has been identified by the State Government and Council as a future Industrial Zone, the Planning Scheme takes precedence. No other State Planning Policies appear of concern.

11.0 EPA SEARCHES AND REFERRAL AGENCY MATTERS

11.1 EPA Contaminated Land Unit

Searches have been undertaken with the Queensland Environmental Protection Agency with the advice that the Service Station Site, Lot 101 on RP 904439 is included on the Environmental Management Register but not the Contaminated Land Register. Copies of the search results are attached. Referral to EPA Contaminated Land will not be required in this instance as the proposed use of the service station site is not changing in the short term. However, when the existing Service Station is removed, the tanks will be decommissioned and site remediation undertaken as required.

11.2 State Controlled Road Matters

The site adjoins a Queensland Department of Main Roads controlled road, the Warrego Highway and the application will therefore be referred to them as a Concurrence Agency.

11.3 Queensland Transport

The location of the site and the development is such that none of the Queensland Transport referral criteria are triggered in this instance.

11.4 EPA Heritage Unit

The site is not Heritage listed nor does it adjoin a Council listed Heritage Place.

11.5 Department of Local Government & Planning

As the application includes an application under s3.1.6 of IPA, it will be referred to the Department of Local Government as required under IPA.

12.0 SEARCHES, EASEMENTS & OWNERS CONSENT

There are a number of easements over the site. The easements are for a mixture of Access, Drainage & Sewerage etc. Copies of the Registered Easement Plans are attached along with the relevant documentation. The application proposes a further access Easement G.

Attached is a consent letter signed by the owners of the site. We also enclose a copy of the Current Title Searches for the three lots that constitute the site.

13.0 TRAFFIC

A Traffic Report has been received from McCormick Rankin Cagney Pty Ltd. A copy is attached.

Their report investigates the traffic engineering implications associated with the re-development of the site. The issues covered by the report include:-

- Existing and Proposed Traffic Volumes
- Existing and Proposed Traffic Generation
- Intersection Capacity – Current & Future
- Access
- Carparking
- Servicing and Maneuvering

14.0 ACOUSTIC

The location of the site, at a crossroads on an 80km/hour stretch of the Warrego Highway, points towards traffic noise from the highway as a potential issue of concern. However, the Service Centre building will be constructed of a similar design and materials as used in other highway Service Centres that have been built throughout the state. From the distance of the building from the highway and its orientation away from the road, it is considered that noise immissions from the Highway will not be of concern. We do however request that both Council and the Department of Main Roads condition the approval to state a desired internal noise level and certification after completion to ensure that the appropriate internal levels are achieved.

As for noise sources associated with this proposed development they would include the service areas, refrigeration and airconditioning plant and mechanical exhaust and carparking activities.

The closest sensitive receiving environments would be the houses across the highway to the south west and the school to the west. With the separation distance of 150metres to the school and a similar distance or more to those houses coupled with the Warrego Highway traffic noise, it is considered that noise emissions will not be of concern.

15.0 STORMWATER

The site falls gradually away from the highway frontage to the north. The design of the forecourt areas is such that this fall will continue with all water collected on the hardstand/impervious areas being directed to the north away from the highway so as not to influence the Warrego Highway drainage or corridor.

Water Sensitive Urban Design has been utilised around the hard stand areas to allow for bio-filters and swales to be incorporated rather than kerb and channel. The bio-filters will allow for water polishing/treatment as well as assisting in infiltration. Collected water will flow to landscape areas and should there be excess water it will be piped from the bio-filters towards the rear of the site where a landscaped detention basin will be created in the northern carpark and in proposed Lot 2 to allow for delayed infiltration, evaporation or flow into non-covered areas of the site. Also, a second underground rainwater harvesting tank is being considered in the northern carpark area to collect rainwater from the hardstand and impervious areas that is not otherwise disposed of. This tank will not be for drinking water but rather it is being considered that it will be used for uses such as washing down of areas and irrigation of landscape areas.

We request that the provision of a Stormwater Management Plan be conditioned to be included in an Operational Works Application. We understand that Main Roads will condition any approval to ensure that there is no impact on the drainage surrounding their road corridor from the site.

16.0 EFFLUENT DISPOSAL & WATER SUPPLY

16.1 Effluent Disposal

As the provision of a Council reticulated sewer may not be in the too distant future, the proposition of a collection tank and its regular pumping out has been discussed with Council rather than the installation of a on-site sewerage treatment plant with effluent disposal area. We have therefore included in the design an underground tank for the collection of all effluent and its collection. We would appreciate the opportunity of discussing this further with Council, particularly the sizing of the tank and the timing for effluent removal.

We suggest that this may be able to be considered through the approval process for the plumbing and drainage for the site once the tank size has been confirmed and Council may then condition the approval accordingly. We also understand that this arrangement would be decommissioned on reticulated sewer being made available to the site.

16.2 Water Supply

Until reticulated water is available, rainwater harvesting is proposed from the main roof of the service centre and it is proposed that this will be used as the primary water supply. We understand that as well as this, the site does have a bore water supply. The rainwater harvesting is proposed into an in-ground tank on the eastern side of the service centre building. Its final capacity has not yet been calculated but a 100,000 litre tank is being discussed. This coupled with the secondary tank mentioned above which will collect rainwater from the hardstand areas are proposed to provide the necessary water supply. Again in the future, when reticulated water is available, the Service Centre will connect to that supply but will still continue to use the rainwater harvesting to assist in keeping the sites water use to a minimum. We are aware that the Planning Scheme has a Schedule 3 detailing this as well as Effluent treatment and disposal which we would appreciate being able to discuss with Council their requirements in this regard.

17.0 INFRASTRUCTURE

Recent discussions with Council indicate that the provision of sewer and water to and past the site will occur in the short term rather than long. We would appreciate advice from Council when possible as to the proposed timing of sewer reticulation and water. Also, we would also appreciate advice from Council confirming the Infrastructure Contributions that will be applicable.

18.0 CONCLUSION

The Planning Scheme recognises the site for Local Centre Purposes and for uses to service the area and the proposed Industry Zone. The proposed service station/service centre fits within the intent of what is proposed for the site by the Planning Scheme.

The Preliminary Approval to override the planning scheme is a logical step to allow future development of the site with certainty and has been supported by Council through the Pre-lodgement Meetings.

The proposed new Table of Assessment with amended Levels of Assessment and a further Code for the Site will assist in streamlining applications in the future for those particular uses that have been identified by Council as consistent with the intent for the Zone but still maintain the necessary controls via the Code Assessment process to ensure development is of the requisite standards and will not impact unduly upon adjoining areas.

This will then allow those necessary uses that are proposed for the site to be more quickly established in the future which in turn will assist with the development of the Charlton Wellcamp Regional Industry Area.

Council's approval of the application is recommended.

ERA 11a APPLICATION

CHARLTON SERVICE CENTRE

Warrego Highway & Stegers Road

CHARLTON

RTI DL RELEASE - EIR

Prepared by:-

Planning Initiatives

For:-

CHARLTON (MPD) INVESTMENTS PTY LTD

October 2007

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- 2. Background**
- 3. Proposed Petroleum Storage**
- 4. Proposed Site Plan**
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- 7. Pollution Prevention and Detection Measures**
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- 10. Emergency Spillage Response Plan & Staff Training**
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- 13. Appendix**
 - Drawings
 - Site Photos
 - Tank Brochure

1.0 Site Details

Address: Land on the North Eastern Corner of the Warrego Highway & Stegers Road Intersection, Charlton North

RPD: Lot 1 on RP 178524 & Lot 102 on RP 904439

2.0 Background

Charlton (MPD) Investments Pty Ltd have contracted to purchase the above site and wish to establish a Service Centre (Service Station) on part of the site. As part of that development, an application for an Environmentally Relevant Activity 11(a) Petroleum Product Storage up to 500,000 litres is required.

This report reviews what is proposed in line with current Industry Practice.

3.0 Proposed Petroleum Storage

The new proposed storage tanks are as follows:-

▪ Tank 1	
Compartment A	110,000 litres (Diesel)
▪ Tank 2	
Compartment A	110,000 litres (ULP)
▪ Tank 3	
Compartment A	60,000 litres (TBA)
Compartment B	30,000 litres (TBA)
▪ Tank 4	
Compartment A	30,000 litres (TBA)
Compartment B	30,000 litres (TBA)
Compartment C	30,000 litres (TBA)
Total Storage Proposed	400,000 litres

The proposed in ground tanks are to be Envirotanks which are corrosion-proof double walled Fibreglass tanks as per the attached brochure. Two of the tanks will be compartmentalised with a single walled bulkhead in each tank to allow for different products to be stored.

No details are available at this stage as to what the proposed yearly litreage may be.

4.0 Proposed Site Plan

Drawing No. Da.01 Rev A Dated 29.10.07 is attached showing the proposed tank layout and pump configuration.

As can be seen from the proposed Site Plan, fuel deliveries will be via a tanker parked under the tank refuelling canopy. The fuel delivery section of the tanker will be parked under the canopy above a bunded area during fuel delivery so that any possible tanker barrel or delivery hose failure will be within the bunded area.

All pumps are located under the canopies and the fuel delivery and dispensing area will be clearly demarcated by means of a painted line.

No bulk chemical storage or above ground storage tanks are proposed.

5.0 Pump & Tank Layout Plan

A Pump, Tank and Reticulation System Layout Plans Layout Plan will be prepared and forwarded as soon as it is available by TFA.

6.0 Environmental Hazards

The site is located on the corner of the Warrego Highway and Stegers Road. There are no open creeks on or adjacent to the site.

Also, there are no residences or sensitive receiving environments immediately adjacent to the site.

Because of the sites location, there does not appear to be any evidence of groundwater where the tanks will be placed and the site is not one to which Acid Sulphates Soils will be an issue.

7.0 Pollution Prevention and Detection Measures

As already mentioned, the proposed in ground tanks are to be Envirotanks which are corrosion-proof double walled Fibreglass tanks as per the attached brochure. The tanks will be compartmentalised with a single walled bulkhead in each tank to allow for different products to be stored.

The following measures in regard to Pollution Prevention and Detection will be put in place:-

- a. UPSS Management System
- b. All fuel reticulation lines (piping) will be secondary contained (Double Walled)
- c. The tank pit will have an observation bore
- d. A statistical inventory analysis will be used
- e. Automatic tank gauging will be fitted
- f. Electronic line leak detection will be installed
- g. The Fill points will be contained within a spill safe fill box

8.0 Vapour Recovery - Stage 1

A Stage 1 Vapour Recovery system is to be installed.

9.0 Stormwater & Wastewater Plan

The site will have an impervious forecourt and Fuel Dispensing Areas will be without holes or cracks.

General Stormwater drainage around the site will be to Bio-filters and discussions are still to be had with Council and the proposed operator in regard to any further requirements by way of primary treatment in the fuel delivery areas.

This bunded area under the canopy is within the drip line of the canopy area and discussions are still to be had with Council as to whether they will require these areas to be separately drained and flow to a blind underground sump constructed of approved material without any connections to stormwater or sewer or whether Council or the proposed operator will have any other

requirements. If the blind sump is to be utilised, its capacity would be sufficient to contain both a nominal allowance for windblown rain plus a volume equivalent to the volume of the largest tanker compartment likely to be delivering to the site.

Should the Blind Sump be decided upon, a regular maintenance plan would be put in place for the sump to be checked at least once per fortnight and pumped out with the contents removed by an approved waste contractor and disposed of as required by Council Regulation. Also, the system would need to be inspected and cleaned if necessary at least every 12 months.

10.0 Emergency Spillage Response Plan (ESRP) & Staff Training

The following Emergency Response Procedures, spillage equipment and staff training are currently in place and will continue after the refurbishment:-

- Site will have a copy of the Operator Fuel Companies Emergency Response Plan and a site plan in the external HAZMAT box. Copies would also be kept inside the office on site.
- A Spill Kit would be kept on site with all mandatory inclusions.
- Staff would be trained on how to respond in the event of a minor spill/release or customer incident (ie: Emergency All Fuels Stop, secure the area, push cars out of the way, use spill kit for clean up).
- In the event of a more serious spill or incident, staff would be trained to use the Emergency All Fuels Stop and are to immediately contact the Fuel Companies' Emergency Response and 000 and the Jondaryan Shire Council.

Designated staff would be available on-site at all times during operational hours and training will be provided to all staff on a periodic basis address the measures outlined in the ESRP.

11.0 Certification

Certification, where required, is to be provided for :-

- System Design
- Design and Construction of Bulk Tanks
- Installation and Testing
- Electrical Equipment

12.0 Hazard Signage

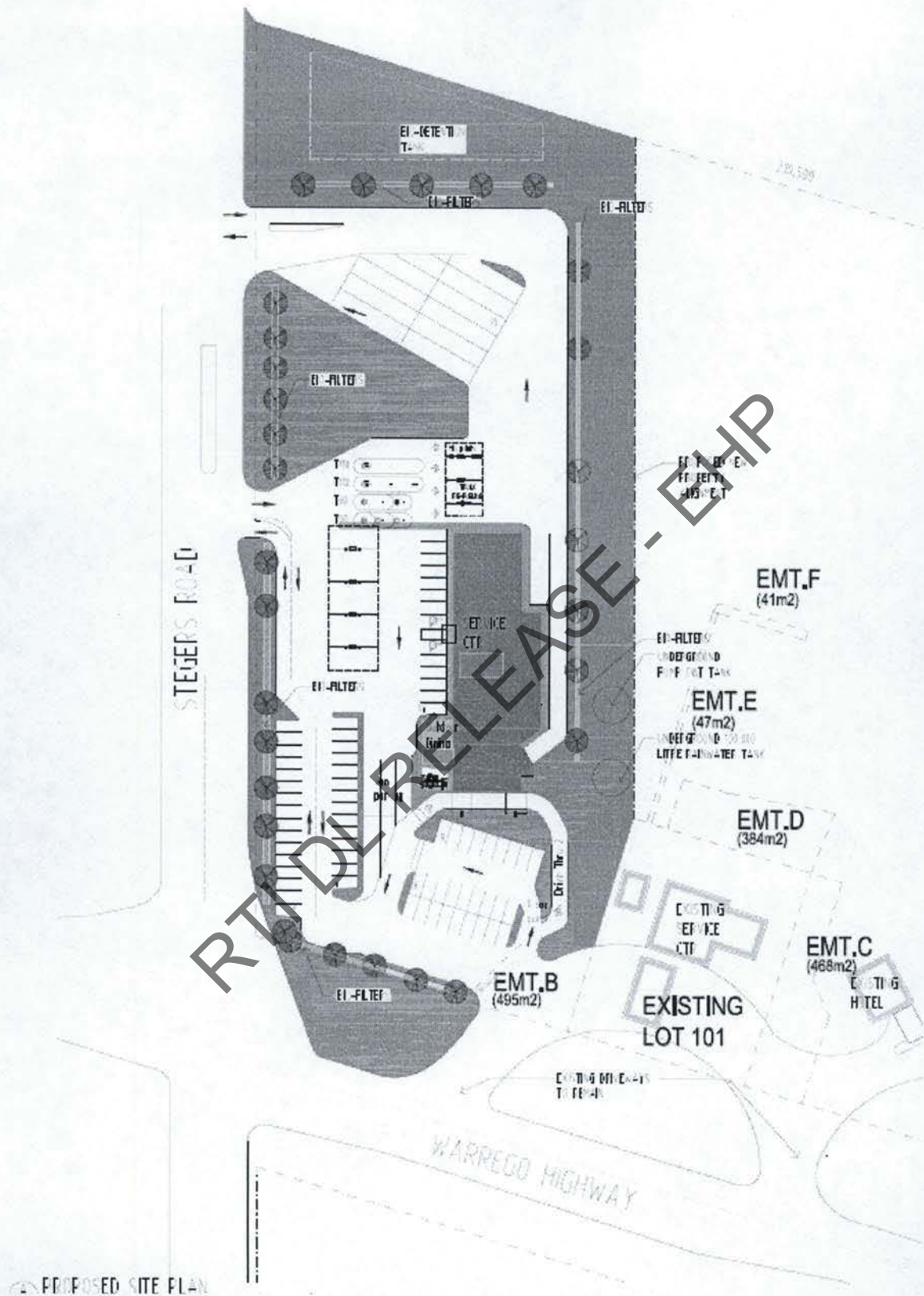
All Compliance Hazard Signage in the Fuel Dispensing Area will be obvious and not obstructed or lost in other advertising signage.

13.0 Appendix

Attached are the following:-

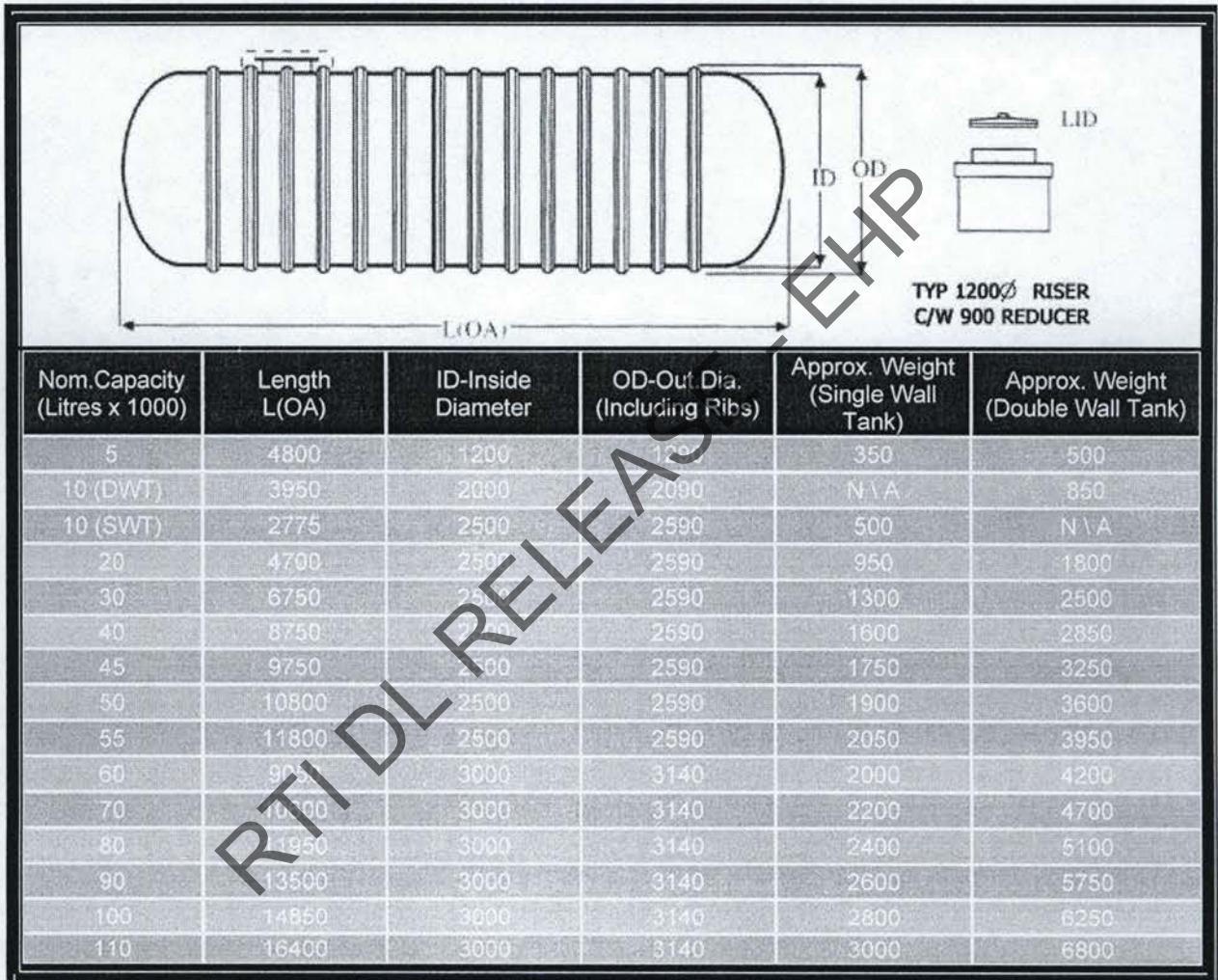
- Drawings
- Site Aerial Photo
- Envirotank Brochure

Site Drawing



Site Aerial Photo

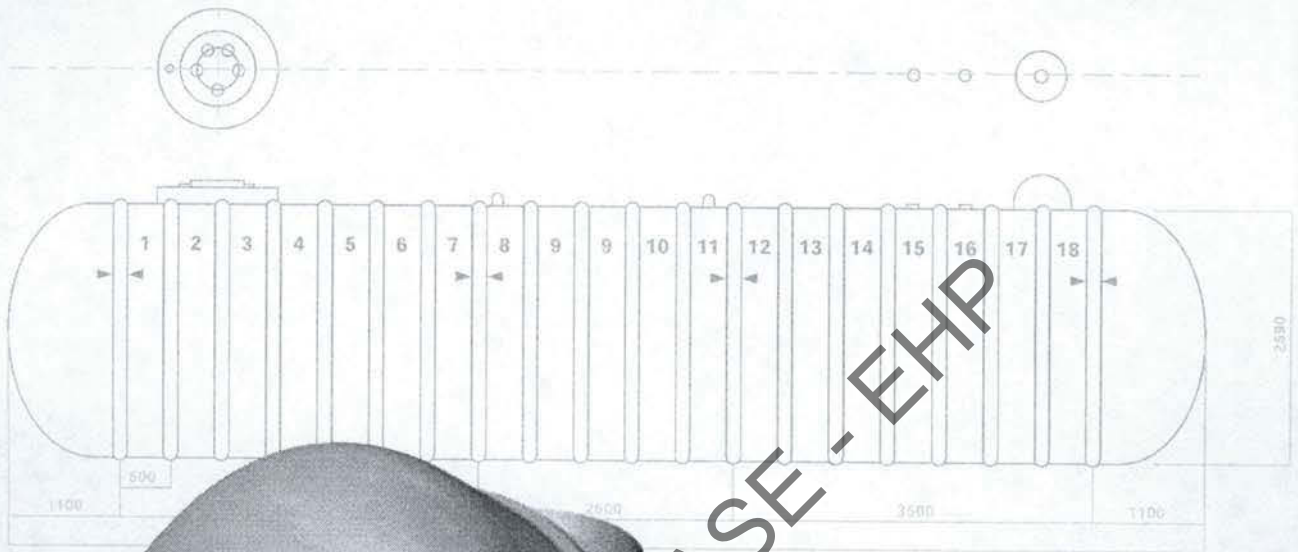




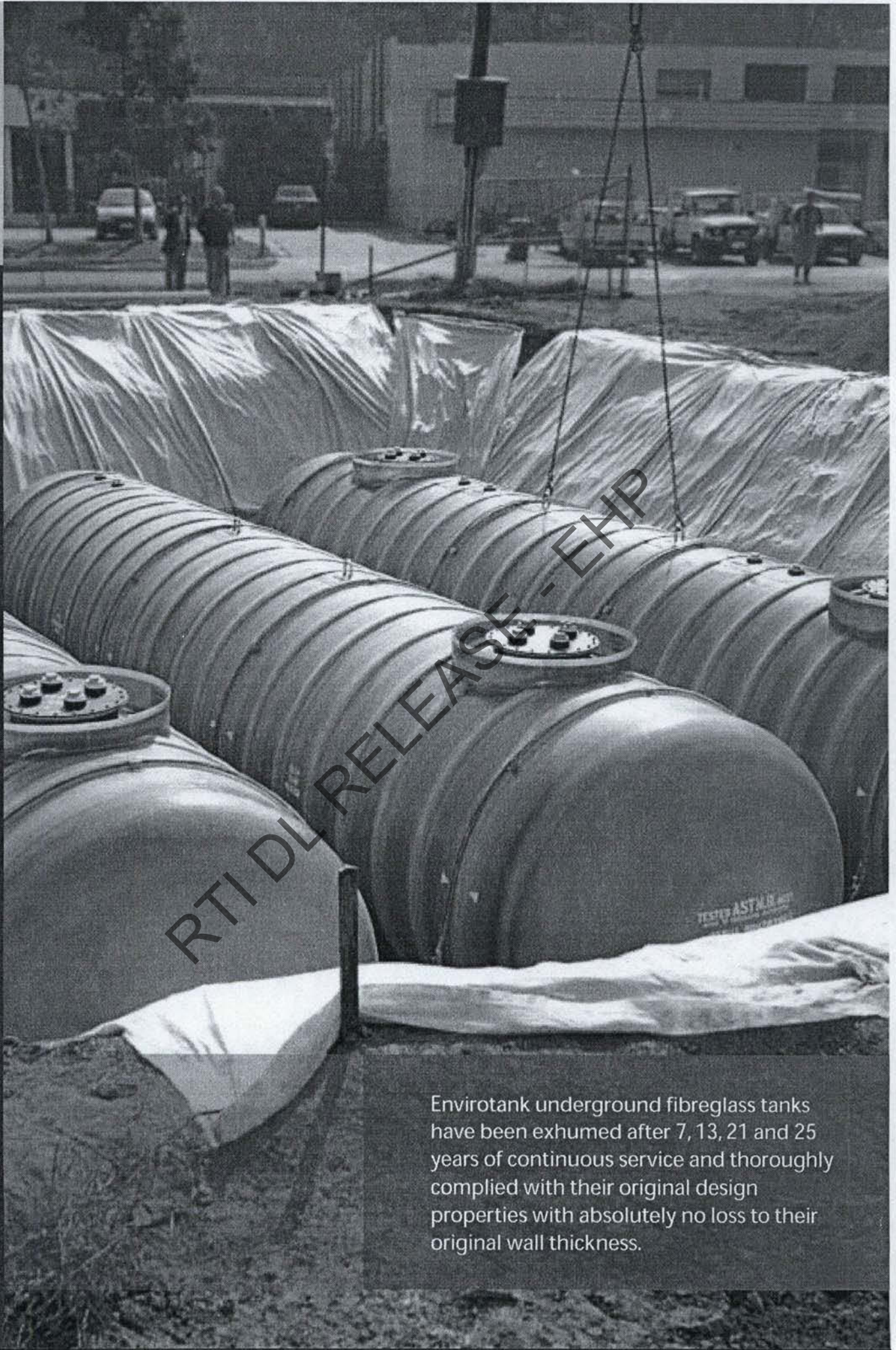
Envirotank Pty Ltd
 Level 2, 541 Blackburn Road
 Mount Waverley,
 Vic. 3149, Australia
 Phone: 03 9550 0800
 Fax: 03 9562 9839



ENVIROTANK



Corrosion-proof Fibreglass Underground Storage Tanks



Enviro tank underground fibreglass tanks have been exhumed after 7, 13, 21 and 25 years of continuous service and thoroughly complied with their original design properties with absolutely no loss to their original wall thickness.

Why Envirotank underground fibreglass double-walled storage tanks are your best investment

The fibreglass underground storage tank owes its very existence to the shortcomings of steel tanks, corrosion and the resulting environmental problems.

In the early 1960s, the American Petroleum Institute challenged the Special Products Division of Owens-Corning to develop a rustproof underground storage tank that would be safe and strong enough to satisfy the petroleum industry's most stringent long-term storage demands.

Their engineers accepted the challenge and pioneered the first underground fibreglass tank technology, Envirotank.

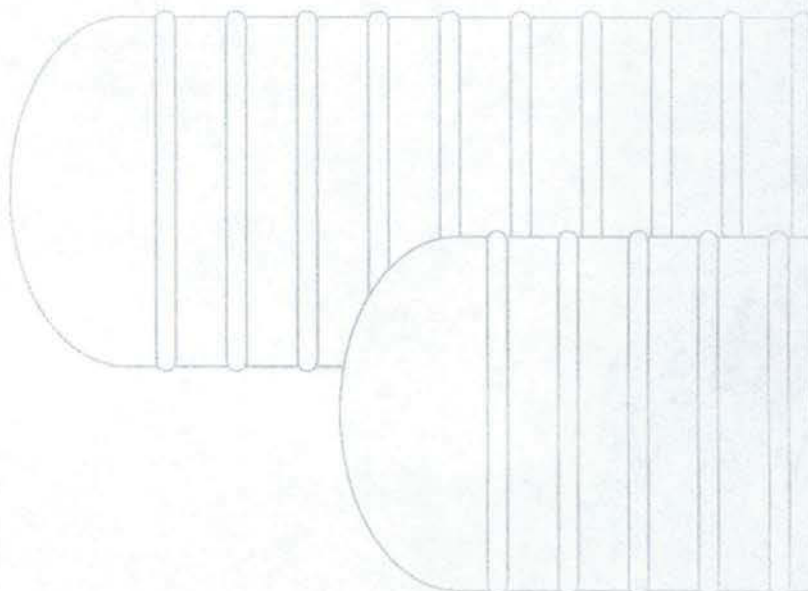
The major oil companies responded to that achievement by specifying fibreglass tanks for approximately 95% of their underground fuel storage installations. Their keen awareness of the limitations of steel tanks and steel components in a corrosive underground environment and their confidence in the fibreglass tank technology has helped us earn a reputation for safe, rust-free, long-term underground storage in approximately 250,000 installations in the U.S. and thousands more world wide over the last 30 years.

Along the way, we have earned a leadership position in this industry. The Owens-Corning pioneering technology also resulted in the UL 1316 specification, which today governs fibreglass tank manufacturing as a leading standard worldwide.

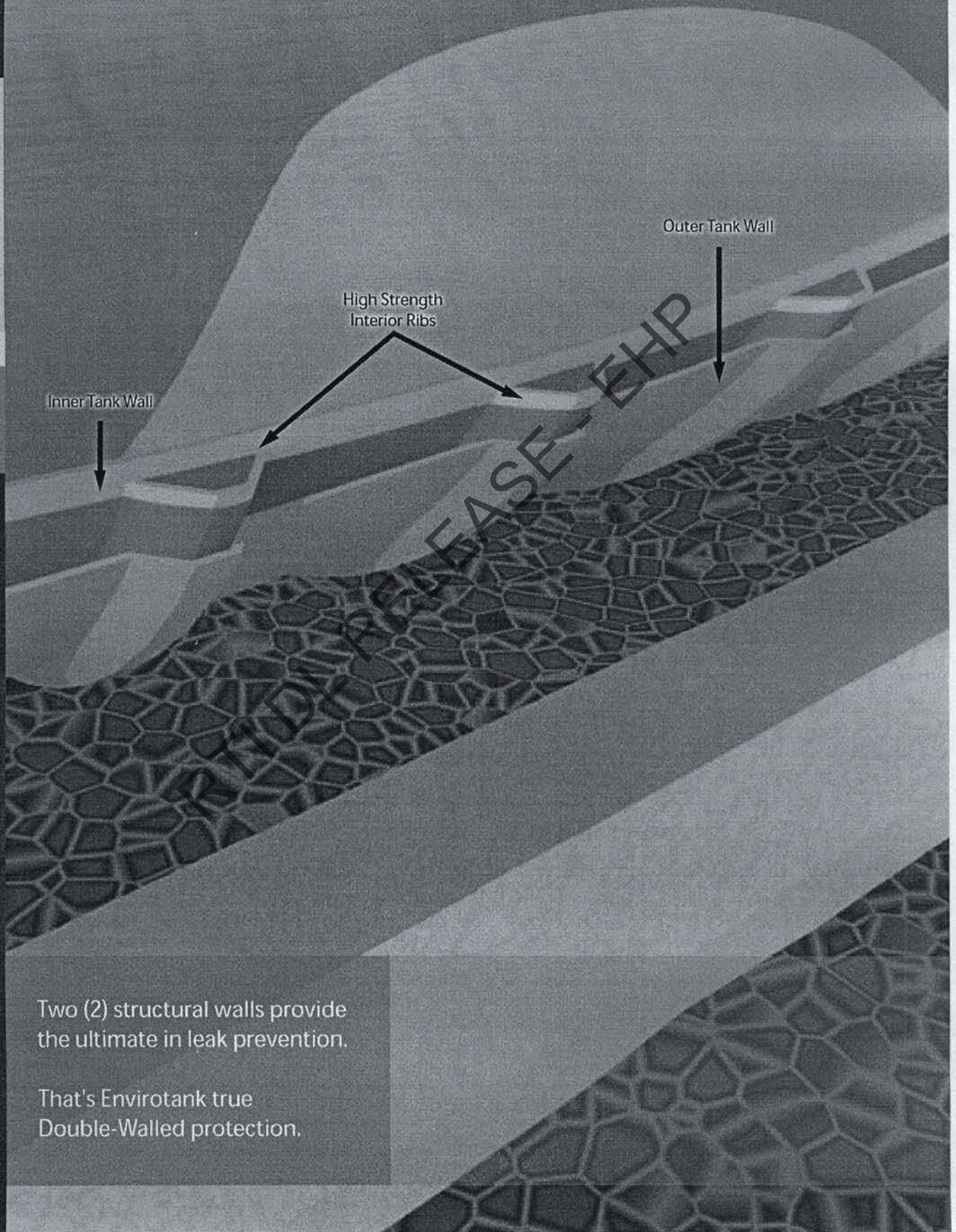
As the inventors of fibreglass underground storage tank technology, many of the basic patent standards began with Owens-Corning and continue with Envirotank today and in the future.

Envirotank Manufactures

Double-Wall and Single-Wall Underground Petroleum Storage Tanks
Underground Aviation Tanks
Compartmented Underground Storage Tanks
Underground Oil/Water Separators and Interceptors
Water/Wastewater Tanks
Chemical Storage Tanks



DOUBLE - WALLED



Two (2) structural walls provide the ultimate in leak prevention.

That's Envirotank true Double-Walled protection.

Envirotank Double-Wall Tanks deliver state-of-the-art protection

Envirotank's advanced double-wall technology gives owners, municipalities and States proven protection against petroleum contamination of the environment and underground water supplies.

In addition to our design meeting UL 1316, our tanks comply with the Australian Institute of Petroleum's recommendation for secondary containment systems for tanks in AIP - CP4 for installation in sensitive environmental locations.

Without a single leak due to internal or external corrosion after 250,000 installations in the U.S. and thousands worldwide, Envirotank Double-Wall Tanks are proven and deliver the state-of-the-art environmental protection required for the strictest of conditions.

Don't settle for less than the ultimate in risk management

Envirotank Double-Wall Tanks give you two levels of protection, so you have twice the assurance and twice the risk management that any single-wall tank can offer. Both the primary tank and outer tank are structurally designed to contain your fuel. In the unlikely event that there is a breach in the primary tank, the outer tank will contain your product and prevent a spill into the environment at normal operating conditions and test pressures.

System testing assures you of product tightness

Continued assurance in the integrity of Envirotank double-wall tanks can be determined by testing at the jobsite - prior to, during and after installation - to prove the durability and product tightness of both the primary and outer tanks. With some competitive tanks, the secondary walls or jackets cannot be positive pressure tested during or after the tanks have been installed.

Continuous monitoring and precision tank-testing capabilities are built in

Because it is comforting to be able to test the ongoing integrity of any storage tank, Envirotank built into each of our double-wall tanks both continuous monitoring and precision tank-testing capabilities. Envirotank Double-Wall Tanks provide a defined annular space to accommodate virtually any type of monitoring method you choose - wet or dry.

Our tanks can be supplied with a factory installed HydroGuard® Monitoring System with a coloured monitoring fluid. The brine is a dark blue colour preinstalled in the interstitial space at the factory and is used to perform visual leak testing during shipment and at the jobsite.

We recommend the HydroGuard® Monitoring System because it offers a leak detection capability that is superior to other methods. It constantly monitors 100% of both the inner and outer walls under all installed conditions. Steel tanks do not offer this feature.

The HydroGuard® Monitoring System can also double as a precision tank test, which has been independently tested and validated to meet EPA & AIP precision tank-testing requirements, able to detect leaks as small as 0.76 litres per hour.

Envirotank Double-Wall Tanks are Rustproof

Fibreglass tanks simply will not rust- inside or out, on all four surfaces of the primary and outer tank. That's the reason Envirotank fibreglass tanks have proven to be safe, cost-effective containment

solutions for petroleum and related products. The simple fact is, that after nearly 250,000 installations since the early 1960s, not a single leak has been attributed to internal or external corrosion.

