PUBLIC NOTIFICATION

Rockhampton Regional Council

Approval Sought:	Material Change of Use
Proposed Development:	Intensive Animal Industry (expansion to poultry egg layer farm)
Where:	6 Smalls Road, Hamilton Creek
Lot Description:	Lot 1 on MPH12210, Lot 2 on MPH14362, Lot 1 on MPH11307 and Lot 1 on MPH12220
Application Reference:	D/96-2024

Make a submission from:

9 September 2024 to 30 September 2024

You may make a submission to Rockhampton Regional Council

PO BOX 1860, Rockhampton QLD 4700
Email: enquiries@rrc.qld.gov.au
Phone: 07 4932 9000 or 1300 22 55 77

Click here to view the 'Guide to public notification of development and change applications'

For more information on planning requirements within the Rockhampton Region feel free to visit www.rrc.qld.gov.au

DA Form 1 – Development application details

Approved form (version 1.5 effective 22 July 2024) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) **and** parts 4 to 6 of *DA Form 2 – Building work details.*

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008.* For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: *All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).*

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (*individual or company full name*)	Peacefield ATF The Peacfield Trust Pty Ltd C/- PSA Consulting (Australia) Pty Ltd
Contact name *(only applicable for companies)*	Cliff Schmidt
Postal address *(P.O. Box or street address)*	PO Box 10824, Adelaide Street
Suburb	Brisbane
State	QLD
Postcode	4000
Country	Australia
Contact number	0411952964
Email address *(non-mandatory)*	cliff.schmidt@psaconsult.com.au
Mobile number *(non-mandatory)*	
Fax number *(non-mandatory)*	
Applicant's reference number(s) *(if applicable)*	

2) Owner's consent
2.1) Is written consent of the owner required for this development application?
☒ Yes – the written consent of the owner(s) is attached to this development application ☐ No – proceed to 3)

PART 2 – LOCATION DETAILS

3) Location of the premises *(complete 3.1) or 3.2), and 3.3) as applicable)*

***Note**: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see DA Forms Guide: Relevant plans.*

3.1) Street address and lot on plan

☐ Street address **AND** lot on plan (a*ll lots must be listed*), ***or***

☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises *(appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).*

a)	Unit No.	Street No.	Street Name and Type	Suburb
		6	Smalls Road	Hamilton Creek
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4714	1, 2, 1 and 1	MPH12210, MPH14362, MPH11307 and MPH12220	Rockhampton Regional Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)

3.2) Coordinates of premises *(appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)*

***Note**: Place each set of coordinates in a separate row.*

☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) *(if applicable)*
		☐ WGS84 ☐ GDA94 ☐ Other:	

☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) *(if applicable)*
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ Other:	

3.3) Additional premises

☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application

☒ Not required

4) Identify any of the following that apply to the premises and provide any relevant details

☐ In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

☐ On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

☐ In a tidal area

Name of local government for the tidal area *(if applicable)*:

Name of port authority for tidal area *(if applicable)*

☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*	
Name of airport:	
☐ Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*	
EMR site identification:	
☐ Listed on the Contaminated Land Register (CLR) under the *Environmental Protection Act 1994*	
CLR site identification:	

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see DA Forms Guide.

☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application

☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? *(tick only one box)*

☒ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

☒ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

☐ Code assessment ☒ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots)*:

Upgrades to existing Intensive animal industry (poultry egg layer farm)

e) Relevant plans

***Note**: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.*

☒ Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? *(tick only one box)*

☐ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

☐ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

☐ Code assessment ☐ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots)*:

e) Relevant plans

***Note**: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.*

☒ Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development
☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
☒ Not required
6.4) Is the application for State facilitated development?
☐ Yes - Has a notice of declaration been given by the Minister?
☒ No

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	☒ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☐ Yes – complete division 2
Operational work	☐ Yes – complete division 3
Building work	☐ Yes – complete *DA Form 2 – Building work details*

Division 1 – Material change of use

***Note**: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.*

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition *(include each definition in a new row)*	Number of dwelling units *(if applicable)*	Gross floor area (m^2) *(if applicable)*
Egg layer farm	Intensive animal industry		2390

8.2) Does the proposed use involve the use of existing buildings on the premises?
☒ Yes
☐ No

8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?	
☐ Yes – provide details below or include details in a schedule to this development application	
☒ No	
Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

Division 2 – Reconfiguring a lot

***Note**: This division is only required to be completed if any part of the development application involves reconfiguring a lot.*

9.1) What is the total number of existing lots making up the premises?

9.2) What is the nature of the lot reconfiguration? *(tick all applicable boxes)*	
☐ Subdivision *(complete 10)*	☐ Dividing land into parts by agreement *(complete 11)*
☐ Boundary realignment *(complete 12)*	☐ Creating or changing an easement giving access to a lot from a constructed road *(complete 13)*

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?	
☐ Yes – provide additional details below ☐ No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m^2)	Lot on plan description	Area (m^2)
12.2) What is the reason for the boundary realignment?			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? *(attach schedule if there are more than two easements)*				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? *(e.g. pedestrian access)*	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

***Note**: This division is only required to be completed if any part of the development application involves operational work.*

14.1) What is the nature of the operational work?		
☐ Road work	☐ Stormwater	☐ Water infrastructure
☐ Drainage work	☐ Earthworks	☐ Sewage infrastructure
☐ Landscaping	☐ Signage	☐ Clearing vegetation
☐ Other – please specify:		

14.2) Is the operational work necessary to facilitate the creation of new lots? *(e.g. subdivision)*	
☐ Yes – specify number of new lots:	
☐ No	

14.3) What is the monetary value of the proposed operational work? *(include GST, materials and labour)*

$

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

Rockhampton Regional Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

☐ Yes – a copy of the decision notice is attached to this development application
☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
☒ No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?
***Note**: A development application will require referral if prescribed by the* Planning Regulation 2017.

☒ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the *Planning Act 2016*:**

☐ Clearing native vegetation
☐ Contaminated land *(unexploded ordnance)*
☐ Environmentally relevant activities (ERA) *(only if the ERA has not been devolved to a local government)*
☐ Fisheries – aquaculture
☐ Fisheries – declared fish habitat area
☐ Fisheries – marine plants
☐ Fisheries – waterway barrier works
☐ Hazardous chemical facilities
☐ Heritage places – Queensland heritage place *(on or near a Queensland heritage place)*
☐ Infrastructure-related referrals – designated premises
☐ Infrastructure-related referrals – state transport infrastructure
☐ Infrastructure-related referrals – State transport corridor and future State transport corridor
☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
☐ Infrastructure-related referrals – near a state-controlled road intersection
☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
☐ Koala habitat in SEQ region – key resource areas
☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
☐ Ports – Brisbane core port land – hazardous chemical facility
☐ Ports – Brisbane core port land – taking or interfering with water
☐ Ports – Brisbane core port land – referable dams
☐ Ports – Brisbane core port land – fisheries
☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*
☐ SEQ development area
☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
☐ SEQ northern inter-urban break – tourist activity or sport and recreation activity

☐ SEQ northern inter-urban break – community activity
☐ SEQ northern inter-urban break – indoor recreation
☐ SEQ northern inter-urban break – urban activity
☐ SEQ northern inter-urban break – combined use
☐ Tidal works or works in a coastal management district
☐ Reconfiguring a lot in a coastal management district or for a canal
☐ Erosion prone area in a coastal management district
☐ Urban design
☐ Water-related development – taking or interfering with water
☐ Water-related development – removing quarry material *(from a watercourse or lake)*
☐ Water-related development – referable dams
☐ Water-related development –levees *(category 3 levees only)*
☐ Wetland protection area

Matters requiring referral to the **local government:**

☐ Airport land
☐ Environmentally relevant activities (ERA) (*only if the ERA has been devolved to local government)*
☐ Heritage places – Local heritage places

Matters requiring referral to the **Chief Executive of the distribution entity or transmission entity:**

☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

- The **Chief Executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual

☐ Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the **Brisbane City Council:**

☐ Ports – Brisbane core port land

Matters requiring referral to the **Minister responsible for administering the *Transport Infrastructure Act 1994*:**

☐ Ports – Brisbane core port land *(where inconsistent with the Brisbane port LUP for transport reasons)*
☐ Ports – Strategic port land

Matters requiring referral to the **relevant port operator**, if applicant is not port operator**:**

☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*

Matters requiring referral to the **Chief Executive of the relevant port authority:**

☐ Ports – Land within limits of another port *(below high-water mark)*

Matters requiring referral to the **Gold Coast Waterways Authority:**

☐ Tidal works or work in a coastal management district *(in Gold Coast waters)*

Matters requiring referral to the **Queensland Fire and Emergency Service:**

☐ Tidal works or work in a coastal management district *(involving a marina (more than six vessel berths))*

18) Has any referral agency provided a referral response for this development application?

☐ Yes – referral response(s) received and listed below are attached to this development application
☐ No

Referral requirement	Referral agency	Date of referral response

Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application *(if applicable).*

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

☒ I agree to receive an information request if determined necessary for this development application

☐ I do not agree to accept an information request for this development application

***Note**: By not agreeing to accept an information request I, the applicant, acknowledge:*

- *that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties*
- *Part 3 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or*
- *Part 2under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development*

Further advice about information requests is contained in the DA Forms Guide.

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? *(e.g. a preliminary approval)*

☐ Yes – provide details below or include details in a schedule to this development application

☒ No

List of approval/development application references	Reference number	Date	Assessment manager
☐ Approval ☐ Development application			
☐ Approval ☐ Development application			

21) Has the portable long service leave levy been paid? *(only applicable to development applications involving building work or operational work)*

☐ Yes – a copy of the receipted QLeave form is attached to this development application

☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid

☐ Not applicable *(e.g. building and construction work is less than $150,000 excluding GST)*

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below

☒ No

***Note**: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.*

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

☐ Yes – *Form 536: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application

☒ No

***Note**: See www.business.qld.gov.au for further information about hazardous chemical notifications.*

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

***Note**: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.*

2. See https://www.qld.gov.au/environment/land/vegetation/applying for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

☒ No

***Note**: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.*

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

☐ Yes – the development application involves premises in the koala habitat area in the koala priority area

☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area

☒ No

***Note**: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.desi.qld.gov.au for further information.*

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the *Water Act 2000***?

☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

☒ No

***Note**: Contact the Department of Resources at www.resources.qld.gov.au for further information.*

*DA templates are available from planning.statedevelopment.qld.gov.au**.** If the development application involves:*

- *Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1*
- *Taking or interfering with water in a watercourse, lake or spring: complete DA Form1 Template 2*
- *Taking overland flow water: complete DA Form 1 Template 3.*

Waterway barrier works

23.7) Does this application involve **waterway barrier works?**

☐ Yes – the relevant template is completed and attached to this development application

☒ No

DA templates are available from planning.statedevelopment.qld.gov.au. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants?**

☐ Yes – an associated *resource* allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

☒ No

***Note**: See guidance materials at www.daf.qld.gov.au for further information.*

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake** under the *Water Act 2000?*

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

☒ No

***Note**: Contact the Department of Resources at www.resources.qld.gov.au and www.business.qld.gov.au for further information.*

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water** under the *Coastal Protection and Management Act 1995?*

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

☒ No

***Note**: Contact the Department of Environment, Science and Innovation at www.desi.qld.gov.au for further information.*

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the Water Supply Act)?

☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the Water Supply Act is attached to this development application

☒ No

***Note**: See guidance materials at www.resources.qld.gov.au for further information.*

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work *(only required if application involves prescribed tidal work)*
- ☐ A certificate of title

☒ No

***Note**: See guidance materials at www.desi.qld.gov.au for further information.*

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

☐ Yes – details of the heritage place are provided in the table below

☒ No

***Note**: See guidance materials at www.desi.qld.gov.au for information requirements regarding development of Queensland heritage places.*

For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at www.planning.statedevelopment.qldgov.au for information regarding assessment of Queensland heritage places.

Name of the heritage place:		Place ID:	

Brothels

23.14) Does this development application involve a **material change of use for a brothel**?

☐ Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*

☒ No

Decision under section 62 of the *Transport Infrastructure Act 1994*

23.15) Does this development application involve new or changed access to a state-controlled road?

☐ Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)

☒ No

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.16) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

☒ No

***Note**: See guidance materials at www.planning.statedevelopment.qld.gov.au for further information.*

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist	
I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17 ***Note**: See the Planning Regulation 2017 for referral requirements*	☒ Yes
If building work is associated with the proposed development, Parts 4 to 6 of *DA Form 2 – Building work details* have been completed and attached to this development application	☐ Yes ☒ Not applicable
Supporting information addressing any applicable assessment benchmarks is with the development application ***Note**: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning*	☒ Yes

schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template.	
Relevant plans of the development are attached to this development application ***Note**: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.*	☒ Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (*see 21*)	☐ Yes ☒ Not applicable

25) Applicant declaration

☒ By making this development application, I declare that all information in this development application is true and correct

☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

***Note**: It is unlawful to intentionally provide false or misleading information.*

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002.*

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: | Reference number(s):

Notification of engagement of alternative assessment manager	
Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment *Note: For completion by assessment manager if applicable*			
Description of the work			
QLeave project number			
Amount paid ($)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

Company owner's consent to the making of a development application under the *Planning Act 2016*

I, Barry Shonhan

[*Insert name in full.*]

Director of the company mentioned below.

and I,

[*Insert name in full.*

Company Secretary of the company mentioned below.

Of Peacefield ATF The Peacfield Trust Pty Ltd ACN 665 639 029

the company being the owner of the premises identified as follows:

6 Smalls Road, Hamilton Creek, QLD 4714 (Described as Lot 1 on MPH12210, Lot 2 on MPH14362, Lot 1 on MPH11307 and Lot 1 on MPH12220)

consent to the making of a development application under the *Planning Act 2016* by:

Peacefield ATF The Peacfield Trust Pty c/- PSA Consulting (Australia) Pty Ltd

on the premises described above for:

Development Permit for a Material Change of Use for an extension to an existing poultry farm defined as intensive animal industry

Company seal *[if used]*

Company Name and ACN: Peacefield ATF The Peacfield Trust Pty ACN 665 639 029	
..... Signature of Director ..... Date	..... Signature of Director/Secretary Jul, 4th, 2024 ..... Date

PSA CONSULTING

PEACEFIELD EGG FARMS
6 SMALLS RD, HAMILTON CREEK

Upgrade of Existing Poultry Layer Farm – Planning Report

29 July 2024

Peacefield.
Egg Farms Pty Ltd . QLD

LAND USE PLANNING | DEVELOPMENT APPROVALS | TRANSPORT PLANNING | TRAFFIC ENGINEERING | PROGAM MANAGEMENT | INFRASTRUCTURE

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This document has been prepared for:

Peacefield.
Egg Farms Pty Ltd . QLD

Contact: Mr Barry Shonhan
Director
Peacefield Egg Farms Pty Ltd
barry@peacefield.com.au

This document has been prepared by:

PSA CONSULTING

Contact: David Ireland
PSA Consulting (Australia) Pty Ltd
PO Box 10824, Adelaide Street, Brisbane QLD 4000
Telephone +61 7 3220 0288
david@psaconsult.com.au
www.psaconsult.com.au

Revision History

VERSION	DATE	DETAILS	AUTHOR	AUTHORISATION
V2	29 July 2024	FINAL FOR LODGEMENT	CLIFF SCHMIDT	DAVID IRELAND

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LIST OF ACRONYMS

ERA	Environmentally Relevant Activity
DA	Development Application
SARA	State Assessment and Referrals Agency
EA	Environmental Authority
MCU	Material Change of Use
SDAP	State Development Assessment Provisions

1 INTRODUCTION

PSA Consulting (Australia) Pty Ltd has been engaged by Peacefield ATF The Peacefield Trust Pty Ltd (Peacefield) to prepare this Development Application, seeking a Development Permit for a Material Change of Use for upgrades to the existing Smalls Road Poultry Farm on land at 6 Smalls Road, Hamilton Creek, QLD (described as Lot 1 on MPH12210, Lot 2 on MPH14362, Lot 1 on MPH11307 and Lot 1 on MPH12220).

The Smalls Road Poultry Farm has operated as a family-owned Poultry and Egg Farm since 1959. The site has historically accommodated a piggery, broilers (meat production birds and a small abattoir) and transitioned to egg production in the 1980's. Historically, the farm has held up to 200,000 birds, but currently contains a poultry (egg layer farm) containing 7 poultry sheds with up to 148,000 birds and supporting infrastructure including a grading floor, feed mill, storage building and dwelling house.

Peacefield have recently acquired the farm and are seeking to modernise the existing infrastructure, transition from cage egg to barn laid egg production systems, improve operations and reduce the potential environmental impacts at the site. These works will ensure that the farm remains a viable operation into the future and can meet customer and statutory requirements for animal welfare, biosecurity, and food safety.

In this regard, is important to note that the poultry farm is only egg commercial scale layer farm in the Central Queensland and is a critical part of the supply chain. The ongoing operation of the farm is crucial to secure the long-term supply of locally sourced barn-laid eggs in the region in the midst of a well-documented national egg shortage. The farm is also an important employer in Mount Morgan and provides jobs for 6 full time and 6 part time staff.

A pre-lodgement meeting was held with Rockhampton Regional Council on 15 November 2023 to discuss proposed upgrades to the farm. Written confirmation was provided from Council following the meeting confirming that the following initial upgrade works did not constitute a Material Change of Use (MCU) Development Application:

- Demolition and replacement of the southernmost layer shed (50,000 birds) and replacement with a single, modern, barn layer shed with 50,000 birds (**Proposed Shed 1**).
- Retention of **Existing Shed 2** with 40,000 birds.
- Retention of **Existing Shed 3** with 25,000 Birds
- Demolition of the 3 pullet / rearing sheds (33,000 Birds).
- Upgrade of the cold storage area to enable eggs to be safely stored prior to distribution.

Proposed Shed 4, while remaining generally consistent with past operations on the site, was determined to constitute a material change of use, due to increase in floor space, and bird numbers compared to the current operations. In this regard, the existing farm and upgraded egg layer farm fall within the **Intensive animal industry** definition within the *Rockhampton Region Planning Scheme 2015*. Within the Rural zone, Intensive animal industry is identified as Assessable Development, subject to Impact Assessment.

This following report provides an overview of the site, a detailed description of the existing, and proposed development and an assessment of the **proposal** against the relevant assessment benchmarks.

1.1 SITE DETAILS

ADDRESS	6 Smalls Road, Hamilton Creek QLD
PROPERTY DESCRIPTION	Lot 1 on MPH12210 Lot 2 on MPH14362 Lot 1 on MPH11307 Lot 1 on MPH12220
SITE AREA	Site Area 14.324 Ha
APPLICANT	Peacefield ATF The Peacefield Trust Pty Ltd
SITE OWNER	Peacefield ATF The Peacefield Trust Pty Ltd

LOCAL AUTHORITY	Rockhampton Regional Council
ZONE	Rural zone
EXISTING DEVELOPMENT	Intensive animal industry (poultry egg layer farm)
PROPOSED DEVELOPMENT	Upgrades to existing Intensive animal industry (poultry egg layer farm)
LEVEL OF ASSESSMENT	Assessable Development - Impact Assessment

1.2 APPLICANT

Peacefield Egg Farms (Peacefield) has been recently established to produce a locally produced supply of high-quality eggs to Central, North and Far North Queensland. Peace field aims to provide their customers with clean, healthy eggs, with a focus well cared for chickens and quality eggs. With layer farms in located in Cairns, Townsville, Rockhampton and Bundaberg, delivery times to Peacefield's Queensland customers is minimised, ensuring fresh eggs are provided.

1.3 POULTRY EGG INDUSTRY CONTEXT

Research undertaken by the Australian Egg Corporation Limited (AECL) indicates that the production of eggs in Australia has increased from 221 eggs per year per person on average in 2014-15 to 263 eggs per year per person in 2012-2023. Concurrent with this increase in demand, the supermarket sales of cage free eggs (barn, free range and specialty eggs) have also continued to increase with many customers transitioning away from cage production systems. The sale of cage free eggs now makes up 73.7% of the sales volume of the eggs sold in Australian supermarkets in 2022-23 financial year (refer to Error! Reference source not found.).

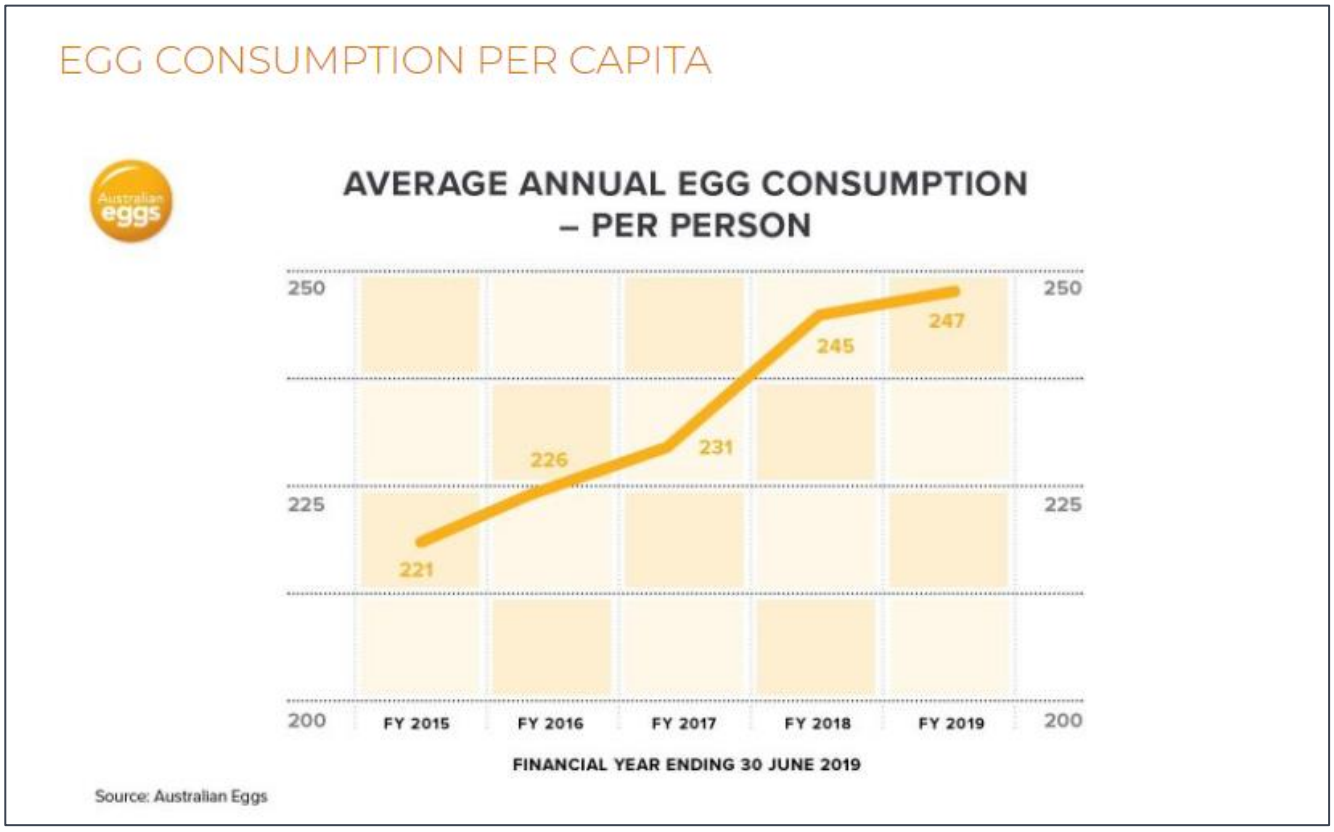


Figure 1: Average Annual Egg Consumption (AECL, 2020)

Table 1: Supermarket Sales by Farming System (AECL, 2023)

FARMING SYSTEM	SALES VOLUME (2022-2023 FINANCIAL YEAR)
FREE RANGE	26.3%
CAGE	56.5%
BARN-LAID	15.2%
SPECIALITY	2.0%

Consistent with customer demand, and as noted above, Peacefield have recently acquired the farm and are seeking to modernise the existing infrastructure, transition from cage egg to barn laid egg production systems, improve operations and reduce the potential environmental impacts at the site.

1.4 PRE-LODGEMENT MEETING

A pre-lodgement meeting was held on 15 November 2023 with representatives from Rockhampton City Council, PSA Consulting and Peacefield. The following key matters were agreed with Council:

- Council confirmed that the demolition works, replacement of Shed 1 and retention of existing Sheds 2 and 3 did not constitute a material change of use and could be undertaken subject a Building Works Approval being obtained.
- Council deemed that an additional 17,000 birds (compare to current operations) and 2,390m^2 increase in GFA associated with Shed 4 required a Development Application to be submitted, seeking a Development Permit for a Material Change of Use (MCU).
- The Material Change of Use application, provided the number of birds remains within the ERA threshold (200,000), would not require technical reporting for those matters already regulated by the conditions of the EA (e.g. air quality and noise). However, a brief technical letter about how compliance with these conditions is achieved would be beneficial.
- No further technical reporting would be required for the MCU Development Application, however, a brief technical statement concerning stormwater quality and quantity management on the site would be beneficial.

All of the above pre-lodgement advice has been taken into account in the preparation of the Development Application Package.

1.5 CONCURRENT WORKS

As confirmed in the pre-lodgement meeting and subsequent correspondence received from Council on 3 January 2024, the following works are currently being progressed on the site:

- Demolition and replacement of the southernmost layer shed (50,000 birds) and replacement with a single, modern, barn layer shed with 50,000 birds (**Proposed Shed 1**).
- Retention of **Existing Shed 2** with 40,000 birds.
- Retention of **Existing Shed 3** with 25,000 Birds
- Demolition of the 3 pullet / rearing sheds (33,000 Birds).
- Upgrade of the cold storage area to enable eggs to be safely stored prior to distribution.

These works are shown in Figure 2. Where required, the necessary building works permits for demolition and construction are being obtained. While the initial upgrade works, are being undertaken subject to a building works application, for completeness, all works are included on the proposed development plans.

It is noted that an Operational Works Development Application was lodged by Premise Australia Pty Ltd to RCC on 1 July 2024 relating to the vegetating clearing, earthworks, roadworks and stormwater management elements associated with the project.

Figure 2: Proposed works to be undertaken under a Building Works Permit

2 SITE AND CONTEXT

2.1 SITE LOCATION

The subject site is located at 6 Smalls Road, Hamilton Creek, properly described as Lot 1 on MPH12210. The applicant has recently acquired Lot 2 on MPH14362, Lot 1 on MPH11307 and Lot 1 MPH1220 to deliver the necessary upgrades to the farm, better control farm buffers and to enhance bio-security. Accordingly, these parcels have been included as part of this development application. The site existing farm has ~250m of direct frontage to Smalls Road (refer to **Figure 1**) and is serviced by 2 driveways.

Figure 3: Site Location Plan (QLD Globe, 2024)

The site is surrounded by rural properties, also included in the Rural Zone with some rural dwellings. The nearest dwelling to the farm is located on opposing side to Smalls Road (Lot 1 on RP616890) at a distanced of approximately 70m to the existing farm buildings. The nearest dwelling to proposed Shed 4 are located approximately 200m to the northeast (on Smalls Road) and 350m to the north west (on Keimar Road). The farm is not readily visible from the properties on Keimar Road due to the significant stands of intervening vegetation within land owner by the applicant, and which will be retained. The property located south of the farm (Lot 1 MPH25601) contains an abandoned residence.

2.2 SITE HISTORY

The Smalls Road Poultry Farm has operated as a family-owned Poultry and Egg Farm since 1959. The site has historically accommodated a piggery, broilers (meat production birds and a small abattoir) and transitioned to egg production in the 1980's. Historically, the farm has held up to 200,000 birds, but currently contains a poultry (egg layer farm) including the following buildings and structures:

- Four (4) layer sheds with a capacity of 115,000 birds and a total GFA of 5,850m^2.
- Two (2) pullet sheds with a capacity of 26,400 birds and a total GFA of 1,090m^2.

- One (1) brooding shed with a capacity of 6,600 birds and a total GFA of 100m^2.
- Grading floor and egg belt.
- Ancillary feed mill.
- Storage building.
- Dwelling house / Mangers Residence.

These works are shown in *Figure 4* below.

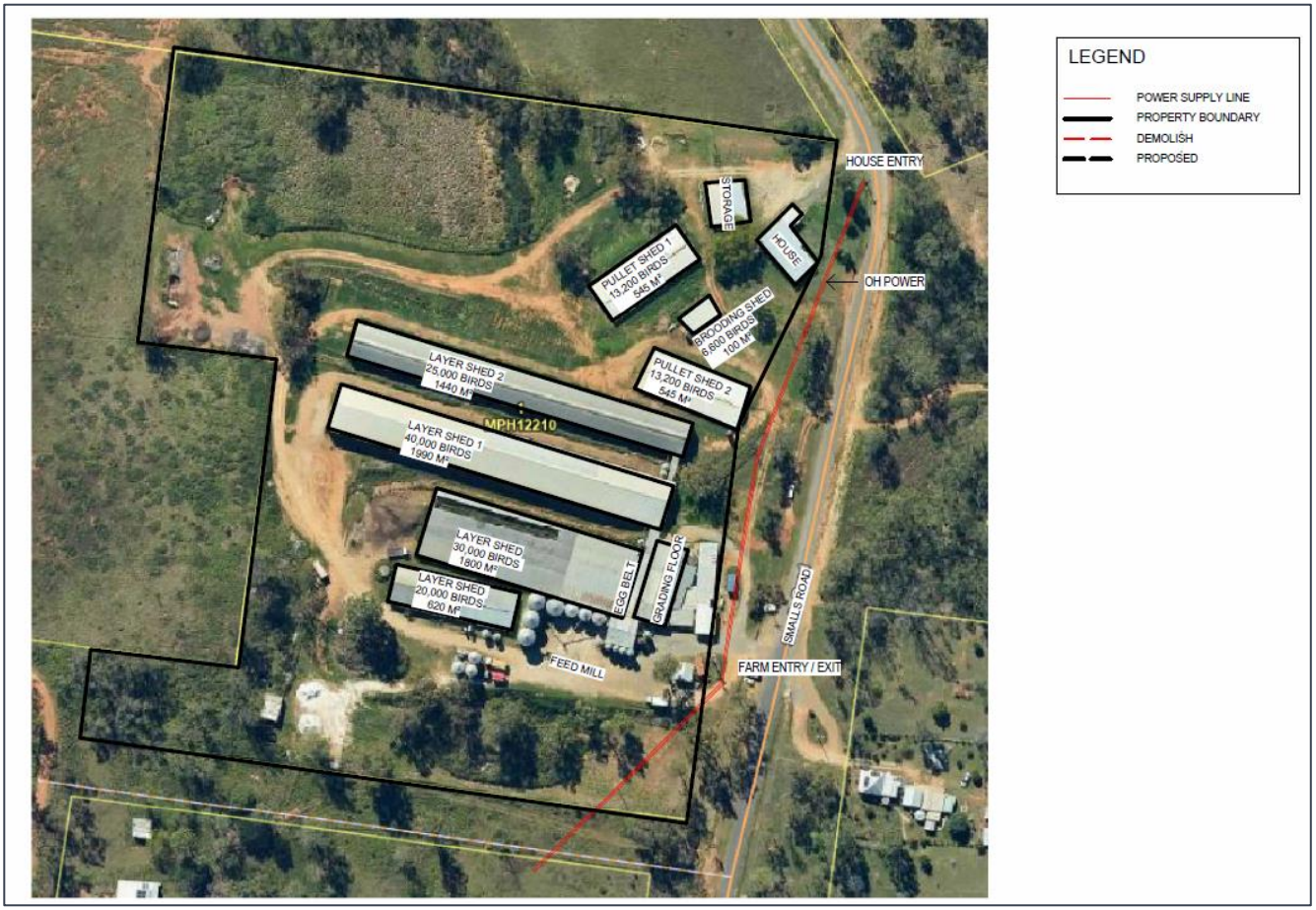


Figure 4: Existing Site Plan and Operations.

Figure 5: Site Photo from Smalls Road (Google, 2024)

The farm operates under existing use rights and has been developed in accordance with a number of historic building approvals which have allowed for the development of the layer operations on the site. It is understood that under the previous Mount Morgan Planning Scheme, development of farm buildings did not require a planning permit and as such, the planning certificate obtained for the site shows that it has been developed in accordance with the following approvals issued by Mount Morgan Shire Council:

- 98 - 1988 Toilet Block Building Permit.
- 102 - 1988 Laying Shed Building Permit.
- 196 - 2004 Layer Shed Extension Building Works Approval.
- 384 - 2007 Maintenance Shed Building Works Approval.

The farm also operates under an existing *Environmental Authority* for poultry farming (1,000 to 200,000 birds) issued by the former Mount Morgan Shire Council in 2004.

2.3 TOPOGRAPHY AND DRAINAGE

The topography of the site generally falls from south to north. Due to the slope, the existing farm sheds are constructed on a series benched pads to create level building platforms. Stormwater runoff from the farm currently discharged to the natural overland flow path is located on the adjoining land to the north, within Lot 1MPH31107 (4 Smalls Road) and conveys flows northward toward Keimar Road. The natural gully is the lawful point of discharge for the proposed works.

3 PROPOSED DEVELOPMENT

3.1 OVERVIEW

As outlined above, Peacefield have recently acquired the Smalls Road layer farm and are seeking to modernise the existing infrastructure, transition from cage egg to barn laid egg production systems, improve operations and reduce the potential environmental impacts at the site. These works will ensure that the farm remains a viable operation into the future and can meet customer and statutory requirements for animal welfare, biosecurity, and food safety.

As confirmed in the pre-lodgement discussion with Council, demolition and replacement of the southernmost layer (Proposed Shed 1), demolition of 3 pullet and rearing sheds, and upgrade of the cold storage area to enable eggs to be safely stored prior to distribution is currently being progressed via Building Works Approvals.

Specifically, this application involves the following components:

- The proposed development involves the construction of Shed 4 which will have a footprint of 3,000m2 (120m x 25m) and accommodate up to a maximum of 50,000 birds.
- Upgrade of existing driveways and internal vehicle movements areas to improve access and circulation around the site.

The proposed development Plans are included as **Appendix @.**

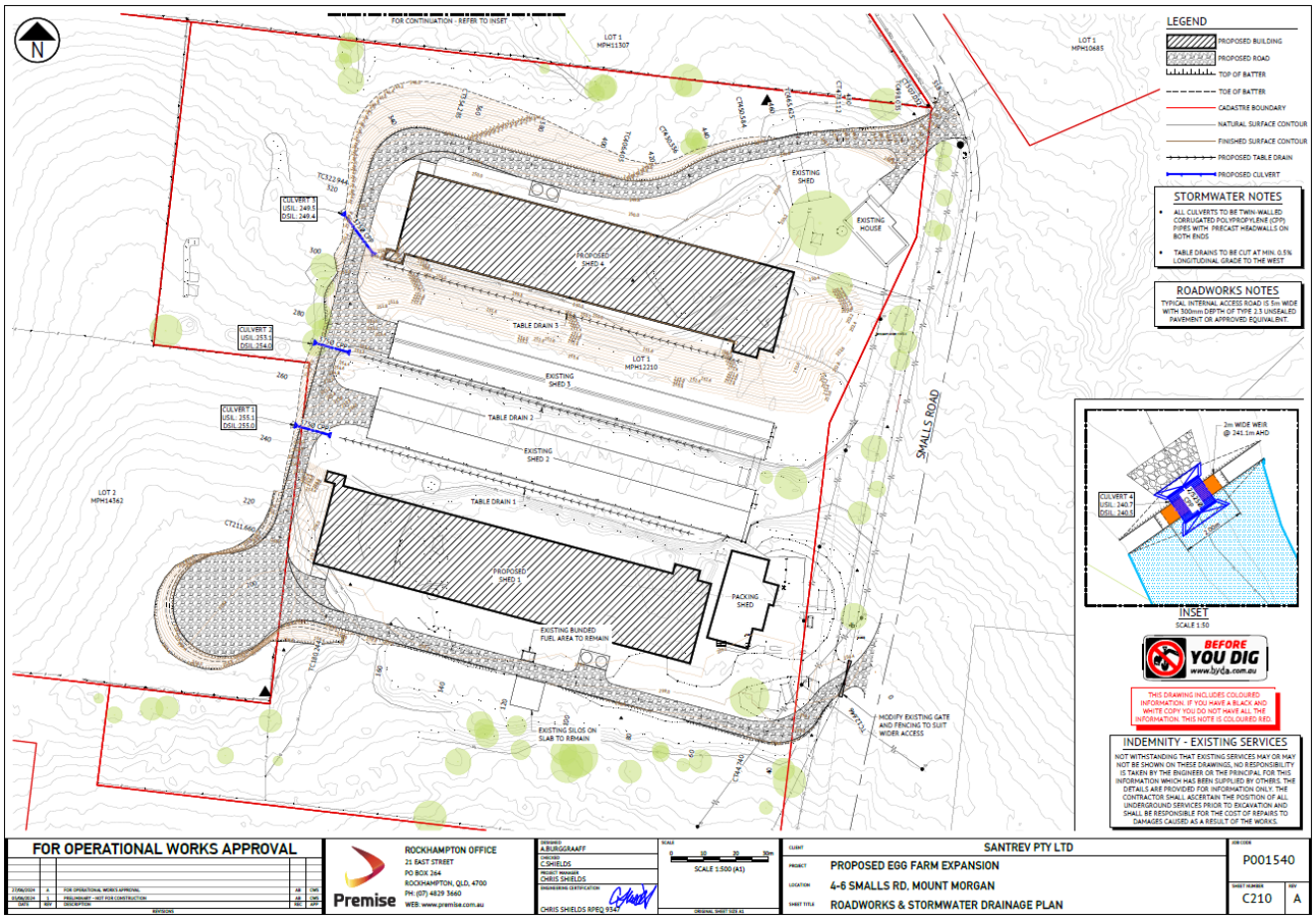


Figure 6: Proposed Site Plan (Santrev 2024, 2023)

A comparison of the existing and proposed operations (including both the concurrent works, and development included as part of this Development Application) is provided in the Table 2 below. Note that increase in poultry floor area proposed for the site in birds to be accommodated is required to meet the Egg Standards Australia and Model

Code of Practice for barn production which have a much lower density compared to the historic cage systems utilised.

Table 2: Existing and Proposed Operations

	EXISTING	PROPOSED
Operations	Poultry Layer Farm	Poultry Layer Farm
Bird Numbers	148,000 Birds	165,000 Birds
Poultry Shed GFA	7,040 m^2	9,430 m^2
ERA	0 - 200,000 Birds	0 - 200,000 Birds (No Change Required)
Staff Numbers	6 Full time 6 Part Time	6 Full time 6 Part time (No Change)
Traffic	Approximately 2 Trucks / Day 5 Staff Cars per day	Approximately 2 Trucks / Day 5 Staff Cars per day

3.2 OPERATIONAL DESCRIPTION

The operations cycle of the existing and proposed layer farm is typically 68 weeks, with a maximum period of bird occupation of up to 66 weeks and a 'down time' of 2 weeks for the cleaning of the sheds in preparation for the next flock. The typical operations cycle is comprised of the following steps:

Delivery of Birds: 16 week old pullets, transported in trolleys designed to provide ventilation during transport to minimise stress on the birds during transport. On arrival, the birds are immediately placed within the sheds.

Laying Cycle: The birds are accommodated within the sheds (barns) and lay their eggs in the nesting boxes, which are collected and carried to the packing area on a conveyor belt. The hens have constant access to food and water within the shed at all times.

Egg Conveyors and Packing: The eggs are collected on conveyors in the middle of the nest boxes within each shed and conveyed to the packing area. Once collected the eggs are packed into egg trays and pallets and temporarily stored prior to distribution to customers.

Removal of Birds: As the birds reach the end of their laying cycle, they are removed from the sheds and transported to an approved facility for processing / rendering.

Removal of Manure: The sheds include an aviary system with manure belts which will convey manure to an external chute to enable trucks to be loaded. Manure will be removed from sheds every 2-3 days and is immediately transported off site in a covered truck and sold for composting material or fertilizer.

Bedding (sawdust / rice hulls etc) is placed on the concrete shed floor at the start of each flock. When all birds have been removed from the sheds, the dry litter on the floor of the shed is removed sold for composting material or fertilizer.

Cleanout: After birds and manure have been removed from the site, the sheds are then dry cleaned (swept) and sanitized with an approved disinfectant and a high-pressure hose in accordance with bio-security requirements to minimise the risk of disease transmission between flocks. After cleaning, the sheds are left opened to dry via evaporation with no water being discharged externally from the sheds.

Set Up: Once clean, the sheds are prepared set up again for placement of the next flock.

The Farm will operate in accordance with the following guidelines / standards / management tools:

- Land Transport of Poultry Standards and Guidelines, September 2011.
- Code of Practice for Shell Egg, Production, Grading, Packing and Distribution, August 2010.

- Code of Practice for Biosecurity in the Egg Industry Second Edition, January 2015.
- Model Code of Practice for the Welfare of Animals Domestic Poultry 4th Edition – SCARM Report 83, 2002.
- National Farm Biosecurity Manual Poultry Production, May 2009.
- National Water Biosecurity Manual Poultry Production, August 2009.
- National Farm Biosecurity Technical Manual for Egg Production, April 2015.
- Egg Industry Environmental Guidelines, May 2018.
- Development and Extension of Industry Best Practice for On- Farm Euthanasia of Spent Layer Hens May 2015.
- Biosecurity (Salmonella Enteritidis) Control 2020.
- Any DAF Directives.
- Specific Customer Requirements.

3.3 HOURS OF OPERATION

As a livestock operation with animals permanently accommodated on the site, the farm will need to operate 24 hours a day, 7 days a week. However, a majority of daily activity on site will be carried out between 6.00am and 6.00pm.

The operations outside of these hours may include the delivery and collection of birds to and from the farm at the beginning and end of each cycle. Bird transportation occurs in accordance with the *CSIRO Model Code of Practice for the Welfare of Animals: Land Transport of Poultry* with transportation only occurring during periods when the temperature is cooler to reduce stress on the birds during transportation.

3.4 STAFF

The site currently employs six full time and six part-time staff members. No changes to the number of employees requiring access to the site will occur as a result of the proposed development.

3.5 EARTHWORKS AND CLEARING

In order to construct shed 4 and improve access in and around the site, earthworks are proposed around the northern and western parts of the site to create a level building platform. The building platform will be to tie in with surrounding ground levels with a maximum slope of 1:4m. As shown in *Figure 7*, no import of fill is required, and excess fill will be removed from site.

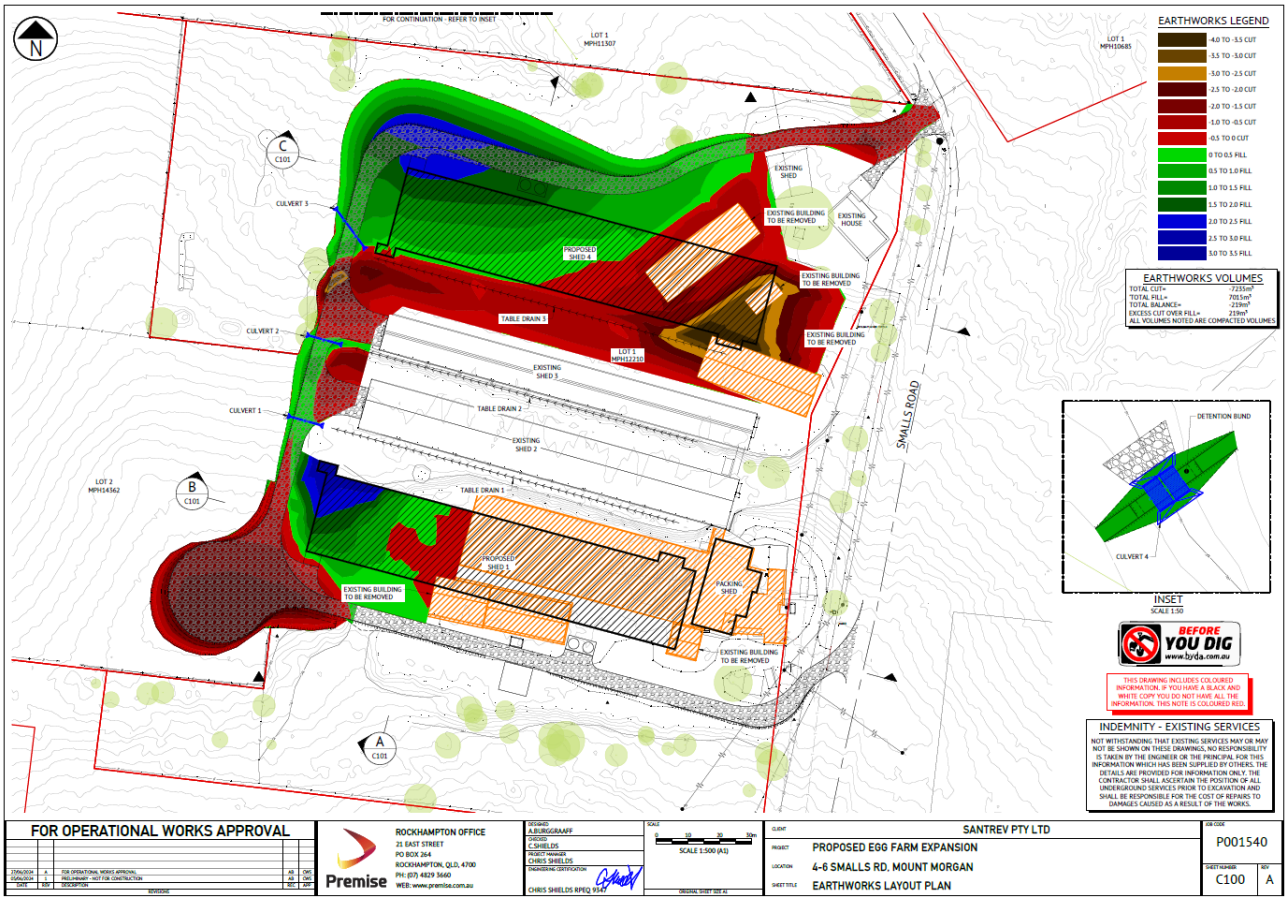


Figure 7: Earthworks Plans (Premise, 2024)

As shown in the development plans, to allow the construction of a level site, 9 trees in the immediate area of the existing farm are proposed to be removed. In this regard, the site is not mapped as an area of State or Local environmental significance and the trees are already surrounded by on-site infrastructure, internal access roads and operational areas. Accordingly, the clearing is not expected to result in any significant environmental impacts.

3.6 ACCESS AND PARKING

Site access for the transportation of incoming and outgoing product, as well as employee access is achieved via two existing (informal) access points to Smalls Road. These driveways are intended to be upgraded and formalised as part of this development application.

A sight lines analysis has been prepared by PSA Consulting which demonstrates that the driveway locations achieve the required sight distances, with no major obstructions noted within the field of view from both the site access and required positions along Smalls Road (refer to **Appendix 4)**.

As noted above, no significant changes to traffic generation, staff vehicle, external site access or parking arrangements compared to previous operations are proposed or required as part of this Development Application. The site will be typically serviced by 2 – 4 trucks per week and 5 staff vehicles each day. Conservatively, the maximum number of heavy vehicles access site during normal operations would be 4 trucks, assuming a feed delivery, egg dispatch, manure collection and another general delivery all occur on the same day.

3.7 INFRASTRUCTURE

The site is already service by all necessary infrastructure servicing including town water supply, power, and telecommunications. Staff amenities will be serviced by existing on-site septic systems.

3.8 ODOUR

As noted above, the proposed development involves the upgrade and modernisation of the existing layer farm operating on the site. The current farm contains 7 poultry sheds containing and maximum of 148,000 birds which, as part of this DA and the concurrent building works applications 5 of these sheds will be demolished and replaced by 2 new, modern, best practice layer sheds.

The modernised farm will have a maximum capacity of 165,000 birds which, while a minor increase compared to current operations is within historic operations at the site and the current Environmental Authority.

With the improved shed design, the odour and dust from the project is not expected to result in any additional impact compared to historic operations on the site. The proposed replacement sheds are expected to improve environmental performance as:

- The older sheds with open curtain sides and dirt floors, and will be replaced by modern, climate-controlled sheds a concrete floor which reduces the amount of dust generated by bird activity within the sheds.
- The proposed shed designs will incorporate best practice poultry farming design with improved climate control and litter management.
- The incorporation of manure extraction belts allows for regular collection of manure from within the sheds (weekly) to reduce ammonia build up, enhance air quality, improve animal welfare and reducing the risk of odour emissions compared to the old sheds.
- The modern aviary systems, nest boxes, and food and water systems and allow manure to quickly dry out within the sheds, reduce the risk of ammonia build up (associated with wet floors) and minimise the risk of odour production.
- The retained sheds are located centrally on the farm site, with the ventilation fans at the rear of the sheds, providing greater setbacks to the nearest rural dwellings.

3.9 NOISE

As noted above, the proposed development involves the upgrade and modernisation of the existing layer farm operating on the site. As per the current operations, most activities on the site occurring during daylight hours and a similar to what is reasonable expected ins a rural area such as truck movements and farm operations. As such, day to day activities are expected to similar to current operations.

With respect to the new sheds, the equipment to be installed including ventilation fans, conveyors, feed delivery systems, egg collection systems will typically be best practice, modern equipment which is designed to minimise noise emissions and be typically used during the daytime period (6am – 6pm). In addition, on-site staff will be responsible for monitoring, maintaining and replacing and faulty or noisy equipment. Staff and contractors (e.g. drivers) will also be required to undertake operations in a responsible manner to minimise noise emissions, including:

- Avoidance the use of unnecessary or noisy equipment.
- Entering and existing the site in a calm manner.
- Maintaining a low speed environment for vehicles moving around the site.
- Maintaining the gravel running surfaces to ensure any pot holes are filled.

3.10 STORMWATER MANAGEMENT

Storm Water Consulting Pty Ltd was commissioned to prepare a Site-Based Stormwater Management Plan for the proposed development. This report was prepared to address the issues of lawful point of discharge and stormwater quantity management for the proposed development and is included as **Appendix 3**.

A natural overland flow path is located on the adjoining site to the north, within Lot 1MPH31107 (4 Smalls Road) which currently receives flows from the layer farm and conveys flows northward toward Keimar Road. The natural gully is the lawful point of discharge for the proposed works.

With respect to stormwater quantity, the modelling undertaken by Storm Water Consulting Pty Ltd, shows that peak flows are marginally increased due to the proposed works. Mitigation of peak flows is therefore required to ensure

no worsening of downstream impacts. To achieve this, a detention basin is proposed, which is located within the overland flow path and formed by constructing an earth embankment. Pipes are proposed at the base of the earth embankment to control the flows rates discharging from the detention basin.

It i important to note that the overland flow path does not have beds and banks and is identified fish habitat. In addition, no clearing of native trees is required to install the embankment.

The model results indicate that the proposed detention basin ensures that there is no material worsening of flows in all AEP events (up to and including the 1% AEP event), compared to the existing flow rate. The proposed works are therefore not considered to result in a material worsening on downstream properties. A conceptual stormwater layout plan is presented in *Figure 8* below.

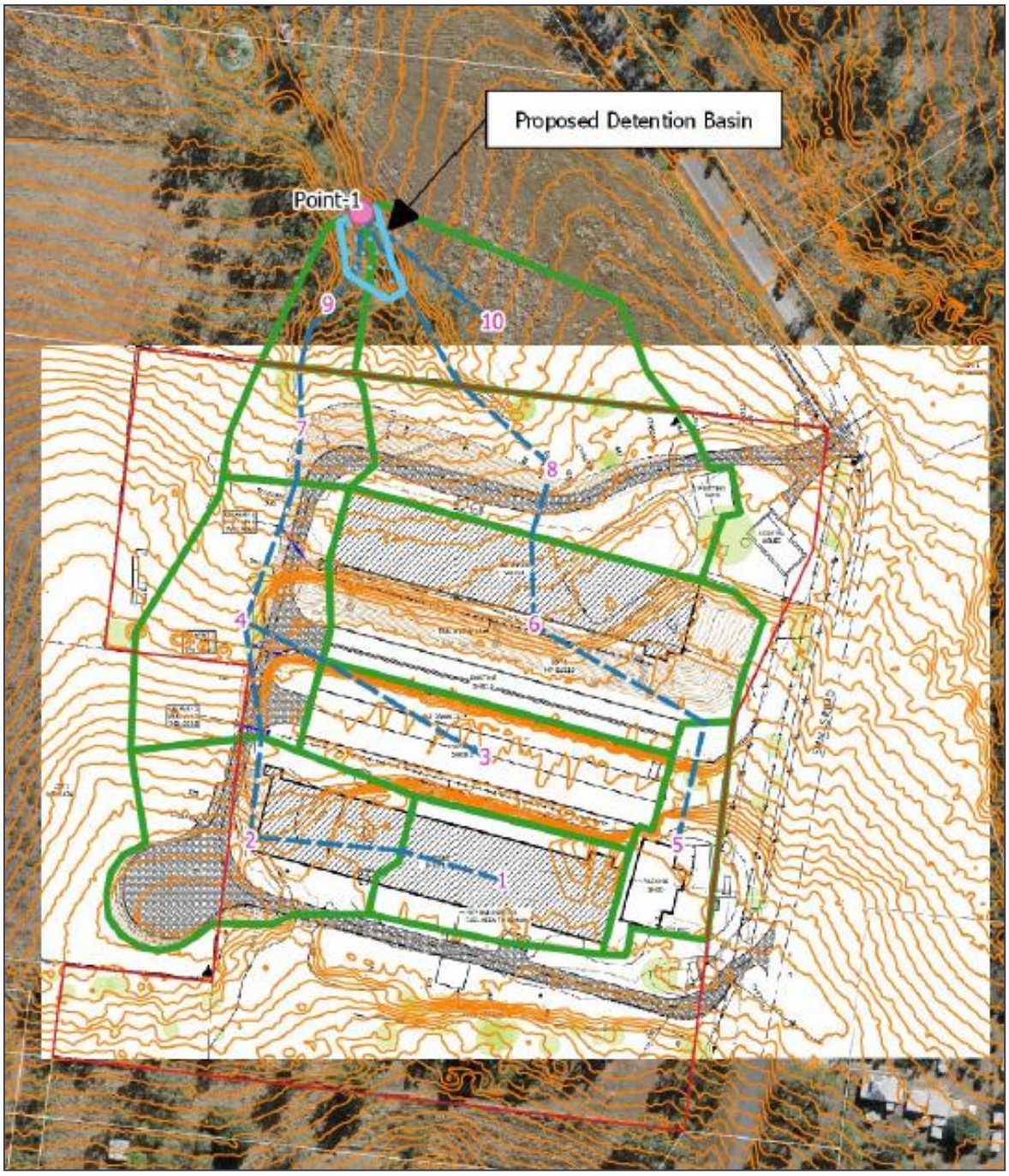


Figure 8: Detention Basin Location (Storm Water Consulting, 2024)

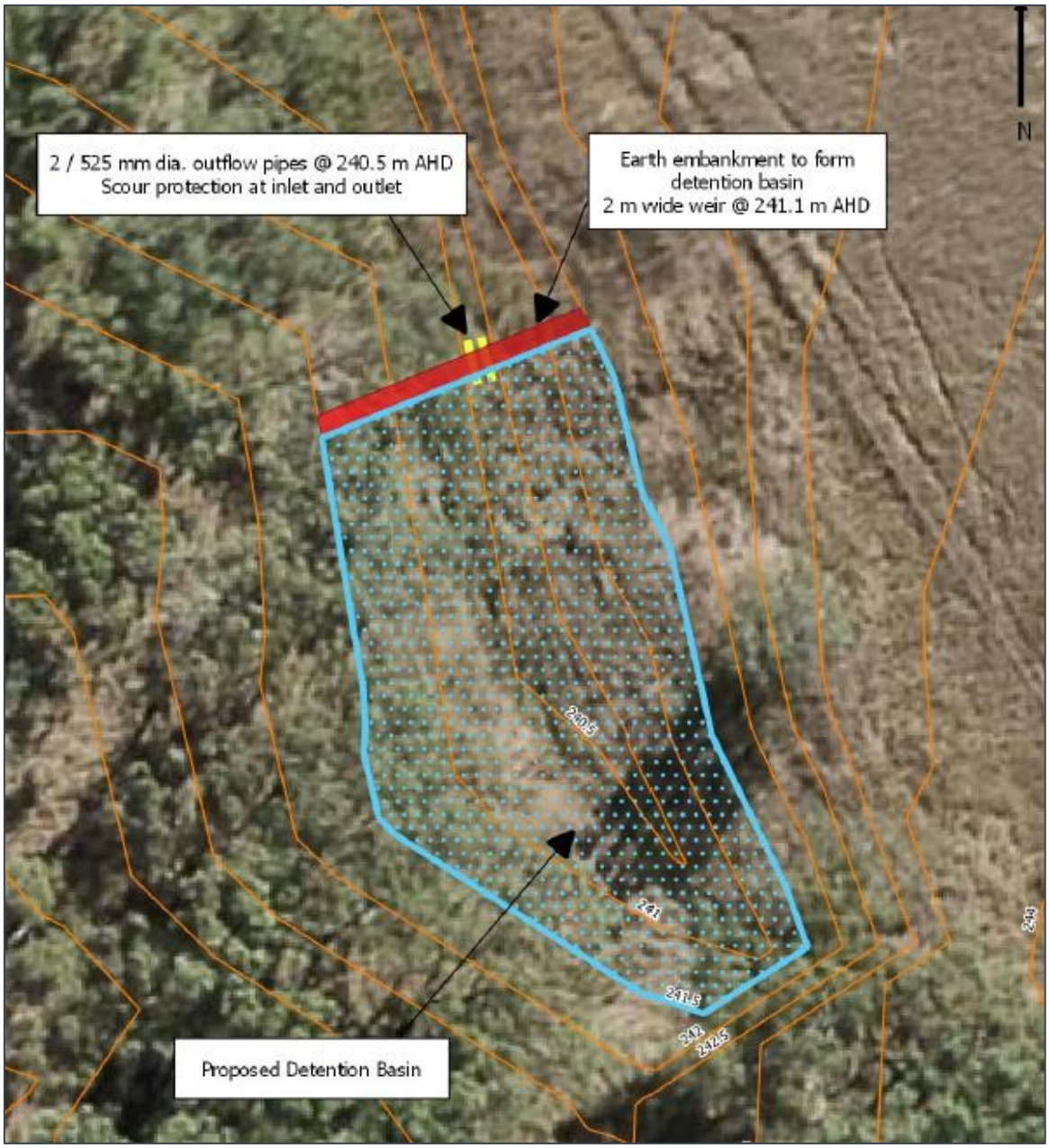


Figure 9: Detention Basin, Concept Design (Storm Water Consulting, 2024)

With respect to stormwater quality, all sheds are constructed on an elevated pad and concrete slab and surrounded by a waterproof blockwork at the base of the insulated panel wall. As such internal shed areas are entirely separated from interaction with stormwater or roof water runoff. The water is therefore expected to be of high quality, similar to the quality of water runoff from the surrounding area, and as such does not present a high risk to the downstream receiving environment.

