Goondiwindi REGIONAL COUNCIL | REGIONAL AUSTRALIA at its best!

File: 21/57OW
Date: 27 January 2022

SMK QLD Pty Ltd
PO Box 422
**GOONDIWINDI QLD 4390**

Attention: Tom Jobling

Dear Mr Jobling

**Decision Notice – approval (with conditions)**
**Operational Works**
**Lots 32 & 33 on SP281672 – 53 Riddle Street and 8 Boundary Road, Goondiwindi**

We wish to advise that on 25 January 2022, a decision was made to approve the operational works development application for excavation and fill for a solar farm and stormwater detention basin on Lots 32 & 33 on SP281672 – 53 Riddle Street and 8 Boundary Road, Goondiwindi. In accordance with the *Planning Act 2016*, please find attached Council's Decision Notice for the application.

Please note **Condition 29**, which requires a letter to be submitted to Council at the completion of the works, outlining and demonstrating compliance with each condition.

If you require any further information, please contact Council's Manager of Planning Services, Mrs Ronnie McMahon, on (07) 4671 7400 or rmcmahon@grc.qld.gov.au, who will be pleased to assist.

Yours faithfully

**Carl Manton**
Chief Executive Officer
Goondiwindi Regional Council

# Decision Notice approval
***Planning Act 2016* section 63**

Council File Reference: 21/57OW
Council Contact: Mrs Ronnie McMahon: PD
Council Contact Phone: (07) 4671 7400

27 January 2022

**Applicant Details:** SMK QLD Pty Ltd
PO Box 422
GOONDIWINDI QLD 4390

Attention: Tom Jobling

The development application described below was properly made to Goondiwindi Regional Council on 5 November 2021.

## Applicant details

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|---|---|
| Applicant name: | SMK QLD Pty Ltd |
| Applicant contact details: | Mr Tom Jobling<br>PO Box 422, Goondiwindi, QLD 4390<br>tom@smkqld.com.au<br>(07) 4671 2445 |

## Application details

| | |
|---|---|
| Application number: | 21/57OW |
| Approval sought: | Development Permit |
| Details of proposed development: | Operational Works – Excavation and fill for a solar farm and stormwater detention basin |

## Location details

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|---|---|
| Street address: | 53 Riddle Street and 8 Boundary Road, Goondiwindi |
| Real property description: | Lots 32 & 33 on SP281672 |

## Decision

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|---|---|
| Date of decision: | 25 January 2022 |
| Decision details: | Approved in full with conditions. These conditions are set out in Attachment 1 and are clearly identified to indicate whether the assessment manager or a concurrence agency imposed them. |

## Details of the approval

The application is not taken to be approved (a deemed approval) under section 64(5) of the *Planning Act 2016*.

The following approvals are given:

| | Planning Regulation 2017 reference | Development Permit | Preliminary Approval |
|---|---|---|---|
| Development assessable under the planning scheme, superseded planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval | N/A | | |
| - building work assessable under the planning scheme | | ☐ | ☐ |
| - plumbing or drainage work | | ☐ | ☐ |
| - material change of use | | ☐ | ☐ |
| - reconfiguring a lot | | ☐ | ☐ |
| - operational work | | ☒ | |
| Carrying out building work (assessable under the *Building Act 1975)* | Schedule 9, part 1 | ☐ | ☐ |
| Development on airport land if the land use plan for the airport land states the development is assessable development | Schedule 10, part 1, division 1 | | |
| - building work | | ☐ | ☐ |
| - plumbing or drainage work | | ☐ | ☐ |
| - material change of use (consistent with the land use plan) | | ☐ | ☐ |
| - reconfiguring a lot | | ☐ | ☐ |
| - operational work | | ☐ | ☐ |
| Making a material change of use on airport land that is inconsistent with the land use plan for the airport land | Schedule 10, part 1, division 1 | ☐ | ☐ |
| Making a material change of use for a brothel | Schedule 10, part 2, division 2 | ☐ | ☐ |
| Carrying out operational work for the clearing of native vegetation | Schedule 10, part 3, division 2 | ☐ | ☐ |
| Making a material change of use on contaminated land | Schedule 10, part 4, division 1 | ☐ | ☐ |
| Making a material change of use of premises for an environmentally relevant activity | Schedule 10, part 5, division 2 | ☐ | ☐ |
| Making a material change of use of premises for aquaculture | Schedule 10, part 6, division 1, subdivision 1 | ☐ | ☐ |
| Carrying out operational work that is completely or partly in a declared fish habitat area | Schedule 10, part 6, division 2, subdivision 1 | ☐ | ☐ |

| | Planning Regulation 2017 reference | Development Permit | Preliminary Approval |
|---|---|---|---|
| Carrying out operational work that is the removal, destruction or damage of a marine plant | Schedule 10, part 6, division 3, subdivision 1 | ☐ | ☐ |
| Carrying out operational work that is constructing or raising waterway barrier works | Schedule 10, part 6, division 4, subdivision 1 | ☐ | ☐ |
| Making a material change of use for a hazardous chemical facility | Schedule 10, part 7, division 1 | ☐ | ☐ |
| Development on a local heritage place (other than a Queensland heritage place)<br>- building work assessable under the *Building Act 1975*<br>- building work assessable under the planning scheme<br>- plumbing or drainage work<br>- material change of use<br>- reconfiguring a lot<br>- operational work | Schedule 10, part 8, division 1, subdivision 1 | ☐<br>☐<br>☐<br>☐<br>☐<br>☐ | ☐<br>☐<br>☐<br>☐<br>☐<br>☐ |
| Development on or adjoining a Queensland heritage place<br>- building work assessable under the *Building Act 1975*<br>- building work assessable under the planning scheme<br>- plumbing or drainage work<br>- material change of use<br>- reconfiguring a lot<br>- operational work | Schedule 10, part 8, division 2, subdivision 1 | ☐<br>☐<br>☐<br>☐<br>☐<br>☐ | ☐<br>☐<br>☐<br>☐<br>☐<br>☐ |
| Development interfering with koala habitat in koala habitat areas outside koala priority areas | Schedule 10, part 10, division 3, subdivision 1 | ☐ | ☐ |
| Development interfering with koala habitat in koala habitat areas for extractive industries in key resource areas | Schedule 10, part 10, division 4, subdivision 1 | ☐ | ☐ |
| Carrying out operational work for reconfiguring a lot, if the reconfiguration is also assessable development | Schedule 10, part 12, division 1 | ☐ | ☐ |
| Development in a priority port's master planned area that the port overlay for the master planned area states is assessable development<br>- building work<br>- plumbing or drainage work<br>- material change of use<br>- reconfiguring a lot<br>- operational work | Schedule 10, part 13, division 4, subdivision 1 | ☐<br>☐<br>☐<br>☐<br>☐ | ☐<br>☐<br>☐<br>☐<br>☐ |