TANK SPECS



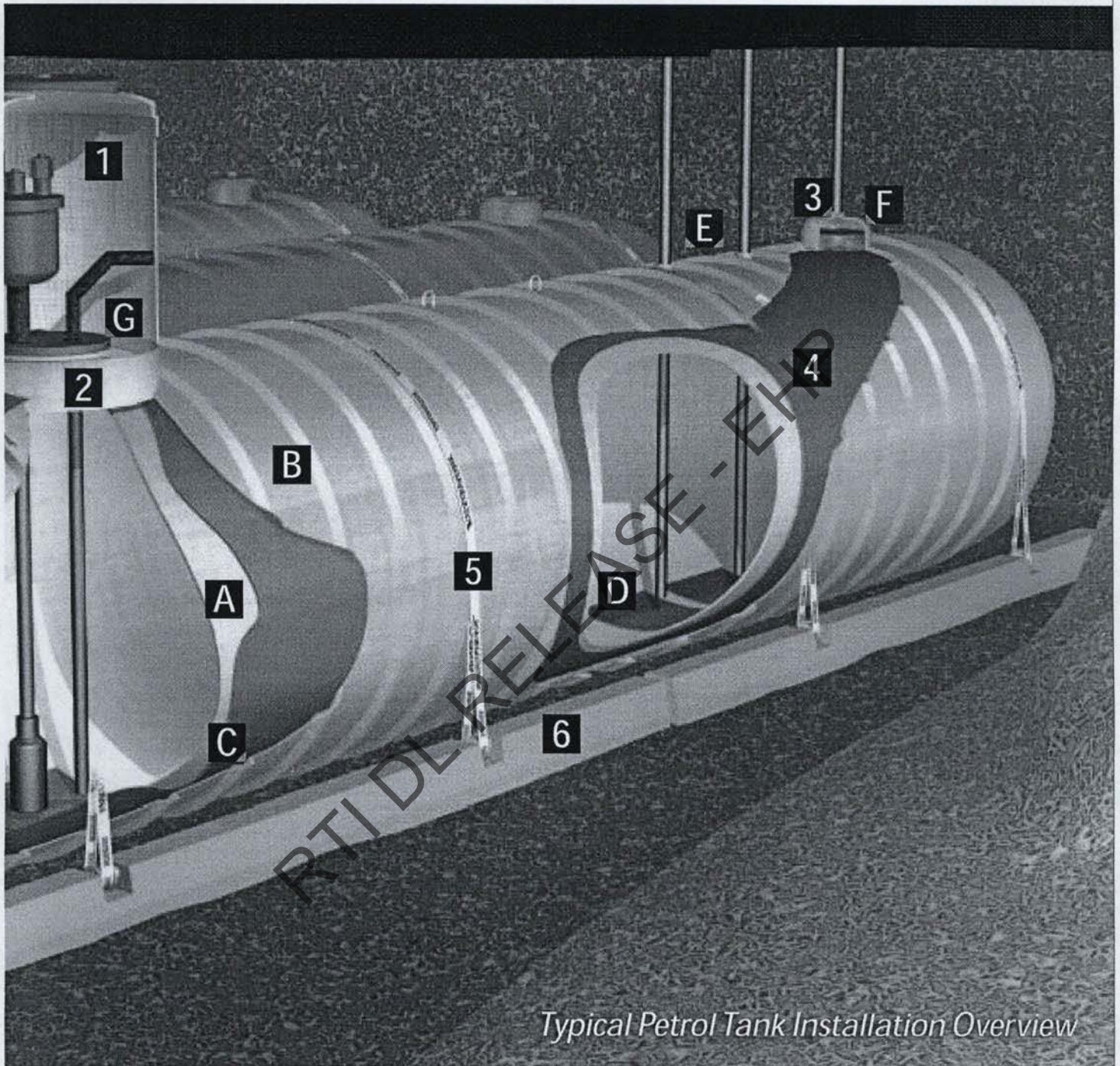
True Double-Wall Construction Means High Strength

We build strength and quality into every double-wall tank from the beginning. Primary tank and outer tank walls with specifically designed ribs act together to form a structural system that distinguishes the Envirotank as a true double-wall tank.

Secondary Containment Provides a Full 360° of Protection

You can count on total protection from Envirotanks double-wall tank. Only Envirotanks provide a true 360° of secondary containment that includes

compartmented tanks that are available with dry or wet monitoring of the annular space that can detect leaks in inner and outer walls under all conditions.



Typical Petrol Tank Installation Overview

Standard Double-Wall Envirotank Features:

- A. Primary Tank
- B. Outer Tank
- C. Flow Channels
- D. Tank Bottom Deflector Plates
- E. Primary Tank Fittings
- F. Monitoring Reservoir
- G. 600mm Access way with 5 100mm BSP Sockets

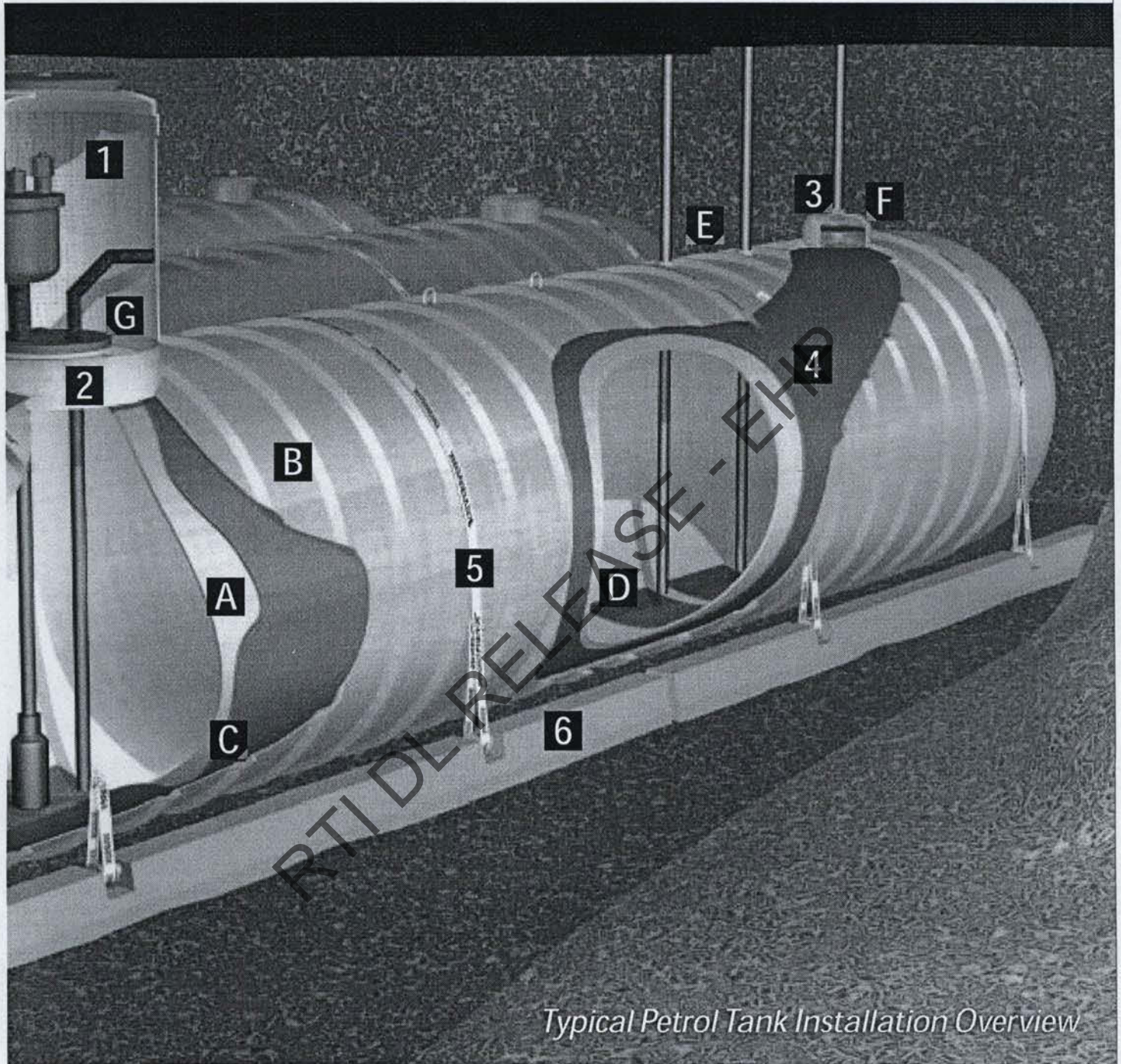
Recommended Accessories from Envirotank:

- 1. FRP Turbine Enclosure
- 2. FRP Secondary Containment Collar
- 3. Reservoir Sensor
- 4. HydroGuard® Fluid.
- 5. Safety Hold Down Strapping System
- 6. Deadman Anchor Systems

**Secondary Containment Provides a
Full 360° of Protection**

You can count on total protection from Envirotanks double-wall tank. Only Envirotanks provide a true 360° of secondary containment that includes

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HydroGuard® Monitoring System guards against leaks and liabilities

Envirotank recommends the HydroGuard® Monitoring System for double-wall tanks because of its superior leak detection capability. By filling the cavity between the inner and outer tank walls with a non-hazardous liquid, hydrostatic pressure is continuously applied to both the primary and secondary tank. This system is capable of detecting tank leaks in either the primary or secondary tank walls for all installed conditions.

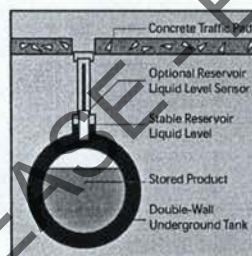
The HydroGuard® Monitoring System, with a stand pipe, can also serve the dual function of a precision tank test.

The system has been independently tested and statistically validated to meet EPA and AIP criteria as a precision tank test. Using a stand pipe, the system has been shown to be capable of detecting leaks as small as 0.76 litres per hour with a 99.9% probability of detection and less than a 1.2% probability of a false alarm.

Envirotank Double-Wall tanks include the fibreglass reservoir necessary for the HydroGuard® Monitoring System. The HydroGuard® Monitoring System provides continuous leak detection while avoiding false alarms caused by changes in product temperature, product level or groundwater conditions.

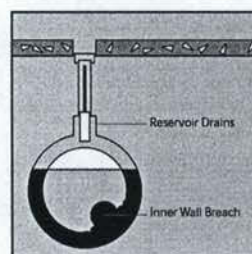
Normal Conditions

The reservoir liquid level will be stable if both the inner and outer tanks are tight. The optional reservoir sensor will activate an alarm if the reservoir drains or overfills.



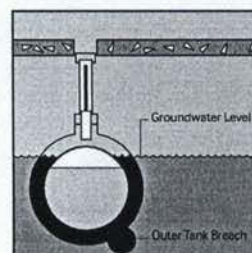
Inner Wall Breach

HydroGuard® fluid drains into the primary tank causing the reservoir liquid level to drop. No petroleum product escapes from the primary tank to contaminate the annular space.



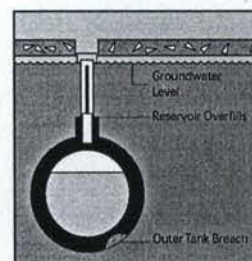
Outer Wall Breach

Groundwater Below Tank Top
If the groundwater is below the tank top, the HydroGuard® fluid drains into the ground, causing the reservoir liquid level to drop.



Outer Wall Breach

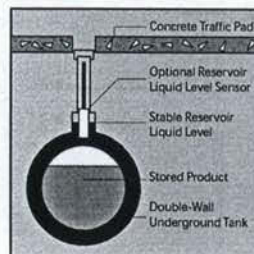
Groundwater Over Tank Top
If the groundwater is over the tank top, the reservoir will fill up with groundwater.



Wet Annular Space

HydroGuard® Hydrostatic Monitoring System

1. Use antifreeze solution in cold climates.
2. Maximum burial depth from tank top is 2.1m below grade.
3. Monitoring cavity must be vented to the atmosphere at all times.
4. After installation, set the liquid level in the reservoir so reservoir is half full.
5. The optional reservoir sensor if installed will alarm for preset events.



Monitoring System with Liquid Sensor

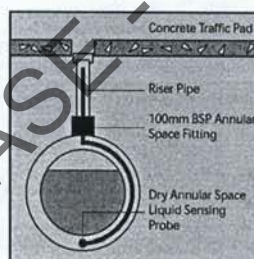
Typical configuration for an electronic sensor or manual dipstick.

1. Use the standard monitoring fitting.
2. Monitoring cavity can be vented or sealed.

Dry Annular Space

Envirotank also provides the option of a factory-installed "drawstring" at the annular space monitoring fitting, to assist in positioning liquid sensors at the bottom of the annular space.

If your tank is ordered with a dry annular space, but fitted with the optional fibreglass reservoir (instead of a monitoring fitting), the drawstring will be positioned within the reservoir.



HydroGuard® Accessories

Antifreeze Mixtures

In areas where ambient temperatures or delivered products may be subjected to freezing conditions, an antifreeze solution must be used with the HydroGuard® Monitoring System to avoid potential tank damage.

Electronic Systems

Monitoring and inventory control components can be configured to satisfy a wide range of customer requirements. Optional electronic monitoring components can be used to continuously monitor HydroGuard® levels, or to monitor dry annular spaces for the presence of water or hydrocarbons. A range of sensors and gauges are available for double wall and single wall monitoring, inventory control and reporting requirements.

The Hydrostatic Monitoring System is the best at leak detection because it is continuously monitoring the complete inner and outer tank.

Envirotank Double-Wall Tank Warranty

We warrant that our underground tanks if installed underground with proper backfill and otherwise installed in accordance with our written instructions.

1\ Will meet our published specifications and will be free from defects in materials and workmanship for a period of one (1) year following the date of delivery by us:

2\ Will not fail for a period of thirty (30) years from the date of original purchase due to external corrosion:

3\ Will not fail for a period of thirty (30) years from the date of original purchase due to Internal corrosion provided the tank is used solely, with, or without tank water bottoms for the following products:

A\ Petroleum products including, gasoline, jet fuel, av-gas, motor oil (new or used), kerosene or diesel fuel at ambient temperatures.

B\ Fuel oil at temperatures not exceeding 65°C.

C\ Alcohol-gasoline blend motor fuels.

1\ Ethanol blends - Gasohol (90% gasoline and 10% ethyl alcohol).

2\ Methanol blends.

- Oxinol - 50 waiver (90.5% gasoline and 9.5% Oxinol - 50 composed of a mixture of 4.75% and 4.75% GTBA).

- Dupont EPA waiver (gasoline with 5% methanol and a minimum 2.5% co-solvent. The blend may contain a concentration of up to 3.7 weight percent oxygen in the final fuel).

D\ Oxygenated motor fuels - gasoline with up to 20% (by volume) of methyl tertiary butyl ether (MTBE), ethyl tertiary butyl ether (ETBE), tertiary butyl alcohol (TBA), tertiary amyl methyl ether (TAME), or tertiary amyl ethyl ether (TAEF).

E\ Any gasoline/water/ethanol or methanol blend including 100% ethanol, methanol or M85 (85% methanol) at ambient temperatures.

4\ Will not leak for a period of thirty (30) years from the original date of purchase due to structural failure, which shall be defined as breaking or collapse, provided the installation is in Australia or New Zealand and is performed and validated by a contractor trained by ENVIROTANK or MASKELL, and with current certification, and is used as stated above.

Our liability under this warranty shall be limited to, and at our option, (i) repair of the defective tank, (ii) delivery of a replacement tank to the point of the original delivery, or (iii) refund the original purchase price of the tank and we shall not be liable for any labour, other material or installation costs, indirect or consequential damages or other damages in connection with such tanks.

THE FOREGOING CONSTITUTES OUR EXCLUSIVE OBLIGATION AND WE MAKE NO EXPRESS OR IMPLIED WARRANTIES, OR ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE WHATSOEVER, EXCEPT AS STATED ABOVE.

Accessories Warranty

All accessories manufactured by Envirotank are warranted to be free from material defects in workmanship and materials for a period of one (1) year following date of original manufacture. Envirotank's liability under this warranty shall be limited, at our option, to (i) repair of the defective unit, (ii) delivery of a replacement unit to the point of original delivery, or (iii) refund of the original price. Envirotank shall not be liable for any labour, material or other installation costs and shall not be liable for any special, indirect, consequential or other damages except as stated above in connection with such tanks, including, without limitation, costs, expenses or liabilities associated with environmental contamination, fires, explosions or any other consequences allegedly attributable to a breach of the warranty or damages under deceptive trade practices or similar consumer protection acts.

THE FOREGOING CONSTITUTES OUR EXCLUSIVE OBLIGATION AND ENVIROTANK MAKES NO EXPRESSED OR IMPLIED WARRANTIES, OR ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE WHATSOEVER, EXCEPT AS STATED ABOVE.

Failure to install the tank and accessories or monitoring equipment in accordance with the Envirotank's installation instructions will void the warranty.

Envirotanks Intended Use

Envirotanks are designed for the storage of petrol, alcohol blended petrol (with up to 100% methanol or ethanol), jet fuel, av-gas, motor oil, kerosene, diesel fuel, oxygenated fuels (up to 20% MTBE), or potable water at ambient underground temperatures. Fuel oil may be stored at temperatures not to exceed 65 °C. The storage of other liquids may result in tank failure. Before storing liquids other than those listed above, contact Envirotank for further guidance.

Installation Overview

Envirotanks must be installed in accordance with the installation instructions, this document should be part of your tank specifications. Some key installation steps are highlighted below. See the published installation instructions for complete details. All tanks must be mechanically unloaded from the delivery truck using a crane (using all lift lugs provided to lift the tank). All tanks must be vented at all times and are intended to be operated with fluid in the tank no higher than the tank top. Envirotanks are designed for operation at atmospheric pressure only, except when using vapour recovery systems, provided the pressure or vacuum does not exceed 7 kPa maximum on the primary tank. Over pressurising of the primary tank may result in tank failure. For additional details, request Envirotanks Underground Installation Instructions.

Properly installed, fibreglass underground petroleum storage tanks can provide extended service in storing petroleum products without corrosion-caused leaks and without maintenance. Envirotank maintains a listing of independent contractors who have received educational materials from Envirotank covering the proper installation of underground fibreglass tanks. On request, we can provide names of educated contractors.

Tanks For Fuel Storage Specification: Short Form

Auto-cad drawings are available on request. Envirotank shall provide the model fibreglass underground storage tanks in sizes and with fittings as shown on the drawings. The tanks shall be manufactured by Envirotank to meet the requirements of ASTM Specification D4021, UL 1316 and AS1692.

Tanks must be tested and installed with approved backfill material according to the current installation instructions provided with the tank.

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Charlton Property Development Final Report

7 November 2007



McCormick Rankin Cagney

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Document Information:

Client	BMAX (Liverpool) Pty Ltd
Job Number	3536
Title	Charlton Property Development
Status	Final
Prepared by	McCormick Rankin Cagney Pty Ltd Brisbane Queensland
Date	7 November 2007

Quality Assurance Register

Issue	Description	Prepared		Authorised	
		By	Date	By	Date
1	Draft	FL	18/10		
2	Final Draft	FL	30/10	GR	31/10
3	Final	FL	2/11	GR	7/11

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Appendix A

Site Plan: Proposed service centre TAA Drawing No. DA 01 Rev A

- Figure 1 Dimensions for Layout and proposed modifications Notes
- Figure 2 25.0m (Austroads) B-Double Manoeuvring Requirement through Truck/Large Vehicle Parking Area
- Figure 3 6.0m SRV Manoeuvring to Access Petrol Bowers
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Appendix B

- Figure B1 Existing 2007 AM Peak Traffic Volumes
- Figure B2 Existing 2007 PM Peak Traffic Volumes
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Appendix C

SIDRA ANALYSIS

- Existing 2007 AM Peak Warrego Hwy / Steger Rd / O'Mara Rd Intersection Analysis
- Existing 2007 PM Peak Warrego Hwy / Steger Rd / O'Mara Rd Intersection Analysis
- Base 2008 AM Peak Warrego Hwy / Steger Rd / O'Mara Rd Intersection Analysis
- Base 2008 PM Peak Warrego Hwy / Steger Rd / O'Mara Rd Intersection Analysis
- Base 2018 AM Peak Warrego Hwy / Steger Rd / O'Mara Rd Intersection Analysis
- Base 2018 PM Peak Warrego Hwy / Steger Rd / O'Mara Rd Intersection Analysis
- Design 2008 AM Peak Warrego Hwy / Steger Rd / O'Mara Rd Intersection Analysis
- Design 2008 PM Peak Warrego Hwy / Steger Rd / O'Mara Rd Intersection Analysis
- Design 2018 AM Peak Warrego Hwy / Steger Rd / O'Mara Rd Intersection Analysis

(Signalised Upgraded intersection)

Design 2018 PM Peak Warrego Hwy / Steger Rd / O'Mara Rd Intersection Analysis

(Signalised Upgraded intersection)

Appendix D

Department of MainRoads 2004 Traffic Survey of Warrego Hwy / Steger Rd / O'Mara Rd Intersection

Australasian Traffic Surveys Data

RTI DL RELEASE - EHP

1. Introduction

This report investigates the traffic engineering implications associated with the development of a Service Centre in Charlton to be located on the north-eastern quadrant of Warrego Highway / Steger Rd / O' Mara Rd intersection.

This report has been prepared to accompany a development application to the Jondaryan Shire Council.

A site plan of the proposed service centre is provided in Appendix A (reference Thomson Adsett Architect Drawing No. DA 01 Rev A).

It is proposed to develop a Service Centre incorporating a new service station and ancillary uses such as food outlets. The centre would have the following floor areas:

➤ Service Station (including ancillary uses)	250m ² GFA
➤ Fast Food 1	80m ² GLFA
➤ Fast Food 2	165m ² GLFA
➤ Fast Food 3	175m ² GLFA
➤ Outdoor Dining	58m ² GLFA
➤ Common Areas	213m ² GLFA

The service centre will have a total floor area of 941m² GFA.

The subject site is described as proposed Lot 1 which is to be formed from a boundary realignment of Lot 102 on RP904439 and Lot 1 on RP178524. Access to this proposed Lot 1 will be possible from Steger Road as well as through the existing Easement B on RP904439. A Reconfiguration Plan of the subject site is provided in Appendix A (reference Thomson Adsett Architect Drawing No. DA 02 Rev A).

An existing car sales yard is located on the subject site. A motel and service station are located adjacent the subject site. The car sales yard will be closed as part of the development of the service centre. The existing service station will remain, though the building may be used for another purpose (eg fruit shop) however this has not yet been confirmed and such has not been considered in this assessment. The existing motel will remain operational.

As part of this study a traffic surveys of the existing service station, motel and of the intersection of the Warrego Highway / Steger Rd / 'O' Mara Rd were undertaken to establish the existing operating conditions.

The new service centre is expected to be in operation by 2008. Accordingly a planning horizon year of 2018 was adopted for the assessment. (ie. a 10 year horizon)

The conclusions of this report have been reported in Section 5.0.

2. Existing Conditions

2.1 Subject Site

The subject site is described as proposed Lot 1 which is to be formed from a boundary realignment of Lot 102 on RP904439 and Lot 1 on RP178524. Access to this proposed Lot 1 will be possible from Steger Road as well as through the existing Easement B on RP904439. A Reconfiguration Plan of the subject site is provided in Appendix A (reference Thomson Adsett Architect Drawing No. DA 02 Rev A).

The location of the subject site and the surrounding road network and the city of Toowoomba is illustrated on Figure 1 below. The site is approximately 6km west of Toowoomba.

The subject site is bounded by the Warrego Highway which passes the subject site in an east-west direction and Steger Rd which passes in a north-south direction

There is currently a motel, car sales yard and a service station on the subject site.

Access to the existing service station car sales yard and motel is directly off the Warrego Highway. There are currently two accesses points forming a two way access loop road as all turns are permitted at the western and eastern access points

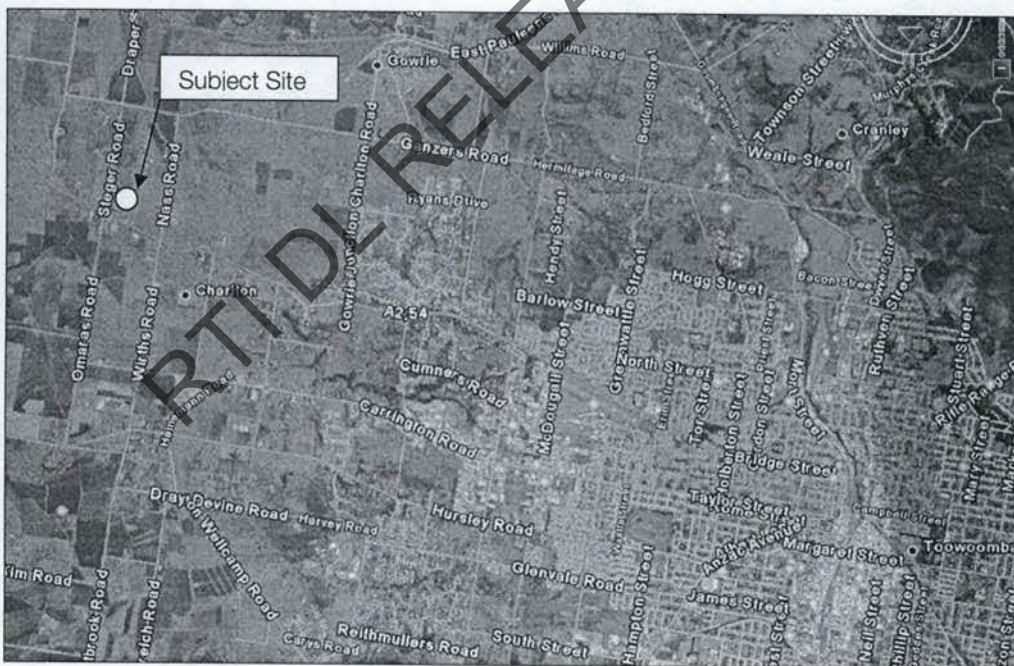


Figure 1: Locality Plan

2.2 Existing Road Network

Warrego Highway extends in an east-west direction past the subject site. The road is under the jurisdictional responsibility of the Department of Main Roads (DMR). The road is currently a two lane, two-way rural road with a sign posted limit of 80km/h, though the horizontal and vertical geometry of the road does not restrict higher speeds.

The highway consists essentially as a single lane in each direction with a pavement width of approximately 10m in the vicinity of the intersection with Steger Rd and O'Mara Rd. Further away from the intersection the carriageway width is approximately 7.0m with approximately 0.5m wide (sealed) shoulders. The slightly wider carriageway at the intersection provide sufficient width for through traffic to pass, albeit at reduced speed, a vehicle to waiting to turn right off the highway.

The layout of the current intersection is the simplest form of intersection and would be classified as a "Basic (BA) intersection as defined by Austroads¹. The provision for the right turn movements off the highway would be classified as "Basic Right Turn (BAR) treatments as defined by Austroads (Ref 1).

The 2007 traffic survey indicates that the PM peak traffic volume on the eastern highway approach (ie westbound) to Steger Rd is approximately 484vph (right, though and left turn movements) and the opposing right turn movement from the highway (ie. eastbound) into O'Mara Rd is approximately 129 vph. Applying the warrants for rural turn lanes (Austroads, Ref 1, Figure 6.41 and Figure 6.42) the intersection already meets the warrant for provision of a channelised right turn lane (ie CHR) on the western Warrego Highway approach. On this basis the current form of the intersection does not meet current design standards and requires immediate upgrading. In addition to the storage area for vehicles waiting turning right, based on the Austroads and the DMR² design guide, the right lane would require a deceleration taper of approximately 95m - 100m (assuming an 80km/h design speed) to allow vehicles to decelerate prior to turning right. A diverge taper of approximately 90m would also be required to allow the through traffic lane to diverge around the right turn lane.

Steger Rd extends in a north-south direction past the subject site and is under the jurisdictional responsibility of the Jondaryan Shire Council. The road is currently a two lane two-way road. As indicated on Plate 1 below the intersection of Steger Rd with the highway is unsignalised and Steger Rd is unsealed.

The Warrego Highway and Steger Rd form a four-way unsignalised intersection with O'Mara Rd, which extends in a north-south direction and is jurisdictional responsibly of the Jondaryan Shire Council. The road is also a two lane two-way road approximately 7.0m wide with shoulders which widens at the intersection with the highway to allow left turning vehicles to pass right turning and through vehicles. Refer Plate 2 below.

¹ Austroads Guide to Traffic Engineering Practice – Part 5: Intersections at Grade, 2005

² Road Planning and Design Manual, Department of Main Roads, updated December 2005

Access to the existing service station car sales yard and motel is directly off the Warrego Highway. There are currently two access points off the highway forming a two-way access loop road as all turns are permitted at the western and eastern access points. Refer Plates 3 and 4 below. The flat and straight geometry of the highway in this location provides satisfactory sight distance at the access points. There is an informal service road running along the frontage of the subject site parallel to the highway, but the road is unsealed and is not part of the formal road network. Refer Plates 4 below.



Plate 1: Steger Rd facing south towards the intersection of Warrego Hwy/O'Mara Rd/Steger Rd

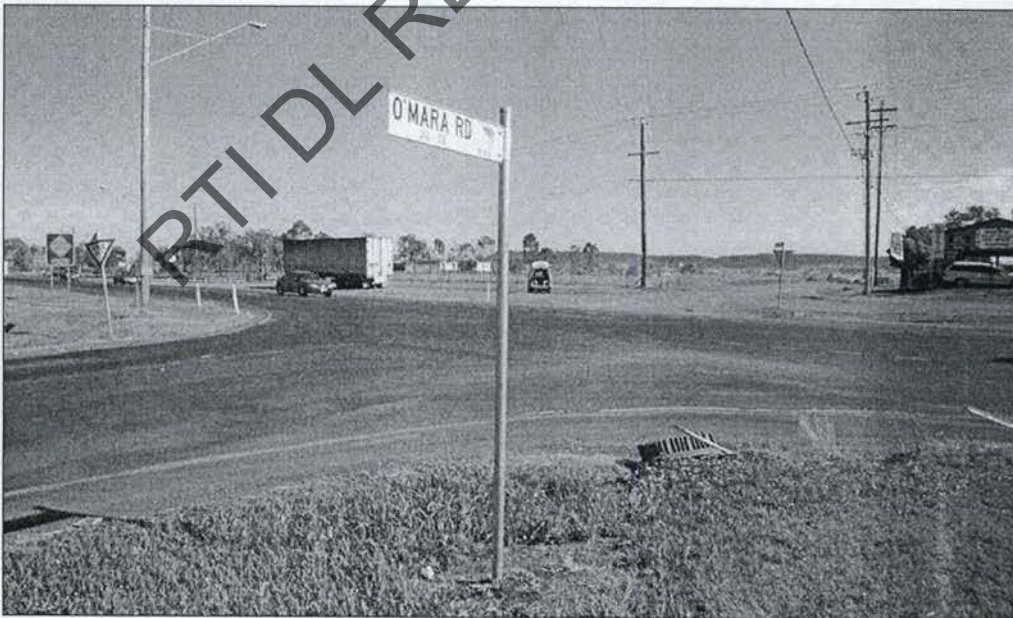


Plate 2: O'Mara Rd facing north towards the intersection of Warrego Hwy/O'Mara Rd/Steger Rd



Plate 3: Warrego Highway looking at the east entrance of the access loop road



Plate 4: Warrego Highway looking towards the west entrance of the access loop road

2.3 Existing Intersection Traffic Volumes

The DMR conducted a survey of the intersection in April 2004, approximately 3.5 years ago. While the 2004 data was beneficial with regard to determining growth rate of background traffic and identifying the road peak periods, the survey was not considered current. Accordingly a manual traffic survey of the intersection of Warrego Highway / Steger Rd / O'Mara Rd was

undertaken. The survey was undertaken by Australasian Traffic Surveys on Wednesday 23rd October 2007 during the AM road peak (6:00am and 8:00am) and during the PM road peak (3:00pm and 5:00pm).

The 2007 traffic survey indicated that the road peak periods at the intersection occur between 7:00am and 8:00 (AM peak) and between 4:00pm and 5:00pm (PM peak). This represents a slight shift in the occurrence of the peak periods since 2004 when the AM peak occurred between 6:45am and 7:45am and the PM peak occurred between 3:45pm and 4:45pm.

The 2007 survey also indicated that:

- The Warrego Highway is carrying between approximately 800 and 900 vehicles / hour during the weekday road peak periods representing approximately 80% of the traffic through the Warrego Highway / Steger Rd / O'Mara Rd intersection;
- A negligible volume of traffic (ie < 0.05%) is using Steger Rd; and
- Approximately 19% (AM peak) and approximately 17% (PM peak) of traffic passing through the intersection is related to the right turn movement into, and the left turn out, of O'Mara Rd.

Full results of the survey are included within Appendix D with a summary of 2007 traffic flows illustrated on Figures B1 and B2 within Appendix B.

2.4 Existing Traffic Generation

A traffic survey was also undertaken on Wednesday 23rd October 2007 during the AM and PM peak periods on the existing two access points of the subject site determine the traffic generation of the existing service station, car sales yard and motel.

The volume of traffic generated by each component of the existing development is summarised in Table 1 below.

TABLE 1
2007 GENERATED PEAK HOUR TRAFFIC
Existing Development – Charlton

Component of Development	AM		PM	
	IN	OUT	IN	OUT
Service Station	26	24	13	17
Car Sales Yard	3	6	19	6
Motel	1	1	1	2
TOTAL	30	31	33	25

The traffic generation data indicates that:

- The service station is capturing approximately 6% of traffic passing through the adjacent intersection during the AM peak and approximately 3% during the PM peak;
- During the AM peak, heavy vehicles represent approximately 8% of traffic using the service station. No heavy vehicles were recorded using the service station during the PM peak period;
- The motel generates minimal traffic during the peak periods, a reflection that the motel peak periods are occurring earlier than the morning road peak and after the evening road peak;
- The car sales yard represents approximately 10% of all traffic stopping at the existing development during the AM peak and approximately 55% during the PM peak; and
- Acknowledging that all turn movements are possible at both accesses, during the AM peak approximately 70% of traffic enters from the west and continues travelling east on exiting suggesting that the service station captures more traffic travelling eastbound than travelling westbound during the AM peak. During the PM peak this percentage reduces to approximately 50%, however this evening distribution of traffic may have been influenced by the car sales yard which has an equal share of trips during this period.

2.5 Existing (2007) Intersection Capacity

Analyses of the existing operation of the Warrego Highway / Steger Rd / Omara Rd intersection has been undertaken using aaSIDRA 3.2.

The results of the analyses are provided within Appendix C and summarised in Table 2 below.

The layout of the intersection adopted for the aaSIDRA analysis is illustrated in the Figure 2 below. This layout represents how the the "BASic" form of intersection would currently operate .



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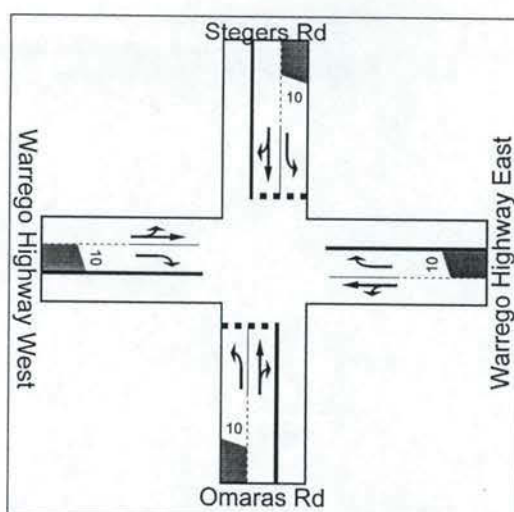


Figure 2: Existing Intersection layout adopted for aaSIDRA analysis

TABLE 2
SUMMARY OF RESULTS FROM aaSIDRA 3.2
Warrego Highway / Steger Rd / O'Mara Rd Unsignalised Intersection
EXISTING (October 2007) TRAFFIC VOLUMES

Approach	AM Peak (7:00- 8:00am)		PM Peak (4:00pm- 5:00pm)	
	Max. Degree of Saturation (X)	Max 95% ile Back of Queue (m)	Max. Degree of Saturation (X)	Max 95% ile Back of Queue (m)
O'Mara Rd	0.31	7	0.15	3
Warrego Hwy East	0.22	0	0.24	0
Steger Rd	0.01	0	0.02	0
Warrego Hwy West	0.24	2	0.26	7

Note: Practical Maximum Degree of Saturation (X_p) for unsignalised intersections is 0.80.