Given the controlled environment in which the proposed poultry layer development will operate, along with the approval and licensing conditions it will need to comply with, the proposed farm will pose a minimal risk with respect to stormwater quality. Despite the low risk to downstream water quality, the following standard management and mitigation measure are proposed to further minimise risks.

During Construction

- Implementation of an Erosion and Sediment Control Plan to limit discharge of sediment into water courses.
- Overland flows upslope will be diverted around areas of disturbance.

- Minimise clearing of ground covers to construction areas only.
- Construction managers are required to regular inspect and maintain erosion and sediment control will be implemented to ensure the continued integrity of the temporary erosion and sediment control structures.

Development Design

- The sheds will be constructed on a concrete slab with a poured solid concrete wall to ensure no interaction of external water movement (roof water and stormwater).
- Shed roof will be constructed with an overhang to ensure roof water is separated from the internal bird accommodation areas.
- Stormwater runoff over the sheds is collected within grass swales running lengthwise each of the building pads and discharged to the detention basin.
- Stormwater discharge points will be constructed of loose packed rock to slow velocities, disperse water and minimise the risk of erosion at the outlet.

Operation, Monitoring and Maintenance

- There will not be any on-site stockpiling of used bedding material, manure or waste materials on site.
- The incorporation of manure extraction belts will discharge directly into a waiting truck, where the sheds (weekly) to reduce ammonia build up, enhance air quality, improve animal welfare and reducing the risk of odour emissions compared to the old sheds.
- At the end of each production cycle, bedding material will be promptly removed from the sheds, loaded trucks and transported off-site in covered trucks for disposal.
- The wastewater generated by the staff amenities and managers dwelling will be appropriately treated by a standard septic system in accordance with the requirements of Council.

4 PLANNING ASSESSMENT

4.1 STATE ASSESSMENT REFERRAL AGENCY TRIGGERS

There are no Concurrence Agency Triggers applicable to the site or proposed development. The Farm operates under an existing *Environmental Authority* (EA) (13600000014) for poultry farming – ERA 4 (1,000 to 200,000 birds). Given that the inclusion of proposed Shed 4 will allow for a maximum capacity of 165,000 birds, no change to the existing EA is required. As the maximum number of birds to be accommodated on the site, does not exceed 200,000 birds, the development application does not involve a Concurrence ERA and does not trigger referral to SARA as a Concurrence Agency.

4.2 ROCKHAMPTON REGION PLANNING SCHEME 2015

4.2.1 Rural Zone

The subject site is in the Rural zone within the *Rockhampton Region Planning Scheme 2015*. The purpose of Rural zone is to:

- *ensure that land with productive capacity is maintained for a range of existing and emerging rural uses that are significant to the economy of the planning scheme area;*
- *recognise that different types of rural land are suited to specific uses such as animal industries, horticulture, cropping, intensive animal industries, intensive grazing and extractive industries;*
- *prevent the establishment of development which may limit the productive capacity of the land;*
- *provide for diversification of rural industries where impacts can be managed; and*
- *maintain the environmental values of all rural land*

The proposed development involves to the existing Smalls Road Poultry Layer Farm which is an Intensive Animal industry and aligns with the purpose of the Rural zone. Peacefield have recently acquired the farm and are seeking to modernise the existing infrastructure, transition from cage egg to barn laid egg production systems, improve operations and reduce the potential environmental impacts at the site. These works will ensure that the farm remains a viable operation into the future and can meet customer and statutory requirements for animal welfare, biosecurity, and food safety.

In this regard, is important to note that the poultry farm is only egg commercial scale layer farm in the Central Queensland and is a critical part of the supply chain. The ongoing operation of the farm is crucial to secure the long-term supply of locally sourced barn-laid eggs in the region in the midst of a well-documented national egg shortage.

As demonstrated in this report, the development can be undertaken in a manner with minimal impacts outside of existing operations and will maintain environmental values on the site and surrounding areas. Accordingly, the proposed development is considered to align with the purpose of the Rural Zone.

4.2.2 Level of Assessment

In accordance with Table 5.4.6.4 Rural zone, the development of an Intensive animal industry use is identified as assessable development subject to **Impact Assessment**. An assessment against the planning scheme in its entirety is therefore provided in this report.

4.2.3 Strategic Framework Assessment

The policy direction of the Rockhampton Regional Council Planning Scheme is divided into 6 themes. An assessment against these themes is provided below.

Table 3: Strategic Framework Assessment

STRATEGIC FRAMEWORK THEME	ASSESSMENT
SETTLEMENT PATTERN	The proposed development involves and upgrade to an established Intensive animal industry (poultry egg layer farm) with an historic presence on the site. Importantly, this development satisfies strategic outcome (14) by ensuring the long-term economic viability of the operation by modernising equipment and facilities to ensure the company remains competitive. The design of the shed is consistent with built form of the existing facility on the site and is appropriately designed and located to minimise potential adverse effects on surrounding sensitive land uses.
NATURAL ENVIRONMENT AND HAZARDS	The proposed works will be constructed on an existing cleared section of the site. The proposed development footprint is free from environmental and hazard constraints mapping overlays, with the exception of a small portion of the Bushfire Hazard Buffer area and a portion of the footprint mapped as Steep Land. The site is also mapped within a Biodiversity Corridor; however, the site has been historically cleared and the proposed shed is located within an existing operational area. As the project is not anticipated to result in significant change to overall operations, staff numbers, traffic or potential environmental impacts, the proposed development is not anticipated to result in significant adverse impacts on the receiving environment.
COMMUNITY IDENTITY AND DIVERSITY	The existing poultry layer farm provides employment for six full time and six part-time staff and is an important component of the local economy. The proposed facility will further strengthen the long-term viability of the operation, by providing modernised facilities and equipment.
ACCESS AND MOBILITY	The proposed development will result in minimal changes to existing current traffic generation associated with the site and no changes to existing access points are proposed.
INFRASTRUCTURE AND SERVICES	No changes to existing provision of infrastructure and services will are proposed or required as part of this development application. The proposed development will not limit the provision of future upgrades of infrastructure.
NATURAL RESOURCES AND ECONOMIC DEVELOPMENT	The poultry farm is only egg commercial scale layer farm in the Central Queensland and is a critical part of the supply chain. The ongoing operation of the farm is crucial to secure the long-term supply of locally sourced barn-laid eggs in the region in the midst of a well-documented national egg shortage. Due to its importance to the Queensland supply chain, the Peacefield are seeking to re-invest in the farm to ensure it remains an ongoing, viable, operation into the future.

4.2.4 Planning Scheme Codes

The proposed development requires assessment against the following Planning Scheme:

Zone Code:

- Rural Zone Code

Development Codes:

- Access, Parking and Mobility Code
- Stormwater Management Code
- Waste Management Code

- Water and Sewer Code
- Works Code

Overlay Codes:

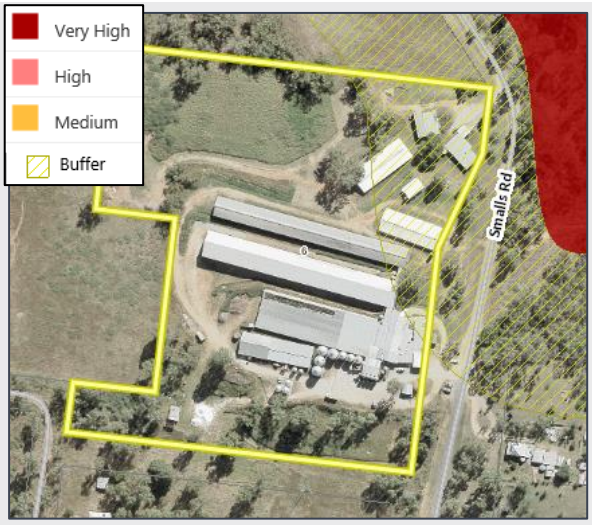
- Biodiversity Overlay Code
- Bushfire Hazard Overlay Code

A detailed assessment of all Planning Scheme Codes is provided in **Appendix 2**.

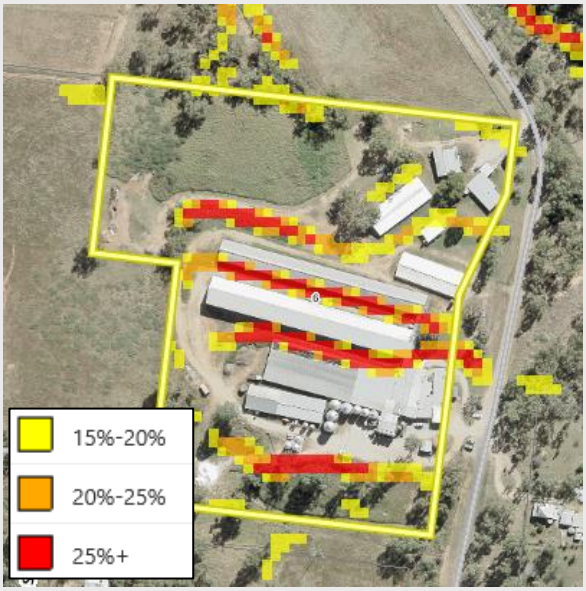
4.2.5 Planning Scheme Overlays

A detailed assessment against the applicable Planning Scheme Overlay Codes is provided in **Appendix 2**. A summary of the applicability and key responses to each overlay is provided in Table 4 below.

Table 4: Planning Scheme Overlay Assessment

PLANNING SCHEME OVERLAY	RESPONSE
Biodiversity Overlay	
	**Complies** The site is located within a broad biodiversity corridor running east – west across the site. In this regard, the upgrades to the existing farm have been located within and immediately adjacent to the existing farm and as such minimises impacts on stands of native vegetation, riparian corridors and watercourses. As shown in the development plans, to allow the construction of a level site, 9 trees in the immediate area of the existing farm are proposed to be removed. In this regard, the site is not mapped as an area of State or Local environmental significance and the trees are already surrounded by on-site infrastructure, internal access roads and operational areas. Accordingly, the clearing is not expected to result in any significant environmental impacts.
Bushfire Hazard Overlay	
	**Complies.** A small portion of the northeastern portion of the site along the Smalls Road frontage is mapped within the Bushfire Hazard Buffer Area. Smalls Road forms a physical buffer from the source of the bushfire hazard. Existing operational site procedures will adequately address bushfire risk.

Steep Land Overlay



Parts of the existing earthworks and batters, in and around the site are mapped as steep land. In order to construct shed 4 and improve access in and around the farm, earthworks are proposed around the northern and western parts of the farm to create a level building platform. The building platform will be to tie in with surrounding ground levels with a maximum slope of 1:4m.

The proposed earthworks will be undertaken in manner consistent with Council's standards and take into account the existing landform. As such, the proposed development is considered to comply with the overlay intent.

5 CONCLUSION

PSA Consulting (Australia) Pty Ltd has been engaged by Peacefield ATF The Peacefield Trust Pty Ltd (Peacefield) to prepare this Development Application, seeking a Development Permit for a Material Change of Use for upgrades to the existing Smalls Road Poultry Farm on land at 46 Smalls Road, Hamilton Creek, QLD (described as Lot 1 on MPH12210, Lot 2 on MPH14362, Lot 1 on MPH11307 and Lot 1 on MPH12220).

The Smalls Road Poultry Farm has operated as a family-owned Poultry and Egg Farm since 1959. Peacefield have recently acquired the farm and are seeking to modernise the existing infrastructure, transition from cage egg to barn laid egg production systems, improve operations and reduce the potential environmental impacts at the site. These works will ensure that the farm remains a viable operation into the future and can meet customer and statutory requirements for animal welfare, biosecurity, and food safety.

In this regard, is important to note that the poultry farm is only egg commercial scale layer farm in the Central Queensland and is a critical part of the supply chain. The ongoing operation of the farm is crucial to secure the long-term supply of locally sourced barn-laid eggs in the region in the midst of a well-documented national egg shortage. The farm is also an important employer in Mount Morgan and provides jobs for 6 full time and 6 part time staff.

As confirmed in the pre-lodgement discussion with Council, demolition and replacement of the southernmost layer (Proposed Shed 1), demolition of 3 pullet and rearing sheds, and upgrade of the cold storage area to enable eggs to be safely stored prior to distribution is currently being progressed via Building Works Approvals.

Specifically, this application involves the following components:

- The proposed development involves the construction of Shed 4 which will have a footprint of 3,000m2 (120m x 25m) and accommodate up to a maximum of 50,000 birds.
- Upgrade of existing driveways and internal vehicle movements areas to improve access and circulation around the site.

The proposed upgrades to the farm, while remaining generally consistent with past operations on the site, was determined to constitute a material change of use, due to increase in floor space, and bird numbers compared to the current operations. Under the *Rockhampton Region Planning Scheme 2015*, the proposed development is identified as Assessable Development, subject to Impact Assessment.

This report demonstrates that the proposed development complies with relevant planning provisions and will provide an important addition to the existing Smalls Road Poultry Egg Layer Farm. As such, it is recommended that the proposed development be approved subject to relevant and reasonable conditions.

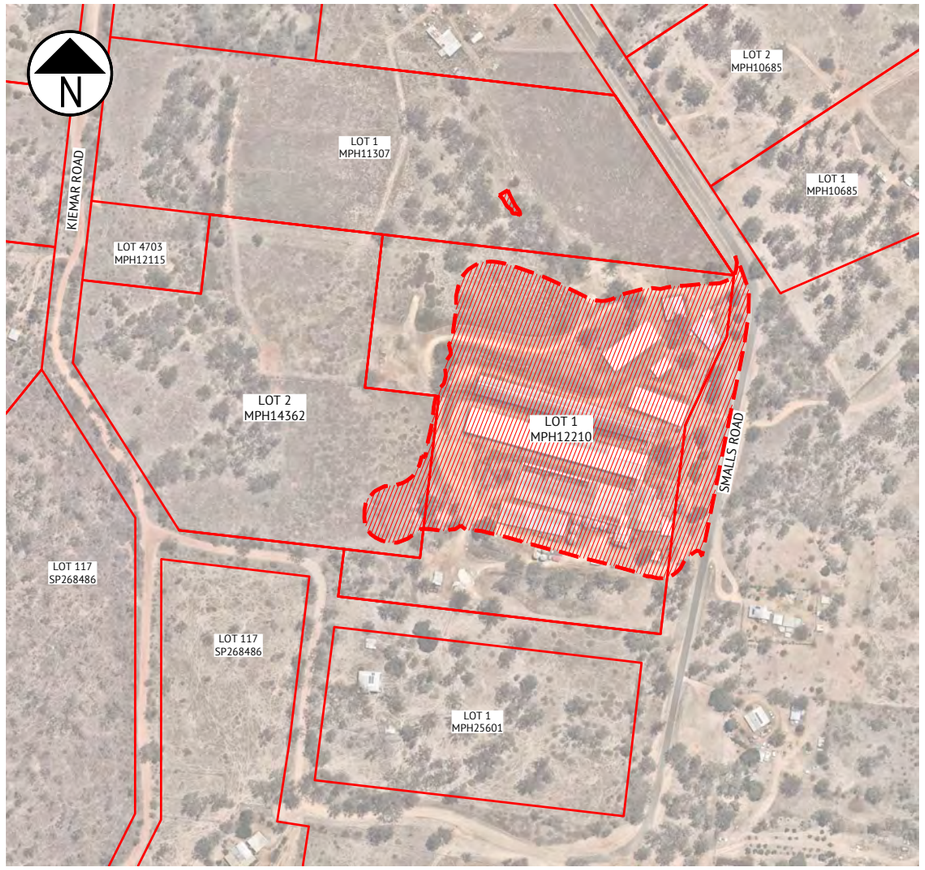
APPENDIX 1: DEVELOPMENT PLANS

AP01

PROPOSED EGG FARM EXPANSION

4-6 SMALLS RD, MT MORGAN

FOR SANTREV PTY LTD



LOCALITY PLAN

ROCKHAMPTON REGIONAL COUNCIL

LOT 1 ON MPH12210, LOT 2 ON MPH14362 & LOT 1 ON MPH11307

DRAWING SCHEDULE	
DRAWING NO.	DRAWING TITLE
C001	COVER SHEET, LOCALITY PLAN & DRAWING SCHEDULE
C002	SAFETY IN DESIGN REPORT
C003	GENERAL NOTES
C004	EXISITING SITE PLAN
C100	EARTHWORKS LAYOUT PLAN
C101	EARTHWORKS SITE SECTIONS
C200	ROAD GEOMETRY PLAN
C210	ROADWORKS & STORMWATER DRAINAGE PLAN
C220	ROAD LONGITUDINAL SECTION
C230	ROAD CROSS SECTION SHEET 1 OF 7
C231	ROAD CROSS SECTION SHEET 2 OF 7
C232	ROAD CROSS SECTION SHEET 3 OF 7
C233	ROAD CROSS SECTION SHEET 4 OF 7
C234	ROAD CROSS SECTION SHEET 5 OF 7
C235	ROAD CROSS SECTION SHEET 6 OF 7
C236	ROAD CROSS SECTION SHEET 7 OF 7
C600	SOIL EROSION & SEDIMENT CONTROL - LAYOUT PLAN
C601	SOIL EROSION & SEDIMENT CONTROL - DETAILS PLAN

BEFORE YOU DIG www.byda.com.au

INDEMNITY - EXISTING SERVICES

NOT WITHSTANDING THAT EXISTING SERVICES MAY OR MAY NOT BE SHOWN ON THESE DRAWINGS, NO RESPONSIBILITY IS TAKEN BY THE ENGINEER OR THE PRINCIPAL FOR THIS INFORMATION WHICH HAS BEEN SUPPLIED BY OTHERS. THE DETAILS ARE PROVIDED FOR INFORMATION ONLY. THE CONTRACTOR SHALL ASCERTAIN THE POSITION OF ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION AND SHALL BE RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGES CAUSED AS A RESULT OF THE WORKS.

LEVEL AND COORDINATE DATUM INFORMATION

PSM 752941 MGA2020 ZONE 56
LOCATION: HALL STREET, MOUNT MORGAN
E: 233582.444 N: 7382336.122 AHD: 253.009m

FOR OPERATIONAL WORKS APPROVAL

DATE	REV	DESCRIPTION	REC	APP
27/06/2024	A	FOR OPERATIONAL WORKS APPROVAL	AB	CWS
05/06/2024	1	PRELIMINARY - NOT FOR CONSTRUCTION	AB	CWS

REVISIONS

Premise

ROCKHAMPTON OFFICE
21 EAST STREET
PO BOX 264
ROCKHAMPTON, QLD, 4700
PH: (07) 4829 3660
WEB: www.premise.com.au

DESIGNED A.BURGGRAAFF
CHECKED C.SHIELDS
PROJECT MANAGER CHRIS SHIELDS
ENGINEERING CERTIFICATION
CHRIS SHIELDS RPEQ 9347

SCALE 0 40 80 120m
SCALE 1:2000 (A1)
ORIGINAL SHEET SIZE A1

CLIENT SANTREV PTY LTD
PROJECT PROPOSED EGG FARM EXPANSION
LOCATION 4-6 SMALLS RD, MOUNT MORGAN
SHEET TITLE COVER SHEET, LOCALITY PLAN & DRAWING SCHEDULE

JOB CODE P001540
SHEET NUMBER C001
REV A

DESIGN HAZARD SCHEDULE

ITEM	DESIGN HAZARD	POTENTIAL HAZARD	RISK	ELIMINATION / MINIMISATION OF HAZARD / RISK	RESIDUAL RISK
D1	ROAD DESIGN HAZARD	INTERNAL ROADS AND ACCESSES CONNECTING TO THE EXISTING INTERNAL ACCESS ROAD NETWORK MUST BE DESIGNED TO SUIT A 19m SEMI IN THE SOUTHERN AREA AND A 26m B-DOUBLE IN THE NORTHERN AND WESTERN AREAS.	MODERATE	ALL INTERNAL ROADS AND ACCESSES HAVE BEEN DESIGNED TO ACCOMMODATE TURNING MOVEMENTS FOR THE DESIRED VEHICLES.	LOW
D2	SITE DRAINAGE HAZARD	SITE MUST DRAIN EFFECTIVELY IN BOTH MINOR AND MAJOR RAIN EVENTS, ENSURING THAT NEIGHBOURING PROPERTIES AND CATCHMENTS ARE NOT NEGATIVELY IMPACTED.	HIGH	STORMWATER NETWORK AND SITE GRADING HAVE BEEN DESIGNED TO ENSURE THAT ALL STORMWATER FLOWS ARE DIRECTED TO EXISTING DISCHARGE POINTS	LOW
D3	EXISTING UNDERGROUND / OVERHEAD SERVICES HAZARD	EXISTING UNDERGROUND AND/OR OVERHEAD SERVICES HAZARD EXIST ON SITE.	MODERATE	SITE HAS BEEN DESIGNED TO PREVENT THE NEED FOR RELOCATION OF KNOWN EXISTING SERVICES WHERE POSSIBLE. CONTRACTOR IS RESPONSIBLE FOR CONDUCTING FURTHER CHECKS.	LOW

CONSTRUCTION HAZARD SCHEDULE

ITEM	POTENTIAL HAZARD	POSSIBLE PREVENTATIVE ACTION
C1	DEEP EXCAVATION HAZARD	ALL STEPS MUST BE TAKEN TO OBTAIN CURRENT UNDERGROUND SERVICES INFORMATION BEFORE EXCAVATION WORKS COMMENCE. EXCAVATION WORK MUST BE UNDERTAKEN BY APPROPRIATELY EXPERIENCED AND QUALIFIED PERSONNEL. EXCAVATIONS SHALL BE ADEQUATELY SHORED AND APPROPRIATE BARRICADES AND SIGNAGE ERECTED, IF REQUIRED.
C2	OVERHEAD POWER HAZARD	WARNING SIGNS AND MARKERS SHALL BE ERECTED ADVISING OF THE PRESENCE OF LIVE OVERHEAD CABLES. A REPRESENTATIVE OF THE SUPPLY AUTHORITY SHALL REMAIN ON SITE DURING EARTHWORKS AND ANY OTHER HIGH RISK WORKS, IF REQUIRED.
C3	UNDERGROUND ELECTRICAL, TELECOMMUNICATION, GAS AND WATER MAIN HAZARD	WARNING SIGNS AND MARKERS SHALL BE ERECTED ADVISING OF THE PRESENCE OF THE EXISTING SERVICE. THE SERVICE SHALL BE IDENTIFIED AND MARKED BY THE SUPPLY AUTHORITY PRIOR TO THE COMMENCEMENT OF EXCAVATION. A REPRESENTATIVE OF THE SUPPLY AUTHORITY SHALL REMAIN ON SITE DURING THE EXCAVATION WORK, IF REQUIRED.
C4	WORKS NEAR RAIL, AIRPORTS AND ROADS HAZARD	ALL REQUIRED PERMITS, APPROVALS AND SAFETY REQUIREMENTS FROM THE RELEVANT AUTHORITY SHOULD BE OBTAINED PRIOR TO COMMENCING WORK. A REPRESENTATIVE OF THE RELEVANT AUTHORITY SHALL REMAIN ON SITE DURING CONSTRUCTION WHILE THE HAZARD REMAINS.
C5	PEDESTRIAN ACCESS HAZARD	WORK WITHIN OR ADJACENT TO AREAS WHICH THE PUBLIC REQUIRES PEDESTRIAN ACCESS MUST HAVE APPROPRIATE BARRICADES AND SIGNAGE ERECTED AT ALL TIMES.
C6	POTENTIAL VEHICLE HAZARD	SITE PERSONNEL SHALL BE ADVISED OF THE POTENTIAL HAZARDS AND THE APPROPRIATE PROCEDURES FOR WORKING ADJACENT TO OPERATING PUBLIC ROADS. APPROPRIATE SAFETY CLOTHING SHALL BE WORN AND THE REQUIRED SIGNAGE SHALL BE ERECTED. THE WORKS SHALL BE UNDERTAKEN IN A MANNER WHICH DOES NOT COMPROMISE THE SAFETY OF THE VEHICLE OCCUPANTS OR THE SITE PERSONNEL.
C7	DEMOLITION AND CLEARING HAZARD	SUITABLE QUALIFIED AND EXPERIENCED PERSONNEL SHALL BE RESPONSIBLE FOR THE DEMOLITION AND CLEARING WORKS FOR THE PROJECT AT ALL TIMES. THE CONTRACTORS WORK METHOD STATEMENT SHALL ALSO GIVE CONSIDERATION TO FALLING DEBRIS, COLLAPSE AND DANGEROUS AIRBORNE AGENTS.
C8	TRAFFIC MANAGEMENT HAZARD	SUITABLE QUALIFIED AND EXPERIENCED PERSONNEL SHALL BE RESPONSIBLE FOR THE SAFE AND ORDERLY PASSAGE OF VEHICULAR AND PEDESTRIAN TRAFFIC THROUGH THE PROJECT AT ALL TIMES. THE CONTRACTOR SHALL DEVELOP A TRAFFIC MANAGEMENT PLAN (TMP) FOR THE PROJECT TO ESTABLISH APPROPRIATE CONTROLS IN ACCORDANCE WITH THE MANUAL FOR UNIFORM TRAFFIC CONTROL.
C9	ASBESTOS HAZARD	ALL PERSONNEL SHOULD BE ADVISED OF THE POTENTIAL PRESENCE OF ASBESTOS AND AN IDENTIFICATION AND ACTION PLAN SHALL BE PUT IN PLACE. SAMPLING AND IDENTIFICATION IS TO BE UNDERTAKEN IN ACCORDANCE WITH WORKPLACE HEALTH AND SAFETY REGULATIONS. IF SAMPLING CONFIRMS THE PRESENCE OF ASBESTOS THEN THE ACTION PLAN IS TO BE IMPLEMENTED TO REMEDIATE THE SITE.
C10	POTENTIAL ROCK FALL	LAND ABOVE THE SITE HAS BEEN CLEARED AND SOME EARTHWORKS HAS BEEN UNDERTAKEN CREATING A POTENTIAL ROCK FALL HAZARD. SUITABLE PERSONNEL SHALL BE RESPONSIBLE FOR IDENTIFYING ANY POTENTIAL HAZARD AND THE CONTRACTOR SHALL TAKE APPROPRIATE ACTION TO ELIMINATE THE HAZARD.

DESIGN HAZARD NOTES:

1. PREMISE AUSTRALIA PTY LTD (PREMISE), HAVING BEEN COMMISSIONED TO CARRY OUT DETAILED DESIGN AND DOCUMENTATION OF THESE WORKS, CONFIRM THAT THE PREMISE DRAWING SET HAS BEEN INTERNALLY REVIEWED FOR DESIGN SAFETY IN ACCORDANCE WITH SECTION 22 OF THE WORK HEALTH AND SAFETY ACT 2011 QLD.
2. THIS REPORT SUMMARISES AN INTERNAL REVIEW OF THE PREMISE DETAILED DESIGN DRAWINGS FOR DESIGN SAFETY.
3. THIS REPORT IN NO WAY RELIEVES THE PRINCIPAL, CONTRACTOR OR ANY OTHER PARTY OF THEIR OWN OBLIGATIONS AND RESPONSIBILITIES UNDER THE WORK HEALTH AND SAFETY ACT 2011 QLD, INCLUDING (BUT NOT LIMITED TO) CONSULTATION WITH THE DESIGNER UNDER SECTION 294 OF THE ACT, THE PREPARATION OF SATISFACTORY SAFE WORK METHOD STATEMENTS AND DUTIES OF CARE.
4. IT IS A REQUIREMENT UNDER SECTION 296 OF THE WORK HEALTH AND SAFETY ACT 2011 QLD, THAT A COPY OF THIS REPORT BE PROVIDED TO THE CONTRACTOR BY THE ENTITY COMMISSIONING THE WORK SHOWN ON THE PREMISE DRAWINGS.
5. AS PER THE DEPARTMENT OF JUSTICE AND THE ATTORNEY-GENERAL- WORKPLACE HEALTH AND SAFETY QUEENSLAND, A WRITTEN REPORT IS NOT REQUIRED FOR DESIGNS THAT HAVE TYPICAL FEATURES.

CONSTRUCTION HAZARD NOTES:

1. UNDER THE QUEENSLAND WORK HEALTH AND SAFETY ACT 2011, THE WORK HEALTH AND SAFETY REGULATION 2011 AND OTHER LEGISLATION AND GUIDELINES, THE PRINCIPAL CONTRACTOR HAS SPECIFIC OBLIGATIONS IN RELATION TO THE SAFE OPERATION OF THE SITE AND OF THE WORKS.
   TO ASSIST THE PRINCIPAL CONTRACTOR IN COMPLYING WITH THESE OBLIGATIONS THE PROJECT DESIGNERS HAVE IDENTIFIED BY DRAWING NOTES, AREAS WHERE POTENTIAL HAZARDS MAY ARISE. THESE NOTES OR ADVICE, SHALL NOT NECESSARILY BE CONSIDERED COMPLETE AND ARE BASED UPON THE DESIGNERS' UNDERSTANDING OF THE SAFETY RISKS ASSOCIATED WITH THE WORKS.
   THESE NOTES OR ADVICE SHALL NOT RELIEVE THE PRINCIPAL CONTRACTOR OF ANY OBLIGATION UNDER THE RELEVANT LEGISLATION OR GUIDELINE. THE PRINCIPAL CONTRACTOR SHALL REMAIN RESPONSIBLE FOR THE PREPARATION OF AN APPROPRIATE WORK HEALTH SAFETY MANAGEMENT PLAN AND SAFE WORK METHOD STATEMENTS FOR THE SITE.
2. PURSUANT TO THE WORK HEALTH AND SAFETY ACT 2011 WE HEREBY ADVISE THAT OUR DESIGN SAFETY REVIEW HAS IDENTIFIED UNUSUAL OR ATYPICAL DESIGN FEATURES THAT MAY PRESENT ADDITIONAL HAZARDS OR RISKS DURING THE CONSTRUCTION PHASE AND THESE ARE LISTED IN THE CONSTRUCTION HAZARD SCHEDULE.

CONSEQUENCE TABLE

LEVEL	CONSEQUENCE	COST/TIME
5 - CATASTROPHIC	FATALITY OR MULTIPLE PERSONS ONSITE WITH LIFE THREATENING HEALTH EFFECTS OR INABILITY TO CONTINUE	HUGE FINANCIAL OR TIME LOSS
4 - MAJOR	EXTENSIVE INJURIES, OR ONSET OF SEVERE OR LIFE THREATENING HEALTH EFFECTS TO SINGLE PERSON ONSITE. MULTIPLE PERSONS WITH ONSET OF IRREVERSIBLE HEALTH EFFECTS. PERMANENT INJURY TO PERSON ONSITE.	MAJOR FINANCIAL OR TIME LOSS
3 - MODERATE	MEDICAL TREATMENT REQUIRED. IRREVERSIBLE HEALTH EFFECT TO A SINGLE PERSON. MULTIPLE PERSONS ONSITE WITH REVERSIBLE HEALTH EFFECTS.	HIGH FINANCIAL OR TIME LOSS
2 - MINOR	FIRST AID, SINGLE OR MULTIPLE INJURIES AMONGST PERSONS ONSITE. SINGLE PERSON ONSITE WITH MODERATE SHORT TERM REVERSIBLE HEALTH EFFECTS.	MEDIUM FINANCIAL OR TIME LOSS
1 - INSIGNIFICANT	NO INJURIES. OVER EXPOSURE TO A SINGLE PERSON ONSITE, BUT NO REPORTED HEALTH EFFECTS.	LOW FINANCIAL OR TIME LOSS

LIKELIHOOD TABLE

LEVEL	DESCRIPTION	QUANTIFICATION GUIDE
A - ALMOST CERTAIN	THE EVENT IS EXPECTED TO OCCUR IN MOST CERTAIN CIRCUMSTANCES	MORE THAN ONCE PER YEAR
B - LIKELY	THE EVENT WILL PROBABLY OCCUR IN MOST CIRCUMSTANCES	AT LEAST ONCE IN 5 YEARS
C - POSSIBLE	THE EVENT SHOULD OCCUR AT SOME TIME	AT LEAST ONCE IN 10 YEARS
D - UNLIKELY	THE EVENT COULD OCCUR AT SOME TIME	AT LEAST ONCE IN 30 YEARS
E - RARE	THE EVENT MAY OCCUR IN EXCEPTIONAL CIRCUMSTANCES	LESS THAN ONCE IN 30 YEARS

RISK ANALYSIS MATRIX

LIKELIHOOD	CONSEQUENCE				
	1 - INSIGNIFICANT	2 - MINOR	3 - MODERATE	4 - MAJOR	5 - CATASTROPHIC
A - ALMOST CERTAIN	MODERATE	HIGH	EXTREME	EXTREME	EXTREME
B - LIKELY	MODERATE	HIGH	HIGH	EXTREME	EXTREME
C - POSSIBLE	LOW	MODERATE	HIGH	EXTREME	EXTREME
D - UNLIKELY	LOW	LOW	MODERATE	HIGH	EXTREME
E - RARE	LOW	LOW	MODERATE	HIGH	HIGH

RISK EVALUATION TABLE

RISK LEVEL	ACTION REQUIRED
EXTREME	UNACCEPTABLE RISK. RE-DESIGN REQUIRED. DO NOT PROCEED WITHOUT ADDITIONAL CONTROLS.
HIGH	UNACCEPTABLE RISK. ADDITIONAL CONTROLS NEEDED. CONSIDER FURTHER REVIEW AND CONSIDER RE-DESIGN
MODERATE	RISK MAY BE ACCEPTABLE. MANAGEMENT TO DETERMINE ACTIONS REQUIRED
LOW	ACCEPTABLE. MANAGE RISK THROUGH ROUTINE PROCEDURES AND OTHER ADMINISTRATIVE CONTROLS

FOR OPERATIONAL WORKS APPROVAL

DATE	REV	DESCRIPTION	REC	APP
27/06/2024	A	FOR OPERATIONAL WORKS APPROVAL	AB	CWS
05/06/2024	1	PRELIMINARY - NOT FOR CONSTRUCTION	AB	CWS

REVISIONS

Premise
ROCKHAMPTON OFFICE
21 EAST STREET
PO BOX 264
ROCKHAMPTON, QLD, 4700
PH: (07) 4829 3660
WEB: www.premise.com.au

DESIGNED A.BURGGRAAFF
CHECKED C.SHIELDS
PROJECT MANAGER CHRIS SHIELDS
ENGINEERING CERTIFICATION
CHRIS SHIELDS RPEQ 9347

SCALE
ORIGINAL SHEET SIZE A1

CLIENT: SANTREV PTY LTD
PROJECT: PROPOSED EGG FARM EXPANSION
LOCATION: 4-6 SMALLS RD, MOUNT MORGAN
SHEET TITLE: SAFETY IN DESIGN REPORT

JOB CODE: P001540
SHEET NUMBER: C002
REV: A

GENERAL

1.0 EXISTING SERVICES
THE CONTRACTOR SHALL ESTABLISH THE EXTENT AND LOCATION OF ALL EXISTING SERVICES WITHIN THE WORKS AREA. ALL SERVICES SHALL BE PROTECTED AGAINST ACCIDENTAL DAMAGE DURING THE CONSTRUCTION OF THE WORKS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED DUE TO DAMAGE TO EXISTING SERVICES.

2.0 INSPECTIONS
A MINIMUM OF 24 HOURS NOTICE OF ALL REQUIRED INSPECTIONS SHALL BE GIVEN BY THE CONTRACTOR TO THE CLIENT/SUPERINTENDENT / ENGINEER. THE ENGINEER REQUIRES INSPECTIONS AT THE FOLLOWING STAGES OF CONSTRUCTION.

a. AT SUBGRADE LEVEL
b. BASE COURSE FINAL
c. ALL STORMWATER PRIOR TO BACKFILLING

CHECK LEVELS AND TESTING RESULTS WILL BE REQUIRED PRIOR TO INSPECTIONS WHERE APPLICABLE.

EARTHWORKS AND ROADWORKS

1.0 EARTHWORKS

1.1 TOPSOIL
THE CONTRACTOR SHALL STRIP TOPSOIL FROM THE WHOLE OF THE WORKS AREA IN PRIVATE PROPERTY TO A DEPTH OF 100mm OR AS DIRECTED BY THE SUPERINTENDENT / ENGINEER AND STOCKPILE IT IN THE NOMINATED STOCKPILE AREA PRIOR TO COMMENCING BULK EARTHWORKS. THE CONTRACTOR SHALL BE REQUIRED TO CARRY OUT TEMPORARY STABILISING MEASURES TO MINIMISE THE TRANSPORTATION OF AIRBORNE MATERIAL THAT MAY CAUSE NUISANCE TO NEIGHBOURING PROPERTIES.

1.2 BULK FILLING

1.3.1 ROADS
PRIOR TO ANY FILLING THE AREA TO BE FILLED SHALL BE PROOF ROLLED BY FOUR PASSES OF A 10 TONNE MINIMUM STATIC MASS ROLLER / LOADED WATER TRUCK. THE FINAL PASS SHALL BE TREATED AS TEST ROLLING IN ACCORDANCE WITH TESTING CLAUSE 5.4 OF AS 3798 WITH INSPECTION CARRIED OUT BY THE APPROVED GEOTECHNICAL TESTING AUTHORITY OR THE SUPERINTENDENT / ENGINEER. THE COST OF PROOF AND TEST ROLLING SHALL BE DEEMED TO BE INCLUDED IN THE CONTRACT LUMP SUM. FILLING SHALL BE PLACED IN LAYERS OF NOT MORE THAN 200mm LOOSE THICKNESS AND COMPACTED TO A MINIMUM STANDARD MAXIMUM DRY DENSITY AS DETERMINED BY AS 1289, E1.1 AND SPECIFIED IN THIS SPECIFICATION. TEST FREQUENCY SHALL BE AS STATED IN THE QUALITY ASSURANCE TESTING TABLE A. AT ALL TIMES DURING BULK EARTHWORKS THE CONTRACTOR SHALL ENSURE THAT THE WORKS ARE KEPT IN A STATE SO AS NOT TO ALLOW PONDING ON THE WORKS OR EROSION FROM THE WORKS IN THE EVENT OF RAIN. THE MOISTURE CONTENT OF THE FILL SHALL BE MAINTAINED AS CLOSE AS IS PRACTICAL TO OPTIMUM MOISTURE CONTENT DURING THE COMPACTION OF THE FILL.

1.3.2 SELECT FILL
SELECT FILL MATERIAL SHALL BE IN ACCORDANCE WITH THE BELOW SPECIFICATION TO ENSURE MOISTURE INGRESS UNDER THE SLAB IS MINIMISED.
GRADING COEFFICIENT SHALL BE BETWEEN 16 AND 34, WHEREBY GRADING COEFFICIENT IS:

((%PASSING 26.5MM SIEVE-%PASSING 2.0MM SIEVE) X (%PASSING 4.75MM SIEVE)/100).

SHRINKAGE PRODUCT SHALL BE BETWEEN THE RANGE OF 100 TO 300, WHEREBY THE SHRINKAGE PRODUCT IS:
(LINEAR SHRINKAGE X %PASSING 0.425MM SIEVE).

SOIL TESTING CONFIRMING MATERIAL COMPLIANCE IS TO BE PROVIDED BY THE CONTRACTOR.

ALL EARTHWORKS FILL ON LOTS IS TO BE LEVEL 1 CERTIFIED IN ACCORDANCE WITH AS3798-1996 WITH EXTENTS SHOWN ON EARTHWORKS PLAN. CERTIFICATION SHALL STATE THAT FILL IS SIMILAR TO THAT DEFINED IN SECTION 6.1.2 OF AS2870.1-1996 AND CAN THUS BE CLASSIFIED AS "CONTROLLED FILL".

1.4 DUST CONTROL
THE CONTRACTOR SHALL ENSURE THAT DUST RESULTING FROM THE EARTHWORKS OPERATIONS IS KEPT TO A MINIMUM BY THE APPLICATION OF WATER TO THE WORKS AREA OR BY OTHER APPROVED METHODS AS DIRECTED BY THE ENGINEER/SUPERINTENDENT DURING ALL PERIODS OF CONSTRUCTION.

1.5 WATER FOR CONSTRUCTION PURPOSES
THE PRINCIPAL SHALL NOT SUPPLY WATER FOR USE IN CONSTRUCTION OF THE WORKS. THE CONTRACTOR SHALL MAKE HIS OWN ARRANGEMENTS FOR OBTAINING WATER FOR THESE PURPOSES. WATER CAN BE PURCHASED FROM COUNCIL WITH PRIOR CONSENT.

1.6 REPLACEMENT OF UNSOUND MATERIAL
IF DURING PROOF ROLLING OF THE FILL/PAVEMENT AREAS OR IN THE CONSTRUCTION OF CUTS, UNSOUND OR UNSUITABLE MATERIAL IS ENCOUNTERED WHICH IN THE OPINION OF THE ENGINEER IS NOT SUITABLE FOR INCLUSION IN THE FILL, THE CONTRACTOR SHALL EXCAVATE AND REMOVE TO SPOIL AS DIRECTED ON SITE SUCH UNSUITABLE MATERIAL. THE CONTRACTOR SHALL THEN REPLACE THE UNSOUND MATERIAL WITH SUITABLE MATERIAL DRAWN FROM THE CUTTING OPERATION ON SITE (IF AVAILABLE), OR FROM A SUITABLE SUPPLIER.

1.7 REPLACEMENT OF TOPSOIL
AT THE COMPLETION OF THE BULK EARTHWORKS, ROADWORKS AND SERVICES INSTALLATION AND FOLLOWING APPROVAL OF THE FINISHED SURFACE OF FOOTPATHS AND OTHER FILLED AREAS, THE CONTRACTOR SHALL LIGHTLY TINE UP THE FILL SURFACE AND REPLACES THE STOCKPILED TOPSOIL IN THE AREAS NOMINATED BY THE SUPERINTENDENT.
THE FINISHED SURFACE OF THE TOPSOIL SHALL BE LIGHTLY STATIC ROLLED AND WATERED TO PRODUCE AN EVEN SURFACE SUITABLE FOR SEEDING AND FERTILISING.

2.0 PAVEMENT

2.1 PAVEMENT MATERIAL
THE PAVEMENT MATERIAL SHALL BE WELL GRADED AND CONTAIN NO ORGANIC MATTER. ALL PAVEMENT MATERIAL MUST BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TEST RESULTS SHALL BE MADE AVAILABLE TO PROVE COMPLIANCE WITH THIS SPECIFICATION. THE BASE COURSE MATERIAL SHALL BE TMR TYPE 2.3.

2.2
NO PAVING MATERIAL SHALL BE PLACED IN AN AREA UNTIL ALL SERVICE CONDUITS, DRAINAGE PIPES, HAVE BEEN COMPLETED TESTED AND BACKFILLED UNLESS APPROVED BY THE SUPERINTENDENT / ENGINEER.

2.3
THE MINIMUM COMPACTION TEST REQUIREMENTS SHALL BE AS FOLLOWS:

a.	STANDARD SUBGRADE	98%
b.	STANDARD BASE	100%

2.4
AFTER COMPACTION OF THE SUBGRADE IS COMPLETED, THE SUBGRADE SHALL BE PROOF ROLLED IN THE PRESENCE OF THE ENGINEER IF REQUIRED AND ANY AREAS OF UNSUITABLE MATERIAL SHALL BE REMOVED AS DIRECTED.

2.5
THE TOLERANCE REQUIREMENTS ON THE FINISHED SURFACE LEVEL OF ROADS AND KERB AND CHANNEL SHALL BE AS FOLLOWS:

SUBGRADE SURFACE	+0MM TO -25MM
PAVEMENT THICKNESS	+20MM TO -10MM
WEARING COURSE THICKNESS	+10MM TO -0MM

FINISHED ROAD
a. HORIZONTAL ALIGNMENT ±50MM
b. VERTICAL/GEOMETRIC TOLERANCE
c. PRIMARY TOLERANCE ±10MM
d. DEVIATION FROM 3M STRAIGHT EDGE 5MM
e. CROSSFALL ±0.2%
f. RATE OF CHANGE OF CROSSFALL ±0.02% PER METRE.

STORMWATER DRAINAGE

1.0 PIPES
ALL PIPES SHALL BE PRECAST CONCRETE PIPE MANUFACTURED TO COMPLY WITH AS4058:1992 OR FIBRE REINFORCED CONCRETE PIPES TO COMPLY WITH AS4139. ALL PRECAST CONCRETE PIPES SHALL BE CLASS 2 UNLESS NOTED OTHERWISE ON THE DRAWINGS. ALL PIPES SHALL HAVE FLUSH JOINTS AND BE INSTALLED WITH EXTERNAL RUBBER BANDS UNLESS NOTED OTHERWISE ON THE DRAWINGS.

ALL POLYVINYL CHLORIDE (UPVC) PIPES AND FITTINGS TO COMPLY WITH AS 1254, AS/NZS 1260, AS 1273, AS/NZS 1477, AS/NZS 2179.2 AND AS 2032.

ALL PIPES INSTALLED SHALL BE NEW AND FREE FROM ANY DAMAGE OR CRACKS.

2.0 EXCAVATION AND BACKFILLING
THE PIPE TRENCHES SHALL BE EXCAVATED TO ALLOW A MINIMUM 100MM OF APPROVED BEDDING TO THE BOTTOM AND ALL SIDES AND TOP OF THE PIPE. ALL BEDDING, SURROUNDS, AND BACKFILL MATERIAL SHALL BE COMPACTED IN MAXIMUM 150MM THICK LAYERS AND A MINIMUM 95% MAXIMUM DRY DENSITY AS DETERMINED BY AS 1289 E.1.1 OR DENSITY INDEX OF MINIMUM 70% AS DETERMINED BY AS 1289 E.G.1. ALL BACKFILL UNDER ROAD PAVEMENTS SHALL HAVE A MINIMUM OF 97% MAXIMUM DRY DENSITY AS DETERMINED BY AS 1289 E.1.1.

ALL CONCRETE OR REINFORCED FIBRE PIPES TO BE INSTALLED IN ACCORDANCE WITH CDMG REQUIREMENTS

ALL REINFORCED CONCRETE BOX CULVERTS TO BE INSTALLED IN ACCORDANCE WITH CMDG REQUIREDMENTS

3.0 LAYING AND JOINTING
PIPE LAYING SHALL BEGIN AT THE DOWN STREAM END OF THE LINE WITH THE GROOVED ENDS OF THE PIPE FACING UPSTREAM. THE END OF THE PIPE SHALL BE CLEANED PRIOR TO THE INSTALLATION OF THE EXTERNAL RUBBER BAND FOR RCP PIPES. LIFTING HOLES IN PIPES SHALL BE SECURELY PLUGGED WITH MANUFACTURER PLUGS OR DRY PACK MORTAR PRIOR TO BACKFILLING. ALL DRAINAGE LINES SHALL BE CONSTRUCTED WITH A TOLERANCE OF ± 15MM IN LINE FROM THE ALIGNMENT SHOWN ON THE DRAWINGS OVER ANY 30M LENGTH. ALL PIPES MUST FALL IN THE REQUIRED DIRECTION.

4.0 CONCRETE WORK

4.1
CONCRETE WORK, SIDE DRAINS, SEEPAGE DRAINS, AND OTHER ITEMS NOT SPECIFICALLY COVERED IN THIS JOBS SPECIFICATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RELEVANT DRAWINGS AND/OR ATTACHED SPECIFICATION.

4.2
ALL CAST INSITU CONCRETE WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS. NOTWITHSTANDING ANYTHING TO THE CONTRARY, NO SEPARATE PAYMENT WILL BE MADE FOR REINFORCING STEEL AND THE COST SHALL BE DEEMED TO BE INCLUDED IN THE VARIOUS CONCRETE ITEMS.

ALL CONCRETE WORK SHALL BE CLASS N32 UNLESS OTHERWISE SPECIFIED.

5.0 INLETS & ACCESS CHAMBERS
ALL FIELD INLETS SHALL BE PRECAST CONCRETE PITS OR APPROVED EQUIVALENT AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS' SPECIFICATIONS. ANY INSITU CONCRETE WORK SHALL COMPLY WITH AS3600. FIELD INLETS TO BE INSTALLED IN ACCORDANCE WITH CMDG SPECIFICATIONS

ALL NEW FIELD INLETS TO HAVE GALVANIZED STEEL GRATES WITH MINIMUM CLASS D LIDS IN TRAFFICABLE AREAS AND CLASS B MINIMUM WITHIN GRASSED/LANDSCAPED AREAS.

INSTALLATION OF PRECAST ROAD GULLY UNITS IS TO BE IN ACCORDANCE WITH CMDG SPECIFICATIONS,

INSTALLATION OF PRECAST ACCESS CHAMBERS IS TO BE IN ACCORDANCE WITH CMDG SPECIFICATIONS,

QUALITY ASSURANCE TESTING TABLE A:

SUBGRADE
FIELD DENSITY
1 TEST PER 50m OF ROADWAY OR AS NOMINATED BY THE ENGINEER.
SOAKED CBR
1 ON EACH REPRESENTATIVE SAMPLE AS DIRECTED BY THE ENGINEER.
PREPARATION
INSPECTION AND APPROVAL BY ENGINEER PRIOR TO COMMENCEMENT OF PAVING.
SURVEY LEVELS
PROVIDED BY CONTRACTOR AT DESIGN CHAINAGES PRIOR TO JOINT COUNCIL AND ENGINEER INSPECTION.

SUB-BASE
PARTICLE SIZE DISTRIBUTION
1 NO REQUIRED OF COMPACTED SAMPLE IF REQUESTED.
DISTIBUTION
SAMPLE IF REQUESTED.
ATTERBERG LIMITS
1 NO REQUIRED OF COMPACTED SAMPLE IF REQUESTED.
SOAKED CBR1
1 PER SOURCE.

FIELD DENSITY
1 TEST PER 50M OF ROADWAY OR AS NOMINATED BY THE ENGINEER.

CONFIRMATION OF INSITU COMPACTED DEPTH BY LEVEL SURVEY PROVIDED BY THE CONTRACTOR AT DESIGN CHAINAGES PRIOR TO INSPECTION BY ENGINEER.

BASE
PARTICLE SIZE DISTRIBUTION
1 NO REQUIRED OF COMPACTED SAMPLE IF REQUESTED.
ATTERBERG LIMITS
1 NO REQUIRED OF COMPACTED SAMPLE IF REQUESTED.
SOAKED CBR
1 PER SOURCE.
FIELD DENSITY
1 TEST PER 50m OF ROADWAY OR AS NOMINATED BY THE ENGINEER.

CONFIRMATION OF INSITU COMPACTED DEPTH BY LEVEL SURVEY PROVIDED BY THE CONTRACTOR AT DESIGN CHAINAGES PRIOR TO INSPECTION BY ENGINEER.

ASPHALT TESTS BY MANUFACTURER
AGGREGATE GRADING
BITUMEN CONTENT
COMPACTED DENSITY
MAXIMUM DENSITY
STABILITY
FLOW
STIFFNESS
VOIDS IN AGGREGATE
VOIDS FILLED
1 SERIES OF TESTS PER 50 LINEAR METRES LAID.

STORMWATER
SAND BEDDING, ALIGNMENT AND LEVEL
INSPECTION AND APPROVAL BY SUPERINTENDENT / ENGINEER OF BEDDING AND LAYING OF STORMWATER PIPE. LEVELS SUPPLIED BY CONTRACTOR AND APPROVED BY SUPERINTENDENT / ENGINEER.

TRENCH BACKFILL
1 FIELD DENSITY TEST PER SECTION OF TRENCH.

EROSION CONTROL
ALL DISTURBED AREAS OUTSIDE SEALED OR CONCRETED PAVEMENT AREAS ARE TO BE STABALISED WITH TOPSOIL AND HYDROMULCH OR TURF OR LANDSCAPING BY OTHERS UPON COMPLETION. REFER TO EROSION AND SEDIMENT CONTROL PLAN FOR DETAILS.

AS-CONSTRUCTED INFORMATION

THE BUILDER SHALL PROVIDE LEVELS AND DIMENSION INFORMATION SUITABLE TO CONFIRM TO THE SATISFACTION OF THE SUPERINTENDENT THAT THE WORKS HAVE BEEN CONSTRUCTED TO THE LEVELS AND DIMENSIONS SHOWN ON THE DRAWING. THE BUILDER SHALL PROVIDE ALL AS-CONSTRUCTED INFORMATION NECESSARY FOR THE PREPARATION OF THE AS-CONSTRUCTED PLANS TO COUNCIL REQUIREMENTS. THE MINIMUM INFORMATION REQUIREMENTS ARE AS FOLLOWS:
a. DRAINAGE EXTENTS;
b. LOCATIONS OF MANHOLES, GULLY PITS AND CULVERTS;
c. INVERT LEVELS OF INLET AND OUTLET PIPES AT MANHOLES AND GULLY PITS ON LAYOUT PLAN;
d. TOP OF MANHOLE AND GULLY PIT LEVELS AT THE CENTRE POINT ON LAYOUT PLAN.
e. INDICATE ACTUAL PIPE SIZES, CLASSES AND GRADES ON THE LAYOUT PLAN;
f. LOCATIONS AND DEPTHS OF ALL SERVICES (E.G. WATER AND DRAINAGE PIPES).
g. ALL DIMENSIONS SHALL BE PROVIDED IN METRES CORRECT TO 2 DECIMAL PLACES. ALL LEVELS SHALL BE ON AUSTRALIAN HEIGHT DATUM (AHD) AND THE AS CONSTRUCTED SURVEY ON GDA94 COORDINATE SYSTEM IN METRES CORRECT TO 3 DECIMAL PLACES;
h. THE "AS CONSTRUCTED" INFORMATION FOR ROADWORKS AND DRAINAGE SHALL BE PROVIDED WITHIN FOURTEEN (14) DAYS ON COMPLETION OF THE WORKS.

NOTE: ALL WORKS ARE TO BE IN ACCORDANCE WITH THE CMDG GUIDELINES AND AUSTRALIAN STANDARDS UNLESS OTHERWISE APPROVED.