| | Planning Regulation 2017 reference | Development Permit | Preliminary Approval |
|---|---|---|---|
| Development on strategic port land if the land use plan for the strategic port land states the development is assessable development<br>- building work<br>- plumbing or drainage work<br>- material change of use (consistent with the land use plan)<br>- reconfiguring a lot<br>- operational work | Schedule 10, part 13, division 5, subdivision 1 | ☐<br>☐<br>☐<br>☐<br>☐ | ☐<br>☐<br>☐<br>☐<br>☐ |
| Making a material change of use on strategic port land that is inconsistent with the land use plan | Schedule 10, part 13, division 5, subdivision 1 | ☐ | ☐ |
| Reconfiguring a lot under the *Land Title Act 1994* | Schedule 10, part 14, division 1 | ☐ | ☐ |
| Making a material change of use of premises for a tourist activity or sport and recreation activity in the SEQ regional landscape and rural production area or the SEQ rural living area | Schedule 10, part 16, division 2, subdivision 1 | ☐ | ☐ |
| Making a material change of use of premises for a residential care facility in the SEQ regional landscape and rural production area or the SEQ rural living area | Schedule 10, part 16, division 3, subdivision 2 | ☐ | ☐ |
| Making a material change of use of premises for a community activity, other than a residential care facility, in the SEQ regional landscape and rural production area or the SEQ rural living area | Schedule 10, part 16, division 3, subdivision 2 | ☐ | ☐ |
| Making a material change of use of premises for indoor recreation in the SEQ regional landscape and rural production area or the SEQ rural living area | Schedule 10, part 16, division 4, subdivision 1 | ☐ | ☐ |
| Making a material change of use of premises for a biotechnology industry in the SEQ regional landscape and rural production area or the SEQ rural living area | Schedule 10, part 16, division 6, subdivision 2 | ☐ | ☐ |
| Making a material change of use of premises for a service station in the SEQ regional landscape and rural production area or the SEQ rural living area | Schedule 10, part 16, division 6, subdivision 2 | ☐ | ☐ |
| Making a material change of use of premises for an urban activity other than a biotechnology industry or service station in the SEQ regional landscape and rural production area or the SEQ rural living area | Schedule 10, part 16, division 6, subdivision 2 | ☐ | ☐ |

| | Planning Regulation 2017 reference | Development Permit | Preliminary Approval |
|---|---|---|---|
| Making a material change of use of premises for two or more of the following:<br>(i) a community activity<br>(ii) indoor recreation<br>(iii) a sport and recreation activity<br>(iv) a tourist activity<br>(v) an urban activity,<br>in the SEQ regional landscape and rural production area or the SEQ rural living area | Schedule 10, part 16, division 7, subdivision 1 | ☐<br>☐<br>☐<br>☐<br>☐ | ☐<br>☐<br>☐<br>☐<br>☐ |
| Carrying out operational work that is tidal works or work carried out completely or partly in a coastal management district | Schedule 10, part 17, division 1 | ☐ | ☐ |
| Carrying out operational work that involves taking, or interfering with, water | Schedule 10, part 19, division 1, subdivision 1 | ☐ | ☐ |
| Development for removing quarry material from a watercourse or lake<br>- building work assessable under the *Building Act 1975*<br>- building work assessable under the planning scheme<br>- plumbing or drainage work<br>- material change of use<br>- reconfiguring a lot<br>- operational work | Schedule 10, part 19, division 2, subdivision 1 | ☐<br>☐<br>☐<br>☐<br>☐<br>☐ | ☐<br>☐<br>☐<br>☐<br>☐<br>☐ |
| Carrying out operational work that is the construction of a dam or relates to a dam. | Schedule 10, part 19, division 3, subdivision 1 | ☐ | ☐ |
| Carrying out operational work for construction of a new category 2 or 3 levee or for modification of an existing category 2 or 3 levee | Schedule 10, part 19, division 4, subdivision 1 | ☐ | ☐ |
| Carrying out operational work that is high impact earthworks in a wetland protection area | Schedule 10, part 20, division 2 | ☐ | ☐ |
| Making a material change of use of premises for a wind farm | Schedule 10, part 21, division 1 | ☐ | ☐ |

## Conditions

This approval is subject to the conditions in Attachment 1.

## Further development permits

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

1. Not applicable

## Properly made submissions

Not applicable—No part of the application required public notification.

**Referral agencies for the application**

The referral agencies for this application are:

| For an application involving | Name of referral agency | Advice agency or concurrence agency | Address |
|---|---|---|---|
| *As per Schedule 10, Part 9, Division 4, Subdivision 2, Table 5, Item 1 (10.9.4.2.5.1) of the PR:*<br><br>*Development application for operational work, if—*<br><br>*(a) all or part of the premises are within 25m of a State transport corridor; and*<br><br>*(b) the work—*<br><br>*(i) relates to access to a State transport corridor; or*<br><br>*(ii) involves extracting, excavating or filling more than 50m3; or*<br><br>*(iii) involves the redirection or intensification of site stormwater from the premises, through a pipe or culvert with a cross-sectional area of more than 625cm2, to a State transport corridor; and*<br><br>*(c) the work does not relate to—*<br><br>*(i) a material change of use stated in table 4, item 1, column 2, paragraph (a) or (c); or*<br><br>*(ii) reconfiguring a lot stated in table 1, item 1, column 2 or table 3, item 1, column 2; or*<br><br>*(iii) government supported transport infrastructure* | Department of State Development, Infrastructure, Local Government and Planning | Concurrence Agency | Department of State Development, Infrastructure and Local Government and Planning<br>Post: PO Box 825<br>Visit: 128 Margaret Street, TOOWOOMBA QLD 4350<br><br>ToowoombaSARA@dsdilgp.qld.gov.au<br><br>Ph: (07) 07 4616 7307 |

## Approved plans and specifications

Copies of the following plans are enclosed.