* Acceptable Level of Service – LOS 'C'

The results provided within Table 2 illustrate that the unsignalised intersection is currently operating within acceptable limits in terms of the Degree of Saturation. Also the Level of Service (LOS) on all approaches is acceptable, however the aaSIDRA analyses has highlighted a LOS for the right turn movement from the eastern Warrego Highway approach into Steger Rd of 'D', (AM peak) reflecting an average delay of 25.4 seconds. This LOS is considered unacceptable (ie > LOS 'C'). While the traffic volume for this turn was only one heavy vehicle the assessment reflects increasing delays to vehicles, particularly heavy vehicles, performing the right turn as a result of the increasing limited frequency of acceptable gaps to cross the opposing traffic. The negligible volume of traffic suggests that this movement is not critical to the operation of the intersection.

3. Proposed Development

3.1 Description

A site plan of the proposed service centre is provided in Appendix A in this report (reference Thomson Adsett Architect Drawing No. DA 01 Rev A).

It is proposed to develop a Service Centre incorporating a new service station and ancillary uses such as food outlets with the following floor areas:

➤ Service Station (including ancillary uses)	- 250m ² GFA
➤ Fast Food 1	80m ² GLFA
➤ Fast Food 2	165m ² GLFA
➤ Fast Food 3	175m ² GLFA

It is expected that Fast Food 3 with the outdoor dining area will be a Kentucky Fried Chicken (KFC).

➤ Outdoor Dining	58m ² GLFA
➤ Common Areas	213m ² GLFA

The service centre will have a total floor area of 941m² GFA.

The car sales yard will be closed as part of the development of the service centre. The existing motel will remain operational. The existing service station will remain, though the building may be used for another purpose (eg fruit shop) however this has not yet been confirmed and such has not been considered in this assessment. Further the building is on a separate allotment from the proposed service centre and is not part of the development application.

3.2 Site Access

As indicated on the architect's Site Plan in Appendix A, access to the proposed service centre will primarily be off Steger Rd. Steger Rd is currently unsealed. A sealed road would need to be constructed for the length of the site along Steger Rd to allow for access. The crossovers off Steger Rd would need to be constructed to current Shire Council standards. Given the low volume of traffic using Steger Rd the access intersections would not need to provide turn lanes in Steger Rd for entering traffic, but would need to ensure adequate road width is provided for turn movements.

While the service centre will be located on a separate allotment, traffic will still be able to access the proposed service centre via the existing access loop road currently used to access the motel and the service station (ie. via Lot 101) as there is an existing easement (ie Easement B) over the Lot 101.

The internal design of the service centre car park allows for a secondary access via Lot 101. A right turn lane with approximately 20m (ie 3 cars) storage clear of Lot 101 has been provided for motorists who decide to access the fast food 'drive thru' through the existing service station access off the Warrego Highway. This storage space is in addition to the 'drive thru' lane which has a storage length of approximately 50m (ie 8 cars). The storage capacity of the right turn lane is considered adequate given the expected volume of opposing traffic (ie the expectation is that 1 vehicle storage capacity would be required).

With regard to adjacent the circulating aisle, the first car park is located approximately 40m clear of Lot 101 allowing appropriate queuing spaces such that queuing vehicles entering the service centre site from Lot 101 would adversely impact traffic movements to the developments on Lot 101. Further, given that the provision of a right turn lane on the eastern Warrego Highway approach to Steger Rd would be required as the volume of traffic accessing Steger Rd increases, the existing two -way access loop road is expected to be converted to a one-way loop road.

For the purposes of this assessment all eastbound traffic entering the service centre was assigned to be entering the proposed service centre via Steger Rd.

3.3 Service Centre Trip Generation

3.3.1 Fast Food Outlets

Fast food outlets in rural areas are expected to operate differently to similar centres in urban areas. Two scenarios were therefore considered to determine an appropriate level of traffic generated by the fast food component of the service centre.

The first scenario involved applying the NSW RTA³ recommended rate for the proposed KFC outlet and the DMR (Ref 2) trip generation of 12 per 100m² GFA for " *pizza shops and other small outlets*" for the balance of the fast food outlets including the common area.

Using these trip generation rates, the fast food component of the service centre would generate approximately 175vph during the road peak periods. Assuming that 85% of trips to the fast food outlets are 'drop-in' trips and 15% 'new' trips (which is considered appropriate given the isolated location of the subject site), this trip generation scenario would mean that the fast food outlets would be capturing approximately 14% of all traffic currently (2007) travelling through the adjacent intersection during the road peak periods. This proportion is high taking into consideration the location and character of the development.

The second scenario involved applying the DMR (Ref 2) trip generation rate of 12 per 100m² GFA for the entire food outlet area, including the common areas. Using this trip generation rate the fast food component of the proposed development would generate approximately 83vph. While this trip generation scenario would mean that the fast food outlets would be capturing

³ "Guidelines to Traffic Generating Developments", RTA, Issue 2.2 October 2002.



approximately 7% of all traffic currently (2007) travelling through the adjacent intersection during the road peak periods, which is still considered conservative (high side), this generation rate was adopted for the assessment within this report.

It has been assumed that the fast food outlets would be opened by 6:00am given the location of the development.

A restaurant traffic generation rate of 5 vehicles per 100m² GFA recommended by DMR (Ref 2) was considered. However, the development is not defined as a restaurant and as such this rate, while possibly reflecting the generation rate of a poorly performing fast food outlet, was not considered for this assessment.

A directional distribution of 50% IN / 50% OUT during the peak period was also adopted.

In terms of assigning trips to the network:

- The 'drop-in' trips were assigned taking into consideration existing traffic flows through the adjacent intersection. Approximately 42% were assumed to approach from the west, 38% from the east and 20% from the south; and
- The 'new' trips were assumed to travel from, and return to, Toowoomba and its environs.

3.3.2 Service Station

Given the location of the service station, it was assumed that all trips associated with the service station would be 'drop in' trips.

The 2007 traffic survey of motorists using the service station indicated that the service station is currently capturing approximately 6% of traffic passing through the adjacent intersection during the AM peak and approximately 8% during the PM peak.

With the development of a new service centre expected to increase the attractiveness of the facility, for this assessment the percentage of traffic travelling through the intersection expected to use the new service centre during the AM and PM peak periods was increased to 10% which is considered conservative (high side).

Comparison of the 2004 and the 2007 traffic surveys indicated that the growth rate of traffic has averaged at approximately 2.5% p.a (compound). Growth in traffic exiting O'Mara Rd (left turn only) was as high as approximately 5% during the AM peak; though it is not clear whether this level of growth will be sustained. For this assessment 2.5% p.a (compound) growth rate was applied to all movements to obtain the 2008 and 2018 base traffic volumes through the Warrego Hwy / Steger Rd / O'Mara Rd intersection.

Linked trips associated with the service station and the fast food outlets were also considered. An example would be a driver driving into the service station for fuel and also making a purchase at one of the fast food outlets. Research referenced by DMR (Ref 2) indicated that in urban

areas service stations which included a convenience store (ie. an ancillary use) had shown that approximately 20% of motorists who had stopped for refuelling had also used the convenience store. This percentage of linked trips was adopted for this assessment with the number of trips associated with the new service station being reduced by 20%.

A directional distribution of 50% IN / 50% OUT during the peak period was adopted. Based on this directional distribution during the peak, the traffic likely to be generated by the service station would be:

- 2008 - 35 IN + 35 OUT AM peak
41 IN + 41 OUT PM peak
- 2018 - 54 IN + 54 OUT AM peak
59 IN + 59 OUT PM peak.

The service station 'drop- in' trips were assigned to the road network taking into consideration existing traffic flows with 75% approaching from the west, 15% from the east and 10% from the south.

Over the 10 year planning horizon 'drop in' trips would be expected to approach from the north as development within the surrounding area expanded, however this traffic would be able to enter and exit the service centre without travelling through the Warrego Hwy / Steger Rd / O'Mara Rd intersection, thereby reducing the volume of traffic through the intersection. Not allocating trips from the north was therefore considered conservative.

3.3.3 Total Traffic Generation

The total volume of traffic expected to be generated by the proposed service centre during the weekday road peak periods is summarised in Table 3 below.

As discussed in the above section the distribution of the generated traffic (with a reduction due to linked trips) has been assigned to the external road network by considering the existing traffic volumes.

The assignment of generated traffic during the AM and PM peak periods is illustrated on Figure 7 to Figure 10 within Appendix B of this report.

TABLE 3
SUMMARY OF PEAK PERIOD TRIP GENERATION
Proposed Service Centre, Charlton

	2008 AM		2008 PM		2018 AM		2018 PM	
	IN	OUT	IN	OUT	IN	OUT	IN	OUT
Proposed Service Station	35	35	41	410	54	54	59	59
Proposed Fast Food Outlets	83	83	83	83	83	83	83	83
TOTAL	118	118	124	124	137	137	142	142

3.3.4 Existing Car Sales Yard and Motel

Traffic using the existing car sales yard was removed from the volume of traffic being generated by the subject site. The generated traffic was assigned to the road network taking into consideration existing traffic flows.

Traffic using the motel was retained for this assessment.

3.4 Car Parking

3.4.1 Fast Food Outlets

Under the Schedule 2 Dictionary of the Jondaryan Planning Scheme, uses such as Fast Food, Café, Food Premises, and Restaurant etc are not separately defined and fall within the definition of "Commercial Premises".

The parking rate for Commercial Premises under the Planning Scheme requires "1 space per 25m² of floor area at ground level plus space for a service vehicle." Adopting this rate for the non-service station component of the Service Centre which equates to an area of 691 sqm, a total of 28 car parking spaces (rounded up) is required.

3.4.2 Service Station

The Jondaryan Shire Council's parking code recommends a traffic parking rate of "1.5 space per pump plus 1 space per employee plus 4 spaces for every car servicing bay." There will not be a car servicing service in the service station. Therefore, by adopting the rate, the service station requires 12 car parking spaces for the customers (ie 8 fuel pumps) and 3 car parking spaces for the employees.



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3.4.3 Car parking summary

The total car parking demand of the development is:

- 28 spaces – Fast food Restaurant
- 15 spaces - Service Station

A total of 43 car parking spaces are therefore required.

As indicated on the architects plan (reference Thomson Adsett Architect Drawing No. DA 01 Rev A) a total of 43 car spaces are to be provided plus 4 additional (overflow) car spaces for employees.

3.4.4 Heavy Vehicle Parking

Heavy vehicle access will be via Steger Rd.

The fuel pumps and the parking for heavy vehicles will be separate from the fuel pumps for general traffic. Heavy vehicles will also be provided with a separate exit. Parking will be available for approximately 4 articulated heavy vehicles and one rigid vehicle.

3.5 Servicing and Manoeuvring

Servicing of the fast food outlets will be located at the rear of the service centre. Access to the service bay will be possible via the fast food 'drive thru'.

All car parking spaces will be provided with the following minimum dimensions:

- 5.4m long;
- 2.6m in width;
- 3.2m in width for people with disabilities;
- 6.6m circulating aisles.

These dimensions comply with those suggested in AS2890.1:2004 for the relevant uses.

Manoeuvring of design vehicles are illustrated on Figures 1 to 6 within Appendix A.



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4. Future Intersection Performance

4.1 Future DMR Road Works

Extensive planning has already been completed by the DMR in relation to the second range crossing, referred to as the Toowoomba Bypass. Further work is progressing. The bypass is proposed to cross the Warrego Highway east of Steger Rd. Funding and delivery timing of the bypass project has not yet been confirmed.

Planning work undertaken by DMR for the bypass includes upgrading of the Warrego Highway to four lanes with a central median and signalisation of the intersections at Nass Rd and Steger Rd which are both west of the bypass interchange with the Warrego Highway.

It has not been determined if DMR propose to construct an auxiliary right turn lane on the western Warrego Highway approach to the Steger Rd intersection.

4.2 Future Base Traffic Volumes

The annual traffic growth along Warrego Highway was determined using traffic volumes of the intersection of Warrego Highway / Steger Rd / O' Mara Rd undertaken by DMR (4/ 2004) and the traffic surveys done by Australasian Traffic Surveys (10/2007). The analysis shows that the average annual traffic growth along the Warrego Highway has been approximately with the AM peak growth being higher than the PM peak growth.

For this assessment, this averaged growth rate of 2.5% pa (compound) was adopted to determine the 2008 and 2018 base traffic volumes.

Analysis of the base traffic scenarios for 2008 and 2018 was undertaken using aaSIDRA 3.2. The results of the of the intersection analysis of the 2008 and 2018 AM and PM peak base scenario are summarised in section 4.2.1 and 4.2.2. The 2008 and 2018 AM and PM peak hour base traffic volumes for the intersections are illustrated on Figures B3 to B6 within Appendix B.

4.2.1 2008 Base Scenario

Analyses of the operation of Warrego Highway / Steger Rd / O'Mara Rd intersection in the 2008 base scenario was undertaken using aaSIDRA 3.2.

The results of the analyses illustrated within Appendix C and summarised in Table 4 below. The layout of the intersection used for the aaSIDRA analysis is illustrated in Section 2.5.

TABLE 4
SUMMARY OF RESULTS FROM aaSIDRA 3.2
Warrego Highway / Steger Rd / O'Mara Rd
2008 BASE TRAFFIC VOLUMES

Approach	2008 AM Peak		2008 PM Peak	
	Max. Degree of Saturation (X)	Max 95% ile Back of Queue (m)	Max. Degree of Saturation (X)	Max 95% ile Back of Queue (m)
O'Mara Rd	0.32	8	0.15	3
Warrego Hwy East	0.22	0	0.24	0
Steger Rd	0.01	0	0.02	0
Warrego Hwy West	0.12	2	0.32	8

Note: Practical Maximum Degree of Saturation (X_p) for unsignalised intersections is 0.80.
Acceptable Level of Service – LOS 'C'

The results provided within Table 4 illustrate that the unsignalised intersection will continue to operate within acceptable limits in 2008 from the perspective of the practical maximum degree of saturation (ie $DOS < 0.8$) during the 2008 AM and PM peak periods.

As with the 2007 analyses, the LOS for the right turn movement from the eastern Warrego Highway approach into Steger Rd of 'E', (AM peak) is considered unacceptable (ie $> LOS 'C'$). While the traffic volume for this turn was only one heavy vehicle the assessment reflects increasing delays to vehicles, particularly heavy vehicles, performing the right turn as a result of the increasing limited frequency of acceptable gaps to cross the opposing traffic. The negligible volume of traffic suggests that this movement is not critical to the operation of the intersection.

As discussed in section 2.2 of this report, the warrants have already been met (2007 volumes) for the provision of a channelised right turn lane (ie CHR) on the western Warrego Highway approach to the intersection. The negligible volume of traffic turning right off the highway to enter Steger Rd does not warrant provision of a channelised right turn pocket; the current "Basic Right Lane" (BAR) is a satisfactory treatment according to Austroads (Ref.1)

4.2.2 2018 Base Scenario

Analyses of the operation of Warrego Highway / Steger Rd / O'Mara Rd intersection in the 2018 base scenario was undertaken using aaSIDRA 3.2 with the results of the analyses illustrated within Appendix C and summarised in Table 5.

The layout of the intersection used for the aaSIDRA analysis is illustrated in Section 2.5.

TABLE 5
SUMMARY OF RESULTS FROM aaSIDRA 3.2
Warrego Highway / Steger Rd / O'Mara Rd
2018 BASE TRAFFIC VOLUMES

Approach	Base 2018 AM Peak		Base 2018 PM Peak	
	Max. Degree of Saturation (X)	Max 95% ile Back of Queue (m)	Max. Degree of Saturation (X)	Max 95% ile Back of Queue (m)
O'Mara Rd Left turn (Thru/right)	0.45	14	0.21 (0.19)	5(6)
Warrego Hwy East	0.29	0	0.31	0
Steger Rd	0.01	0	0.03	1
Warrego Hwy West	0.31	4	0.34	14

Note: Practical Maximum Degree of Saturation (X_p) for unsignalised intersections is 0.80
Acceptable Level of Service – LOS 'C'

The results provided within Table 5 illustrates that the unsignalised intersection will continue to operate within acceptable limits in 2018 during the AM and PM peak period from the perspective of the practical maximum degree of saturation (ie DOS = 0.8). However, the LOS for the critical right turn movements at the intersection are expected to exceed an acceptable LOS (ie LOS 'C') by 2018 during both peak periods, without the proposed service centre:

- During the AM peak the right turn movement from the eastern highway approach into Steger Rd is expected to reach LOS 'E' (average delay 36.2secs) which is considered unacceptable, though given the turning volume is only 1 vehicle this result is not critical to the performance of the intersection; and
- During the PM peak:
 - The shared through/right turn movement from O'Mara Rd is expected to reach LOS 'E' (average delay 45.2secs), which is considered unacceptable; and
 - The shared through/right turn movement from Steger Rd is expected to reach LOS 'D' (average delay 27.1secs), which is also considered unacceptable.

The LOS (ie long delays), particularly for the right / through movements from the side roads indicates that the intersection should be upgraded (ie signalised) prior to 2018 even without the addition of traffic generated by the proposed service centre.

The analysis also highlighted that a right turn storage space of 14m (ie approximately 2 vehicles) would be required on the western Warrego Highway approach.



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4.3 Future Design Traffic Volumes – 2008 & 2018 (with Development)

The 2008 and 2018 design traffic volumes were determined by adding the base traffic volumes and to the traffic likely to be generated by the proposed service centre. The 2008 and 2018 AM and PM peak hour design traffic volumes for the intersections are illustrated on Figures B11, B12, B13 and B14 within Appendix B.

4.3.1 2008 Design Scenario

Analyses of the operation of intersection in the 2008 design scenario was undertaken using aaSIDRA 3.2 with the results of the analyses illustrated within Appendix C and summarised in Table 6.

The layout of the intersection used for the aaSIDRA 3.2 analysis is illustrated in Section 2.5.

TABLE 6
SUMMARY OF RESULTS FROM aaSIDRA 3.2
Warrego Highway / Steger Rd / O'Mara Rd
2008 DESIGN TRAFFIC VOLUMES

Approach	Design 2008 AM Peak		Design 2008 PM Peak	
	Max. Degree of Saturation (X)	Max 95% ile Back of Queue (m)	Max. Degree of Saturation (X)	Max 95% ile Back of Queue (m)
O'Mara Rd	0.30	7	0.13	4
Warrego Hwy East	0.21	1	0.23	1
Steger Rd	0.10	3	0.11	3
Warrego Hwy West	0.24	2	0.31	8

Note: Practical Maximum Degree of Saturation (X_p) for unsignalised intersections is 0.80.

The results in Table 6 shows that the unsignalised intersection will continue to operate within acceptable limits in 2008 during both AM and PM peak with the proposed service centre in operation. The practical maximum DOS is below 0.8 and the LOS for the critical movement (ie the shared through/right turn movement from the Steger Rd approach) not expected to exceed LOS 'C'.

The increase in traffic turning right into Steger Rd from the eastern Warrego Highway approach triggers the warrant (Austroads, Ref 1, Figure 6.41 and Figure 6.42; rural roads) for provision of a channelised right turn lane (ie CHR) on the western Warrego Highway approach. Based on the Austroads and the DMR⁴ design guide, the right lane would require a deceleration taper of

⁴ Road Planning and Design Manual, Department of Main Roads, updated December 2005

approximately 95m -100m (assuming an 80km/h design speed) to allow vehicles to decelerate prior to turning right. A diverge taper of approximately 90m would also be required to allow the through traffic lane to diverge around the right turn lane. A minimum storage space of 30m (ie 2 articulated heavy vehicles or 5 vehicles) is recommended.

This right turn lane would limit the existing accesses to Lot 101 (ie the service station and the motel) to left in /left out.

4.3.2 2018 Design Scenario (with signals)

Acknowledging the Warrego Highway / Steger Rd / O'Mara Rd intersection would need to be signalised prior to 2018 without development given the unacceptable levels of service (ie delay) for the right turn movements out of the side roads, analyses of the operation of intersection in the 2018 design scenario was undertaken on the basis the intersection was already signalised.

Results of the analyses undertaken using aaSIDRA 3.2 illustrated within Appendix C and summarised in Table 7 below. A cycle time of 120 seconds was applied.

The layout of the future signalised intersection adopted for the aaSIDRA 3.2 analysis is illustrated in Figure 3 below and is understood to reflect a concept being considered by DMR.

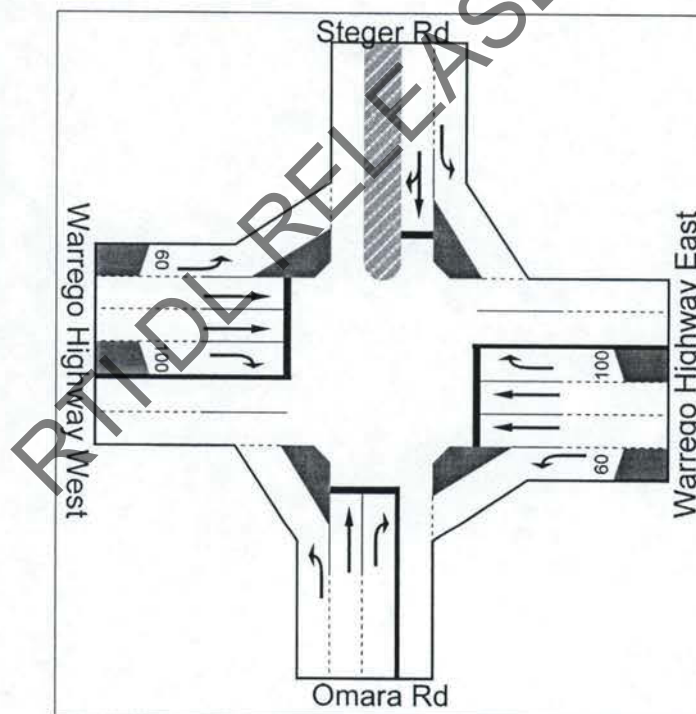


Figure 3: Intersection layout for SIDRA analysis

TABLE 7
SUMMARY OF RESULTS FROM aaSIDRA 3.2
Warrego Highway / Steger Rd / O'Mara Rd
2018 DESIGN TRAFFIC VOLUMES

Approach	Design 2018 AM Peak		Design 2018 PM Peak	
	Max. Degree of Saturation (X)	Max 95% ile Back of Queue (m)	Max. Degree of Saturation (X)	Max 95% ile Back of Queue (m)
O'Mara Rd	0.19	8	0.09	5
Warrego Hwy East	0.18	44	0.27	54
Steger Rd	0.14	16	0.18	21
Warrego Hwy West	0.19	45	0.32	51

Note: 1. Practical Maximum Degree of Saturation (x_p) for signalised intersection is 0.95.
2. 120s cycle time.

The results in Table 7 show that the signalised intersection will perform within acceptable limits with the proposed service centre.

5. Conclusions

- 5.1 This report has assessed the impacts of the proposal to develop a Service Centre along the Warrego Highway at Charlton. The planning horizon was 2018 given the centre is to become operational in 2008. The centre would incorporate a new service station and ancillary uses such as fast food outlets. The service centre will have a total floor area of 941m² GFA.
- 5.2 The subject site is described as proposed Lot 1 which is to be formed from a boundary realignment of Lot 102 on RP904439 and Lot 1 on RP178524.
- 5.3 An existing car sales yard is located on the subject site. A motel and service station are located adjacent the subject site and share direct access off the Warrego highway. The car sales yard will be closed as part of the development of the service centre. The existing service station will remain, though the building may be used for another purpose (eg fruit shop) however this has not yet been confirmed and such has not been considered in this assessment. The existing motel will remain operational.
- 5.4 The primary access to the Service Centre will be via Steger Rd. However a secondary access to the proposed service centre will be possible through the existing service station. For the purposes of this assessment all eastbound traffic entering the service centre was assigned to be entering the proposed service centre via Steger Rd.
- 5.5 A sealed road would need to be constructed for the length of the site along Steger Rd to allow for access. The crossovers off Steger Rd would need to be constructed to current Shire Council standards. Given the low volume of traffic using Steger Rd the access intersections would not need to provide turn lanes in Steger Rd for entering traffic, but would need to ensure adequate road width is provided for turn movements.
- 5.6 The total volume of traffic expected to be generated by the proposed service centre during the weekday road peak periods will range between 118 vph and 142 vph with the increase related to the trip generation of the new service station increasing with the growth of background traffic along the Warrego Highway which is expected to average 2.5%pa (compound).
- 5.7 A total of 43 car parking spaces are proposed with an overflow of 4 spaces for staff. This complies with the planning requirements of the Jondaryan Shire Council Planning Scheme.
- 5.8 The results provided within this report established that with regard to the unsignalised Warrego Hwy / Steger Rd / O'Mara Rd intersection, even without the proposed development:
- The intersection already meets the warrant for provision of a channelised right turn lane (ie CHR) on the western Warrego Highway approach; and

- The Level of Service and associated delays for the critical right turn movements will exceed an acceptable level (ie LOS 'C') by 2018.
- 5.9 During 2008 results provided within this report established that with the proposed development the intersection will require for provision of a channelised right turn lane (ie CHR) on the eastern Warrego Highway approach to the Warrego Hwy / Steger Rd / O'Mara Rd intersection.
- 5.10 As illustrated on Table 7 in section 4.3.2 of this report, the signalised intersection will operate within acceptable limits with the proposed development.

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Appendix A

Site Plan: Proposed service centre
Reconfiguration Plan

TAA Drawing No. DA 01 Rev A
TTA Drawing No. DA 02 Rev A.

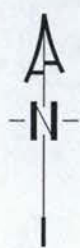
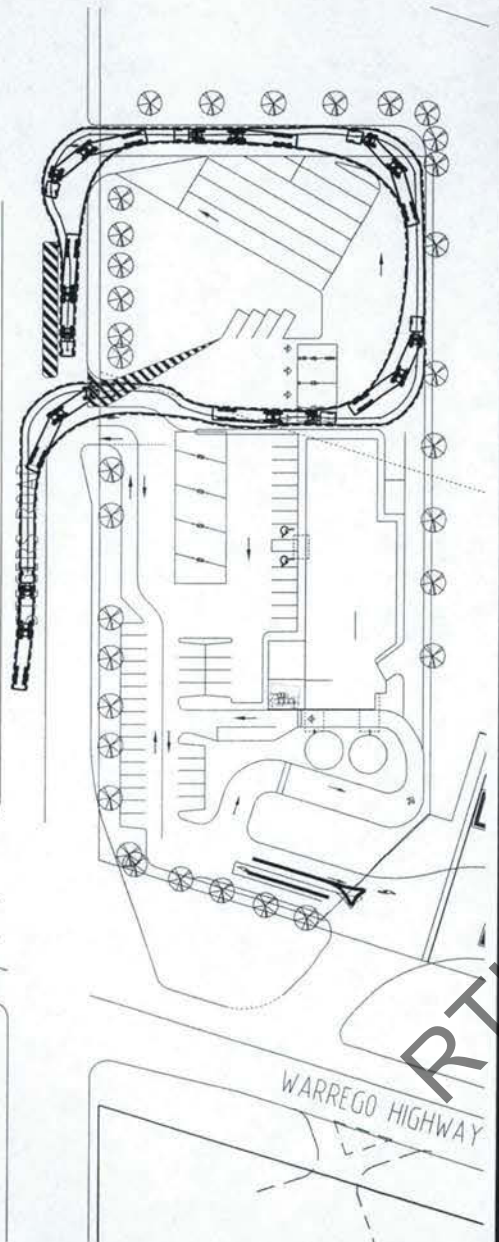
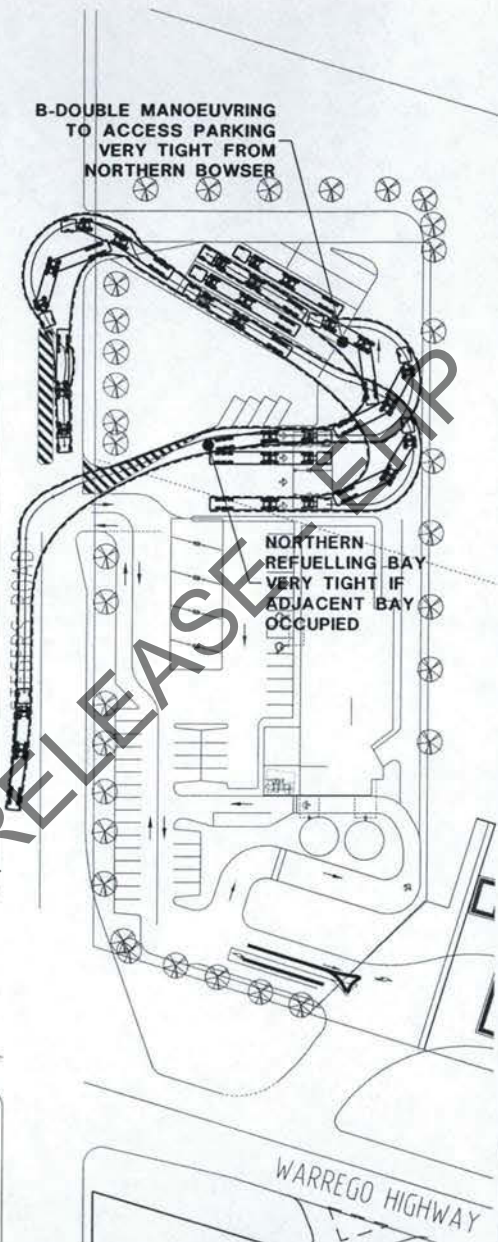
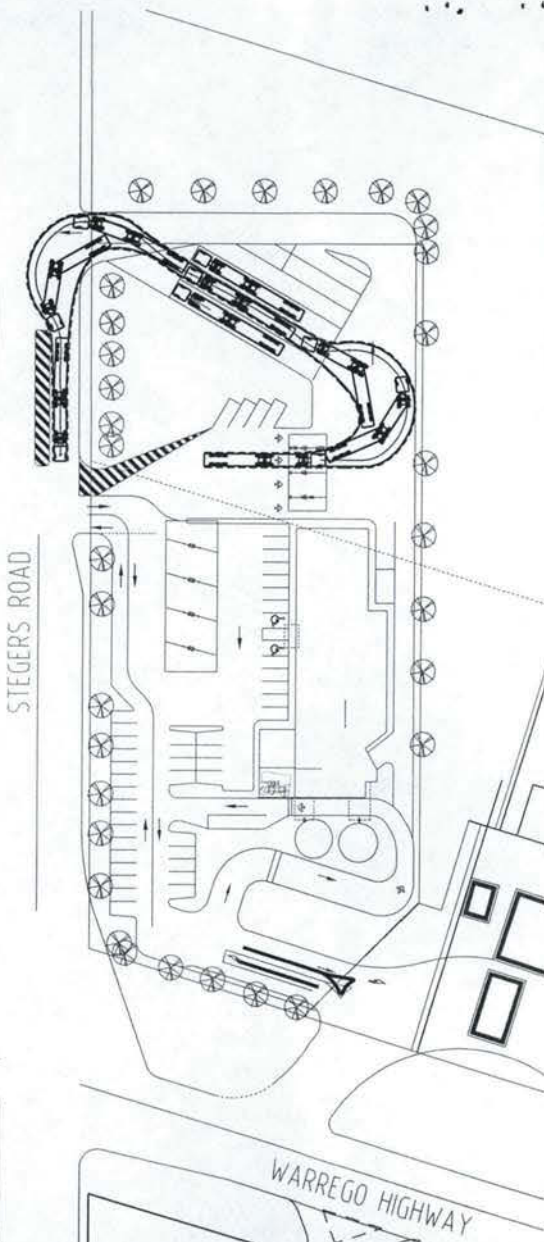
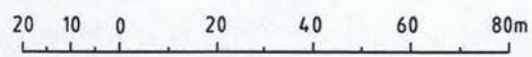
- Figure 1 Dimensions for Layout and proposed modifications Notes
- Figure 2 25.0m (Austroads) B-Double Manoeuvring Requirement through Truck/Large Vehicle Parking Area
- Figure 3 6.0m SRV Manoeuvring to Access Petrol Bowers
- Figure 4 5.20m (B99) Large Car Manoeuvring through Fast Food Drive Thru
- Figure 5 5.20m (B99) Large Car Manoeuvring through Service Station Bowers
- Figure 6 5.20m (B99) Large Car Manoeuvring to Circulate for Site

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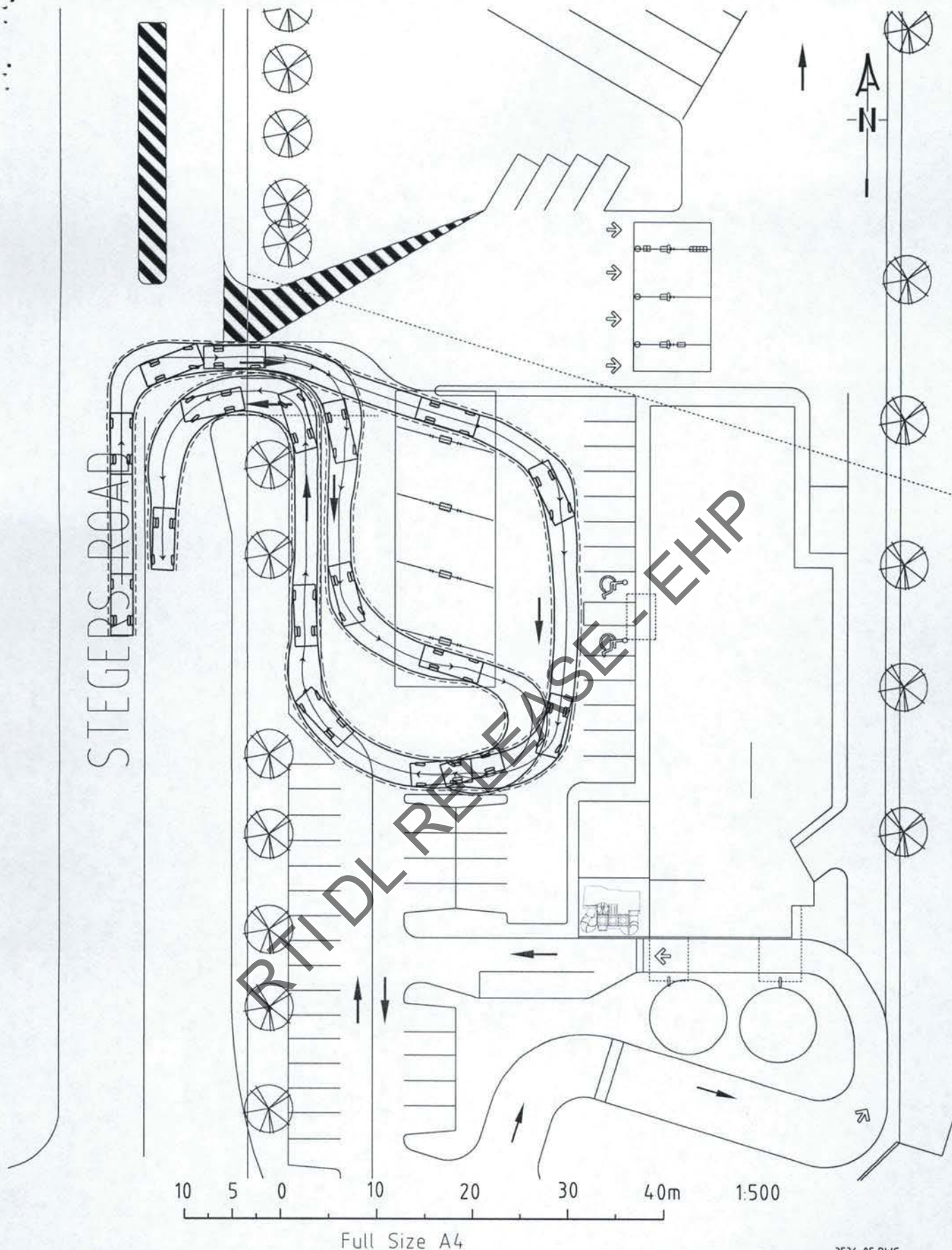