FOR OPERATIONAL WORKS APPROVAL

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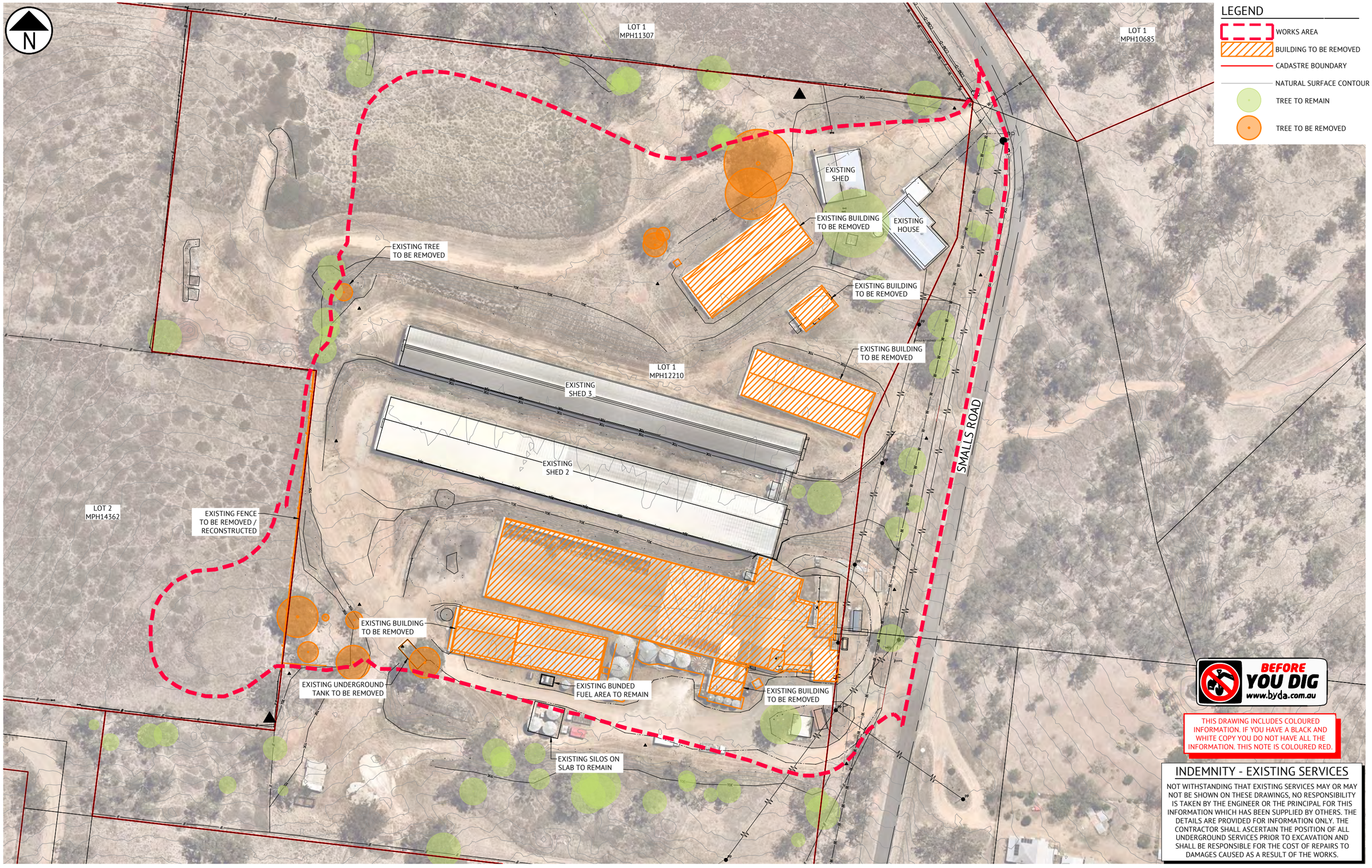
Premise
ROCKHAMPTON OFFICE
21 EAST STREET
PO BOX 264
ROCKHAMPTON, QLD, 4700
PH: (07) 4829 3660
WEB: www.premise.com.au

DESIGNED A.BURGGRAAFF
CHECKED C.SHIELDS
PROJECT MANAGER CHRIS SHIELDS
ENGINEERING CERTIFICATION
CHRIS SHIELDS RPEQ 9347
SCALE
ORIGINAL SHEET SIZE A1

CLIENT SANTREV PTY LTD
PROJECT PROPOSED EGG FARM EXPANSION
LOCATION 4-6 SMALLS RD, MOUNT MORGAN
SHEET TITLE GENERAL NOTES

JOB CODE P001540
SHEET NUMBER C003
REV A



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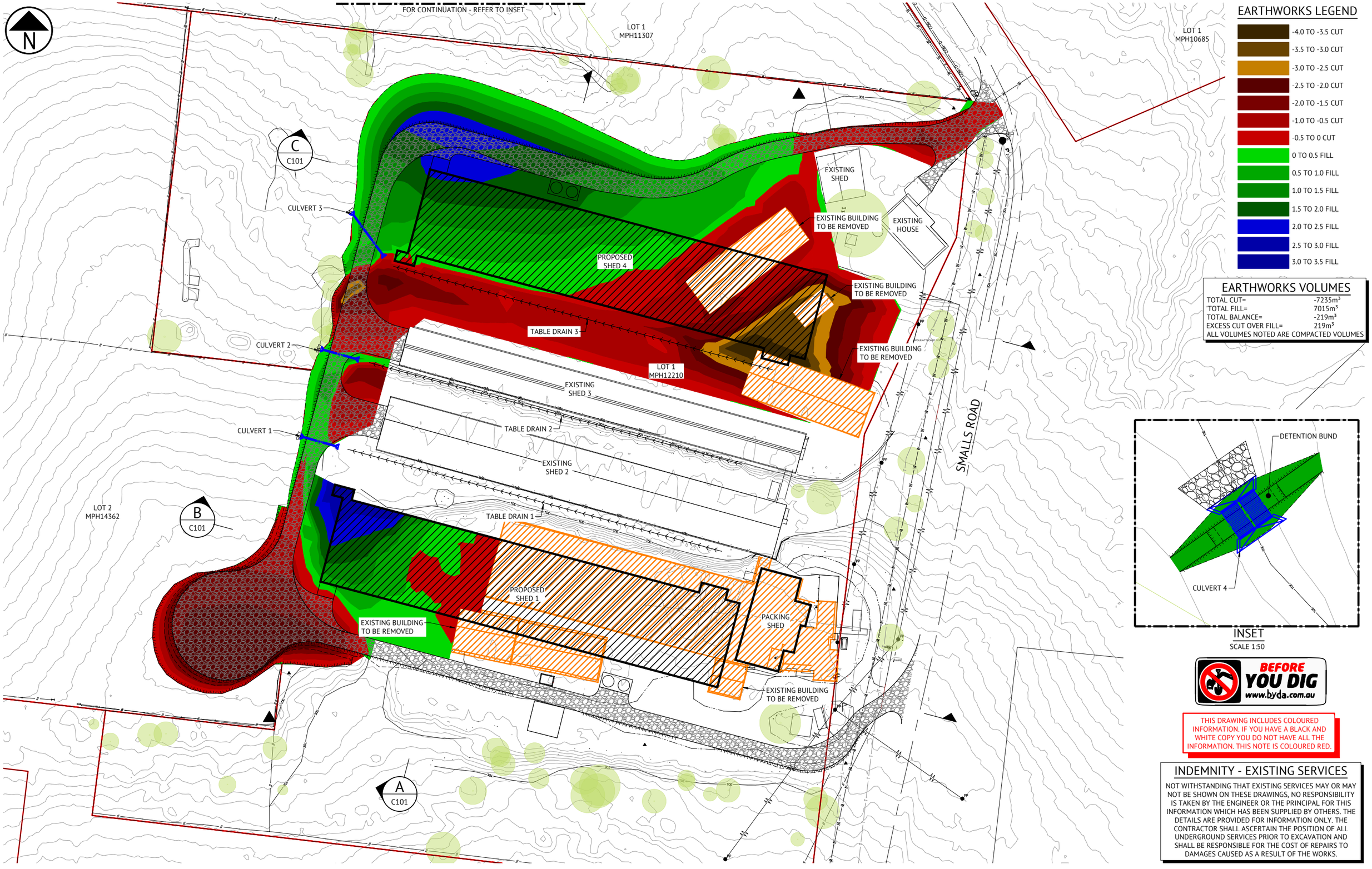
PROJECT MANAGER CHRIS SHIELDS
ENGINEERING CERTIFICATION
CHRIS SHIELDS RPEQ 9347

SCALE 0 10 20 30m
SCALE 1:500 (A1)
ORIGINAL SHEET SIZE A1

CLIENT SANTREV PTY LTD
PROJECT PROPOSED EGG FARM EXPANSION
LOCATION 4-6 SMALLS RD, MOUNT MORGAN
SHEET TITLE EXISTING SITE PLAN

JOB CODE P001540
SHEET NUMBER C004
REV A



EARTHWORKS LEGEND

- -4.0 TO -3.5 CUT
- -3.5 TO -3.0 CUT
- -3.0 TO -2.5 CUT
- -2.5 TO -2.0 CUT
- -2.0 TO -1.5 CUT
- -1.0 TO -0.5 CUT
- -0.5 TO 0 CUT
- 0 TO 0.5 FILL
- 0.5 TO 1.0 FILL
- 1.0 TO 1.5 FILL
- 1.5 TO 2.0 FILL
- 2.0 TO 2.5 FILL
- 2.5 TO 3.0 FILL
- 3.0 TO 3.5 FILL

EARTHWORKS VOLUMES

TOTAL CUT=	-7235m³
'TOTAL FILL=	7015m³
TOTAL BALANCE=	-219m³
EXCESS CUT OVER FILL=	219m³

ALL VOLUMES NOTED ARE COMPACTED VOLUMES

INSET
SCALE 1:50

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CHECKED C.SHIELDS
PROJECT MANAGER CHRIS SHIELDS
ENGINEERING CERTIFICATION
CHRIS SHIELDS RPEQ 9347

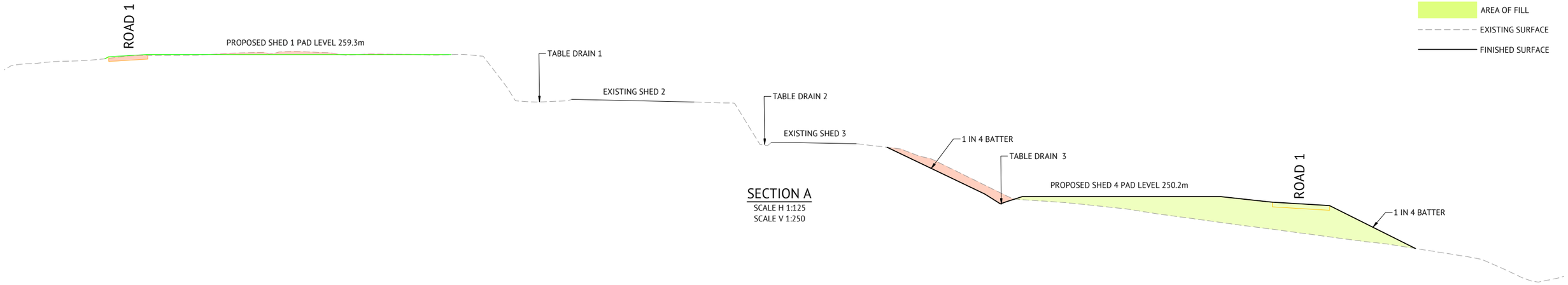
SCALE 0 10 20 30m
SCALE 1:500 (A1)
ORIGINAL SHEET SIZE A1

CLIENT SANTREV PTY LTD
PROJECT PROPOSED EGG FARM EXPANSION
LOCATION 4-6 SMALLS RD, MOUNT MORGAN
SHEET TITLE EARTHWORKS LAYOUT PLAN

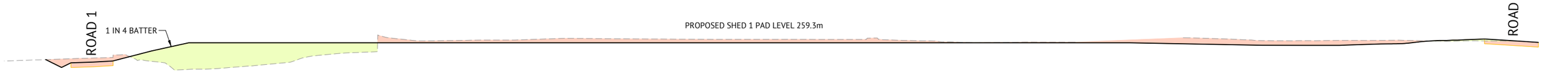
JOB CODE P001540
SHEET NUMBER C100
REV A

SECTIONS LEGEND

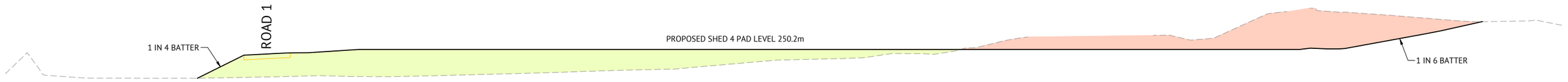
- AREA OF CUT
- AREA OF FILL
- EXISTING SURFACE
- FINISHED SURFACE



SECTION A
SCALE H 1:125
SCALE V 1:250



SECTION B
SCALE H 1:125
SCALE V 1:250



SECTION C
SCALE H 1:125
SCALE V 1:250

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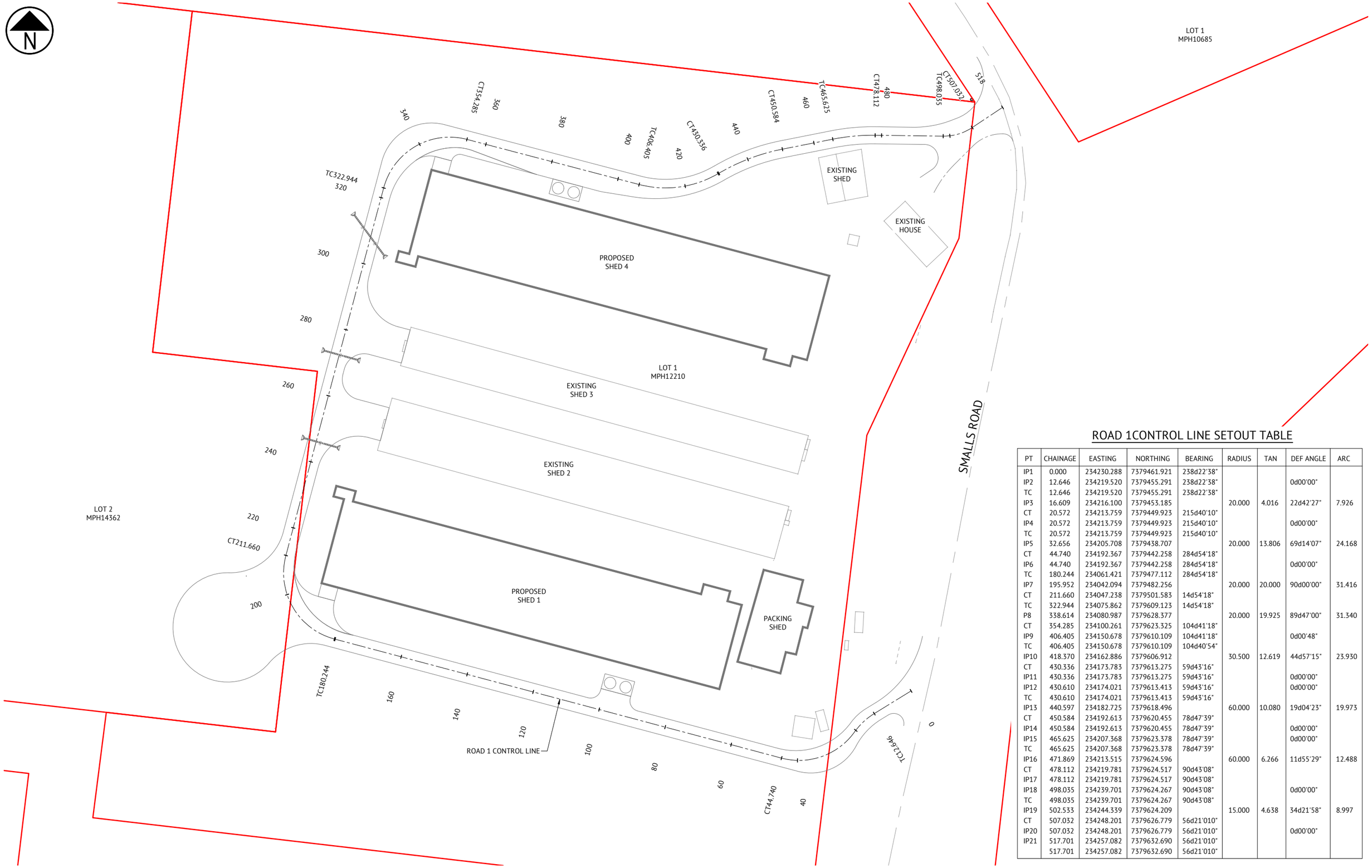
PROJECT MANAGER CHRIS SHIELDS
ENGINEERING CERTIFICATION
CHRIS SHIELDS RPEQ 9347

SCALE
0 2.5 5 7.5m
SCALE 1:125 (A1)
0 5 10 15m
SCALE 1:250 (A1)
ORIGINAL SHEET SIZE A1

CLIENT SANTREV PTY LTD
PROJECT PROPOSED EGG FARM EXPANSION
LOCATION 4-6 SMALLS RD, MOUNT MORGAN
SHEET TITLE EARTHWORKS SITE SECTIONS

JOB CODE P001540
SHEET NUMBER C101
REV A



ROAD 1CONTROL LINE SETOUT TABLE

PT	CHAINAGE	EASTING	NORTHING	BEARING	RADIUS	TAN	DEF ANGLE	ARC
IP1	0.000	234230.288	7379461.921	238d22'38"				
IP2	12.646	234219.520	7379455.291	238d22'38"			0d00'00"	
TC	12.646	234219.520	7379455.291	238d22'38"				
IP3	16.609	234216.100	7379453.185		20.000	4.016	22d42'27"	7.926
CT	20.572	234213.759	7379449.923	215d40'10"				
IP4	20.572	234213.759	7379449.923	215d40'10"			0d00'00"	
TC	20.572	234213.759	7379449.923	215d40'10"				
IP5	32.656	234205.708	7379438.707		20.000	13.806	69d14'07"	24.168
CT	44.740	234192.367	7379442.258	284d54'18"				
IP6	44.740	234192.367	7379442.258	284d54'18"			0d00'00"	
TC	180.244	234061.421	7379477.112	284d54'18"				
IP7	195.952	234042.094	7379482.256		20.000	20.000	90d00'00"	31.416
CT	211.660	234047.238	7379501.583	14d54'18"				
TC	322.944	234075.862	7379609.123	14d54'18"				
P8	338.614	234080.987	7379628.377		20.000	19.925	89d47'00"	31.340
CT	354.285	234100.261	7379623.325	104d41'18"				
IP9	406.405	234150.678	7379610.109	104d41'18"			0d00'48"	
TC	406.405	234150.678	7379610.109	104d40'54"				
IP10	418.370	234162.886	7379606.912		30.500	12.619	44d57'15"	23.930
CT	430.336	234173.783	7379613.275	59d43'16"				
IP11	430.336	234173.783	7379613.275	59d43'16"			0d00'00"	
IP12	430.610	234174.021	7379613.413	59d43'16"			0d00'00"	
TC	430.610	234174.021	7379613.413	59d43'16"				
IP13	440.597	234182.725	7379618.496		60.000	10.080	19d04'23"	19.973
CT	450.584	234192.613	7379620.455	78d47'39"				
IP14	450.584	234192.613	7379620.455	78d47'39"			0d00'00"	
IP15	465.625	234207.368	7379623.378	78d47'39"			0d00'00"	
TC	465.625	234207.368	7379623.378	78d47'39"				
IP16	471.869	234213.515	7379624.596		60.000	6.266	11d55'29"	12.488
CT	478.112	234219.781	7379624.517	90d43'08"				
IP17	478.112	234219.781	7379624.517	90d43'08"				
IP18	498.035	234239.701	7379624.267	90d43'08"			0d00'00"	
TC	498.035	234239.701	7379624.267	90d43'08"				
IP19	502.533	234244.339	7379624.209		15.000	4.638	34d21'58"	8.997
CT	507.032	234248.201	7379626.779	56d21'010"				
IP20	507.032	234248.201	7379626.779	56d21'010"			0d00'00"	
IP21	517.701	234257.082	7379632.690	56d21'010"				
	517.701	234257.082	7379632.690	56d21'010"				

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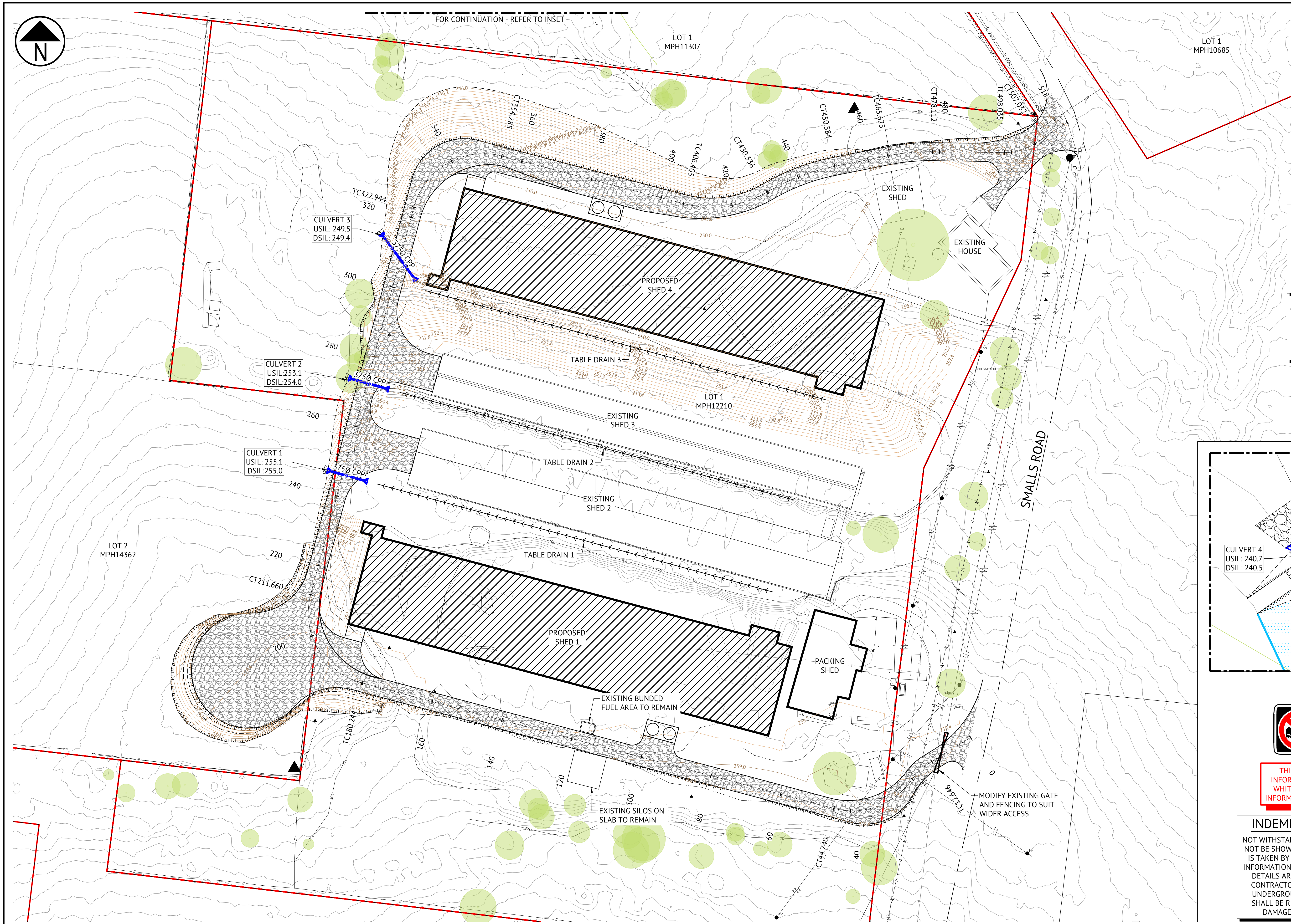
CHECKED C.SHIELDS
PROJECT MANAGER CHRIS SHIELDS
ENGINEERING CERTIFICATION
CHRIS SHIELDS RPEQ 9347

SCALE 0 10 20 30m
SCALE 1:500 (A1)
ORIGINAL SHEET SIZE A1

CLIENT SANTREV PTY LTD
PROJECT PROPOSED EGG FARM EXPANSION
LOCATION 4-6 SMALLS RD, MOUNT MORGAN
SHEET TITLE ROAD GEOMETRY PLAN

JOB CODE P001540
SHEET NUMBER C200
REV A



LEGEND

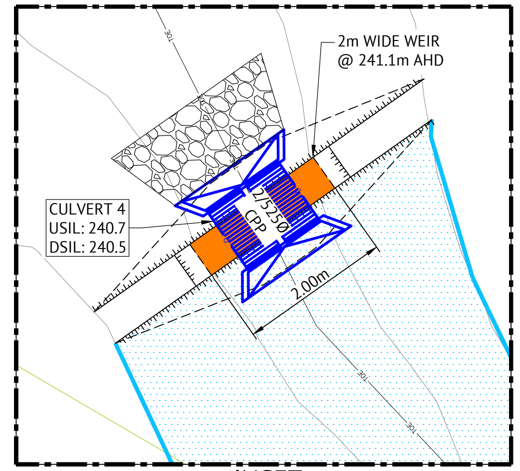
- PROPOSED BUILDING
- PROPOSED ROAD
- TOP OF BATTER
- TOE OF BATTER
- CADASTRE BOUNDARY
- NATURAL SURFACE CONTOUR
- FINISHED SURFACE CONTOUR
- PROPOSED TABLE DRAIN
- PROPOSED CULVERT

STORMWATER NOTES

- ALL CULVERTS TO BE TWIN-WALLED CORRUGATED POLYPROPYLENE (CPP) PIPES WITH PRECAST HEADWALLS ON BOTH ENDS
- TABLE DRAINS TO BE CUT AT MIN. 0.5% LONGITUDINAL GRADE TO THE WEST

ROADWORKS NOTES

TYPICAL INTERNAL ACCESS ROAD IS 5m WIDE WITH 300mm DEPTH OF TYPE 2.3 UNSEALED PAVEMENT OR APPROVED EQUIVALENT.



INSET
SCALE 1:50

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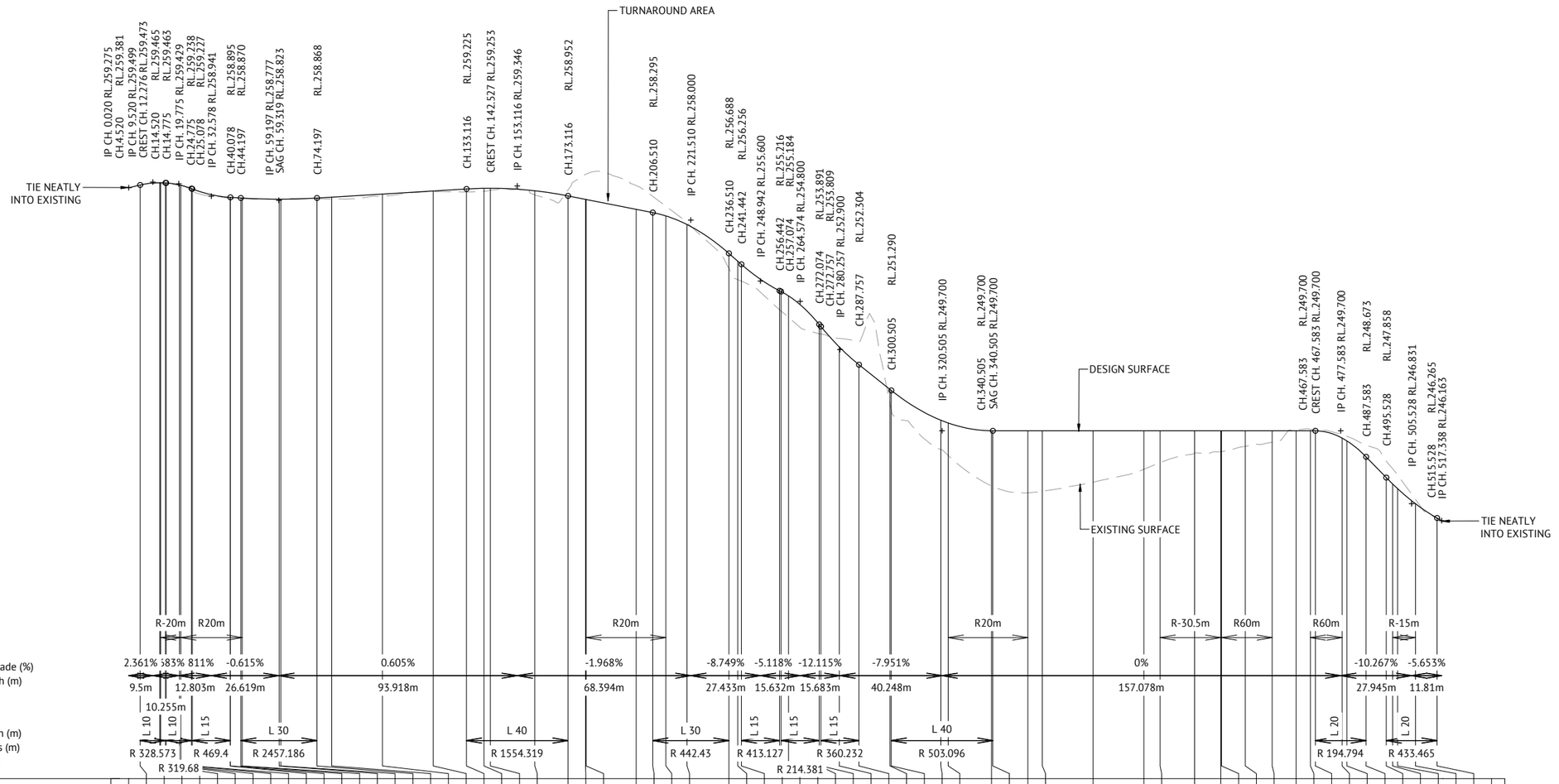
ROCKHAMPTON, QLD, 4700
PH: (07) 4829 3660
WEB: www.premise.com.au

DESIGNED: A.BURGGRAAFF
CHECKED: C.SHIELDS
PROJECT MANAGER: CHRIS SHIELDS
ENGINEERING CERTIFICATION: CHRIS SHIELDS RPEQ 9347

SCALE: 0 10 20 30m
SCALE 1:500 (A1)
ORIGINAL SHEET SIZE A1

CLIENT: SANTREV PTY LTD
PROJECT: PROPOSED EGG FARM EXPANSION
LOCATION: 4-6 SMALLS RD, MOUNT MORGAN
SHEET TITLE: ROADWORKS & STORMWATER DRAINAGE PLAN

JOB CODE: P001540
SHEET NUMBER: C210
REV: A



CHAINAGE	0	4.52	12.276	12.646	14.52	14.775	20	20.572	24.775	25.078	40	40.078	44.197	44.74	59.319	60	74.197	80
CUT / FILL DEPTH			0.036	0.039	0.051	0.051	0.013	0.006	0.112	0.110	0.048	0.049	0.021	0.020	0.018	0.018	0.030	0.074
DESIGN LEVELS ON ROAD CENTRELINE		259.381	259.473	259.472	259.465	259.463	259.385	259.371	259.238	259.227	258.895	258.895	258.870	258.866	258.823	258.823	258.868	258.903
NAT. SURFACE ON ROAD CENTRELINE			259.437	259.433	259.414	259.412	259.372	259.366	259.127	259.117	258.847	258.846	258.848	258.846	258.806	258.806	258.838	258.830

CHAINAGE	100	120	133.116	140	142.527	160	173.116	180	180.244	200	206.51	211.66	220	236.51	240	241.442	256.442	257.074
CUT / FILL DEPTH	0.084	0.027	0.122	0.120	0.082	0.166	-0.228	-0.984	-0.999	-0.936	-0.640	-0.382	-0.079	0.594	0.728	0.658	0.748	0.769
DESIGN LEVELS ON ROAD CENTRELINE	259.024	259.145	259.225	259.251	259.253	259.155	258.952	258.817	258.812	258.423	258.295	258.164	257.824	256.688	256.382	256.256	255.216	255.184
NAT. SURFACE ON ROAD CENTRELINE	258.940	259.119	259.103	259.131	259.171	258.990	259.181	259.801	259.811	259.359	258.935	258.545	257.903	256.094	255.654	255.598	254.468	254.415

CHAINAGE	260	272.074	272.757	280	287.757	300	300.505	320	322.944	340	340.505	354.285	360	380	400	406.405	420
CUT / FILL DEPTH	0.842	0.369	0.300	-0.337	-0.915	0.590	0.810	1.154	1.279	2.174	2.198	2.442	2.381	2.024	1.517	1.252	0.882
DESIGN LEVELS ON ROAD CENTRELINE	255.014	253.891	253.809	253.004	252.304	251.330	251.290	250.118	250.006	249.700	249.700	249.700	249.700	249.700	249.700	249.700	249.700
NAT. SURFACE ON ROAD CENTRELINE	254.172	253.522	253.509	253.341	253.218	250.741	250.480	248.963	248.727	247.526	247.502	247.258	247.319	247.676	248.183	248.448	248.818

CHAINAGE	430.336	430.61	440	450.584	460	465.625	467.583	478.112	480	487.583	495.528	498.035	500	507.032	515.528	517.701
CUT / FILL DEPTH	0.824	0.820	0.612	0.449	-0.041	-0.061	-0.042	-0.132	-0.176	-0.457	-0.646	-0.602	-0.546	-0.172	0.012	
DESIGN LEVELS ON ROAD CENTRELINE	249.700	249.700	249.700	249.700	249.700	249.700	249.700	249.415	249.304	248.673	247.858	247.607	247.421	246.829	246.265	
NAT. SURFACE ON ROAD CENTRELINE	248.876	248.880	249.088	249.251	249.741	249.761	249.742	249.548	249.480	249.131	248.504	248.209	247.967	247.001	246.254	246.173

FOR OPERATIONAL WORKS APPROVAL

DATE	REV	DESCRIPTION	REC	APP
27/06/2024	A	FOR OPERATIONAL WORKS APPROVAL	AB	CWS
05/06/2024	1	PRELIMINARY - NOT FOR CONSTRUCTION	AB	CWS

REVISIONS

Premise

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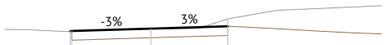
CHECKED C.SHIELDS
PROJECT MANAGER CHRIS SHIELDS
ENGINEERING CERTIFICATION
CHRIS SHIELDS RPEQ 9347

SCALE
0 4 8 12m
SCALE 1:200 (A1)
0 20 40 60m
SCALE 1:1000 (A1)
ORIGINAL SHEET SIZE A1

CLIENT SANTREV PTY LTD
PROJECT PROPOSED EGG FARM EXPANSION
LOCATION 4-6 SMALLS RD, MOUNT MORGAN
SHEET TITLE ROAD LONGITUDINAL SECTION

JOB CODE P001540
SHEET NUMBER C220
REV A

Centreline Data
X = 234214.099
Y = 7379450.383
Z = 259.385

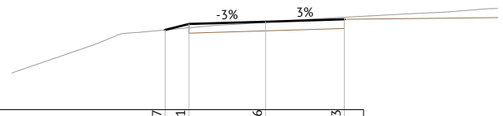


Datum 258

DESIGN HEIGHT	259.294	259.307	259.385	259.460
EARTHWORKS	259.294	259.007	259.085	259.160
EXISTING SURFACE	259.296	259.372	259.698	
DESIGN OFFSET	-2.584	0.000	2.504	

CHAINAGE 20.000

Centreline Data
X = 234192.367
Y = 7379442.258
Z = 258.866



Datum 256

DESIGN HEIGHT	258.597	258.791	258.866	258.943
EARTHWORKS	258.597	258.491	258.566	258.643
EXISTING SURFACE	258.597	258.668	258.846	259.011
DESIGN OFFSET	-3.277	-2.500	0.000	2.571

CHAINAGE 44.740

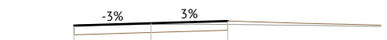
Centreline Data
X = 234138.966
Y = 7379456.472
Z = 259.024

Datum 258

DESIGN HEIGHT	258.930	258.949	259.024	259.207
EARTHWORKS	258.930	258.649	258.724	258.907
EXISTING SURFACE	258.931	258.940	259.162	
DESIGN OFFSET	-2.576	-2.500	0.000	6.075

CHAINAGE 100.000

Centreline Data
X = 234219.52
Y = 7379455.291
Z = 259.472



Datum 258

DESIGN HEIGHT	259.397	259.472	259.547	
EARTHWORKS	259.097	259.172	259.247	
EXISTING SURFACE		259.433	259.433	
DESIGN OFFSET	-2.512	0.000	2.500	

CHAINAGE 12.646

Centreline Data
X = 234197.048
Y = 7379441.59
Z = 258.895

Datum 256

DESIGN HEIGHT	258.675	258.801	258.895	258.981
EARTHWORKS	258.675	258.501	258.595	258.681
EXISTING SURFACE	258.709	258.847	259.009	
DESIGN OFFSET	-3.147	0.000	2.854	

CHAINAGE 40.000

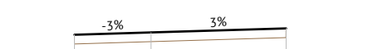
Centreline Data
X = 234158.293
Y = 7379451.327
Z = 258.903

Datum 258

DESIGN HEIGHT	258.776	258.828	258.903	258.978
EARTHWORKS	258.776	258.528	258.603	258.678
EXISTING SURFACE	258.780	258.830	258.911	
DESIGN OFFSET	-2.500	0.000	2.500	

CHAINAGE 80.000

Centreline Data
X = 234230.271
Y = 7379461.911
Z = 259.275



Datum 258

DESIGN HEIGHT	259.200	259.275	259.407	
EARTHWORKS	258.900	258.975	259.107	
EXISTING SURFACE				
DESIGN OFFSET	-2.500	0.000	4.403	

CHAINAGE 0.020

Centreline Data
X = 234213.759
Y = 7379449.923
Z = 259.371

Datum 258

DESIGN HEIGHT	259.281	259.294	259.371	259.447
EARTHWORKS	259.281	258.994	259.071	259.147
EXISTING SURFACE	259.282	259.366	259.731	
DESIGN OFFSET	-2.577	0.000	2.540	

CHAINAGE 20.572

Centreline Data
X = 234177.62
Y = 7379446.183
Z = 258.823

Datum 257

DESIGN HEIGHT	258.690	258.748	258.823	258.898
EARTHWORKS	258.690	258.448	258.523	258.598
EXISTING SURFACE	258.692	258.806	258.923	
DESIGN OFFSET	-2.500	0.000	2.500	

CHAINAGE 60.000

FOR OPERATIONAL WORKS APPROVAL

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REVISIONS

Premise
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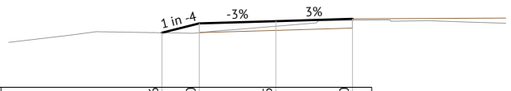
CHECKED C.SHIELDS
PROJECT MANAGER CHRIS SHIELDS
ENGINEERING CERTIFICATION
CHRIS SHIELDS RPEQ 9347

SCALE
0 2 4 6m
SCALE 1:100 (A1)
ORIGINAL SHEET SIZE A1

CLIENT SANTREV PTY LTD
PROJECT PROPOSED EGG FARM EXPANSION
LOCATION 4-6 SMALLS RD, MOUNT MORGAN
SHEET TITLE ROAD CROSS SECTION SHEET 1 OF 7

JOB CODE P001540
SHEET NUMBER C230
REV A



Centreline Data
X = 234080.984
Y = 7379471.905
Z = 259.155

Datum 257

DESIGN HEIGHT	258.776	259.080	259.155	259.230
EARTHWORKS	258.776	258.780	258.855	258.930
EXISTING SURFACE	258.776	258.778	258.990	259.185
DESIGN OFFSET	-3.716	-2.500	0.000	2.500

CHAINAGE 160.000

Centreline Data
X = 234100.311
Y = 7379466.76
Z = 259.251

Datum 258

DESIGN HEIGHT	259.132	259.176	259.251	259.326
EARTHWORKS	259.132	258.876	258.951	259.026
EXISTING SURFACE	259.132	259.132	259.131	259.179
DESIGN OFFSET	-2.676	-2.500	0.000	2.500

CHAINAGE 140.000

Centreline Data
X = 234119.638
Y = 7379461.616
Z = 259.145

Datum 258

DESIGN HEIGHT	259.080	259.070	259.145	259.220
EARTHWORKS	259.080	258.770	258.845	258.920
EXISTING SURFACE	259.080	259.081	259.119	259.202
DESIGN OFFSET	-2.538	-2.500	0.000	2.500

CHAINAGE 120.000

Centreline Data
X = 234061.421
Y = 7379477.112
Z = 258.812

Datum 257

DESIGN HEIGHT	259.813	258.768	258.468	258.768	258.812	258.892
EARTHWORKS	259.813	258.768	258.468	258.468	258.512	258.592
EXISTING SURFACE	259.813	259.855	259.860	259.844	259.811	259.742
DESIGN OFFSET	-9.082	-4.900	-3.700	-2.500	0.000	2.657

CHAINAGE 180.244

Centreline Data
X = 234061.657
Y = 7379477.049
Z = 258.817

Datum 257

DESIGN HEIGHT	259.812	258.772	258.472	258.772	258.817	258.896
EARTHWORKS	259.812	258.772	258.472	258.472	258.517	258.596
EXISTING SURFACE	259.812	259.846	259.850	259.834	259.801	259.735
DESIGN OFFSET	-9.059	-4.900	-3.700	-2.500	0.000	2.628

CHAINAGE 180.000

FOR OPERATIONAL WORKS APPROVAL

DATE	REV	DESCRIPTION	REC	APP
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REVIEWS

Premise
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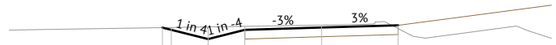
CHECKED C.SHIELDS
PROJECT MANAGER CHRIS SHIELDS
ENGINEERING CERTIFICATION
CHRIS SHIELDS RPEQ 9347

SCALE
0 2 4 6m
SCALE 1:100 (A1)
ORIGINAL SHEET SIZE A1

CLIENT SANTREV PTY LTD
PROJECT PROPOSED EGG FARM EXPANSION
LOCATION 4-6 SMALLS RD, MOUNT MORGAN
SHEET TITLE ROAD CROSS SECTION SHEET 2 OF 7

JOB CODE P001540
SHEET NUMBER C231
REV A



Centreline Data
X = 234049.384
Y = 7379509.642
Z = 257.824

Datum 256

DESIGN HEIGHT	257.822	257.749	257.449	257.749	257.824	257.899
EARTHWORKS	257.822	257.749	257.449	257.449	257.524	257.599
EXISTING SURFACE	257.822	257.826	257.845	257.864	257.903	257.790
DESIGN OFFSET	-5.190	-4.900	-3.700	-2.500	0.000	2.500

CHAINAGE 220.000

Centreline Data
X = 234047.238
Y = 7379501.583
Z = 258.164

Datum 257

DESIGN HEIGHT	258.428	258.135	257.835	258.135	258.164	258.244
EARTHWORKS	258.428	258.135	257.835	257.835	257.864	257.944
EXISTING SURFACE	258.428	258.448	258.468	258.489	258.545	258.585
DESIGN OFFSET	-7.390	-6.220	-5.020	-3.820	0.000	2.657

CHAINAGE 211.660

Centreline Data
X = 234047.599
Y = 7379490.093
Z = 258.423

Datum 257

DESIGN HEIGHT	259.248	258.318	258.018	258.318	258.423	258.528
EARTHWORKS	259.248	258.318	258.018	258.018	258.123	258.228
EXISTING SURFACE	259.248	259.343	259.385	259.426	259.359	259.292
DESIGN OFFSET	-41.291	-37.570	-36.370	-35.170	0.000	3.476

CHAINAGE 200.000

FOR OPERATIONAL WORKS APPROVAL

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REVISIONS

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CHECKED
C.SHIELDS
PROJECT MANAGER
CHRIS SHIELDS
ENGINEERING CERTIFICATION
CHRIS SHIELDS RPEQ 9347

SCALE
0 2 4 6m
SCALE 1:100 (A1)
ORIGINAL SHEET SIZE A1

CLIENT: SANTREV PTY LTD
PROJECT: PROPOSED EGG FARM EXPANSION
LOCATION: 4-6 SMALLS RD, MOUNT MORGAN
SHEET TITLE: ROAD CROSS SECTION SHEET 3 OF 7

JOB CODE: P001540
SHEET NUMBER: C232
REV: A

Centreline Data
X = 234064.816
Y = 7379567.624
Z = 253.004

Datum 251

DESIGN HEIGHT	253.197	252.929	253.004	253.460
EARTHWORKS	253.197	252.629	252.704	253.160
EXISTING SURFACE	253.197	253.240	253.341	253.546
DESIGN OFFSET	-3.573	-2.500	0.000	15.191

CHAINAGE 280.000

Centreline Data
X = 234059.672
Y = 7379548.297
Z = 255.014

Datum 253

DESIGN HEIGHT	254.054	254.939	255.014	256.012
EARTHWORKS	254.054	254.639	254.714	255.712
EXISTING SURFACE	254.054	254.126	254.172	256.203
DESIGN OFFSET	-6.039	-2.500	0.000	15.124

CHAINAGE 260.000

Centreline Data
X = 234054.528
Y = 7379528.969
Z = 256.382

Datum 255

DESIGN HEIGHT	255.969	256.307	256.382	256.458
EARTHWORKS	255.969	256.007	256.082	256.158
EXISTING SURFACE	255.969	256.006	255.654	255.632
DESIGN OFFSET	-3.854	-2.500	0.000	2.527

CHAINAGE 240.000

Centreline Data
X = 234075.862
Y = 7379609.123
Z = 250.006

Datum 248

DESIGN HEIGHT	248.633	249.931	250.006	250.088
EARTHWORKS	248.633	249.631	249.707	249.788
EXISTING SURFACE	248.633	248.693	248.727	248.765
DESIGN OFFSET	-7.693	-2.500	0.000	2.707

CHAINAGE 322.944

Centreline Data
X = 234075.105
Y = 7379606.278
Z = 250.118

Datum 248

DESIGN HEIGHT	248.874	250.043	250.118	250.193
EARTHWORKS	248.874	249.743	249.818	249.893
EXISTING SURFACE	248.874	248.915	248.963	249.012
DESIGN OFFSET	-7.176	-2.500	0.000	2.500

CHAINAGE 320.000

Centreline Data
X = 234069.961
Y = 7379586.951
Z = 251.33

Datum 249

DESIGN HEIGHT	250.354	251.255	251.330	251.405
EARTHWORKS	250.354	250.955	251.030	251.105
EXISTING SURFACE	250.354	250.441	250.741	251.294
DESIGN OFFSET	-6.103	-2.500	0.000	2.500

CHAINAGE 300.000

FOR OPERATIONAL WORKS APPROVAL

DATE	REV	DESCRIPTION	REC	APP
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REVISIONS

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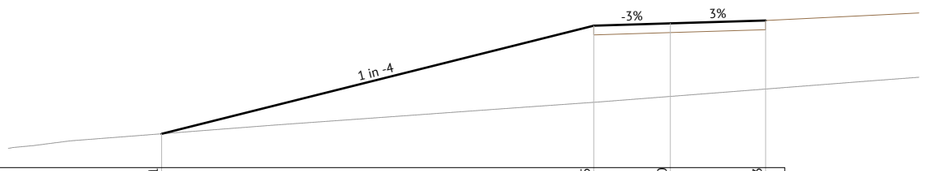
PROJECT MANAGER CHRIS SHIELDS
ENGINEERING CERTIFICATION
CHRIS SHIELDS RPEQ 9347

SCALE
0 2 4 6m
SCALE 1:100 (A1)
ORIGINAL SHEET SIZE A1

CLIENT SANTREV PTY LTD
PROJECT PROPOSED EGG FARM EXPANSION
LOCATION 4-6 SMALLS RD, MOUNT MORGAN
SHEET TITLE ROAD CROSS SECTION SHEET 4 OF 7

JOB CODE P001540
SHEET NUMBER C233
REV A

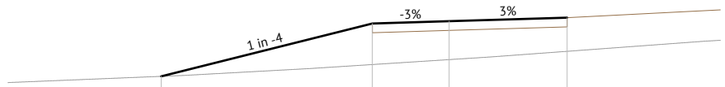


Centreline Data
X = 234105.789
Y = 7379621.876
Z = 249.7

Datum 245

DESIGN HEIGHT	246.101	246.101	249.625	249.700	249.793						
EARTHWORKS	246.101	246.101	249.325	249.400	249.493						
EXISTING SURFACE	246.101	246.101	247.127	247.319	247.560						
DESIGN OFFSET	-16.595	-16.595	-2.499	0.000	3.107						

CHAINAGE 360.000

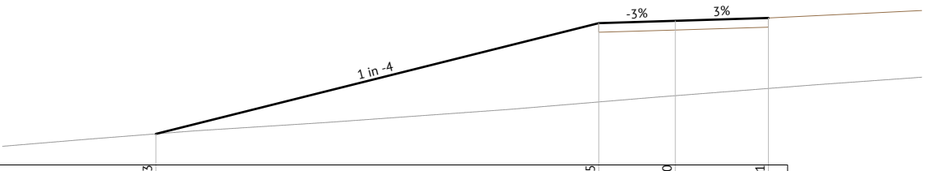


Centreline Data
X = 234150.678
Y = 7379610.109
Z = 249.7

Datum 247

DESIGN HEIGHT	247.903	247.903	249.625	249.700	249.816						
EARTHWORKS	247.903	247.903	249.325	249.400	249.516						
EXISTING SURFACE	247.903	247.903	248.288	248.448	248.719						
DESIGN OFFSET	-9.389	-9.389	-2.500	0.000	3.854						

CHAINAGE 406.405

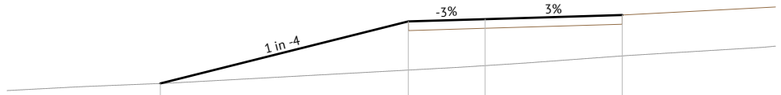


Centreline Data
X = 234100.261
Y = 7379623.325
Z = 249.7

Datum 245

DESIGN HEIGHT	246.013	246.013	249.625	249.700	249.791						
EARTHWORKS	246.013	246.013	249.325	249.400	249.491						
EXISTING SURFACE	246.013	246.013	247.054	247.258	247.494						
DESIGN OFFSET	-16.948	-16.948	-2.498	0.000	3.035						

CHAINAGE 354.285

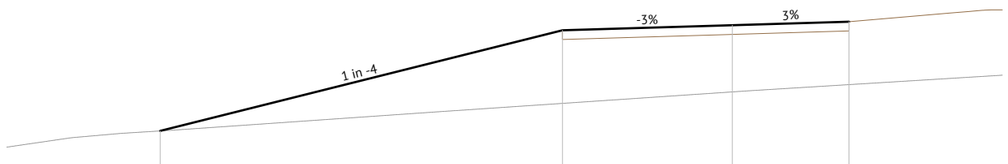


Centreline Data
X = 234144.482
Y = 7379611.733
Z = 249.7

Datum 246

DESIGN HEIGHT	247.602	247.602	249.625	249.700	249.834						
EARTHWORKS	247.602	247.602	249.325	249.400	249.534						
EXISTING SURFACE	247.602	247.602	248.038	248.183	248.500						
DESIGN OFFSET	-10.593	-10.593	-2.500	0.000	4.476						

CHAINAGE 400.000

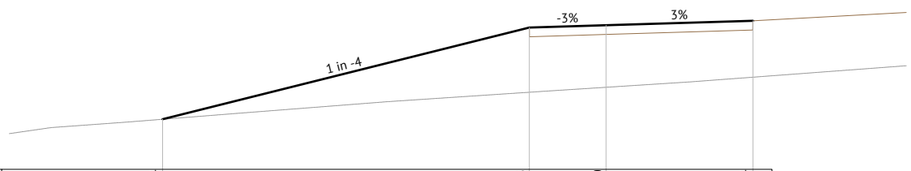


Centreline Data
X = 234086.349
Y = 7379621.919
Z = 249.7

Datum 245

DESIGN HEIGHT	246.253	246.253	249.534	249.700	249.814						
EARTHWORKS	246.253	246.253	249.234	249.400	249.514						
EXISTING SURFACE	246.253	246.253	247.151	247.526	247.763						
DESIGN OFFSET	-18.667	-18.667	-5.542	0.000	3.806						

CHAINAGE 340.000



Centreline Data
X = 234125.136
Y = 7379616.805
Z = 249.7

Datum 245

DESIGN HEIGHT	246.634	246.634	249.625	249.700	249.844						
EARTHWORKS	246.634	246.634	249.325	249.400	249.544						
EXISTING SURFACE	246.634	246.634	247.515	247.676	248.005						
DESIGN OFFSET	-14.465	-14.465	-2.499	0.000	4.792						

CHAINAGE 380.000

FOR OPERATIONAL WORKS APPROVAL

DATE	REV	DESCRIPTION	REC	APP
27/06/2024	A	FOR OPERATIONAL WORKS APPROVAL	AB	CWS
05/06/2024	1	PRELIMINARY - NOT FOR CONSTRUCTION	AB	CWS

REVISIONS

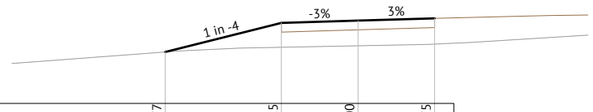
Premise
ROCKHAMPTON OFFICE
21 EAST STREET
PO BOX 264
ROCKHAMPTON, QLD, 4700
PH: (07) 4829 3660
WEB: www.premise.com.au

DESIGNED A.BURGGRAAFF
CHECKED C.SHIELDS
PROJECT MANAGER CHRIS SHIELDS
ENGINEERING CERTIFICATION
CHRIS SHIELDS RPEQ 9347

SCALE
0 2 4 6m
SCALE 1:100 (A1)
ORIGINAL SHEET SIZE A1

CLIENT: SANTREV PTY LTD
PROJECT: PROPOSED EGG FARM EXPANSION
LOCATION: 4-6 SMALLS RD, MOUNT MORGAN
SHEET TITLE: ROAD CROSS SECTION SHEET 5 OF 7

JOB CODE: P001540
SHEET NUMBER: C234
REV: A



Centreline Data
X = 234174.021
Y = 7379613.413
Z = 249.7

Datum 247

DESIGN HEIGHT	248.677	249.625	249.700	249.775	
EARTHWORKS	248.677	249.325	249.400	249.475	249.475
EXISTING SURFACE	248.677	248.831	248.880	248.934	249.475
DESIGN OFFSET	-6.292	-2.500	0.000	2.499	

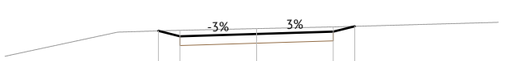
CHAINAGE 430.610

Centreline Data
X = 234201.85
Y = 7379622.285
Z = 249.7

Datum 248

DESIGN HEIGHT	249.654	249.625	249.700	249.775	249.865
EARTHWORKS	249.654	249.325	249.400	249.475	249.865
EXISTING SURFACE	249.657	249.741	249.849	249.865	
DESIGN OFFSET	-2.615	-2.500	0.000	2.500	2.859

CHAINAGE 460.000

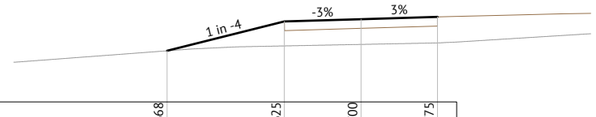


Centreline Data
X = 234221.668
Y = 7379624.493
Z = 249.304

Datum 248

DESIGN HEIGHT	249.406	249.229	249.304	249.379	249.554
EARTHWORKS	249.406	249.406	248.929	249.004	249.079	249.554
EXISTING SURFACE	249.406	249.424	249.480	249.536	249.554
DESIGN OFFSET	-3.205	-2.500	0.000	2.500	3.201

CHAINAGE 480.000

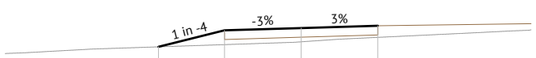


Centreline Data
X = 234173.783
Y = 7379613.275
Z = 249.7

Datum 247

DESIGN HEIGHT	248.668	249.625	249.700	249.775	
EARTHWORKS	248.668	249.325	249.400	249.475	249.475
EXISTING SURFACE	248.668	248.827	248.876	248.925	249.475
DESIGN OFFSET	-6.330	-2.500	0.000	2.495	

CHAINAGE 430.336

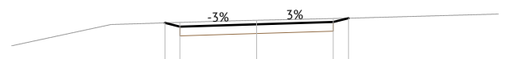


Centreline Data
X = 234192.613
Y = 7379620.455
Z = 249.7

Datum 248

DESIGN HEIGHT	249.087	249.625	249.700	249.775	
EARTHWORKS	249.087	249.087	249.325	249.400	249.475	249.475
EXISTING SURFACE	249.087	249.159	249.251	249.396	
DESIGN OFFSET	-4.652	-2.500	0.000	2.500	

CHAINAGE 450.584

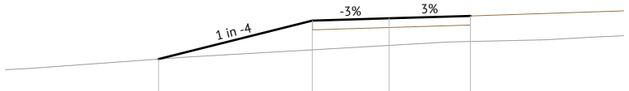


Centreline Data
X = 234219.781
Y = 7379624.517
Z = 249.415

Datum 248

DESIGN HEIGHT	249.462	249.340	249.415	249.490	249.615
EARTHWORKS	249.462	249.462	249.040	249.115	249.190	249.615
EXISTING SURFACE	249.462	249.477	249.548	249.604	249.615
DESIGN OFFSET	-2.986	-2.500	0.000	2.500	2.997

CHAINAGE 478.112

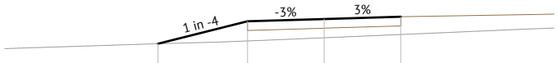


Centreline Data
X = 234164.153
Y = 7379609.661
Z = 249.7

Datum 247

DESIGN HEIGHT	248.371	249.625	249.700	249.780	
EARTHWORKS	248.371	248.371	249.325	249.400	249.480	249.480
EXISTING SURFACE	248.371	248.673	248.818	248.945	249.480
DESIGN OFFSET	-7.516	-2.500	0.000	2.654	

CHAINAGE 420.000

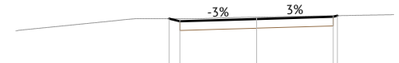


Centreline Data
X = 234182.466
Y = 7379617.495
Z = 249.7

Datum 248

DESIGN HEIGHT	248.895	249.625	249.700	249.775	
EARTHWORKS	248.895	248.895	249.325	249.400	249.475	249.475
EXISTING SURFACE	248.895	248.985	249.088	249.195	
DESIGN OFFSET	-5.421	-2.500	0.000	2.500	

CHAINAGE 440.000



Centreline Data
X = 234207.368
Y = 7379623.378
Z = 249.7

Datum 248

DESIGN HEIGHT	249.713	249.625	249.700	249.775	249.808
EARTHWORKS	249.713	249.713	249.325	249.400	249.475	249.808
EXISTING SURFACE	249.713	249.713	249.761	249.806	249.808
DESIGN OFFSET	-2.852	-2.500	0.000	2.500	2.634

CHAINAGE 465.625

FOR OPERATIONAL WORKS APPROVAL

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REVISIONS

Premise

ROCKHAMPTON OFFICE
21 EAST STREET
PO BOX 264
ROCKHAMPTON, QLD, 4700
PH: (07) 4829 3660
WEB: www.premise.com.au

DESIGNED A.BURGGRAAFF
CHECKED C.SHIELDS
PROJECT MANAGER CHRIS SHIELDS
ENGINEERING CERTIFICATION
CHRIS SHIELDS RPEQ 9347

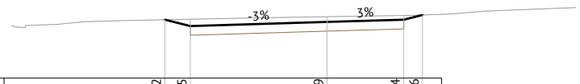
SCALE
0 2 4 6m
SCALE 1:100 (A1)
ORIGINAL SHEET SIZE A1

CLIENT SANTREV PTY LTD
PROJECT PROPOSED EGG FARM EXPANSION
LOCATION 4-6 SMALLS RD, MOUNT MORGAN
SHEET TITLE ROAD CROSS SECTION SHEET 6 OF 7

JOB CODE P001540
SHEET NUMBER C235
REV A

Centreline Data
X = 234248.201
Y = 7379626.779
Z = 246.829

Datum 245

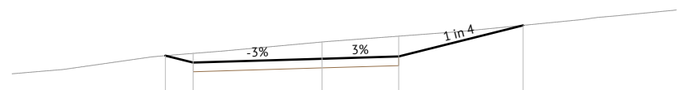


DESIGN HEIGHT	246.902	246.695	246.829	246.904	247.056	
EARTHWORKS	246.902	246.395	246.529	246.604	247.056	
EXISTING SURFACE	246.902	246.919	247.001	247.042	247.056	
DESIGN OFFSET	-5.290	-4.462	0.000	2.500	3.110	

CHAINAGE 507.032

Centreline Data
X = 234241.663
Y = 7379624.571
Z = 247.421

Datum 246

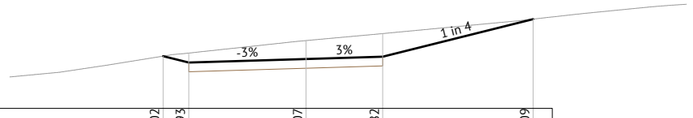


DESIGN HEIGHT	247.522	247.295	247.421	247.496	248.510
EARTHWORKS	247.522	246.995	247.121	247.196	248.510
EXISTING SURFACE	247.522	247.596	247.967	248.157	248.510
DESIGN OFFSET	-5.112	-4.206	0.000	2.500	6.554

CHAINAGE 500.000

Centreline Data
X = 234239.701
Y = 7379624.267
Z = 247.607

Datum 246



DESIGN HEIGHT	247.702	247.495	247.607	247.682	248.909
EARTHWORKS	247.702	247.193	247.307	247.382	248.909
EXISTING SURFACE	247.702	247.802	248.209	248.437	248.909
DESIGN OFFSET	-4.662	-3.826	0.000	2.500	7.407

CHAINAGE 498.035

Centreline Data
X = 234256.78
Y = 7379632.489
Z = 246.163

Datum 245

DESIGN HEIGHT	245.880	246.165	246.238	
EARTHWORKS	245.580	245.863		
EXISTING SURFACE		246.163		
DESIGN OFFSET	-9.448	0.000	2.500	

CHAINAGE 517.338

FOR OPERATIONAL WORKS APPROVAL

DATE	REV	DESCRIPTION	REC	APP
27/06/2024	A	FOR OPERATIONAL WORKS APPROVAL	AB	CWS
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REVISIONS

Premise

ROCKHAMPTON OFFICE
21 EAST STREET
PO BOX 264
ROCKHAMPTON, QLD, 4700
PH: (07) 4829 3660
WEB: www.premise.com.au

DESIGNED A.BURGGRAAFF
CHECKED C.SHIELDS
PROJECT MANAGER CHRIS SHIELDS
ENGINEERING CERTIFICATION
CHRIS SHIELDS RPEQ 9347

SCALE
0 2 4 6m
SCALE 1:100 (A1)
ORIGINAL SHEET SIZE A1

CLIENT: SANTREV PTY LTD
PROJECT: PROPOSED EGG FARM EXPANSION
LOCATION: 4-6 SMALLS RD, MOUNT MORGAN
SHEET TITLE: ROAD CROSS SECTION SHEET 7 OF 7

JOB CODE: P001540
SHEET NUMBER: C236
REV: A

N

FOR CONTINUATION - REFER TO INSET

LOT 1
MPH11307

LOT 1
MPH10685

LOT 2
MPH14362

LOT 1
MPH12210

EXISTING
SHED

EXISTING
HOUSE

PROPOSED
SHED 4

EXISTING
SHED 3

EXISTING
SHED 2

PROPOSED
SHED 1

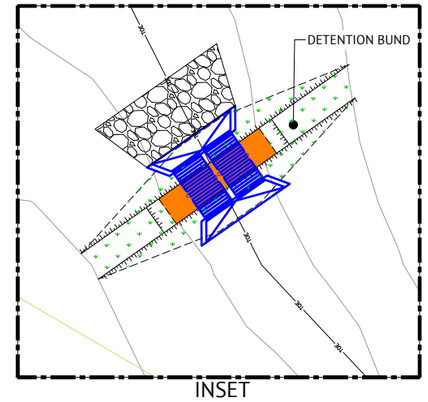
PACKING
SHED

SMALLS ROAD

SF

LEGEND - PROPOSED

- SF — SEDIMENT FENCE
- TEMPORARY CONSTRUCTION ENTRANCE
- DISTURBED AREA TO BE SEEDED OR HYDROMULCHED
- ROCK PROTECTION. REFER TO TYPICAL DETAIL ON DWG601
- ROCK CHECK DAM



INSET
SCALE 1:50

BEFORE YOU DIG
www.byda.com.au

INDEMNITY - EXISTING SERVICES

NOT WITHSTANDING THAT EXISTING SERVICES MAY OR MAY NOT BE SHOWN ON THESE DRAWINGS, NO RESPONSIBILITY IS TAKEN BY THE ENGINEER OR THE PRINCIPAL FOR THIS INFORMATION WHICH HAS BEEN SUPPLIED BY OTHERS. THE DETAILS ARE PROVIDED FOR INFORMATION ONLY. THE CONTRACTOR SHALL ASCERTAIN THE POSITION OF ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION AND SHALL BE RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGES CAUSED AS A RESULT OF THE WORKS.