| Drawing/report title | Prepared by | Date | Reference no. |
|---|---|---|---|
| **Aspect of development: Operational Works** | | | |
| Overall Layout Plan | Baker Rossow | 20/08/2021 | S1-01 |
| Detailed Layout Plan Sheet 1 of 2 | Baker Rossow | 20/08/2021 | S1-02 |
| Detailed Layout Plan Sheet 2 of 2 | Baker Rossow | 20/08/2021 | S1-03 |
| Site Setout Plan Sheet 1 of 2 | Baker Rossow | 20/08/2021 | S1-04 |
| Site Setout Plan Sheeet 2 of 2 | Baker Rossow | 20/08/2021 | S1-05 |
| Earthworks Depth Banding Plan | Baker Rossow | 20/08/2021 | S1-06 |
| Site cross Sections Sheet 1 of 2 | Baker Rossow | 20/08/2021 | S1-07 |
| Site Cross Sections Sheet 2 of 2 | Baker Rossow | 20/08/2021 | S1-08 |
| Pavement Design and Details | Baker Rossow | 20/08/2021 | S1-09 |
| Stormwater Details Sheet 1 of 2 | Baker Rossow | 20/08/2021 | S1-10 |
| Stormwater Details Sheet 2 of 2 | Baker Rossow | 20/08/2021 | S1-11 |
| Heavy Vehicle Turnpath Plan | Baker Rossow | 20/08/2021 | S1-12 |
| Service Vehicle Turnpath Plan | Baker Rossow | 20/08/2021 | S1-13 |
| Erosion and Sediment Control Plan | Baker Rossow | 20/08/2021 | S1-14 |
| Erosion and Sediment Control Details | Baker Rossow | 20/08/2021 | S1-15 |

## Currency period for the approval

This development approval will lapse at the end of the period set out in section 85 of *Planning Act 2016*

- [Operational work] This approval lapses if the development does not substantially start within **two (2) years**.

## Rights of appeal

The rights of an applicant to appeal to a tribunal or the Planning and Environment Court against a decision about a development application are set out in chapter 6, part 1 of the *Planning Act 2016*. For certain applications, there may also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the *Planning Act 2016)*.

*Appeal by an applicant*

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

- the refusal of all or part of the development application
- a provision of the development approval
- the decision to give a preliminary approval when a development permit was applied for

- a deemed refusal of the development application.

An applicant may also have a right to appeal to the Development tribunal. For more information, see schedule 1 of the *Planning Act 2016*.

*Appeal by an eligible submitter*

An eligible submitter for a development application may appeal to the Planning and Environment Court against the decision to approve the application, to the extent the decision relates to:

- any part of the development application that required impact assessment
- a variation request.

The timeframes for starting an appeal in the Planning and Environment Court are set out in section 229 of the *Planning Act 2016*.

**Attachment 4** is an extract from the *Planning Act 2016* that sets out the applicant's appeal rights and the appeal rights of a submitter.

To stay informed about any appeal proceedings which may relate to this decision visit: https://planning.dsdmip.qld.gov.au/planning/our-planning-system/dispute-resolution/pe-court-database.

**Attachment 3** is a Notice about decision - Statement of reasons, in accordance with section 63 (5) of the Planning Act 2016.

If you wish to discuss this matter further, please contact Council's Manager of Planning Services, Mrs Ronnie McMahon, on 07 4671 7400.

Yours Sincerely

**Carl Manton**
Chief Executive Officer
Goondiwindi Regional Council

enc Attachment 1—Assessment manager conditions
Attachment 2—Approved Plans
Attachment 3—Notice about decision – Statement of reasons
Attachment 4—*Planning Act 2016* Extracts

# ATTACHMENTS

**Attachment 1 – Assessment Manager's Conditions**

**Attachment 2 – Approved Plans**

**Attachment 3 – Notice about decision - Statement of reasons**

**Attachment 4 – *Planning Act 2016* Extracts**

*Planning Act 2016 appeal provisions*

*Planning Act 2016 lapse dates*

## Attachment 1 – Assessment Manager's Conditions

## Assessment Manager's Conditions

| | |
|---|---|
| **Proposed Use:** | *"Operational works"* – excavation and fill for a solar farm and stormwater detention basin |
| **Development:** | Operational Works – Development Permit |
| **Applicant:** | SMK QLD Pty Ltd |
| **Address:** | 53 Riddle Street and 8 Boundary Road, Goondiwindi |
| **Real Property Description:** | Lot 4 on SP158267 |
| **Council File Reference:** | 21/57OW |

| | **GENERAL CONDITIONS** |
|---|---|
| **1.** | Approval is granted for the purpose of Operational Works – Excavation and fill for a solar farm and stormwater detention basin This approval in no way authorises any building work to occur on the relevant site. |
| **2.** | All conditions must be complied with or bonded, unless specified in an individual condition. |
| **3.** | The development shall be constructed in accordance with supporting information supplied by the applicant with the development application including the following plans: |

| Drawing Number | Title | Date |
|---|---|---|
| S1-01 | Overall Layout Plan | 20/08/2021 |
| S1-02 | Detailed Layout Plan Sheet 1 of 2 | 20/08/2021 |
| S1-03 | Detailed Layout Plan Sheet 2 of 2 | 20/08/2021 |
| S1-04 | Site Setout Plan Sheet 1 of 2 | 20/08/2021 |
| S1-05 | Site Setout Plan Sheet 2 of 2 | 20/08/2021 |
| S1-06 | Earthworks Depth Banding Plan | 20/08/2021 |
| S1-07 | Site cross Sections Sheet 1 of 2 | 20/08/2021 |
| S1-08 | Site Cross Sections Sheet 2 of 2 | 20/08/2021 |
| S1-09 | Pavement Design and Details | 20/08/2021 |
| S1-10 | Stormwater Details Sheet 1 of 2 | 20/08/2021 |

| | | | |
|---|---|---|---|
| | S1-11 | Stormwater Details Sheet 2 of 2 | 20/08/2021 |
| | S1-12 | Heavy Vehicle Turnpath Plan | 20/08/2021 |
| | S1-13 | Service Vehicle Turnpath Plan | 20/08/2021 |
| | S1-14 | Erosion and Sediment Control Plan | 20/08/2021 |
| | S1-15 | Erosion and Sediment Control Details | 20/08/2021 |

Please note these documents are not approved Building Plans.