Full Size A3

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McCormick Rankin Cagney

25.0m (AUSTRROADS) B-DOUBLE MANOEUVRING REQUIREMENT THROUGH TRUCK/LARGE VEHICLE PARKING AREA	
CHARLTON PROPERTY DEVELOPMENT	7th NOVEMBER 2007 FIGURE 2



McCormickRankinCagney

6.40m SMALL RIGID VEHICLE MANOEUVRING
TO ACCESS PETROL BOWSERS

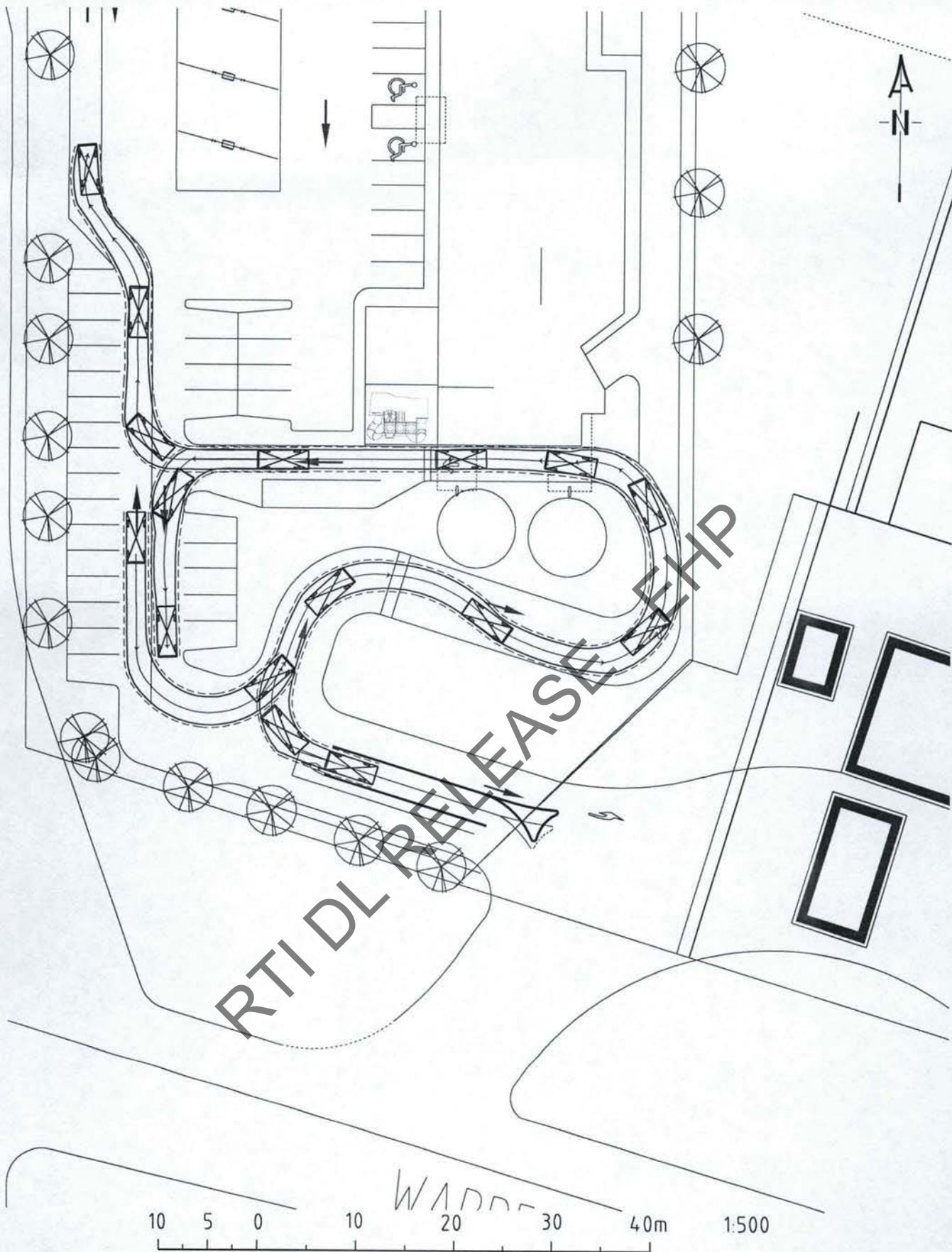
CHARLTON PROPERTY DEVELOPMENT

7th NOVEMBER 2007

FIGURE 3

3536-05.DWG

Full Size A4



RTI DL RELEASE EHP

10 5 0 10 20 30 40m 1:500
Full Size A4

3536-05.DWG

	5.20m (B99) LARGE CAR MANOEUVRING THROUGH FAST FOOD DRIVE THRU	
	CHARLTON PROPERTY DEVELOPMENT	7th NOVEMBER 2007 FIGURE 4

STEGERS ROAD

10 5 0 10 20 30 40m 1:500

Full Size A4



McCormickRankinCagney

5.20m (B99) LARGE CAR MANOEUVRING
THROUGH SERVICE STATION BOWSERS

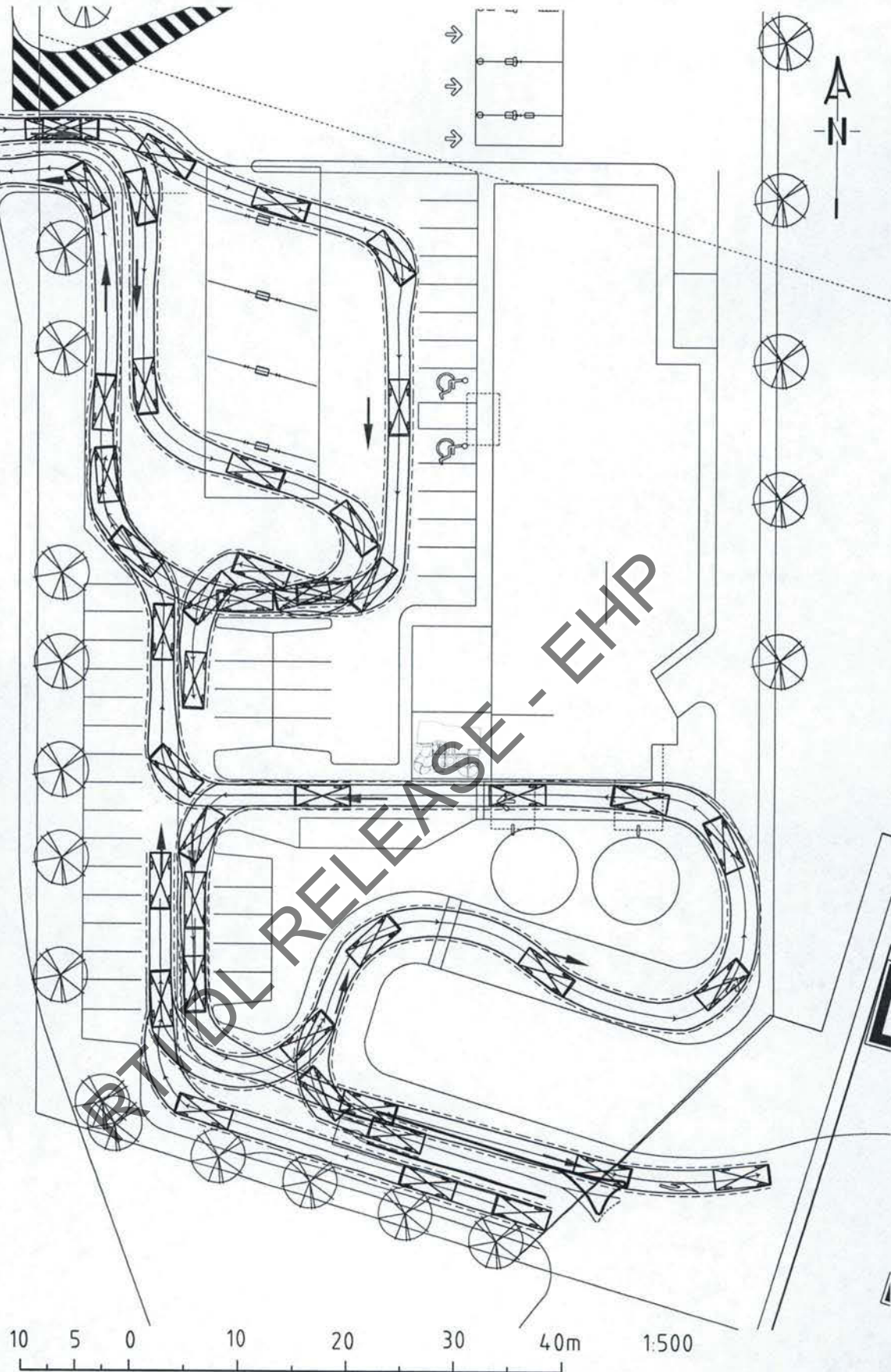
CHARLTON PROPERTY DEVELOPMENT

7th NOVEMBER 2007

FIGURE 5

3536-05.DWG

STEGERS ROAD



10 5 0 10 20 30 40m 1:500
Full Size A4

3536-05.DWG



McCormickRankinCagney

5.2m (B99) LARGE CAR MANOEUVRING
TO CIRCULATE FOR SITE

CHARLTON PROPERTY DEVELOPMENT

7th NOVEMBER 2007

FIGURE 6

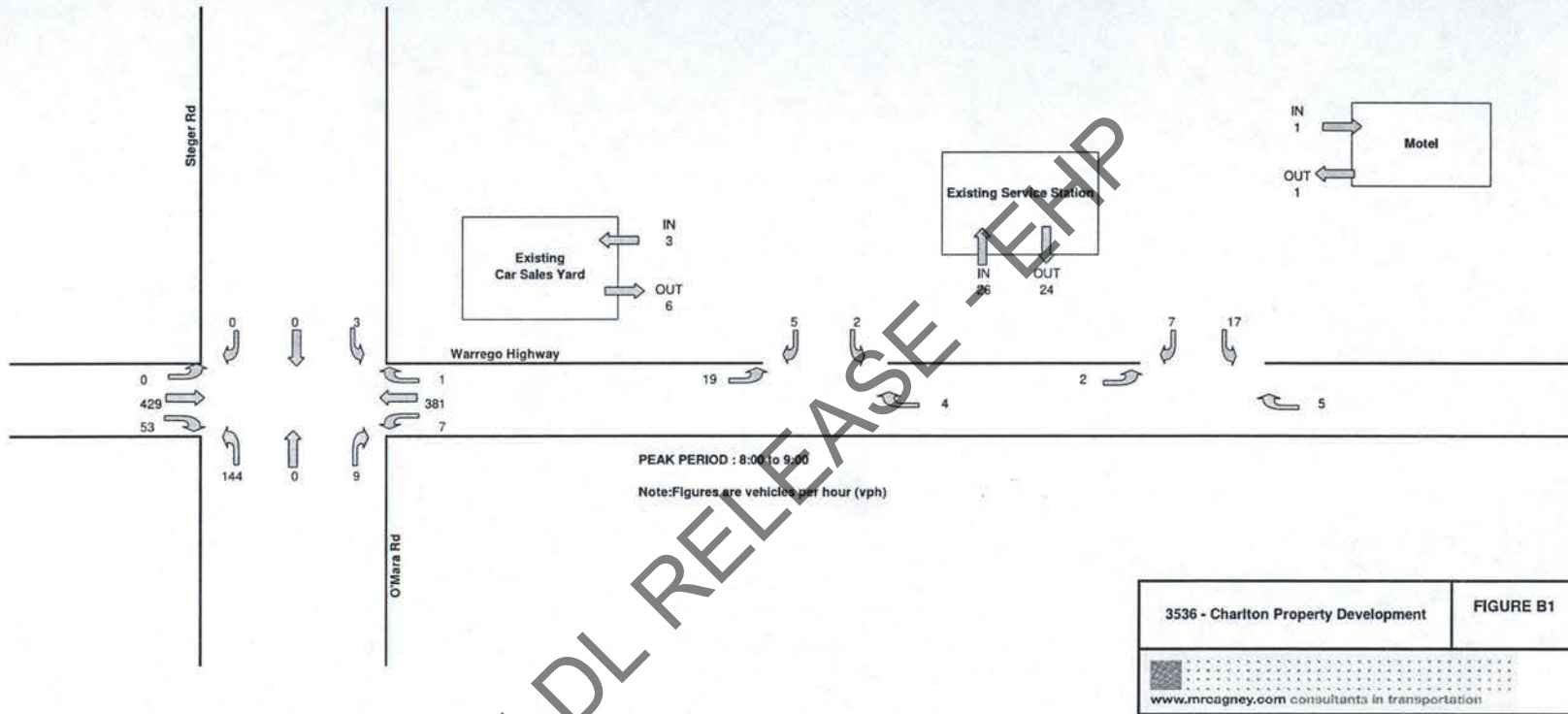
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Appendix B

Figure B1	Existing 2007 AM Peak Traffic Volumes
Figure B2	Existing 2007 PM Peak Traffic Volumes
Figure B3	Base 2008 AM Peak Traffic Volumes
Figure B4	Base 2008 PM Peak Traffic Volumes
Figure B5	Base 2018 AM Peak Traffic Volumes
Figure B6	Base 2018 PM Peak Traffic Volumes
Figure B7	2008 AM Peak Traffic Generation Volumes
Figure B8	2008 PM Peak Traffic Generation Volumes
Figure B9	2018 AM Peak Traffic Generation Volumes
Figure B10	2018 PM Peak Traffic Generation Volumes
Figure B11	Design 2008 AM Peak Traffic Volumes
Figure B12	Design 2008 PM Peak Traffic Volumes
Figure B13	Design 2018 AM Peak Traffic Volumes
Figure B14	Design 2018 PM Peak Traffic Volumes

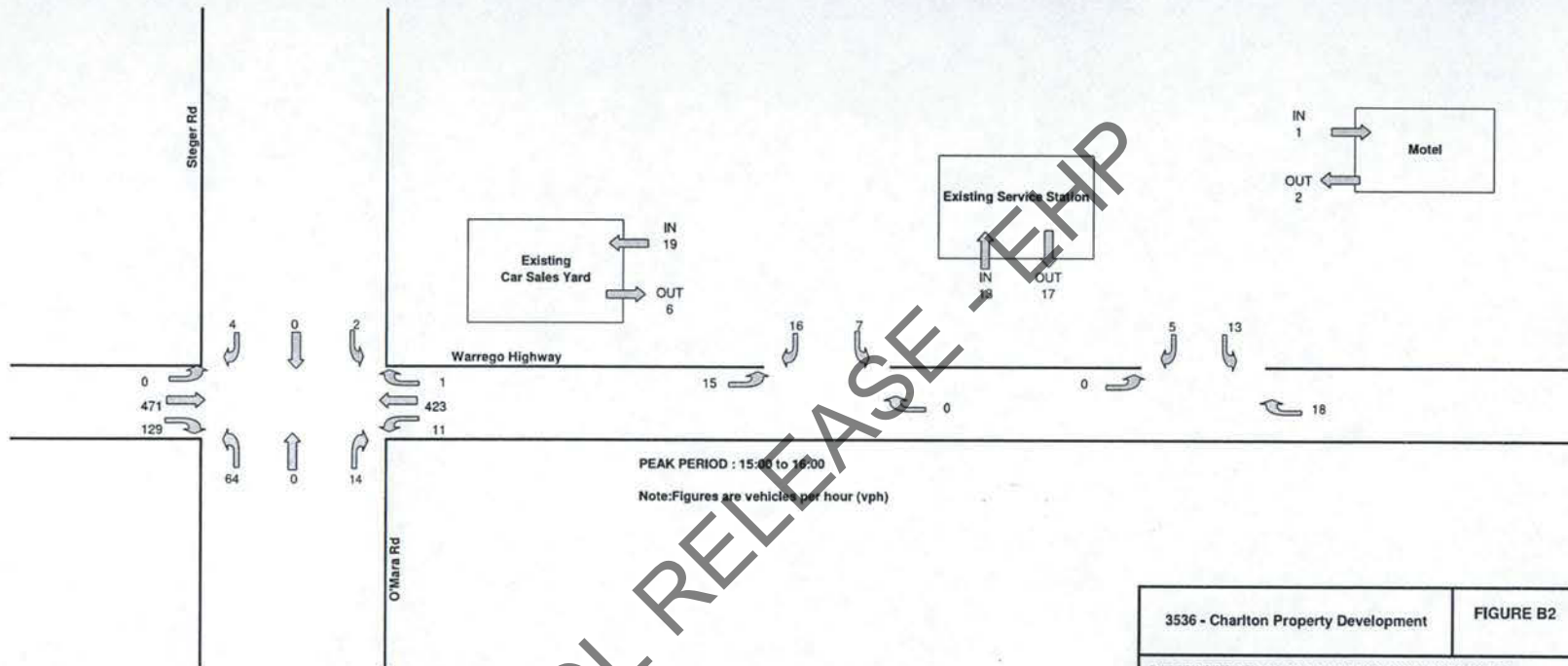
2007 AM PEAK TRAFFIC VOLUMES

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2007 PM PEAK TRAFFIC VOLUMES

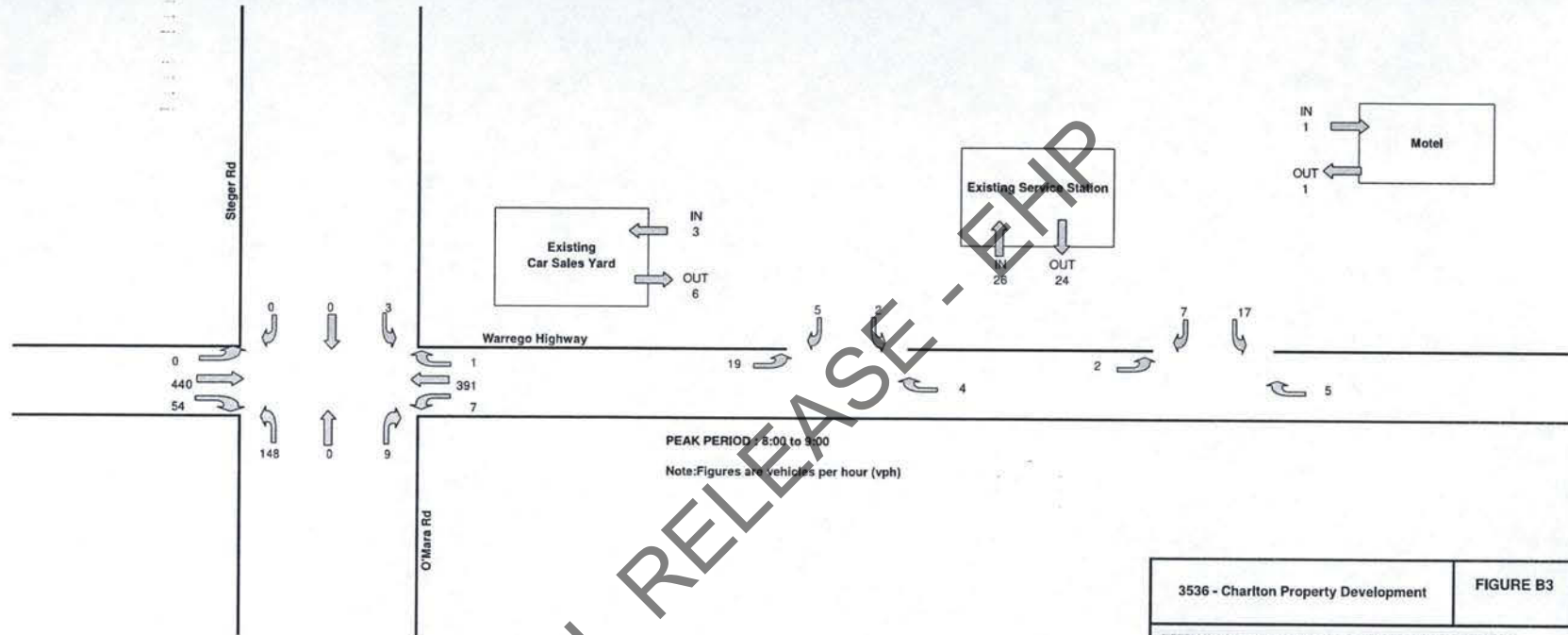
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3536 - Charlton Property Development	FIGURE B2
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2008 AM PEAK BASE TRAFFIC VOLUMES

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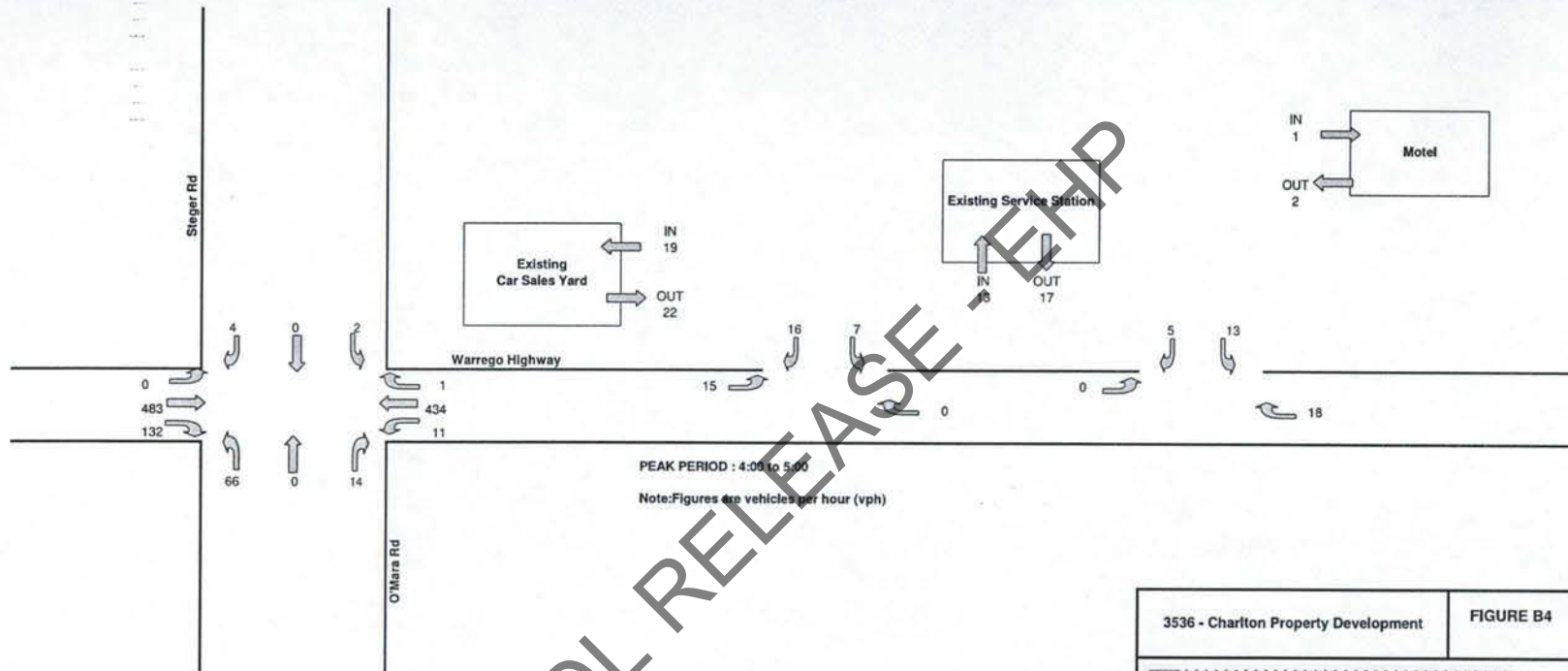
3536 - Charlton Property Development

FIGURE B3

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2008 PM PEAK BASE TRAFFIC VOLUMES

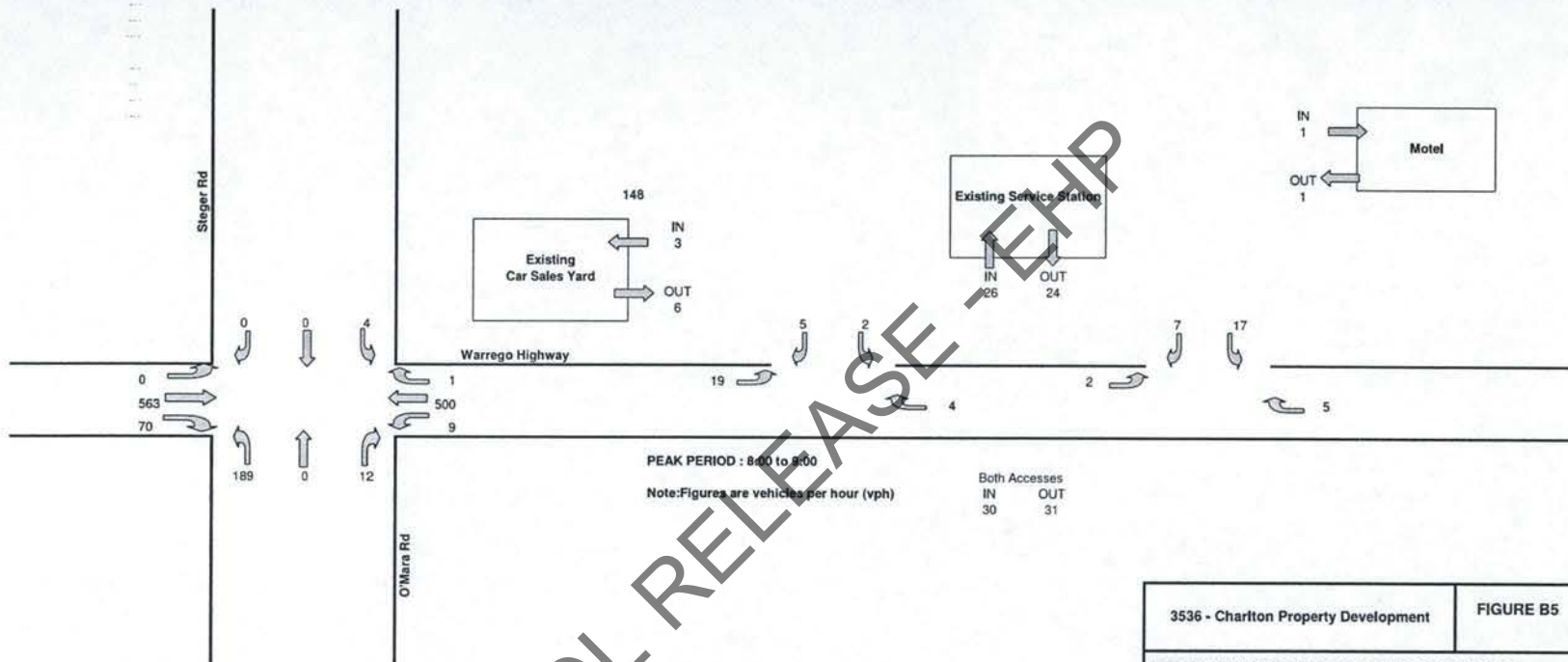
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3536 - Charlton Property Development	FIGURE B4
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2018 AM PEAK BASE TRAFFIC VOLUMES

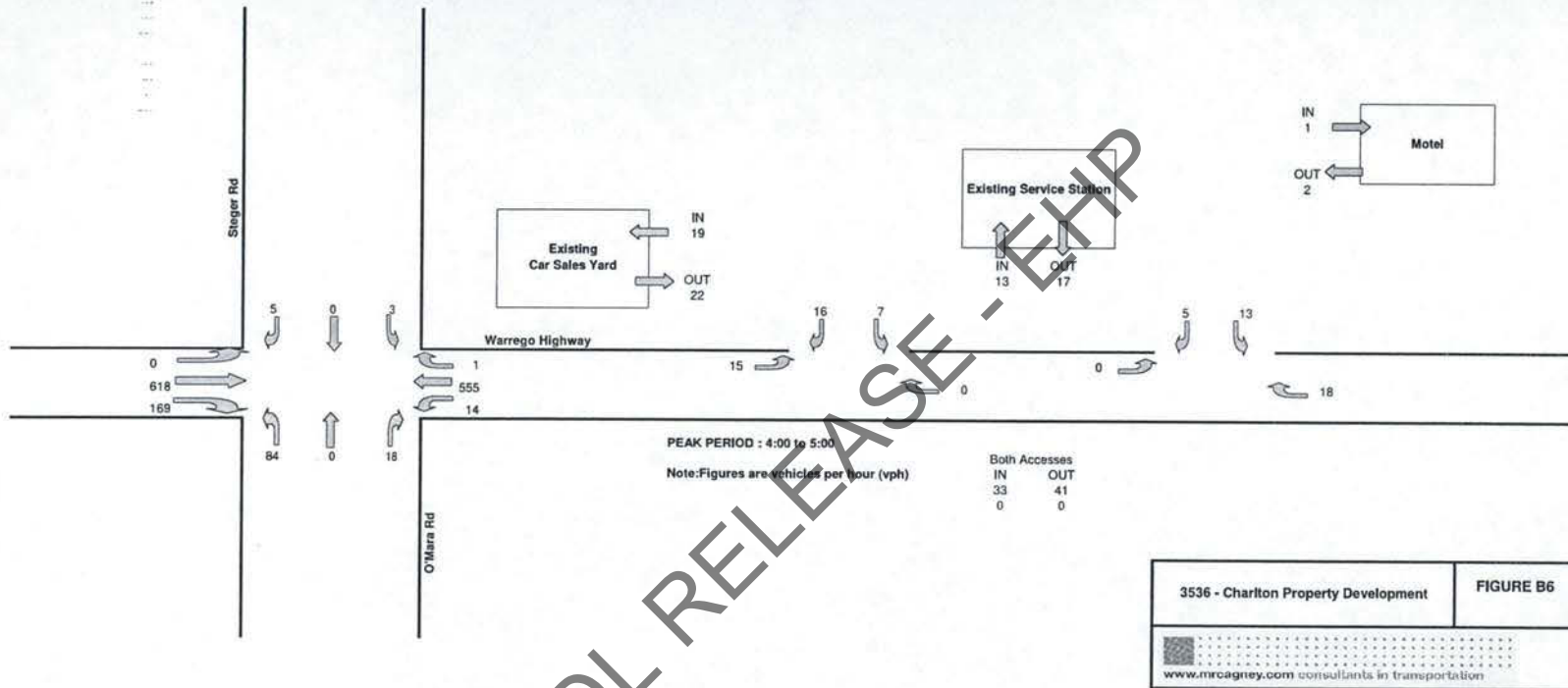
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3536 - Charlton Property Development	FIGURE B5
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2018 PM PEAK BASE TRAFFIC VOLUMES

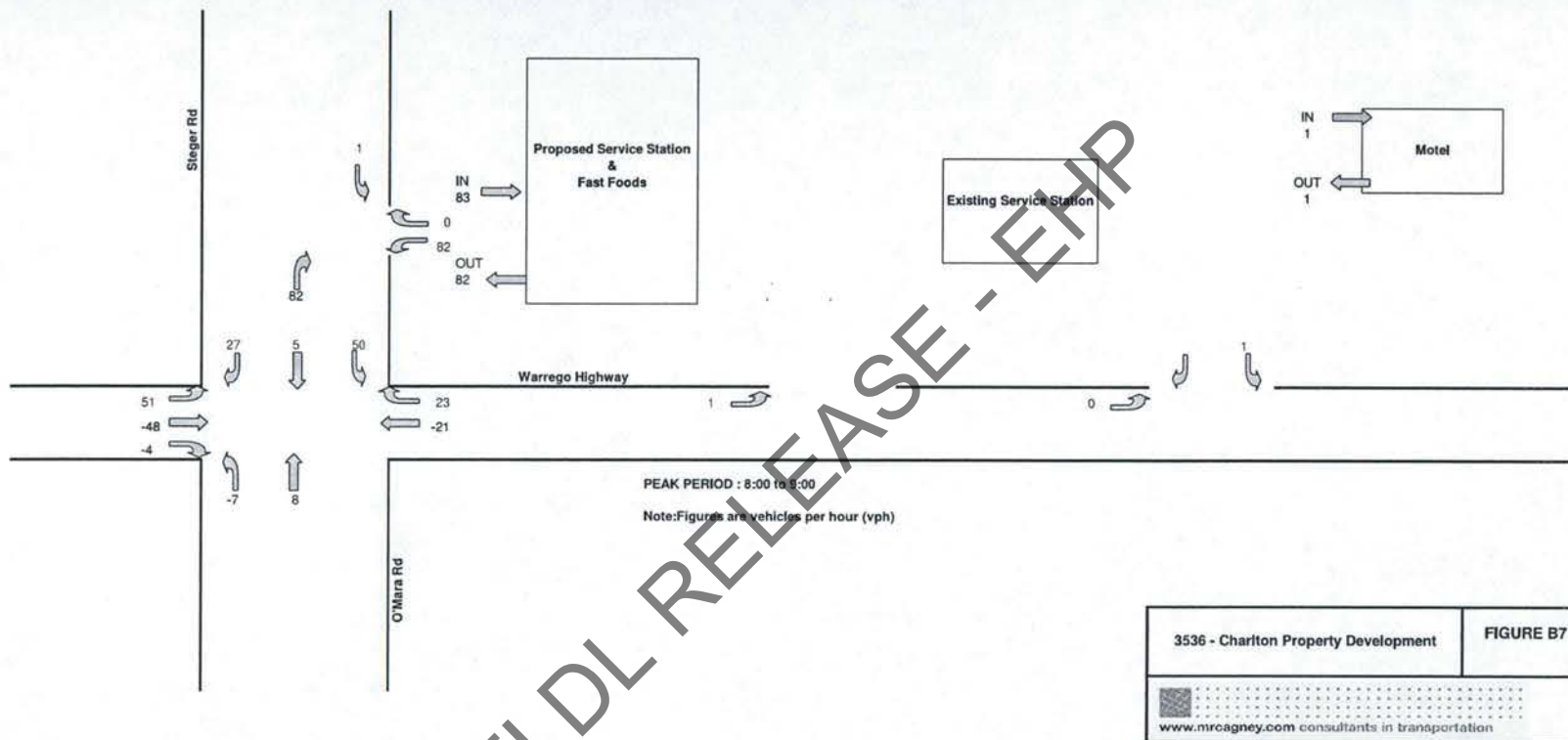
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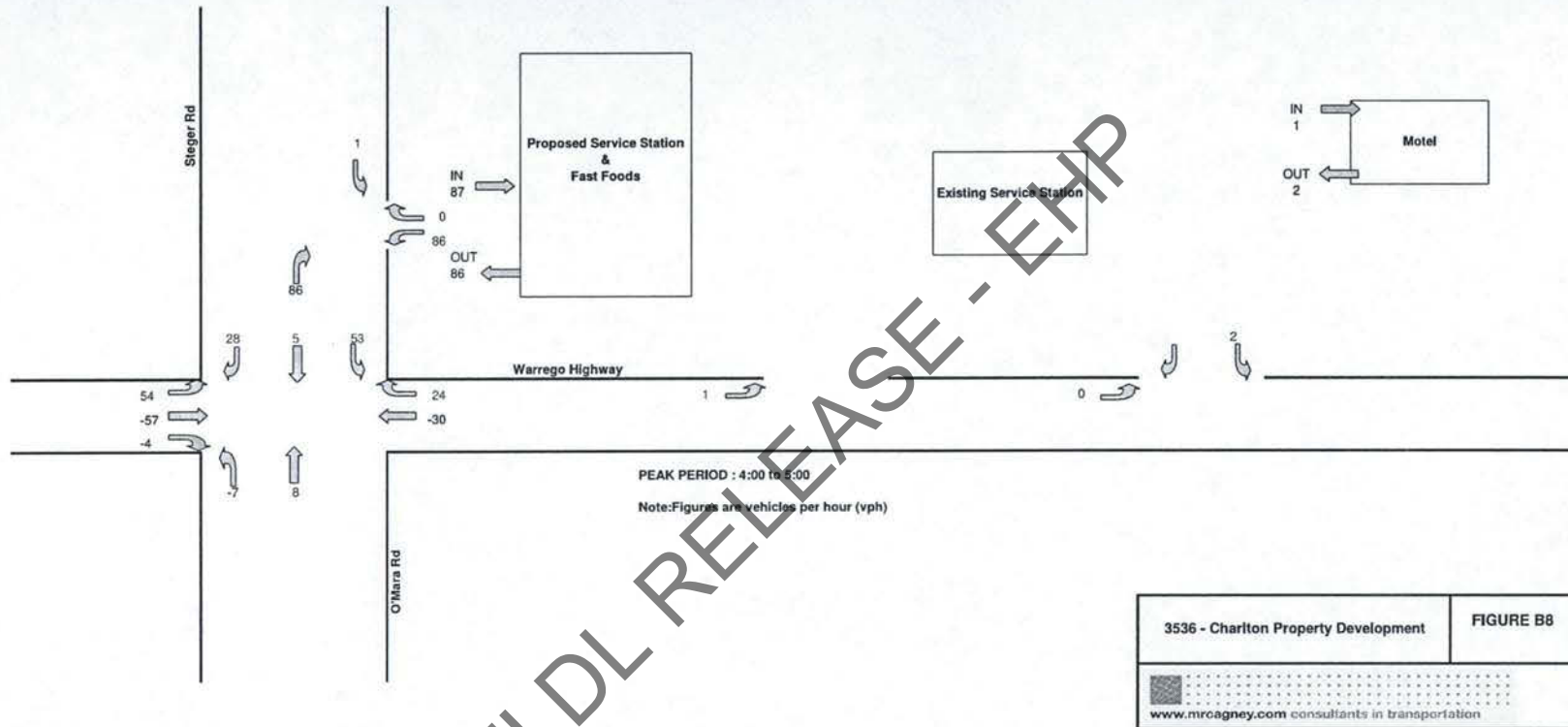
2008 AM Traffic Generation