FOR OPERATIONAL WORKS APPROVAL

DATE	REV	DESCRIPTION	REC	APP
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05/06/2024	1	PRELIMINARY - NOT FOR CONSTRUCTION	AB	CWS

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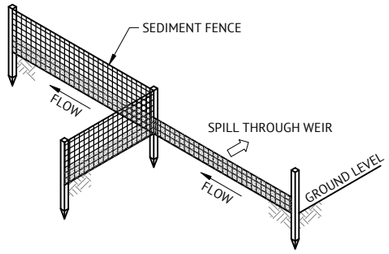
ROCKHAMPTON OFFICE
21 EAST STREET
PO BOX 264
ROCKHAMPTON, QLD, 4700
PH: (07) 4829 3660
WEB: www.premise.com.au

DESIGNED A.BURGGRAAFF
CHECKED C.SHIELDS
PROJECT MANAGER CHRIS SHIELDS
ENGINEERING CERTIFICATION
CHRIS SHIELDS RPEQ 9347

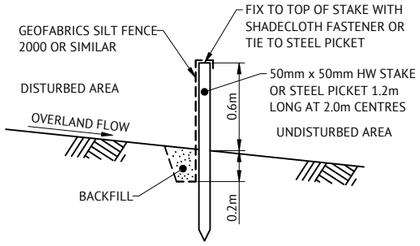
SCALE 0 10 20 30m
SCALE 1:500 (A1)
ORIGINAL SHEET SIZE A1

CLIENT: SANTREV PTY LTD
PROJECT: PROPOSED EGG FARM EXPANSION
LOCATION: 4-6 SMALLS RD, MOUNT MORGAN
SHEET TITLE: SOIL EROSION & SEDIMENT CONTROL - LAYOUT PLAN

JOB CODE: P001540
SHEET NUMBER: C600
REV: A



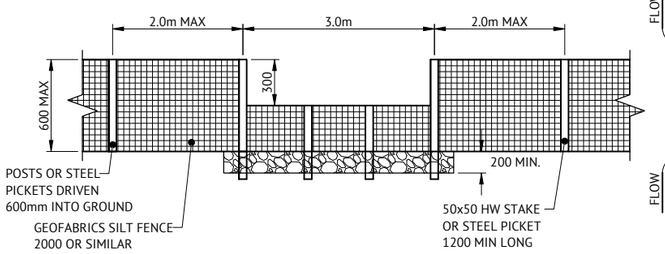
SEDIMENT FENCE RETURN



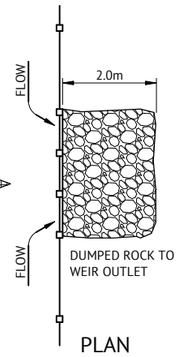
TYPICAL SECTION

SEDIMENT FENCE DETAIL

NTS



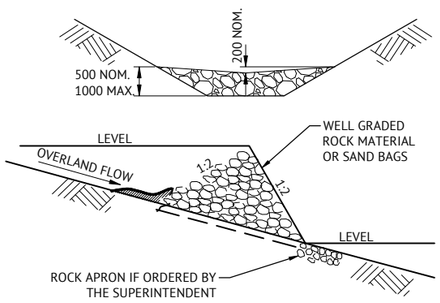
TYPICAL ELEVATION



PLAN

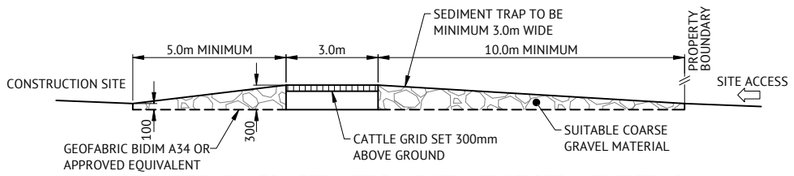
SPILL THROUGH WEIR

NTS



CHECK DAM

NTS



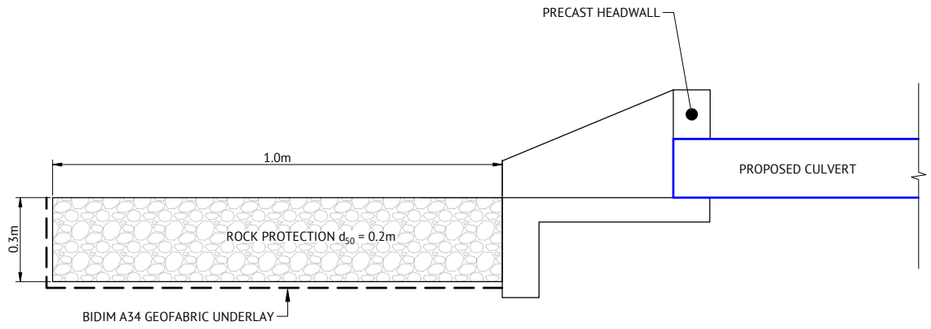
TEMPORARY CONSTRUCTION ENTRY/EXIT SEDIMENT TRAP

LOCATION TO BE DETERMINED ON SITE
ALTERNATE: 75mm ROCK RUMBLE PAD 20x3m
NTS

SEQUENCE OF ACTIONS TO BE UNDERTAKEN BY CONTRACTOR

1. NOTIFICATION	- THE SUPERINTENDENT IS TO BE GIVEN NOTIFICATION FOR EACH OF THE FOLLOWING POINTS: - AFTER THE AREA TO BE CLEARED HAS BEEN NOMINATED ON SITE. - ONCE THE LOCATION OF THE DIVERSION DRAINS HAVE BEEN DETERMINED ON SITE. - AFTER THE EROSION CONTROL OUTLET STRUCTURES HAVE BEEN INSTALLED.
2. SITE POSSESSION	- ERECTION OF BARRIER FENCING TO BUFFER AREAS AND DRAINAGE RESERVES AS DIRECTED BY SUPERINTENDENT. - INSTALLATION OF CONSTRUCTION EXIT. - CONSTRUCT TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SUCH AS SILT FENCING AND DIVERSION BANKS. - CONSTRUCT SEDIMENT BASIN TO DIMENSIONS NOMINATED BY SUPERINTENDENT, IF REQUIRED, INSTALL DIVERSION BANKS TO DIRECT WATER FROM DISTURBED AREAS TO BE BASIN.
3. CONSTRUCTION	- TOPSOIL TO BE STRIPPED AND STOCKPILED IN LOCATIONS AGREED WITH THE SUPERINTENDENT. A SEDIMENT FENCE IS TO BE CONSTRUCTED ON THE DOWNHILL SIDE OF THE STOCKPILE TO TRAP SEDIMENT. A DIVERSION DRAIN IS TO BE INSTALLED UPSTREAM OF THE STOCKPILE. - AT ALL TIMES THE CONTRACTOR SHALL ENSURE THAT DUST RESULTING FROM THE PROPOSED WORKS, INCLUDING EXCAVATION, BACKFILLING, GRADING AND STOCKPILES IS KEPT TO AN ABSOLUTE MINIMUM. - SEDIMENT CONTROL DEVICES REQUIRED TO BE REMOVED TO ALLOW CONSTRUCTION ACCESS ARE TO BE REINSTATED AT THE COMPLETION OF EACH WORKDAY. - MOVEMENT OF CONSTRUCTION EQUIPMENT SHALL BE LIMITED TO THE AREA OF WORK AND EXISTING ROADS. - DISTURBED AREAS ARE TO BE GRASSED FOLLOWING FINAL TRIMMING IN ACCORDANCE WITH THE DRAWINGS. DISTURBED AREAS ARE TO BE RESTORED PROGRESSIVELY. - TURF STRIPS (1000mm WIDE) SHALL BE LAID TO THE BASE OF ALL DOWNSTREAM EARTHWORKS BATTERS STEEPER THAN 1 IN 4. BATTERS SHALL BE TOPSOILED AND GRASS SEEDED IMMEDIATELY UPON COMPLETION OF EARTHWORKS. - KERB SEDIMENT TRAPS ARE TO BE PROVIDED AT EACH DRAINAGE PIT ADJACENT TO DISTURBED AREAS.
4. MAINTENANCE	- CHECK INTEGRITY OF EROSION AND SEDIMENT CONTROL DEVICES: DAILY DURING THE MONTHS OF NOVEMBER TO MARCH, AND FOLLOWING EACH RAINFALL EVENT, AND WEEKLY AT OTHER TIMES OF THE YEAR, AND PRIOR TO IMPENDING RAINFALL EVENTS.
5. GENERAL	- THE CONTRACTOR WILL BE RESPONSIBLE FOR THE MAINTENANCE OF EROSION AND SEDIMENT CONTROL DEVICES FROM THE POSSESSION OF THE SITE UNTIL THE SITE IS ACCEPTED BY THE LOCAL AUTHORITY "OFF MAINTENANCE" OR UNTIL STABILISATION HAS OCCURRED TO THE SATISFACTION OF THE SUPERINTENDENT. - ADDITIONAL CONTROL DEVICES MAY BE REQUIRED BY THE SUPERINTENDENT. - ALTERNATIVE DESIGNS ARE TO BE APPROVED BY THE SUPERINTENDENT PRIOR TO CONSTRUCTION.

DEVICE	CONSTRUCTION REQUIREMENTS	MAINTENANCE REQUIREMENTS
CONSTRUCTION EXITS - USED TO PREVENT THE TRACKING OF DEBRIS FROM TYRES OF VEHICLES ONTO PUBLIC ROAD.	1. REFER TO DETAIL ON THIS PLAN 2. SURFACE WATER FLOWING TO THE CONSTRUCTION EXIT SEDIMENT TRAP MUST BE PIPED UNDER THE TRAP OR A PERIMETER BANK SHOULD BE CONSTRUCTED TO DIRECT SURFACE FLOW AWAY FROM THE TRAP. 3. WASH-OFF TO BE DIRECTED TO A SEDIMENT TRAP OR BUFFER ZONE. 4. ONLY PROVIDE ONE CONSTRUCTION EXIT FOR THE SITE UNLESS SITE ACCESS OR TOPOGRAPHY REQUIRE MORE. 5. ENSURE THAT CONTAMINATED VEHICLES CANNOT BYPASS IT WHEN EXITING THE SITE.	1. REMOVAL OF SEDIMENT AND/OR ADDING EXTRA AGGREGATE. 2. REMOVE SEDIMENT TRANSPORTED ONTO ROADWAYS AND APPLY CORRECTIVE MEASURE TO ENSURE NO RE-OCCURENCE. 3. EXTEND THE LENGTH OF THE GRAVEL PAD IF EXCESSIVE SEDIMENT IS STILL BEING TRANSPORTED OFF THE SITE.
ROCK CHECK DAMS - USED TO INTERCEPT CONCENTRATED FLOW.	1. REFER TO DETAIL ON THIS PLAN 2. PROVIDE DOWNSTREAM OF ALL OUTLETS AND AT 50m MAX. ALONG OPEN CHANNELS AND AROUND FIELD INLETS. 3. SHOULD BE EMBEDDED AT LEAST 200mm INTO THE SOIL TO PREVENT WATER FUNNELING BENEATH THEM. 4. ACCESS WILL BE REQUIRED FOR MAINTENANCE.	1. EXCESSIVE SEDIMENT SHOULD BE REMOVED FROM UPSTREAM OF THE DAMS. 2. THE UPSTREAM GRAVEL FILTER LAYER SHOULD BE REESTABLISHED WHEN SEDIMENT BEGINS TO FLOW THROUGH THE STRUCTURE OR WHEN PERMEABILITY IS EXCESSIVELY REDUCED.
SEDIMENT FENCES - USED TO TEMPORARILY REDUCE THE VELOCITY OF CONTAMINATED SHEET FLOW AND TO INDUCE GRAVITATIONAL SETTLEMENT OF THE ENTRAINED SEDIMENT. - Q1/2 DESIGN EVENT.	1. REFER TO DETAIL ON THIS PLAN 2. ALL SEDIMENT FENCES TO BE INSTALLED PARALLEL TO CONTOURS. 3. REGULAR TURN-BACKS AND A FIRM WIRE MESH BACKING ARE REQUIRED TO PREVENT THE FURTHER CONCENTRATION OF FLOW. 4. THE FENCE SHOULD BE SEGMENTED INTO A SERIES OF L SHAPED FENCES TO AVOID THE CONCENTRATION OF FLOW ALONG THE FENCE. 5. SEDIMENT FENCE RETURNS AT 20m INTERVALS MAX.	1. REGULAR INSPECTIONS AND MAINTENANCE ARE REQUIRED TO REPAIR DAMAGE CAUSED BY ON-SITE VEHICLES OR THE MOVEMENT OF STOCKPILE MATERIAL. 2. INSPECT AFTER EACH STORM EVENT THAT RESULTS IN RUN-OFF. 3. REMOVE EXCESSIVE SEDIMENT DEPOSITS. 4. INVESTIGATE THE SOURCE OF EXCESSIVE SEDIMENT AND APPLY REMEDIAL ACTIONS IMMEDIATELY. 5. IF THE FENCE IS REGULARLY DAMAGED, INSTALL A SECOND FENCE AT LEAST 1 METRE DOWNSLOPE OF THE EXISTING FENCE.
DIVERSION DRAIN/PERIMETER BANKS - USED TO DIVERT FLOW AROUND DISTURBED AREAS OR USED WITHIN DISTURBED AREAS TO DIRECT CONTAINMENT FLOW TO SEDIMENT TRAP.	1. REFER TO DETAIL ON THIS PLAN 2. CHANNELS MUST HAVE A STABLE OUTLET. 3. DRAINS AND BANKS SHOULD BE SEEDED AND MULCHED IF THEIR WORKING LIFE IS EXPECTED TO EXCEED 30 DAYS.	1. REGULARLY INSPECT BANKS AND REPAIR ANY SLUMPS, WHEEL TRACK DAMAGE OR LOSS OF FREEBOARD. 2. SEDIMENT SHOULD BE REMOVED TO AVOID PONDING.



OUTLET ROCK PROTECTION TYPICAL DETAIL

N.T.S

FOR OPERATIONAL WORKS APPROVAL

DATE	REV	DESCRIPTION	REC	APP
27/06/2024	A	FOR OPERATIONAL WORKS APPROVAL	AB	CWS
05/06/2024	1	PRELIMINARY - NOT FOR CONSTRUCTION	AB	CWS

REVISIONS

Premise
ROCKHAMPTON OFFICE
21 EAST STREET
PO BOX 264
ROCKHAMPTON, QLD, 4700
PH: (07) 4829 3660
WEB: www.premise.com.au

DESIGNED A.BURGGRAAFF
CHECKED C.SHIELDS
PROJECT MANAGER CHRIS SHIELDS
ENGINEERING CERTIFICATION
CHRIS SHIELDS RPEQ 9347

SCALE

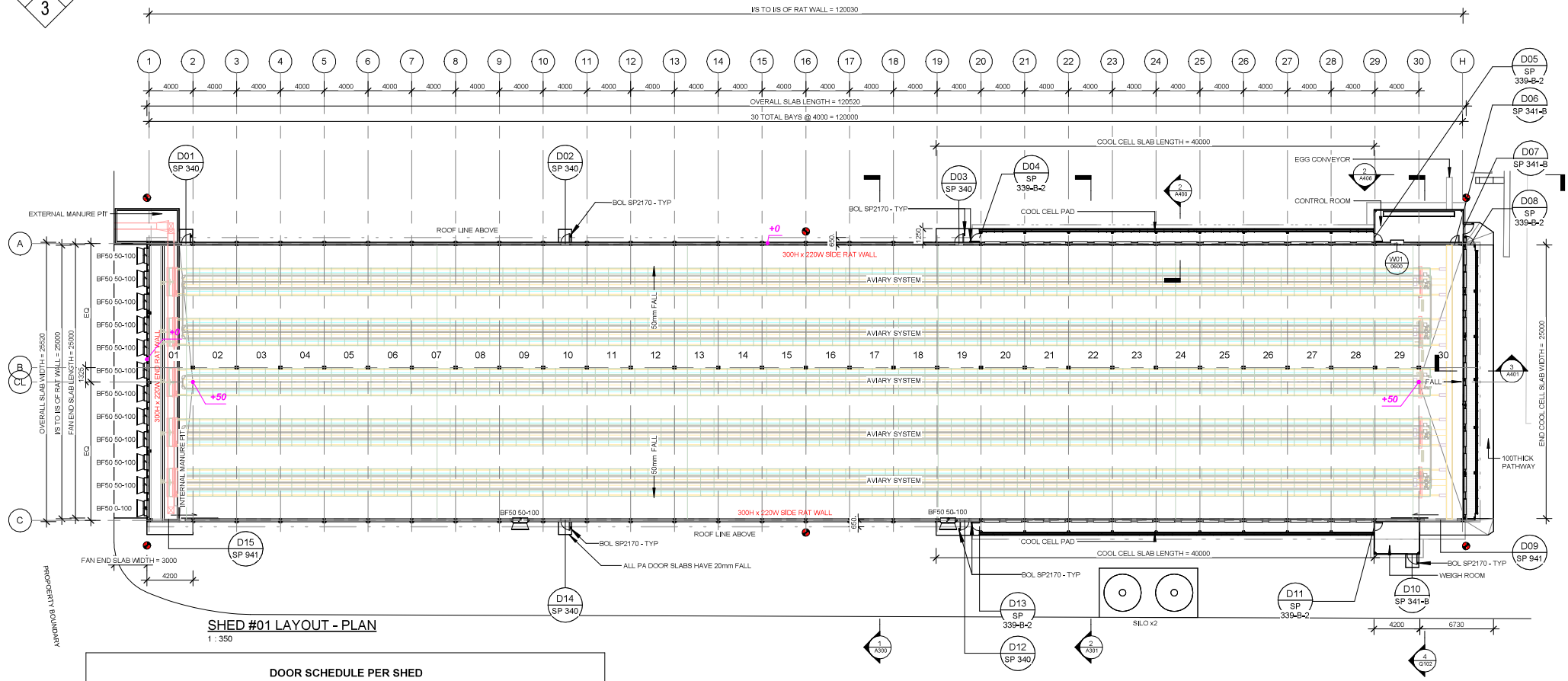
ORIGINAL SHEET SIZE A1

CLIENT: SANTREV PTY LTD
PROJECT: PROPOSED EGG FARM EXPANSION
LOCATION: 4-6 SMALLS RD, MOUNT MORGAN
SHEET TITLE: SOIL EROSION & SEDIMENT CONTROL - DETAILS PLAN

JOB CODE: P001540
SHEET NUMBER: C601
REV: A

SHED #01

- SHED 4 IS MIRRORED FROM SHED 1



SHED #01 LAYOUT - PLAN

1 : 350

DOOR SCHEDULE PER SHED

Level	DOOR NUMBER	SP #	DESCRIPTION	Head Height	Clear Opening Width	Above FFL (TOS)
TOS	D01	SP 340	SP 340 - PA DOOR: 1900H x 820W (LEAF SIZE)	2050	820	150
TOS	D02	SP 340	SP 340 - PA DOOR: 1900H x 820W (LEAF SIZE)	2050	820	150
TOS	D03	SP 340	SP 340 - PA DOOR: 1900H x 820W (LEAF SIZE)	2050	820	150
TOS	D04	SP 339-B-2	SP 339-B - PA DOOR: 2040H x 750W (LEAF SIZE) - NO SILL	2040	750	0
TOS	D05	SP 339-B-2	SP 339-B - PA DOOR: 2040H x 750W (LEAF SIZE) - NO SILL	2040	750	0
TOS	D06	SP 341-B	SP 341-B- PA DOOR: 2040H x 820W (LEAF SIZE) - NO SILL	2190	820	150
TOS	D07	SP 341-B	SP 341-B- PA DOOR: 2040H x 920W (LEAF SIZE) - NO SILL	2040	920	0
TOS	D08	SP 339-B-2	SP 339-B - PA DOOR: 2040H x 750W (LEAF SIZE) - NO SILL	2040	750	0
TOS	D09	SP 941	SP 941 - SINGLE SLIDING DOOR: 3000x2400 2	2400	3000	0
TOS	D10	SP 341-B	SP 341-B- PA DOOR: 2040H x 920W (LEAF SIZE) - NO SILL	2040	920	0
TOS	D11	SP 339-B-2	SP 339-B - PA DOOR: 2040H x 750W (LEAF SIZE) - NO SILL	2040	750	0
TOS	D12	SP 340	SP 340 - PA DOOR: 1900H x 820W (LEAF SIZE)	2050	820	150
TOS	D13	SP 339-B-2	SP 339-B - PA DOOR: 2040H x 750W (LEAF SIZE) - NO SILL	2040	750	0
TOS	D14	SP 340	SP 340 - PA DOOR: 1900H x 820W (LEAF SIZE)	2050	820	150
TOS	D15	SP 941	SP 941 - SINGLE SLIDING DOOR: 3000x2400 2	2400	3000	0

DOOR SPECIFICATIONS:

- COLOUR EXTERNAL – WHITE (SURFMIST OR ALIKE).
- COLOUR INTERNAL – WHITE (SURFMIST OR ALIKE).
- COLOUR FRAME – WHITE (SURFMIST OR ALIKE).
- BOLLARDS PROVIDED TO EXTERNAL OPENING DOORS.

WINDOW SCHEDULE PER SHED

Level	WINDOW NUMBER	TYPE	DESCRIPTION	Height	Width	Head Height	Above FFL (TOS)
TOS	W01	0600	SLIDING GLASS WINDOW: 0609 (XO)	600	600	1800	1200
Grand total: 1							

PRELIMINARY DRAWINGS

SANTREV

SANTREV PTY LTD
PO Box 95, Ipswich
Queensland Australia 4305

ABN: 43 124 970 878
BSA QLD: 1214566
OCBA SA: 277785
BC VIC: CB-U 44246

Phone:1300 815 888 (+61) 07 3281 3200
Fax: 1300 816 888 (+61) 07 3281 8295
Email: enquiries@santrev.com.au
Web: www.santrev.com.au

GENERAL NOTES

- ALL DIMENSIONS ARE IN mm (millimetres) UNLESS NOTED OTHERWISE
- WALL BRACING (WB) ON BAYS 14 AND 29.
- DRAIN IN SIDE WALLS-BAY #04,08,12,16,20,24,28,32,36,40 AND 2 AT EACH END WALL
- ALL SIDE PA DOORS TO BE IN CENTER OF BAYS U.N.O.
- ALL SIDE PA DOORS TO HAVE 20mm FALL

THE FOLLOWING TBC WITH CLIENT PRIOR TO ANY INSTALL

- FAN CONFIGURATION
- MINI-VENT CONFIGURATION
- HEATER POSITIONS
- MINIMUM VENTILATION FAN CONFIGURATION TO BE CONFIRMED

REV	DESCRIPTION	DATE
A	Preliminary Drawings	19/01/2024

PEACEFIELD ROCKHAMPTON

FOR: CLIENT

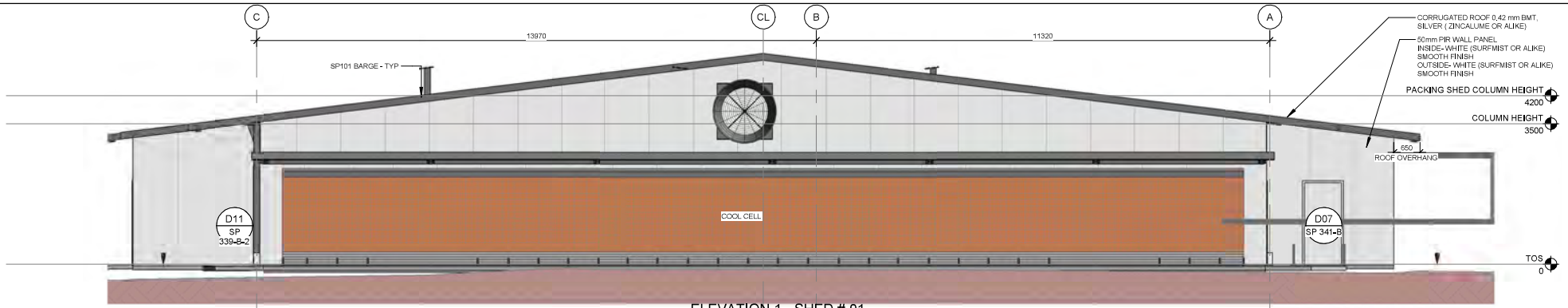
PROJECT ADDRESS:

6 SMALLS ROAD HAMILTON CREEK
QLD

SHEET TITLE: SINGLE SHED LAYOUT

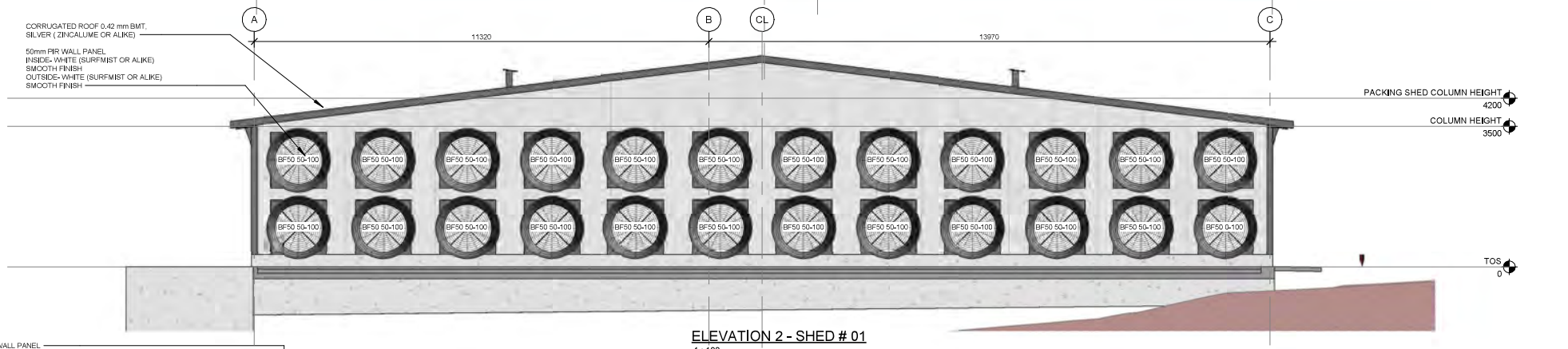
JOB No.:	DRAWN BY:
PEAQ-R1	SP
SCALE (A3): As indicated	REV: A
DATE: 11/01/2024	DRG No: A102

C:\Users\SamanthaPearson\OneDrive - Australian Livestock Solutions Pty Ltd\Design and Drafting\2024\PEAQ-R1 - Peacfield Rockhampton\1.0 Working File\PEAQ-R1 - 2024 rev31 - Keep Existing Packing Shed.rvt



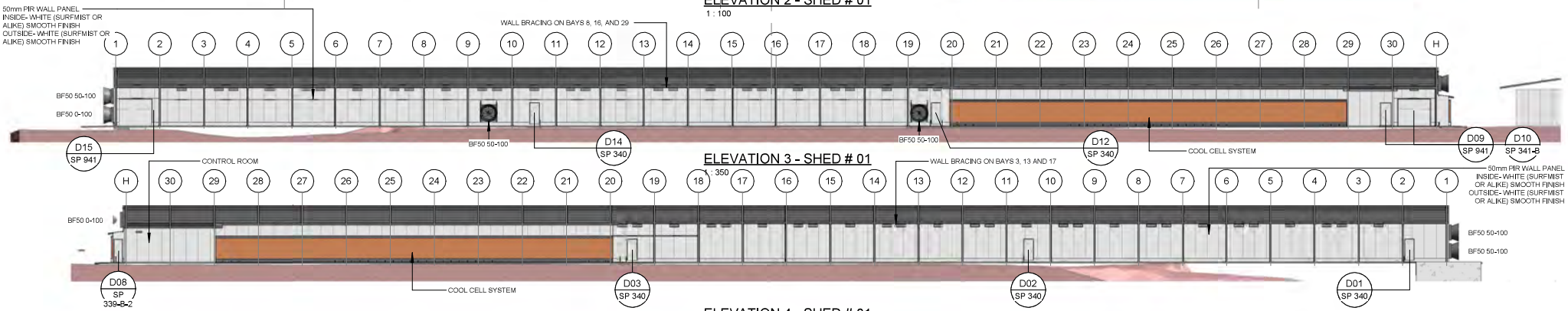
ELEVATION 1 - SHED # 01

1 : 100



ELEVATION 2 - SHED # 01

1 : 100



ELEVATION 3 - SHED # 01

1 : 350

ELEVATION 4 - SHED # 01

1 : 350

ALL FAN STEEL TO BE FIXED TO PANEL AT 400mm C/C USING 12-14 x 75 SELF DRILL HEX CL4 + WASHER BONDED 25mm PAINTED - TYP.

PRELIMINARY DRAWINGS

SANTREV

SANTREV PTY LTD
PO Box 95, Ipswich
Queensland Australia 4305

ABN: 43 124 970 878
BSA QLD: 1214566
OCBA SA: 277785
BC VIC: CB-U 44246

Phone:1300 815 888 (+61) 07 3281 3200
Fax: 1300 816 888 (+61) 07 3281 8295
Email: enquiries@santrev.com.au
Web: www.santrev.com.au

GENERAL NOTES

- ALL DIMENSIONS ARE IN mm (millimetres) UNLESS NOTED OTHERWISE

ALL FAN STEEL TO BE FIXED TO PANEL
AT 400mm C/C USING 12-14 x 75 SELF
DRILL HEX CL4 + WASHER BONDED
25mm PAINTED WASHER- SIDE WALLS- INTERNALL, END WALLS- EXTERNAL.

MINI-VENT INSTALL TO AVOID ANY CLASH BETWEEN DOOR FRAME + MINI-VENT FRAME

REV	DESCRIPTION	DATE
A	Preliminary Drawings	19/01/2024

PEACEFIELD ROCKHAMPTON

FOR: CLIENT

PROJECT ADDRESS:

6 SMALLS ROAD HAMILTON CREEK
QLD

SHEET TITLE: SHED ELEVATIONS

JOB No.:	DRAWN BY:
PEAQ-R1	SP
SCALE (A3):	REV:
As indicated	A
DATE:	DRG No:
11/01/2024	A200

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APPENDIX 2: PLANNING SCHEME CODE ASSESSMENT

AP02

1 RURAL ZONE CODE

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
Where involving a new building or expansion to an existing building		
Built Form		
PO1 Development does not adversely impact on the rural character of the locality, having regard to the scale and visibility of buildings.	AO1.1 The height of new buildings and structures does not exceed two (2) storeys and ten (10) metres above ground level, excluding silos, windmills and similar structures ancillary to rural uses.	**Complies.** The new sheds (5.3m) do not exceed (2) storeys or 10 metres above ground level.
Land use		
Aquaculture		
PO2 Aquaculture that is low impact in nature is located and designed on sites of sufficient size and dimension, to minimise adverse impacts on the amenity, water quality and ecological values.	AO2.1 Aquaculture activities using ponds or tanks that are less than or equal to ten (10) hectares in total water surface area are carried out in accordance with the Department of Agriculture and Fisheries accepted development requirements for material change of use that is aquaculture, as updated from time to time.	**Not Applicable.** The proposed development is not for Aquaculture.
Dwelling house and dwelling unit		
PO3 Development does not compromise the continued operation of an intensive animal industry, extractive industry, or a similar potential use on neighbouring rural land.	AO3.1 Development: (a) is set back a minimum of twenty (20) metres from all site boundaries; and (b) is separated from an existing or approved: (i) intensive animal industry by a minimum of 1,000 metres; and (ii) extractive industry operation as	**Not Applicable** Development does not include a dwelling house or dwelling unit.

<table>
<tr><th>PERFORMANCE OUTCOMES</th><th>ACCEPTABLE OUTCOMES</th><th>RESPONSE</th></tr>
<tr><td></td><td>follows:

<table><tr><td>Operation</td><td>Separation distance</td></tr><tr><td>Extractive industry operation involving blasting</td><td>1,000 metres</td></tr><tr><td>A hard rock extractive industry</td><td>500 metres</td></tr><tr><td>A sand and gravel extractive industry</td><td>200 metres</td></tr><tr><td>A designated haul route</td><td>100 metres</td></tr></table>
AND

AO3.2
Where a secondary dwelling is proposed, that dwelling:

(a) is contained within the same lot; and
(b) is no more than eighty (80) square metres gross floor area.</td><td></td></tr>
<tr><td>PO4
Dwellings have adequate access to services to ensure the safety and well-being of residents and the water supply is adequate for the current and future needs of the development.</td><td>AO4.1
A dwelling:
(a) has a legal access to a constructed road; and
(b) where within a water supply area has a legal connection to Council's reticulated water supply.</td><td>Not Applicable
The proposed development does not include a dwelling.</td></tr>
</table>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
Caretaker's accommodation		
PO5 The development does not compromise the productivity of the use.	AO5.1 No more than one (1) caretaker's accommodation is established on the site.	**Not Applicable** The proposed development does not propose an additional caretaker's accommodation separate to managers residence already established on site.
PO6 A caretaker's accommodation has adequate access to services to ensure the safety and well-being of residents and the water supply is adequate for the current and future needs of the development.	AO6.1 A caretaker's accommodation: has a legal access to a constructed road; and where within a water supply area has a legal connection to Council's reticulated water supply.	**Not Applicable** The proposed development does not propose an additional caretaker's accommodation separate to managers residence already established on site.
Home-based business		
PO7 Development for a home-based business is operated, designed and sited in a manner that: (a) is an appropriate scale and intensity; (b) is integrated with the primary use of the site for a dwelling house; (c) does not adversely affect the safety and private recreation needs of adjoining premises; (d) does not adversely affect the streetscape and street function; and (e) does not compromise the character and amenity of the surrounding area by way of noise, light, dust, fumes, vibration, odour or storage of potentially hazardous materials.	AO7.1 The home-based business has a maximum gross floor area of 100 square metres. AND AO7.2 The home-based business is carried out within an existing building or structure. AND AO7.3 Hours of operation are between the hours of 07:00 and 19:00 Monday to Saturday and 08:00 and 19:00 Sunday and public holidays (except for a bed and	**Not Applicable.** The proposed development does not propose a home-based business.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	breakfast accommodation or home-based child care). AND AO7.4 The home-based business involves a minimum of one (1) resident of the dwelling. AND AO7.5 A maximum of one (1) worker, not residing in the dwelling house, is employed in the home-based business. AND AO7.6 The home-based business contains visitor parking within the site. AND AO7.7 The home-based business where for bed and breakfast accommodation: (a) the combined total number of guests and permanent residents does not exceed twelve (12) persons at any one time; and (b) guests stay a maximum of fourteen (14)	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	consecutive nights. AND AO7.8 Goods or services for sale or hire are not displayed where they are visible from the street frontage or an adjoining residential premise. AND AO7.9 No more than one (1) commercial vehicle is associated with the business and the vehicle does not exceed a gross vehicle mass of 4.5 tonnes tare weight unless associated with a home-based business involving heavy vehicles. AND AO7.10 The home-based business does not generate traffic exceeding ten (10) vehicle trips per day and the trips are not by a vehicle exceeding a gross vehicle mass of 4.5 tonnes tare weight. AND AO7.11 Noise levels do not exceed acoustic quality objectives	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	under the Environmental Protection (Noise) Policy 2019, as updated from time to time.	
Additional outcomes for home-based business involving heavy vehicles		
PO8 Development does not compromise the character and amenity of the surrounding area by way of noise, light, dust, fumes, vibration, odour or storage of potentially hazardous materials.	AO8.1 A maximum of two (2) heavy vehicles and two (2) heavy trailers are stored on site at any one time. AND AO8.2 Heavy vehicles and heavy trailers: (a) are not started or manoeuvred on site between the hours of 22:00 and 06:00, or left running unattended for any period up to five (5) minutes; (b) if used for the transport of cattle or waste disposal, are stored a minimum of 100 metres away from an adjoining dwelling; and (c) do not have a refrigeration unit running while on-site if within 100 metres of a sensitive land use on an adjoining lot. AND AO8.3 The business does not include the loading or unloading of vehicles or storage of goods. AND	**Not Applicable.** The proposed development does not propose a home-based business.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	AO8.4 The site has direct access to a minor urban collector road or higher order road, but not to a state controlled road. AND AO8.5 Heavy vehicles are stored onsite and located a minimum distance of: twenty (20) metres from the frontage; and fifteen (15) metres from side and rear boundaries. AND AO8.6 Only minor maintenance is carried out on the property and does not involve major body work and mechanical repairs.	
Roadside stall		
PO9 A roadside stall: (a) does not impact on the amenity of adjoining land uses and the surrounding area; (b) does not adversely affect the safety and efficiency of the road network; (c) is ancillary to the farming use conducted on the same site; and (d) sells only fresh produce grown locally.	AO9.1 Any structure used for a roadside stall: (a) has a maximum floor area of twenty (20) square metres; (b) is located entirely within the property and not on the road reserve; and (c) is set back from any boundary adjoining residential premises a minimum of six (6) metres.	**Not Applicable.** The proposed development does not propose a Roadside stall.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	AND AO9.2 Site access, car parking and storage areas: (a) are located entirely within the property and not on the road reserve; and (b) use the same driveway as the primary property access. AND AO9.3 The roadside stall is associated with a rural use conducted on the same site.	
Rural workers' accommodation		
PO10 The amenity of the rural workers' accommodation is not adversely impacted upon and appropriately separated from intensive rural and industrial uses.	AO10.1 On-site cabins or dwellings housing workers are sited no closer than 250 metres to intensive rural uses and industrial uses.	**Not Applicable.** The proposed development does not propose Rural workers' accommodation.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
PO11 The rural workers' accommodation has adequate access to services to ensure the safety and well-being of occupants and the water supply is adequate for the current and future needs of the development.	AO11.1 Rural workers' accommodation: has a legal access to a constructed road; and where within a water supply area has a legal connection to Council's reticulated water supply.	**Not Applicable.** The proposed development does not propose Rural workers' accommodation.
Effects of development		
PO12 Outdoor lighting maintains the amenity of any adjoining residential zoned premises and does not adversely impact the safety of vehicles or pedestrians on the adjoining streets as a result of light emissions, either directly or by reflection.	AO12.1 Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of the Australian Standard AS 4282 — Control of the obtrusive effects of outdoor lighting, as updated from time to time.	**Complies with AO12.1** Any new outdoor lighting proposed will be in accordance with the requirements of AO12.1.
Where in the Alton Downs precinct		
PO13 Residential uses are sufficiently separated from road frontages in order to protect the amenity of residents and to ensure the character of the area is maintained.	AO13.1 A dwelling house is setback a minimum of six (6) metres from front boundaries.	**Not Applicable.** The proposed development is not located in the Alton Downs precinct.
General		
PO14 Development that does not involve rural uses: (a) is located on the least productive parts of a site and not on land identified on the agricultural land classification (ALC) overlay maps; (b) does not restrict the ongoing safe and efficient use of nearby rural uses; and (c) is adequately separated or buffered where it	No acceptable outcome is nominated.	**Not Applicable.** The proposed development is for a rural use.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
is likely to be sensitive to the operational characteristics associated with rural uses, rural industries or extractive industries.		
PO15 Uses that require isolation from urban areas are accommodated only where: (a) they cannot be more appropriately located in an industrial or other relevant zone; (b) they can be adequately separated from sensitive land use(s) (whether or not in the rural zone); and (c) potential impacts can be appropriately managed.	No acceptable outcome is nominated.	**Complies – Performance Outcome.** The proposed development involves alterations and upgrades to existing poultry layer farm including modernisation of the existing infrastructure, transition from cage egg to barn laid egg production systems, improvements to operations and environmental performance. These works will ensure that the farm remains a viable operation into the future and can meet customer and statutory requirements for animal welfare, biosecurity, and food safety. The existing farm is appropriately separated from urban areas and with consideration of the approved shed design the odour and dust from the project is not expected to result in any additional impacts compared to historic operations. Accordingly, the potential impacts of the development are able to be appropriately managed.
PO16 Ecological values, habitat corridors and soil and water quality are protected, having regard to: (a) maximisation of vegetation retention and protection of vegetation from the impacts of development; (b) avoidance of potential for erosion and minimisation of earthworks; (c) retention and protection of natural drainage lines and hydrological regimes; and	No acceptable outcome is nominated.	**Complies – Performance Outcome.** The proposed sheds are located within and immediately adjacent to the existing farm footprint and avoids areas of ecological significance and watercourses. Due to the controlled operations of the replacement sheds, the farm is not expected to result in any unacceptable impacts on stormwater quality.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
(d) avoidance of leeching by nutrients, pesticides or other contaminants, or potential for salinity.		
Animal keeping – kennels or catteries		
PO17 Animal keeping (being kennels or catteries) is sited, constructed and managed such that: (a) animals are securely housed; (b) the use does not create a nuisance beyond the site boundaries; and (c) the use does not create adverse environmental impacts.	AO17.1 Animal keeping (being kennels or catteries) is located on a site having a minimum site area of three (3) hectares. AND AO17.2 Animal enclosures are set back a minimum of 250 metres from any sensitive land use. AND AO17.3 Buildings used for animal keeping are: constructed with impervious reinforced concrete floors; and gravity drained to the effluent collection/treatment point. AND AO17.4 Animals are kept in fenced enclosures that are located inside buildings at all times between the hours of	**Not Applicable.** The proposed development is not for animal keeping (kennels or catteries).

<table>
<tr><th>PERFORMANCE OUTCOMES</th><th>ACCEPTABLE OUTCOMES</th><th>RESPONSE</th></tr>
<tr><td></td><td>18:00 and 07:00.

AND

AO17.5
A person who is responsible for the supervision of the operation of the development is accommodated on the premises at all times.

AND

AO17.6
Animal enclosures are set back to roads, streets and water resources as follows:

<table><tr><td>Location</td><td>Setback</td></tr><tr><td>Road frontages</td><td>50 metres</td></tr><tr><td>Top bank of creek, river, stream, wetland, edge of well, bore, dam, weir, intake or the like which provides potable water supply to the site or surrounds</td><td>100 metres</td></tr><tr><td>Top bank of dry or perennial gully</td><td>30 metres</td></tr></table></td><td></td></tr>
<tr><td colspan="3">Aquaculture</td></tr>
<tr><td>PO18</td><td>AO18.1</td><td>Not Applicable.</td></tr>
</table>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
Aquaculture is located and designed on sites of sufficient size and dimension, to minimise adverse impacts on the amenity, water quality and ecological values and existing fish habits.	Aquaculture activities using ponds or tanks that are greater than ten (10) hectares in total water surface area are carried out in accordance with State Planning Policy – State Interest Guideline – Agriculture, as updated from time to time.	The proposed development is not for Aquaculture.
Bulk landscape supplies, rural industry or wholesale nursery		
PO19 Development is located on sites: (a) of sufficient size, to minimise adverse impacts on the amenity of adjoining land, in particular noise, odour, light and dust emissions; (b) where the operation is within the safe and effective design capacity of the road system; and (c) where the operation does not impact upon water quality.	AO19.1 A minimum site area of two (2) hectares is required with at least fifteen (15) metre setback from any adjoining premises. AND AO19.2 Sales, storage, handling, packaging and production areas are set back a minimum of: 100 metres from any dwelling on surrounding land; fifty (50) metres from state controlled roads and twenty (20) metres from all other roads; and thirty (30) metres from top bank of creek, river, stream or wetland edge of well, bore, dam, weir, or intake that provides potable water. AND AO19.3 Infrastructure and material storage areas are confined to free draining areas and sites on slopes not exceeding ten (10) per cent.	**Not Applicable.** The proposed development is not for Bulk landscape supplies, rural industry or wholesale nursery.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	AND AO19.4 There is direct access to a minor urban collector or higher order road.	
Intensive animal industry		
PO20 Intensive animal industry uses are sited, constructed and managed such that: (a) animals are securely housed; (b) the use does not create a nuisance on adjoining sensitive land use(s); (c) buildings used for intensive animal industry are constructed with floors, that are gravity drained to the effluent collection/treatment point; (d) animal proof fencing or other appropriate barrier feature is provided of an appropriate height within the site to prevent the escape of animals; and (e) a person who is responsible for the supervision of the operation of the development is accommodated on the premises at all times.	No acceptable outcome is nominated.	**Complies with PO20** The proposed development involves alterations and upgrades to existing poultry layer farm including modernisation of the existing infrastructure, transition from cage egg to barn laid egg production systems, improvements to operations and environmental performance. These works will ensure that the farm remains a viable operation into the future and can meet customer and statutory requirements for animal welfare, biosecurity, and food safety. As demonstrated within the application materials, the layer birds are securely housed and contained within the sheds and a farm manager will be present on-site at all times. With respect to stormwater quality, all sheds are constructed on an elevated pad and concrete slab and surrounded by a waterproof blockwork at the base of the insulated panel wall. As such internal shed areas are entirely separated from interaction with stormwater or roof water runoff. The water is therefore expected to be of high quality, similar to the quality of water runoff from the surrounding area, and as such does not present a high risk to the

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
		downstream receiving environment. Given the controlled environment in which the proposed poultry layer development will operate, along with the approval and licensing conditions it will need to comply with, the proposed farm will pose a minimal risk with respect to stormwater quality.
PO21 Intensive animal industry does do not detract from the amenity of a nearby sensitive land use and community related activities and are not visible from any road or other public view point.	No acceptable outcome is nominated.	**Complies with PO21** The proposed development involves alterations and upgrades to existing poultry layer farm including modernisation of the existing infrastructure, transition from cage egg to barn laid egg production systems, improvements to operations and environmental performance. These works will ensure that the farm remains a viable operation into the future and can meet customer and statutory requirements for animal welfare, biosecurity, and food safety. With the improved shed design, the odour and dust from the project is not expected to result in any additional impacts compared to historic operations on the site. The proposed replacement sheds are expected to improve environmental performance as: • The older sheds with open curtain sides and dirt floors, and will be replaced by modern, climate-controlled sheds a concrete floor which reduces the amount of dust generated by bird activity within the sheds. • The proposed shed designs will incorporate best practice poultry farming design with

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
		improved climate control and litter management. • The incorporation of manure extraction belts allows for regular collection of manure from within the sheds (weekly) to reduce ammonia build up, enhance air quality, improve animal welfare and reducing the risk of odour emissions compared to the old sheds. • The modern aviary systems, nest boxes, and food and water systems and allow manure to quickly dry out within the sheds, reduce the risk of ammonia build up (associated with wet floors) and minimise the risk of odour production. • The retained sheds are located centrally on the farm site, with the ventilation fans at the rear of the sheds, providing greater setbacks to the nearest rural dwellings.
PO22 Intensive animal industry is not located within: (a) a declared catchment area; or (b) a declared groundwater area.	No acceptable outcome is nominated.	**Complies with PO22** The existing poultry farm is not within a declared catchment area or declared groundwater area.
PO23 Intensive animal industry has suitable access to road or rail infrastructure via a sealed road to an access point with a state controlled road.	No acceptable outcome is nominated.	**Complies with PO23** Site access for the transportation of incoming and outgoing product, as well as employee access is achieved via two existing access points to Smalls Road. No changes to traffic numbers, staff vehicle, site access or parking arrangements are proposed or

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
		required as part of this Development Application.
Intensive horticulture		
PO24 The region's water quality is protected from the inflow of waste water or run-off from intensive horticulture activities. Waste water or run-off from intensive horticulture: (a) is contained and treated so that nutrients and sediments can be removed from the water; (b) where possible, treated water is re-used; and (c) waste water is only disposed of when acceptable nutrient levels are achieved.	No acceptable outcome is nominated.	**Not Applicable.** The proposed development is not for Intensive horticulture.
PO25 Intensive horticulture activities are not located within: (a) a declared catchment area; or (b) a declared groundwater area	No acceptable outcome is nominated.	**Not Applicable.** The proposed development is not for Intensive horticulture.
Outdoor sport and recreation or community use		

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
PO26 Development is provided primarily to service the needs of the surrounding rural area or is inappropriate in urban areas (as a result of amenity impacts or land area requirements). The development is located and designed to: (a) minimise adverse impacts on the agricultural productive capacity of the site and the locality; (b) minimise impacts on the amenity of the locality, in particular noise (including limiting the hours of operation), odour, light and dust emissions; and (c) operate within the safe and effective design capacity of the region's road system.	No acceptable outcome is nominated.	**Not Applicable.** The proposed development is not for Outdoor sport and recreation or community use.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
Renewable energy facility – wind farms		
PO27 Wind farms are located, designed and operated to minimise impacts on the environment and residential amenity, having regard to such matters as shadow flicker, noise (including low frequency noise), avifauna, separation from dwellings and site boundaries and scenic amenity.	No acceptable outcome is nominated.	**Not Applicable.** The proposed development is not for Renewable energy facility – wind farms
Rural workers' accommodation, farm stay and tourism uses		
PO28 Tourism, short-term accommodation (farm stay), and rural workers' accommodation uses are: (a) associated with and compatible with rural production, natural resources and scenic landscape features in the immediate vicinity; and (b) not located in areas identified on the agricultural land classification (ALC) overlay	No acceptable outcome is nominated.	**Not Applicable.** The proposed development is not for Rural workers' accommodation, farm stay and tourism uses.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
maps.		
Transport and freight uses		
PO29 Transport and freight uses, which do not meet the definition of a home based business involving (heavy vehicles), are not established in the rural zone.	No acceptable outcome is nominated.	**Not Applicable.** The proposed development is not for Transport and freight uses.
Effects of development		
PO30 Effective separation distances are provided to minimise conflicts with sensitive land use(s).	No acceptable outcome is nominated.	**Complies with PO30** Effective separation distance is provided to sensitive land use(s)
PO31 Development does not unduly impact on the existing amenity and character of the locality having regard to: (a) the scale, siting and design of buildings and structures; (b) visibility of buildings and structures when viewed from roads and other public view points; and (c) any heritage places.	No acceptable outcome is nominated.	**Complies with PO31** The proposed sheds do not impact on the existing amenity and character of the locality, being located within the existing development footprint for the existing poultry farm use.
PO32 Development responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land uses, such that: (a) any hazards to people or property are avoided;	No acceptable outcome is nominated.	**Complies with PO32** The proposed sheds are located within and immediately adjacent to the existing development footprint and have been designed to minimise impacts to topography, drainage patterns, utility services, access, vegetation and adjoining land uses.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
(b) any earthworks are minimised; (c) the retention of natural drainage lines is maximised; (d) the retention of existing vegetation is maximised; (e) leeching by nutrients, pesticides or other contaminants, or potential for salinity is minimised; (f) damage or disruption to sewer, stormwater and water infrastructure is avoided; and (g) there is adequate buffering, screening or separation to adjoining development.		
PO33 Development is designed and managed so that it provides appropriate protection for community safety and health and avoids unacceptable risk to life and property.	No acceptable outcome is nominated.	**Complies with PO33** The proposed sheds are located within and immediately adjacent to the existing development footprint and therefore have minimal impact to community safety and health.
Reconfiguring a lot		
PO34 The further subdivision of land is limited to reflect the suitability of the land for primarily grazing purposes and to protect water quality, environmental and landscape values.	AO34.1 Unless otherwise stated in a precinct the minimum lot size is 100 hectares.	**Not Applicable.** The proposed development is not for Reconfiguring a lot.
Where in the Alton Downs precinct		
PO35 Development: (a) is compatible with the residential amenity of the area and avoids impacts on surrounding	No acceptable outcome is nominated.	**Not Applicable.** The proposed development is not located in the Alton Downs precinct.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
dwellings; and (b) has adequate water supply and sewerage treatment and disposal.		
PO36 The subdivision of land reflects the desired character of the area being smaller rural lots for primarily residential purposes.	AO36.1 The minimum lot size in the precinct is eight (8) hectares. AND AO36.2 Newly created lots must have access to a sealed road where sequential connection or integration with an existing sealed road can be achieved.	**Not Applicable.** The proposed development is not located in the Alton Downs precinct.
Where in the cropping and intensive horticulture precinct		
PO37 Rural industries are established only where associated with rural production in the immediate vicinity.	No acceptable outcome is nominated.	**Not Applicable.** The proposed development is not located in the cropping and intensive horticulture precinct.
PO38 The subdivision of land is limited to protect the ongoing viability and productivity of existing and potential cropping and horticulture uses.	AO38.1 The minimum lot size in the precinct is forty (40) hectares.	**Not Applicable.** The proposed development is not located in the cropping and intensive horticulture precinct.