**4.** Complete and maintain the approved development as follows:

(i) Generally in accordance with development approval documents; and

(ii) Strictly in accordance with those parts of the approved development which have been specified in detail by Council unless Council agrees in writing that those parts will be adequately complied with by amended specifications.

All development shall comply with any relevant provisions in the *Goondiwindi Region Planning Scheme 2018 (Version 2),* Council's standard designs for applicable work and any relevant Australian Standard that applies to that type of work.

The development approval documents are the material contained in the development application, approved plans and supporting documentation including any written and electronic correspondence between applicant, Council or any relevant Agencies during all stages of the development application assessment processes.

**5.** The developer shall contact Council's Engineering Department to ensure the correct specifications are obtained for all civil works prior to commencement of any works onsite.

**6.** Development does not detract from the amenity of the local area through unacceptable impacts relating to:

(a) Noise;
(b) Hours of operation;
(c) Traffic;
(d) Advertising devices;
(e) Lighting;
(f) Visual amenity;
(g) Privacy;
(h) Odour; or
(i) Emissions.

| | |
|---|---|
| | **EXCAVATING AND FILLING WORKS** |
| **7.** | Excavating or filling work shall be designed and constructed in accordance with Australian Standards AS3798 and Schedule 6.2 – Planning Scheme Policy 1 – Land Development Standards of the *Goondiwindi Region Planning Scheme 2018 (Version 2).* |
| **8.** | Excavating and filling must not negatively impact on the character and amenity of neighbourhoods, increase flood or drainage impacts on neighbouring properties or infrastructure and cause pollution or contamination of nearby land or watercourses. |
| **9.** | Excavating or filling must not result in the permanent retention of surface water. |
| **10.** | Excavating or filling must not result in works or structures that extract or retain overland water flows. |
| **11.** | Excavating and filling works are to be designed using appropriate engineering standards. |
| | **EARTHWORKS AND EROSION CONTROL** |
| **12.** | Filling or excavation shall be undertaken in accordance with Schedule 6.2 – Planning Scheme Policy 1 – land Development Standards of the *Goondiwindi Region Planning Scheme 2018 (Version 2)* or to other relevant engineering standards to the satisfaction of and at no cost to Council.<br><br>Excavating or filling within 1.5 metres of any site boundary is battered or retained by a call that does not exceed 1 metre in height. |
| **13.** | All works associated with the development must be carried out in a manner that minimises erosion and controls sediment. Best practice erosion and sediment control measures shall be in place at the location of all works prior to work commencing and remain until work is completed in accordance with Schedule 6.2 – Planning Scheme Policy 1 – Land Development Standards of the *Goondiwindi Region Planning Scheme 2018 (Version 2)* to the satisfaction of and at no cost to Council.<br><br>Control procedures are to be established to ensure sediment from the site is not deposited off site. The developer shall ensure no increase in any silt loads or contaminants in overland flow from the site during the development process and after development has been completed. |

| | |
|---|---|
| | **VEHICLE ACCESS** |
| **14.** | All site accesses, from the edge of the existing bitumen to the property boundary, shall be maintained to standards determined by the Department of Transport and Main Roads, to the satisfaction of and at no cost to Council. |
| **15.** | Crossovers shall be either constructed or bonded prior to the commencement of the use.<br><br>The developer shall contact the Department of Transport and Main Roads to ensure the correct specifications are obtained for all civil works prior to commencement of any works onsite.<br><br>A qualified Council Officer may inspect construction works at the request of the developer to ensure compliance with this condition. |
| | **STORMWATER** |
| **16.** | The proposed development shall be adequately drained and all stormwater shall be disposed of to a legal discharge point in accordance with Schedule 6.2 - Planning Scheme Policy 1 - Land Development Standards of the *Goondiwindi Region Planning Scheme 2018 (Version 2)* or to other relevant engineering standards, to the satisfaction of and at no cost to Council.<br><br>Any increases in volume, concentration or velocity of stormwater from the site shall be channelled to lawful points of discharge or to other storage or dispersal arrangements which all must be agreed to in writing by Council.<br><br>There shall be no change in direction or increase in the volume, concentration or velocity in any overland flow from the site to any adjoining properties unless agreed in writing by Council and the owners of any adjoining properties affected by these changes.<br><br>The stormwater disposal system shall be designed to include appropriate pollution control devices or methods to ensure no contamination or silting of waterways. |
| **17.** | Stormwater shall not be allowed to pond on the site during construction and after construction has been completed unless the type and size of ponding has been agreed in writing by Council.<br><br>No ponding, concentration or redirection of stormwater shall occur on adjoining properties unless specifically agreed to in writing by Council and the owners of any adjoining properties affected by these changes. |
| **18.** | A stormwater management plan, prepared by an RPEQ, but submitted to the satisfaction of the DES. |

| | AVOIDING NUISANCE |
|---|---|
| **19.** | At all times while the use continues, the development shall be conducted in accordance with the provisions of the *Environmental Protection Act 1994* (the Act) and all relevant regulations and standards under that Act. All necessary licences under the Act shall be obtained and shall be maintained at all times. |
| **20.** | At all times, no nuisance shall arise to adjoining premises as a result of dust, noise, lighting, odour, vibration, rubbish, contaminants, stormwater discharge or siltation or any other potentially detrimental impact. |
| **21.** | The operator shall be responsible for mitigating any complaints arising from an-site operations. |
| **22.** | Construction works must occur so they do not cause unreasonable interference with the amenity of adjoining premises.<br><br>The site must be kept in a clean and tidy stat at all times during construction. |
| | **DEVELOPER'S RESPONSIBILITIES** |
| **23.** | Any alteration or damage to roads and/or public infrastructure that is attributable to the progress of works or vehicles associated with the development of the site shall be repaired to Council's satisfaction or the cost of repairs paid to Council. |
| **24.** | It is the developer's responsibility to ensure that any contractors and subcontractors have current, relevant and appropriate qualifications and insurances in place to carry out the works. |
| **25.** | The developer shall be responsible for meeting all costs reasonably associated with the approved development, unless there is specific agreement by other parties, including the Council, to meeting those costs. |
| **26.** | At all times, all requirements of the conditions of the development approval must be maintained. |