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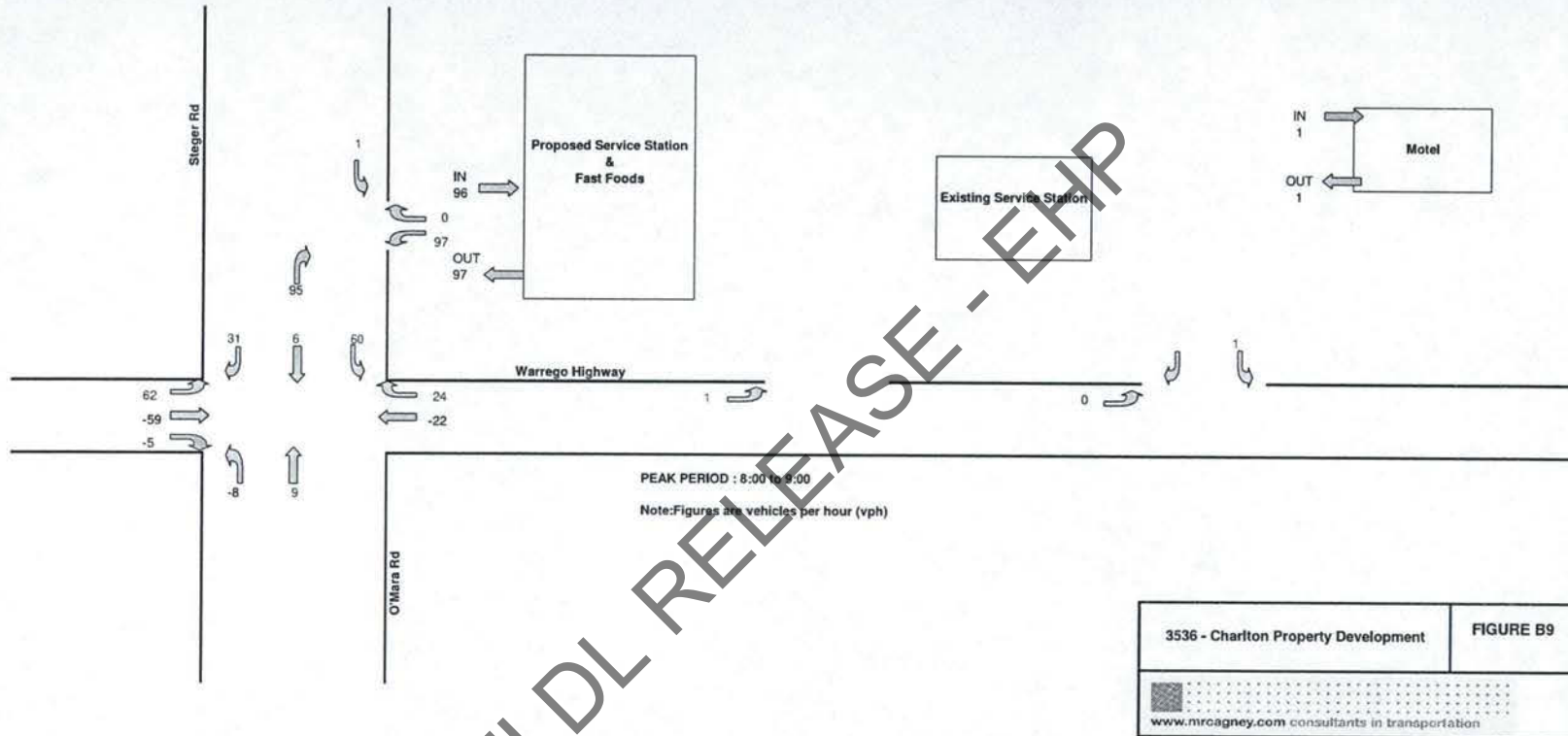
2008 PM Traffic Generation

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2018 AM Traffic Generation

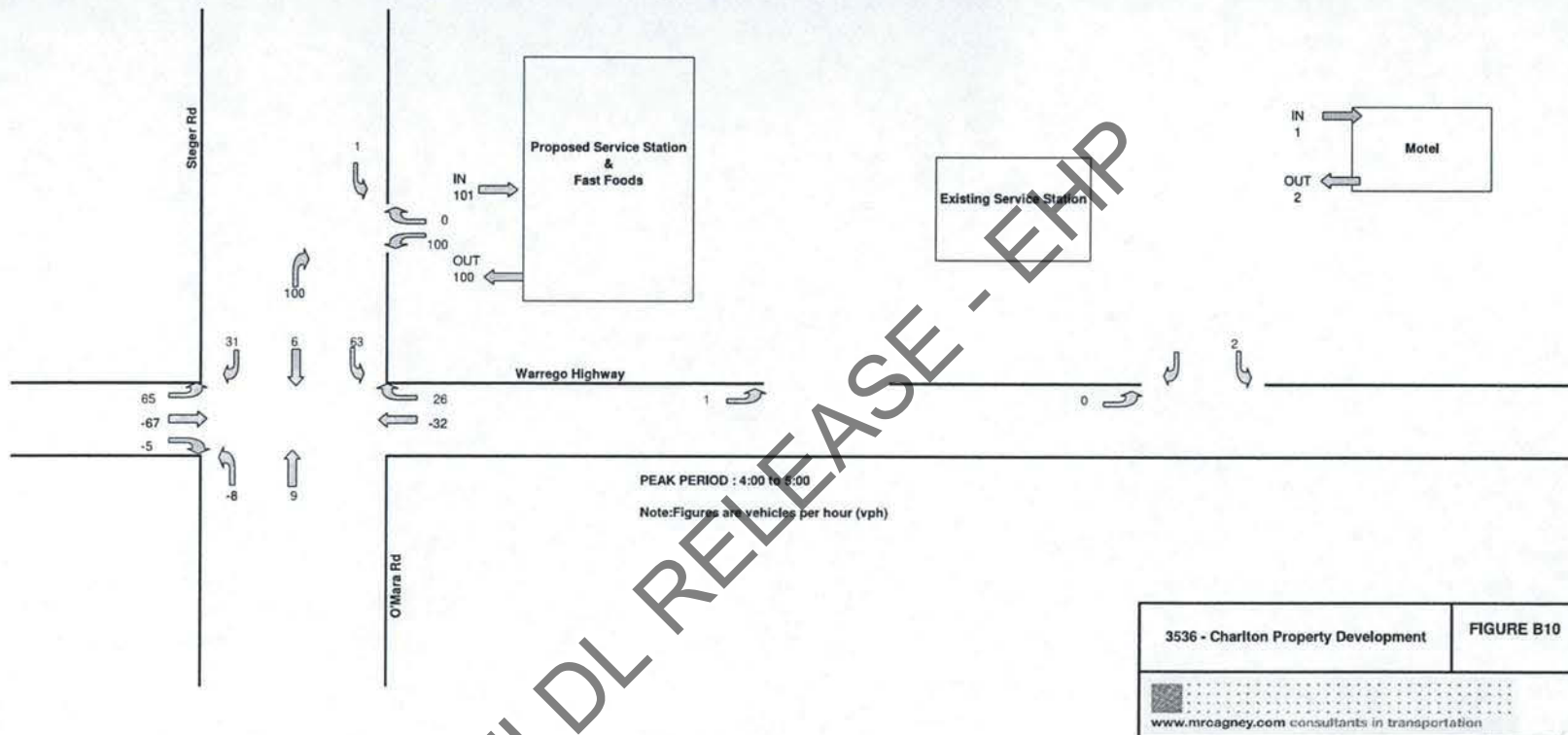
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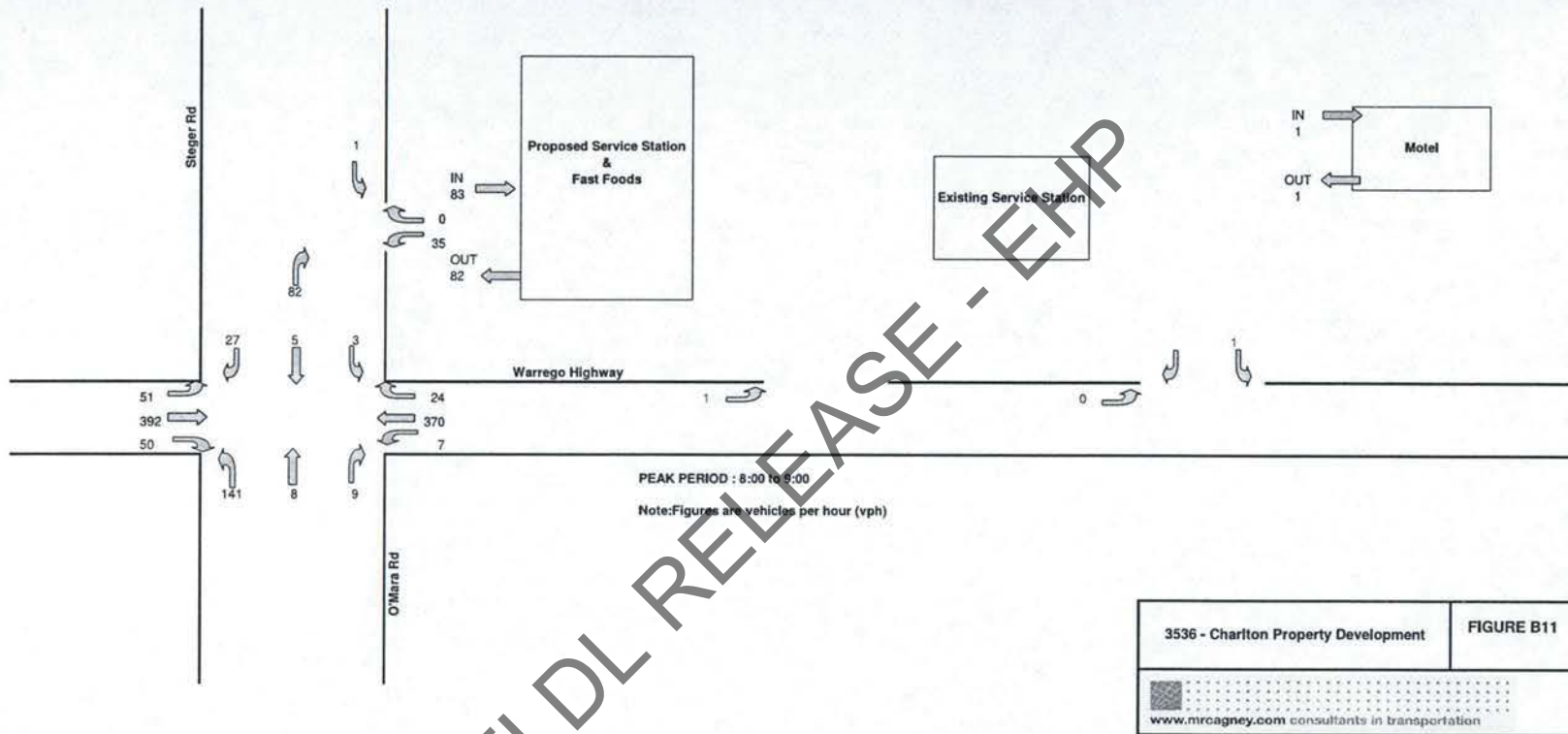
2018 PM Traffic Generation

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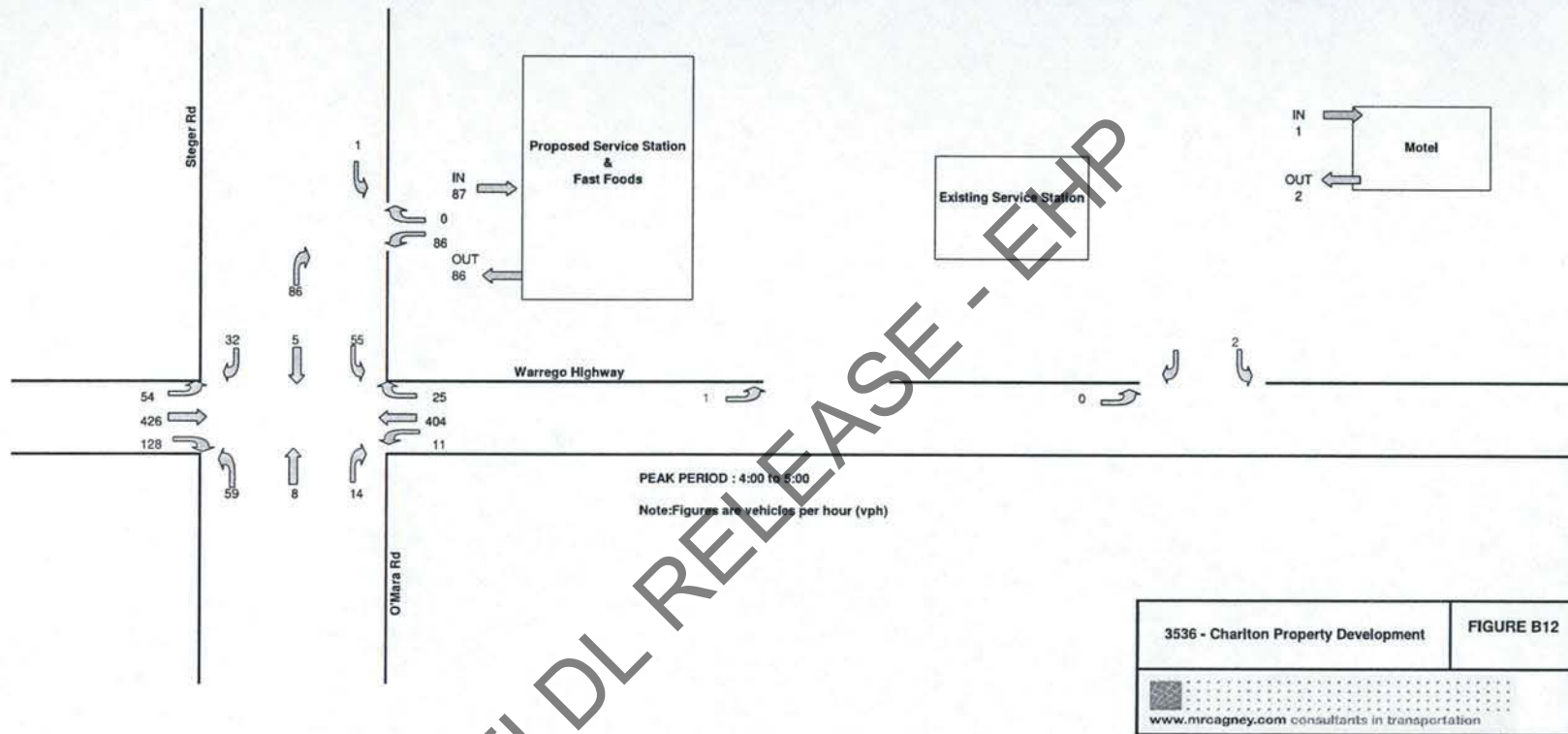
2008 AM PEAK DESIGN TRAFFIC VOLUMES

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2008 PM PEAK DESIGN TRAFFIC VOLUMES

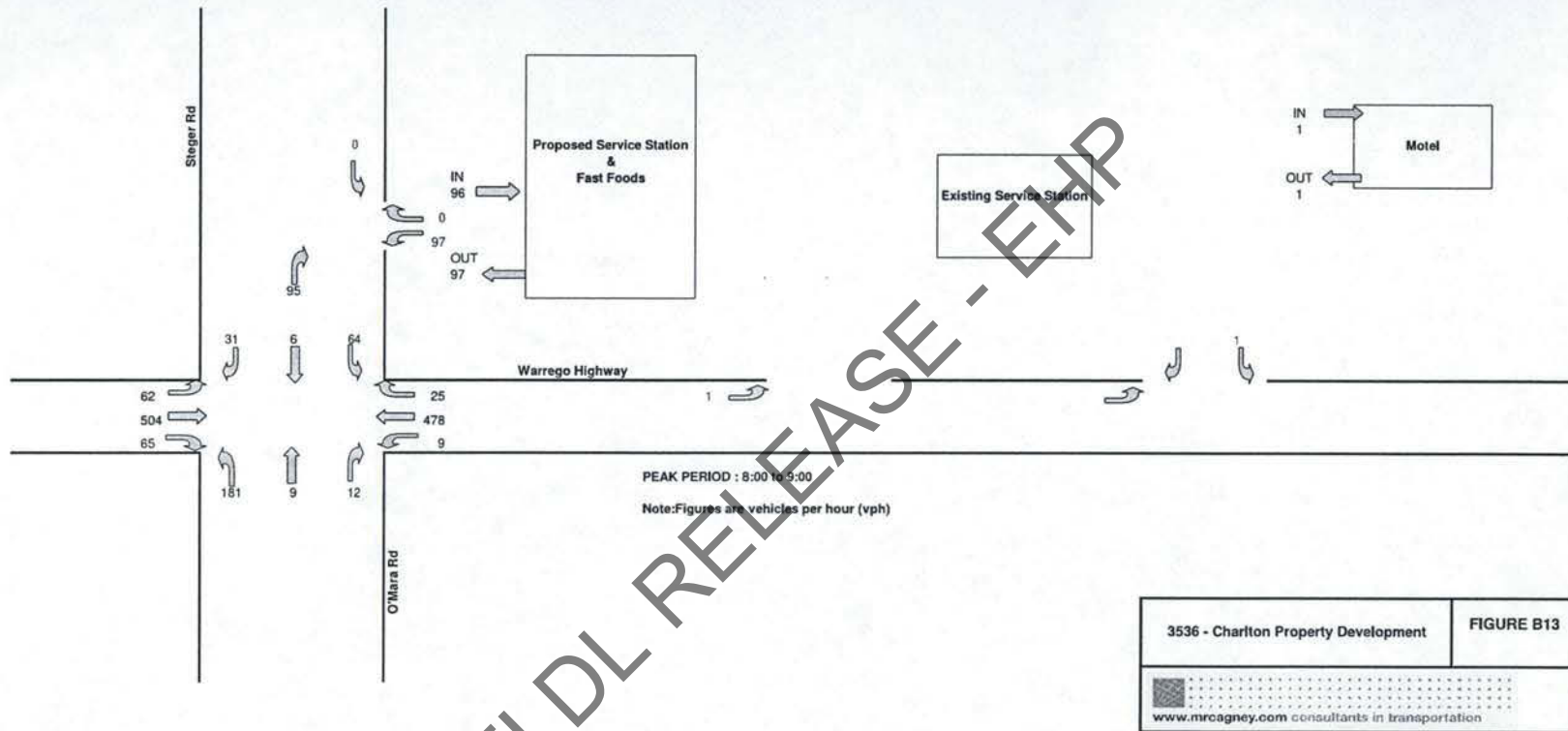
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2018 AM PEAK DESIGN TRAFFIC VOLUMES

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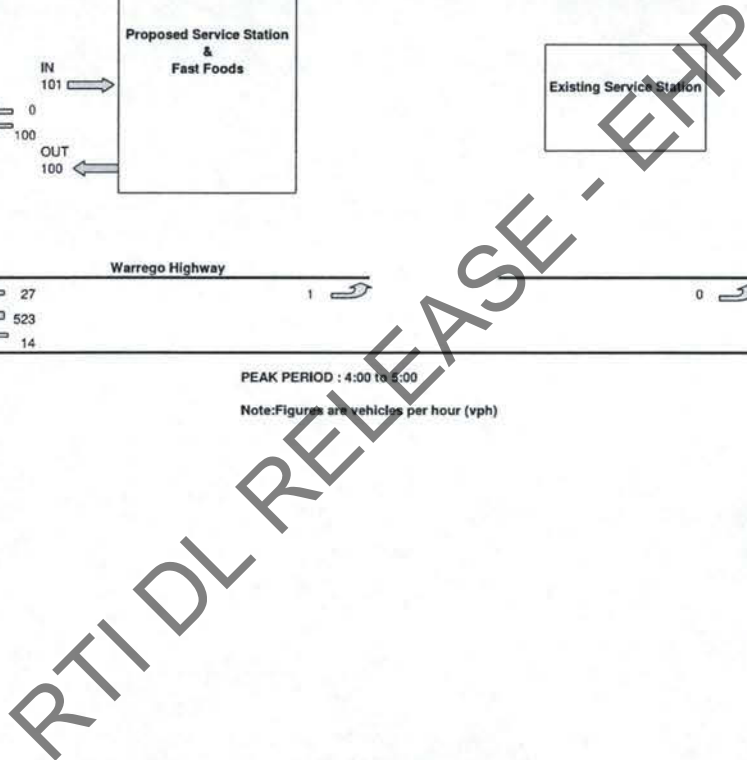


FIGURE B14

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Appendix C

SIDRA ANALYSIS

Existing 2007 AM Peak Warrego Hwy / Steger Rd / O'Mara Rd Intersection Analysis

Existing 2007 PM Peak Warrego Hwy / Steger Rd / O'Mara Rd Intersection Analysis

Base 2008 AM Peak Warrego Hwy / Steger Rd / O'Mara Rd Intersection Analysis

Base 2008 PM Peak Warrego Hwy / Steger Rd / O'Mara Rd Intersection Analysis

Base 2018 AM Peak Warrego Hwy / Steger Rd / O'Mara Rd Intersection Analysis

Base 2018 PM Peak Warrego Hwy / Steger Rd / O'Mara Rd Intersection Analysis

Design 2008 AM Peak Warrego Hwy / Steger Rd / O'Mara Rd Intersection Analysis

Design 2008 PM Peak Warrego Hwy / Steger Rd / O'Mara Rd Intersection Analysis

Design 2018 AM Peak Warrego Hwy / Steger Rd / O'Mara Rd Intersection Analysis
(Signalised Upgraded intersection)

Design 2018 PM Peak Warrego Hwy / Steger Rd / O'Mara Rd Intersection Analysis
(Signalised Upgraded intersection)

SIDRA INTERSECTION

Movement Summary

3536 - Charlton Property Development

2007 AM Peak Traffic Volumes

Give-way

Vehicle Movements

Mov ID	Turn	Dem Flow (veh/h)	%HV	Deg of Satn (v/c)	Aver Delay (sec)	Level of Service	95% Back of Queue (m)	Prop. Queued	Eff. Stop Rate	Aver Speed (km/h)
Omara Rd										
1	L	144	2.1	0.306	11.4	LOS B	7	0.50	0.81	45.7
2	T	1	0.0	0.028	14.9	LOS B	1	0.69	0.83	42.5
3	R	9	11.1	0.028	16.7	LOS C	1	0.69	0.87	41.4
Approach		154	2.6	0.306	11.8	LOS B	7	0.51	0.81	45.4
Warrego Highway East										
4	L	7	42.9	0.219	9.8	LOS A	0	0.00	0.67	49.0
5	T	381	13.9	0.218	0.0	LOS A	0	0.00	0.00	60.0
6	R	1	100.0	0.010	25.4	LOS D	0	0.67	0.76	37.1
Approach		389	14.7	0.218	0.2	LOS A	0	0.00	0.01	59.7
Steger Rd										
7	L	3	0.0	0.007	10.8	LOS B	0	0.46	0.66	46.3
8	T	1	0.0	0.005	14.6	LOS B	0	0.69	0.74	42.8
9	R	1	0.0	0.005	15.9	LOS C	0	0.69	0.79	41.7
Approach		5	0.0	0.007	12.6	LOS B	0	0.56	0.70	44.6
Warrego Highway West										
10	L	1	0.0	0.250	8.2	LOS A	0	0.00	0.67	49.0
11	T	429	9.8	0.235	0.0	LOS A	0	0.00	0.00	60.0
12	R	58	5.7	0.117	11.1	LOS B	2	0.47	0.75	46.1
Approach		483	9.3	0.235	1.2	LOS A	2	0.05	0.08	58.1
All Vehicles		1031	10.3	0.306	2.5	Not Applicable	7	0.10	0.17	56.2

Symbols which may appear in this table:

Following Degree of Saturation

x = 1.00 for Short Lane with resulting Excess Flow

* x = 1.00 due to minimum capacity

Following LOS

- Based on density for continuous movements

Following Queue

- Density for continuous movement

Release

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SIDRA INTERSECTION

Movement Summary

3536 - Charlton Property Development

2007 PM Peak Traffic Volumes

Give-way

Vehicle Movements

Mov ID	Turn	Dem Flow (veh/h)	%HV	Deg of Satn (v/c)	Aver Delay (sec)	Level of Service	95% Back of Queue (m)	Prop. Queued	Eff. Stop Rate	Aver Speed (km/h)
Omara Rd										
1	L	64	6.2	0.145	11.4	LOS B	3	0.49	0.77	45.9
2	T	1	0.0	0.077	24.0	LOS C	3	0.81	0.92	36.1
3	R	14	28.6	0.077	26.4	LOS D	3	0.81	0.94	35.3
Approach		79	10.1	0.145	14.2	LOS B	3	0.55	0.80	43.4
Warrego Highway East										
4	L	11	9.1	0.234	8.5	LOS A	0	0.00	0.67	49.0
5	T	423	9.2	0.236	0.0	LOS A	0	0.00	0.00	60.0
6	R	2	50.0	0.006	17.9	LOS C	0	0.61	0.74	41.6
Approach		436	9.4	0.236	0.3	LOS A	0	0.00	0.02	59.5
Steger Rd										
7	L	2	0.0	0.005	11.2	LOS B	0	0.49	0.66	45.8
8	T	1	0.0	0.017	17.0	LOS C	0	0.75	0.85	40.8
9	R	4	0.0	0.017	18.4	LOS C	0	0.75	0.89	39.8
Approach		7	0.0	0.017	16.1	LOS C	0	0.68	0.82	41.5
Warrego Highway West										
10	L	1	0.0	0.250	8.2	LOS A	0	0.00	0.67	49.0
11	T	471	12.5	0.262	0.0	LOS A	0	0.00	0.00	60.0
12	R	129	10.1	0.200	12.2	LOS B	7	0.53	0.83	45.2
Approach		601	12.0	0.262	2.6	LOS A	7	0.11	0.18	56.1
All Vehicles		1123	10.8	0.262	2.6	Not Applicable	7	0.10	0.17	56.1

Symbols which may appear in this table:

Following Degree of Saturation

x = 1.00 for Short Lane with resulting Excess Flow

* x = 1.00 due to minimum capacity

Following LOS

- Based on density for continuous movements

Following Queue

- Density for continuous movement

Release

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01/11/07

SIDRA INTERSECTION

Movement Summary

3536 - Charlton Property Development

2008 AM Peak Base Traffic Volumes

Give-way

Vehicle Movements

Mov ID	Turn	Dem Flow (veh/h)	%HV	Deg of Satn (v/c)	Aver Delay (sec)	Level of Service	95% Back of Queue (m)	Prop. Queued	Eff. Stop Rate	Aver Speed (km/h)
Omara Rd										
1	L	148	2.0	0.317	11.6	LOS B	8	0.51	0.82	45.5
2	T	1	0.0	0.029	15.3	LOS C	1	0.70	0.84	42.2
3	R	9	11.1	0.029	17.0	LOS C	1	0.70	0.88	41.1
Approach		158	2.5	0.317	12.0	LOS B	8	0.52	0.83	45.2
Warrego Highway East										
4	L	7	42.9	0.226	9.8	LOS A	0	0.00	0.67	49.0
5	T	390	13.8	0.223	0.0	LOS A	0	0.00	0.00	60.0
6	R	1	100.0	0.010	26.1	LOS D	0	0.68	0.77	36.7
Approach		398	14.6	0.223	0.2	LOS A	0	0.00	0.01	59.7
Steger Rd										
7	L	3	0.0	0.007	10.9	LOS B	0	0.47	0.66	46.2
8	T	1	0.0	0.006	14.9	LOS B	0	0.70	0.74	42.5
9	R	1	0.0	0.006	16.3	LOS C	0	0.70	0.79	41.4
Approach		5	0.0	0.007	12.8	LOS B	0	0.56	0.70	44.4
Warrego Highway West										
10	L	1	0.0	0.250	8.2	LOS A	0	0.00	0.67	49.0
11	T	440	9.8	0.241	0.0	LOS A	0	0.00	0.00	60.0
12	R	54	5.6	0.120	11.2	LOS B	2	0.47	0.76	46.0
Approach		495	9.3	0.241	1.2	LOS A	2	0.05	0.08	58.1
All Vehicles		1056	10.2	0.317	2.5	Not Applicable	8	0.11	0.17	56.2

Symbols which may appear in this table:

Following Degree of Saturation

x = 1.00 for Short Lane with resulting Excess Flow

* x = 1.00 due to minimum capacity

Following LOS

- Based on density for continuous movements

Following Queue

- Density for continuous movement

Release

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05/11/07

SIDRA INTERSECTION

Movement Summary

3536 - Charlton Property Development

2008 PM Peak Base Traffic Volumes

Give-way

Vehicle Movements

Mov ID	Turn	Dem Flow (veh/h)	%HV	Deg of Satn (v/c)	Aver Delay (sec)	Level of Service	95% Back of Queue (m)	Prop. Queued	Eff. Stop Rate	Aver Speed (km/h)
Omara Rd										
1	L	66	6.1	0.151	11.5	LOS B	3	0.49	0.78	45.8
2	T	1	0.0	0.083	25.1	LOS D	3	0.83	0.93	35.4
3	R	14	28.6	0.081	27.5	LOS D	3	0.83	0.94	34.7
Approach		81	9.9	0.151	14.4	LOS B	3	0.56	0.81	43.2
Warrego Highway East										
4	L	11	9.1	0.244	8.5	LOS A	0	0.00	0.67	49.0
5	T	434	9.2	0.242	0.0	LOS A	0	0.00	0.00	60.0
6	R	1	0.0	0.002	11.4	LOS B	0	0.50	0.65	45.6
Approach		446	9.2	0.242	0.2	LOS A	0	0.00	0.02	59.6
Steger Rd										
7	L	2	0.0	0.005	11.4	LOS B	0	0.50	0.66	45.7
8	T	1	0.0	0.017	17.6	LOS C	0	0.76	0.87	40.4
9	R	4	0.0	0.017	18.9	LOS C	0	0.76	0.90	39.4
Approach		7	0.0	0.017	16.5	LOS C	0	0.69	0.83	41.2
Warrego Highway West										
10	L	1	0.0	0.250	8.2	LOS A	0	0.00	0.67	49.0
11	T	482	12.4	0.268	0.0	LOS A	0	0.00	0.00	60.0
12	R	132	9.8	0.324	12.9	LOS B	8	0.54	0.87	44.6
Approach		615	11.9	0.323	2.8	LOS A	8	0.12	0.19	55.9
All Vehicles		1149	10.6	0.324	2.7	Not Applicable	8	0.11	0.17	56.0

Symbols which may appear in this table:

Following Degree of Saturation

x = 1.00 for Short Lane with resulting Excess Flow

* x = 1.00 due to minimum capacity

Following LOS

- Based on density for continuous movements

Following Queue

- Density for continuous movement

SIDRA INTERSECTION

Movement Summary

3536 - Charlton Property Development

2018 AM Peak Base Traffic Volumes

Give-way

Vehicle Movements

Mov ID	Turn	Dem Flow (veh/h)	%HV	Deg of Satn (v/c)	Aver Delay (sec)	Level of Service	95% Back of Queue (m)	Prop. Queued	Eff. Stop Rate	Aver Speed (km/h)
Omara Rd										
1	L	189	2.1	0.449	14.3	LOS B	14	0.60	0.94	43.1
2	T	1	0.0	0.050	20.2	LOS C	1	0.80	0.92	38.5
3	R	11	9.1	0.049	21.9	LOS C	1	0.80	0.93	37.6
Approach		201	2.5	0.449	14.8	LOS B	14	0.61	0.94	42.7
Warrego Highway East										
4	L	9	44.4	0.290	9.8	LOS A	0	0.00	0.67	49.0
5	T	500	14.0	0.286	0.0	LOS A	0	0.00	0.00	60.0
6	R	1	100.0	0.008	36.2	LOS E	0	0.79	0.87	31.9
Approach		510	14.7	0.286	0.2	LOS A	0	0.00	0.01	59.6
Steger Rd										
7	L	4	0.0	0.010	12.2	LOS B	0	0.53	0.71	44.9
8	T	1	0.0	0.009	20.5	LOS C	0	0.81	0.85	38.3
9	R	1	0.0	0.009	21.8	LOS C	0	0.81	0.89	37.4
Approach		6	0.0	0.010	15.2	LOS C	0	0.62	0.77	42.3
Warrego Highway West										
10	L	1	0.0	0.333	8.2	LOS A	0	0.00	0.67	49.0
11	T	563	9.8	0.308	0.0	LOS A	0	0.00	0.00	60.0
12	R	70	5.7	0.120	12.7	LOS B	4	0.55	0.84	44.6
Approach		634	9.3	0.308	1.4	LOS A	4	0.06	0.09	57.8
All Vehicles		1351	10.3	0.449	3.0	Not Applicable	14	0.12	0.19	55.4

Symbols which may appear in this table:

Following Degree of Saturation

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Following LOS

- Based on density for continuous movements

Following Queue

- Density for continuous movement

SIDRA INTERSECTION

Movement Summary

3536 - Charlton Property Development

2018 PM Peak Base Traffic Volumes

Give-way

Vehicle Movements

Mov ID	Turn	Dem Flow (veh/h)	%HV	Deg of Satn (v/c)	Aver Delay (sec)	Level of Service	95% Back of Queue (m)	Prop. Queued	Eff. Stop Rate	Aver Speed (km/h)
Omara Rd										
1	L	84	6.0	0.215	13.1	LOS B	5	0.57	0.86	44.3
2	T	1	0.0	0.200	42.8	LOS E	6	0.91	0.97	27.5
3	R	18	27.8	0.188	45.2	LOS E	6	0.91	0.98	27.0
Approach		103	9.7	0.215	19.0	LOS C	6	0.64	0.88	39.6
Warrego Highway East										
4	L	14	7.1	0.311	8.4	LOS A	0	0.00	0.67	49.0
5	T	555	9.2	0.310	0.0	LOS A	0	0.00	0.00	60.0
6	R	1	0.0	0.002	13.1	LOS B	0	0.59	0.69	44.0
Approach		570	9.1	0.310	0.2	LOS A	0	0.00	0.02	59.6
Steger Rd										
7	L	3	0.0	0.008	13.1	LOS B	0	0.59	0.73	44.1
8	T	1	0.0	0.034	26.1	LOS D	1	0.86	0.94	34.8
9	R	5	0.0	0.035	27.5	LOS D	1	0.86	0.95	34.1
Approach		9	0.0	0.035	22.5	LOS C	1	0.77	0.88	37.0
Warrego Highway West										
10	L	1	0.0	0.333	8.2	LOS A	0	0.00	0.67	49.0
11	T	618	12.5	0.343	0.0	LOS A	0	0.00	0.00	60.0
12	R	169	10.1	0.331	15.3	LOS C	14	0.65	0.93	42.5
Approach		788	11.9	0.343	3.3	LOS A	14	0.14	0.20	55.1
All Vehicles		1470	10.6	0.343	3.3	Not Applicable	14	0.12	0.18	55.1

Symbols which may appear in this table:

Following Degree of Saturation

x = 1.00 for Short Lane with resulting Excess Flow

* x = 1.00 due to minimum capacity

Following LOS

- Based on density for continuous movements

Following Queue

- Density for continuous movement

SIDRA INTERSECTION

Movement Summary

3536 - Charlton Property Development

2008 AM Peak Design Traffic Volumes

Give-way

Vehicle Movements

Mov ID	Turn	Dem Flow (veh/h)	%HV	Deg of Satn (v/c)	Aver Delay (sec)	Level of Service	95% Back of Queue (m)	Prop. Queued	Eff. Stop Rate	Aver Speed (km/h)
Omara Rd										
1	L	141	2.1	0.298	11.3	LOS B	7	0.49	0.80	45.8
2	T	8	0.0	0.045	14.7	LOS B	1	0.68	0.87	42.7
3	R	9	11.1	0.045	16.4	LOS C	1	0.68	0.90	41.6
Approach		158	2.5	0.298	11.8	LOS B	7	0.51	0.81	45.4
Warrego Highway East										
4	L	7	42.9	0.212	9.8	LOS A	0	0.00	0.67	49.0
5	T	370	15.1	0.213	0.0	LOS A	0	0.00	0.00	60.0
6	R	24	4.2	0.054	11.3	LOS B	1	0.48	0.74	45.9
Approach		401	15.0	0.213	0.8	LOS A	1	0.03	0.06	58.7
Steger Rd										
7	L	3	0.0	0.006	10.7	LOS B	0	0.46	0.65	46.3
8	T	5	0.0	0.093	16.0	LOS C	3	0.73	0.89	41.6
9	R	27	0.0	0.093	17.4	LOS C	3	0.73	0.91	40.5
Approach		35	0.0	0.093	16.6	LOS C	3	0.71	0.89	41.1
Warrego Highway West										
10	L	51	0.0	0.244	8.2	LOS A	0	0.00	0.67	49.0
11	T	392	11.5	0.243	0.0	LOS A	0	0.00	0.00	60.0
12	R	50	6.0	0.110	11.1	LOS B	2	0.46	0.75	46.1
Approach		493	9.7	0.243	2.0	LOS A	2	0.05	0.14	56.9
All Vehicles		1087	10.3	0.298	3.5	Not Applicable	7	0.13	0.23	54.8

Symbols which may appear in this table:

Following Degree of Saturation

x = 1.00 for Short Lane with resulting Excess Flow

* x = 1.00 due to minimum capacity

Following LOS

- Based on density for continuous movements

Following Queue

- Density for continuous movement

SIDRA INTERSECTION

Movement Summary

3536 - Charlton Property Development

2008 PM Peak Design Traffic Volumes

Give-way

Vehicle Movements

Mov ID	Turn	Dem Flow (veh/h)	%HV	Deg of Satn (v/c)	Aver Delay (sec)	Level of Service	95% Back of Queue (m)	Prop. Queued	Eff. Stop Rate	Aver Speed (km/h)
Omara Rd										
1	L	59	6.8	0.133	11.3	LOS B	3	0.48	0.76	46.0
2	T	8	0.0	0.113	21.3	LOS C	4	0.80	0.92	37.8
3	R	18	22.2	0.112	23.4	LOS C	4	0.80	0.94	36.9
Approach		85	9.4	0.133	14.8	LOS B	4	0.58	0.81	42.9
Warrego Highway East										
4	L	12	8.3	0.226	8.5	LOS A	0	0.00	0.67	49.0
5	T	404	10.1	0.228	0.0	LOS A	0	0.00	0.00	60.0
6	R	25	0.0	0.057	11.7	LOS B	1	0.51	0.77	45.4
Approach		441	9.5	0.228	0.9	LOS A	1	0.03	0.06	58.6
Steger Rd										
7	L	55	0.0	0.099	12.1	LOS B	3	0.53	0.80	45.0
8	T	5	0.0	0.100	10.8	LOS B	3	0.53	0.81	46.2
9	R	32	0.0	0.107	19.1	LOS C	3	0.77	0.93	39.2
Approach		92	0.0	0.107	14.5	LOS B	3	0.61	0.84	42.9
Warrego Highway West										
10	L	54	0.0	0.269	8.2	LOS A	0	0.00	0.67	49.0
11	T	426	14.8	0.269	0.0	LOS A	0	0.00	0.00	60.0
12	R	128	10.9	0.312	12.6	LOS B	8	0.52	0.84	44.9
Approach		608	12.7	0.312	3.4	LOS A	8	0.11	0.24	55.0
All Vehicles		1226	10.4	0.312	4.1	Not Applicable	8	0.15	0.26	54.0

Symbols which may appear in this table:

Following Degree of Saturation

x = 1.00 for Short Lane with resulting Excess Flow

* x = 1.00 due to minimum capacity

Following LOS

- Based on density for continuous movements

Following Queue

- Density for continuous movement

SIDRA INTERSECTION

Movement Summary

3536 - Charlton Property Development

2018 AM Peak Design Traffic Volumes - Intersection Signalised

Signalised - Fixed time

Cycle Time = 120 seconds

Vehicle Movements

Mov ID	Turn	Dem Flow (veh/h)	%HV	Deg of Satn (v/c)	Aver Delay (sec)	Level of Service	95% Back of Queue (m)	Prop. Queued	Eff. Stop Rate	Aver Speed (km/h)
Omara Rd										
1	L	182	2.2	0.185	8.0	LOS A	7	0.12	0.63	49.1
2	T	9	0.0	0.030	46.8	LOS D	5	0.88	0.60	26.2
3	R	12	8.3	0.073	61.4	LOS E	8	0.93	0.69	22.4
Approach		203	2.5	0.185	12.9	LOS B	8	0.21	0.63	44.3
Warrego Highway East										
4	L	9	44.4	0.013	9.5	LOS A	1	0.15	0.61	48.9
5	T	478	21.1	0.184	4.6	LOS A	44	0.31	0.27	53.3
6	R	25	4.0	0.047	12.4	LOS B	4	0.27	0.69	44.8
Approach		512	20.7	0.184	5.0	LOS A	44	0.31	0.29	52.7
Steger Rd										
7	L	64	0.0	0.069	8.3	LOS A	4	0.16	0.63	48.8
8	T	4	0.0	0.144	48.9	LOS D	16	0.90	0.67	25.6
9	R	26	0.0	0.144	56.8	LOS E	16	0.90	0.73	23.4
Approach		94	0.0	0.144	23.5	LOS C	16	0.39	0.66	36.6
Warrego Highway West										
10	L	62	0.0	0.064	8.3	LOS A	4	0.15	0.63	48.9
11	T	504	15.9	0.188	4.6	LOS A	45	0.31	0.27	53.3
12	R	65	6.2	0.120	12.6	LOS B	11	0.29	0.70	44.8
Approach		631	13.3	0.188	5.8	LOS A	45	0.29	0.35	51.8
All Vehicles		1440	13.5	0.188	7.7	LOS A	45	0.29	0.39	49.6

Pedestrian Movements

Mov ID	Dem Flow (ped/h)	Aver Delay (sec)	Level of Service	95% Back of Queue (m)	Prop. Queued	Eff. Stop Rate
P1	53	5.4	LOS A	0	0.30	0.30
P3	53	54.1	LOS E	0	0.95	0.95
P5	53	4.5	LOS A	0	0.28	0.28

SIDRA INTERSECTION

Movement Summary

3536 - Charlton Property Development

2018 PM Peak Design Traffic Volumes - Intersection Signalised

Signalised - Fixed time

Cycle Time = 120 seconds

Vehicle Movements

Mov ID	Turn	Dem Flow (veh/h)	%HV	Deg of Satn (v/c)	Aver Delay (sec)	Level of Service	95% Back of Queue (m)	Prop. Queued	Eff. Stop Rate	Aver Speed (km/h)
Omara Rd										
1	L	76	6.6	0.086	8.2	LOS A	3	0.12	0.63	49.1
2	T	9	0.0	0.030	46.8	LOS D	5	0.88	0.60	26.2
3	R	18	27.8	0.017	9.1	LOS A	1	0.05	0.65	49.0
Approach		103	9.7	0.086	11.7	LOS B	5	0.18	0.63	45.7
Warrego Highway East										
4	L	14	7.1	0.016	8.5	LOS A	1	0.15	0.62	48.9
5	T	623	11.9	0.227	4.7	LOS A	54	0.32	0.28	53.1
6	R	27	0.0	0.053	12.3	LOS B	4	0.27	0.69	44.8
Approach		664	11.3	0.227	5.1	LOS A	54	0.32	0.31	52.6
Steger Rd										
7	L	66	0.0	0.076	8.5	LOS A	4	0.18	0.64	48.7
8	T	4	0.0	0.177	49.0	LOS D	21	0.91	0.69	25.6
9	R	36	0.0	0.177	57.0	LOS E	21	0.91	0.74	23.4
Approach		106	0.0	0.177	26.5	LOS C	21	0.45	0.67	34.8
Warrego Highway West										
10	L	65	0.0	0.067	8.3	LOS A	4	0.16	0.63	48.9
11	T	551	20.3	0.211	4.7	LOS A	51	0.32	0.28	53.2
12	R	151	11.3	0.325	13.6	LOS B	31	0.34	0.72	44.0
Approach		767	16.8	0.325	6.7	LOS A	51	0.31	0.39	50.7
All Vehicles		1640	13.0	0.325	7.7	LOS A	54	0.31	0.39	49.6

Pedestrian Movements

Mov ID	Dem Flow (ped/h)	Aver Delay (sec)	Level of Service	95% Back of Queue (m)	Prop. Queued	Eff. Stop Rate
P1	53	5.4	LOS A	0	0.30	0.30
P3	53	54.1	LOS E	0	0.95	0.95
P5	53	4.5	LOS A	0	0.28	0.28

Appendix D

Department of MainRads 2004 Traffic Survey of Warrego Hwy / Steger Rd / O'Mara Rd
Intersection

Australasian Traffic Surveys Data

RTI DL RELEASE - EHP

Intersection : Warrego Hwy & O'amaras / Steger Road

Survey Date : 28/04/2004

Analysis Period : 06:00:00.00 to 18:00:02.00 Of total survey from 06:00:00.00 to 18:15:02

Job Number : 449KWJ

Comments

Operator : KEV_JAMES

4A

Deck T30 Mode : CA

FINE

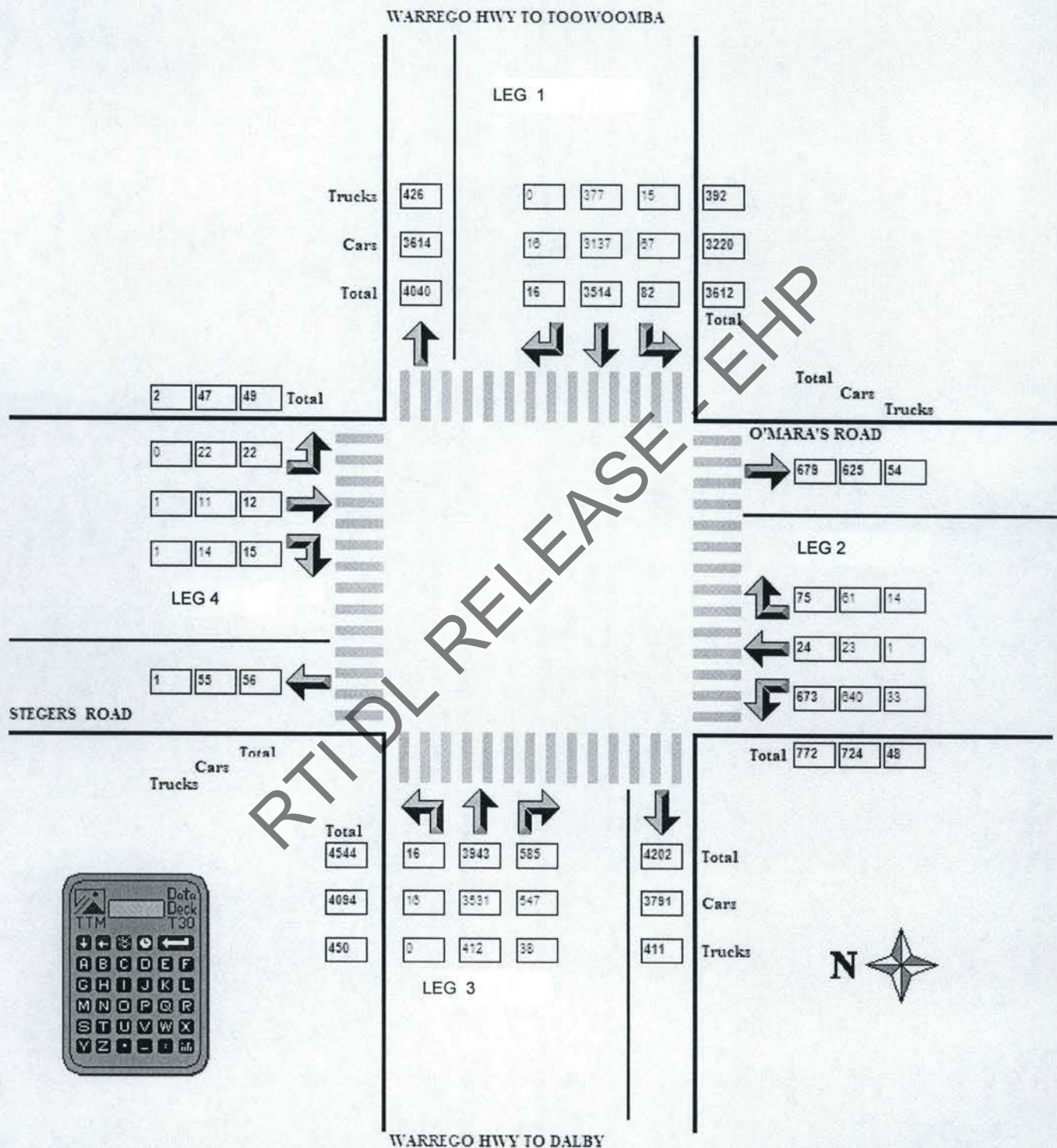
Increments : 15

File Used : 449KWJ.TTM

Template : "4A", No :

Template File : g:\mainro-1\p\tars\dddeck\plates\4a.rpg

No. of DataDecks Utilized : 1

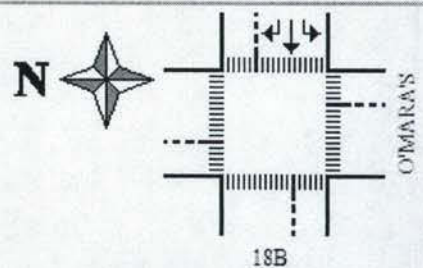


Survey & analysis conducted by Main Roads, using the Data Deck T30 & associated software from TTM Equipment Pty Ltd

Report Printed on : 17/03/2005

Intersection : 18B
 O'MARA'S
 Analysis Period : 06:00:00.00 to 18:00:00.00 Of total survey from 06:00:00.00 to 18:15:02
 Job Number : 449KWJ
 Operator : KEV_JAMES
 Deck T30 Mode : CA
 Increments : 15
 Survey Date : 28/04/2004
 File Used : 449KWJ.TTM
 Template : "New Template", No : 1
 Template File : g:\mainro~1\p\tars\dddeck\plates\4aleg1.rtp

Comments
 4A
 FINE



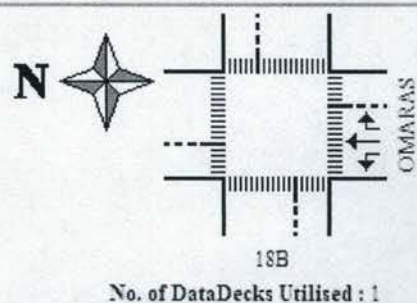
No. of Data Decks Utilised : 1

A	B	C	D
Light Vehicles	Heavy Vehicles		

Time	Leg 1																							
	Left					Through					Right					Total								
	A	B	C	D	Total	A	B	C	D	Total	A	B	C	D	Total	A	B	C	D	Total				
06:00:00	0	0	0	0	0	53	7	0	0	60	3	0	0	0	3	56	7	0	0	63	0	0	0	0
06:15:00	0	0	0	0	0	53	6	0	0	59	4	1	0	0	5	57	7	0	0	64	0	0	0	0
06:30:00	0	0	0	0	0	80	3	0	0	83	2	0	0	0	2	82	3	0	0	85	0	0	0	0
06:45:00	1	0	0	0	1	86	8	0	0	94	0	0	0	0	0	87	8	0	0	95	0	0	0	0
07:00:00	0	0	0	0	0	111	6	0	0	117	0	1	0	0	1	111	7	0	0	118	0	0	0	0
07:15:00	0	0	0	0	0	96	10	0	0	106	1	2	0	0	3	97	12	0	0	109	0	0	0	0
07:30:00	0	0	0	0	0	67	6	0	0	73	2	0	0	0	2	69	6	0	0	75	0	0	0	0
07:45:00	0	0	0	0	0	65	6	0	0	71	1	0	0	0	1	66	6	0	0	72	0	0	0	0
08:00:00	2	0	0	0	2	50	10	0	0	60	4	0	0	0	4	56	10	0	0	66	0	0	0	0
08:15:00	0	0	0	0	0	65	10	0	0	75	2	0	0	0	2	67	10	0	0	77	0	0	0	0
08:30:00	0	0	0	0	0	46	4	0	0	50	0	1	0	0	1	46	5	0	0	51	0	0	0	0
08:45:00	1	0	0	0	1	77	11	0	0	88	1	2	0	0	3	79	13	0	0	92	0	0	0	0
09:00:00	1	0	0	0	1	66	8	0	0	74	2	2	0	0	4	68	10	0	0	78	0	0	0	0
09:15:00	0	0	0	0	0	43	6	0	0	49	3	0	0	0	3	46	6	0	0	52	0	0	0	0
09:30:00	1	0	0	0	1	47	11	0	0	58	1	0	0	0	1	48	11	0	0	59	0	0	0	0
09:45:00	0	0	0	0	0	43	3	0	0	46	2	0	0	0	2	45	3	0	0	48	0	0	0	0
10:00:00	1	0	0	0	1	36	12	0	0	48	0	0	0	0	0	37	12	0	0	49	0	0	0	0
10:15:00	0	0	0	0	0	58	8	0	0	66	3	0	0	0	3	61	8	0	0	69	0	0	0	0
10:30:00	0	0	0	0	0	39	8	0	0	47	3	2	0	0	5	42	10	0	0	52	0	0	0	0
10:45:00	0	0	0	0	0	43	12	0	0	55	0	0	0	0	0	43	12	0	0	55	0	0	0	0
11:00:00	0	0	0	0	0	41	10	0	0	51	0	0	0	0	0	41	10	0	0	51	0	0	0	0
11:15:00	0	0	0	0	0	45	8	0	0	53	1	0	0	0	1	46	8	0	0	54	0	0	0	0
11:30:00	0	0	0	0	0	52	10	0	0	62	1	1	0	0	2	53	11	0	0	64	0	0	0	0
11:45:00	0	0	0	0	0	59	11	0	0	70	2	0	0	0	2	61	12	0	0	73	0	0	0	0
12:00:00	1	0	0	0	1	55	10	0	0	65	0	0	0	0	0	55	10	0	0	65	0	0	0	0
12:15:00	0	0	0	0	0	59	7	0	0	66	0	0	0	0	0	59	8	0	0	67	0	0	0	0
12:30:00	1	0	0	0	1	58	4	0	0	62	1	0	0	0	1	60	4	0	0	64	0	0	0	0
12:45:00	0	0	0	0	0	72	7	0	0	79	0	0	0	0	0	72	7	0	0	79	0	0	0	0
13:00:00	1	0	0	0	1	48	13	0	0	61	0	0	0	0	0	49	13	0	0	62	0	0	0	0
13:15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45:00	0	0	0	0	0	54	5	0	0	59	1	0	0	0	1	55	5	0	0	60	0	0	0	0
14:00:00	0	0	0	0	0	67	6	0	0	73	1	0	0	0	1	68	6	0	0	74	0	0	0	0
14:15:00	0	0	0	0	0	87	7	0	0	94	2	0	0	0	2	89	7	0	0	96	0	0	0	0
14:30:00	0	0	0	0	0	71	10	0	0	81	0	0	0	0	0	71	10	0	0	81	0	0	0	0
14:45:00	0	0	0	0	0	77	3	0	0	80	0	0	0	0	0	77	3	0	0	80	0	0	0	0
15:00:00	0	0	0	0	0	63	10	0	0	73	0	0	0	0	0	63	10	0	0	73	0	0	0	0
15:15:00	0	0	0	0	0	82	12	0	0	94	0	0	0	0	0	82	12	0	0	94	0	0	0	0
15:30:00	0	0	0	0	0	79	3	0	0	82	3	0	0	0	3	82	3	0	0	85	0	0	0	0
15:45:00	1	0	0	0	1	75	11	0	0	86	2	0	0	0	2	78	11	0	0	89	0	0	0	0
16:00:00	0	0	0	0	0	76	10	0	0	86	3	0	0	0	3	79	10	0	0	89	0	0	0	0
16:15:00	1	0	0	0	1	39	7	0	0	46	1	1	0	0	2	40	8	0	0	48	0	0	0	0
16:30:00	1	0	0	0	1	87	5	0	0	92	2	0	0	0	2	90	5	0	0	95	0	0	0	0
16:45:00	0	0	0	0	0	38	8	0	0	46	1	0	0	0	1	39	8	0	0	47	0	0	0	0
17:00:00	1	0	0	0	1	114	3	0	0	117	0	0	0	0	0	115	3	0	0	118	0	0	0	0
17:15:00	0	0	0	0	0	120	7	0	0	127	4	0	0	0	4	124	7	0	0	131	0	0	0	0
17:30:00	1	0	0	0	1	88	6	0	0	94	1	0	0	0	1	90	6	0	0	96	0	0	0	0
17:45:00	1	0	0	0	1	87	5	0	0	92	4	0	0	0	4	92	5	0	0	97	0	0	0	0
Total	16	0	0	0	16	3137	377	0	0	3514	67	15	0	0	82	3220	392	0	0	0	0	0	0	0

Survey & analysis conducted by Main Roads, using the Data Deck T30 & associated software from TTM Equipment Pty Ltd

Intersection : 18B
 OMARAS
 Analysis Period : 06:00:00.00 to 18:00:00.00 Of total survey from 06:00:00.00 to 18:15:02
 Job Number : 449KWJ
 Operator : KEV_JAMES
 Deck T30 Mode : CA
 Increments : 15
 Survey Date : 28/04/2004
 File Used : 449KWJ.TTM
 Template : "New Template", No : 1
 Template File : g:\mainro-1\p\ars\dddeck\plates\4aleg2.rtp



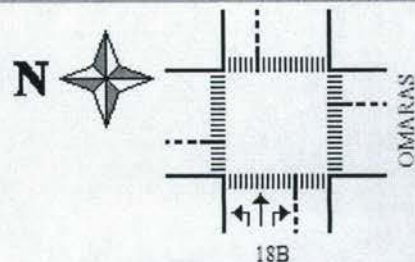
No. of Data Decks Utilised : 1

A	B	C	D
Light Vehicles	Heavy Vehicles		

Time	Leg 2																													
	Left					Through					Right					Total														
	A	B	C	D	Total	A	B	C	D	Total	A	B	C	D	Total	A	B	C	D	Total										
06:00:00	19	0	0	0	19	0	0	0	0	0	1	0	0	0	1	20	0	0	0	0	20	0	0	0	0	0				
06:15:00	10	1	0	0	11	1	0	0	0	1	1	1	0	0	2	12	2	0	0	0	14	0	0	0	0	0				
06:30:00	27	2	0	0	29	0	0	0	0	0	0	1	0	0	1	27	3	0	0	0	30	0	0	0	0	0				
06:45:00	45	1	0	0	46	2	0	0	0	2	1	0	0	0	1	48	1	0	0	0	49	0	0	0	0	0				
07:00:00	48	0	0	0	48	2	0	0	0	2	1	1	0	0	2	51	1	0	0	0	52	0	0	0	0	0				
07:15:00	47	0	0	0	47	0	0	0	0	0	0	1	0	0	1	47	1	0	0	0	48	0	0	0	0	0				
07:30:00	28	1	0	0	29	0	0	0	0	0	3	0	0	0	3	31	1	0	0	0	32	0	0	0	0	0				
07:45:00	18	1	0	0	19	2	0	0	0	2	0	0	0	0	0	20	1	0	0	0	21	0	0	0	0	0				
08:00:00	15	0	0	0	15	4	0	0	0	4	5	1	0	0	6	24	1	0	0	0	25	0	0	0	0	0				
08:15:00	14	0	0	0	14	0	0	0	0	0	1	2	0	0	3	15	2	0	0	0	17	0	0	0	0	0				
08:30:00	4	0	0	0	4	0	0	0	0	0	2	0	0	0	2	6	0	0	0	0	6	0	0	0	0	0				
08:45:00	4	1	0	0	5	0	0	0	0	0	1	0	0	0	1	5	1	0	0	0	6	0	0	0	0	0				
09:00:00	13	0	0	0	13	0	0	0	0	0	1	0	0	0	1	14	0	0	0	0	14	0	0	0	0	0				
09:15:00	10	2	0	0	12	0	0	0	0	0	1	1	0	0	2	11	3	0	0	0	14	0	0	0	0	0				
09:30:00	5	0	0	0	5	0	0	0	0	0	1	1	0	0	2	6	1	0	0	0	7	0	0	0	0	0				
09:45:00	1	0	0	0	1	1	0	0	0	1	2	0	0	0	2	4	0	0	0	0	4	0	0	0	0	0				
10:00:00	5	0	0	0	5	1	0	0	0	1	0	0	0	0	0	6	0	0	0	0	6	0	0	0	0	0				
10:15:00	9	0	0	0	9	0	0	0	0	0	0	0	0	0	0	9	0	0	0	0	9	0	0	0	0	0				
10:30:00	8	0	0	0	8	0	0	0	0	0	2	1	0	0	3	10	1	0	0	0	11	0	0	0	0	0				
10:45:00	6	3	0	0	9	0	0	0	0	0	1	0	0	0	1	7	3	0	0	0	10	0	0	0	0	0				
11:00:00	7	4	0	0	11	0	0	0	0	0	1	1	0	0	2	8	5	0	0	0	13	0	0	0	0	0				
11:15:00	7	1	0	0	8	0	0	0	0	0	0	0	0	0	0	7	1	0	0	0	8	0	0	0	0	0				
11:30:00	12	0	0	0	12	0	0	0	0	0	2	0	0	0	2	14	0	0	0	0	14	0	0	0	0	0				
11:45:00	8	1	0	0	9	1	0	0	0	1	1	0	0	0	1	10	1	0	0	0	11	0	0	0	0	0				
12:00:00	10	0	0	0	10	0	1	0	0	1	0	0	0	0	0	10	1	0	0	0	11	0	0	0	0	0				
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12:30:00	11	0	0	0	11	0	0	0	0	0	1	0	0	0	1	12	0	0	0	0	12	0	0	0	0	0				
12:45:00	15	1	0	0	16	1	0	0	0	1	2	1	0	0	3	18	2	0	0	0	20	0	0	0	0	0				
13:00:00	8	2	0	0	10	0	0	0	0	0	0	0	0	0	0	8	2	0	0	0	10	0	0	0	0	0				
13:15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
13:30:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
13:45:00	12	0	0	0	12	0	0	0	0	0	0	0	0	0	0	12	0	0	0	0	12	0	0	0	0	0				
14:00:00	11	1	0	0	12	0	0	0	0	0	0	0	0	0	0	11	1	0	0	0	12	0	0	0	0	0				
14:15:00	15	0	0	0	15	0	0	0	0	0	1	0	0	0	1	16	0	0	0	0	16	0	0	0	0	0				
14:30:00	14	1	0	0	15	0	0	0	0	0	0	0	0	0	0	14	1	0	0	0	15	0	0	0	0	0				
14:45:00	12	1	0	0	13	0	0	0	0	2	2	0	0	0	2	16	1	0	0	0	17	0	0	0	0	0				
15:00:00	7	0	0	0	7	0	0	0	0	0	1	0	0	0	1	8	0	0	0	0	8	0	0	0	0	0				
15:15:00	14	0	0	0	14	0	0	0	0	0	4	0	0	0	4	18	0	0	0	0	18	0	0	0	0	0				
15:30:00	12	3	0	0	15	1	0	0	0	1	3	1	0	0	4	16	4	0	0	0	20	0	0	0	0	0				
15:45:00	8	1	0	0	9	0	0	0	0	0	4	0	0	0	4	12	1	0	0	0	13	0	0	0	0	0				
16:00:00	13	1	0	0	14	0	0	0	0	0	0	0	0	0	0	13	1	0	0	0	14	0	0	0	0	0				
16:15:00	19	1	0	0	20	1	0	0	0	1	3	0	0	0	3	23	1	0	0	0	24	0	0	0	0	0				
16:30:00	9	1	0	0	10	1	0	0	0	1	1	0	0	0	1	11	1	0	0	0	12	0	0	0	0	0				
16:45:00	10	0	0	0	10	0	0	0	0	0	1	0	0	0	1	11	0	0	0	0	11	0	0	0	0	0				
17:00:00	16	0	0	0	16	0	0	0	0	0	2	0	0	0	2	18	0	0	0	0	18	0	0	0	0	0				
17:15:00	20	1	0	0	21	2	0	0	0	2	1	1	0	0	2	23	2	0	0	0	25	0	0	0	0	0				
17:30:00	9	0	0	0	9	0	0	0	0	0	1	0	0	0	1	10	0	0	0	0	10	0	0	0	0	0				
17:45:00	12	1	0	0	13	1	0	0	0	1	3	0	0	0	3	16	1	0	0	0	17	0	0	0	0	0				
Total	640	33	0	0	673	23	1	0	0	24	61	14	0	0	75	724	48	0	0	0	0	0	0	0	0	0				

Survey & analysis conducted by Main Roads, using the Data Deck T30 & associated software from TTM Equipment Pty Ltd

Intersection : 18B
 OMARAS
 Analysis Period : 06:00:00.00 to 18:00:00.00 Of total survey from 06:00:00.00 to 18:15:02
 Job Number : 449KWJ
 Operator : KEV_JAMES
 Deck T30 Mode : CA
 Increments : 15
 Survey Date : 28/04/2004
 File Used : 449KWJ.TTM
 Template : "New Template", No : 1
 Template File : g:\mainro-1\p\tars\dddeck\tplates\4aleg3.rtp



No. of DataDecks Utilised : 1

A	Light Vehicles	B	Heavy Vehicles	C	D

Time	LEG 3																							
	Left					Through					Right					Total								
	A	B	C	D	Total	A	B	C	D	Total	A	B	C	D	Total	A	B	C	D	Total				
06:00:00	0	0	0	0	0	23	4	0	0	33	7	0	0	0	7	36	4	0	0	40	0	0	0	0
06:15:00	0	0	0	0	0	38	6	0	0	44	14	1	0	0	15	52	7	0	0	59	0	0	0	0
06:30:00	0	0	0	0	0	52	5	0	0	57	11	0	0	0	11	63	5	0	0	68	0	0	0	0
06:45:00	0	0	0	0	0	52	4	0	0	56	6	4	0	0	10	58	8	0	0	66	0	0	0	0
07:00:00	0	0	0	0	0	36	8	0	0	44	7	1	0	0	8	43	3	0	0	52	0	0	0	0
07:15:00	0	0	0	0	0	74	11	0	0	85	8	0	0	0	8	82	11	0	0	93	0	0	0	0
07:30:00	1	0	0	0	1	108	8	0	0	116	18	2	0	0	20	127	10	0	0	137	0	0	0	0
07:45:00	0	0	0	0	0	121	12	0	0	133	15	0	0	0	15	136	12	0	0	148	0	0	0	0
08:00:00	0	0	0	0	0	77	13	0	0	90	8	1	0	0	9	85	14	0	0	99	0	0	0	0
08:15:00	0	0	0	0	0	83	5	0	0	88	11	0	0	0	11	100	5	0	0	105	0	0	0	0
08:30:00	0	0	0	0	0	77	3	0	0	80	3	1	0	0	4	86	4	0	0	90	0	0	0	0
08:45:00	0	0	0	0	0	101	4	0	0	105	10	1	0	0	11	111	5	0	0	116	0	0	0	0
09:00:00	0	0	0	0	0	37	10	0	0	47	7	2	0	0	9	54	12	0	0	66	0	0	0	0
09:15:00	1	0	0	0	1	33	3	0	0	36	10	0	0	0	10	46	3	0	0	49	0	0	0	0
09:30:00	0	0	0	0	0	73	3	0	0	76	7	0	0	0	7	80	3	0	0	83	0	0	0	0
09:45:00	0	0	0	0	0	36	3	0	0	39	5	0	0	0	5	44	3	0	0	47	0	0	0	0
10:00:00	0	0	0	0	0	82	7	0	0	89	3	0	0	0	3	92	7	0	0	99	0	0	0	0
10:15:00	0	0	0	0	0	76	8	0	0	84	6	1	0	0	7	82	3	0	0	85	0	0	0	0
10:30:00	0	0	0	0	0	75	7	0	0	82	10	0	0	0	10	85	7	0	0	92	0	0	0	0
10:45:00	0	0	0	0	0	82	3	0	0	85	3	0	0	0	3	88	3	0	0	91	0	0	0	0
11:00:00	1	0	0	0	1	64	3	0	0	67	7	2	0	0	9	72	11	0	0	83	0	0	0	0
11:15:00	0	0	0	0	0	43	13	0	0	56	4	0	0	0	4	53	13	0	0	66	0	0	0	0
11:30:00	0	0	0	0	0	55	7	0	0	62	6	0	0	0	6	61	7	0	0	68	0	0	0	0
11:45:00	0	0	0	0	0	54	16	0	0	70	5	0	0	0	5	59	16	0	0	75	0	0	0	0
12:00:00	0	0	0	0	0	53	11	0	0	64	1	0	0	0	1	60	11	0	0	71	0	0	0	0
12:15:00	0	0	0	0	0	63	11	0	0	74	11	2	0	0	13	74	13	0	0	87	0	0	0	0
12:30:00	0	0	0	0	0	67	10	0	0	77	4	1	0	0	5	71	11	0	0	82	0	0	0	0
12:45:00	1	0	0	0	1	54	10	0	0	64	10	0	0	0	10	65	10	0	0	75	0	0	0	0
13:00:00	0	0	0	0	0	67	10	0	0	77	5	1	0	0	6	72	11	0	0	83	0	0	0	0
13:15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45:00	0	0	0	0	0	74	13	0	0	87	7	1	0	0	8	81	14	0	0	95	0	0	0	0
14:00:00	2	0	0	0	2	63	3	0	0	66	4	7	0	0	11	69	16	0	0	85	0	0	0	0
14:15:00	0	0	0	0	0	68	3	0	0	71	6	1	0	0	7	74	10	0	0	84	0	0	0	0
14:30:00	0	0	0	0	0	78	16	0	0	94	17	1	0	0	18	93	17	0	0	110	0	0	0	0
14:45:00	2	0	0	0	2	73	6	0	0	79	5	0	0	0	5	80	6	0	0	86	0	0	0	0
15:00:00	2	0	0	0	2	30	7	0	0	37	13	0	0	0	13	111	7	0	0	118	0	0	0	0
15:15:00	0	0	0	0	0	36	10	0	0	46	14	2	0	0	16	110	12	0	0	122	0	0	0	0
15:30:00	0	0	0	0	0	38	6	0	0	44	18	3	0	0	21	116	3	0	0	125	0	0	0	0
15:45:00	2	0	0	0	2	112	6	0	0	118	23	0	0	0	23	137	6	0	0	143	0	0	0	0
16:00:00	1	0	0	0	1	126	10	0	0	136	24	0	0	0	24	151	10	0	0	161	0	0	0	0
16:15:00	0	0	0	0	0	119	16	0	0	135	30	1	0	0	31	143	17	0	0	166	0	0	0	0
16:30:00	2	0	0	0	2	78	12	0	0	90	40	0	0	0	40	120	12	0	0	132	0	0	0	0
16:45:00	0	0	0	0	0	88	10	0	0	98	30	0	0	0	30	118	10	0	0	128	0	0	0	0
17:00:00	1	0	0	0	1	72	7	0	0	79	20	1	0	0	21	93	8	0	0	101	0	0	0	0
17:15:00	0	0	0	0	0	71	3	0	0	74	17	0	0	0	17	88	3	0	0	91	0	0	0	0
17:30:00	0	0	0	0	0	86	7	0	0	93	20	0	0	0	20	106	7	0	0	113	0	0	0	0
17:45:00	0	0	0	0	0	75	11	0	0	86	13	1	0	0	14	94	12	0	0	106	0	0	0	0
Total	16	0	0	0	16	3531	412	0	0	3943	547	38	0	0	585	4034	450	0	0	0	0	0	0	0