2 BIODIVERSITY OVERLAY CODE

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
Matters of state or local (high) environmental significance		
PO1 Development is located, designed and operated to retain and protect significant natural assets, habitat and values to the greatest extent possible. Where this is not possible, impacts are minimised by: 1. retaining native vegetation; 2. allowing for the regeneration of native vegetation to the area, or rehabilitating with locally endemic plants in non-vegetated areas of the site; 3. landscaping with locally native plants; 4. locating and designing public access to avoid disturbance of ecological values; 5. ensuring alterations to natural landforms, hydrology and drainage patterns do not significantly affect ecological values; and 6. incorporating measures that avoid the disruption of threatened wildlife and their habitat by allowing for their safe movement through the site. Note—In areas where environmental values have been mapped but are no longer present a report certified by an appropriately qualified person that the	No acceptable outcome is nominated.	**Not Applicable.** The proposed development is not located within an area mapped as a matter of state or local (high) environmental significance.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
development site does not contain any matters of environmental significance will be required. Note—An environmental offset is provided for any permanent, irreversible loss or reduction in matters of local (high) environmental significance caused by the development. An environmental offset is carried out as per the requirements of the Queensland Government's Environmental Offsets Policy, as amended from time to time.		
PO2 Development ensures native vegetation is retained, regenerated and rehabilitated in such a way as to: 1. ensure protection of areas of vegetation within biodiversity corridors and wildlife habitats; 2. maintain vegetation that is in patches of greatest size and smallest possible edge-to-area ratio; 3. maximise the linkages between vegetation located on the subject site; 4. maximise linkages between vegetation located on adjacent properties within the biodiversity network; 5. allow the dispersal or movement through biodiversity corridors; and 6. protect riparian vegetation in and adjacent to watercourses.	No acceptable outcome is nominated.	**Not Applicable.** The proposed development is not located within an area mapped as a matter of state or local (high) environmental significance.
Matters of local (general) environmental significance		

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
PO3 Development minimises impacts on biodiversity values by ensuring they are retained to the greatest extent possible. Editor's note—minimising the impacts on biodiversity values can be achieved by: 1. retaining native vegetation; 2. allowing for the regeneration of native vegetation; 3. landscaping with native local plants; 4. locating and designing public access (for example roads, bushfire separation areas etcetera) to avoid disturbance of ecological values; 5. accommodating the safe movement of wildlife through the site; and 6. limiting alterations to natural landforms and avoiding disturbance to natural waterways and drainage paths.	No acceptable outcome is nominated.	**Not Applicable.** The proposed development is not located within an area mapped as a matter of state or local (high) environmental significance.
Biodiversity corridors and wildlife habitats		
PO4 Development maintains unimpeded movement of terrestrial and aquatic fauna that are associated with or are likely to use the biodiversity corridor as part of their normal life cycle by: (a) ensuring development, including roads, pedestrian access and in-stream structures,	No acceptable outcome is nominated.	**Complies.** The site is located within a broad biodiversity corridor running east – west across the site. In this regard, the upgrades to the existing farm have been located within and immediately adjacent to the existing farm and as such minimises impacts on stands of native vegetation, riparian corridors and watercourses.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
do not create barriers to the movement of fauna (including fish passage) along or within biodiversity corridors; (b) providing effective wildlife movement infrastructure in accordance with best practice and directing fauna to locations where wildlife movement infrastructure has been provided to enable fauna to safely negotiate a development area; and (c) separating fauna from potential hazards through the use of appropriate fencing. Note—In areas where environmental values have been mapped but are no longer present a report certified by an appropriately qualified person that the development site does not contain any matters of environmental significance will be required. Editor's note—Biodiversity corridors have been mapped based on a minimum width of 500 metres.		As shown in the development plans, to allow the construction of a level site, 9 trees in the immediate area of the existing farm are proposed to be removed. In this regard, the site is not mapped as an area of State or Local environmental significance and the trees are already surrounded by on-site infrastructure, internal access roads and operational areas. Accordingly, the clearing is not expected to result in any significant environmental impacts.
PO5 Development: (a) retains and protects areas of wildlife habitat that support a critical life stage ecological process such as feeding, breeding or roosting for identified species; and (b) incorporates measures as part of siting and design to protect and	AO5.1 Development retains and protects native fauna feeding areas, nesting, breeding and roosting sites within the identified wildlife habitats. Editor's note—Development applications lodged with Council must identify all species listed that are present within or adjoining premises and habitats that may be affected by the proposal. In particular applications are to identify and describe how the development	**Complies with AO5.1** The site is located within a broad biodiversity corridor running east – west across the site. In this regard, the upgrades to the existing farm have been located within and immediately adjacent to the existing farm and as such minimises impacts on stands of native vegetation, riparian corridors and watercourses. As shown in the development plans, to allow the construction of a level site, 9 trees in the immediate area of the existing farm are proposed to be

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
retain identified ecological values and underlying ecosystem processes within or adjacent to the development site.	protects or enhances wildlife habitat at any critical life stage ecological processes within or adjacent to the development area. This should be reflected in an ecological assessment report prepared in accordance with the SC6.8 — Ecological assessment planning scheme policy.	removed. In this regard, the site is not mapped as an area of State or Local environmental significance and the trees are already surrounded by on-site infrastructure, internal access roads and operational areas. Accordingly, the clearing is not expected to result in any significant environmental impacts.
Wetlands and Waterways		
PO6 Development has no adverse impacts on: 1. native vegetation; 2. habitat; 3. ecological functions; 4. water quality; and 5. nature conservation values. Editor's note—Waterway buffers (aside from MSES-Waterways) have been mapped based on the following minimum widths: 1. fifty (50) metres buffer (twenty-five (25) metres either side of the waterway) for stream orders 1 and 2; 2. 100 metres (fifty (50) metres either side of the waterway) for stream orders 3 and 4; 3. 200 metres for stream order 5 and above, except for the Fitzroy River; and 4. for the Fitzroy River: 350 metres buffer	No acceptable outcome is nominated.	**Not Applicable.** The subject site is not located within Wetlands and Waterways buffer area.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
(175 metres either side of the waterway) upstream of the Fitzroy River Barrage, and 450 metres (225 metres either side of the waterway) downstream of the Fitzroy River Barrage. Editor's note—Wetland buffers have a minimum width of: 1. fifty (50) metres buffer (twenty-five (25) metres either side of the waterway) in urban areas; and 2. 200 metres buffer (100 metres either side of the waterway) in non-urban areas. Editor's note—Vegetation clearing undertaken as a consequence of development occurs in compliance with the Vegetation Management Act 1999 and Nature Conservation Act 1992.		
PO7 Development does not cause land degradation near a waterway or wetland, including: 1. mass movement, gully erosion, rill erosion, sheet erosion, tunnel erosion, stream bank erosion, wind erosion, or scalding; and	AO7.1 Excavation and filling is not undertaken in waterways or wetlands.	**Not Applicable.** The subject site is not located within Wetlands and Waterways.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
2. loss or modification of chemical, physical or biological properties or functions of soil.		
Hydrology		
PO8 Development: 1. enhances or maintains the existing groundwater hydrological regime of all areas of environmental significance; and 2. ensures that the water table and hydrostatic pressure in the area of environmental significance is returning to its natural state.	No acceptable outcome is nominated.	**Complies with PO8** The proposed sheds will not change the existing groundwater hydrological regime of the site.
Non-native pest management		
PO9 Development avoids the introduction of non-native pest species (plant or animal) that pose a risk to ecological integrity.	AO9.1 Development does not introduce non-native pest species.	**Complies.** Standard weed management practices will be adopted during construction to ensure non-native pest species will not be introduced as a result of the proposed development and can be conditioned accordingly.
Ongoing management, construction and operation		
PO10 During construction and operation of development, ongoing management, monitoring and maintenance is undertaken to ensure impacts on environmentally significant areas, biodiversity values and ecological processes, including water quality and hydrology, are	No acceptable outcome is nominated.	**Complies.** All construction will be undertaken in accordance with a construction management plan to minimise any potential impacts to the surrounding environment.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
avoided or minimised. Editor's note—Construction and operation related to a development are carried out in accordance with an operational management plan where appropriate. This plan can form an amendment to an existing approved management plan for the site.		
PO11 Development adjoining a national park or other land in a protected area estate: (a) maintains and where appropriate, improves access to a protected area estate; and (b) maintains a buffer to a protected area estate in accordance with minimum best practice standards and includes characteristics to avoid development impacts. Editor's note—Protected area estate includes the following classes, as defined in the Nature Conservation Act 1992: (a) national park (scientific); (b) national parks; (c) national parks (Aboriginal land); (d) national parks (Torres Strait Islander); (e) national parks (Cape York Peninsula Aboriginal land); (f) national parks (recovery); (g) conservation parks;	No acceptable outcome is nominated.	**Not Applicable.** The subject site is not adjoining a national park or land in a protected area estate.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
(h) resource reserves; (i) nature refuges; (j) coordinated conservation area; (k) wilderness areas; (l) World Heritage management areas; and (m) international agreement areas.		
PO12 Management arrangements facilitate the effective conservation and protection of matters of national, state or local environmental significance, ecological processes and biodiversity values.	AO12.1 Areas supporting matters of national, state or local significance features, biodiversity values or ecological processes are: (a) transferred into public ownership where the land is required for public access or for some other public purpose consistent with its ecological, open space or recreation functions, including: (i) access for maintenance; (ii) linking core and remnant habitat areas; (iii) protecting water quality and ecological processes; and (iv) other public benefit; or (b) incorporated within private open space and included within a voluntary statutory covenant that is registered under the Land Title Act 1994. Editor's note—Matters of national, state or local environmental significance include all areas shown on	**Not Applicable.** No areas are proposed to be transferred into public ownership as part of this development application.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	all biodiversity overlay maps.	
Rehabilitation		
PO13 Areas degraded as a result of development are rehabilitated by the proponent as near as is practical to the naturally occurring suite of native plant species and ecological communities. Editor's note—A rehabilitation plan supported by expert ecological advice prepared in accordance with SC6.8 — Ecological assessment planning scheme policy as well as reference to SC6.12 — Landscape design and street trees planning scheme policy will assist in demonstrating achievement of this performance outcome.	No acceptable outcome is nominated.	**Not Applicable.** The proposed development will be constructed within and immediately adjacent to the existing intensive animal industry site and will not include the degradation of areas.
Reconfiguring a Lot		
PO14 The ecological function and biodiversity values of existing habitat are maintained by ensuring that reconfiguring a lot does not result in the fragmentation of habitat.	AO14.1 Reconfiguring a lot does not result in any additional lots where the entire site is subject to: (a) matters of state or local (high) environmental significance; or (b) biodiversity corridors and wildlife habitats; or (c) waterways and wetlands. AND	**Not Applicable.** The proposed development is not for the reconfiguration of a lot.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	AO14.2 Roads created as the result of reconfiguring a lot are located between the riparian corridor and any additional lots created.	

3 BUSHFIRE HAZARD OVERLAY CODE

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
DEVELOPMENT OUTCOMES FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT (PART)		
Access		
PO1 Development ensures that the location, siting, and design of development and associated driveways and access routes: (a) avoid potential for entrapment during a bushfire; (b) facilitate safe and efficient emergency services to access and egress the site during a bushfire; and (c) enables safe evacuation of the site during a bushfire for site occupants.	AO1.1 AO1.1.1 Where the development is located in an urban area, the development: (a) has direct access to a constructed, all-weather, public road capable of carrying emergency service vehicles; (b) has a maximum single access driveway length of sixty (60) metres from the street to the development; and (c) access driveways have a maximum gradient of 12.5 per cent. OR	**Not Applicable.** The site is not in an urban area.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	AO1.1.2 Where the development is located in a non-urban area, the development: (a) has direct access to a constructed, all-weather, public road capable of carrying emergency service vehicles; (b) is separated from hazardous vegetation by a public road or fire trail with a minimum width of four (4) metres and at least six (6) meters clear of vegetation, with a minimum of 4.8 meters vertical clearance and a maximum gradient of 12.5 per cent; and (c) has: (i) a maximum single access driveway length of sixty (60) metres from the street to the development; or (ii) access driveways that are greater than sixty (60) metres from the street to the dwelling provide a turning circle with a minimum radius of eight (8) metres every sixty (60) metres.	**Complies with AO1.1.2** The development has direct access to Smalls Road via two existing access points. The proposed development includes upgrades to the existing access points and an improved internal circulation road which will provide a buffer between the layer farm and nearby vegetation.
Water Supply for Firefighting Purposes		
PO2 Development provides adequate and accessible water supply for fire fighting purposes which is safely located	AO2.1 AO2.1.1 In a reticulated water supply area fire hydrants in:	**Complies.** The site has an existing water supply on site which can be used for firefighting purposes.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
and freely accessible for fire fighting.	(a) residential areas are above ground single outlet fire hydrants and provided at not less than eighty (80) metre intervals and at each street intersection; and Editor's note—To remove any doubt, these intervals also apply to common access ways within a common private title. (b) commercial and industrial areas are above or below ground fire hydrants and provided at not less than ninety (90) metre intervals and at each street intersection. Above ground fire hydrants are to be fitted with dual valve outlets in these areas. Editor's note—Fire hydrants are designed and installed in accordance with Australian Standard 2419.1 Fire hydrant installations – system design, installation and commissioning, unless specified by the relevant water entity. OR AO2.1.2 Where a reticulated water supply is not available or not within eighty (80) metres of a hydrant, a water tank is provided within 10 metres of the building or structure, and the water tank has:	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	1. a take-off connection from the building to the tank which is at a level that provides on-site water storage of not less than the water requirement outlined in Table 8.2.4.3.3; 2. a hardstand area allowing heavy rigid fire appliance access within six (6) metres of a tank; and 3. fire brigade tank fittings consisting of: i. for above ground tanks, a) fifty (50) millimetre ball valve and male camlock coupling; and b) above ground water pipe fittings that are metal; or ii. for underground tanks, an access hole of 200 millimetre diameter (minimum) to allow access for suction lines. Note—Plastic tanks are not recommended, however if they are fully submerged with above ground access points they are acceptable. Note—Where water tanks are required, swimming pools, creeks and dams should not be used as a substitute for a dedicated static supply as these sources of water are not reliable during drought conditions.	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
Avoiding the Hazard		
PO3 Public safety and the environment are not adversely affected by the impacts of bushfire on hazardous materials.	AO3.1 Development does not involve the manufacture or storage of hazardous materials within a bushfire hazard area. Editor's note—Refer to the Work Health and Safety Act 2011 and associated regulation, the Environmental Protection Act 1994 and the relevant building assessment provisions under the Building Act 1975 for requirements related to the manufacture and storage of hazardous substances.	**Complies.** The proposed development does not involve the manufacture or storage of hazardous materials on the subject site.
DEVELOPMENT WITHIN THE HIGH AND VERY HIGH BUSHFIRE HAZARD AREA		
Avoiding the Hazard		
PO4 The development is compatible with the level of risk associated with the bushfire hazard.	AO4.1 The development has a Bushfire Attack Level of less than 12.5. Editor's note—The Bushfire Attack Level is calculated in accordance with the methodology described in the Australian Standard AS 3959 — Construction of buildings in bushfire prone areas.	**Complies.** The proposed shed is not located in high or very high bushfire hazard areas.
Land Use		
PO5 Essential community infrastructure and community facilities are highly vulnerable development are located, designed and sited to: (a) protect the safety of people during a bushfire;	AO5.1 The following uses are not located in high or very high bushfire hazard areas: (a) childcare centre; (b) detention facility;	**Complies.** The proposed shed is not located in high or very high bushfire hazard areas.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
(b) not increase the exposure of people to the risk from a bushfire event; (c) minimise the risk to vulnerable populations; and (d) ensure essential community infrastructure can function effectively during and immediately after bushfire events.	(c) educational establishment; (d) emergency services; (e) hospital; (f) industrial use involving manufacture or storage of hazardous materials; (g) multiple dwelling; (h) outstation; (i) relocatable home park; (j) residential care facility; (k) retirement facility; (l) rooming accommodation; (m) shopping centre; (n) short-term accommodation; (o) telecommunications facility; (p) tourist park; (q) tourist attraction; (r) transport depot; and (s) utility installation.	
RECONFIGURING A LOT		
General		
PO6 Where reconfiguration is undertaken a separation distance from hazardous vegetation is provided. Editor's note—The preparation of a bushfire management plan in accordance with SC6.5 — Bushfire management planning scheme policy can	AO6.1 In urban areas lots are separated from hazardous vegetation by a distance: (a) that achieves a Bushfire Attack Level of twenty-nine (29) or less at all boundaries; and (b) is contained wholly within the development site.	**Not Applicable.** The proposed development is not for reconfiguring a lot.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
assist in demonstrating compliance with this performance outcome.	OR AO6.2 In non-urban areas a building envelope of reasonable dimensions is provided on each lot which achieves a Bushfire Attack Level of twenty-nine (29) or less at all boundaries Editor's note—Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation. For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages.	
PO7 In urban areas development includes a constructed perimeter road between the lots and hazardous vegetation with reticulated water supply. The access is available for both fire fighting and maintenance works.	AO7.1 In urban areas lot boundaries are separated from hazardous vegetation by a public road which: (a) has a two lane sealed carriageway; (b) contains a reticulated water supply; (c) is connected to other public roads at both ends and at intervals of no more than 500 metres; (d) accommodates geometry and turning radii in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines;	**Not Applicable.** The proposed development is not for reconfiguring a lot.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	(e) has a minimum of 4.8 metres vertical clearance above the road; (f) is designed to ensure hydrants and water access points are not located within parking bay allocations; and (g) incorporates roll-over kerbing.	
PO8 In non-urban areas development includes a perimeter road or an all-weather fire access trail which is available for both fire fighting and maintenance/hazard reduction works.	AO8.1 In non-urban areas the development includes a perimeter road or an all-weather fire access trail which: (a) separates the development from the hazardous vegetation with a width of at least twenty (20) metres; (b) with a minimum formed width of four (4) metres; (c) a minimum of 4.8 metres vertical clearance above the road; (d) has a turning circle with a minimum radius of eight (8) metres every sixty (60) metres; (e) has adequate drainage and erosion control devices; (f) has a gradient no greater than 12.5 per cent and a cross fall of no greater than ten (10) degrees; (g) has access at each end of the perimeter road or the fire trail from a public road; (h) has the access point signed and direction of travel identified; and (i) has a suitable arrangement in place to ensure maintenance in perpetuity.	**Not Applicable.** The proposed development is not for reconfiguring a lot.
PO9	No acceptable outcome is nominated.	**Not Applicable.**

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
Road widths and construction within the development are adequate for fire emergency vehicles.		The proposed development is not for reconfiguring a lot.
Emergency services access		
PO10 Development facilitates the safe and efficient access and egress of emergency services during a bushfire event.	AO10.1 The development includes a perimeter road or a fire access trail which: (a) separates the development from the hazardous vegetation; (b) is a minimum of ten (10) metres in width, with a minimum formed width of four (4) metres; (c) is a minimum of six (6) metres clear of standing flammable vegetation; (d) has passing bays twenty (20) metres long by three (3) metres extra trail width, or turning facilities every 200 metres; (e) has adequate drainage and erosion control devices; (f) has a gradient no greater than 12.5 per cent and a cross fall of no greater than ten (10) degrees; (g) has access at each end of the perimeter road or the fire trail from a public road; (h) has the access point signed and direction of travel identified; and (i) has suitable arrangements in place to ensure maintenance in perpetuity.	**Not Applicable.** The proposed development is not for reconfiguring a lot.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
Avoiding the hazard		
PO11 Road widths and construction within the development are adequate for fire emergency vehicles to gain access to a safe working area close to dwellings and near water supplies whether or not on-street parking spaces are occupied.	AO11.1 Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for safe passage of emergency vehicles. Editor's note—For further information on how to address the above criteria please see Queensland Fire and Emergency Service: Fire hydrant and vehicle access guidelines for residential, commercial and industrial lots.	**Not Applicable.** The proposed development is not for the reconfiguration of a lot.
PO12 Hydrants are suitably identified so that fire services can locate them at all hours.	AO12.1 Hydrants are identified as specified in Queensland Fire and Emergency Service: Fire hydrant and vehicle access guidelines for residential, commercial and industrial lots. Editor's note—Fire hydrants are designed and installed in accordance with Australian Standard 2419.1 Fire hydrant installations – system design, installation and commissioning, unless specified by the relevant water entity.	**Not Applicable.** The proposed development is not for the reconfiguration of a lot.

4 ACCESS, PARKING AND TRANSPORT CODE

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
Access Driveways		
PO1 Access driveways are located to avoid conflicts and designed to operate efficiently and safely, taking into account: (a) the size of the parking area; (b) the volume, frequency and type of vehicle traffic; (c) the need for some land uses (for example hospitals) to accommodate emergency vehicle access; (d) the type of use and the implications on parking and circulation, for example long-term or short-term car parking; (e) frontage road function and conditions; and (f) the capacity and function of the adjoining street system.	AO1.1 Access driveways are not located within: (a) twenty–five (25) metres of a signalised road intersection; (b) twenty (20) metres of an un-signalised road intersection in an industrial or centres zone or ten (10) metres otherwise; and (c) one (1) metre of any street signage, power poles, street lights, manholes, stormwater gully pits or other Council asset.	**Complies with A01.1** Site access for the transportation of incoming and outgoing product, as well as employee access is achieved via two existing (informal) access points to Smalls Road. These driveways are intended to be upgraded and formalised as part of this development application. A sight lines analysis has been prepared by PSA Consulting which demonstrates that the driveway locations achieve the required sight distances, with no major obstructions noted within the field of view from both the site access and required positions along Smalls Road. The site is not located within the required separation distances to council assets or infrastructure mentioned in A01.1.
PO2 Access driveways do not disrupt existing road or footpath infrastructure.	AO2.1 Access driveways: (a) do not require the modification, relocation or removal of any infrastructure including street trees, fire hydrants, water meters and street signs;	**Complies with Performance Solution** Site access for the transportation of incoming and outgoing product, as well as employee access is achieved via two existing (informal) access points to Smalls Road. These driveways are intended to be upgraded and formalised as part of this

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	(b) do not front a traffic island, speed control device, car parking bay, bus stop or other infrastructure within the road carriageway; (c) must be sealed and to a formed road; (d) are not constructed over an access point to equipment under the control of a regulatory authority, including storm water pits, water meters, hydrants and telephone pits; and (e) are raised or lowered to match the surface level of the driveway, where an access chamber is to be incorporated within the driveway.	development application. A sight lines analysis has been prepared by PSA Consulting which demonstrates that the driveway locations achieve the required sight distances, with no major obstructions noted within the field of view from both the site access and required positions along Smalls Road (refer to Appendix 4). In this regard, 3 existing trees within the road reserve are required to be removed, but will be replaced. The site is not located within the required separation distances to council assets or infrastructure mentioned in A01.1.
PO3 Access driveways are designed and constructed so as to: (a) enable safe and functional vehicular access from the street to the property; and (b) not cause a change in the level of a footpath.	AO3.1 Access driveways are constructed in compliance with the Capricorn Municipal Development Guidelines.	**Can be conditioned to comply with AO3.1**
PO4 A driveway does not allow water to pond adjacent to any buildings or cause water to enter a building.	AO4.1 A driveway has a minimum cross fall of one (1) metre (vertical) to 100 metres (horizontal) away from all adjoining buildings.	**Can be conditioned to comply with AO4.1**
Parking		
PO5 Provision is made for on-site vehicle parking:	AO5.1 AO5.1.1	**Complies**

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
(a) to meet the demand likely to be generated by the development; and (b) to avoid on-street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity. Editor's note—SC6.6 — Car parking contributions planning scheme policy prescribes circumstances under which an applicant can satisfy PO5.	On-site car parking is provided at the rates set out in Table 9.3.1.3.2 of the access, parking and transport code. OR AO5.1.2 Where a change of use of existing premises is proposed and there is no increase in the gross floor area, the existing number of on-site car parks is retained or increased. AND AO5.2 All parking, loading and manoeuvring facilities for visitors and employees to be located on-site. AND AO5.3 Manoeuvring facilities to be of adequate dimensions to prevent any queuing in a roadway.	No changes to the existing site car parking arrangements are proposed as part of this development application. There is no change to the existing intensity of the use proposed i.e. no additional visitors or employees.
PO6 Parking and servicing facilities are designed to meet user requirements.	AO6.1 Parking spaces, access and manoeuvring facilities, loading facilities and connections to the transport network are sealed and designed in accordance with Australian Standard AS 2890.	**Can be conditioned to comply with AO6.1**
PO7 Sites with more than one (1) road frontage (excluding	No acceptable outcome is nominated.	**Not Applicable.**

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
laneways) gain access only from the lower order road, except if it will introduce traffic generated by a non–residential use into a street that is in a residential zone.		
PO8 Parking areas are illuminated in a manner that maximises user safety but minimises the impacts on adjoining residents.	AO8.1 Parking areas for uses that operate at night are illuminated in accordance with the requirements of Australian Standard AS 1158. AND AO8.2 Lighting used in parking areas does not cause an environmental nuisance and complies with Australian Standard AS 4282.	**Not Applicable.** No changes to existing car parking arrangements are proposed as part of this development application.
PO9 Car parking areas, pathways and other elements of the transport network are designed to enhance public safety by discouraging crime and antisocial behaviour, having regard to: (a) provision of opportunities for casual surveillance; (b) the use of fencing to define public and private spaces, whilst allowing for appropriate sightlines; (c) minimising potential concealment points and assault locations; (d) minimising opportunities for graffiti and other vandalism; and	No acceptable outcome is nominated. Editor's note—Refer to Crime Prevention Through Environmental Design (CPTED) guidelines for Queensland for guidance.	**Not Applicable.** No changes to existing car parking arrangements are proposed as part of this development application.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
(e) restricting unlawful access to buildings and between buildings.		
PO10 Parking and servicing areas are kept accessible and available for their intended use at all times during the normal business hours of the activity.	No acceptable outcome is nominated.	**Not Applicable.** No changes to existing car parking and servicing arrangements are proposed as part of this development application.
Transport Impact		
PO11 Development contributes to the creation of a transport network which is designed to: (a) achieve a high level of permeability and connectivity for all modes of transport, including pedestrians and cyclists, within the development and to the surrounding area; and (b) encourage people to walk, cycle or use public transport to and from the site instead of using a car.	No acceptable outcome is nominated. Editor's note—Refer to SC6.19 – Structure plan planning scheme policy for guidance.	**Not Applicable.** The proposed development will not result in any changes to staff numbers or vehicular movements.
PO12 Development is located on roads that are appropriate for the nature of traffic (including vehicles, pedestrians and cyclists) generated, having regard to the safety and efficiency of the transport network.	AO12.1 Traffic generated by the development is safely accommodated within the design capacity of roads as provided in SC6.15 — Road infrastructure and hierarchy planning scheme policy. AND	**Not Applicable.** The proposed development will not result in an increase in traffic generated by the site and will not require any changes to the existing design capacity of the road.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	AO12.2 A road or street does not connect with another road or street that is more than two (2) levels higher or lower in the road hierarchy. AND AO12.3 The existing infrastructure fronting the proposed development is upgraded in accordance with SC6.15 — Road infrastructure and hierarchy planning scheme policy and Capricorn Municipal Development Guidelines.	
PO13 Where the nature of the development creates a demand, provision is made for set down and pick-up facilities by bus, taxis or private vehicle, which: (a) are safe for pedestrians and vehicles; (b) are conveniently connected to the main component of the development by pedestrian pathway; and (c) provide for pedestrian priority and clear sightlines.	No acceptable outcome is nominated.	**Not Applicable.** No changes to the existing pick up and set down facilities are proposed as part of this development application.
Site Access		
PO14 Development does not impact on the safety, operation or function of the road network or system.	AO14.1 Vehicle manoeuvring into and from the site for all vehicles is designed in accordance with the Australian	**Can be conditioned to comply with AO14.1**

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	Standard AS 2890, as updated from time to time. AND AO14.2 No direct property access is gained to a highway, main road, urban arterial or sub arterial road as defined in SC6.15 — Road infrastructure and hierarchy planning scheme policy other than via a service road or a joint access arrangement with other sites. AND AO14.3 Development that generates greater than 100 vehicle movements per day does not gain access to or from an urban access place or urban access streets as defined in SC6.15 — Road infrastructure and hierarchy planning scheme policy.	
PO15 Development facilitates the orderly provision and upgrading of the transport network or contributes to the construction of transport network improvements.	No acceptable outcome is nominated.	**Not Applicable.** No changes to the existing transport network are proposed or required as a part of this development application.
PO16 On-site transport network infrastructure integrates safely and effectively with surrounding networks.	AO16.1 Intersections, connections and access arrangements are designed in accordance with the Capricorn Municipal Development Guidelines and Australian Standard AS 2890.	**Not Applicable.** No changes to the existing on-site transport movement network are proposed.
Pedestrian and Cyclist Facilities		

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
PO17 Development provides safe and convenient pedestrian and cycle movement to the site and within the site having regard to desire lines, users' needs, safety and legibility.	AO17.1 Pedestrian and cyclist movement are designed in compliance with the Capricorn Municipal Development Guidelines and Australian Standard AS 2890 — Parking facilities.	**Not Applicable.**
PO18 Provision is made for adequate bicycle parking and end of trip facilities, to meet the likely needs of users and encourage cycle travel.	No acceptable outcome is nominated. Editor's note—Provisions are made for parking and end of trip facilities in accordance with the SC6.4 — Bicycle network planning scheme policy.	**Not Applicable.** .
Servicing		
PO19 Refuse collection vehicles are able to safely access on-site refuse collection facilities.	AO19.1 Refuse collection areas are provided and designed in accordance with the waste management code and Australian Standard AS 2890.	**Not Applicable.** No changes to existing refuse collection/servicing is proposed as part of this development application.

5 STORMWATER MANAGEMENT CODE

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
Stormwater Management – General		
PO1 Development provides a stormwater management system which achieves the integrated management of stormwater to: (a) ensure that flooding impacts do not increase, including upstream or downstream of the development site; (b) avoid net worsening of stormwater peak discharges and runoff volumes; (c) utilises the use of water sensitive urban design principles; and (d) ensure the site maximizes opportunities for capture and reuse. Editor's note—A stormwater management plan may be required to demonstrate compliance with the performance outcome.	AO1.1 Development provides a stormwater management system which is designed in compliance with SC6.18 — Stormwater management planning scheme policy, Queensland Urban Drainage Manual, Capricorn Municipal Development Guidelines and Australian Rainfall and Runoff. AND	**Complies with AO1.1** Storm Water Consulting Pty Ltd was commissioned to prepare a Site-Based Stormwater Management Plan for the proposed development. This report was prepared to address the issues of lawful point of discharge and stormwater quantity management for the proposed development and is included as **Appendix 3**. A natural overland flow path is located on the adjoining site to the north, within Lot 1MPH31107 (4 Smalls Road) which currently receives flows from the layer and conveys flows northward toward Keimar Road. The natural gully is the lawful point of discharge for the proposed works. With respect to stormwater quantity, the modelling undertaken by Storm Water Consulting Pty Ltd, shows that peak flows are marginally increased due to the proposed works. Mitigation of peak flows is therefore required to ensure no worsening of downstream impacts. To achieve this, a detention basin is proposed, which is located within the overland flow path and formed by constructing an earth embankment. Pipes are proposed at the base of the earth embankment to control the flows rates discharging from the detention basin.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
		It i important to note that the overland flow path does not have beds and banks and is identified fish habitat. In addition, no clearing of native trees is required to install the embankment. The model results indicate that the proposed detention basin ensures that there is no material worsening of flows in all AEP events (up to and including the 1% AEP event), compared to the existing flow rate. The proposed works are therefore not considered to result in a material worsening on downstream properties. With respect to stormwater quality, all sheds are constructed on an elevated pad and concrete slab and surrounded by a waterproof blockwork at the base of the insulated panel wall. As such internal shed areas are entirely separated from interaction with stormwater or roof water runoff. The water is therefore expected to be of high quality, similar to the quality of water runoff from the surrounding area, and as such does not present a high risk to the downstream receiving environment. Given the controlled environment in which the proposed poultry layer development will operate, along with the approval and licensing conditions it will need to comply with, the proposed farm will pose a minimal risk with respect to stormwater quality. In spite of the low risk to downstream water quality, the following standard management and mitigation measure are proposed to further minimise risks.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	AO1.2 Stormwater is conveyed to a lawful point of discharge in accordance with the Queensland Urban Drainage Manual.	**Complies with AO1.2** Refer to response to AO1.1
PO2 Development provides a stormwater management system which: (a) has sufficient capacity to safely convey run-off taking into account increased run-off from impervious surfaces and flooding in local catchments; (b) maximises the use of natural waterway corridors and natural channel design principles; and (c) efficiently integrates with existing stormwater treatments upstream and downstream.	PO2.1 Development provides a stormwater management system which is designed in compliance with SC6.18 — Stormwater management planning scheme policy, Queensland Urban Drainage Manual, Capricorn Municipal Development Guidelines and Australian Rainfall and Runoff.	**Complies with AO2.1** Refer to response to AO1.1.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
PO3 Development ensures that the location and design of stormwater detention and water quality treatment facilities: (a) minimise risk to people and property; (b) provide for safe access and maintenance; and (c) provide for the safe recreational use of stormwater management features.	AO3.1 Development provides for stormwater detention and water quality treatment facilities which are located outside of a waterway. AND	**Complies with AO3.1.** Refer to Site-Based Stormwater Management Plan prepared by Storm Water Consulting Pty Ltd for the proposed stormwater management approach to the site.
	AO3.2 Development provides for stormwater detention in accordance with SC6.18 – Stormwater management planning scheme policy, Queensland Urban Drainage Manual, Capricorn Municipal Development Guidelines and Australian Rainfall and Runoff. AND	**Complies with AO3.2** Refer to Site-Based Stormwater Management Plan prepared by Storm Water Consulting Pty Ltd for the proposed stormwater management approach to the site.
	AO3.3 Development provides a stormwater quality treatment system which is designed in accordance with State Planning Policy - Water Quality.	**Complies with AO3.3** Refer to Site-Based Stormwater Management Plan prepared by Storm Water Consulting Pty Ltd for the proposed stormwater management approach to the site.
Environmental Values		
PO4 Development and drainage works including stormwater channels, creek modification works,	AO4.1 Development ensures natural waterway corridors and drainage paths are retained.	**Complies with AO4.1** The proposed development will not alter natural waterway corridors and drainage paths.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
bridges, culverts and major drains, protect and enhance the environmental values of the waterway corridors and drainage paths and permit terrestrial and aquatic fauna movement. Editor's note—Compliance with the performance outcomes and acceptable outcomes should be demonstrated by the submission of a site-based stormwater management plan for development.	AND	
	AO4.2 Development incorporates the use of natural channel design principles in constructed components to maximise environmental benefits and waterway stability in accordance with the Queensland Urban Drainage Manual, Capricorn Municipal Development Guidelines and Australian Rainfall and Runoff AND	**Complies with AO4.2** Refer to Site-Based Stormwater Management Plan prepared by Storm Water Consulting Pty Ltd for the proposed stormwater management approach to the site.
	AO4.3 Development provides stormwater outlets into waterways, creeks, wetlands and overland flow paths with energy dissipation to minimise scour in compliance with the Queensland Urban Drainage Manual, Capricorn Municipal Development Guidelines and Australian Rainfall and Runoff.	**Complies with AO4.3** Refer to Site-Based Stormwater Management Plan prepared by Storm Water Consulting Pty Ltd for the proposed stormwater management approach to the site.
PO5 Development protects and enhances the environmental and water quality values of waterways, creeks and estuaries within or external to the site.	No acceptable outcome is nominated.	**Complies with PO5**

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
Editor's note—The State Planning Policy - Guideline - Water Quality and Section 9 of the Environmental Protection Act 1994 define environmental values as 'a quality or physical characteristic of the environment that is conducive to ecological health or public amenity or safety.'		
Overland Flow Path Tenure		
PO6 All overland stormwater flow paths are maintained under tenure arrangements that facilitate efficient infrastructure and enhance environmental sustainability. Editor's note—As a guide, Council prefers that the location of Council owned assets are contained within a road reserve, drainage system is contained within a road reserve, drainage easement, drainage reserve, public reserve, public pathway, park or waterway corridor.	No acceptable outcome is nominated.	**Complies with PO6.** All aspects of the Stormwater Management system are contained within land owned by the Applicant.
Detention Systems		
PO7 Detention basins are designed, located and constructed on land solely dedicated for stormwater management.	AO7.1 Detention basins are designed in accordance with SC6.18 Stormwater management planning scheme policy.	**Complies with AO7.1** Refer to Site-Based Stormwater Management Plan prepared by Storm Water Consulting Pty Ltd for the proposed stormwater management approach to the site.
PO8	AO8.1	**Complies with AO8.1**

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
Development ensures that location and design of stormwater detention and water quality treatment: (a) minimises risk to people and property; (b) provides for safe access and maintenance; and (c) minimises ecological impacts to creeks and waterways.	Development provides a stormwater management system designed in accordance with SC6.10 Flood hazard planning scheme policy and SC6.18 Stormwater management planning scheme policy.	Refer to Site-Based Stormwater Management Plan prepared by Storm Water Consulting Pty Ltd for the proposed stormwater management approach to the site.
PO9 Flood plain storage and function, and detention system functions are maintained. This shall include ensuring that: (a) detention system design does not remove floodplain storage; and (b) detention systems continue to operate effectively during a major storm event.	No acceptable outcome is nominated.	**Complies with PO9** Refer to Site-Based Stormwater Management Plan prepared by Storm Water Consulting Pty Ltd for the proposed stormwater management approach to the site.
PO10 Detention basins shall not be provided in locations that prevent easy access to or maintenance of the detention basin.	PO10.1 The location of detention basins are in accordance with SC6.18 Stormwater management planning scheme policy.	**Complies with AO10.1** The proposed location of the detention basis is in accordance with SC6.18
Efficiency and whole of life cycle cost		
PO11 Development ensures that there is sufficient site area to accommodate an effective stormwater management system.	No acceptable outcome is nominated.	**Complies with PO11** Refer to Site-Based Stormwater Management Plan prepared by Storm Water Consulting Pty Ltd for the proposed stormwater management approach to the site.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
Editor's note—Compliance with the performance outcome should be demonstrated by the submission of a site-based stormwater management plan for development.		
PO12 Development provides for the orderly development of stormwater infrastructure within a catchment, having regard to the: (a) existing capacity of stormwater infrastructure within and external to the site, and any planned stormwater infrastructure upgrades; (b) safe management of stormwater discharge from existing and future upslope development; and (c) implications for adjacent and down-slope development.	No acceptable outcome is nominated.	**Complies with PO12** Refer to Site-Based Stormwater Management Plan prepared by Storm Water Consulting Pty Ltd for the proposed stormwater management approach to the site.
PO13 Development provides proposed stormwater infrastructure which: (a) remains fit for purpose for the life of the development and maintains full functionality	No acceptable outcome is nominated.	**Complies with PO13**

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
in the design storm event; and (b) can be safely accessed and maintained in a cost effective way.		
Erosion and Sediment Control		
PO14 Development ensures that all reasonable and practicable measures are taken to manage the impacts of erosion, turbidity and sedimentation, both within and external to the development site from construction activities, including vegetation clearing, earthworks, civil construction, installation of services, rehabilitation, revegetation and landscaping to protect: (a) the environmental values and water quality objectives of waters; (b) waterway hydrology; and (c) the maintenance and serviceability of stormwater infrastructure.	AO14.1 Erosion and sediment control plan is to be designed and implemented in accordance with the Capricorn Municipal Development Guidelines.	**Complies with AO14.1** A Soil Erosion and Sediment Control Plan has been prepared by Premise (refer to attached drawing Package in Appendix 1).
Water quality within catchment areas		

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
PO15 For development proposals within the Fitzroy River sub-basin, relevant environmental values are recognised and enhanced, and relevant water quality objectives are addressed. Editor's note—Section 3.2 of Queensland Water Quality Guidelines 2009 identifies values for water quality for waters in the Central Coast Queensland region.	AO15.1 Development complies with the provisions of the State Planning Policy - Guideline - Water Quality. AND AO15.2 Development adjoining the full supply height above the Fitzroy River Barrage includes the provision of an effective buffer that assists in filtering runoff, including: (a) a buffer distance of 100 metres to the water supply height of the barrage which excludes cropping or grazing of a low intensity nature; and (b) fencing and water troughs installed on the land to prevent encroachment of animals within 100 metres of the full supply height above the barrage.	**Complies with AO15.1.** The proposed development has been designed to comply with the provisions of the Planning Policy – Guideline – Water Quality. **Not Applicable.** The proposed development is not adjoining the full supply height above the Fitzroy River Barrage.
Protecting water quality		
PO16 The development is compatible with the land use constraints of the site for:	AO16.1 Development is undertaken in accordance with a stormwater management plan that:	**Complies with AO16.1** Refer to Site-Based Stormwater Management Plan prepared by Storm Water Consulting Pty Ltd for the

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
(a) achieving stormwater design objectives; and (b) avoiding or minimising the entry of contaminants into, and transport of contaminants in stormwater.	(a) incorporates stormwater quality control measures to achieve the design objectives set out in the State Planning Policy – Guideline – Water Quality; (b) provides for achievable stormwater quality treatment measures reflecting land use constraints, such as soil type, landscape features (including landform), nutrient hazardous areas, acid sulfate soil and rainfall erosion potential; and (c) accounts for development type, construction phase, local landscape, climatic conditions and design objectives. Editor's note—A stormwater management plan includes the design, construction, operation, maintenance of the stormwater system. Editor's note—SC6.18 — Stormwater management planning scheme policy provides guidance on preparing a stormwater quality management plan.	proposed stormwater management approach to the site.
Protecting water quality in existing natural waterways		
PO17 The waterway is designed for stormwater flow	No acceptable outcome is nominated.	**Complies with PO17** Refer to Site-Based Stormwater Management Plan

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
management, stormwater quality management and the following end use purposes: (a) amenity including aesthetics, (b) landscaping and recreation; (c) flood management; (d) stormwater harvesting as part of an integrated water cycle management plan; (e) as a sustainable aquatic habitat; and (f) the protection of water environmental values.		prepared by Storm Water Consulting Pty Ltd for the proposed stormwater management approach to the site.
PO18 The waterway is located in a way that is compatible with existing tidal waterways.	AO18.1 Where the waterway is located adjacent to, or connected to, a tidal waterway by means of a weir, lock, pumping system or similar: (a) there is sufficient flushing or a tidal range of more than 0.3 metres; or (b) any tidal flow alteration does not adversely impact on the tidal waterway; or (c) there is no introduction of salt water into freshwater environments.	**Not Applicable.** The overland flow path is not located adjacent to, or connected to, a tidal waterway by means of a weir, lock, pumping system or similar.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
PO19 The construction phase for the waterway is compatible with protecting water environmental values in existing natural waterways.	AO19.1 Erosion and sediment control measures are incorporated during construction to achieve design objectives set out in State Planning Policy - Guideline - Water Quality. Editor's note—Erosion and sediment control is to be designed and implemented in accordance with the International Erosion Control Association Best Practice Erosion and Sediment Control Guidelines.	**Complies with AO19.1** Refer to Site-Based Stormwater Management Plan prepared by Storm Water Consulting Pty Ltd for the proposed stormwater management approach to the site.
PO20 Stormwater overflows from the waterway do not result in lower water quality objectives in existing natural waterways.	AO20.1 Stormwater run-off entering non-tidal waterways is pre-treated prior to release in accordance with the guideline design objectives, water quality objectives of local waterways, and any relevant local area stormwater management plan.	**Complies with AO20.1** Refer to Site-Based Stormwater Management Plan prepared by Storm Water Consulting Pty Ltd for the proposed stormwater management approach to the site.

6 WASTE MANAGEMENT CODE

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
Design of waste storage areas		
PO1 For on-site waste collection, waste storage areas are located and designed so that: (a) they are easily accessed and convenient to use; (b) sufficient space is provided for safe entry and exit and servicing by service vehicles without the need for manual handling; (c) sufficient height clearance is provided for the safe operation of both front and side bin lifting operations; (d) they are clear of car parking bays, loading bays and similar areas; and (e) they are clear of footpaths and pedestrian access.	AO1.1 Waste storage areas are designed and maintained in accordance with SC6.20 — Waste management planning scheme policy.	**Not Applicable.** No additional waste storage areas are proposed as part of this development application.
Kerbside waste servicing		
PO2 Kerbside collection of waste containers ensures the safety and amenity of road and footpath users.	AO2.1 Waste bins are located on the footpath so that: (a) bins are located one (1) metre apart from	**Not Applicable.** No changes to existing waste servicing arrangements are proposed.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	other bins and obstructions; (b) all bins are accommodated within the street frontage of the site; (c) a clear pedestrian access way two (2) metres wide is retained; and (d) bins are capable of being serviced by the collection vehicle travelling forward, without having to reverse the vehicle.	
PO3 Waste storage minimises adverse impacts on adjoining properties.	AO3.1 Waste storage areas are: (a) integrated with the building design; or (b) set back a minimum of two (2) metres from any boundary; and (c) screened from neighbouring properties and the street by a fence of 1.8 metres minimum height; and (d) not located directly adjoining dwelling units on the site and on neighbouring properties. AND AO3.2	**Not Applicable.** No changes to existing waste servicing arrangements are proposed.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	Waste bins are fitted with lids.	
PO4 Waste storage areas: (a) have a level area on impermeable, durable materials so that they are easily cleaned; and (b) have adequate clearance between and around waste storage bins to allow for manoeuvring and washing of bins.	No acceptable outcome is nominated	**Not Applicable.** No changes to existing waste servicing arrangements are proposed.
Water Management		
PO5 Waste storage areas are designed to separate stormwater and wash-down water.	AO5.1 Wash-down water drains to either the reticulated sewerage system or an on-site sewerage facility if not in a sewer area. AND AO5.2 Wash-down areas are: (a) provided with a tap and water supply; and (b) provided with a stormwater diversion valve and arrestor trap.	**Not Applicable.** No additional wash-down areas are proposed.

7 WATER AND SEWER CODE

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
Water		
PO1 A water supply is provided that is adequate for the current and future needs of the intended development.	AO1.1 AO1.1.1 Where within a water supply planning area, the development is connected to Council's reticulated water supply system in accordance with SC6.21 — Water supply infrastructure planning scheme policy and the Capricorn Municipal Development Guidelines. Editor's note—A network analysis may be required to demonstrate compliance with this acceptable outcome. Editor's note—Where development is located outside of the water supply planning area to refer to the requirements under the Plumbing Code of Australia.	**Complies.** No change to existing on-site water supply.
PO2 Reticulated water supply networks ensure that the installation is sustainable and minimises whole of life cycle costs.	AO2.1 Where within a water supply planning area, water supply systems and connections are designed and constructed in accordance with SC6.21 — Water supply infrastructure planning scheme policy and the	**Not applicable** Not within a water supply planning area.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	Capricorn Municipal Development Guidelines. Editor's note—A network analysis may be required to demonstrate compliance with this acceptable outcome. AND AO2.2 Where within a water supply planning area, staged developments are connected to the water supply network and operational prior to the commencement of the use or endorsement of the survey plan.	
Sewer		
PO3 Sewerage treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	AO3.1 Where within a sewer planning area, the development is connected to Council's reticulated waste water system in accordance with SC6.17 — Sewerage infrastructure planning scheme policy and the Capricorn Municipal Development Guidelines. Editor's note—A network analysis may be required to demonstrate compliance with this acceptable outcome.	**Complies.** No change to existing sewer arrangements on site are proposed.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	Editor's note—Where development is located outside of the sewer planning area to refer to the requirements under the Plumbing Code of Australia.	
PO4 Reticulated sewer networks ensure that the installation of infrastructure assets is sustainable and minimises whole of life cycle costs.	AO4.1 Where within a sewer planning area, waste water systems and connections are designed and constructed in accordance with SC6.17 — Sewerage infrastructure planning scheme policy and the Capricorn Municipal Development Guidelines. Editor's note—A network analysis may be required to demonstrate compliance with this acceptable outcome. AND AO4.2 Where within a sewer planning area, staged developments are connected to the waste water network and operational prior to the commencement of the use or endorsement of the survey plan.	**Not applicable** Not within a sewer planning area.
Point Source Waste Management		
PO5 The waste water management plan provides that	AO5.1 A waste water management plan (WWMP) is prepared	**Can be conditioned to comply with AO5.1**

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
waste water is managed in accordance with a waste management hierarchy that: (a) avoids waste water discharge to waterways; or (b) minimises waste water discharge to waterways by reuse, recycling, recovery and treatment for disposal to sewer, surface water and groundwater if it is agreed waste water discharge to waterways can not practically and reasonably be avoided.	by a suitably qualified person. The waste water management plan accounts for: (a) waste water type; (b) climatic conditions; (c) water quality objectives; and (d) best practice environmental management.	

8 WORKS CODE

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
ACCESS DRIVEWAYS		
PO1 Access driveways are located to avoid conflicts and designed to operate efficiently and safely, taking into account: (a) the size of the parking area;	AO1.1 New access driveways are not located within: (a) twenty–five (25) metres of a signalised road intersection; (b) twenty (20) metres of an un-signalised road intersection in an industrial or centres zone or	**Complies with AO1.1** Refer to Operational Works DA lodged.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
(b) the volume, frequency and type of vehicle traffic; (c) the need for some land uses (for example hospitals) to accommodate emergency vehicle access; (d) the type of use and the implications on parking and circulation for example long-term or short-term car parking; (e) frontage road function and conditions; and (f) the capacity and function of the adjoining street system.	ten (10) metres otherwise; and (c) one (1) metre of any street signage, power poles, street lights, manholes, stormwater gully pits or other Council asset.	
PO2 Access driveways do not disrupt existing road or footpath infrastructure.	AO2.1 New access driveways: (a) do not require the modification, relocation or removal of any infrastructure including street trees, fire hydrants, water meters and street signs; (b) do not front a traffic island, speed control device, car parking bay, bus stop or other infrastructure within the road carriageway; must be sealed and to a formed road; (c) are not constructed over an access point to equipment under the control of a regulatory	**Complies with AO2.1** Refer to Operational Works DA lodged.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	authority, including stormwater pits, water meters, hydrants and telephone pits; and (d) where an access chamber is to be incorporated within the driveway, are raised or lowered to match the surface level of the driveway are provided with a trafficable lid.	
PO3 Access driveways and cross-falls within the verge are designed and constructed so as to: (a) enable safe and functional vehicular access from the street to the property; and (b) not cause a change in the level of a footpath.	AO3.1 New access driveways and cross-falls within the verge are constructed in compliance with the Capricorn Municipal Development Guidelines.	**Complies with AO3.1** Refer to Operational Works DA lodged.
PO4 An access driveway does not allow water to pond adjacent to any buildings or cause water to enter a building.	AO4.1 New access driveways have a minimum cross fall of one (1) metre (vertical) to 100 metres (horizontal) away from all adjoining buildings.	**Complies with AO4.1** Refer to Operational Works DA lodged.
Parking, access and transport		
PO5 Provision is made for on-site vehicle parking: (a) to meet the demand likely to be generated by the development; and	AO5.1 AO5.1.1 On-site car parking is provided at the rates set out in Table 9.3.1.3.2 of the access, parking and transport code.	**Not Applicable.** No change to existing parking arrangements on site are proposed and there is no increase to the number of staff or visitors entering the site.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
(b) to avoid on-street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity. Editor's note—SC6.6 — Car parking contributions planning scheme policy prescribes circumstances under which an applicant can satisfy PO5.	OR AO5.1.2 Where a change of use of existing premises is proposed and involves not more than minor building work, the existing number of on-site car parks is retained or increased.	
PO6 Car parking areas are designed to: (a) be clearly defined, marked and signed; (b) be convenient and accessible; (c) be safe for vehicles, pedestrians and cyclists; and (d) provide spaces which meet the needs of people with disabilities.	AO6.1 AO6.1.1 The car parking areas are sealed and designed in accordance with Australian Standard AS 2890, as updated from time to time. OR AO6.1.2 Where a change of use of existing premises is proposed and involves not more than minor building work, the existing standard of on-site car parks is maintained or improved.	**Complies with AO6.1** Refer to Operational Works DA lodged.
PO7 Parking access arrangements are appropriate for:	AO7.1 Parking access is provided in accordance with Australian Standard AS 2890, as updated from time to	**Complies with AO7.1** Refer to Operational Works DA lodged.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
(a) the capacity of the parking area; (b) the volume, frequency and type of vehicle usage; and (c) the function and characteristics of the access road and adjoining road network.	time. OR AO7.1.2 Where a change of use of existing premises is proposed and involves not more than minor building work, the existing parking access is maintained or improved.	
PO8 Landscaping is provided to soften the visual impact of car parking areas and to provide shading.	AO8.1 AO8.1.1 Shade trees with a minimum height of two (2) metres are provided within car parking areas at the following rate: (a) in single sided, angle or parallel bays — one (1) tree per three (3) car parks; and (b) in double sided, angle or parallel bays — one (1) tree per six (6) car parks. Editor's note—SC6.12 — Landscaping design and street trees planning scheme policy provides sources for determining appropriate species and planting standards.	**Not Applicable.** No change to existing parking arrangements are proposed.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	OR AO8.1.2 Where a change of use of existing premises is proposed and involves not more than minor building work, the existing standard of landscaping is maintained or improved.	
PO9 Provision is made for the on-site loading, unloading, manoeuvring and access by service vehicles that: (a) is adequate to meet the demands generated by the development; (b) is designed to accommodate service vehicle requirements; (c) is wholly contained within the site; and (d) does not unduly impede vehicular, cyclist and pedestrian safety and convenience within the site.	AO9.1 AO9.1.1 New development is designed to ensure service vehicles do not perform reversing movements onto public roads. AND AO9.1.2 Access and manoeuvring facilities, loading facilities and connections to the transport network are sealed and designed in accordance with Australian Standard AS 2890. OR AO9.2	**Complies with AO9.1 and AO9.2**

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	Where a change of use of existing premises is proposed and involves not more than minor building work, the existing provision for service vehicles is maintained or improved.	
PO10 Development is located on roads that are appropriate for the nature of traffic (including vehicles, pedestrians and cyclists) generated, having regard to the safety and efficiency of the transport network.	AO10.1 AO10.1.1 The existing infrastructure fronting the proposed development is upgraded in accordance with SC6.15 — Road infrastructure and hierarchy planning scheme policy and Capricorn Municipal Development Guidelines. OR AO10.1.2 Where a change of use of existing premises is proposed and involves not more than minor building work, the existing infrastructure fronting the proposed development is maintained or improved.	**Not applicable**
Infrastructure		
PO11 A water supply is provided that is adequate for the current and future needs of the development.	AO11.1 Where within a water supply planning area, the development is connected to Council's reticulated water supply system in accordance with SC6.21 —	**Not applicable**

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	Water supply infrastructure planning scheme policy and the Capricorn Municipal Development Guidelines. Editor's note—A network analysis may be required to demonstrate compliance with this acceptable outcome. Editor's note—Where development is located outside of the water supply planning area to refer to the requirements under the Plumbing Code of Australia.	
PO12 Reticulated water supply networks ensure that the installation is sustainable and minimises whole of life cycle costs.	AO12.1 Where within a water supply planning area, water supply systems and connections are designed and constructed in accordance with SC6.21 — Water supply infrastructure planning scheme policy and the Capricorn Municipal Development Guidelines. Editor's note—A network analysis may be required to demonstrate compliance with this acceptable outcome. AND AO12.2 Where within a water supply planning area, staged	**Not applicable**

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	developments are connected to the water supply network and operational, prior to the commencement of the use or endorsement of the survey plan.	
PO13 Sewerage treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	AO13.1 Where within a sewer planning area, the development is connected to Council's reticulated waste water system in accordance with SC6.17 — Sewerage infrastructure planning scheme policy and the Capricorn Municipal Development Guidelines. Editor's note—A network analysis may be required to demonstrate compliance with this acceptable outcome. Editor's note—Where development is located outside of the sewer planning area to refer to the requirements under the Plumbing Code of Australia.	**Not Applicable.**
PO14 Reticulated sewer networks ensure that the installation of infrastructure assets is sustainable and minimises whole of life cycle costs.	AO14.1 Where within a sewer planning area, waste water systems and connections are designed and constructed in accordance with SC6.17 — Sewerage infrastructure planning scheme policy and the Capricorn Municipal Development Guidelines. Editor's note—A network analysis may be required to demonstrate compliance with this acceptable	**Not Applicable.**

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	outcome. AND AO14.2 Where within a sewer planning area, staged developments are connected to the waste water network and operational prior to the commencement of the use or endorsement of the survey plan.	
PO15 Development is located and designed in a manner that does not result in adverse flood affects to the site and on adjoining properties.	AO15.1 The development does not result in an increase in flood level, flood water velocity or flood duration on upstream, downstream or adjacent properties. AND	**Complies with AO15.1**
	AO15.2 Roof and surface water is conveyed to the kerb and channel or an inter-allotment drainage system in accordance with Australian Standard AS/NZ 3500.3.2, and the Queensland Urban Drainage Manual as updated from time to time	**Complies with AO15.2**
Waste Management		

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
PO16 Provision is made for waste management that is appropriate to the use, protects the health and safety of people and the environment. Editor's note—Applicants should also be aware that any provision for disposal of any trade waste is to be made in accordance Council's Trade Waste Policy supporting the Water Act 2000, Water Supply (Safety and Reliability) Act 2008 and the Plumbing and Drainage Act 2018.	AO16.1 The development provides a bin container storage area that has a sealed pad and is screened to the height of the bins. AND	**Complies with AO16.1** The proposed development will not result in an increase in waste generated from operation of the site. As such no changes to the existing waste management regime is proposed as part of this development application.
	AO16.2 On sites in an industrial zone that are greater than 2,000 square metres in area, provision is made for refuse collection vehicles to access the collection area and to enter and leave the site in a forward direction without having to make more than a three-point turn.	**Not Applicable.** No changes to the existing site waste management regime are proposed as part of this development application.
Erosion and Sediment Control		
PO17 Development ensures that all reasonable and practical measures are taken to manage the impact of erosion, turbidity and sedimentation, both within and external to the development site from construction activities, including vegetation clearing, earthworks, to protect water quality and environmental values.	AO17.1 AO17.1.1 Erosion and sediment control plan is to be designed and implemented in accordance with the Capricorn Municipal Development Guidelines. OR AO17.1.2 No filling or excavation is occurring on the site.	**Complies with AO17.1** An Erosion and sediment control plan will be designed and implemented in accordance with the Capricorn Municipal Development Guidelines. This can be conditioned accordingly.

APPENDIX 3: STORMWATER MANAGEMENT PLAN

AP03

Site-Based Stormwater Management Plan

6 Smalls Road, Mount Morgan

20 June 2024

J10721 v1.0

STORM WATER CONSULTING

Job No: J10721 v1.0

Job Name: 6 Smalls Road, Mount Morgan

Report Name	Date	Report No.
Site-Based Stormwater Management Plan	20 June 2024	J10721 v1.0

Project Engineer: Jack Hu
BE Civil (Hons), MIEAust, CPEng, NER, RPEQ
E jack@stormw.com.au

Reviewed By: Steve Hughes
BE Civil, MIEAust, CPEng, NER, RPEQ 16468

Storm Water Consulting Pty Ltd
ACN 105 078 377

1/820 Old Cleveland Rd, Carina QLD 4152
07 3398 4992
www.stormw.com.au

Table of Contents

1.0 INTRODUCTION

Storm Water Consulting Pty Ltd was commissioned by Santrev Pty Ltd to prepare a Site-Based Stormwater Management Plan for the proposed development on 6 Smalls Road, Mount Morgan.

This report has been prepared to address the issues of lawful point of discharge and stormwater quantity management for the proposed development.

2.0 SITE CONDITIONS

2.1 Existing Site

Multiple buildings and sheds are located on the site. The balance of the site is vegetated by maintained grass with scattered trees. The site is bound by Smalls Road to the east and by rural properties in all other directions. An existing site plan is presented in Figure 1, Appendix A. A locality plan is presented in Figure 2.1 below. Survey plans of the site are presented in Appendix E.

Figure 2.1 – Locality Plan (Source: Google Earth)

2.2 Developed Site

It is proposed to demolish some of the existing buildings and sheds on the site and to construct 2 new large sheds, as well as a smaller packing shed. New sealed roads are also proposed around the site. A developed site plan is presented in Figure 2, Appendix A. Development plans are presented in Appendix E.

3.0 LAWFUL POINT OF DISCHARGE

A natural gully is located on the adjoining site to the north, i.e. 4 Smalls Road (refer Figure 3.1 below). The site to the north is also understood to be owned by the developer. This gully currently receives flows from the subject site and conveys flows northward toward Keimar Road. It is considered that this natural gully is the lawful point of discharge for the existing site.