| | COMPLETION OF WORKS |
|---|---|
| **27.** | At its discretion, Council may accept bonds or other securities to ensure completion of specified development approval conditions or Council may accept cash payments for Council to undertake the necessary work to ensure completion of specified development approval conditions.<br><br>It may be necessary for Council to use such bonds for the completion of outstanding works without a specific timeframe agreed.<br><br>The decision to accept bonds or other securities to satisfy a condition will be that of Council, not the applicant. |
| **28.** | *When approval takes effect*<br><br>This approval takes effect in accordance with section 71 of the *Planning Act 2016*.<br><br>*When approval lapses*<br><br>This approval will lapse if the development does not substantially start within **two (2) years** after the approval starts to take effect, in accordance with section 85(1)(c) of the *Planning Act 2016*.<br><br>Section 86 on the *Planning Act 2016* sets out how an extension to the currency period of approval can be requested. |
| **29.** | A letter outlining and demonstrating that conditions have been, or will be, complied with shall be submitted to Council and approved by a relevant Officer of Council at the completion of the works. Council Officers may require a physical inspection to confirm that all conditions have been satisfied to relevant standards. |
| | **PLEASE READ CAREFULLY - NOTES AND ADVICE** |
| | *When approval takes effect*<br><br>This approval takes effect in accordance with section 71 of the *Planning Act 2016*.<br><br>*When approval lapses*<br><br>This approval will lapse if the development does not substantially start within **two (2) years** after the approval starts to take effect, in accordance with section 85(1)(c) of the *Planning Act 2016*.<br><br>Section 86 on the *Planning Act 2016* sets out how an extension to the currency period of approval can be requested. |
| | This approval is for Operational Works for the purpose set out in the application and decision notice, and does not authorise a change of use from the current vacant land. |

| | |
|---|---|
| | It is the applicant's responsibility to obtain all statutory approvals prior to commencement of any works onsite. |
| | This approval in no way removes the duty of care responsibility of the applicant under the *Aboriginal Cultural Heritage Act 2003*. Pursuant to Section 23(1) of the *Aboriginal Cultural Heritage Act 2003*, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the "cultural heritage duty of care"). |
| | This approval in no way authorises the clearing of native vegetation protected under the *Vegetation Management Act 1999.* |
| | The approved development does not authorise any deviation from the applicable Australian Standards nor from the application of any laws, including laws covering work place health and safety. |

# Attachment 1 – Assessment Manager's Conditions

***Part 2 - Department of State Development, Infrastructure, Local Government and Planning - Concurrence Agency Response***

Queensland Government

SARA reference: 2111-25638 SRA
Council reference: 21/57OW

23 December 2021

Chief Executive Officer
Goondiwindi Regional Council
LMB 7
INGLEWOOD Qld 4387
mail@grc.qld.gov.au

Attention: Mr Ronnie McMahon

Dear Ronnie,

# SARA response—53 Riddle Street, Goondiwindi and 8 Boundary Road, Goondiwindi

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

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 19 November 2021.

## Response

| | |
|---|---|
| Outcome: | Referral agency response – with conditions. |
| Date of response: | 23 December 2021 |
| Conditions: | The conditions in **Attachment 1** must be attached to any development approval. |
| Advice: | Advice to the applicant is in **Attachment 2**. |
| Reasons: | The reasons for the referral agency response are in **Attachment 3**. |

## Development details

| | | |
|---|---|---|
| Description: | Development permit | Operational works - Excavation and Fill for Solar Farm and Stormwater Detention Basin |
| SARA role: | Referral Agency | |
| SARA trigger: | Schedule 10, Part 9, Division 4, Subdivision 2, Table 5, Item 1 (Planning Regulation 2017) – operational work on premises near a State transport corridor | |



Darling Downs South West regional office
128 Margaret Street, Toowoomba
PO Box 825, Toowoomba QLD 4350

| | |
|---|---|
| SARA reference: | 2111-25638 SRA |
| Assessment Manager: | Goondiwindi Regional Council |
| Street address: | 53 Riddle Street, Goondiwindi and 8 Boundary Road, Goondiwindi |
| Real property description: | Lot 32 on SP281672 & 33 on SP281672 |
| Applicant name: | Woods Stockfeeds c/- SMK QLD Pty Ltd |
| Applicant contact details: | Mr Tom Jobling<br>PO Box 422, Goondiwindi<br>QLD 4390<br>tom@smkqld.com.au |

## Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules) Copies of the relevant provisions are in **Attachment 4**.

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

For further information please contact David Hooper, Principal Planning officer, on (07) 3452 7618 or via email ToowoombaSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely

Susan Kidd
Manager (Program Improvement)

cc SMK QLD for Woods Stockfeeds, tom@smkqld.com.au

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations provisions
Attachment 5 - Approved plans and specifications

## Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the plans and specifications referenced below are found at Attachment 5)

| No. | Conditions | Condition timing |
|---|---|---|
| **Operational Works** | | |
| Schedule 10, Part 9, Division 4, Subdivision 2, Table 5, Item 1 - The chief executive administering the *Planning Act 2016* nominates the Director-General of Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s): | | |
| **Filling and Excavation** | | |
| 1. | Any excavation, filling/backfilling/compaction, retaining structures, stormwater management measures and other works involving ground disturbance must not encroach or de-stabilise the state-controlled road or the land supporting this infrastructure, or cause similar adverse impacts. | At all times |
| **Stormwater Management** | | |
| 2. | (a) The detention basin must be constructed generally in accordance with the following plans prepared by Baker Rossow Consulting Engineers dated 20 August 2021 (Job No.210053):<br><br>- Earthworks Depth Banding Plan (Plan No. S1-06)<br>- Stormwater Details Sheet 1 of 2 (Plan S1-10)<br>- Stormwater Details Sheet 1 of 2 (Plan S1-11)<br><br>(b) RPEQ certification with supporting documentation must be provided to the Department of Transport and Main Roads, confirming that the development has been designed and constructed in accordance with part (a) of this condition | (a)<br>At all times<br><br>(b)<br>Prior to the commencement of use |

# Attachment 2—Advice to the applicant

| General advice | |
|---|---|
| 1. | Terms and phrases used in this document are defined in the *Planning Act 2016* its regulation or the State Development Assessment Provisions (SDAP), version 2.6. If a word remains undefined it has its ordinary meaning. |

## Attachment 3—Reasons for referral agency response

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

**The reasons for the department's decision are:**

The development complies with *State code 1: Development in a state-controlled road environment* of the SDAP. Specifically, the development:

- does not create a safety hazard for users of a state-controlled road
- does not compromise the structural integrity of state-controlled roads, road transport infrastructure or road works
- does not result in a worsening of the physical condition or operating performance of state-controlled roads and the surrounding road network
- does not compromise the state's ability to construct, or significantly increase the cost to construct state-controlled roads and future state-controlled roads
- does not compromise the state's ability to maintain and operate state-controlled roads, or significantly increase the cost to maintain and operate state-controlled roads.