Survey & analysis conducted by Main Roads, using the Data Deck T30 & associated software from TTM Equipment Pty Ltd

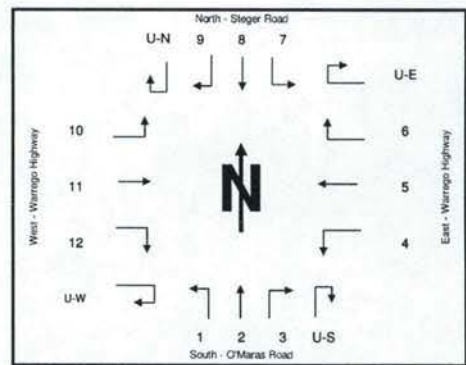
No. of DataDecks Utilised : 1

A	Light Vehicles	B	Heavy Vehicles	C		D	

[illegible]

Survey & analysis conducted by Main Roads, using the Data Deck T30 & associated software from TTM Equipment Pty Ltd

Client: Roger Brameld Consulting Pty Ltd
 Client Reference: T7777
 Intersection No.: 1/3
 Intersection: Warrego Highway/Steger Road/O'Maras Road, Charlton
 UBD Reference: Map XX Ref. X1
 Survey Date: Wednesday 24 October 2007
 Duration of survey 2.0 hours
 Survey Period: 6:00 - 8:00
 Weather: Fine
 Survey by: Australasian Traffic Surveys
 Surveyor(s): AB/BB



15 Minute Totals

South - O'Maras Road													East - Warrego Highway													
Approach																										
Movement	1			2			3			U-S			Total	4			5			6			U-E			Total
Time Period													Σ													Σ
	LV	HV	Σ	LV	HV	Σ	LV	HV	Σ	LV	HV	Σ		LV	HV	Σ	LV	HV	Σ	LV	HV	Σ	LV	HV	Σ	
6:00 - 6:15	24	1	25	0	0	0	0	1	1	0	0	0	26	1	0	1	52	12	64	0	0	0	0	0	0	65
6:15 - 6:30	22	1	23	0	0	0	0	0	0	0	0	0	23	2	0	2	59	6	65	0	0	0	0	0	0	67
6:30 - 6:45	34	1	35	0	0	0	2	1	3	0	0	0	38	3	0	3	84	10	94	0	0	0	0	0	0	97
6:45 - 7:00	43	0	43	0	0	0	2	0	2	0	0	0	45	4	1	5	75	14	89	0	0	0	0	0	0	94
7:00 - 7:15	52	0	52	0	0	0	1	1	2	0	0	0	54	1	0	1	92	16	108	0	0	0	0	0	0	109
7:15 - 7:30	33	1	34	0	0	0	2	0	2	0	0	0	36	1	1	2	75	8	83	0	0	0	0	0	0	85
7:30 - 7:45	26	1	27	0	0	0	3	0	3	0	0	0	30	2	2	4	77	18	95	0	0	0	0	0	0	99
7:45 - 8:00	30	1	31	0	0	0	2	0	2	0	0	0	33	0	0	0	84	11	95	0	1	1	0	0	0	96
Total for Period	254	6	270	0	0	0	12	3	15	0	0	0	285	14	4	18	598	95	693	0	1	1	0	0	0	712

Table 3a

15 Minute Totals continued

Approach	North - Steger Road												West - Warrego Highway														
Movement	U-N			9			8			7			Total	10			11			12			U-W			Total	Intersection Total
Time Period													Σ													Σ	Σ
	LV	HV	Σ	LV	HV	Σ	LV	HV	Σ	LV	HV	Σ		LV	HV	Σ	LV	HV	Σ	LV	HV	Σ					
6:00 - 6:15	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	39	8	47	6	0	6	0	0	0	54	145
6:15 - 6:30	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	50	4	54	10	1	11	0	0	0	65	156
6:30 - 6:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	41	8	49	13	1	14	0	0	0	63	198
6:45 - 7:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	51	7	58	16	3	19	0	0	0	77	216
7:00 - 7:15	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	1	81	10	91	12	1	13	0	0	0	104	268
7:15 - 7:30	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	1	83	9	92	14	2	16	0	0	0	108	230
7:30 - 7:45	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	1	112	17	129	14	0	14	0	0	0	143	273
7:45 - 8:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	111	6	117	10	0	10	0	0	0	127	256
Total for Period	0	0	0	1	0	1	0	0	0	0	0	0	4	1	0	1	568	69	637	95	8	103	0	0	0	741	1742

Table 3b

Hourly Totals

Approach	South - O'Maras Road												Total	East - Warrego Highway												Total
Movement	1			2			3			U-S			Σ	4			5			6			U-E			Σ
Time Period																										
	LV	HV	Σ	LV	HV	Σ	LV	HV	Σ	LV	HV	Σ		LV	HV	Σ	LV	HV	Σ	LV	HV	Σ	LV	HV	Σ	
6:00 - 7:00	123	3	126	0	0	0	4	2	6	0	0	0	132	10	1	11	270	42	312	0	0	0	0	0	0	323
6:15 - 7:15	151	2	153	0	0	0	5	2	7	0	0	0	160	10	1	11	310	46	356	0	0	0	0	0	0	367
6:30 - 7:30	162	2	164	0	0	0	7	2	9	0	0	0	173	9	2	11	326	48	374	0	0	0	0	0	0	385
6:45 - 7:45	154	2	156	0	0	0	8	1	9	0	0	0	165	8	4	12	319	56	375	0	0	0	0	0	0	387
7:00 - 8:00	141	3	144	0	0	0	8	1	9	0	0	0	153	4	3	7	328	53	381	0	1	1	0	0	0	389

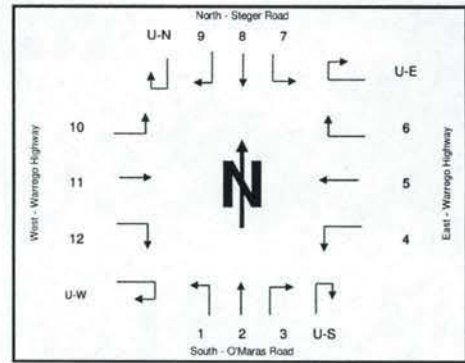
Table 4a

Hourly Totals continued

Approach		North - Steger Road												West - Warrego Highway												Intersection	
Movement	U-N			9			8			7			Total	10			11			12			U-W			Total	Total
Time Period													Σ													Σ	Σ
	LV	HV	Σ	LV	HV	Σ	LV	HV	Σ	LV	HV	Σ		LV	HV	Σ	LV	HV	Σ	LV	HV	Σ	LV	HV	Σ		
6:00 - 7:00	0	0	0	1	0	1	0	0	0	0	0	0	1	1	0	1	181	27	208	45	5	50	0	0	0	259	715
6:15 - 7:15	0	0	0	1	0	1	0	0	0	0	0	0	2	0	0	0	223	29	252	51	6	57	0	0	0	309	838
6:30 - 7:30	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	256	34	290	55	7	62	0	0	0	352	912	
6:45 - 7:45	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	327	43	370	56	6	62	0	0	0	432	987	
7:00 - 8:00	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	387	42	429	50	3	53	0	0	0	482	1027	

Table 4b

Client: Roger Brameld Consulting Pty Ltd
 Client Reference: T7777
 Intersection No.: 1/3
 Intersection: Warrego Highway/Steger Road/O'Maras Road, Charlton
 UBD Reference: Map XX Ref. X1
 Survey Date: Wednesday 24 October 2007
 Duration of survey 2.0 hours
 Survey Period: 15:00 - 17:00
 Weather: Fine
 Survey by: Australasian Traffic Surveys
 Surveyor(s): AB/BB



15 Minute Totals

Approach	South - O'Maras Road												East - Warrego Highway													
Movement	1			2			3			U-S			Total	4			5			6			U-E			Total
Time Period													Σ													Σ
	LV	HV	Σ	LV	HV	Σ	LV	HV	Σ	LV	HV	Σ		LV	HV	Σ	LV	HV	Σ	LV	HV	Σ	LV	HV	Σ	
15:00 - 15:15	16	1	17	2	0	2	0	0	0	0	0	0	19	2	0	2	83	9	92	0	0	0	0	0	0	94
15:15 - 15:30	13	3	16	1	0	1	3	1	4	0	0	0	21	2	1	3	72	9	81	0	0	0	0	0	0	84
15:30 - 15:45	14	0	14	0	0	0	3	0	3	0	0	0	17	2	0	2	88	13	101	0	0	0	0	0	0	103
15:45 - 16:00	8	1	9	0	0	0	3	1	4	0	0	0	13	3	1	4	81	5	86	0	1	1	0	0	0	91
16:00 - 16:15	12	3	15	0	0	0	4	0	4	0	0	0	19	2	0	2	102	10	112	0	1	0	1	0	0	115
16:15 - 16:30	16	0	16	0	0	0	2	0	2	0	0	0	18	1	0	1	70	8	78	0	0	0	0	0	0	79
16:30 - 16:45	17	1	18	0	0	0	2	4	6	0	0	0	24	4	0	4	102	12	114	0	0	0	0	0	0	118
16:45 - 17:00	15	0	15	0	0	0	2	0	2	0	0	0	17	3	1	4	110	9	119	0	0	0	0	0	0	123
Total for Period	111	9	120	3	0	3	19	6	25	0	0	0	148	19	3	22	708	75	783	1	1	2	0	0	0	807

Table 3a

15 Minute Totals continued

Approach	North - Steger Road												West - Warrego Highway												Intersection		
Movement	U-N			9			8			7			Total	10			11			12			U-W			Total	Total
Time Period													Σ													Σ	Σ
	LV	HV	Σ	LV	HV	Σ	LV	HV	Σ	LV	HV	Σ	Σ	LV	HV	Σ	LV	HV	Σ	LV	HV	Σ	LV	HV	Σ	Σ	
15:00 - 15:15	0	0	0	0	0	0	0	0	0	1	0	1	1	0	0	0	112	11	123	11	4	15	0	0	0	138	252
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	112	14	126	13	1	14	0	0	0	141	246	
15:30 - 15:45	0	0	0	1	0	1	0	0	0	1	0	1	2	0	0	0	116	14	130	17	0	17	0	0	0	147	269
15:45 - 16:00	0	0	0	0	0	0	0	0	0	1	0	1	1	0	0	0	109	16	125	29	2	31	0	0	0	156	261
16:00 - 16:15	0	0	0	1	0	1	0	0	0	1	0	1	2	0	0	0	76	15	91	15	3	18	0	0	0	109	245
16:15 - 16:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	122	14	136	46	3	49	0	0	0	185	282
16:30 - 16:45	0	0	0	2	0	2	0	0	0	0	0	0	2	0	0	0	112	15	127	29	0	29	0	0	0	156	300
16:45 - 17:00	0	0	0	1	0	1	0	0	0	1	0	1	2	0	0	0	102	15	117	26	7	33	0	0	0	150	292
Total for Period	0	0	0	5	0	5	0	0	0	5	0	5	10	1	0	1	861	114	975	186	20	206	0	0	0	1182	2147

Table 3b

Hourly Totals

Approach	South - O'Maras Road												East - Warrego Highway													
Movement	1			2			3			U-S			Total	4			5			6			U-E			Total
Time Period													Σ													Σ
	LV	HV	Σ	LV	HV	Σ	LV	HV	Σ	LV	HV	Σ		LV	HV	Σ	LV	HV	Σ	LV	HV	Σ	LV	HV	Σ	
15:00 - 16:00	51	5	56	3	0	3	9	2	11	0	0	0	70	9	2	11	324	36	360	0	1	1	0	0	0	372
15:15 - 16:15	47	7	54	1	0	1	13	2	15	0	0	0	70	9	2	11	343	37	380	1	1	2	0	0	0	393
15:30 - 16:30	50	4	54	0	0	0	12	1	13	0	0	0	67	8	1	9	341	36	377	1	1	2	0	0	0	388
15:45 - 16:45	53	5	58	0	0	0	11	5	16	0	0	0	74	10	1	11	355	35	390	1	1	2	0	0	0	403
16:00 - 17:00	60	4	64	0	0	0	10	4	14	0	0	0	78	10	1	11	384	39	423	1	0	1	0	0	0	435

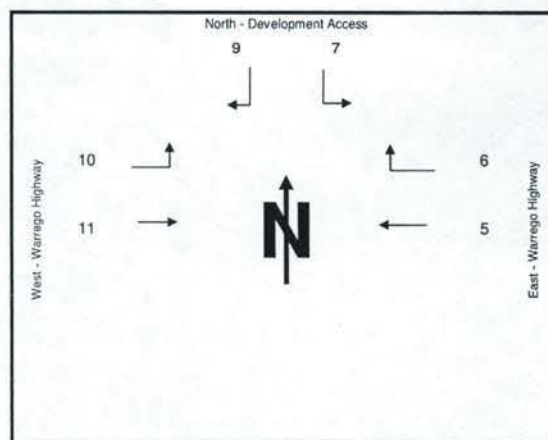
Table 4a

Hourly Totals continued

Approach	North - Steger Road												West - Warrego Highway												Intersection		
Movement	U-N			9			8			7			Total	10			11			U-W			Total	Total			
Time Period													Σ													Σ	Σ
	LV	HV	Σ	LV	HV	Σ	LV	HV	Σ	LV	HV	Σ		LV	HV	Σ	LV	HV	Σ	LV	HV	Σ					
15:00 - 16:00	0	0	0	1	0	1	0	0	0	3	0	3	4	1	0	1	449	55	504	70	7	77	0	0	0	582	1028
15:15 - 16:15	0	0	0	2	0	2	0	0	0	3	0	3	5	1	0	1	413	59	472	74	6	80	0	0	0	553	1021
15:30 - 16:30	0	0	0	2	0	2	0	0	0	3	0	3	5	0	0	0	423	59	482	107	8	115	0	0	0	597	1057
15:45 - 16:45	0	0	0	3	0	3	0	0	0	2	0	2	5	0	0	0	419	60	479	119	8	127	0	0	0	606	1088
16:00 - 17:00	0	0	0	4	0	4	0	0	0	2	0	2	6	0	0	0	412	59	471	116	13	129	0	0	0	600	1119

Table 4b

Client: Roger Brameld Consulting Pty Ltd
 Client Reference: T????
 Intersection No.: 2/3
 Intersection: Warrego Highway/Eastern Development Access, Charlton
 UBD Reference: Map XX Ref. X1
 Survey Date: Wednesday 24 October 2007
 Duration of survey: 2.0 hours
 Survey Period: 6:00 - 8:00
 Weather: Fine
 Survey by: Australasian Traffic Surveys
 Surveyor(s): WY



15 Minute Totals

Approach	East - Warrego Highway						North - Development Access						West - Warrego Highway						Intersection
Movement	5			6			9			7			10			11			Total
Time Period	←			↗			↙			↘			↖			→			Σ
	LV	HV	Σ	LV	HV	Σ	LV	HV	Σ	LV	HV	Σ	LV	HV	Σ	LV	HV	Σ	Σ
6:00 - 6:15	0	4	0	4	4	4	2	1	3	9	0	9	12	0	0	0	0	0	16
6:15 - 6:30	0	1	0	1	1	1	1	0	1	3	0	3	4	0	1	1	0	1	6
6:30 - 6:45	0	6	0	6	6	6	2	0	2	3	1	4	6	0	0	0	0	0	12
6:45 - 7:00	0	2	0	2	2	2	0	1	1	2	3	5	6	0	0	0	0	0	8
7:00 - 7:15	0	1	0	1	1	1	2	0	2	4	1	5	7	0	0	0	0	0	8
7:15 - 7:30	0	1	0	1	1	1	3	0	3	3	0	3	6	0	0	0	0	0	7
7:30 - 7:45	0	1	1	2	2	2	1	0	1	5	0	5	6	1	0	1	0	1	9
7:45 - 8:00	0	1	0	1	1	1	1	0	1	4	0	4	5	1	0	1	0	1	7
Total for Period	0	0	0	17	1	18	12	2	14	33	5	38	52	2	1	3	0	0	73

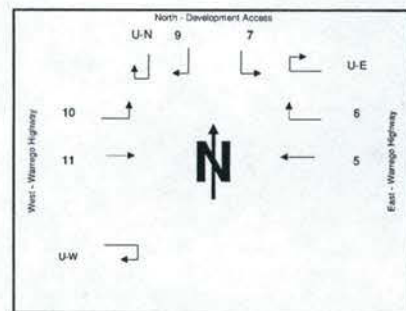
Table 1

Hourly Totals

Approach		East - Warrego Highway						North - Development Access						West - Warrego Highway						Intersection			
Movement		5			6			Total	9			7			Total	10			11			Total	Total
Time Period	←			↖			Σ	↖			↗			Σ	↗			→			Σ	Σ	
	LV	HV	Σ	LV	HV	Σ	LV	HV	Σ	LV	HV	Σ	LV	HV	Σ	LV	HV	Σ	LV	HV	Σ		
6:00 - 7:00	0	0	0	13	0	13	5	2	7	17	4	21	28	0	1	1	0	0	0	1		42	
6:15 - 7:15	0	0	0	10	0	10	5	1	6	12	5	17	23	0	1	1	0	0	0	1		34	
6:30 - 7:30	0	0	0	10	0	10	7	1	8	12	5	17	25	0	0	0	0	0	0	0		35	
6:45 - 7:45	0	0	0	5	1	6	6	1	7	14	4	18	25	1	0	1	0	0	0	1		32	
7:00 - 8:00	0	0	0	4	1	5	7	0	7	16	1	17	24	2	0	2	0	0	0	2		31	

Table 2

Client: Roger Brameld Consulting Pty Ltd
 Client Reference: T7777
 Intersection No.: 2/3
 Intersection: Warrego Highway/Eastern Development Access, Charlton
 UBD Reference: Map XX Ref. X1
 Survey Date: Wednesday 24 October 2007
 Duration of survey 2.0 hours
 Survey Period: 15:00 - 17:00
 Weather: Fine
 Survey by: Australasian Traffic Surveys
 Surveyor(s): XX / ZZ



15 Minute Totals

Approach	East - Warrego Highway									North - Development Access									West - Warrego Highway									Intersection			
Movement	5			6			U-E			Total	U-N			9			7			Total	10			11			U-W			Total	Total
Time Period										Σ										Σ										Σ	Σ
	LV	HV	Σ	LV	HV	Σ	LV	HV	Σ		LV	HV	Σ	LV	HV	Σ	LV	HV	Σ		LV	HV	Σ	LV	HV	Σ	LV	HV	Σ		
15:00 - 15:15	0	3	2	5	0	0	0	0	0	5	0	0	0	0	5	0	5	5	5	1	0	1	0	0	0	0	0	0	1	11	
15:15 - 15:30	0	2	0	2	0	0	0	0	0	2	0	4	0	4	7	0	7	11	0	0	0	0	0	0	0	0	0	0	0	13	
15:30 - 15:45	0	5	0	5	0	0	0	0	0	5	0	1	0	1	2	1	3	4	0	0	0	0	0	0	0	0	0	0	0	9	
15:45 - 16:00	0	2	1	3	0	0	0	0	0	3	0	0	0	0	3	0	3	3	3	0	0	0	0	0	0	0	0	0	0	6	
16:00 - 16:15	0	6	0	6	0	0	0	0	0	6	0	3	0	3	3	0	3	6	0	0	0	0	0	0	0	0	0	0	0	12	
16:15 - 16:30	0	3	0	3	0	0	0	0	0	3	0	1	0	1	3	0	3	4	0	0	0	0	0	0	0	0	0	0	0	7	
16:30 - 16:45	0	6	0	6	0	0	0	0	0	6	0	1	0	1	3	0	3	4	0	0	0	0	0	0	0	0	0	0	0	10	
16:45 - 17:00	0	3	0	3	0	0	0	0	0	3	0	0	0	0	4	0	4	4	0	0	0	0	0	0	0	0	0	0	0	7	
Total for Period	0	0	0	30	3	33	0	0	0	33	0	0	0	10	0	10	30	1	31	41	1	0	1	0	0	0	0	0	1	75	

Table 1

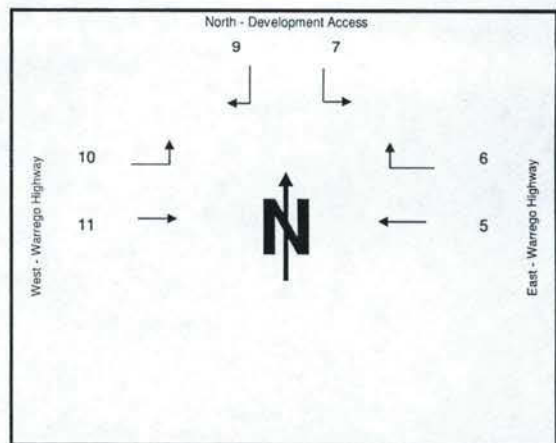
Hourly Totals

Approach	East - Warrego Highway									North - Development Access									West - Warrego Highway									Intersection Total			
Movement	5			6			U-E			Total	U-N			9			Total	10			11			U-W			Total	Σ			
Time Period										Σ										Σ										Σ	Σ
	LV	HV	Σ	LV	HV	Σ	LV	HV	Σ		LV	HV	Σ	LV	HV	Σ	LV	HV	Σ		LV	HV	Σ	LV	HV	Σ	LV	HV	Σ		
15:00 - 16:00	0	0	0	12	3	15	0	0	0	15	0	0	0	5	0	5	17	0	0	17	1	0	1	0	0	0	0	0	0	1	39
15:15 - 16:15	0	0	0	15	1	16	0	0	0	16	0	0	0	8	0	8	15	1	16	24	0	0	0	0	0	0	0	0	0	0	40
15:30 - 16:30	0	0	0	16	1	17	0	0	0	17	0	0	0	5	0	5	11	1	12	17	0	0	0	0	0	0	0	0	0	0	34
15:45 - 16:45	0	0	0	17	1	18	0	0	0	18	0	0	0	5	0	5	12	0	12	17	0	0	0	0	0	0	0	0	0	0	35
16:00 - 17:00	0	0	0	18	0	18	0	0	0	18	0	0	0	5	0	5	13	0	13	18	0	0	0	0	0	0	0	0	0	0	36

Table 2

RTI DL RELEASE - EHP

Client: Roger Brameld Consulting Pty Ltd
 Client Reference: T????
 Intersection No.: 2/3
 Intersection: Warrego Highway/Western Development Access, Charlton
 UBD Reference: Map XX Ref. X1
 Survey Date: Wednesday 24 October 2007
 Duration of survey: 2.0 hours
 Survey Period: 6:00 - 8:00
 Weather: Fine
 Survey by: Australasian Traffic Surveys
 Surveyor(s): WY



15 Minute Totals

Approach	East - Warrego Highway						North - Development Access						West - Warrego Highway						Intersection			
Movement	5			6			Total	9			7			Total	10			11			Total	Total
Time Period	←			↖			Σ	↖			↗			Σ	↖ ↗			→			Σ	Σ
	LV	HV	Σ	LV	HV	Σ	LV	HV	Σ	LV	HV	Σ	LV	HV	Σ	LV	HV	Σ	LV	HV	Σ	Σ
6:00 - 6:15	0	0	0	0	1	1	1	2	1	3	0	0	0	3	10	0	10	0	0	0	10	14
6:15 - 6:30	0	1	0	1	0	1	1	3	0	3	1	1	2	5	2	0	2	0	0	0	2	8
6:30 - 6:45	0	0	0	0	0	0	0	5	0	5	1	0	1	6	3	1	4	0	0	0	4	10
6:45 - 7:00	0	1	1	2	0	2	2	3	0	3	0	0	0	3	3	1	4	0	0	0	4	9
7:00 - 7:15	0	0	0	0	0	0	0	0	0	0	0	1	1	1	5	1	6	0	0	0	6	7
7:15 - 7:30	0	0	0	0	0	0	0	1	0	1	0	0	0	1	3	0	3	0	0	0	3	4
7:30 - 7:45	0	3	0	3	0	3	3	1	1	2	0	0	0	2	4	0	4	0	0	0	4	9
7:45 - 8:00	0	1	0	1	1	1	1	2	0	2	1	0	1	3	5	1	6	0	0	0	6	10
Total for Period	0	0	0	6	2	8	8	17	2	19	3	2	5	24	35	4	39	0	0	0	39	71

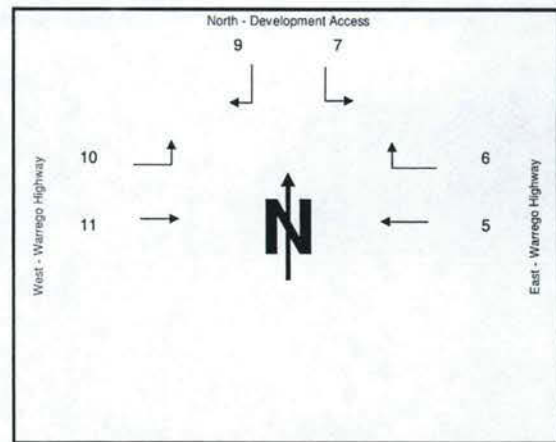
Table 1

Hourly Totals

Approach	East - Warrego Highway						North - Development Access						West - Warrego Highway						Intersection			
Movement	5			6			Total	9			7			Total	10			11			Total	Total
Time Period	←			↖			Σ	↖			↗			Σ	↗			→			Σ	Σ
	LV	HV	Σ	LV	HV	Σ	LV	HV	Σ	LV	HV	Σ	LV	HV	Σ	LV	HV	Σ	LV	HV	Σ	
6:00 - 7:00	0	0	0	2	2	4	13	1	14	2	1	3	17	18	2	20	0	0	0	20		41
6:15 - 7:15	0	0	0	2	1	3	11	0	11	2	2	4	15	13	3	16	0	0	0	16		34
6:30 - 7:30	0	0	0	1	1	2	9	0	9	1	1	2	11	14	3	17	0	0	0	17		30
6:45 - 7:45	0	0	0	4	1	5	5	1	6	0	1	1	7	15	2	17	0	0	0	17		29
7:00 - 8:00	0	0	0	4	0	4	4	1	5	1	1	2	7	17	2	19	0	0	0	19		30

Table 2

Client: Roger Brameld Consulting Pty Ltd
 Client Reference: T????
 Intersection No.: 2/3
 Intersection: Warrego Highway/Western Development Access, Charlton
 UBD Reference: Map XX Ref. X1
 Survey Date: Wednesday 24 October 2007
 Duration of survey: 2.0 hours
 Survey Period: 15:00 - 17:00
 Weather: Fine
 Survey by: Australasian Traffic Surveys
 Surveyor(s): WY



15 Minute Totals

Approach	East - Warrego Highway						North - Development Access						West - Warrego Highway						Intersection
Movement	5			6			9			7			10			11			Total
Time Period	←			↑			↙			↘			↖			→			Σ
	LV	HV	Σ	LV	HV	Σ	LV	HV	Σ	LV	HV	Σ	LV	HV	Σ	LV	HV	Σ	Σ
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	8	0	8	0	0	0	8
15:15 - 15:30	0	0	0	0	0	0	2	0	2	0	0	0	2	8	0	8	0	0	10
15:30 - 15:45	0	0	0	0	0	0	4	0	4	3	0	3	7	1	3	0	0	3	10
15:45 - 16:00	0	0	0	0	0	0	1	0	1	0	0	0	1	3	0	3	0	0	4
16:00 - 16:15	0	0	0	0	0	0	4	0	4	1	0	1	5	3	0	3	0	0	8
16:15 - 16:30	0	0	0	0	0	0	4	0	4	3	0	3	7	9	0	9	0	0	16
16:30 - 16:45	0	0	0	0	0	0	4	1	5	2	0	2	7	1	0	1	0	1	8
16:45 - 17:00	0	0	0	0	0	0	3	0	3	1	0	1	4	2	0	2	0	0	6
Total for Period	0	0	0	0	0	0	22	1	23	10	0	10	33	36	1	37	0	0	70

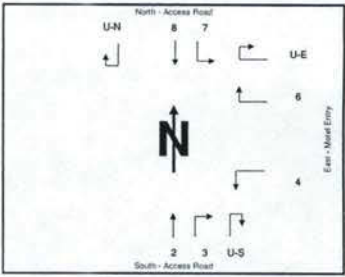
Table 1

Hourly Totals

Approach	East - Warrego Highway						North - Development Access						West - Warrego Highway						Intersection
Movement	5			6			9			7			10			11			Total
Time Period	←			↑			↙			↘			↖			→			Σ
	LV	HV	Σ	LV	HV	Σ	LV	HV	Σ	LV	HV	Σ	LV	HV	Σ	LV	HV	Σ	Σ
15:00 - 16:00	0	0	0	0	0	0	7	0	7	3	0	3	10	21	1	22	0	0	32
15:15 - 16:15	0	0	0	0	0	0	11	0	11	4	0	4	15	16	1	17	0	0	32
15:30 - 16:30	0	0	0	0	0	0	13	0	13	7	0	7	20	17	1	18	0	0	38
15:45 - 16:45	0	0	0	0	0	0	13	1	14	6	0	6	20	16	0	16	0	0	36
16:00 - 17:00	0	0	0	0	0	0	15	1	16	7	0	7	23	15	0	15	0	0	38

Table 2

Client: Roger Brameld Consulting Pty Ltd
Client Reference: T7777
Intersection No.: 3/3
Intersection: Access Road/Motel Entry, Charlton
UBD Reference: Map XX Ref. X1
Survey Date: Wednesday 24 October 2007
Duration of survey: 2.0 hours
Survey Period: 6:00 - 8:00
Weather: Fine
Survey by: Australasian Traffic Surveys
Surveyor(s): RB



15 Minute Totals

Approach	South - Access Road									East - Motel Entry									North - Access Road									Intersection Total
	2			3			U-S			Total	4			U-E			Total	U-N			8			Total				
	↕	↗	↘	↖	↗	↘	↖	↗	↘		↖	↗	↘	↖	↗	↘		↖	↗	↘	↖	↗	↘					
Time Period	LV	HV	Σ	LV	HV	Σ	LV	HV	Σ	Σ	LV	HV	Σ	LV	HV	Σ	Σ	LV	HV	Σ	LV	HV	Σ	Σ	Σ			
6:00 - 6:15	0	1	0	1	0	0	0	0	0	1	1	0	1	2	1	3	0	4	0	0	0	0	0	0	0	5		
6:15 - 6:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
6:30 - 6:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
6:45 - 7:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
7:00 - 7:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
7:15 - 7:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
7:30 - 7:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	1			
7:45 - 8:00	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	1	0	0	0	0	0	0	0	1		
Total for Period	0	0	0	1	0	1	0	0	0	1	2	0	2	2	1	3	0	5	0	0	0	0	0	1	0	7		

Table 1

Hourly Totals

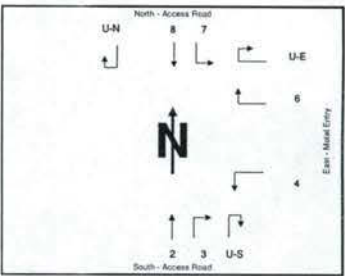
Approach Movement	South - Access Road									East - Motel Entry									North - Access Road									Intersection Total
	2			3			U-S			Total	4			U-E			Total	U-N			8			7			Total	
	LV	HV	Σ	LV	HV	Σ	LV	HV	Σ		Σ	LV	HV	Σ	LV	HV		Σ	Σ	LV	HV	Σ	LV	HV	Σ	Σ		
Time Period										Σ							Σ								Σ	Σ		
6:00 - 7:00	0	0	0	1	0	1	0	0	0	1	1	0	1	2	1	3	0	4	0	0	0	0	0	0	0	5		
6:15 - 7:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
6:30 - 7:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
6:45 - 7:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
7:00 - 8:00	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	1	0	0	0	0	0	1	0	1	2	

Table 2

LV Entering Service Station	8	1	7	1
HV Entering Service Station	1	0	4	0
LV Exiting Service Station	4	1	2	0
HV Exiting Service Station	2	2	1	3
LV Entering Service Station	5	2	6	0
HV Entering Service Station	4	0	6	1
LV Exiting Service Station	7	0	6	0
HV Exiting Service Station	7	1	5	0
Total	38	7	37	5

6 Fuel bowlers - gas & diesel

Client: Roger Brameld Consulting Pty Ltd
Client Reference: T7777
Intersection No.: 3/3
Intersection: Access Road/Motel Entry, Charlton
UBD Reference: Map XX Ref. X1
Survey Date: Wednesday 24 October 2007
Duration of survey: 2.0 hours
Survey Period: 15:00 - 17:00
Weather: Fine
Survey by: Australasian Traffic Surveys
Surveyor(s): RB



15 Minute Totals																										
Approach			South - Access Road						East - Motel Entry						North - Access Road						Intersection Total					
Movement			2		3		U-S		Total	4		5		U-E		Total	U-N		6		7		Total	Intersection Total		
									Σ							Σ							Σ	Σ		
Time Period			LV	HV	E	LV	HV	E	LV	HV	E	LV	HV	E	LV	HV	E	LV	HV	E	LV	HV	E	Σ	Σ	
15:00 - 15:15			0	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	1	2
15:15 - 15:30			0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45			0	0	0	1	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	3
15:45 - 16:00			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:00 - 16:15			0	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
16:15 - 16:30			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:30 - 16:45			0	0	0	0	0	0	0	0	0	0	1	0	1	0	1	0	0	0	0	0	0	0	0	1
16:45 - 17:00			0	0	0	0	0	0	0	1	0	1	0	1	0	0	1	0	0	0	0	0	0	0	0	1
Total for Period			0	0	0	3	0	3	0	0	0	0	3	0	3	0	0	0	0	0	0	1	0	1	1	6
Table																										

RTI DL RELEASE - EHP

consultants in transportation www.mrcagney.com

McCormickRankinCagney
50 Park Road
PO Box 2185 Milton
Q 4064 Australia
+61 7 3320 3600 : tel
+61 7 3320 3636 : fax
enquiry@mrcagney.com

CURRENT TITLE SEARCH

NATURAL RESOURCES AND WATER, QUEENSLAND

Request No: 1921899
Search Date: 13/09/2007 19:09

Title Reference: 16332003
Date Created: 03/08/1982

Previous Title: 15802224

REGISTERED OWNER

49 - Sch4 - Personal Information

JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 178524
County of AUBIGNY Parish of ISAAC
Local Government: JONDARYAN SHIRE

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10312003 (POR 97)
2. EASEMENT No 701806605 13/02/1997 at 09:42
burdening the land to
LOT 101 ON RP904439
OVER EASEMENT F ON RP904439
3. MORTGAGE No 709669348 09/06/2006 at 10:42
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED A.C.N. 005
357 522

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
710688949	WATER NOTICE WATER ACT 2000	14/06/2007 14:29	CURRENT

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

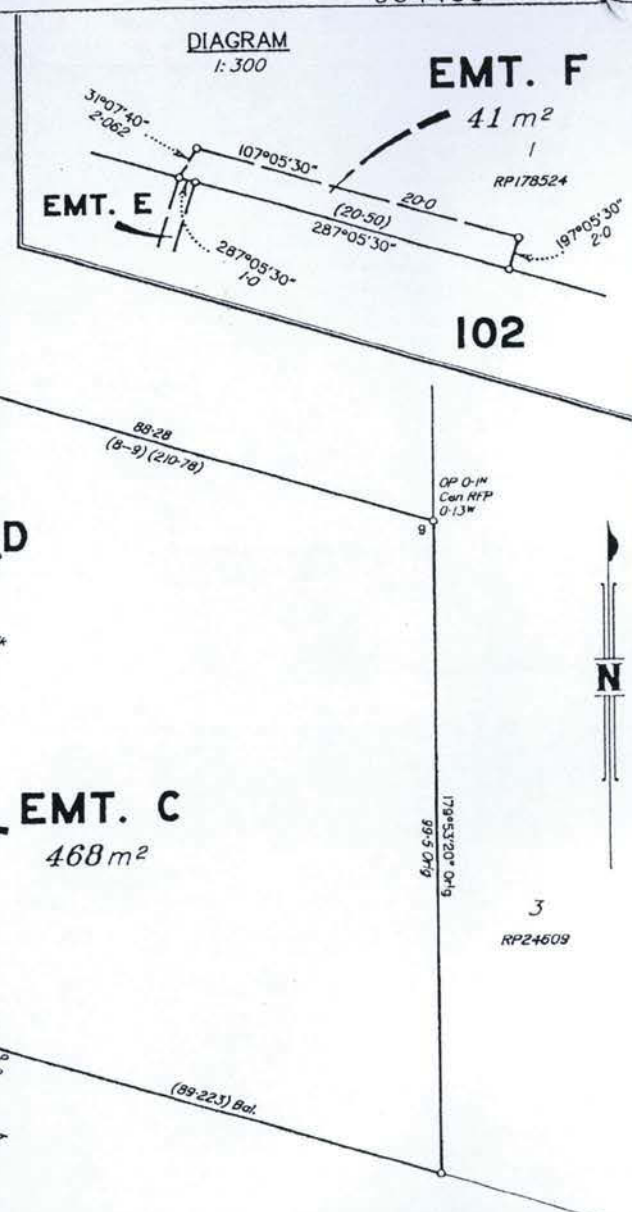
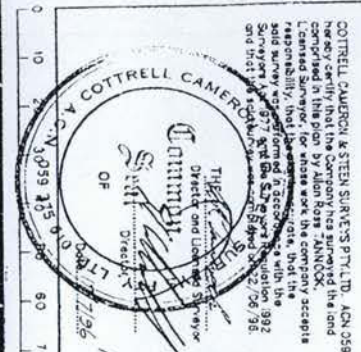
** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (NATURAL RESOURCES AND WATER) [2007]
Requested By: CITEC CONFIRM

904439

PLAN MUST BE DRAWN WITHIN BLACK LINES

904439



COTTRELL CAMERON & STEEN SURVEYS PTY. LTD. ACN 059 375 610
The company is a company limited by guarantee and is not a company for the purposes of the Companies Act 1993.
The company is a company limited by guarantee and is not a company for the purposes of the Companies Act 1993.
The company is a company limited by guarantee and is not a company for the purposes of the Companies Act 1993.