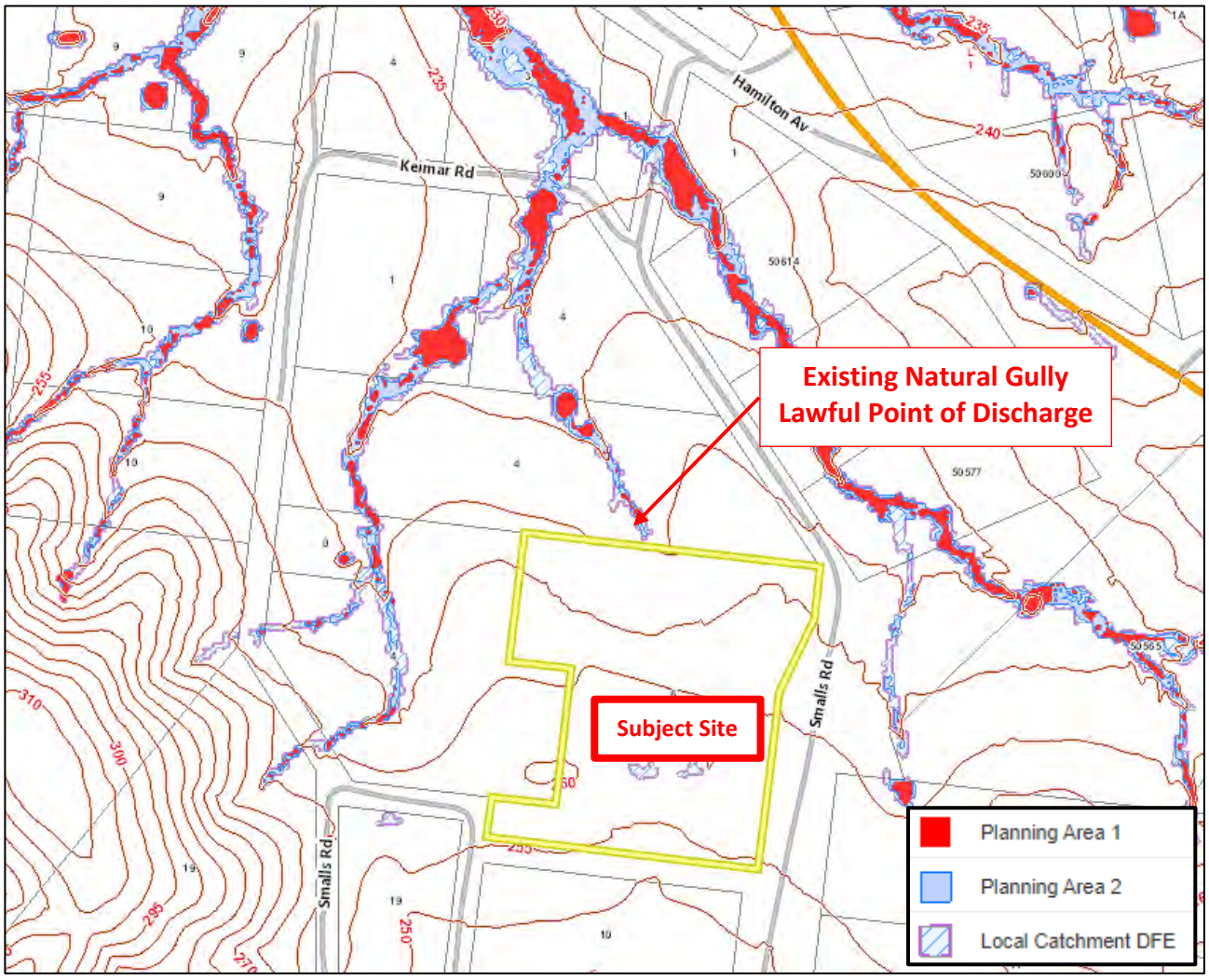


Figure 3.1 – Extract from RRPS 2015 v4.4 Interactive Mapping

The natural gully has been mapped as being located within the "Local Catchment DFE", as shown in the figure above. The natural gully is also considered to be the lawful point of discharge for the proposed works.

A section of the upstream end of the natural gully is proposed to be modified through earthworks to form a detention basin. The detention basin would attenuate the increase in runoff created by the proposed works. Details of the detention basin and its associated hydrologic modelling are presented in the following section.

4.0 HYDROLOGIC MODELLING

Hydrologic analysis and modelling were undertaken to assess the stormwater quantity impacts at the lawful point of discharge and to size the necessary mitigation measures in order to minimise impacts. Details of the calculations, modelling and results are presented below.

4.1 Rational Method Calculations

The catchment discharging to Point-1, the lawful point of discharge nominated in the natural gully, is 3.85 hectares in area (refer to catchment plan in Figure 3, Appendix A). Rational Method calculations were undertaken for the catchment. These calculations have been completed in accordance with the parameters recommended in the Queensland Urban Drainage Manual (QUDM, 2016). A summary of the resulting flows is presented in Table 4.1 below. Detailed Rational Method calculations are presented in Appendix C.

Table 4.1 – Rational Method Calculation Flow Summary

AEP %	Peak Discharge m^3/s
63	0.458
50	0.539
20	0.784
10	0.958
5	1.139
2	1.449
1	1.666

4.2 Existing URBS Model

URBS hydrologic modelling was undertaken to assess the peak flows at Point-1. A schematic of the existing URBS model is presented in Figure 4, Appendix A. URBS model data files are presented in Appendix D. A summary of the adopted URBS parameters is presented in Table 4.2 below.

Table 4.2 – URBS Model Parameters

AEP	Storage Coefficient	Non-Linearity Index	Initial Rainfall Loss	Continuing Rainfall Loss
%	α	m	mm	mm/hr
63	1.2	0.8	15	2.5
50	1.2	0.8	15	2.5
20	1.2	0.8	15	2.5
10	1.2	0.8	15	2.5

5	1.2	0.8	15	2.5
2	1.2	0.8	15	2.5
1	1.2	0.8	0	2.5

A comparison of the Rational Method flows and the existing URBS flows is presented in Table 4.3 below.

Table 4.3 – Comparison of Flows (Rational Method v URBS)

AEP %	Rational Method m^3/s	Existing URBS m^3/s	Difference m^3/s	Difference %
63	0.458	0.488	0.030	6.6
50	0.539	0.557	0.018	3.3
20	0.784	0.780	0.004	0.5
10	0.958	1.037	0.079	8.2
5	1.139	1.207	0.068	6.0
2	1.449	1.438	0.011	0.8
1	1.666	1.630	0.036	2.2

The results above show that the URBS flows compare favourably with the Rational Method flows and are therefore suitable for assessing the effects of the proposed development at the lawful point of discharge.

4.3 Developed URBS Model (Unmitigated)

A schematic of the developed (unmitigated) URBS model is presented in Figure 5, Appendix A. The developed URBS model reflected the change in fraction impervious on the site due to the proposed removal of existing buildings and sheds, as well as the construction of new sheds and the new road. All other model parameters and inputs remained the same as the existing URBS model. A comparison of the existing URBS flows and the developed (unmitigated) URBS flows is presented in Table 4.4 below.

Table 4.4 – Comparison of URBS Flows (Existing v Developed Unmitigated)

AEP %	Existing URBS m^3/s	Developed URBS Unmitigated m^3/s	Increase m^3/s	Increase %
63	0.488	0.493	0.005	1.0
50	0.557	0.561	0.004	0.7
20	0.780	0.802	0.022	2.8
10	1.037	1.043	0.006	0.6
5	1.207	1.212	0.005	0.4

2	1.438	1.441	0.003	0.2
1	1.630	1.633	0.003	0.2

The above results indicate that peak flows are marginally increased due to the proposed works. Mitigation of peak flows would be required to minimise downstream impacts. The following section presents the specifications of the proposed detention basin and the associated hydrologic modelling results.

4.4 Developed URBS Model (Mitigated)

A schematic of the developed (mitigated) URBS model is presented in Figure 6, Appendix A. The developed URBS model was modified to include a detention basin, located within the natural gully and formed by constructing an earth embankment. Pipes are proposed at the base of the earth embankment to control the flows discharging from the detention basin. A conceptual design of the basin is presented in Figure 7, Appendix A. Table 4.5 below presents a summary of the detention basin specifications adopted in the model.

Table 4.5 – Detention Basin Specification

<table>
<tr><th>Detail</th><th colspan="3">Specification</th></tr>
<tr><td>Volume</td><td colspan="3">216 m³</td></tr>
<tr><td>Surface Area</td><td colspan="3">390 m²</td></tr>
<tr><td>Depth</td><td colspan="3">1 m</td></tr>
<tr><td>Level-Area-Storage Relationship</td><td colspan="3"><table><tr><th>Level (m AHD)</th><th>Area (m²)</th><th>Cumulative Storage (m³)</th></tr><tr><td>240.5</td><td>43</td><td>0</td></tr><tr><td>241.0</td><td>215</td><td>65</td></tr><tr><td>241.5</td><td>390</td><td>216</td></tr></table></td></tr>
<tr><td>Outflow Control</td><td colspan="3">• 2 / 525 mm dia. RCP @ IL (240.5 m AHD)
• 2 metre wide weir @ IL + 0.6 m (241.1 m AHD)</td></tr>
</table>

A comparison of the existing URBS flows and the developed (mitigated) URBS flows is presented in Table 4.6 below.

Table 4.6 – Comparison of URBS Flows (Existing v Developed Mitigated)

AEP %	Existing URBS m³/s	Developed URBS Mitigated m³/s	Increase m³/s	Increase %
63	0.488	0.479	-0.009	-1.8
50	0.557	0.538	-0.019	-3.4
20	0.780	0.770	-0.010	-1.3

10	1.037	1.019	-0.018	-1.7
5	1.207	1.187	-0.020	-1.7
2	1.438	1.412	-0.026	-1.8
1	1.630	1.598	-0.032	-2.0

The results presented above indicate that the proposed detention basin effectively mitigates all AEP events (up to and including the 1% AEP event) to the existing flow rate. The proposed works are therefore not considered to result in a material worsening on downstream properties.

Detailed URBS modelling results are presented in Appendix D. A conceptual stormwater layout plan is presented in Figure 7, Appendix A. The final location of stormwater pipes and the detention basin will be confirmed during the detailed design stage of the project.

5.0 CONCLUSIONS

This report has been prepared to address the issues of lawful point of discharge and stormwater quantity management for the proposed development on 6 Smalls Road, Mount Morgan.

A natural gully is located on the adjoining site to the north, i.e. 4 Smalls Road. The site to the north is also understood to be owned by the developer. This gully currently receives flows from the subject site and conveys flows northward toward Keimar Road. The natural gully has been mapped as being located within the "Local Catchment DFE". The natural gully is considered to be the lawful point of discharge for the proposed works.

The model results indicate that peak flows are marginally increased due to the proposed works. Mitigation of peak flows would be required to minimise downstream impacts. A detention basin is proposed, which is located within the natural gully and formed by constructing an earth embankment. Pipes are proposed at the base of the earth embankment to control the flows discharging from the detention basin. The model results indicate that the proposed detention basin effectively mitigates all AEP events (up to and including the 1% AEP event) to the existing flow rate. The proposed works are therefore not considered to result in a material worsening on downstream properties.

A conceptual stormwater layout plan is presented in Figure 7, Appendix A. The final location of stormwater pipes and the detention basin will be confirmed during the detailed design stage of the project.

Steve Hughes
BE Civil, MIE Aust, CPEng, RPEQ 16468

LIST OF APPENDICIES

APPENDIX A

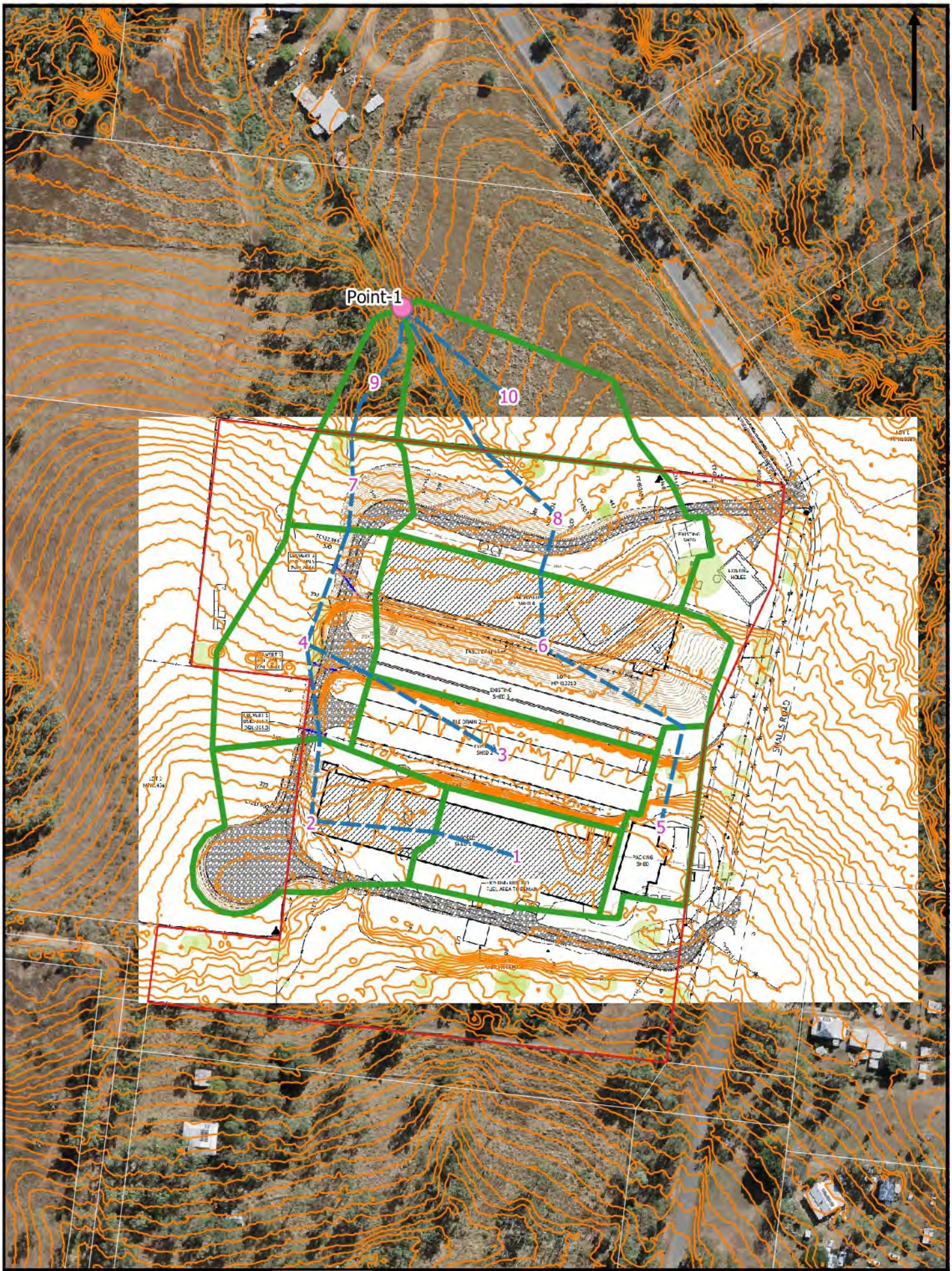
Figures

STORM WATER CONSULTING 1/820 Old Cleveland Rd Carina QLD 4152 Phone (07) 3398 4992	Drawn	JH	6 Smalls Road, Mount Morgan		Figure 1
	Checked	SNH			
	Date	19/06/24			
	Scale	1:2,000 (A4)	Job No.	J10721	Existing Site Plan

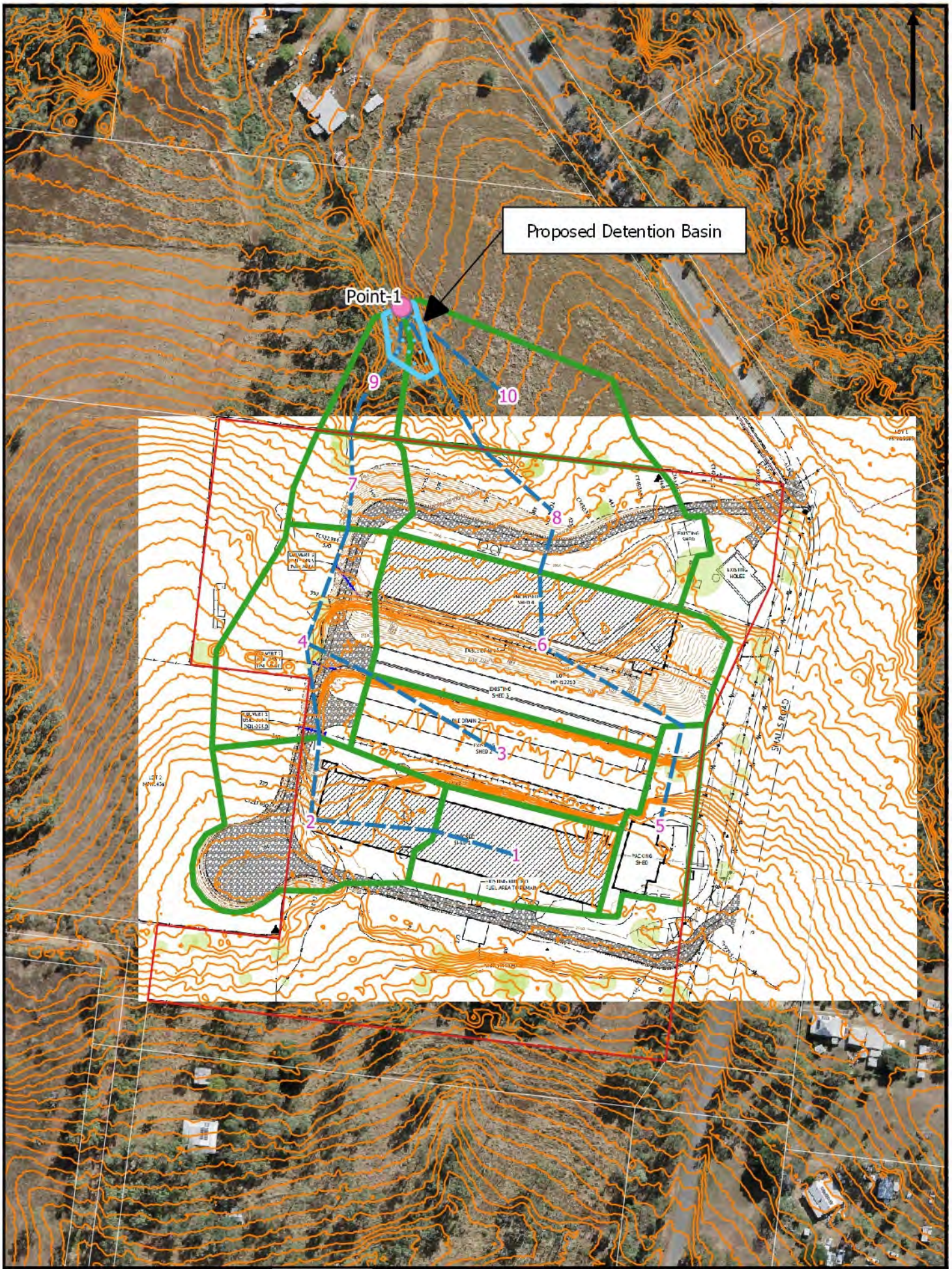
STORM WATER CONSULTING	Drawn	JH	6 Smalls Road, Mount Morgan		Figure 2
1/820 Old Cleveland Rd Carina QLD 4152 Phone (07) 3398 4992	Checked	SNH			
	Date	19/06/24			
	Scale	1:2,000 (A4)	Job No.	J10721	Developed Site Plan

STORM WATER CONSULTING 1/820 Old Cleveland Rd Carina QLD 4152 Phone (07) 3398 4992	Drawn	JH	6 Smalls Road, Mount Morgan	Figure 3
	Checked	SNH		
	Date	19/06/24		
	Scale	1:2,000 (A4)	Job No. J10721	Catchment Plan

STORM WATER CONSULTING 1/820 Old Cleveland Rd Carina QLD 4152 Phone (07) 3398 4992	Drawn	JH	6 Smalls Road, Mount Morgan		Figure 4
	Checked	SNH			
	Date	19/06/24			
	Scale	1:2,000 (A4)	Job No.	J10721	Existing URBS Model



STORM WATER CONSULTING 1/820 Old Cleveland Rd Carina QLD 4152 Phone (07) 3398 4992	Drawn	JH	6 Smalls Road, Mount Morgan		Figure 5 Developed URBS Model (Unmitigated)
	Checked	SNH			
	Date	19/06/24			
	Scale	1:2,000 (A4)	Job No.	J10721	



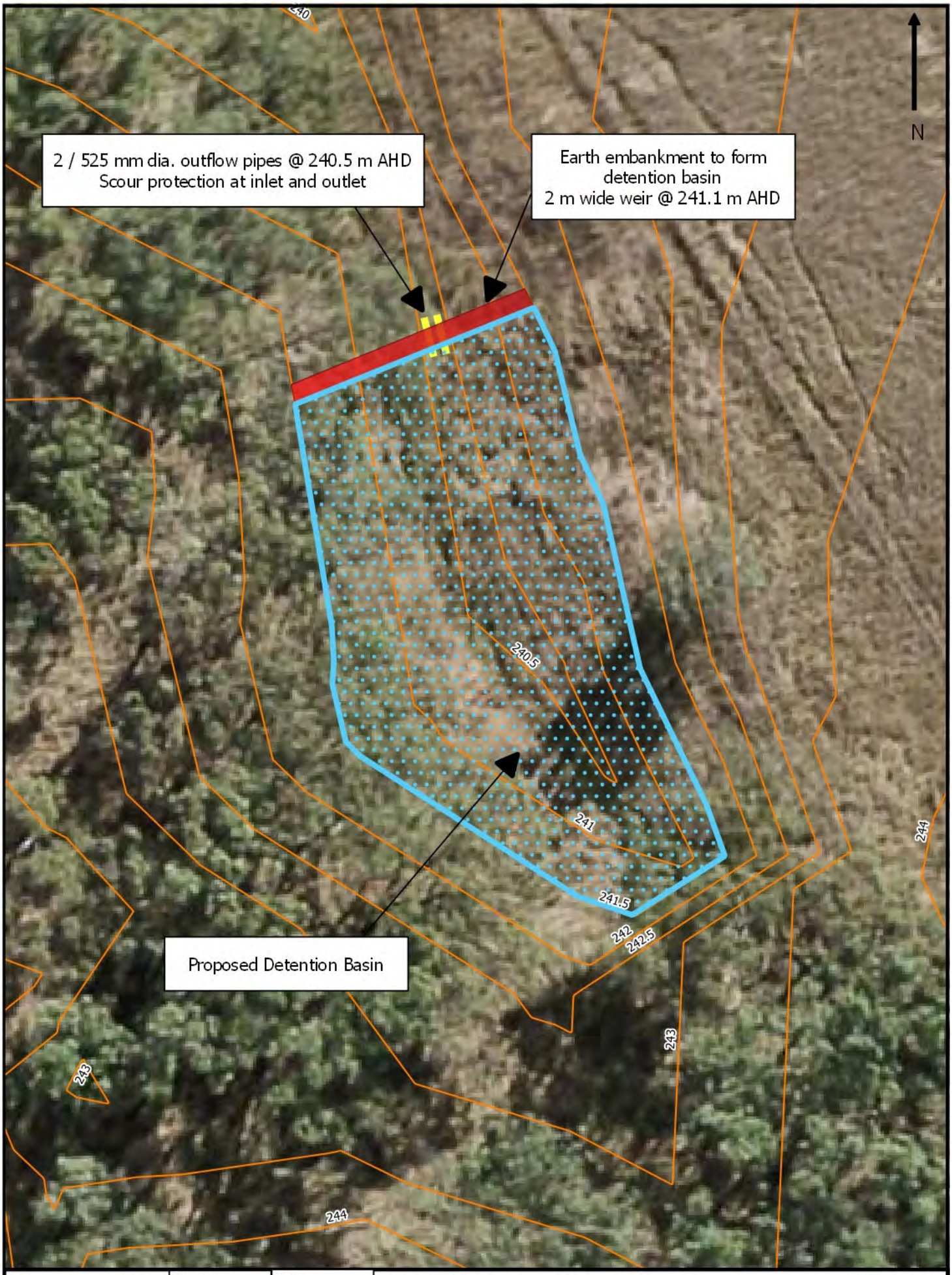
STORM WATER CONSULTING
1/820 Old Cleveland Rd
Carina QLD 4152
Phone (07) 3398 4992

Drawn	JH
Checked	SNH
Date	19/06/24
Scale	1:2,000 (A4)

6 Smalls Road, Mount Morgan

Job No. J10721

Figure 6
Developed URBS Model (Mitigated)



STORM WATER CONSULTING 1/820 Old Cleveland Rd Carina QLD 4152 Phone (07) 3398 4992	Drawn	JH	6 Smalls Road, Mount Morgan		Figure 7
	Checked	SNH			Conceptual Stormwater Layout Plan
	Date	19/06/24			
	Scale	1:250 (A4)	Job No.	J10721	

APPENDIX B

Photographs

Photograph 1 – Existing sheds on the site

Photograph 2 – Existing site condition at the location of proposed Shed 4

APPENDIX C

Rational Method Calculations

RATIONAL METHOD CALCULATIONS

Table C 1 a

Project: 6 Smalls Rd, Mount Morgan — J10721

Location: Point 1 - Total Flow - DS

Comments: Developed Catchment

Time of Concentration

Upper Catchment Slope	5.5%	
100m sheet flow across average grass	16.0	min
Travel Length	175	metres
Fall	15	metres
Travel Time (Argue)	1.5	min
Delta for	3.0	
Time of Concentration	**20.5**	**min**

Rainfall Data:
Rainfall Intensity Frequency Duration data for Mt Morgan (Rockhampton)

Sub-Areas and Runoff Coefficients

	Area	C10		Areas included in Calculations				Separate c100 > 1.0 and c100 < 1.0					
	ha	Exist	Dev	Condition	Area	C10	C10 x A	C10	C10	C10 x A	C10 x A	Area	Area
Catchment	3.93	0.00	0.78	**Developed**	**3.93**	**0.78**	**3.07**	0.78		3.07		3.93	
					3.93		Sum			3.07	0.00	3.93	0.00
							Total		0.780		3.065		3.930
							Individual	0.780	0.000	3.065	0.000	3.930	0.000

Discharge Calculations

tc				**20.5**
C100>1		Average	c10	**0.000**
			Area (ha)	**0.00**
C100<1	**c10 - 2**	Average		**0.780**
			Area (ha)	**3.93**

Total Catchment
3.93 ha

Depth	AEP	Fy	Runoff Coefficients		Rainfall	Discharge m^3/s		
mm	%		C100>1	C100<1	(mm/hr)	1	2	Total
23	**63**	0.80	0.00	0.62	67.21	0.00	0.46	**0.458**
25	**50**	0.85	0.00	0.66	74.42	0.00	0.54	**0.539**
33	**20**	0.95	0.00	0.74	96.94	0.00	0.78	**0.784**
38	**10**	1.00	0.00	0.78	112.48	0.00	0.96	**0.958**
44	**5**	1.05	0.00	0.82	127.37	0.00	1.14	**1.139**
51	**2**	1.15	0.00	0.90	148.02	0.00	1.45	**1.449**
56	**1**	1.20	0.00	0.94	163.03	0.00	1.67	**1.666**
62	**0.5**	1.20	0.00	0.94	181.67	0.00	1.86	**1.856**
74	**0.2**	1.20	0.00	0.94	215.33	0.00	2.20	**2.200**

EY	Discharge m^3/s	% of 63% AEP
12	0.114	25%
6	0.183	40%
4	0.229	50%
3	0.275	60%
2	0.343	75%
1.3	0.412	90%
1	0.458	100%

APPENDIX D

URBS Data

URBS Data Files – Existing Model

```
"Index","Area","UR","UL","I"
#1,0.00298,1.00,0.00,0.89
#2,0.00515,1.00,0.00,0.19
#3,0.00410,1.00,0.00,0.60
#4,0.00482,1.00,0.00,0.27
#5,0.00184,1.00,0.00,0.65
#6,0.00793,1.00,0.00,0.52
#7,0.00165,1.00,0.00,0.05
#8,0.00548,1.00,0.00,0.27
#9,0.00117,1.00,0.00,0.05
#10,0.00422,1.00,0.00,0.05
```

```
SmallsRd - Existing
MODEL: Basic
USES: L, U
Default Parameters: alpha=1.20 m=0.8
Catchment File=10721_Ex.dat

Rain    #1      L=0.034
Route thru      #2      L=0.051
Add Rain        #2      L=0.033
Route thru      #4      L=0.039
Store.
Rain    #3      L=0.062
Route thru      #4      L=0.029
Get.
Add Rain        #4      L=0.049
Route thru      #7      L=0.018
Add Rain        #7      L=0.020
Route thru      #9      L=0.023
Add Rain        #9      L=0.034
Store.
Rain    #5      L=0.042
Route thru      #6      L=0.065
Add Rain        #6      L=0.030
Route thru      #8      L=0.024
Add Rain        #8      L=0.040
Route thru      #10     L=0.067
Store.
Rain    #10     L=0.056
Get.
Get.
Print. POINT-1
end of catchment details.
```

URBS Data Files – Developed Model (Unmitigated)

```
"Index","Area","UR","UL","I"
#1,0.00298,1.00,0.00,0.72
#2,0.00515,1.00,0.00,0.63
#3,0.00410,1.00,0.00,0.60
#4,0.00482,1.00,0.00,0.41
#5,0.00184,1.00,0.00,0.65
#6,0.00793,1.00,0.00,0.72
#7,0.00165,1.00,0.00,0.19
#8,0.00548,1.00,0.00,0.35
#9,0.00117,1.00,0.00,0.05
#10,0.00422,1.00,0.00,0.05
```

```
SmallsRd - Development
MODEL: Basic
USES: L, U
Default Parameters: alpha=1.20 m=0.8
Catchment File=10721_Dev.dat

Rain    #1      L=0.034
Route thru      #2      L=0.051
Add Rain        #2      L=0.033
Route thru      #4      L=0.039
Store.
Rain    #3      L=0.062
Route thru      #4      L=0.029
Get.
Add Rain        #4      L=0.049
Route thru      #7      L=0.018
Add Rain        #7      L=0.020
Route thru      #9      L=0.023
Add Rain        #9      L=0.034
Store.
Rain    #5      L=0.042
Route thru      #6      L=0.065
Add Rain        #6      L=0.030
Route thru      #8      L=0.024
Add Rain        #8      L=0.040
Route thru      #10     L=0.067
Store.
Rain    #10     L=0.056
Get.
Get.
Print. POINT-1
end of catchment details.
```

URBS Data Files – Developed Model (Mitigated)

```
"Index","Area","UR","UL","I"
#1,0.00298,1.00,0.00,0.72
#2,0.00515,1.00,0.00,0.63
#3,0.00410,1.00,0.00,0.60
#4,0.00482,1.00,0.00,0.41
#5,0.00184,1.00,0.00,0.65
#6,0.00793,1.00,0.00,0.72
#7,0.00165,1.00,0.00,0.19
#8,0.00548,1.00,0.00,0.35
#9,0.00117,1.00,0.00,0.05
#10,0.00422,1.00,0.00,0.05
```

```
SmallsRd - Development1
MODEL: Basic
USES: L, U
Default Parameters: alpha=1.20 m=0.8
Catchment File=10721_Dev1.dat

Rain    #1      L=0.034
Route thru      #2      L=0.051
Add Rain        #2      L=0.033
Route thru      #4      L=0.039
Store.
Rain    #3      L=0.062
Route thru      #4      L=0.029
Get.
Add Rain        #4      L=0.049
Route thru      #7      L=0.018
Add Rain        #7      L=0.020
Route thru      #9      L=0.023
Add Rain        #9      L=0.034
Store.
Rain    #5      L=0.042
Route thru      #6      L=0.065
Add Rain        #6      L=0.030
Route thru      #8      L=0.024
Add Rain        #8      L=0.040
Route thru      #10     L=0.067
Store.
Rain    #10     L=0.056
Get.
Get.
Print. B1-IN
DAM ROUTE VBF=0 NUMBER=26
0.000000 0.000000
0.012900 0.064762
0.025800 0.129524
0.038700 0.212857
0.051600 0.349524
0.064500 0.461905
0.094750 0.594286
0.125000 0.821193
0.155250 1.095741
0.185500 1.408671
0.215750 1.761924
0.264000 2.169466
0.312250 2.601511
0.360500 3.064595
0.408750 3.523067
0.457000 4.003636
0.525250 4.514286
0.593500 5.063236
0.661750 5.635081
0.730000 6.228844
0.798250 6.843665
0.892250 7.478775
0.986250 8.114440
1.080250 8.769083
1.174250 9.442137
1.268250 10.13308
{}
{}
Print. B1-OUT
Print. POINT-1
end of catchment details.
```

Detention Basin Results

AEP	URBS Basin				Discharge		Inundation	
	Inflow	Outflow	Level	Depth	Pipe	Weir	Area	Volume
	m^3/s	m^3/s	m AHD	m	m^3/s	m^3/s	m^2	m^3
6320	0.49	0.48	241.01	0.51	0.48	0.00	219.4	68.3
5000	0.56	0.54	241.06	0.56	0.54	0.00	235.1	81.9
2000	0.80	0.77	241.18	0.68	0.69	0.08	277.2	118.2
1000	1.04	1.02	241.27	0.77	0.78	0.23	310.2	146.8
0500	1.21	1.19	241.33	0.83	0.83	0.36	330.3	164.1
0200	1.44	1.41	241.40	0.90	0.88	0.53	355.3	185.8
0100	1.63	1.60	241.45	0.95	0.92	0.68	373.8	201.7

APPENDIX E

Plans

/
MPH11307

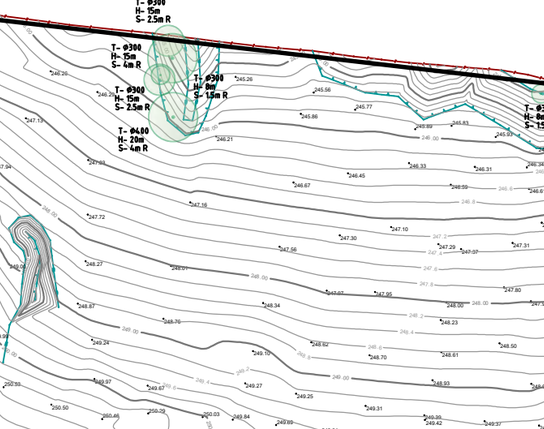
2
MPH14362

MPH12210

SMALLS ROAD

SMALLS ROAD

PHOTO 1



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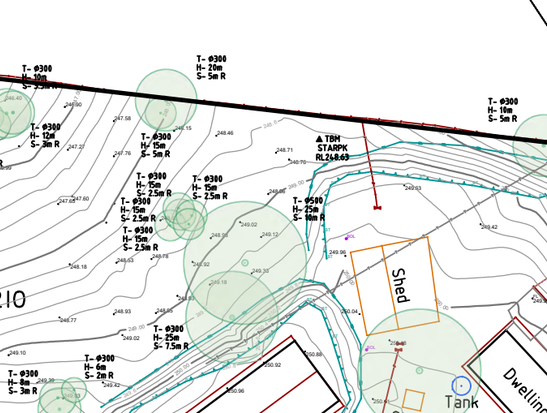

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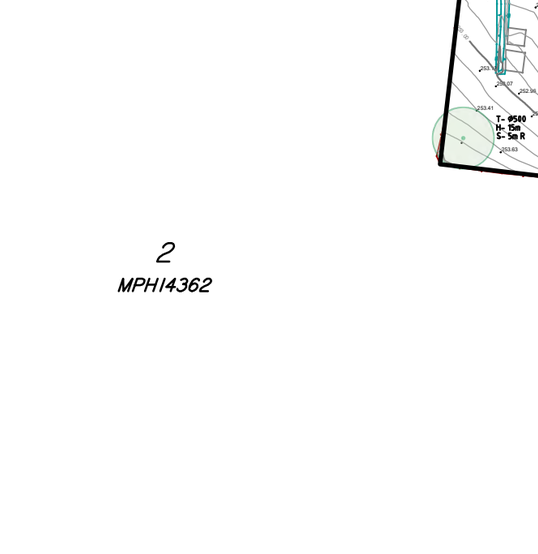

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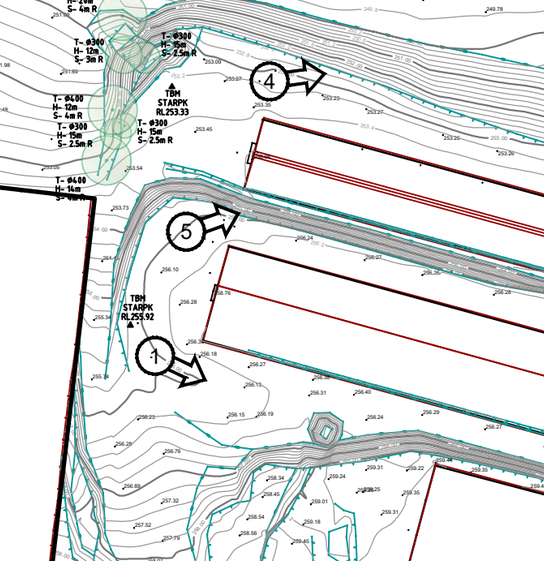


PHOTO 5

LEGEND

- TEMPORARY BENCH MARK
- POWER POLE
- UNKNOWN MANHOLE
- STOP VALVE
- WATER METER
- TELSTRA PIT
- GULLY GRATE
- SIGN (AS SHOWN)
- FENCE
- BOTTOM OF BANK
- TOP OF BANK
- CONTOUR LINE
- DRAINAGE FLOW LINE
- BLDG RIDGE
- BLDG DECK
- BLDG
- BLDG SHED
- BLDG STAIRS
- WATER TANK
- EDGE OF BITUMEN
- EDGE OF CONCRETE
- ELECTRICAL LINE
- ELECTRICAL STAY WIRE

Scale 1:1000 – Lengths are in Metres.

10 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140

This plan is prepared from a combination of field survey and existing records for the purpose of designing new constructions on the land and should not be used for any other purpose. The title boundaries shown hereon were not marked by the author at the time of survey and have been determined by plan dimensions only and not by field measurement. Services shown hereon have been located where possible by field survey. If not able to be located, services may have been plotted from the records of relevant authorities where available. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services. This note is an integral part of this plan.

1 DENOTES PHOTO N°. & DIRECTION

Rev	Description	Drawn	Checked	Date
A	Original Issue	LC	JDT	02/11/2023

CONTOUR & DETAIL PLAN

PROJECT: Contour & Detail Plan

LOCATION: 6 Smalls Road, Hamilton Creek, QLD, 4714
REAL PROPERTY DESCRIPTION: Lot 1 on MPH12210

CLIENT: Santrev Pty Ltd

Horiz. Datum: MGA2020 via PSM752941
Vert. Datum: AHD via PSM752941 (RL:253.009)
Local Authority: RRC
Contour Interval: 0.20m

VISION
Airlie Beach | Mackay | Townsville | Rockhampton | Brisbane | Gold Coast
E : admin@visionsurveysqld.com.au P : 13000VISION

Scale: 1 : 1000 @ A2
Drawn: LC
Surveyor: JDT
Drawing No: 23865-CD01
Sheet: 1 of 1
Revision: A

KEIMAR ROAD

SMALLS ROAD

3 MPH10959

4 MPH10959

2 MPH10959

6 MPH10959

1 MPH11232

5 MPH10959

1 MPH12220

1 MPH10953

1 MPH11542

1 MPH11607

1 MPH11307

4703 MPH12115

16 RN779

117 SP268486

2 MPH14362

1 MPH10959

1 MPH10685

2 MPH10685

1 MPH12210

1 MPH25601

Gully Heavily Vegetated

Gully Vegetated

Yards Inaccessible

Shed

House

Sheds

Pen

JV-STA-200

JV-STA-201

JV-STA-202

JV-STA-203

VIS02

Survey Control Shedule				
Point	Easting	Northing	Elevation	Code
VIS02	234198.086	7379636.273	248.632	STARPK
JV-STA-200	234042.728	7379453.389	258.919	STARPK
JV-STA-201	233944.178	7379464.175	256.242	STARPK
JV-STA-202	233953.463	7379568.403	250.309	STARPK
JV-STA-203	234087.645	7379869.256	238.187	STARPK

LEGEND

- TEMPORARY BENCH MARK
- PP POWER POLE
- FH WATER HYDRANT
- T TELSTRA PIT
- FENCE
- TOE BOTTOM OF BANK
- TOP OF BANK
- 19.20 / 19.00 CONTOUR LINE
- BLDG RIDGE
- BLDG
- BLDG SHED
- ELECTRICAL LINE
- COM-D COMMS LINE

Scale 1:1250 – Lengths are in Metres.

10 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180

This plan is prepared from a combination of field survey and existing records for the purpose of designing new constructions on the land and should not be used for any other purpose. The title boundaries shown hereon were not marked by the author at the time of survey and have been determined by plan dimensions only and not by field measurement. Services shown hereon have been located where possible by field survey. If not able to be located, services may have been plotted from the records of relevant authorities where available. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services. This note is an integral part of this plan.

(1) DENOTES PHOTO N°. & DIRECTION

Rev	Description	Drawn	Checked	Date
A	Original Issue	LC	JHA	23/01/2024

CONTOUR & DETAIL PLAN

PROJECT: Contour & Detail Plan - Stage 2

LOCATION: 4 Smalls Road, Hamilton Creek, QLD, 4714

REAL PROPERTY DESCRIPTION: Lots 1/MPH12220, 1/MPH11307, 2/MPH14362

CLIENT: Santrev Pty Ltd

Horiz. Datum: MGA2020 via PSM752941

Vert. Datum: AHD via PSM752941 (RL:253.009)

Local Authority: RRC

Contour Interval: 0.40m

VISION

Airlie Beach | Mackay | Townsville | Rockhampton | Brisbane | Gold Coast

E : admin@visionsurveysqld.com.au P : 13000VISION

Scale: 1 : 1500 @ A2

Drawn: LC

Surveyor: JHA/JV/LT/NC

Drawing No: 23865-2-CD01

Sheet: 1 of 2

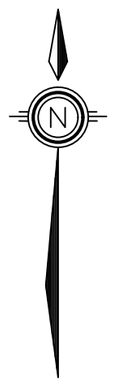
Revision: A

PHOTO 1

PHOTO 2

PHOTO 3

PHOTO 4



This plan is prepared from a combination of field survey and existing records for the purpose of designing new constructions on the land and should not be used for any other purpose. The title boundaries shown hereon were not marked by the author at the time of survey and have been determined by plan dimensions only and not by field measurement. Services shown hereon have been located where possible by field survey. If not able to be located, services may have been plotted from the records of relevant authorities where available. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services. This note is an integral part of this plan.

1 DENOTES PHOTO N°. & DIRECTION

Rev	Description	Drawn	Checked	Date
A	Original Issue	LC	JHA	23/01/2024

CONTOUR & DETAIL PLAN

PROJECT: Contour & Detail Plan - Stage 2

LOCATION: 4 Smalls Road, Hamilton Creek, QLD, 4714
REAL PROPERTY DESCRIPTION: Lots 1/MPH12220, 1/MPH11307, 2/MPH14362

CLIENT: Santrev Pty Ltd

Horiz. Datum: MGA2020 via PSM752941
Vert. Datum: AHD via PSM752941 (RL:253.009)
Local Authority: RRC
Contour Interval: 0.40m

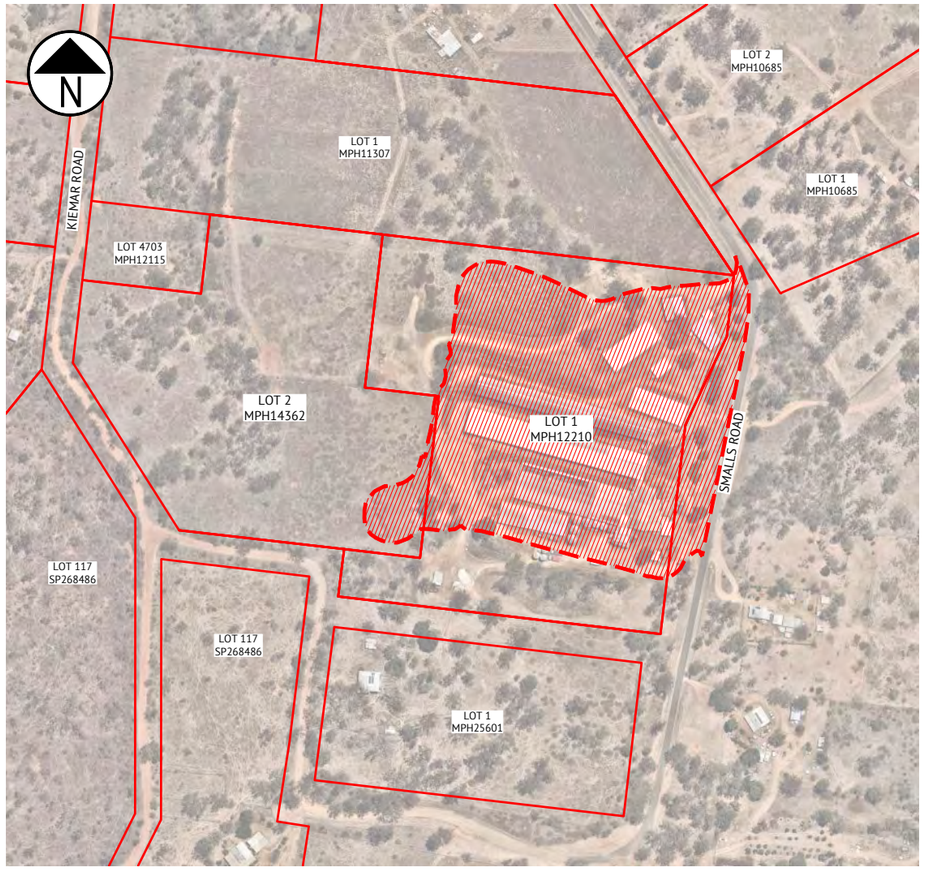
VISION
Airlie Beach | Mackay | Townsville | Rockhampton | Brisbane | Gold Coast
E : admin@visionsurveysqld.com.au P : 13000VISION

Scale: NTS
Drawn: LC
Surveyor: JHA/JV/LT/NC
Drawing No: 23865-2-CD01
Sheet: 2 of 2
Revision: A

PROPOSED EGG FARM EXPANSION

4-6 SMALLS RD, MT MORGAN

FOR SANTREV PTY LTD



LOCALITY PLAN

ROCKHAMPTON REGIONAL COUNCIL

LOT 1 ON MPH12210 & LOT 2 ON MPH14362

DRAWING SCHEDULE	
DRAWING NO.	DRAWING TITLE
C001	COVER SHEET, LOCALITY PLAN & DRAWING SCHEDULE
C002	SAFETY IN DESIGN REPORT
C003	GENERAL NOTES
C004	EXISITING SITE PLAN
C100	EARTHWORKS LAYOUT PLAN
C101	EARTHWORKS SITE SECTIONS
C200	ROAD GEOMETRY PLAN
C210	ROADWORKS & STORMWATER DRAINAGE PLAN
C220	ROAD LONGITUDINAL SECTION
C230	ROAD CROSS SECTION SHEET 1 OF 7
C231	ROAD CROSS SECTION SHEET 2 OF 7
C232	ROAD CROSS SECTION SHEET 3 OF 7
C233	ROAD CROSS SECTION SHEET 4 OF 7
C234	ROAD CROSS SECTION SHEET 5 OF 7
C235	ROAD CROSS SECTION SHEET 6 OF 7
C236	ROAD CROSS SECTION SHEET 7 OF 7
C600	SOIL EROSION & SEDIMENT CONTROL - LAYOUT PLAN
C601	SOIL EROSION & SEDIMENT CONTROL - DETAILS PLAN

BEFORE YOU DIG www.byda.com.au

INDEMNITY - EXISTING SERVICES

NOT WITHSTANDING THAT EXISTING SERVICES MAY OR MAY NOT BE SHOWN ON THESE DRAWINGS, NO RESPONSIBILITY IS TAKEN BY THE ENGINEER OR THE PRINCIPAL FOR THIS INFORMATION WHICH HAS BEEN SUPPLIED BY OTHERS. THE DETAILS ARE PROVIDED FOR INFORMATION ONLY. THE CONTRACTOR SHALL ASCERTAIN THE POSITION OF ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION AND SHALL BE RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGES CAUSED AS A RESULT OF THE WORKS.

LEVEL AND COORDINATE DATUM INFORMATION

PSM 752941 MGA2020 ZONE 56
LOCATION: HALL STREET, MOUNT MORGAN
E: 233582.444 N: 7382336.122 AHD: 253.009m

PRELIMINARY - NOT FOR CONSTRUCTION

Preliminary
05/06/2024 3:41:19 PM

DATE	REV	DESCRIPTION	REC	APP
05/06/2024	1	PRELIMINARY - NOT FOR CONSTRUCTION	AB	CWS

REVISIONS

Premise
ROCKHAMPTON OFFICE
21 EAST STREET
PO BOX 264
ROCKHAMPTON, QLD, 4700
PH: (07) 4829 3660
WEB: www.premise.com.au

DESIGNED A.BURGGRAAFF
CHECKED C.SHIELDS
PROJECT MANAGER CHRIS SHIELDS
ENGINEERING CERTIFICATION
CHRIS SHIELDS RPEQ 9347

SCALE 0 40 80 120m
SCALE 1:2000 (A1)
ORIGINAL SHEET SIZE A1

CLIENT SANTREV PTY LTD
PROJECT PROPOSED EGG FARM EXPANSION
LOCATION 4-6 SMALLS RD, MOUNT MORGAN
SHEET TITLE COVER SHEET, LOCALITY PLAN & DRAWING SCHEDULE

JOB CODE P001540
SHEET NUMBER C001
REV 1

DESIGN HAZARD SCHEDULE

ITEM	DESIGN HAZARD	POTENTIAL HAZARD	RISK	ELIMINATION / MINIMISATION OF HAZARD / RISK	RESIDUAL RISK
D1	ROAD DESIGN HAZARD	INTERNAL ROADS AND ACCESSES CONNECTING TO THE EXISTING INTERNAL ACCESS ROAD NETWORK MUST BE DESIGNED TO SUIT A 19m SEMI IN THE SOUTHERN AREA AND A 26m B-DOUBLE IN THE NORTHERN AND WESTERN AREAS.	MODERATE	ALL INTERNAL ROADS AND ACCESSES HAVE BEEN DESIGNED TO ACCOMMODATE TURNING MOVEMENTS FOR THE DESIRED VEHICLES.	LOW
D2	SITE DRAINAGE HAZARD	SITE MUST DRAIN EFFECTIVELY IN BOTH MINOR AND MAJOR RAIN EVENTS, ENSURING THAT NEIGHBOURING PROPERTIES AND CATCHMENTS ARE NOT NEGATIVELY IMPACTED.	HIGH	STORMWATER NETWORK AND SITE GRADING HAVE BEEN DESIGNED TO ENSURE THAT ALL STORMWATER FLOWS ARE DIRECTED TO EXISTING DISCHARGE POINTS	LOW
D3	EXISTING UNDERGROUND / OVERHEAD SERVICES HAZARD	EXISTING UNDERGROUND AND/OR OVERHEAD SERVICES HAZARD EXIST ON SITE.	MODERATE	SITE HAS BEEN DESIGNED TO PREVENT THE NEED FOR RELOCATION OF KNOWN EXISTING SERVICES WHERE POSSIBLE. CONTRACTOR IS RESPONSIBLE FOR CONDUCTING FURTHER CHECKS.	LOW

CONSTRUCTION HAZARD SCHEDULE

ITEM	POTENTIAL HAZARD	POSSIBLE PREVENTATIVE ACTION
C1	DEEP EXCAVATION HAZARD	ALL STEPS MUST BE TAKEN TO OBTAIN CURRENT UNDERGROUND SERVICES INFORMATION BEFORE EXCAVATION WORKS COMMENCE. EXCAVATION WORK MUST BE UNDERTAKEN BY APPROPRIATELY EXPERIENCED AND QUALIFIED PERSONNEL. EXCAVATIONS SHALL BE ADEQUATELY SHORED AND APPROPRIATE BARRICADES AND SIGNAGE ERECTED, IF REQUIRED.
C2	OVERHEAD POWER HAZARD	WARNING SIGNS AND MARKERS SHALL BE ERECTED ADVISING OF THE PRESENCE OF LIVE OVERHEAD CABLES. A REPRESENTATIVE OF THE SUPPLY AUTHORITY SHALL REMAIN ON SITE DURING EARTHWORKS AND ANY OTHER HIGH RISK WORKS, IF REQUIRED.
C3	UNDERGROUND ELECTRICAL, TELECOMMUNICATION, GAS AND WATER MAIN HAZARD	WARNING SIGNS AND MARKERS SHALL BE ERECTED ADVISING OF THE PRESENCE OF THE EXISTING SERVICE. THE SERVICE SHALL BE IDENTIFIED AND MARKED BY THE SUPPLY AUTHORITY PRIOR TO THE COMMENCEMENT OF EXCAVATION. A REPRESENTATIVE OF THE SUPPLY AUTHORITY SHALL REMAIN ON SITE DURING THE EXCAVATION WORK, IF REQUIRED.
C4	WORKS NEAR RAIL, AIRPORTS AND ROADS HAZARD	ALL REQUIRED PERMITS, APPROVALS AND SAFETY REQUIREMENTS FROM THE RELEVANT AUTHORITY SHOULD BE OBTAINED PRIOR TO COMMENCING WORK. A REPRESENTATIVE OF THE RELEVANT AUTHORITY SHALL REMAIN ON SITE DURING CONSTRUCTION WHILE THE HAZARD REMAINS.
C5	PEDESTRIAN ACCESS HAZARD	WORK WITHIN OR ADJACENT TO AREAS WHICH THE PUBLIC REQUIRES PEDESTRIAN ACCESS MUST HAVE APPROPRIATE BARRICADES AND SIGNAGE ERECTED AT ALL TIMES.
C6	POTENTIAL VEHICLE HAZARD	SITE PERSONNEL SHALL BE ADVISED OF THE POTENTIAL HAZARDS AND THE APPROPRIATE PROCEDURES FOR WORKING ADJACENT TO OPERATING PUBLIC ROADS. APPROPRIATE SAFETY CLOTHING SHALL BE WORN AND THE REQUIRED SIGNAGE SHALL BE ERECTED. THE WORKS SHALL BE UNDERTAKEN IN A MANNER WHICH DOES NOT COMPROMISE THE SAFETY OF THE VEHICLE OCCUPANTS OR THE SITE PERSONNEL.
C7	DEMOLITION AND CLEARING HAZARD	SUITABLE QUALIFIED AND EXPERIENCED PERSONNEL SHALL BE RESPONSIBLE FOR THE DEMOLITION AND CLEARING WORKS FOR THE PROJECT AT ALL TIMES. THE CONTRACTORS WORK METHOD STATEMENT SHALL ALSO GIVE CONSIDERATION TO FALLING DEBRIS, COLLAPSE AND DANGEROUS AIRBORNE AGENTS.
C8	TRAFFIC MANAGEMENT HAZARD	SUITABLE QUALIFIED AND EXPERIENCED PERSONNEL SHALL BE RESPONSIBLE FOR THE SAFE AND ORDERLY PASSAGE OF VEHICULAR AND PEDESTRIAN TRAFFIC THROUGH THE PROJECT AT ALL TIMES. THE CONTRACTOR SHALL DEVELOP A TRAFFIC MANAGEMENT PLAN (TMP) FOR THE PROJECT TO ESTABLISH APPROPRIATE CONTROLS IN ACCORDANCE WITH THE MANUAL FOR UNIFORM TRAFFIC CONTROL.
C9	ASBESTOS HAZARD	ALL PERSONNEL SHOULD BE ADVISED OF THE POTENTIAL PRESENCE OF ASBESTOS AND AN IDENTIFICATION AND ACTION PLAN SHALL BE PUT IN PLACE. SAMPLING AND IDENTIFICATION IS TO BE UNDERTAKEN IN ACCORDANCE WITH WORKPLACE HEALTH AND SAFETY REGULATIONS. IF SAMPLING CONFIRMS THE PRESENCE OF ASBESTOS THEN THE ACTION PLAN IS TO BE IMPLEMENTED TO REMEDIATE THE SITE.
C10	POTENTIAL ROCK FALL	LAND ABOVE THE SITE HAS BEEN CLEARED AND SOME EARTHWORKS HAS BEEN UNDERTAKEN CREATING A POTENTIAL ROCK FALL HAZARD. SUITABLE PERSONNEL SHALL BE RESPONSIBLE FOR IDENTIFYING ANY POTENTIAL HAZARD AND THE CONTRACTOR SHALL TAKE APPROPRIATE ACTION TO ELIMINATE THE HAZARD.

DESIGN HAZARD NOTES:

1. PREMISE AUSTRALIA PTY LTD (PREMISE), HAVING BEEN COMMISSIONED TO CARRY OUT DETAILED DESIGN AND DOCUMENTATION OF THESE WORKS, CONFIRM THAT THE PREMISE DRAWING SET HAS BEEN INTERNALLY REVIEWED FOR DESIGN SAFETY IN ACCORDANCE WITH SECTION 22 OF THE WORK HEALTH AND SAFETY ACT 2011 QLD.
2. THIS REPORT SUMMARISES AN INTERNAL REVIEW OF THE PREMISE DETAILED DESIGN DRAWINGS FOR DESIGN SAFETY.
3. THIS REPORT IN NO WAY RELIEVES THE PRINCIPAL, CONTRACTOR OR ANY OTHER PARTY OF THEIR OWN OBLIGATIONS AND RESPONSIBILITIES UNDER THE WORK HEALTH AND SAFETY ACT 2011 QLD, INCLUDING (BUT NOT LIMITED TO) CONSULTATION WITH THE DESIGNER UNDER SECTION 294 OF THE ACT, THE PREPARATION OF SATISFACTORY SAFE WORK METHOD STATEMENTS AND DUTIES OF CARE.
4. IT IS A REQUIREMENT UNDER SECTION 296 OF THE WORK HEALTH AND SAFETY ACT 2011 QLD, THAT A COPY OF THIS REPORT BE PROVIDED TO THE CONTRACTOR BY THE ENTITY COMMISSIONING THE WORK SHOWN ON THE PREMISE DRAWINGS.
5. AS PER THE DEPARTMENT OF JUSTICE AND THE ATTORNEY-GENERAL- WORKPLACE HEALTH AND SAFETY QUEENSLAND, A WRITTEN REPORT IS NOT REQUIRED FOR DESIGNS THAT HAVE TYPICAL FEATURES.