The proposed development complies with *State code 2: Development in a railway environment*. Specifically, the development:

- does not create a safety hazard for users of a railway
- does not compromise the structural integrity of railways, rail transport infrastructure, other rail infrastructure or railway works
- does not result in a worsening of the physical condition or operating performance of railways and the rail network
- does not compromise the state's ability to construct, or significantly increase the cost to construct railways and future railways
- does not compromise the state's ability to maintain and operate, or significantly increase the cost to maintain and operate railways.

**Material used in the assessment of the application:**

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

# Attachment 4—Change representation provisions

(page left intentionally blank)

# Attachment 5—Approved plans and specifications

(page left intentionally blank)

## EARTHWORKS NOTES:

1. ALL EARTHWORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH CURRENT GOONDIWINDI REGIONAL COUNCIL STANDARDS AND AUSTRALIAN STANDARD AS3798–2007.
2. EXISTING STOCKPILES OF REFUSE SOIL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
3. IMPORTED FILL AND IN–SITU FILL OBTAINED FROM SITE EARTHWORKS SHALL BE FREE OF VEGETABLE MATTER, ROCK AND ANY OTHER DELETERIOUS MATTER, AND SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER.
4. PRIOR TO ANY FILLING, THE EXISTING TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR SUBSEQUENT RESPREADING AS DIRECTED BY THE ENGINEER.
5. NO FILL SHALL BE PLACED PRIOR TO INSPECTION BY THE ENGINEER.
6. BATTER SLOPES TO BE AS FOLLOWS:
   CUT – 1V : 4H GENERALLY / 1V : 2H MAX
   FILL – 1V : 4H GENERALLY / 1V : 2H MAX
7. THE SITE SHALL BE STRIPPED OF ALL VEGETATION TO A NOMINAL DEPTH OF 100mm STRIP.
8. SUBGRADE TO BE COMPACTED TO 95% STD. COMPACTION AS DETERMINED BY AS 1289 5.1.1 AND 5.3.1 (STANDARD COMPACTION).
9. FILL SHALL BE PLACED IN LAYERS OF 150mm MAX. DEPTH, AND SHALL BE MOISTENED AND ROLLED TO ACHIEVE A MIN. 95% STANDARD COMPACTION, THROUGHOUT THE ENTIRE DEPTH AND PLAN EXTENT OF THE FILL. DENSITY TESTING SHALL BE CARRIED OUT BY A NATA REGISTERED LABORATORY, WITH TESTING FREQUENCY TO SUIT THE REQUIREMENTS OF AS3798.
10. REFER TO ENGINEER FOR ELECTRONIC FILE OF BULK EARTHWORKS DESIGN SURFACE.
11. SUITABLE STRIP MATERIAL STOCKPILED FROM SITE TO BE REUSED FOR LANDSCAPING AREAS.
12. IF IN DOUBT, ASK ENGINEER.

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2111-25638 SRA

Date: 23 December 2021

## EARTHWORKS VOLUMES:

Plan Area = 11,720m²
Fill / Embankment = 5,085m³
Cut / Excavation = 680m³
Net = 4,405m³ Fill

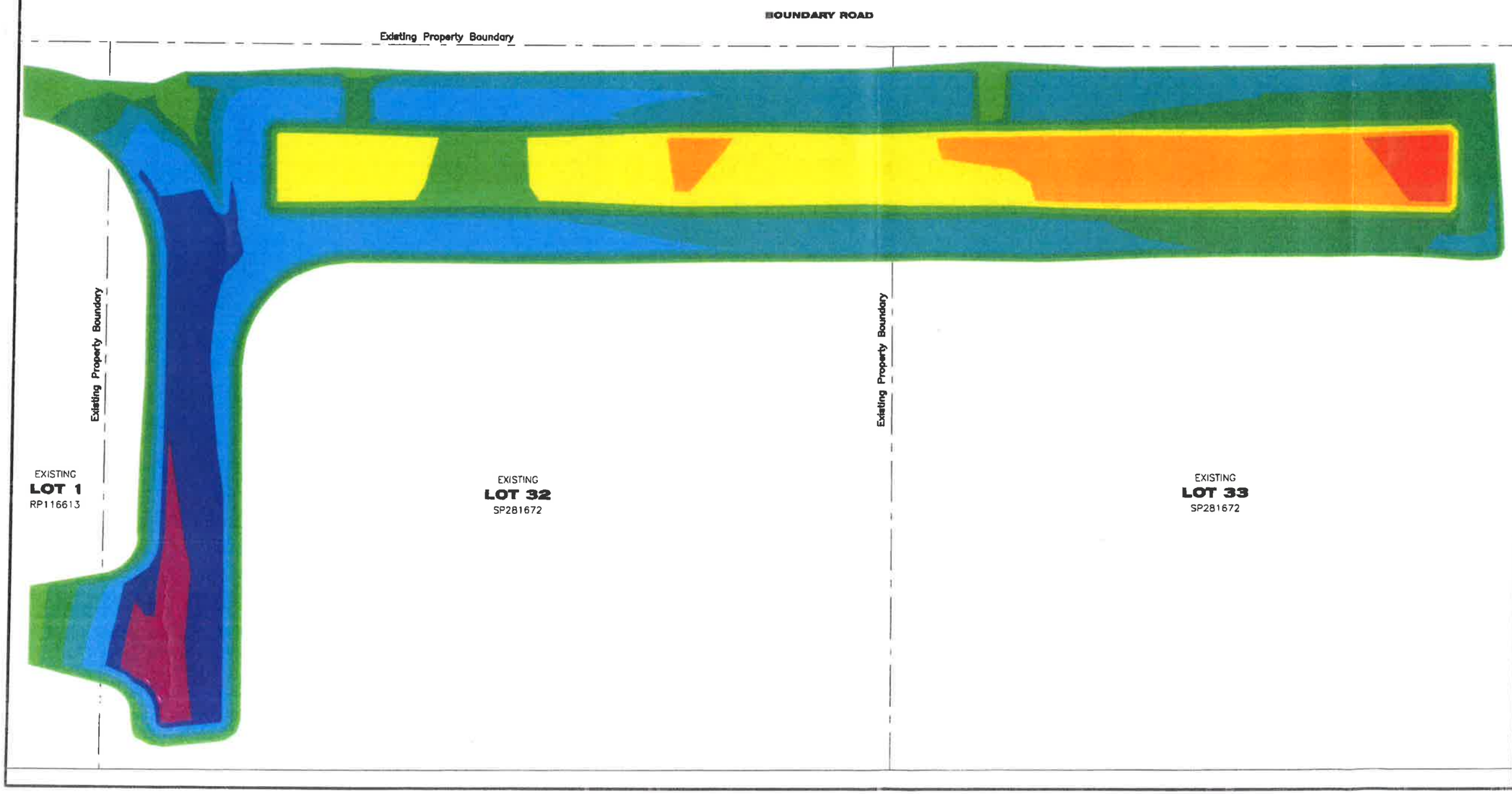
Earthworks volumes shown above have been calculated as solid quantities, between the following surfaces:

- Stripped Surface (100mm thickness below existing ground).
- Finished Surface.

NOTE: Depth Banding is to the design finished surface. This includes allowance for pavements in the depth banding. Pavement volumes are to be negated from earthworks volumes to determine total amount of soil required.

### DEPTHS OF CUT/FILL

| | No. | Min. Level | Max. Level | Colour |
|---|---|---|---|---|
| CUT | 1 | –1.000 | –0.750 | |
| | 2 | –0.750 | –0.500 | |
| | 3 | –0.500 | –0.250 | |
| | 4 | –0.250 | 0.000 | |
| | 5 | 0.000 | 0.250 | |
| FILL | 6 | 0.250 | 0.500 | |
| | 7 | 0.500 | 0.750 | |
| | 8 | 0.750 | 1.000 | |
| | 9 | 1.000 | 1.250 | |
| | 10 | 1.250 | 1.500 | |





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N W E S

0 4 8 12 16 20m
SCALE 1 : 800 AT A3
Bar Scales

| Revisions | | Date |
|---|---|---|
| A | Original issue | 20/08/21 |

Client
**WOODS STOCKFEEDS PTY LTD**

Project
**RIDDLE STREET, GOODIWINDI**

Title
**EARTHWORKS DEPTH BANDING PLAN**

| J/M | Design | Drawn | Examined |
|---|---|---|---|
| BSB AUG 21 | BSB AUG 21 | BSB AUG 21 | BDR 20/8/21 |