PLAN OF Lots 101 & 102 and Proposed Easements B & C in Lot 101 and Proposed Easements D & E in Lot 102 Cancelling Lot 1 on RP162055 and Lot 2 on RP178524, and Proposed Easement F in Lot 1 on RP178524.			
ORIGINAL POC. 97	NO SURVEY RECORDS DEPOSITED	PARISH ISAAC	
METRIC	SCALE 1:750	ARCHIVED	COUNTY AUBIGNY
RP178524	14/13	BRISBANE	LOCAL GOVERNMENT/DARLING SHIRE C.
CROWN COPYRIGHT RESERVED		LANDS REGION DARLING DOWNS	
MINING DISTRICT		REGISTERED PLAN 904439	

REFERENCE MARKS				
STN	TO	ORIGIN	BEARING	DIST
1	OIP	RP162055	179°53'	1-006
2	OIP	RP162055	195°41'	0-961
3	Nail in Bit	RP162055	147°36'30"	1-478
4	O.A. Spike	RP162055	At	Stn.
5	O.Nail in Bit.	RC231286	197°03'	0-961
6	OIP	RP162055	197°03'	0-961
7	OIP	RC231286	281°55'	2-085
8	OIP	RP178524	297°0'	1-103

Peg placed at all new corners, unless otherwise stated.

Original information compiled from RP178524 and RC231286 in the Department of Natural Resources.

WARNING - PLAN MAY BE ROLLED - A FOLDED OR MUTILATED PLAN WILL NOT BE ACCEPTED

14-461

File B

904439

Dealing No.

Stamp Duty Imprint



701806591

\$87.00

13/02/1997 09:40

BE 600

EASEMENT

QLD STAMP DUTY -- BNE

1060103583-0

13/02/97 09:34:18

\$1.50 CONV

\$10.00 PENL

\$11.50 TOT

OK

CT LODGED.

1. Grantor

49 - Sch4 - Personal Information

PETER ATKINSON & COMPANY

Lodger Name, address & phone number Lodger Code

Murdochs Solicitors

006

P O Box 963

TOOWOOMBA QLD 4350

Telephone: (076) 38 1222

2. Description of Easement/Lot

County

Parish

Title Reference

Servient Tenement (burdened land)

Easement B on Registered Plan Aubigny

904439 in Lot 101 on Registered

Plan 904439

Isaac

50183671

*Dominant Tenement (benefited land)

Lot 102 on Registered Plan

904439

Aubigny

Isaac

50183672

* not applicable if easement in gross

SHORT FEE

3. Interest being burdened

REQUISITION FEE

Fee Simple

- 3 MAR 1997

TA-3-4298

*4. Interest being benefited

Fee Simple

* not applicable if easement in gross

5. Grantee

Given names

Surname/Company name and number

(include tenancy if more than one)

49 - Sch4 - Personal Information

AS JOINT TENANTS

6. Consideration

ONE DOLLAR

7. Purpose of easement

Access/Right of Way/Stormwater/Drainage/Sewerage

8. Grant/Execution

The Grantor for the above consideration grants to the Grantee the easement over the servient tenement for the purpose stated in item 7 and the Grantor and Grantee covenant with each other in terms of the attached schedule #the attached schedule and document

Witnessing Officer

Execution Date

49-Sch4 - Personal Information signature

12/9/96

49-Sch4 - Personal Information

49 - Sch4 - Personal Information full name

49 - Sch4 - Personal Information qualification

as per Schedule 1 of Land Title Act 1994 (eg Legal Practitioner, JP, C.Dec)

Witnessing Officer

Execution Date

49-Sch4 - Personal Information signature

12/9/96

49-Sch4 - Personal Information

49 - Sch4 - Personal Information full name

49 - Sch4 - Personal Information qualification

as per Schedule 1 of Land Title Act 1994 (eg Legal Practitioner, JP, C.Dec)



49-Sch4 - Personal Information

SCHEDULE

Title Reference - Notice To Issue
1580223

This is the Schedule referred to in EASEMENT dated the _____ day of _____ 19 _____ comprising _____ pages

The Grantor and the Grantee covenant with each other in terms of the following:

- 1 The Grantor grants to the Grantee subject to the right of the tenant referred to in Clause 5, full and free right and liberty for the Grantee together with its tenants, servants, agents and persons authorised by it from time to time and at all times both day or night to pass and repass over or upon the servient tenement with or without vehicles for any matter connected with the lawful use and enjoyment of the dominant tenement.
- 2 The Grantor will maintain from time to time in good repair and condition the servient tenement provided that the Grantee will contribute and pay to the Grantor immediately upon demand and from time to time the sum equivalent to one half of any maintenance and repair costs, although if the Grantee is not using the servient tenement on a regular basis, then the Grantee is only to contribute a portion of the maintenance and repair costs based on such usage. If there is any difference between the Grantor and the Grantee as to the amounts payable to the Grantor, then the difference will be referred to an independent arbitrator for arbitration in the manner prescribed by the Commercial Arbitration Act 1990 (Queensland).
- 3 The Grantor and the Grantee agree that the benefit and burden of the terms, covenants and conditions of this Easement will pass with and by the servient and dominant tenements respectively so as to ensure for and bind all persons deriving title from or under the Grantor and the Grantee respectively.
- 4 In this Easement unless a contrary intention appears, the following definitions apply:
 - 4.1 "Grantor" means the party named in Item 1 of the Form 9 and includes its successors and the registered owner from time to time of the servient tenement and the person entitled to lawful possession of the whole of the servient tenement from time to time;
 - 4.2 "Grantee" means the party named in Item 5 of the Form 9 and includes its successors and the registered owner from time to time of the dominant tenement and the person entitled to lawful possession of the whole of the dominant tenement from time to time;
 - 4.3 Reference to:
 - 4.3.1 The singular will include the plural;
 - 4.3.2 Persons will include corporations;
 - 4.3.3 One gender will include each other gender; and
 - 4.3.4 Vice versa.
- 5 Despite the grant provided in Clause 1 of this Easement, the parties agree that the right of way will be subject to a reservation to any tenant of the servient tenement to fill any LPG installations used by the tenant of the servient tenement from time to time and located on or adjacent to the servient tenement or for any other lawful use of the servient tenement by any tenant from time to time.

SCHEDULE

Title Reference -

Notice To Issue
15802223

This is the Schedule referred to in EASEMENT dated the _____ day of _____ 19 _____ comprising _____ pages

The Grantor and the Grantee covenant with each other in terms of the following:

- 1 The Grantor grants to the Grantee full and free right and liberty for the Grantee together with its tenants, servants, agents and persons authorised by it from time to time and at all times both day or night to pass and repass over or upon the servient tenement with or without vehicles for any matter connected with the lawful use and enjoyment of the dominant tenement.
- 2 The Grantor will maintain from time to time in good repair and condition the servient tenement provided that the Grantee will contribute and pay to the Grantor immediately upon demand and from time to time the sum equivalent to one half of any maintenance and repair costs, although if the Grantee is not using the servient tenement on a regular basis, then the Grantee is only to contribute a portion of the maintenance and repair costs based on such usage. If there is any difference between the Grantor and the Grantee as to the amounts payable to the Grantor, then the difference will be referred to an independent arbitrator for arbitration in the manner prescribed by the Commercial Arbitration Act 1990 (Queensland).
- 3 The Grantor and the Grantee agree that the benefit and burden of the terms, covenants and conditions of this Easement will pass with and by the servient and dominant tenements respectively so as to ensure for and bind all persons deriving title from or under the Grantor and the Grantee respectively.
- 4 In this Easement unless a contrary intention appears, the following definitions apply:
 - 4.1 "Grantor" means the party named in Item 1 of the Form 9 and includes its successors and the registered owner from time to time of the servient tenement and the person entitled to lawful possession of the whole of the servient tenement from time to time;
 - 4.2 "Grantee" means the party named in Item 5 of the Form 9 and includes its successors and the registered owner from time to time of the dominant tenement and the person entitled to lawful possession of the whole of the dominant tenement from time to time;
 - 4.3 Reference to:
 - 4.3.1 The singular will include the plural;
 - 4.3.2 Persons will include corporations;
 - 4.3.3 One gender will include each other gender; and
 - 4.3.4 Vice versa.
- 5 The Grantee shall have the full and free right and liberty at all times hereafter to enter upon the servient tenement for the purposes of access to water supply reservoirs, pumps and pipelines and in doing so, the Grantee by its employees, agents and other persons authorised by the Grantee shall have the right to:
 - 5.1 enter upon and remain, pass and repass on and over the servient tenement for all or any of the purposes aforesaid with or without employees, servants, agents, contractors, workmen and consultants of whatever

SCHEDULE

nature and others authorised by the Grantee and with or without vehicles, equipment, machinery, tools and materials of any description whatsoever;

- 5.2 dig into, sink shafts in, erect scaffolding upon the servient tenement and to open and break up the soil of the servient tenement or any part thereof including the sub-surface thereof;
 - 5.3 remove and dispose of spoil created as a consequence of the Grantee exercising its rights hereunder;
 - 5.4 do all such other works and things through, across, in or under the servient tenement as are incidental to the proper exercise of the rights granted to the Grantee hereunder;
 - 5.5 ingress and egress to and from the servient tenement, over the land of the Grantor adjoining or adjacent to the servient tenement to permit access to the nearest surveyed road or to such other point on the land of the Grantor as the Grantee shall consider convenient or necessary to obtain access to and from the servient tenement.
- 6 All improvements installed in or placed upon the said servient tenement pursuant to the rights granted hereunder shall remain the property of the Grantee.
- 7 For the purposes of gaining access to the servient tenement the Grantee shall be entitled to pull down or break open any fencing on or adjacent to the servient tenement provided that the Grantee shall re-instate all fences so damaged, the quality of the materials and workmanship of which except with the Grantor's consent shall be not less than the quality of the materials and workmanship in the existing fence.
- 8 The Grantor shall not at any time:
- 8.1 erect any buildings or structures on the servient tenement or any part thereof or otherwise permit the servient tenement or any part thereof to be used in such a way as to obstruct or interfere with the proper and effective use thereof by the Grantee;
 - 8.2 remove or stockpile or permit the removal or stockpiling of any soil, sand, gravel, or other substance or material on the servient tenement or construct any roads, dam walls or other earthworks on the servient tenement which would in any way obstruct or interfere with the effective use thereof by the Grantee.



701806601

BE 600

EASEMENT

13/02/1997 \$87.00
09:41

Stamp Duty Imprint

QLD STAMP DUTY - BNE
1060103585-713/02/97 09:34:41
\$1.50 CONV
\$10.00 PENL
\$11.50 TOT

1. Grantor

49 - Sch4 - Personal Information

49 - Sch4 - Personal Information

Lodger Name, address & phone number Lodger Code

006

49 - Sch4 - Personal Information

2. Description of Easement/Lot

Servient Tenement (burdened land)

Easement D on Registered Plan

904439 in Lot 102 on Registered Plan

Plan 904439

County

Parish

Title Reference

Aubigny Isaac 30183672

*Dominant Tenement (benefited land)

Lot 101 on Registered Plan

904439

Aubigny Isaac

50183671

* not applicable if easement in gross

3. Interest being burdened

Fee Simple

SHORT FEE
REQUISITION FEE
- 3 MAR 1997
PAID VIDE NO. 4298

*4. Interest being benefited

Fee Simple

* not applicable if easement in gross

5. Grantee

Given name

Surname/Company name and number

(include tenancy if more than one)

49 - Sch4 - Personal Information

AS JOINT TENANTS

6. Consideration

ONE DOLLAR

7. Purpose of easement

Access/Right of Way/Stormwater/Drainage/Sewerage

8. Grant/Execution

The Grantor for the above consideration grants to the Grantee the easement over the servient tenement for the purpose stated in item 7 and the Grantor and Grantee covenant with each other in terms of the attached schedule #the attached schedule and document

49-Sch4 - Personal Information

signature

Execution Date

12/9/96

49-Sch4 - Personal Information

full name

49 - Sch4 - Personal Information

qualification

as per Schedule 1 of Land Title Act 1994 (eg Legal Practitioner, JP, C. Dec)

49-Sch4 - Personal Information

signature

Execution Date

12/9/96

49-Sch4 - Personal Information

Grantee's Signature

49-Sch4 - Personal Information

full name

49 - Sch4 - Personal Information

qualification

as per Schedule 1 of Land Title Act 1994 (eg Legal Practitioner, JP, C. Dec)



49-Sch4 - Personal Information

SCHEDULE

Title Reference - Notice To Issue
15802223

This is the Schedule referred to in EASEMENT dated the _____ day of _____ 19 _____ comprising _____ pages

The Grantor and the Grantee covenant with each other in terms of the following:

- 1 The Grantee shall have the full and free right and liberty at all times hereafter to enter upon the servient tenement for the purposes of access to water supply reservoirs, pumps and pipelines ("the water supply facilities") and in doing so, the Grantee by its employees, agents and other persons authorised by the Grantee shall have the right to:
 - 1.1 enter upon and remain, pass and repass on and over the servient tenement for all or any of the purposes aforesaid with or without employees, servants, agents, contractors, workmen and consultants of whatever nature and others authorised by the Grantee and with or without vehicles, equipment, machinery, tools and materials of any description whatsoever;
 - 1.2 dig into, sink shafts in, erect scaffolding upon the servient tenement and to open and break up the soil of the servient tenement or any part thereof including the sub-surface thereof;
 - 1.3 remove and dispose of spoil created as a consequence of the Grantee exercising its rights hereunder;
 - 1.4 do all such other works and things through, across, in or under the servient tenement as are incidental to the proper exercise of the rights granted to the Grantee hereunder;
 - 1.5 ingress and egress to and from the servient tenement, over the land of the Grantor adjoining or adjacent to the servient tenement to permit access to the nearest surveyed road or to such other point on the land of the Grantor as the Grantee shall consider convenient or necessary to obtain access to and from the servient tenement.
- 2 All improvements installed in or placed upon the servient tenement pursuant to the rights granted hereunder by the Grantee shall remain the property of the Grantee.
- 3 For the purposes of gaining access to the servient tenement the Grantee shall be entitled to pull down or break open any fencing on or adjacent to the servient tenement provided that the Grantee shall re-instate all fences so damaged, the quality of the materials and workmanship of which except with the Grantor's consent shall be not less than the quality of the materials and workmanship in the existing fence.
- 4 The Grantor shall not at any time:
 - 4.1 erect any buildings or structures on the servient tenement or any part thereof or otherwise permit the servient tenement or any part thereof to be used in such a way as to obstruct or interfere with the proper and effective use thereof by the Grantee;
 - 4.2 remove or stockpile or permit the removal or stockpiling of any soil, sand, gravel, or other substance or material on the servient tenement or construct any roads, dam walls or other earthworks on the servient tenement which would in any way obstruct or interfere with the effective use thereof by the Grantee.
- 5 The Grantor will maintain from time to time in good repair and condition the water supply facilities on the servient tenement provided that the Grantee will contribute and pay to the Grantor immediately upon demand and from time to time a portion of the maintenance and repair costs based on the use by the Grantee of the water supply facilities. If there is any difference between the Grantor and the Grantee as to the amounts payable to the Grantor, then the

Dealing No.

Stamp Duty Imprint



701806603

BE 600

EASEMENT

13/02/1997 09:42 \$87.00

QLD STAMP DUTY - BNE
1060103586-513/02/97 09:34:51
\$1.50 CONV
\$10.00 PENL
\$11.50 TOT

1. Grantor

49 - Sch4 - Personal Information

49 - Sch4 - Personal Information

Lodger Name, address & phone number

Lodger Code

49 - Sch4 - Personal Information

2. Description of Easement/Lot

County

Parish

Title Reference

Servient Tenement (burdened land)
Easement E on Registered Plan
904439 in Lot 102 on Registered
Plan 904439

Aubigny

Isaac

90183672

*Dominant Tenement (benefited land)

Lot 101 on Registered Plan
904439

Aubigny

Isaac

50183671

* not applicable if easement in gross

3. Interest being burdened
Fee SimpleSHORT FEE
REQUISITION FEE
- 3 MAR 1997
TA-3-4298
Paid Vide No.*4. Interest being benefited
Fee Simple

* not applicable if easement in gross

5. Grantee

Given names

Surname/Company name and number

(include tenancy if more than one)

49 - Sch4 - Personal Information

AS JOINT TENANTS

6. Consideration

ONE DOLLAR

7. Purpose of easement

Access/Right of Way/Stormwater/Drainage/Sewerage

8. Grant/Execution

The Grantor for the above consideration grants to the Grantee the easement over the servient tenement for the purpose stated in item 7 and the Grantor and Grantee covenant with each other in terms of the attached schedule #the attached schedule and document

no. #document no.

Witnessing Officer

49-Sch4 - Personal Information

signature

Execution Date

12/9/96

49-Sch4 - Personal Information

Grantor's Signature

49 - Sch4 - Personal Information full name

qualification

as per Schedule 1 of Land Title Act 1994 (eg Legal Practitioner, JP, C, Dec)

49-Sch4 - Personal Information

Witnessing Officer

49-Sch4 - Personal Information

signature

Execution Date

12/9/96

49-Sch4 - Personal Information

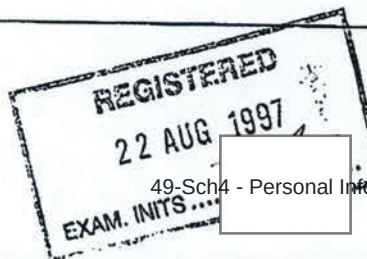
49-Sch4 - Personal Information

full name

49 - Sch4 - Personal Information

qualification

as per Schedule 1 of Land Title Act 1994 (eg Legal Practitioner, JP, C, Dec)



49-Sch4 - Personal Information

SCHEDULE

Title Reference - NOTICE TO ISSUE
15862223

This is the Schedule referred to in EASEMENT dated the _____ day of _____ 19 _____ comprising _____ pages

The Grantor and the Grantee covenant with each other in terms of the following:

- 1 The Grantee shall have the full and free right and liberty at all times hereafter to enter upon the servient tenement for the purposes of constructing and maintaining underground pipe or pipes for the running of water sewerage gas electricity telephone and other services or supplies to and from the dominant land through over and along the servient tenement and in doing so, the Grantee by its employees, agents and other persons authorised by the Grantee shall have the right to:
 - 1.1 enter upon and remain, pass and repass on and over the servient tenement for all or any of the purposes aforesaid with or without employees, servants, agents, contractors, workmen and consultants of whatever nature and others authorised by the Grantee and with or without vehicles, equipment, machinery, tools and materials of any description whatsoever;
 - 1.2 dig into, sink shafts in, erect scaffolding upon the servient tenement and to open and break up the soil of the servient tenement or any part thereof including the sub-surface thereof;
 - 1.3 remove and dispose of spoil created as a consequence of the Grantee exercising its rights hereunder;
 - 1.4 do all such other works and things through, across, in or under the servient tenement as are incidental to the proper exercise of the rights granted to the Grantee hereunder;
 - 1.5 ingress and egress to and from the servient tenement, over the land of the Grantor adjoining or adjacent to the servient tenement to permit access to the nearest surveyed road or to such other point on the land of the Grantor as the Grantee shall consider convenient or necessary to obtain access to and from the servient tenement.
- 2 All improvements installed in or placed upon the servient tenement pursuant to the rights granted hereunder by the Grantee shall remain the property of the Grantee.
- 3 For the purposes of gaining access to the servient tenement the Grantee shall be entitled to pull down or break open any fencing on or adjacent to the servient tenement provided that the Grantee shall re-instate all fences so damaged, the quality of the materials and workmanship of which except with the Grantor's consent shall be not less than the quality of the materials and workmanship in the existing fence.
- 4 The Grantor shall not at any time:
 - 4.1 erect any buildings or structures on the servient tenement or any part thereof or otherwise permit the servient tenement or any part thereof to be used in such a way as to obstruct or interfere with the proper and effective use thereof by the Grantee;
 - 4.2 remove or stockpile or permit the removal or stockpiling of any soil, sand, gravel, or other substance or material on the servient tenement or construct any roads, dam walls or other earthworks on the servient tenement which would in any way obstruct or interfere with the effective use thereof by the Grantee.

SCHEDULE

- 5 The Grantor and the Grantee agree that the benefit and burden of the terms, covenants and conditions of this Easement will pass with and by the servient and dominant tenements respectively so as to ensure for and bind all persons deriving title from or under the Grantor and the Grantee respectively.
- 6 In this Easement unless a contrary intention appears, the following definitions apply:
- 6.1 "Grantor" means the party named in Item 1 of the Form 9 and includes its successors and the registered owner from time to time of the servient tenement and the person entitled to lawful possession of the whole of the servient tenement from time to time;
- 6.2 "Grantee" means the party named in Item 5 of the Form 9 and includes its successors and the registered owner from time to time of the dominant tenement and the person entitled to lawful possession of the whole of the dominant tenement from time to time;
- 6.3 Reference to:
- 6.3.1 The singular will include the plural;
- 6.3.2 Persons will include corporations;
- 6.3.3 One gender will include each other gender; and
- 6.3.4 Vice versa.

SCHEDULE

Title Reference - NOTICE TO ISSUE
15802223

This is the Schedule referred to in EASEMENT dated the _____ day of _____ 19 _____ comprising _____ pages

The Grantor and the Grantee covenant with each other in terms of the following:

- 1 The Grantee shall have the full and free right and liberty at all times hereafter to enter upon the servient tenement for the purposes of constructing and maintaining underground pipe or pipes for the running of water sewerage gas electricity telephone and other services or supplies (including the disposal of sewerage to soakage trenches) to and from the dominant land through over and along the servient tenement and in doing so, the Grantee by its employees, agents and other persons authorised by the Grantee shall have the right to:
 - 1.1 enter upon and remain, pass and repass on and over the servient tenement for all or any of the purposes aforesaid with or without employees, servants, agents, contractors, workmen and consultants of whatever nature and others authorised by the Grantee and with or without vehicles, equipment, machinery, tools and materials of any description whatsoever;
 - 1.2 dig into, sink shafts in, erect scaffolding upon the servient tenement and to open and break up the soil of the servient tenement or any part thereof including the sub-surface thereof;
 - 1.3 remove and dispose of spoil created as a consequence of the Grantee exercising its rights hereunder;
 - 1.4 do all such other works and things through, across, in or under the servient tenement as are incidental to the proper exercise of the rights granted to the Grantee hereunder;
 - 1.5 ingress and egress to and from the servient tenement, over the land of the Grantor adjoining or adjacent to the servient tenement to permit access to the nearest surveyed road or to such other point on the land of the Grantor as the Grantee shall consider convenient or necessary to obtain access to and from the servient tenement.
- 2 All improvements installed in or placed upon the servient tenement pursuant to the rights granted hereunder by the Grantee shall remain the property of the Grantee.
- 3 For the purposes of gaining access to the servient tenement the Grantee shall be entitled to pull down or break open any fencing on or adjacent to the servient tenement provided that the Grantee shall re-instate all fences so damaged, the quality of the materials and workmanship of which except with the Grantor's consent shall be not less than the quality of the materials and workmanship in the existing fence.
- 4 The Grantor shall not at any time:
 - 4.1 erect any buildings or structures on the servient tenement or any part thereof or otherwise permit the servient tenement or any part thereof to be used in such a way as to obstruct or interfere with the proper and effective use thereof by the Grantee;
 - 4.2 remove or stockpile or permit the removal or stockpiling of any soil, sand, gravel, or other substance or material on the servient tenement or construct any roads, dam walls or other earthworks on the servient tenement which would in any way obstruct or interfere with the effective use thereof by the Grantee.

SCHEDULE

- 5 The Grantor and the Grantee agree that the benefit and burden of the terms, covenants and conditions of this Easement will pass with and by the servient and dominant tenements respectively so as to ensure for and bind all persons deriving title from or under the Grantor and the Grantee respectively.
- 6 In this Easement unless a contrary intention appears, the following definitions apply:
- 6.1 "Grantor" means the party named in Item 1 of the Form 9 and includes its successors and the registered owner from time to time of the servient tenement and the person entitled to lawful possession of the whole of the servient tenement from time to time;
- 6.2 "Grantee" means the party named in Item 5 of the Form 9 and includes its successors and the registered owner from time to time of the dominant tenement and the person entitled to lawful possession of the whole of the dominant tenement from time to time;
- 6.3 Reference to:
- 6.3.1 The singular will include the plural;
- 6.3.2 Persons will include corporations;
- 6.3.3 One gender will include each other gender; and
- 6.3.4 Vice versa.

RTI DL RELEASE - EHP

QLD ENVIRONMENTAL PROTECTION AGENCY**ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)**

Transaction ID: 982932 EMR Site Id: 19568 29 September 2007
This response relates to a search request received for the site:
Lot: 101 Plan: RP904439

EMR RESULT

The above site IS included on the Environmental Management Register.
The site you have searched has been subdivided from the following site, which is included on the EMR. Subdivided new parcels will remain on the EMR unless it can be shown that they are not located near the contaminating activity.

Lot: 1 Plan: RP162055
Address: WARREGO HIGHWAY
CHARLTON 4350

The site has been subject to the following Notifiable Activity pursuant to section 374 of the *Environmental Protection Act 1994*.
SERVICE STATIONS - operating a commercial service station.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

Note: Searches may be conducted online through the State Government Website www.smartservice.qld.gov.au or Citec Confirm www.confirm.com.au.

If you have any queries in relation to this search please phone (07) 3227 7370.

Lindi Bowen
Registrar, Contaminated Land Unit

QLD ENVIRONMENTAL PROTECTION AGENCY
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

Transaction ID: 982933 EMR Site Id: 19569 29 September 2007
This response relates to a search request received for the site:
Lot: 102 Plan: RP904439

EMR RESULT

The above site IS included on the Environmental Management Register.
The site you have searched has been subdivided from the following site, which is included on the EMR. Subdivided new parcels will remain on the EMR unless it can be shown that they are not located near the contaminating activity.

Lot: 1 Plan: RP162055
Address: WARREGO HIGHWAY
CHARLTON 4350

The site has been subject to the following Notifiable Activity pursuant to section 374 of the *Environmental Protection Act 1994*.
SERVICE STATIONS - operating a commercial service station.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

Note: Searches maybe conducted online through the State Government Website www.smartservice.qld.gov.au or Citec Confirm www.confirm.com.au.

If you have any queries in relation to this search please phone (07) 3227 7370.

Lindi Bowen
Registrar, Contaminated Land Unit

QLD ENVIRONMENTAL PROTECTION AGENCY**ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)**

Transaction ID: 982934 EMR Site Id: 29 September 2007
This response relates to a search request received for the site:
Lot: 1 Plan: RP178524

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

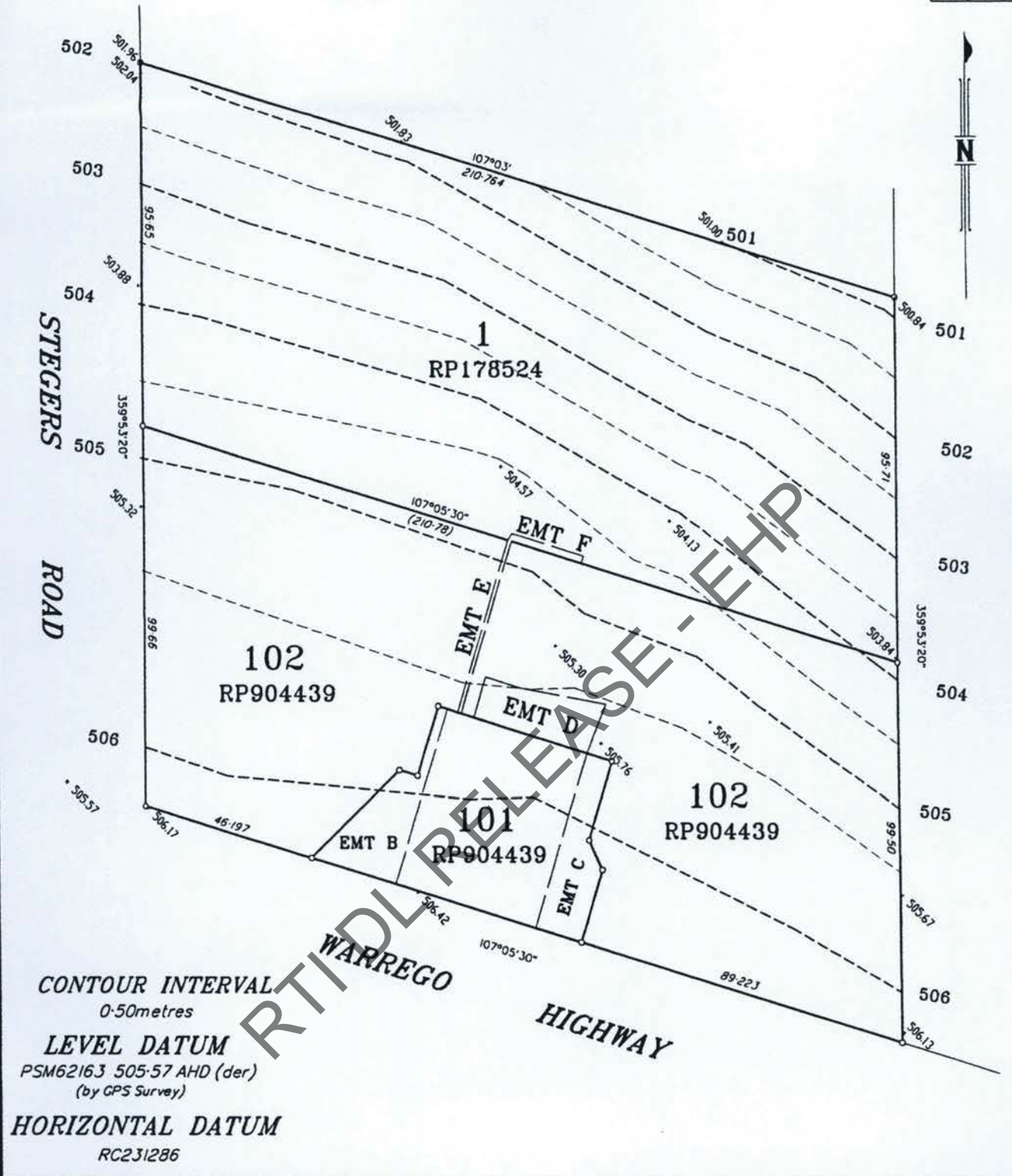
ADDITIONAL ADVICE

Note: Searches maybe conducted online through the State Government Website
www.smartservice.qld.gov.au or Citec Confirm www.confirm.com.au.

If you have any queries in relation to this search please phone (07) 3227 7370.

Lindi Bowen
Registrar, Contaminated Land Unit

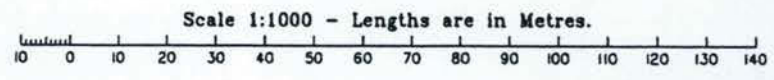
RTI DL RELEASE - EHP



PRINCIPAL : BOB BYRNE
 M.L.S.(Aust) & M.A.C.S.&U.D.I.A.(Aust)
 Cadastral & Consulting Surveyors
 Postal: P.O.Box 961
 Toowoomba, 4350
 Ph: (07) 4632 1888
 Fax: (07) 4632 2837
 Email: mazi@byrnesurveyors.com.au
 Office: Cnr Bridge & Ruthven Streets
 TOOWOOMBA

**SERVICING - DARLING DOWNS
 &
 SURROUNDING AREAS**

Urban & Rural Subdivision, Contour &
 Feature Surveys, Identification Surveys,
 Community Management Title Surveys,
 Building Set-outs, Commercial Lease Surveys,
 & Development Consulting.



CONTOUR PLAN
Lots 101 & 102 on RP904439
and Lot 1 on RP178524

PARISH ISSAAC
COUNTY Aubigny
LOCALITY Charilton
LOCAL GOVERNMENT Jondaryan S.C.

Property & Land Consultants
Warrego Highway Charilton
Plan No: 07/298 A

DATE 7 Oct 2007	PROJECT No 07/298	SCALE 1:1000	SURVEYED BY GTC
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