CONSTRUCTION HAZARD NOTES:

1. UNDER THE QUEENSLAND WORK HEALTH AND SAFETY ACT 2011, THE WORK HEALTH AND SAFETY REGULATION 2011 AND OTHER LEGISLATION AND GUIDELINES, THE PRINCIPAL CONTRACTOR HAS SPECIFIC OBLIGATIONS IN RELATION TO THE SAFE OPERATION OF THE SITE AND OF THE WORKS.
   TO ASSIST THE PRINCIPAL CONTRACTOR IN COMPLYING WITH THESE OBLIGATIONS THE PROJECT DESIGNERS HAVE IDENTIFIED BY DRAWING NOTES, AREAS WHERE POTENTIAL HAZARDS MAY ARISE. THESE NOTES OR ADVICE, SHALL NOT NECESSARILY BE CONSIDERED COMPLETE AND ARE BASED UPON THE DESIGNERS' UNDERSTANDING OF THE SAFETY RISKS ASSOCIATED WITH THE WORKS.
   THESE NOTES OR ADVICE SHALL NOT RELIEVE THE PRINCIPAL CONTRACTOR OF ANY OBLIGATION UNDER THE RELEVANT LEGISLATION OR GUIDELINE. THE PRINCIPAL CONTRACTOR SHALL REMAIN RESPONSIBLE FOR THE PREPARATION OF AN APPROPRIATE WORK HEALTH SAFETY MANAGEMENT PLAN AND SAFE WORK METHOD STATEMENTS FOR THE SITE.
2. PURSUANT TO THE WORK HEALTH AND SAFETY ACT 2011 WE HEREBY ADVISE THAT OUR DESIGN SAFETY REVIEW HAS IDENTIFIED UNUSUAL OR ATYPICAL DESIGN FEATURES THAT MAY PRESENT ADDITIONAL HAZARDS OR RISKS DURING THE CONSTRUCTION PHASE AND THESE ARE LISTED IN THE CONSTRUCTION HAZARD SCHEDULE.

CONSEQUENCE TABLE

LEVEL	CONSEQUENCE	COST/TIME
5 - CATASTROPHIC	FATALITY OR MULTIPLE PERSONS ONSITE WITH LIFE THREATENING HEALTH EFFECTS OR INABILITY TO CONTINUE	HUGE FINANCIAL OR TIME LOSS
4 - MAJOR	EXTENSIVE INJURIES, OR ONSET OF SEVERE OR LIFE THREATENING HEALTH EFFECTS TO SINGLE PERSON ONSITE. MULTIPLE PERSONS WITH ONSET OF IRREVERSIBLE HEALTH EFFECTS. PERMANENT INJURY TO PERSON ONSITE.	MAJOR FINANCIAL OR TIME LOSS
3 - MODERATE	MEDICAL TREATMENT REQUIRED. IRREVERSIBLE HEALTH EFFECT TO A SINGLE PERSON. MULTIPLE PERSONS ONSITE WITH REVERSIBLE HEALTH EFFECTS.	HIGH FINANCIAL OR TIME LOSS
2 - MINOR	FIRST AID, SINGLE OR MULTIPLE INJURIES AMONGST PERSONS ONSITE. SINGLE PERSON ONSITE WITH MODERATE SHORT TERM REVERSIBLE HEALTH EFFECTS.	MEDIUM FINANCIAL OR TIME LOSS
1 - INSIGNIFICANT	NO INJURIES. OVER EXPOSURE TO A SINGLE PERSON ONSITE, BUT NO REPORTED HEALTH EFFECTS.	LOW FINANCIAL OR TIME LOSS

LIKELIHOOD TABLE

LEVEL	DESCRIPTION	QUANTIFICATION GUIDE
A - ALMOST CERTAIN	THE EVENT IS EXPECTED TO OCCUR IN MOST CERTAIN CIRCUMSTANCES	MORE THAN ONCE PER YEAR
B - LIKELY	THE EVENT WILL PROBABLY OCCUR IN MOST CIRCUMSTANCES	AT LEAST ONCE IN 5 YEARS
C - POSSIBLE	THE EVENT SHOULD OCCUR AT SOME TIME	AT LEAST ONCE IN 10 YEARS
D - UNLIKELY	THE EVENT COULD OCCUR AT SOME TIME	AT LEAST ONCE IN 30 YEARS
E - RARE	THE EVENT MAY OCCUR IN EXCEPTIONAL CIRCUMSTANCES	LESS THAN ONCE IN 30 YEARS

RISK ANALYSIS MATRIX

LIKELIHOOD	CONSEQUENCE				
	1 - INSIGNIFICANT	2 - MINOR	3 - MODERATE	4 - MAJOR	5 - CATASTROPHIC
A - ALMOST CERTAIN	MODERATE	HIGH	EXTREME	EXTREME	EXTREME
B - LIKELY	MODERATE	HIGH	HIGH	EXTREME	EXTREME
C - POSSIBLE	LOW	MODERATE	HIGH	EXTREME	EXTREME
D - UNLIKELY	LOW	LOW	MODERATE	HIGH	EXTREME
E - RARE	LOW	LOW	MODERATE	HIGH	HIGH

RISK EVALUATION TABLE

RISK LEVEL	ACTION REQUIRED
EXTREME	UNACCEPTABLE RISK. RE-DESIGN REQUIRED. DO NOT PROCEED WITHOUT ADDITIONAL CONTROLS.
HIGH	UNACCEPTABLE RISK. ADDITIONAL CONTROLS NEEDED. CONSIDER FURTHER REVIEW AND CONSIDER RE-DESIGN
MODERATE	RISK MAY BE ACCEPTABLE. MANAGEMENT TO DETERMINE ACTIONS REQUIRED
LOW	ACCEPTABLE. MANAGE RISK THROUGH ROUTINE PROCEDURES AND OTHER ADMINISTRATIVE CONTROLS

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REVISIONS

Premise

ROCKHAMPTON OFFICE
21 EAST STREET
PO BOX 264
ROCKHAMPTON, QLD, 4700
PH: (07) 4829 3660
WEB: www.premise.com.au

DESIGNED A.BURGGRAAFF
CHECKED C.SHIELDS
PROJECT MANAGER CHRIS SHIELDS
ENGINEERING CERTIFICATION
CHRIS SHIELDS RPEQ 9347

SCALE
ORIGINAL SHEET SIZE A1

CLIENT SANTREV PTY LTD
PROJECT PROPOSED EGG FARM EXPANSION
LOCATION 4-6 SMALLS RD, MOUNT MORGAN
SHEET TITLE SAFETY IN DESIGN REPORT

JOB CODE P001540
SHEET NUMBER C002
REV 1

GENERAL

1.0 EXISTING SERVICES
THE CONTRACTOR SHALL ESTABLISH THE EXTENT AND LOCATION OF ALL EXISTING SERVICES WITHIN THE WORKS AREA. ALL SERVICES SHALL BE PROTECTED AGAINST ACCIDENTAL DAMAGE DURING THE CONSTRUCTION OF THE WORKS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED DUE TO DAMAGE TO EXISTING SERVICES.

2.0 INSPECTIONS
A MINIMUM OF 24 HOURS NOTICE OF ALL REQUIRED INSPECTIONS SHALL BE GIVEN BY THE CONTRACTOR TO THE CLIENT/SUPERINTENDENT / ENGINEER. THE ENGINEER REQUIRES INSPECTIONS AT THE FOLLOWING STAGES OF CONSTRUCTION.

a. AT SUBGRADE LEVEL
b. BASE COURSE FINAL
c. ALL STORMWATER PRIOR TO BACKFILLING

CHECK LEVELS AND TESTING RESULTS WILL BE REQUIRED PRIOR TO INSPECTIONS WHERE APPLICABLE.

EARTHWORKS AND ROADWORKS

1.0 EARTHWORKS

1.1 TOPSOIL
THE CONTRACTOR SHALL STRIP TOPSOIL FROM THE WHOLE OF THE WORKS AREA IN PRIVATE PROPERTY TO A DEPTH OF 100mm OR AS DIRECTED BY THE SUPERINTENDENT / ENGINEER AND STOCKPILE IT IN THE NOMINATED STOCKPILE AREA PRIOR TO COMMENCING BULK EARTHWORKS. THE CONTRACTOR SHALL BE REQUIRED TO CARRY OUT TEMPORARY STABILISING MEASURES TO MINIMISE THE TRANSPORTATION OF AIRBORNE MATERIAL THAT MAY CAUSE NUISANCE TO NEIGHBOURING PROPERTIES.

1.2 BULK FILLING

1.3.1 ROADS
PRIOR TO ANY FILLING THE AREA TO BE FILLED SHALL BE PROOF ROLLED BY FOUR PASSES OF A 10 TONNE MINIMUM STATIC MASS ROLLER / LOADED WATER TRUCK. THE FINAL PASS SHALL BE TREATED AS TEST ROLLING IN ACCORDANCE WITH TESTING CLAUSE 5.4 OF AS 3798 WITH INSPECTION CARRIED OUT BY THE APPROVED GEOTECHNICAL TESTING AUTHORITY OR THE SUPERINTENDENT / ENGINEER. THE COST OF PROOF AND TEST ROLLING SHALL BE DEEMED TO BE INCLUDED IN THE CONTRACT LUMP SUM. FILLING SHALL BE PLACED IN LAYERS OF NOT MORE THAN 200mm LOOSE THICKNESS AND COMPACTED TO A MINIMUM STANDARD MAXIMUM DRY DENSITY AS DETERMINED BY AS 1289, E1.1 AND SPECIFIED IN THIS SPECIFICATION. TEST FREQUENCY SHALL BE AS STATED IN THE QUALITY ASSURANCE TESTING TABLE A. AT ALL TIMES DURING BULK EARTHWORKS THE CONTRACTOR SHALL ENSURE THAT THE WORKS ARE KEPT IN A STATE SO AS NOT TO ALLOW PONDING ON THE WORKS OR EROSION FROM THE WORKS IN THE EVENT OF RAIN. THE MOISTURE CONTENT OF THE FILL SHALL BE MAINTAINED AS CLOSE AS IS PRACTICAL TO OPTIMUM MOISTURE CONTENT DURING THE COMPACTION OF THE FILL.

1.3.2 SELECT FILL
SELECT FILL MATERIAL SHALL BE IN ACCORDANCE WITH THE BELOW SPECIFICATION TO ENSURE MOISTURE INGRESS UNDER THE SLAB IS MINIMISED.
GRADING COEFFICIENT SHALL BE BETWEEN 16 AND 34, WHEREBY GRADING COEFFICIENT IS:

((%PASSING 26.5MM SIEVE-%PASSING 2.0MM SIEVE) X (%PASSING 4.75MM SIEVE)/100).

SHRINKAGE PRODUCT SHALL BE BETWEEN THE RANGE OF 100 TO 300, WHEREBY THE SHRINKAGE PRODUCT IS:
(LINEAR SHRINKAGE X %PASSING 0.425MM SIEVE).

SOIL TESTING CONFIRMING MATERIAL COMPLIANCE IS TO BE PROVIDED BY THE CONTRACTOR.

ALL EARTHWORKS FILL ON LOTS IS TO BE LEVEL 1 CERTIFIED IN ACCORDANCE WITH AS3798-1996 WITH EXTENTS SHOWN ON EARTHWORKS PLAN. CERTIFICATION SHALL STATE THAT FILL IS SIMILAR TO THAT DEFINED IN SECTION 6.1.2 OF AS2870.1-1996 AND CAN THUS BE CLASSIFIED AS "CONTROLLED FILL".

1.4 DUST CONTROL
THE CONTRACTOR SHALL ENSURE THAT DUST RESULTING FROM THE EARTHWORKS OPERATIONS IS KEPT TO A MINIMUM BY THE APPLICATION OF WATER TO THE WORKS AREA OR BY OTHER APPROVED METHODS AS DIRECTED BY THE ENGINEER/SUPERINTENDENT DURING ALL PERIODS OF CONSTRUCTION.

1.5 WATER FOR CONSTRUCTION PURPOSES
THE PRINCIPAL SHALL NOT SUPPLY WATER FOR USE IN CONSTRUCTION OF THE WORKS. THE CONTRACTOR SHALL MAKE HIS OWN ARRANGEMENTS FOR OBTAINING WATER FOR THESE PURPOSES. WATER CAN BE PURCHASED FROM COUNCIL WITH PRIOR CONSENT.

1.6 REPLACEMENT OF UNSOUND MATERIAL
IF DURING PROOF ROLLING OF THE FILL/PAVEMENT AREAS OR IN THE CONSTRUCTION OF CUTS, UNSOUND OR UNSUITABLE MATERIAL IS ENCOUNTERED WHICH IN THE OPINION OF THE ENGINEER IS NOT SUITABLE FOR INCLUSION IN THE FILL, THE CONTRACTOR SHALL EXCAVATE AND REMOVE TO SPOIL AS DIRECTED ON SITE SUCH UNSUITABLE MATERIAL. THE CONTRACTOR SHALL THEN REPLACE THE UNSOUND MATERIAL WITH SUITABLE MATERIAL DRAWN FROM THE CUTTING OPERATION ON SITE (IF AVAILABLE), OR FROM A SUITABLE SUPPLIER.

1.7 REPLACEMENT OF TOPSOIL
AT THE COMPLETION OF THE BULK EARTHWORKS, ROADWORKS AND SERVICES INSTALLATION AND FOLLOWING APPROVAL OF THE FINISHED SURFACE OF FOOTPATHS AND OTHER FILLED AREAS, THE CONTRACTOR SHALL LIGHTLY TINE UP THE FILL SURFACE AND REPLACES THE STOCKPILED TOPSOIL IN THE AREAS NOMINATED BY THE SUPERINTENDENT.
THE FINISHED SURFACE OF THE TOPSOIL SHALL BE LIGHTLY STATIC ROLLED AND WATERED TO PRODUCE AN EVEN SURFACE SUITABLE FOR SEEDING AND FERTILISING.

2.0 PAVEMENT

2.1 PAVEMENT MATERIAL
THE PAVEMENT MATERIAL SHALL BE WELL GRADED AND CONTAIN NO ORGANIC MATTER. ALL PAVEMENT MATERIAL MUST BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TEST RESULTS SHALL BE MADE AVAILABLE TO PROVE COMPLIANCE WITH THIS SPECIFICATION. THE BASE COURSE MATERIAL SHALL BE TMR TYPE 2.3.

2.2
NO PAVING MATERIAL SHALL BE PLACED IN AN AREA UNTIL ALL SERVICE CONDUITS, DRAINAGE PIPES, HAVE BEEN COMPLETED TESTED AND BACKFILLED UNLESS APPROVED BY THE SUPERINTENDENT / ENGINEER.

2.3
THE MINIMUM COMPACTION TEST REQUIREMENTS SHALL BE AS FOLLOWS:
a. STANDARD SUBGRADE 98%
b. STANDARD BASE 100%

2.4
AFTER COMPACTION OF THE SUBGRADE IS COMPLETED, THE SUBGRADE SHALL BE PROOF ROLLED IN THE PRESENCE OF THE ENGINEER IF REQUIRED AND ANY AREAS OF UNSUITABLE MATERIAL SHALL BE REMOVED AS DIRECTED.

2.5
THE TOLERANCE REQUIREMENTS ON THE FINISHED SURFACE LEVEL OF ROADS AND KERB AND CHANNEL SHALL BE AS FOLLOWS:
SUBGRADE SURFACE +0MM TO -25MM
PAVEMENT THICKNESS +20MM TO -10MM
WEARING COURSE THICKNESS +10MM TO -0MM

FINISHED ROAD
a. HORIZONTAL ALIGNMENT ±50MM
b. VERTICAL/GEOMETRIC TOLERANCE
c. PRIMARY TOLERANCE ±10MM
d. DEVIATION FROM 3M STRAIGHT EDGE 5MM
e. CROSSFALL ±0.2%
f. RATE OF CHANGE OF CROSSFALL ±0.02% PER METRE.

STORMWATER DRAINAGE

1.0 PIPES
ALL PIPES SHALL BE PRECAST CONCRETE PIPE MANUFACTURED TO COMPLY WITH AS4058:1992 OR FIBRE REINFORCED CONCRETE PIPES TO COMPLY WITH AS4139. ALL PRECAST CONCRETE PIPES SHALL BE CLASS 2 UNLESS NOTED OTHERWISE ON THE DRAWINGS. ALL PIPES SHALL HAVE FLUSH JOINTS AND BE INSTALLED WITH EXTERNAL RUBBER BANDS UNLESS NOTED OTHERWISE ON THE DRAWINGS.

ALL POLYVINYL CHLORIDE (UPVC) PIPES AND FITTINGS TO COMPLY WITH AS 1254, AS/NZS 1260, AS 1273, AS/NZS 1477, AS/NZS 2179.2 AND AS 2032.

ALL PIPES INSTALLED SHALL BE NEW AND FREE FROM ANY DAMAGE OR CRACKS.

2.0 EXCAVATION AND BACKFILLING
THE PIPE TRENCHES SHALL BE EXCAVATED TO ALLOW A MINIMUM 100MM OF APPROVED BEDDING TO THE BOTTOM AND ALL SIDES AND TOP OF THE PIPE. ALL BEDDING, SURROUNDS, AND BACKFILL MATERIAL SHALL BE COMPACTED IN MAXIMUM 150MM THICK LAYERS AND A MINIMUM 95% MAXIMUM DRY DENSITY AS DETERMINED BY AS 1289 E.1.1 OR DENSITY INDEX OF MINIMUM 70% AS DETERMINED BY AS 1289 E.G.1. ALL BACKFILL UNDER ROAD PAVEMENTS SHALL HAVE A MINIMUM OF 97% MAXIMUM DRY DENSITY AS DETERMINED BY AS 1289 E.1.1.

ALL CONCRETE OR REINFORCED FIBRE PIPES TO BE INSTALLED IN ACCORDANCE WITH CDMG REQUIREMENTS

ALL REINFORCED CONCRETE BOX CULVERTS TO BE INSTALLED IN ACCORDANCE WITH CMDG REQUIREDMENTS

3.0 LAYING AND JOINTING
PIPE LAYING SHALL BEGIN AT THE DOWN STREAM END OF THE LINE WITH THE GROOVED ENDS OF THE PIPE FACING UPSTREAM. THE END OF THE PIPE SHALL BE CLEANED PRIOR TO THE INSTALLATION OF THE EXTERNAL RUBBER BAND FOR RCP PIPES. LIFTING HOLES IN PIPES SHALL BE SECURELY PLUGGED WITH MANUFACTURER PLUGS OR DRY PACK MORTAR PRIOR TO BACKFILLING. ALL DRAINAGE LINES SHALL BE CONSTRUCTED WITH A TOLERANCE OF ± 15MM IN LINE FROM THE ALIGNMENT SHOWN ON THE DRAWINGS OVER ANY 30M LENGTH. ALL PIPES MUST FALL IN THE REQUIRED DIRECTION.

4.0 CONCRETE WORK

4.1
CONCRETE WORK, SIDE DRAINS, SEEPAGE DRAINS, AND OTHER ITEMS NOT SPECIFICALLY COVERED IN THIS JOBS SPECIFICATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RELEVANT DRAWINGS AND/OR ATTACHED SPECIFICATION.

4.2
ALL CAST INSITU CONCRETE WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS. NOTWITHSTANDING ANYTHING TO THE CONTRARY, NO SEPARATE PAYMENT WILL BE MADE FOR REINFORCING STEEL AND THE COST SHALL BE DEEMED TO BE INCLUDED IN THE VARIOUS CONCRETE ITEMS.

ALL CONCRETE WORK SHALL BE CLASS N32 UNLESS OTHERWISE SPECIFIED.

5.0 INLETS & ACCESS CHAMBERS
ALL FIELD INLETS SHALL BE PRECAST CONCRETE PITS OR APPROVED EQUIVALENT AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS' SPECIFICATIONS. ANY INSITU CONCRETE WORK SHALL COMPLY WITH AS3600. FIELD INLETS TO BE INSTALLED IN ACCORDANCE WITH CMDG SPECIFICATIONS

ALL NEW FIELD INLETS TO HAVE GALVANIZED STEEL GRATES WITH MINIMUM CLASS D LIDS IN TRAFFICABLE AREAS AND CLASS B MINIMUM WITHIN GRASSED/LANDSCAPED AREAS.

INSTALLATION OF PRECAST ROAD GULLY UNITS IS TO BE IN ACCORDANCE WITH CMDG SPECIFICATIONS,

INSTALLATION OF PRECAST ACCESS CHAMBERS IS TO BE IN ACCORDANCE WITH CMDG SPECIFICATIONS,

QUALITY ASSURANCE TESTING TABLE A:

SUBGRADE
FIELD DENSITY
1 TEST PER 50m OF ROADWAY OR AS NOMINATED BY THE ENGINEER.
SOAKED CBR
1 ON EACH REPRESENTATIVE SAMPLE AS DIRECTED BY THE ENGINEER.
PREPARATION
INSPECTION AND APPROVAL BY ENGINEER PRIOR TO COMMENCEMENT OF PAVING.
SURVEY LEVELS
PROVIDED BY CONTRACTOR AT DESIGN CHAINAGES PRIOR TO JOINT COUNCIL AND ENGINEER INSPECTION.

SUB-BASE
PARTICLE SIZE DISTRIBUTION
1 NO REQUIRED OF COMPACTED SAMPLE IF REQUESTED.
DISTIBUTION
SAMPLE IF REQUESTED.
ATTERBERG LIMITS
1 NO REQUIRED OF COMPACTED SAMPLE IF REQUESTED.
SOAKED CBR1
1 PER SOURCE.

FIELD DENSITY
1 TEST PER 50M OF ROADWAY OR AS NOMINATED BY THE ENGINEER.

CONFIRMATION OF INSITU COMPACTED DEPTH BY LEVEL SURVEY PROVIDED BY THE CONTRACTOR AT DESIGN CHAINAGES PRIOR TO INSPECTION BY ENGINEER.

BASE
PARTICLE SIZE DISTRIBUTION
1 NO REQUIRED OF COMPACTED SAMPLE IF REQUESTED.
ATTERBERG LIMITS
1 NO REQUIRED OF COMPACTED SAMPLE IF REQUESTED.
SOAKED CBR
1 PER SOURCE.
FIELD DENSITY
1 TEST PER 50m OF ROADWAY OR AS NOMINATED BY THE ENGINEER.

CONFIRMATION OF INSITU COMPACTED DEPTH BY LEVEL SURVEY PROVIDED BY THE CONTRACTOR AT DESIGN CHAINAGES PRIOR TO INSPECTION BY ENGINEER.

ASPHALT TESTS BY MANUFACTURER
AGGREGATE GRADING
BITUMEN CONTENT
COMPACTED DENSITY
MAXIMUM DENSITY
STABILITY
FLOW
STIFFNESS
VOIDS IN AGGREGATE
VOIDS FILLED
1 SERIES OF TESTS PER 50 LINEAR METRES LAID.

STORMWATER
SAND BEDDING, ALIGNMENT AND LEVEL
INSPECTION AND APPROVAL BY SUPERINTENDENT / ENGINEER OF BEDDING AND LAYING OF STORMWATER PIPE. LEVELS SUPPLIED BY CONTRACTOR AND APPROVED BY SUPERINTENDENT / ENGINEER.

TRENCH BACKFILL
1 FIELD DENSITY TEST PER SECTION OF TRENCH.

EROSION CONTROL
ALL DISTURBED AREAS OUTSIDE SEALED OR CONCRETED PAVEMENT AREAS ARE TO BE STABALISED WITH TOPSOIL AND HYDROMULCH OR TURF OR LANDSCAPING BY OTHERS UPON COMPLETION. REFER TO EROSION AND SEDIMENT CONTROL PLAN FOR DETAILS.

AS-CONSTRUCTED INFORMATION

THE BUILDER SHALL PROVIDE LEVELS AND DIMENSION INFORMATION SUITABLE TO CONFIRM TO THE SATISFACTION OF THE SUPERINTENDENT THAT THE WORKS HAVE BEEN CONSTRUCTED TO THE LEVELS AND DIMENSIONS SHOWN ON THE DRAWING. THE BUILDER SHALL PROVIDE ALL AS-CONSTRUCTED INFORMATION NECESSARY FOR THE PREPARATION OF THE AS-CONSTRUCTED PLANS TO COUNCIL REQUIREMENTS. THE MINIMUM INFORMATION REQUIREMENTS ARE AS FOLLOWS:
a. DRAINAGE EXTENTS;
b. LOCATIONS OF MANHOLES, GULLY PITS AND CULVERTS;
c. INVERT LEVELS OF INLET AND OUTLET PIPES AT MANHOLES AND GULLY PITS ON LAYOUT PLAN;
d. TOP OF MANHOLE AND GULLY PIT LEVELS AT THE CENTRE POINT ON LAYOUT PLAN.
e. INDICATE ACTUAL PIPE SIZES, CLASSES AND GRADES ON THE LAYOUT PLAN;
f. LOCATIONS AND DEPTHS OF ALL SERVICES (E.G. WATER AND DRAINAGE PIPES).
g. ALL DIMENSIONS SHALL BE PROVIDED IN METRES CORRECT TO 2 DECIMAL PLACES. ALL LEVELS SHALL BE ON AUSTRALIAN HEIGHT DATUM (AHD) AND THE AS CONSTRUCTED SURVEY ON GDA94 COORDINATE SYSTEM IN METRES CORRECT TO 3 DECIMAL PLACES;
h. THE "AS CONSTRUCTED" INFORMATION FOR ROADWORKS AND DRAINAGE SHALL BE PROVIDED WITHIN FOURTEEN (14) DAYS ON COMPLETION OF THE WORKS.

NOTE: ALL WORKS ARE TO BE IN ACCORDANCE WITH THE CMDG GUIDELINES AND AUSTRALIAN STANDARDS UNLESS OTHERWISE APPROVED.

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REVISIONS

Premise
ROCKHAMPTON OFFICE
21 EAST STREET
PO BOX 264
ROCKHAMPTON, QLD, 4700
PH: (07) 4829 3660
WEB: www.premise.com.au

DESIGNED A.BURGGRAAFF
CHECKED C.SHIELDS
PROJECT MANAGER CHRIS SHIELDS
ENGINEERING CERTIFICATION
CHRIS SHIELDS RPEQ 9347
SCALE
ORIGINAL SHEET SIZE A1

CLIENT SANTREV PTY LTD
PROJECT PROPOSED EGG FARM EXPANSION
LOCATION 4-6 SMALLS RD, MOUNT MORGAN
SHEET TITLE GENERAL NOTES

JOB CODE P001540
SHEET NUMBER C003
REV 1

N

LOT 1
MPH10685

LEGEND

- WORKS AREA
- BUILDING TO BE REMOVED
- CADASTRE BOUNDARY
- NATURAL SURFACE CONTOUR
- TREE TO REMAIN
- TREE TO BE REMOVED

EXISTING SHED

EXISITNG BUILDING TO BE REMOVED

EXISTING HOUSE

EXISTING TREE TO BE REMOVED

EXISITNG BUILDING TO BE REMOVED

EXISITNG BUILDING TO BE REMOVED

LOT 1
MPH12210

EXISTING SHED 3

EXISTING SHED 2

SMALLS ROAD

LOT 2
MPH14362

EXISTING FENCE TO BE REMOVED / RECONSTRUCTED

EXISITNG BUILDING TO BE REMOVED

EXISTING UNDERGROUND TANK TO BE REMOVED

EXISTING BUNDED FUEL AREA TO REMAIN

EXISITNG BUILDING TO BE REMOVED

EXISTING SILOS ON SLAB TO REMAIN

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THIS DRAWING INCLUDES COLOURED INFORMATION. IF YOU HAVE A BLACK AND WHITE COPY YOU DO NOT HAVE ALL THE INFORMATION. THIS NOTE IS COLOURED RED.

INDEMNITY - EXISTING SERVICES

NOT WITHSTANDING THAT EXISTING SERVICES MAY OR MAY NOT BE SHOWN ON THESE DRAWINGS, NO RESPONSIBILITY IS TAKEN BY THE ENGINEER OR THE PRINCIPAL FOR THIS INFORMATION WHICH HAS BEEN SUPPLIED BY OTHERS. THE DETAILS ARE PROVIDED FOR INFORMATION ONLY. THE CONTRACTOR SHALL ASCERTAIN THE POSITION OF ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION AND SHALL BE RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGES CAUSED AS A RESULT OF THE WORKS.

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Premise

ROCKHAMPTON OFFICE
21 EAST STREET
PO BOX 264
ROCKHAMPTON, QLD, 4700
PH: (07) 4829 3660
WEB: www.premise.com.au

DESIGNED A.BURGGRAAFF
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PROJECT MANAGER CHRIS SHIELDS
ENGINEERING CERTIFICATION
CHRIS SHIELDS RPEQ 9347

SCALE
0 10 20 30m
SCALE 1:500 (A1)
ORIGINAL SHEET SIZE A1

CLIENT SANTREV PTY LTD
PROJECT PROPOSED EGG FARM EXPANSION
LOCATION 4-6 SMALLS RD, MOUNT MORGAN
SHEET TITLE EXISITING SITE PLAN

JOB CODE P001540
SHEET NUMBER C004
REV 1

N

C
C101

B
C101

A
C101

CULVERT 3

CULVERT 2

CULVERT 1

PROPOSED SHED 4

TABLE DRAIN 3

TABLE DRAIN 2

TABLE DRAIN 1

EXISTING SHED 3

EXISTING SHED 2

PROPOSED SHED 1

EXISTING SHED

EXISTING HOUSE

PACKING SHED

EXISITNG BUILDING TO BE REMOVED

EXISITNG BUILDING TO BE REMOVED

EXISITNG BUILDING TO BE REMOVED

EXISITNG BUILDING TO BE REMOVED

EXISITNG BUILDING TO BE REMOVED

LOT 1 MPH10685

LOT 1 MPH12210

LOT 2 MPH14362

SMALLS ROAD

EARTHWORKS LEGEND

- -4.0 TO -3.5 CUT
- -3.5 TO -3.0 CUT
- -3.0 TO -2.5 CUT
- -2.5 TO -2.0 CUT
- -2.0 TO -1.5 CUT
- -1.0 TO -0.5 CUT
- -0.5 TO 0 CUT
- 0 TO 0.5 FILL
- 0.5 TO 1.0 FILL
- 1.0 TO 1.5 FILL
- 1.5 TO 2.0 FILL
- 2.0 TO 2.5 FILL
- 2.5 TO 3.0 FILL
- 3.0 TO 3.5 FILL

EARTHWORKS VOLUMES

TOTAL CUT=	-7235m³
'TOTAL FIL=	7015m³
TOTAL BALANCE=	-219m³
EXCESS CUT OVER FILL=	219m³

ALL VOLUMES NOTED ARE COMPACTED VOLUMES

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Preliminary

05/06/2024 3:41:30 PM

DATE	REV	DESCRIPTION	REC	APP
05/06/2024	1	PRELIMINARY - NOT FOR CONSTRUCTION	AB	CWS

REVISIONS

Premise

ROCKHAMPTON OFFICE
21 EAST STREET
PO BOX 264
ROCKHAMPTON, QLD, 4700
PH: (07) 4829 3660
WEB: www.premise.com.au

DESIGNED A.BURGGRAAFF
CHECKED C.SHIELDS
PROJECT MANAGER CHRIS SHIELDS
ENGINEERING CERTIFICATION
CHRIS SHIELDS RPEQ 9347

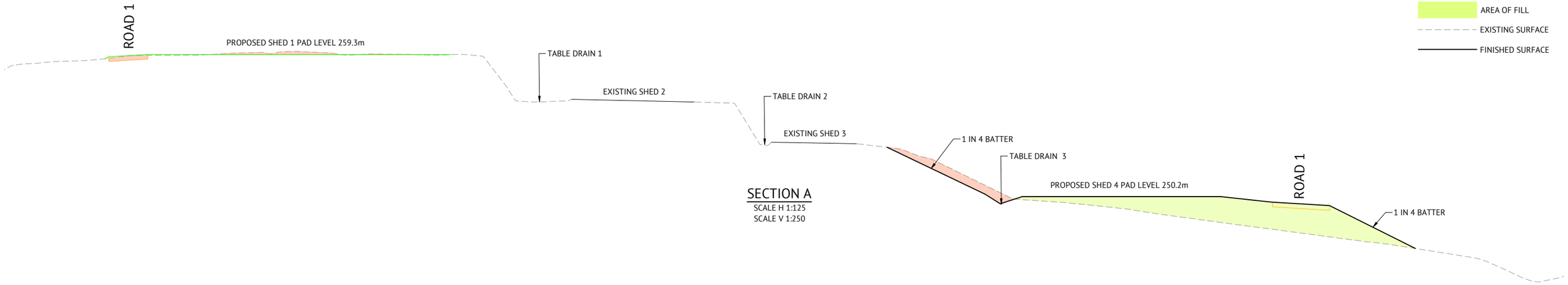
SCALE 0 10 20 30m
SCALE 1:500 (A1)
ORIGINAL SHEET SIZE A1

CLIENT SANTREV PTY LTD
PROJECT PROPOSED EGG FARM EXPANSION
LOCATION 4-6 SMALLS RD, MOUNT MORGAN
SHEET TITLE EARTHWORKS LAYOUT PLAN

JOB CODE P001540
SHEET NUMBER C100
REV 1

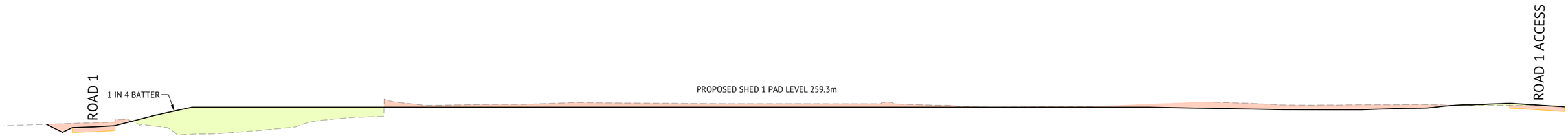
SECTIONS LEGEND

- AREA OF CUT
- AREA OF FILL
- EXISTING SURFACE
- FINISHED SURFACE



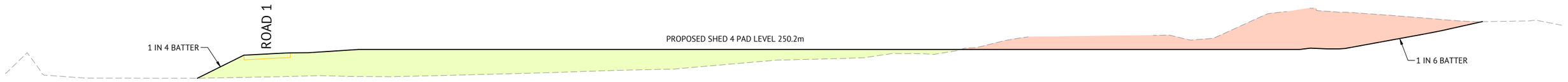
SECTION A

SCALE H 1:125
SCALE V 1:250



SECTION B

SCALE H 1:125
SCALE V 1:250



SECTION C

SCALE H 1:125
SCALE V 1:250

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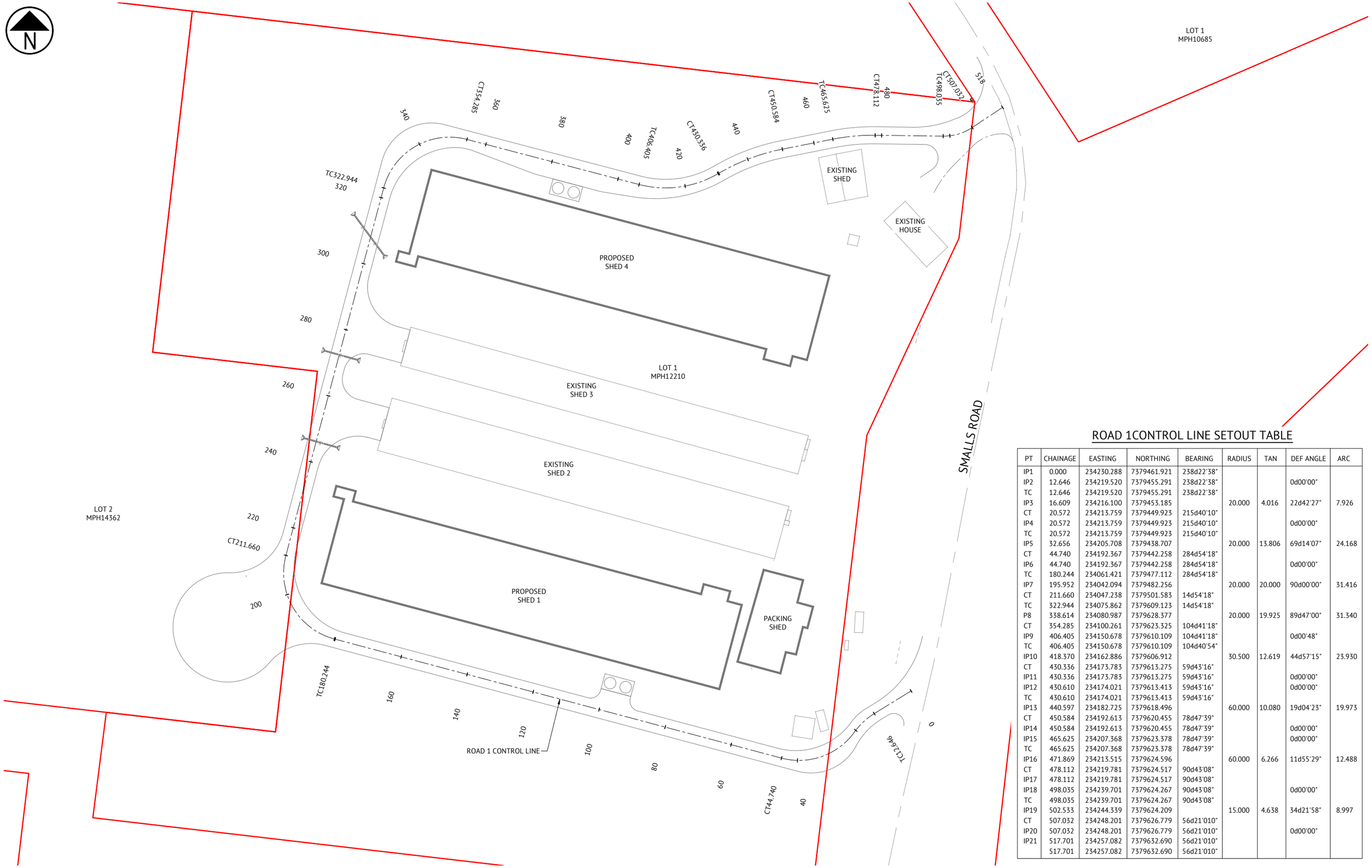
ENGINEERING CERTIFICATION
CHRIS SHIELDS RPEQ 9347

SCALE
0 2.5 5 7.5m
SCALE 1:125 (A1)
0 5 10 15m
SCALE 1:250 (A1)
ORIGINAL SHEET SIZE A1

CLIENT SANTREV PTY LTD
PROJECT PROPOSED EGG FARM EXPANSION
LOCATION 4-6 SMALLS RD, MOUNT MORGAN
SHEET TITLE EARTHWORKS SITE SECTIONS

JOB CODE P001540
SHEET NUMBER C101
REV 1



ROAD 1CONTROL LINE SETOUT TABLE

PT	CHAINAGE	EASTING	NORTHING	BEARING	RADIUS	TAN	DEF ANGLE	ARC
IP1	0.000	234230.288	7379461.921	238d22'38"				
IP2	12.646	234219.520	7379455.291	238d22'38"			0d00'00"	
TC	12.646	234219.520	7379455.291	238d22'38"				
IP3	16.609	234216.100	7379453.185		20.000	4.016	22d42'27"	7.926
CT	20.572	234213.759	7379449.923	215d40'10"				
IP4	20.572	234213.759	7379449.923	215d40'10"			0d00'00"	
TC	20.572	234213.759	7379449.923	215d40'10"				
IP5	32.656	234205.708	7379438.707		20.000	13.806	69d14'07"	24.168
CT	44.740	234192.367	7379442.258	284d54'18"				
IP6	44.740	234192.367	7379442.258	284d54'18"			0d00'00"	
TC	180.244	234061.421	7379477.112	284d54'18"				
IP7	195.952	234042.094	7379482.256		20.000	20.000	90d00'00"	31.416
CT	211.660	234047.238	7379501.583	14d54'18"				
TC	322.944	234075.862	7379609.123	14d54'18"				
P8	338.614	234080.987	7379628.377		20.000	19.925	89d47'00"	31.340
CT	354.285	234100.261	7379623.325	104d41'18"				
IP9	406.405	234150.678	7379610.109	104d41'18"			0d00'48"	
TC	406.405	234150.678	7379610.109	104d40'54"				
IP10	418.370	234162.886	7379606.912		30.500	12.619	44d57'15"	23.930
CT	430.336	234173.783	7379613.275	59d43'16"				
IP11	430.336	234173.783	7379613.275	59d43'16"			0d00'00"	
IP12	430.610	234174.021	7379613.413	59d43'16"			0d00'00"	
TC	430.610	234174.021	7379613.413	59d43'16"				
IP13	440.597	234182.725	7379618.496		60.000	10.080	19d04'23"	19.973
CT	450.584	234192.613	7379620.455	78d47'39"				
IP14	450.584	234192.613	7379620.455	78d47'39"			0d00'00"	
IP15	465.625	234207.368	7379623.378	78d47'39"			0d00'00"	
TC	465.625	234207.368	7379623.378	78d47'39"				
IP16	471.869	234213.515	7379624.596		60.000	6.266	11d55'29"	12.488
CT	478.112	234219.781	7379624.517	90d43'08"				
IP17	478.112	234219.781	7379624.517	90d43'08"				
IP18	498.035	234239.701	7379624.267	90d43'08"			0d00'00"	
TC	498.035	234239.701	7379624.267	90d43'08"				
IP19	502.533	234244.339	7379624.209		15.000	4.638	34d21'58"	8.997
CT	507.032	234248.201	7379626.779	56d21'010"				
IP20	507.032	234248.201	7379626.779	56d21'010"			0d00'00"	
IP21	517.701	234257.082	7379632.690	56d21'010"				
	517.701	234257.082	7379632.690	56d21'010"				

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PROJECT MANAGER CHRIS SHIELDS
ENGINEERING CERTIFICATION
CHRIS SHIELDS RPEQ 9347

SCALE 0 10 20 30m
SCALE 1:500 (A1)
ORIGINAL SHEET SIZE A1

CLIENT SANTREV PTY LTD
PROJECT PROPOSED EGG FARM EXPANSION
LOCATION 4-6 SMALLS RD, MOUNT MORGAN
SHEET TITLE ROAD GEOMETRY PLAN

JOB CODE P001540
SHEET NUMBER C200
REV 1

N

LEGEND

- PROPOSED BUILDING
- PROPOSED ROAD
- TOP OF BATTER
- TOE OF BATTER
- CADASTRE BOUNDARY
- NATURAL SURFACE CONTOUR
- FINISHED SURFACE CONTOUR
- PROPOSED TABLE DRAIN
- PROPOSED CULVERT

STORMWATER NOTES

- ALL CULVERTS TO BE CLASS 4 RCP WITH FLUSH JOINT PIPE WITH PRECAST HEADWALLS ON BOTH ENDS
- TABKE DRAINS TO BE CUT AT MIN. 0.5% LONGITUDINAL GRADE TO THE WEST

LOT 1
MPH10685

LOT 2
MPH14362

LOT 1
MPH12210

SMALLS ROAD

PROPOSED SHED 4

PROPOSED SHED 1

EXISTING SHED

EXISTING HOUSE

EXISTING SHED 3

EXISTING SHED 2

PACKING SHED

EXISTING BUNDED FUEL AREA TO REMAIN

EXISTING SILOS ON SLAB TO REMAIN

TABLE DRAIN 1

TABLE DRAIN 2

TABLE DRAIN 3

CULVERT 1
USIL: 255.1
DSIL:255.0

CULVERT 2
USIL:253.1
DSIL:254.0

CULVERT 3
USIL: 249.5
DSIL: 249.4

TC354.285
TC322.944
TC406.405
TC430.536
TC450.584
TC465.625
CT478.112
TC498.055
CT507.032
CT211.660
TC180.244
TC126.646
CT44.740

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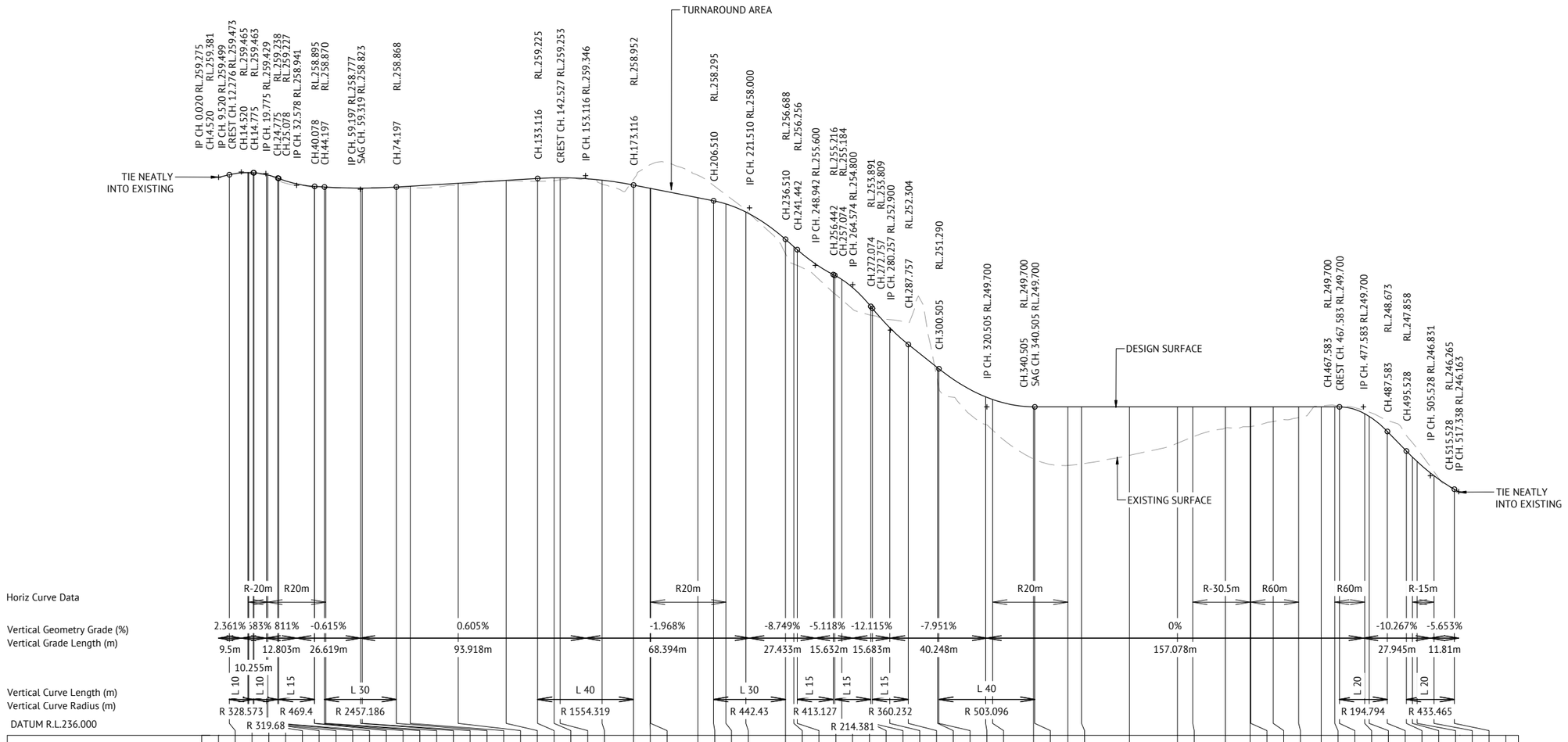
CHRIS SHIELDS RPEQ 9347

SCALE 0 10 20 30m
SCALE 1:500 (A1)
ORIGINAL SHEET SIZE A1

CLIENT SANTREV PTY LTD
PROJECT PROPOSED EGG FARM EXPANSION
LOCATION 4-6 SMALLS RD, MOUNT MORGAN
SHEET TITLE ROADWORKS & STORMWATER DRAINAGE PLAN

JOB CODE P001540
SHEET NUMBER C210
REV 1



CUT / FILL DEPTH			0.036	0.039	0.051	0.051	0.013	0.006	0.112	0.110	0.048	0.049	0.021	0.020	0.018	0.018	0.030	0.074
DESIGN LEVELS ON ROAD CENTRELINE		259.381	259.473	259.472	259.465	259.463	259.385	259.371	259.238	259.227	258.895	258.895	258.870	258.866	258.823	258.823	258.868	258.903
NAT. SURFACE ON ROAD CENTRELINE			259.437	259.433	259.414	259.412	259.372	259.366	259.127	259.117	258.847	258.846	258.848	258.846	258.806	258.806	258.838	258.830
CHAINAGE	0	4.52	12.276	12.646	14.52	14.775	20	20.572	24.775	25.078	40	40.078	44.197	44.74	59.319	60	74.197	80

CUT / FILL DEPTH	0.084	0.027	0.122	0.120	0.082	0.166	-0.228	-0.984	-0.999	-0.936	-0.640	-0.382	-0.079	0.594	0.728	0.658	0.748	0.769
DESIGN LEVELS ON ROAD CENTRELINE	259.024	259.145	259.225	259.251	259.253	259.155	258.952	258.817	258.812	258.423	258.295	258.164	257.824	256.688	256.382	256.256	255.216	255.184
NAT. SURFACE ON ROAD CENTRELINE	258.940	259.119	259.103	259.131	259.171	258.990	259.181	259.801	259.811	259.359	258.935	258.545	257.903	256.094	255.654	255.598	254.468	254.415
CHAINAGE	100	120	133.116	140	142.527	160	173.116	180	180.244	200	206.51	211.66	220	236.51	240	241.442	256.442	257.074

CUT / FILL DEPTH	0.842	0.369	0.300	-0.337	-0.915	0.590	0.810	1.154	1.279	2.174	2.198	2.442	2.381	2.024	1.517	1.252	0.882	0.824
DESIGN LEVELS ON ROAD CENTRELINE	255.014	253.891	253.809	253.004	252.304	251.330	251.290	250.118	250.006	249.700	249.700	249.700	249.700	249.700	249.700	249.700	249.700	249.700
NAT. SURFACE ON ROAD CENTRELINE	254.172	253.522	253.509	253.341	253.218	250.741	250.480	248.963	248.727	247.526	247.502	247.258	247.319	247.676	248.183	248.448	248.818	248.876
CHAINAGE	260	272.074	272.757	280	287.757	300	300.505	320	322.944	340	340.505	354.285	360	380	400	406.405	420	430.336

CUT / FILL DEPTH	0.820	0.612	0.449	-0.041	-0.061	-0.042	-0.132	-0.176	-0.457	-0.646	-0.602	-0.546	-0.172	0.012	
DESIGN LEVELS ON ROAD CENTRELINE	249.700	249.700	249.700	249.700	249.700	249.700	249.415	249.304	248.673	247.858	247.607	247.421	246.829	246.265	
NAT. SURFACE ON ROAD CENTRELINE	248.880	249.088	249.251	249.741	249.761	249.742	249.548	249.480	249.131	248.504	248.209	247.967	247.001	246.254	246.173
CHAINAGE	430.61	440	450.584	460	465.625	467.583	478.112	480	487.583	495.528	498.035	500	507.032	515.528	517.701

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CHRIS SHIELDS RPEQ 9347

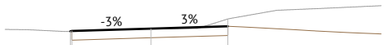
SCALE
0 4 8 12m
SCALE 1:200 (A1)
0 20 40 60m
SCALE 1:1000 (A1)
ORIGINAL SHEET SIZE A1

CLIENT SANTREV PTY LTD
PROJECT PROPOSED EGG FARM EXPANSION
LOCATION 4-6 SMALLS RD, MOUNT MORGAN
SHEET TITLE ROAD LONGITUDINAL SECTION

JOB CODE P001540
SHEET NUMBER C220
REV 1

Centreline Data
X = 234214.099
Y = 7379450.383
Z = 259.385

Datum 258

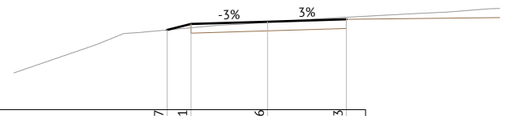


DESIGN HEIGHT	259.294	259.307	259.385	259.460
EARTHWORKS	259.294	259.007	259.085	259.160
EXISTING SURFACE	259.296	259.372	259.698	
DESIGN OFFSET	-2.584	0.000	2.504	

CHAINAGE 20.000

Centreline Data
X = 234192.367
Y = 7379442.258
Z = 258.866

Datum 256



DESIGN HEIGHT	258.597	258.791	258.866	258.943
EARTHWORKS	258.597	258.491	258.566	258.643
EXISTING SURFACE	258.668	258.846	259.011	
DESIGN OFFSET	-2.500	0.000	2.571	

CHAINAGE 44.740

Centreline Data
X = 234138.966
Y = 7379456.472
Z = 259.024

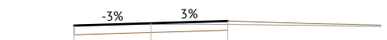
Datum 258

DESIGN HEIGHT	258.930	258.949	259.024	259.207
EARTHWORKS	258.930	258.649	258.724	258.907
EXISTING SURFACE	258.931	258.940	259.162	
DESIGN OFFSET	-2.500	0.000	6.075	

CHAINAGE 100.000

Centreline Data
X = 234219.52
Y = 7379455.291
Z = 259.472

Datum 258

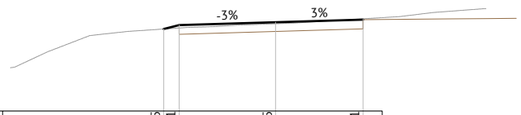


DESIGN HEIGHT	259.397	259.472	259.547	
EARTHWORKS	259.097	259.172	259.247	
EXISTING SURFACE		259.433	259.433	
DESIGN OFFSET	-2.512	0.000	2.500	

CHAINAGE 12.646

Centreline Data
X = 234197.048
Y = 7379441.59
Z = 258.895

Datum 256



DESIGN HEIGHT	258.675	258.801	258.895	258.981
EARTHWORKS	258.675	258.501	258.595	258.681
EXISTING SURFACE	258.709	258.847	259.009	
DESIGN OFFSET	-3.147	0.000	2.854	

CHAINAGE 40.000

Centreline Data
X = 234158.293
Y = 7379451.327
Z = 258.903

Datum 258

DESIGN HEIGHT	258.776	258.828	258.903	258.978
EARTHWORKS	258.776	258.528	258.603	258.678
EXISTING SURFACE	258.780	258.830	258.911	
DESIGN OFFSET	-2.500	0.000	2.500	

CHAINAGE 80.000

Centreline Data
X = 234230.271
Y = 7379461.911
Z = 259.275

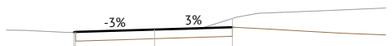
Datum 258

DESIGN HEIGHT	259.200	259.275	259.407	
EARTHWORKS	258.900	258.975	259.107	
EXISTING SURFACE				
DESIGN OFFSET	-2.500	0.000	4.403	

CHAINAGE 0.020

Centreline Data
X = 234213.759
Y = 7379449.923
Z = 259.371

Datum 258



DESIGN HEIGHT	259.281	259.294	259.371	259.447
EARTHWORKS	259.281	258.994	259.071	259.147
EXISTING SURFACE	259.282	259.366	259.731	
DESIGN OFFSET	-2.577	0.000	2.540	

CHAINAGE 20.572

Centreline Data
X = 234177.62
Y = 7379446.183
Z = 258.823

Datum 257

DESIGN HEIGHT	258.690	258.748	258.823	258.898
EARTHWORKS	258.690	258.448	258.523	258.598
EXISTING SURFACE	258.692	258.806	258.923	
DESIGN OFFSET	-2.500	0.000	2.500	

CHAINAGE 60.000

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CHECKED C.SHIELDS
PROJECT MANAGER CHRIS SHIELDS
ENGINEERING CERTIFICATION
CHRIS SHIELDS RPEQ 9347

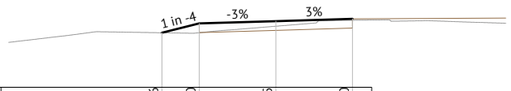
SCALE
0 2 4 6m
SCALE 1:100 (A1)
ORIGINAL SHEET SIZE A1

CLIENT SANTREV PTY LTD
PROJECT PROPOSED EGG FARM EXPANSION
LOCATION 4-6 SMALLS RD, MOUNT MORGAN
SHEET TITLE ROAD CROSS SECTION SHEET 1 OF 7

JOB CODE P001540
SHEET NUMBER C230
REV 1

Centreline Data
X = 234080.984
Y = 7379471.905
Z = 259.155

Datum 257

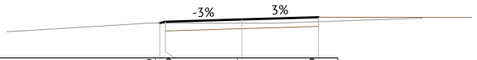


DESIGN HEIGHT	258.776	258.776	259.080	259.155	259.230
EARTHWORKS	258.776	258.776	258.780	258.855	258.930
EXISTING SURFACE	258.776	258.776	258.778	258.990	259.185
DESIGN OFFSET	-3.716	-3.716	-2.500	0.000	2.500

CHAINAGE 160.000

Centreline Data
X = 234100.311
Y = 7379466.76
Z = 259.251

Datum 258

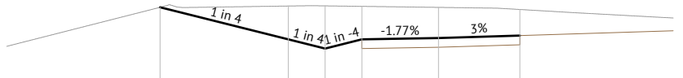


DESIGN HEIGHT	259.132	259.132	259.176	259.251	259.326
EARTHWORKS	259.132	259.132	258.876	258.951	259.026
EXISTING SURFACE	259.132	259.132	259.132	259.131	259.179
DESIGN OFFSET	-2.676	-2.500	0.000	2.500

CHAINAGE 140.000

Centreline Data
X = 234061.421
Y = 7379477.112
Z = 258.812

Datum 257



DESIGN HEIGHT	259.813	259.813	258.768	258.468	258.768	258.812	258.892
EARTHWORKS	259.813	259.813	258.768	258.468	258.468	258.512	258.592
EXISTING SURFACE	259.813	259.813	259.855	259.860	259.844	259.811	259.742
DESIGN OFFSET	-9.082	-4.900	-3.700	-2.500	0.000	2.657

CHAINAGE 180.244

Centreline Data
X = 234119.638
Y = 7379461.616
Z = 259.145

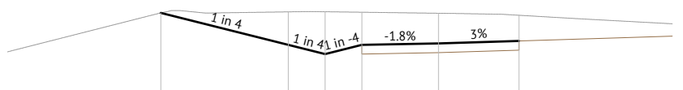
Datum 258

DESIGN HEIGHT	259.080	259.080	259.070	259.145	259.220
EARTHWORKS	259.080	259.080	258.770	258.845	258.920
EXISTING SURFACE	259.080	259.081	259.081	259.119	259.202
DESIGN OFFSET	-2.538	-2.500	0.000	2.500

CHAINAGE 120.000

Centreline Data
X = 234061.657
Y = 7379477.049
Z = 258.817

Datum 257



DESIGN HEIGHT	259.812	259.812	258.772	258.472	258.772	258.817	258.896
EARTHWORKS	259.812	259.812	258.772	258.472	258.472	258.517	258.596
EXISTING SURFACE	259.812	259.812	259.846	259.850	259.834	259.801	259.735
DESIGN OFFSET	-9.059	-4.900	-3.700	-2.500	0.000	2.628

CHAINAGE 180.000

PRELIMINARY - NOT FOR CONSTRUCTION

Preliminary

05/06/2024 3:41:30 PM

DATE	REV	DESCRIPTION	REC	APP
05/06/2024	1	PRELIMINARY - NOT FOR CONSTRUCTION	AB	CWS

REVISIONS

Premise

ROCKHAMPTON OFFICE
21 EAST STREET
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ROCKHAMPTON, QLD, 4700
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CHECKED C.SHIELDS
PROJECT MANAGER CHRIS SHIELDS
ENGINEERING CERTIFICATION
CHRIS SHIELDS RPEQ 9347

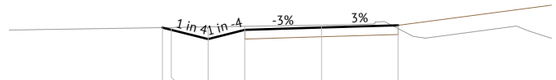
SCALE
0 2 4 6m
SCALE 1:100 (A1)
ORIGINAL SHEET SIZE A1

CLIENT SANTREV PTY LTD
PROJECT PROPOSED EGG FARM EXPANSION
LOCATION 4-6 SMALLS RD, MOUNT MORGAN
SHEET TITLE ROAD CROSS SECTION SHEET 2 OF 7

JOB CODE P001540
SHEET NUMBER C231
REV 1

Centreline Data
X = 234049.384
Y = 7379509.642
Z = 257.824

Datum 256

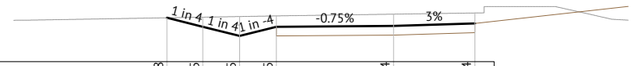


DESIGN HEIGHT	257.822	257.749	257.449	257.749	257.824	257.899			
EARTHWORKS	257.822	257.749	257.449	257.449	257.524	257.599			
EXISTING SURFACE	257.822	257.826	257.845	257.864	257.903	257.790			
DESIGN OFFSET	-5.190	-4.900	-3.700	-2.500	0.000	2.500			

CHAINAGE 220.000

Centreline Data
X = 234047.238
Y = 7379501.583
Z = 258.164

Datum 257

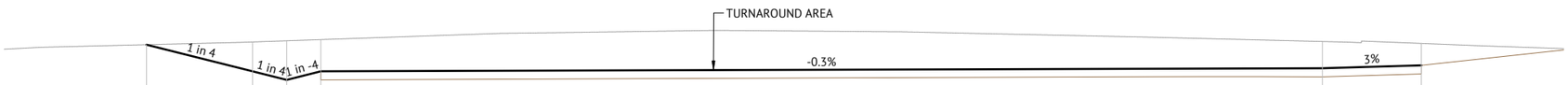


DESIGN HEIGHT	258.428	258.135	257.835	258.135	258.164	258.244			
EARTHWORKS	258.428	258.135	257.835	257.835	257.864	257.944			
EXISTING SURFACE	258.428	258.448	258.468	258.489	258.545	258.585			
DESIGN OFFSET	-7.390	-6.220	-5.020	-3.820	0.000	2.657			

CHAINAGE 211.660

Centreline Data
X = 234047.599
Y = 7379490.093
Z = 258.423

Datum 257



DESIGN HEIGHT	259.248	258.318	258.018	258.318	258.423	258.528			
EARTHWORKS	259.248	258.318	258.018	258.018	258.123	258.228			
EXISTING SURFACE	259.248	259.343	259.385	259.426	259.359	259.292			
DESIGN OFFSET	-41.291	-37.570	-36.370	-35.170	0.000	3.476			

CHAINAGE 200.000

PRELIMINARY - NOT FOR CONSTRUCTION

Preliminary

05/06/2024 3:41:30 PM

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CHRIS SHIELDS RPEQ 9347

SCALE
0 2 4 6m
SCALE 1:100 (A1)
ORIGINAL SHEET SIZE A1

CLIENT SANTREV PTY LTD
PROJECT PROPOSED EGG FARM EXPANSION
LOCATION 4-6 SMALLS RD, MOUNT MORGAN
SHEET TITLE ROAD CROSS SECTION SHEET 3 OF 7

JOB CODE P001540
SHEET NUMBER C232
REV 1

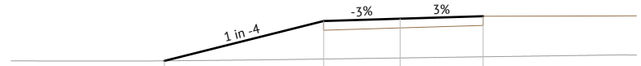
Centreline Data
X = 234064.816
Y = 7379567.624
Z = 253.004

Datum 251

DESIGN HEIGHT	253.197	253.197	252.929	253.004		253.460
EARTHWORKS	253.197	253.197	252.629	252.704	253.160	253.460
EXISTING SURFACE	253.197	253.240	253.341	253.546		
DESIGN OFFSET	-3.573	-2.500	0.000			15.191

CHAINAGE 280.000

Centreline Data
X = 234075.862
Y = 7379609.123
Z = 250.006



Datum 248

DESIGN HEIGHT	248.633	249.931	250.006	250.088
EARTHWORKS	248.633	249.631	249.707	249.788
EXISTING SURFACE	248.633	248.693	248.727	248.765
DESIGN OFFSET	-7.693	-2.500	0.000	2.707

CHAINAGE 322.944

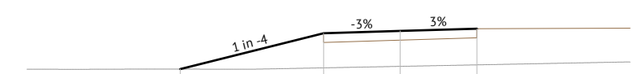
Centreline Data
X = 234059.672
Y = 7379548.297
Z = 255.014

Datum 253

DESIGN HEIGHT	254.054	254.054	254.939	255.014	256.012
EARTHWORKS	254.054	254.054	254.639	254.714	255.712
EXISTING SURFACE	254.054	254.126	254.172	256.203	
DESIGN OFFSET	-6.039	-2.500	0.000	15.124	

CHAINAGE 260.000

Centreline Data
X = 234075.105
Y = 7379606.278
Z = 250.118

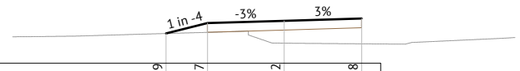


Datum 248

DESIGN HEIGHT	248.874	250.043	250.118	250.193
EARTHWORKS	248.874	249.743	249.818	249.893
EXISTING SURFACE	248.874	248.915	248.963	249.012
DESIGN OFFSET	-7.176	-2.500	0.000	2.500

CHAINAGE 320.000

Centreline Data
X = 234054.528
Y = 7379528.969
Z = 256.382

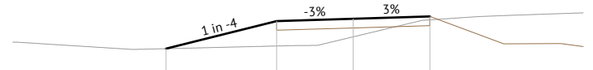


Datum 255

DESIGN HEIGHT	255.969	255.969	256.307	256.382	256.458
EARTHWORKS	255.969	255.969	256.007	256.082	256.158
EXISTING SURFACE	255.969	256.006	255.654	255.632	
DESIGN OFFSET	-3.854	-2.500	0.000	2.527	

CHAINAGE 240.000

Centreline Data
X = 234069.961
Y = 7379586.951
Z = 251.33



Datum 249

DESIGN HEIGHT	250.354	251.255	251.330	251.405
EARTHWORKS	250.354	250.955	251.030	251.105
EXISTING SURFACE	250.354	250.441	250.741	251.294
DESIGN OFFSET	-6.103	-2.500	0.000	2.500

CHAINAGE 300.000

PRELIMINARY - NOT FOR CONSTRUCTION

Preliminary
05/06/2024 3:41:30 PM

DATE	REV	DESCRIPTION	REC	APP
05/06/2024	1	PRELIMINARY - NOT FOR CONSTRUCTION	AB	CWS

REVISIONS

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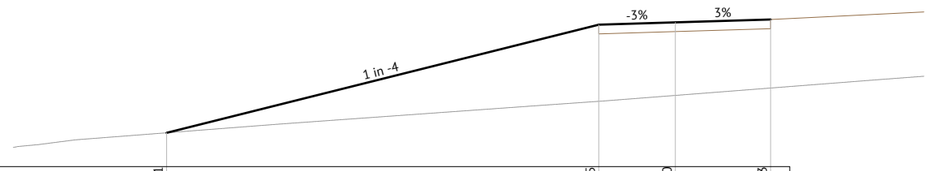
CHRIS SHIELDS RPEQ 9347

SCALE
0 2 4 6m
SCALE 1:100 (A1)
ORIGINAL SHEET SIZE A1

CLIENT SANTREV PTY LTD
PROJECT PROPOSED EGG FARM EXPANSION
LOCATION 4-6 SMALLS RD, MOUNT MORGAN
SHEET TITLE ROAD CROSS SECTION SHEET 4 OF 7

JOB CODE P001540
SHEET NUMBER C233
REV 1



Centreline Data
X = 234105.789
Y = 7379621.876
Z = 249.7

Datum 245

DESIGN HEIGHT	246.101	249.625	249.700	249.793
EARTHWORKS	246.101	249.325	249.400	249.493
EXISTING SURFACE	246.101	247.127	247.319	247.560
DESIGN OFFSET	-16.595	-2.499	0.000	3.107

CHAINAGE 360.000

Centreline Data
X = 234100.261
Y = 7379623.325
Z = 249.7

Datum 245

DESIGN HEIGHT	246.013	249.625	249.700	249.791
EARTHWORKS	246.013	249.325	249.400	249.491
EXISTING SURFACE	246.013	247.054	247.258	247.494
DESIGN OFFSET	-16.948	-2.498	0.000	3.035

CHAINAGE 354.285

Centreline Data
X = 234086.349
Y = 7379621.919
Z = 249.7

Datum 245

DESIGN HEIGHT	246.253	249.534	249.700	249.814
EARTHWORKS	246.253	249.234	249.400	249.514
EXISTING SURFACE	246.253	247.151	247.526	247.763
DESIGN OFFSET	-18.667	-5.542	0.000	3.806

CHAINAGE 340.000

Centreline Data
X = 234150.678
Y = 7379610.109
Z = 249.7

Datum 247

DESIGN HEIGHT	247.903	249.625	249.700	249.816
EARTHWORKS	247.903	249.325	249.400	249.516
EXISTING SURFACE	247.903	248.288	248.448	248.719
DESIGN OFFSET	-9.389	-2.500	0.000	3.854

CHAINAGE 406.405

Centreline Data
X = 234144.482
Y = 7379611.733
Z = 249.7

Datum 246

DESIGN HEIGHT	247.602	249.625	249.700	249.834
EARTHWORKS	247.602	249.325	249.400	249.534
EXISTING SURFACE	247.602	248.038	248.183	248.500
DESIGN OFFSET	-10.593	-2.500	0.000	4.476

CHAINAGE 400.000

Centreline Data
X = 234125.136
Y = 7379616.805
Z = 249.7

Datum 245

DESIGN HEIGHT	246.634	249.625	249.700	249.844
EARTHWORKS	246.634	249.325	249.400	249.544
EXISTING SURFACE	246.634	247.515	247.676	248.005
DESIGN OFFSET	-14.465	-2.499	0.000	4.792

CHAINAGE 380.000

PRELIMINARY - NOT FOR CONSTRUCTION

Preliminary
05/06/2024 3:41:30 PM

DATE	REV	DESCRIPTION	REC	APP
05/06/2024	1	PRELIMINARY - NOT FOR CONSTRUCTION	AB	CWS

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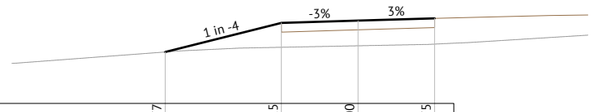
CHECKED
C.SHIELDS
PROJECT MANAGER
CHRIS SHIELDS
ENGINEERING CERTIFICATION
CHRIS SHIELDS RPEQ 9347

SCALE
0 2 4 6m
SCALE 1:100 (A1)
ORIGINAL SHEET SIZE A1

CLIENT SANTREV PTY LTD
PROJECT PROPOSED EGG FARM EXPANSION
LOCATION 4-6 SMALLS RD, MOUNT MORGAN
SHEET TITLE ROAD CROSS SECTION SHEET 5 OF 7

JOB CODE
P001540
SHEET NUMBER
C234
REV
1



Centreline Data
X = 234174.021
Y = 7379613.413
Z = 249.7

Datum 247

DESIGN HEIGHT	248.677	249.625	249.700	249.775	
EARTHWORKS	248.677	249.325	249.400	249.475	
EXISTING SURFACE	248.677	248.831	248.880	248.934	
DESIGN OFFSET	-6.292	-2.500	0.000	2.499	

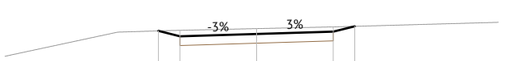
CHAINAGE 430.610

Centreline Data
X = 234201.85
Y = 7379622.285
Z = 249.7

Datum 248

DESIGN HEIGHT	249.654	249.625	249.700	249.775	249.865
EARTHWORKS	249.654	249.325	249.400	249.475	249.865
EXISTING SURFACE	249.657	249.741	249.849	249.865	
DESIGN OFFSET	-2.615	-2.500	0.000	2.500	2.859

CHAINAGE 460.000

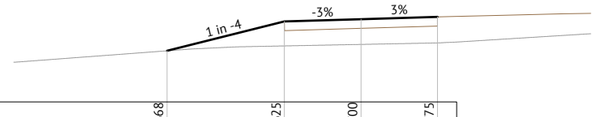


Centreline Data
X = 234221.668
Y = 7379624.493
Z = 249.304

Datum 248

DESIGN HEIGHT	249.406	249.229	249.304	249.379	249.554
EARTHWORKS	249.406	249.406	248.929	249.004	249.079	249.554
EXISTING SURFACE	249.406	249.424	249.480	249.536	249.554
DESIGN OFFSET	-3.205	-2.500	0.000	2.500	3.201

CHAINAGE 480.000

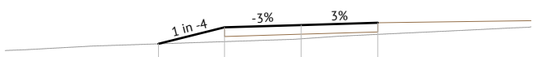


Centreline Data
X = 234173.783
Y = 7379613.275
Z = 249.7

Datum 247

DESIGN HEIGHT	248.668	248.668	249.625	249.700	249.775
EARTHWORKS	248.668	248.668	249.325	249.400	249.475
EXISTING SURFACE	248.668	248.827	248.876	248.925	
DESIGN OFFSET	-6.330	-2.500	0.000	2.495	

CHAINAGE 430.336

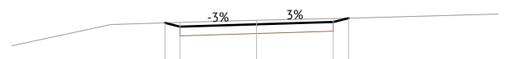


Centreline Data
X = 234192.613
Y = 7379620.455
Z = 249.7

Datum 248

DESIGN HEIGHT	249.087	249.087	249.625	249.700	249.775
EARTHWORKS	249.087	249.087	249.325	249.400	249.475
EXISTING SURFACE	249.087	249.159	249.251	249.396	
DESIGN OFFSET	-4.652	-2.500	0.000	2.500	

CHAINAGE 450.584

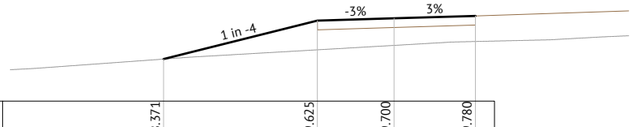


Centreline Data
X = 234219.781
Y = 7379624.517
Z = 249.415

Datum 248

DESIGN HEIGHT	249.462	249.340	249.415	249.490	249.615
EARTHWORKS	249.462	249.040	249.115	249.190	249.615
EXISTING SURFACE	249.462	249.477	249.548	249.604	249.615
DESIGN OFFSET	-2.986	-2.500	0.000	2.500	2.997

CHAINAGE 478.112

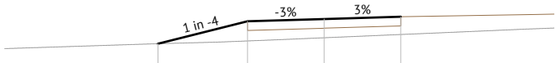


Centreline Data
X = 234164.153
Y = 7379609.661
Z = 249.7

Datum 247

DESIGN HEIGHT	248.371	248.371	249.625	249.700	249.780
EARTHWORKS	248.371	248.371	249.325	249.400	249.480
EXISTING SURFACE	248.371	248.673	248.818	248.945	
DESIGN OFFSET	-7.516	-2.500	0.000	2.654	

CHAINAGE 420.000

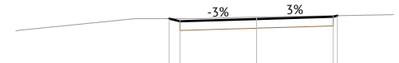


Centreline Data
X = 234182.466
Y = 7379617.495
Z = 249.7

Datum 248

DESIGN HEIGHT	248.895	248.895	249.625	249.700	249.775
EARTHWORKS	248.895	248.895	249.325	249.400	249.475
EXISTING SURFACE	248.895	248.985	249.088	249.195	
DESIGN OFFSET	-5.421	-2.500	0.000	2.500	

CHAINAGE 440.000



Centreline Data
X = 234207.368
Y = 7379623.378
Z = 249.7

Datum 248

DESIGN HEIGHT	249.713	249.625	249.700	249.775	249.808
EARTHWORKS	249.713	249.713	249.325	249.400	249.475	249.808
EXISTING SURFACE	249.713	249.713	249.761	249.806	249.808
DESIGN OFFSET	-2.852	-2.500	0.000	2.500	2.634

CHAINAGE 465.625

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05/06/2024 3:41:31 PM

DATE	REV	DESCRIPTION	REC	APP
05/06/2024	1	PRELIMINARY - NOT FOR CONSTRUCTION	AB	CWS

REVISIONS

Premise

ROCKHAMPTON OFFICE
21 EAST STREET
PO BOX 264
ROCKHAMPTON, QLD, 4700
PH: (07) 4829 3660
WEB: www.premise.com.au

DESIGNED A.BURGGRAAFF
CHECKED C.SHIELDS
PROJECT MANAGER CHRIS SHIELDS
ENGINEERING CERTIFICATION
CHRIS SHIELDS RPEQ 9347

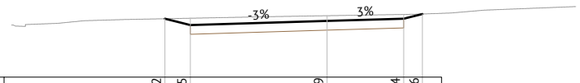
SCALE
0 2 4 6m
SCALE 1:100 (A1)
ORIGINAL SHEET SIZE A1

CLIENT SANTREV PTY LTD
PROJECT PROPOSED EGG FARM EXPANSION
LOCATION 4-6 SMALLS RD, MOUNT MORGAN
SHEET TITLE ROAD CROSS SECTION SHEET 6 OF 7

JOB CODE P001540
SHEET NUMBER C235
REV 1

Centreline Data
X = 234248.201
Y = 7379626.779
Z = 246.829

Datum 245



DESIGN HEIGHT	246.902	246.695	246.829	246.904	247.056		
EARTHWORKS	246.902	246.395	246.529	246.604	247.056		
EXISTING SURFACE	246.902	246.919	247.001	247.042	247.056		
DESIGN OFFSET	-5.290	-4.462	0.000	2.500	3.110		

CHAINAGE 507.032

Centreline Data
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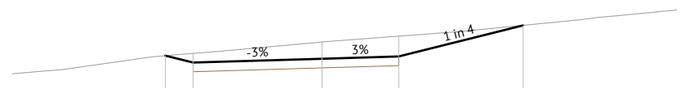
Y = 7379624.571
Z = 247.421

Datum 246

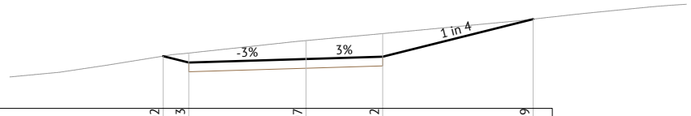


DESIGN HEIGHT	247.522	247.295	247.421	247.496	248.510		
EARTHWORKS	247.522	246.995	247.121	247.196	248.510		
EXISTING SURFACE	247.522	247.596	247.967	248.157	248.510		
DESIGN OFFSET	-5.112	-4.206	0.000	2.500	6.554		

CHAINAGE 500.000

Centreline Data
X = 234239.701
Y = 7379624.267
Z = 247.607

Datum 246



DESIGN HEIGHT	247.702	247.495	247.607	247.682	248.909		
EARTHWORKS	247.702	247.193	247.307	247.382	248.909		
EXISTING SURFACE	247.702	247.802	248.209	248.437	248.909		
DESIGN OFFSET	-4.662	-3.826	0.000	2.500	7.407		

CHAINAGE 498.035

Centreline Data
X = 234256.78
Y = 7379632.489
Z = 246.163

Datum 245

DESIGN HEIGHT	245.880	246.165	246.238	
EARTHWORKS	245.580	245.863		
EXISTING SURFACE		246.163		
DESIGN OFFSET	-9.448	0.000	2.500	

CHAINAGE 517.338

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CHECKED C.SHIELDS
PROJECT MANAGER CHRIS SHIELDS
ENGINEERING CERTIFICATION
CHRIS SHIELDS RPEQ 9347

SCALE
0 2 4 6m
SCALE 1:100 (A1)
ORIGINAL SHEET SIZE A1

CLIENT SANTREV PTY LTD
PROJECT PROPOSED EGG FARM EXPANSION
LOCATION 4-6 SMALLS RD, MOUNT MORGAN
SHEET TITLE ROAD CROSS SECTION SHEET 7 OF 7

JOB CODE P001540
SHEET NUMBER C236
REV 1

N

LEGEND - PROPOSED

- SF — SEDIMENT FENCE
- TEMPORARY CONSTRUCTION ENTRANCE
- DISTURBED AREA TO BE SEEDED OR HYDROMULCHED
- ROCK CHECK DAM

LOT 1
MPH10685

EXISTING
SHED

EXISTING
HOUSE

PROPOSED
SHED 4

LOT 1
MPH12210

EXISTING
SHED 3

EXISTING
SHED 2

SMALLS ROAD

LOT 2
MPH14362

PROPOSED
SHED 1

PACKING
SHED

BEFORE YOU DIG
www.byda.com.au

INDEMNITY - EXISTING SERVICES

NOT WITHSTANDING THAT EXISTING SERVICES MAY OR MAY NOT BE SHOWN ON THESE DRAWINGS, NO RESPONSIBILITY IS TAKEN BY THE ENGINEER OR THE PRINCIPAL FOR THIS INFORMATION WHICH HAS BEEN SUPPLIED BY OTHERS. THE DETAILS ARE PROVIDED FOR INFORMATION ONLY. THE CONTRACTOR SHALL ASCERTAIN THE POSITION OF ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION AND SHALL BE RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGES CAUSED AS A RESULT OF THE WORKS.

PRELIMINARY - NOT FOR CONSTRUCTION

Preliminary

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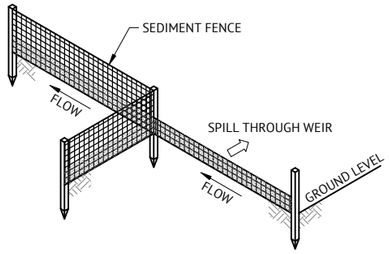
DESIGNED A.BURGGRAAFF
CHECKED C.SHIELDS
PROJECT MANAGER CHRIS SHIELDS
ENGINEERING CERTIFICATION
CHRIS SHIELDS RPEQ 9347

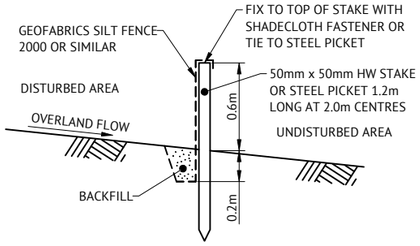
SCALE 0 10 20 30m
SCALE 1:500 (A1)
ORIGINAL SHEET SIZE A1

CLIENT SANTREV PTY LTD
PROJECT PROPOSED EGG FARM EXPANSION
LOCATION 4-6 SMALLS RD, MOUNT MORGAN
SHEET TITLE SOIL EROSION & SEDIMENT CONTROL - LAYOUT PLAN

JOB CODE P001540
SHEET NUMBER C600
REV 1



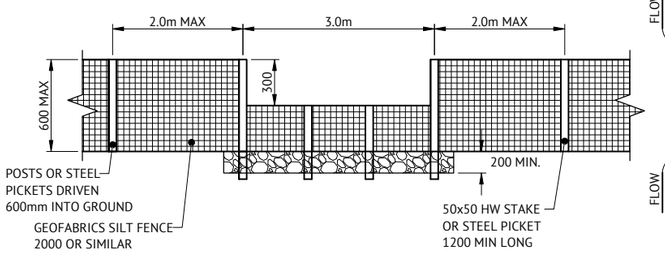
SEDIMENT FENCE RETURN



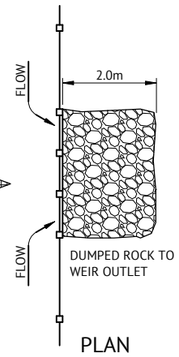
TYPICAL SECTION

SEDIMENT FENCE DETAIL

NTS



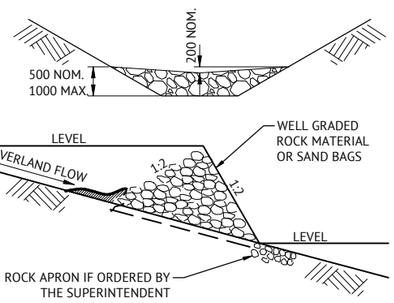
TYPICAL ELEVATION



PLAN

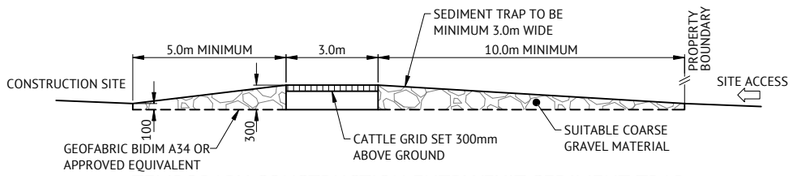
SPILL THROUGH WEIR

NTS



CHECK DAM

NTS



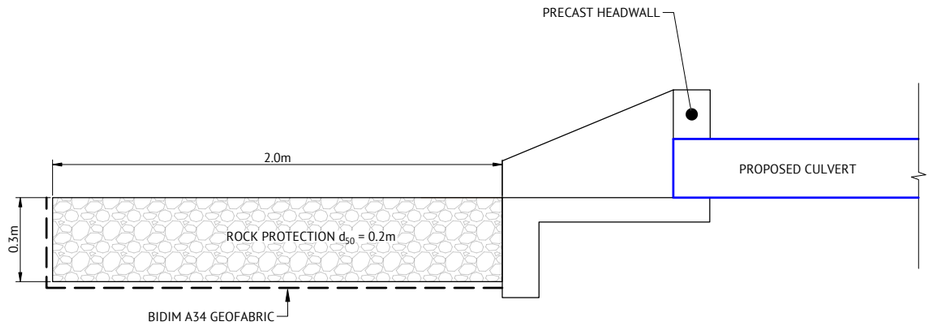
TEMPORARY CONSTRUCTION ENTRY/EXIT SEDIMENT TRAP

LOCATION TO BE DETERMINED ON SITE
ALTERNATE: 75mm ROCK RUMBLE PAD 20x3m
NTS

SEQUENCE OF ACTIONS TO BE UNDERTAKEN BY CONTRACTOR

1. NOTIFICATION	- THE SUPERINTENDENT IS TO BE GIVEN NOTIFICATION FOR EACH OF THE FOLLOWING POINTS: - AFTER THE AREA TO BE CLEARED HAS BEEN NOMINATED ON SITE. - ONCE THE LOCATION OF THE DIVERSION DRAINS HAVE BEEN DETERMINED ON SITE. - AFTER THE EROSION CONTROL OUTLET STRUCTURES HAVE BEEN INSTALLED.
2. SITE POSSESSION	- ERECTION OF BARRIER FENCING TO BUFFER AREAS AND DRAINAGE RESERVES AS DIRECTED BY SUPERINTENDENT. - INSTALLATION OF CONSTRUCTION EXIT. - CONSTRUCT TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SUCH AS SILT FENCING AND DIVERSION BANKS. - CONSTRUCT SEDIMENT BASIN TO DIMENSIONS NOMINATED BY SUPERINTENDENT, IF REQUIRED, INSTALL DIVERSION BANKS TO DIRECT WATER FROM DISTURBED AREAS TO BE BASIN.
3. CONSTRUCTION	- TOPSOIL TO BE STRIPPED AND STOCKPILED IN LOCATIONS AGREED WITH THE SUPERINTENDENT. A SEDIMENT FENCE IS TO BE CONSTRUCTED ON THE DOWNHILL SIDE OF THE STOCKPILE TO TRAP SEDIMENT. A DIVERSION DRAIN IS TO BE INSTALLED UPSTREAM OF THE STOCKPILE. - AT ALL TIMES THE CONTRACTOR SHALL ENSURE THAT DUST RESULTING FROM THE PROPOSED WORKS, INCLUDING EXCAVATION, BACKFILLING, GRADING AND STOCKPILES IS KEPT TO AN ABSOLUTE MINIMUM. - SEDIMENT CONTROL DEVICES REQUIRED TO BE REMOVED TO ALLOW CONSTRUCTION ACCESS ARE TO BE REINSTATED AT THE COMPLETION OF EACH WORKDAY. - MOVEMENT OF CONSTRUCTION EQUIPMENT SHALL BE LIMITED TO THE AREA OF WORK AND EXISTING ROADS. - DISTURBED AREAS ARE TO BE GRASSED FOLLOWING FINAL TRIMMING IN ACCORDANCE WITH THE DRAWINGS. DISTURBED AREAS ARE TO BE RESTORED PROGRESSIVELY. - TURF STRIPS (1000mm WIDE) SHALL BE LAID TO THE BASE OF ALL DOWNSTREAM EARTHWORKS BATTERS STEEPER THAN 1 IN 4. BATTERS SHALL BE TOPSOILED AND GRASS SEEDED IMMEDIATELY UPON COMPLETION OF EARTHWORKS. - KERB SEDIMENT TRAPS ARE TO BE PROVIDED AT EACH DRAINAGE PIT ADJACENT TO DISTURBED AREAS.
4. MAINTENANCE	- CHECK INTEGRITY OF EROSION AND SEDIMENT CONTROL DEVICES: DAILY DURING THE MONTHS OF NOVEMBER TO MARCH, AND FOLLOWING EACH RAINFALL EVENT, AND WEEKLY AT OTHER TIMES OF THE YEAR, AND PRIOR TO IMPENDING RAINFALL EVENTS.
5. GENERAL	- THE CONTRACTOR WILL BE RESPONSIBLE FOR THE MAINTENANCE OF EROSION AND SEDIMENT CONTROL DEVICES FROM THE POSSESSION OF THE SITE UNTIL THE SITE IS ACCEPTED BY THE LOCAL AUTHORITY "OFF MAINTENANCE" OR UNTIL STABILISATION HAS OCCURRED TO THE SATISFACTION OF THE SUPERINTENDENT. - ADDITIONAL CONTROL DEVICES MAY BE REQUIRED BY THE SUPERINTENDENT. - ALTERNATIVE DESIGNS ARE TO BE APPROVED BY THE SUPERINTENDENT PRIOR TO CONSTRUCTION.

DEVICE	CONSTRUCTION REQUIREMENTS	MAINTENANCE REQUIREMENTS
CONSTRUCTION EXITS - USED TO PREVENT THE TRACKING OF DEBRIS FROM TYRES OF VEHICLES ONTO PUBLIC ROAD.	1. REFER TO DETAIL ON THIS PLAN 2. SURFACE WATER FLOWING TO THE CONSTRUCTION EXIT SEDIMENT TRAP MUST BE PIPED UNDER THE TRAP OR A PERIMETER BANK SHOULD BE CONSTRUCTED TO DIRECT SURFACE FLOW AWAY FROM THE TRAP. 3. WASH-OFF TO BE DIRECTED TO A SEDIMENT TRAP OR BUFFER ZONE. 4. ONLY PROVIDE ONE CONSTRUCTION EXIT FOR THE SITE UNLESS SITE ACCESS OR TOPOGRAPHY REQUIRE MORE. 5. ENSURE THAT CONTAMINATED VEHICLES CANNOT BYPASS IT WHEN EXITING THE SITE.	1. REMOVAL OF SEDIMENT AND/OR ADDING EXTRA AGGREGATE. 2. REMOVE SEDIMENT TRANSPORTED ONTO ROADWAYS AND APPLY CORRECTIVE MEASURE TO ENSURE NO RE-OCCURENCE. 3. EXTEND THE LENGTH OF THE GRAVEL PAD IF EXCESSIVE SEDIMENT IS STILL BEING TRANSPORTED OFF THE SITE.
ROCK CHECK DAMS - USED TO INTERCEPT CONCENTRATED FLOW.	1. REFER TO DETAIL ON THIS PLAN 2. PROVIDE DOWNSTREAM OF ALL OUTLETS AND AT 50m MAX. ALONG OPEN CHANNELS AND AROUND FIELD INLETS. 3. SHOULD BE EMBEDDED AT LEAST 200mm INTO THE SOIL TO PREVENT WATER FUNNELING BENEATH THEM. 4. ACCESS WILL BE REQUIRED FOR MAINTENANCE.	1. EXCESSIVE SEDIMENT SHOULD BE REMOVED FROM UPSTREAM OF THE DAMS. 2. THE UPSTREAM GRAVEL FILTER LAYER SHOULD BE REESTABLISHED WHEN SEDIMENT BEGINS TO FLOW THROUGH THE STRUCTURE OR WHEN PERMEABILITY IS EXCESSIVELY REDUCED.
SEDIMENT FENCES - USED TO TEMPORARILY REDUCE THE VELOCITY OF CONTAMINATED SHEET FLOW AND TO INDUCE GRAVITATIONAL SETTLEMENT OF THE ENTRAINED SEDIMENT. - Q1/2 DESIGN EVENT.	1. REFER TO DETAIL ON THIS PLAN 2. ALL SEDIMENT FENCES TO BE INSTALLED PARALLEL TO CONTOURS. 3. REGULAR TURN-BACKS AND A FIRM WIRE MESH BACKING ARE REQUIRED TO PREVENT THE FURTHER CONCENTRATION OF FLOW. 4. THE FENCE SHOULD BE SEGMENTED INTO A SERIES OF L SHAPED FENCES TO AVOID THE CONCENTRATION OF FLOW ALONG THE FENCE. 5. SEDIMENT FENCE RETURNS AT 20m INTERVALS MAX.	1. REGULAR INSPECTIONS AND MAINTENANCE ARE REQUIRED TO REPAIR DAMAGE CAUSED BY ON-SITE VEHICLES OR THE MOVEMENT OF STOCKPILE MATERIAL. 2. INSPECT AFTER EACH STORM EVENT THAT RESULTS IN RUN-OFF. 3. REMOVE EXCESSIVE SEDIMENT DEPOSITS. 4. INVESTIGATE THE SOURCE OF EXCESSIVE SEDIMENT AND APPLY REMEDIAL ACTIONS IMMEDIATELY. 5. IF THE FENCE IS REGULARLY DAMAGED, INSTALL A SECOND FENCE AT LEAST 1 METRE DOWNSLOPE OF THE EXISTING FENCE.
DIVERSION DRAIN/PERIMETER BANKS - USED TO DIVERT FLOW AROUND DISTURBED AREAS OR USED WITHIN DISTURBED AREAS TO DIRECT CONTAINMENT FLOW TO SEDIMENT TRAP.	1. REFER TO DETAIL ON THIS PLAN 2. CHANNELS MUST HAVE A STABLE OUTLET. 3. DRAINS AND BANKS SHOULD BE SEEDED AND MULCHED IF THEIR WORKING LIFE IS EXPECTED TO EXCEED 30 DAYS.	1. REGULARLY INSPECT BANKS AND REPAIR ANY SLUMPS, WHEEL TRACK DAMAGE OR LOSS OF FREEBOARD. 2. SEDIMENT SHOULD BE REMOVED TO AVOID PONDING.



OUTLET ROCK PROTECTION DETAIL

N.T.S

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Preliminary

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DESIGNED A.BURGGRAAFF
CHECKED C.SHIELDS
PROJECT MANAGER CHRIS SHIELDS
ENGINEERING CERTIFICATION
CHRIS SHIELDS RPEQ 9347

SCALE

ORIGINAL SHEET SIZE A1

CLIENT: SANTREV PTY LTD

PROJECT: PROPOSED EGG FARM EXPANSION

LOCATION: 4-6 SMALLS RD, MOUNT MORGAN

SHEET TITLE: SOIL EROSION & SEDIMENT CONTROL - DETAILS PLAN

JOB CODE: P001540

SHEET NUMBER: C601

REV: 1

APPENDIX 4: SIGHT DISTANCE ASSESSMENT

AP04

PSA Consulting Pty Ltd ABN 83 109 836 197
T + 61 7 3220 0288 F +61 7 3220 0388 W psaconsult.com.au
Brisbane (Head Office) L20 / 127 Creek Street, Brisbane / Meeanjin Qld 4000
PO Box 10824 Adelaide Street Brisbane Qld 4000

22 July 2024

Peacefield Egg Farms Pty Ltd
360 Allambie Lane
Gumlow QLD 4815

Attention: Barry Shonhan

Dear Barry,

RE: PROPOSED LAYER FARM EXTENSION – SIGHT DISTANCE ASSESSMENT

PSA Consulting has been engaged by Peacefield Egg Farms to provide traffic engineering advice regarding the access driveway for the proposed upgrades to the existing layer farm at 6 Smalls Road, Hamilton Creek. This technical note outlines the sight distance requirements concerning the northern access to the development. The assessment of sight distance has been undertaken on a desktop basis only, relying on aerial imagery and Google Streetview. No site visit has been undertaken to verify the findings.

According to the Capricorn Municipal Development Guidelines, the location of the intersection shall be evaluated for conformance with the criteria for Approach Sight Distance (ASD), Minimum Gap Sight Distance (MGSD), and Safe Intersection Distance (SISD). Table outlines the required ASD, MGSD, and SISD for the intersection with a speed limit of 50km/hr and a corresponding design speed of 60km/hr.

Table 1: Developments along Raff Lane Trip Generation (Source: PSA)

Design Speed	ASD	MGSD	SISD
60 km/hr	73 m	83 m	123 m

To achieve the required approach sight distance (ASD), it is necessary to prune the tree located north of the access, as its canopy encroaches upon the sight envelope, as shown in Figure 1.

Figure 1: Approach Sight Distance (Source: Nearmap, PSA)

As illustrated in Figure 2, there are no conflicts within the sight envelope required to achieve minimum gap sight distance (MGSD). Therefore, no further mitigation measures are required.

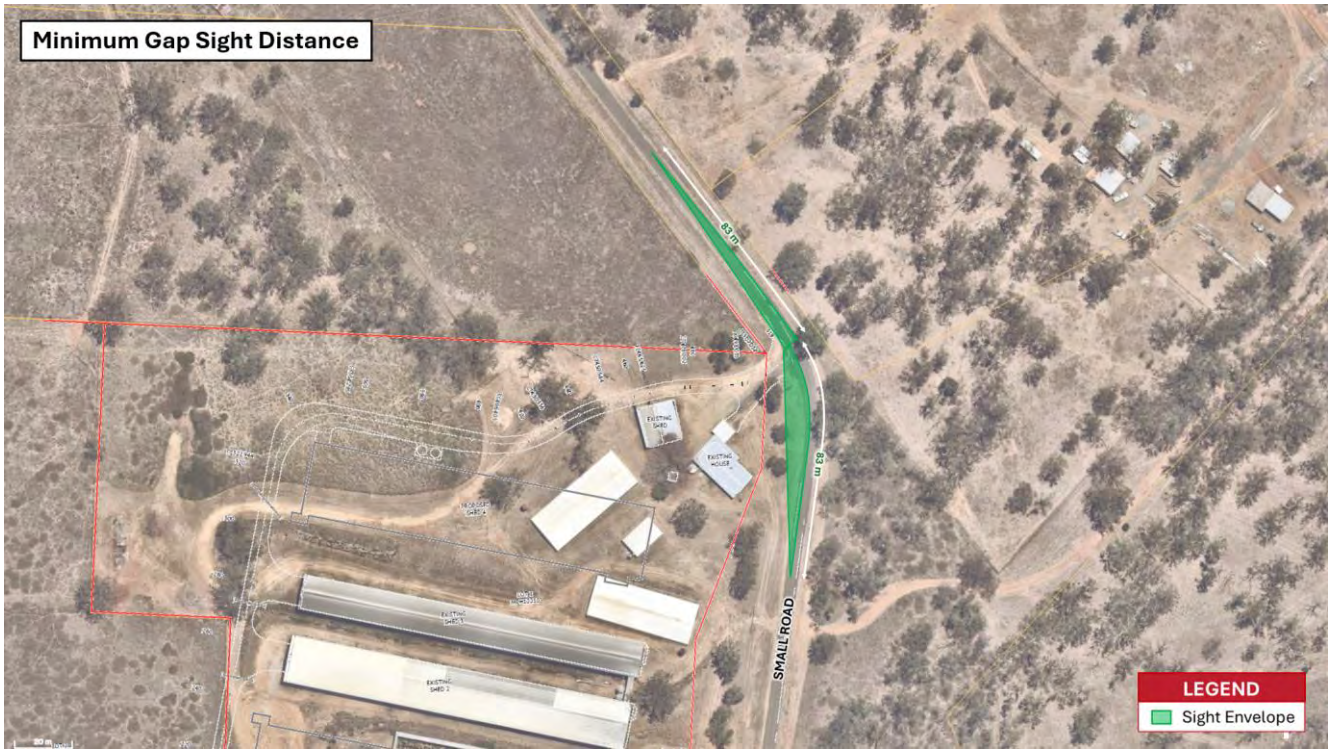

Figure 2: Minimum Gap Sight Distance (Source: Nearmap, PSA)

The required sight envelope to achieve safe intersection sight distance (SISD) is shown in Figure 3.

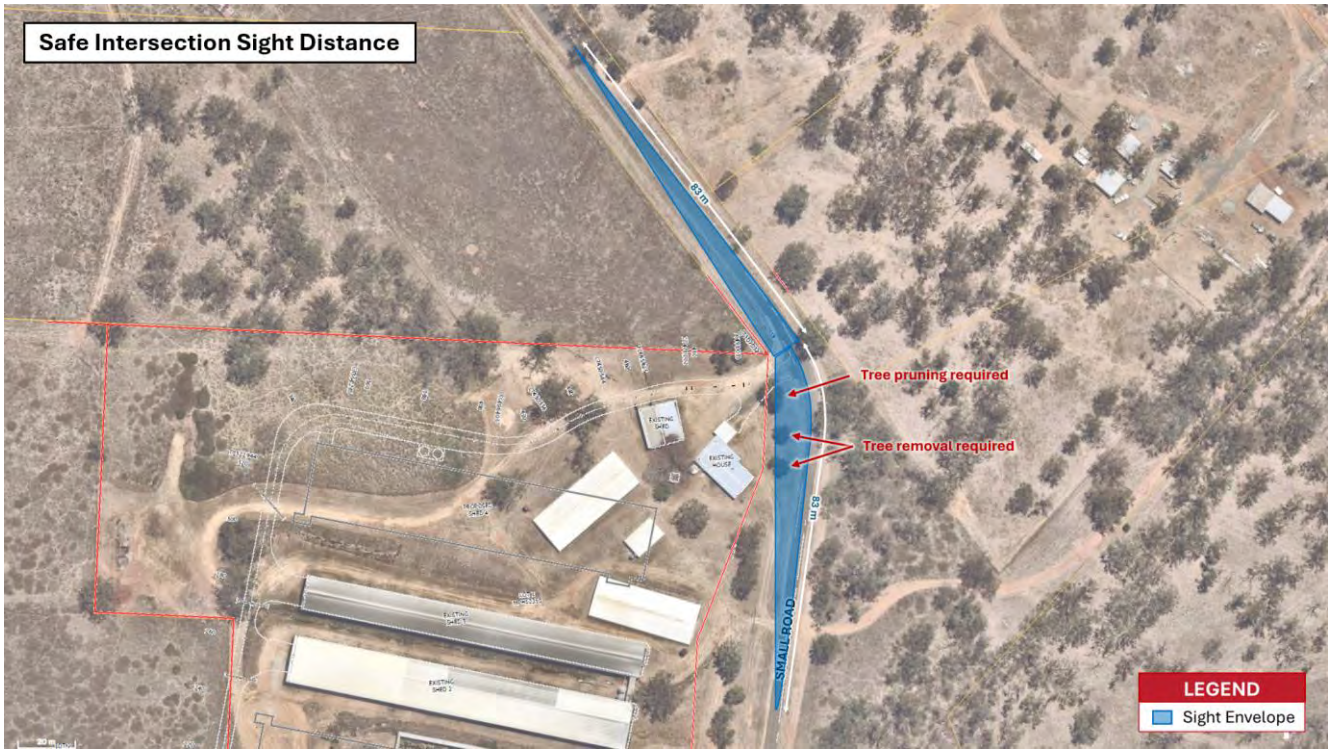

Figure 3: Safe Intersection Sight Distance (Source: Nearmap, PSA)

Figure 4 demonstrates that the first tree south of the access has high branches and a narrow trunk, which will not obstruct the sight lines of the road. However, it is recommended to remove branches lower than 1.1m in height to ensure there is no obstruction present within the driver's sight line. Furthermore, the second and third tree must be removed to fully achieve required safe intersection sight distance (SISD).

Figure 4: Sight Distance Looking to the South (Source: Google Streetview)

In summary, it has been observed that while trees are within the sight envelope of required sight distances, there are no permanent obstructions that would prevent achieving the necessary sight distance. It is recommended to perform tree pruning and removal of the aforementioned vegetation to ensure safety at the site access.

I trust the above meets your requirements. If you have any questions, please don't hesitate to contact the undersigned.

Yours sincerely,

Tim Boxall
RPEQ 26741
Senior Traffic and Transport Engineer
PSA Consulting (Australia) Pty Ltd

VERSION	DATE	DETAILS	AUTHOR	AUTHORISATION
1	22 July 2024	FINAL	Daina Ruth Aliboso	 Tim Boxall RPEQ 26741

Notice

Environmental Protection Act 1994

Decision on an application to transfer an environmental authority

This notice is issued by the administering authority[1] pursuant to section 255(1) of the Environmental Protection Act 1994 to advise of a decision made about an application to transfer an environmental authority for a prescribed environmentally relevant activity.

PEACEFIELD EGG FARMS PTY LTD
PO Box 10165
RASMUSSEN QLD 4815

Your reference: 13600000014
Our reference: QCMF0025

Attention: Barry Shonhan

Decision to approve an application to transfer an environmental authority

1. Application details

The application to transfer an environmental authority was received by the administering authority on 31 August 2023 for application reference number 13600000014.

Land description: Lot 1 MPH12210

6 Smalls Road Hamilton Creek Queensland

2. Decision

The administering authority has decided to approve the application[2].

3. Anniversary day

The transferred environmental authority takes effect on the effective date shown in the attached environmental authority.

The anniversary day of this environmental authority remains 1 July. An annual return and the payment of the annual fee will be due each year on this day.

5. Notice to owners of transfer

If you are not the owner of the land to which this authority relates, within 10 business days after receiving the authority, you must give each owner of the land written notice that you have been issued the authority. This requirement is prescribed under section 256 of the *Environmental Protection Act 1994*.

Please contact Aaron Sequeira on 13 25 23 if you have any questions in relation to this notice.

[1] The Department of Agriculture and Fisheries is the administering authority under the *Environmental Protection Act 1994*.
[2] This decision was made in accordance with section 254 of the *Environmental Protection Act 1994*.

Queensland Government

Luke Boucher
Manager, Environmental Regulation

Delegate of the administering authority
Environmental Protection Act 1994

11 September 2023

Enquiries:
Department of Agriculture and Fisheries
Intensive Livestock Unit
203 Tor Street
TOOWOOMBA QLD 4350

Phone: 13 25 23
Fax: 07 4529 9233
Email: livestockregulator@daf.qld.gov.au

Attachments

Environmental authority 13600000014

Permit

Environmental Protection Act 1994

Environmental Authority 13600000014

This environmental authority is issued by the delegate of the administering authority under Chapter 5 of the Environmental Protection Act 1994.

Environmental authority number: 13600000014

The anniversary date of this environmental authority is 1 July.

Environmental authority holder(s)

Name and Suitable Operator Reference	Registered address
PEACEFIELD EGG FARMS PTY LTD Suitable operator reference: 100421000	PO Box 10165 RASMUSSEN QLD 4815

Environmentally relevant activity and location details

Environmentally relevant activity	Location
ERA 4 – Poultry farming 1 farming more than 1,000 but not more than 200,000 birds	Lot 1 MPH12210 6 Smalls Road Hamilton Creek Queensland

Additional information for holders of environmental authorities

Environmentally relevant activities

The description of any environmentally relevant activity (ERA) for which an environmental authority (EA) is issued is a restatement of the ERA as defined by legislation at the time the EA is issued. Where there is any inconsistency between that description of an ERA and the conditions stated by an EA as to the scale, intensity or manner of carrying out an ERA, the conditions prevail to the extent of the inconsistency.

An EA authorises the carrying out of an ERA and does not authorise any environmental harm unless a condition stated by the EA specifically authorises environmental harm.

A person carrying out an ERA must also be a registered suitable operator under the *Environmental Protection Act 1994* (EP Act).

Contaminated land

It is a requirement of the EP Act that an owner or occupier of contaminated land give written notice to the administering authority if they become aware of the following:

- the happening of an event involving a hazardous contaminant on the contaminated land (notice must be given within 24 hours); or
- a change in the condition of the contaminated land (notice must be given within 24 hours); or
- a notifiable activity (as defined in Schedule 3) having been carried out, or is being carried out, on the contaminated land (notice must be given within 20 business days) that is causing, or is reasonably likely to cause, serious or material environmental harm.

For further information, including the form for giving written notice, refer to the Queensland Government website www.qld.gov.au, using the search term 'duty to notify'.

Luke Boucher
Manager, Environmental Regulation

11 September 2023

Delegate of the administering authority
Environmental Protection Act 1994

Enquiries:
Department of Agriculture and Fisheries
Intensive Livestock Unit
203 Tor Street
TOOWOOMBA QLD 4350

Phone: 13 25 23
Fax: 07 4529 9233
Email: livestockregulator@daf.qld.gov.au

Department of Agriculture and Fisheries

Obligations under the *Environmental Protection Act 1994*

In addition to the requirements found in the conditions of this environmental authority, the holder must also meet their obligations under the Act, and the regulations made under the Act. For example, the holder must comply with the following provisions of the Act:

- general environmental duty (section 319)
- duty to notify environmental harm (section 320-320G)
- offence of causing serious or material environmental harm (sections 437-439)
- offence of causing environmental nuisance (section 440)
- offence of depositing prescribed water contaminants in waters and related matters (section 440ZG)
- offence to place contaminant where environmental harm or nuisance may be caused (section 443)

Other permits required

This permit only provides an approval under the *Environmental Protection Act 1994*. In order to lawfully operate you may also require permits / approvals from your local government authority, other business units within the department and other State Government agencies prior to commencing any activity at the site. For example, this may include permits / approvals with your local Council (for planning approval), the Department of Transport and Main Roads (to access state controlled roads), the Department of Natural Resources and Mines (to clear vegetation), and the Department of Agriculture and Fisheries (to clear marine plants or to obtain a quarry material allocation).

Development Approval

This permit is not a development approval under the *Planning Act 2016*. The conditions of this environmental authority are separate, and in addition to, any conditions that may be on the development approval. If a copy of this environmental authority is attached to a development approval, it is for information only, and may not be current. Please contact the Department of Agriculture and Fisheries to ensure that you have the most current version of the environmental authority relating to this site.

Conditions of environmental authority

The environmentally relevant activity conducted at the location as described above must be conducted in accordance with the attached conditions of environmental authority 13600000014 as per below.

Notice of Other Duties

1) You are advised that not withstanding this environmental authority, you may have obligations at law under the Environmental Protection Act (for compliance with Environmental Protection Policies), the Contaminated Land Act and other obligations at law created by the Federal, State and Local Governments.

2) All persons engaged in the conduct of the activity should be trained in the practices and procedures relating to the prevention of environmental harm or nuisance during normal operations and emergencies.

3) Section 54 of the Act provides that within 14 days after ceasing the environmentally relevant activity to which this licence relates, the licensee must give written notice of the ceasing of the activity to the administering authority.

4) The following applies if a licensee proposes to dispose of the licensee's business to someone else. Section 53 provides that before agreeing to dispose of the business, the licensee must give written notice to the buyer that the buyer must make an application for the transfer of the licence or for a new licence.

SCHEDULE A - LICENCE CONDITIONS

Compliance with Environmental Authority

(1) Contaminants must not be released to the environment from this environmentally relevant activity in contravention to this environmental authority.

Compliance with Application for Environmental Authority

(2) The holder of this environmental authority must:

(a) install and operate all works and control equipment, and
(b) take all measures, perform all acts and do all things,

necessary to ensure compliance with the conditions of this environmental authority.

Display of Environmental Authority

(3) A copy of this environmental authority must be kept in a location readily accessible to personnel carrying out the activity.

Records

(4) Any record required to be kept by a condition of this environmental authority must be kept at the licensed place and be available for examination by an authorised person.

(5) Copies of any record required to be kept by a condition of this environmental authority must be provided to any authorised person or the Administering Authority on request.

Alterations

(6) No change, replacement or operation of any plant or equipment is permitted if the change, alteration or operation of the plant or equipment increases, or is likely to substantially increase, the risk of environmental harm or environmental nuisance.

AIR

(7) The holder of this Environmental Authority must not release odour and visible contaminants including dust, smoke, fumes and aerosols to the environment that will or may cause an environmental nuisance.

NOISE

(8) Noise emissions from the premises shall not cause excessive noise.

WASTE

(9) Where waste is a contaminant, the holder of this environmental authority must not release waste to the environment which will or may cause environmental harm or nuisance.

(10) All solid waste shall be removed to an approved waste disposal facility by a licensed waste transporter

(11) Water or other solvents are not to be used for routine cleaning of the floor. This is to be carried out by sweeping or vacuuming and using absorbent material (sawdust or kitty litter) to soak up spills.

(12) Any spillage of wastes, contaminants or other materials must be cleaned up as quickly as practicable. Such spillage's must not be cleaned up by hosing, sweeping or otherwise releasing such wastes, contaminants or material to any stormwater drainage system, roadside gutter or waters.

(13) The activity shall not be conducted in a manner that may cause the contamination of surface stormwater run-off. Wastewater and other liquid and solid waste shall not be discharged or released to waters.

(14) Solvents which are unsuitable for reuse are to be sealed in drums and removed to a licensed solvent recycler.

(15) The holder of this environmental authority shall store batteries in such a manner so as to prevent such contaminants contaminating waters or land in the event of a spill.

(16) Where a no-cost recycling service is available, recyclable waste must not be deposited in the general waste stream.

Notification of Emergencies and Incidents

(17) As soon as practicable after becoming aware of any emergency or incident which results in the release of contaminants not in accordance, or reasonably expected to be not in accordance with the conditions of this environmental authority, the holder of this environmental authority must notify the administering authority of the release by telephone or facsimile.

(18) The notification emergencies or incidents as required by condition number 17 must include but not be limited to the following:

(i) The holder of the environmental authority;
(ii) the location of the emergency or incident;
(iii) the number of the environmental authority;
(iv) the Name and telephone number of the designated contact person;
(iv) the time of the release;
(v) the time the holder of the environmental authority became aware of the release;
(vi) the suspected cause of the release;
(vii) the environmental harm and or environmental nuisance caused, threatened, or suspected to be caused by the release; and
(viii) actions taken to prevent further any release and mitigate any environmental harm and or environmental nuisance caused by the release.

(19) Not more than 14 days following the initial notification of an emergency or incident, the holder of the environmental authority must provide written advice of the information supplied in accordance with condition number 18 in addition to:

(i) proposed actions to prevent a recurrence of the emergency or incident;
(ii) outcomes of actions taken at the time to prevent or minimise environmental harm and or environmental nuisance, and
(iii) the results of any environmental monitoring performed.

Inspections by Authorised Persons

(20) At all reasonable times the holder of this Environmental Authority must provide access to the site for authorised persons for the purpose of inspections.

SCHEDULE B - Approved Documents

(21) The environmentally relevant activity must be constructed, operated and maintained in accordance with all undertakings of the environmental authority application and any other documents approved by the administering authority as set out in the Approved Documents Schedule.

(22) In the event of any inconsistency arising between the undertakings of the environmental authority application or other approved documents as set out in the Approved Documents Schedule and the conditions of this environmental authority, the conditions of this environmental authority must apply.

For the purposes of this environmental authority the following stated documents are approved documents:

- Application for an Environmental Authority and supporting documentation

DEVELOPMENT SIGNS

Notice of intention to commence public notification
Section 17.2 of the Development Assessment Rules

D/96-2024
Peacefield ATF The Peacefield Trust Pty Ltd
C/- Development Signs Australia Pty Ltd **admin@developmentsigns.com.au**
07 33 555 030
05 September 2024
Rockhampton Regional Council
PO Box 1860, Rockhampton Q 4700

RE: Development application for:

Intensive Animal Industry (Upgrades to Existing Poultry Egg Layer Farm and Replacement Shed with a Floor Area of 3,000m^2)

Where: 6 Smalls Road, Hamilton Creek

On: Lot 1 MPH12210, Lot 2 MPH14362, Lot 1 MPH11307 and Lot 1 MPH12220

Dear Sir/Madam

In accordance with section 17.2 of the Development Assessment Rules, I intend to start the public notification required under section 17.1 on:

09 September 2024

DEVELOPMENT SIGNS

At this time, I can advise that I intend to:

☒ Publish a notice in:

CQ Today
on
07 September 2024

and

☒ Place notice on the premises in the way prescribed under the Development Assessment Rules

06 September 2024

and

☒ Notify the owners of all lots adjoining the premises the subject of the application

05 September 2024

If you wish to discuss this matter further, please contact me on the above telephone number.

Yours sincerely

Ben Dale

05 September 2024