Scale: 1:800

Certified RPEQ: 21187

**JOB No. 210053**

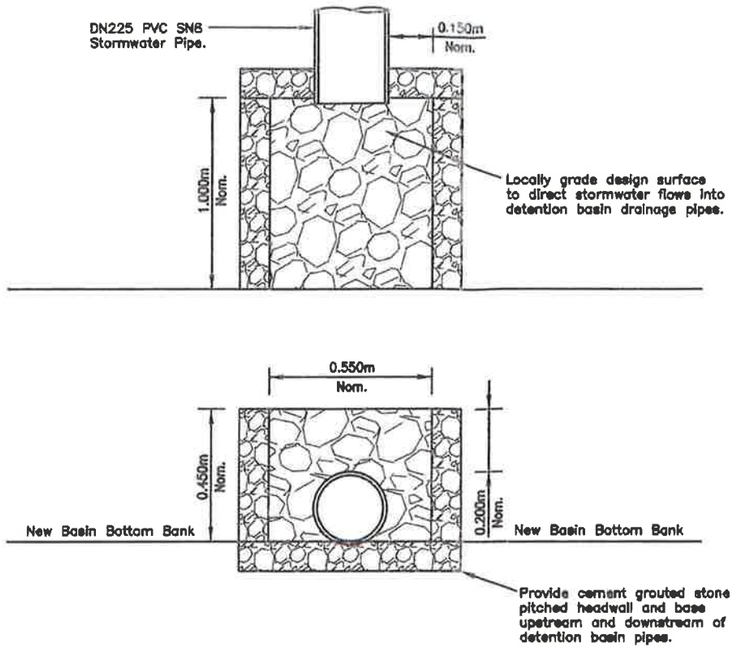
Original Size A3

Plan No. **S1-06**

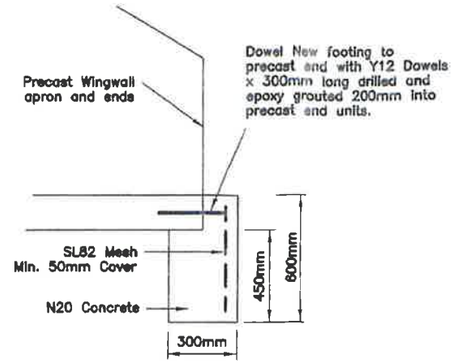
A

## STORMWATER DRAINAGE NOTES:

1. IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN THE LOCATION OF ALL EXISTING SERVICES PRIOR TO EXCAVATION. THE CONTRACTOR SHALL CO-ORDINATE THE WORKS WITH ANY RELEVANT AUTHORITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND REINSTATEMENT OF ANY OF THE EXISTING SERVICES WHICH MAY BE UNCOVERED AND OR DAMAGED IN THE COURSE OF THE WORKS.
2. ALL WORK AREAS SHALL BE LEFT IN A FREE DRAINING STATE.
3. LEVELS AND GRADIENTS AT JUNCTIONS WITH EXISTING WORKS MAY BE VARIED AS REQUIRED TO ACHIEVE SATISFACTORY CONNECTIONS – SUBJECT TO THE PRIOR APPROVAL OF THE ENGINEER.
4. THE CONTRACTOR OR HIS SURVEYOR SHALL MAINTAIN ACCURATE RECORDS OF LEVELS & LOCATIONS OF ALL SERVICES TO FULLY COMPLY WITH LOCAL AUTHORITIES 'AS CONSTRUCTED' INFORMATION REQUIREMENTS.
5. THE CONTRACTOR OR HIS SURVEYOR IS RESPONSIBLE FOR THE SETTING OUT & MAINTENANCE OF ALL CONTROL LINES, & STORMWATER LINES, (OFFSET FOR CONSTRUCTION PURPOSES WHERE NECESSARY), AS DETAILED ON THIS & SUBSEQUENT PLANS.
6. ENSURE SEALED SYSTEM THROUGHOUT.
7. ANY PIPES UNDER FOOTPATHS TO BE STEEL, CAST IRON OR CONCRETE U.N.O., A PERMIT FOR WORK ACROSS THE FOOTPATH SHALL BE OBTAINED FROM THE LOCAL AUTHORITY PRIOR TO COMMENCING ANY WORK. THE CONTRACTOR SHALL ENSURE LOCAL AUTHORITY INSPECTIONS OF WORK ARE CARRIED OUT DURING CONSTRUCTION AND WORK IS TO LOCAL AUTHORITY APPROVAL.
8. UNLESS OTHERWISE STATED, THE DESIGN RAINFALL INTENSITY USED COMPLIES WITH DETAILS OF AS3500.
9. THE CONTRACTOR IS TO CHECK LEVELS AND DIMENSIONS ON BEFORE COMMENCING ANY WORK. REFER ANY DISCREPANCIES TO THE ENGINEER FOR DETERMINATION.
10. STORMWATER CULVERT SIZING IS BASED ON UPSTREAM STORMWATER STRUCTURE CONVEYANCE AREAS. LARGE RAIN EVENTS ARE LIKELY TO INUNDATE THE UPSTREAM AND PROPOSED STORMWATER STRUCTURES.
11. THE GRADES OF THE STORMWATER STRUCTURES ARE LIMITED TO THE GRADES OF THE EXISTING SURFACE AND STORMWATER CHANNELS. EXISTING DRAINAGE CHANNELS ON SITE BACKFLOW IN PLACES.
12. DUE TO THE SHALLOW NATURE OF THE EXISTING GRADES, THE STORMWATER STRUCTURES WILL BE PRONE TO SILTING AND WILL REQUIRE REGULAR MAINTENANCE TO CLEAR THE STRUCTURES OF EXCESSIVE SILT AND OTHER MATERIALS.




**TYPICAL BASIN PIPE HEADWALL DETAIL**
SCHEMATIC ONLY

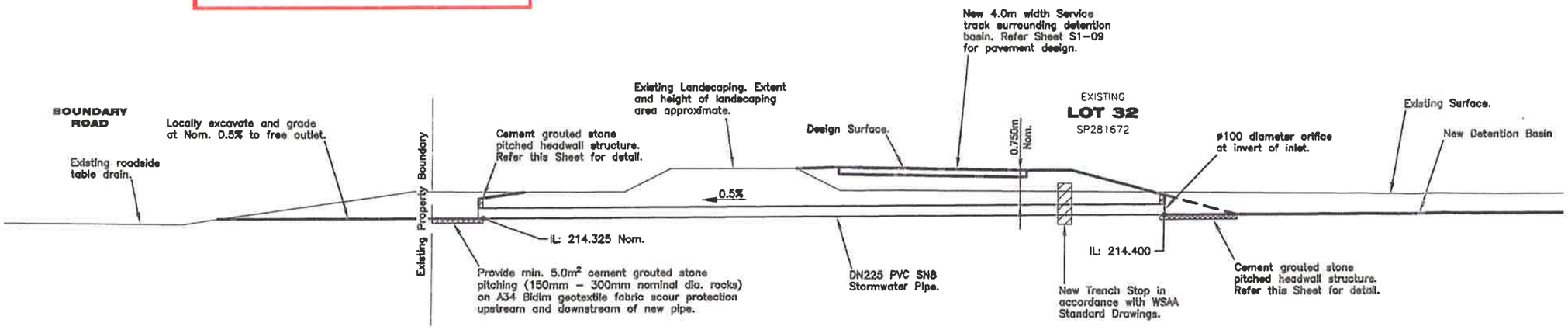



**CUTOFF WALL DETAIL**
SCHEMATIC ONLY

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2111-25638 SRA

Date: 23 December 2021




**TYPICAL DETENTION BASIN OUTLET PIPE**
SCALE 1:100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0 0.5 1.0 1.5 2.0 2.5m
SCALE 1 : 100 AT A3
Bar Scales

| Revisions | | Date |
|---|---|---|
| A | Original issue | 20/08/21 |

Client
**WOODS STOCKFEEDS PTY LTD**

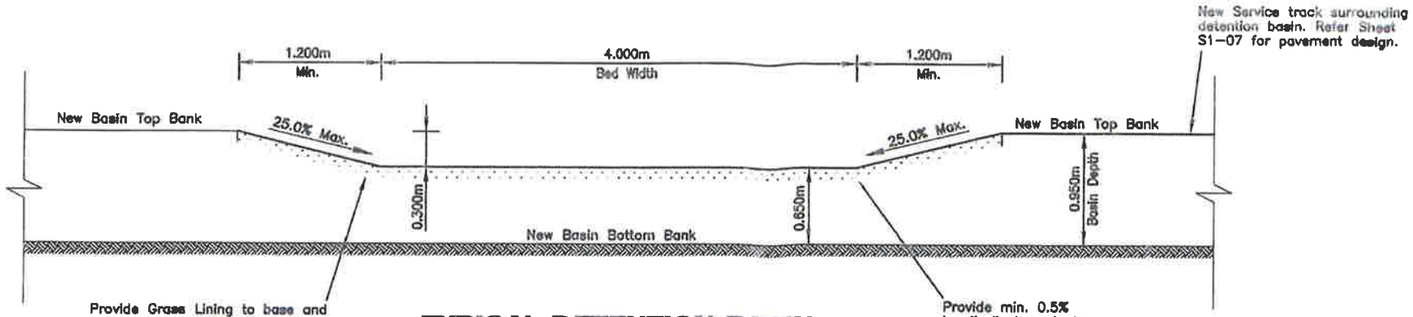
Project
**RIDDLE STREET, GOODIWINDI**

Title
**STORMWATER DETAILS SHEET 1 OF 2**

| J/M | Design | Drawn | Examined |
|---|---|---|---|
| BSB AUG 21 | BSB AUG 21 | BSB AUG 21 | BDR 26/8/21 |

Scale: SCHEMATIC
Certified RPEQ: 21157

JOB No. 210053
Original Size A3
Plan No. S1-10
A



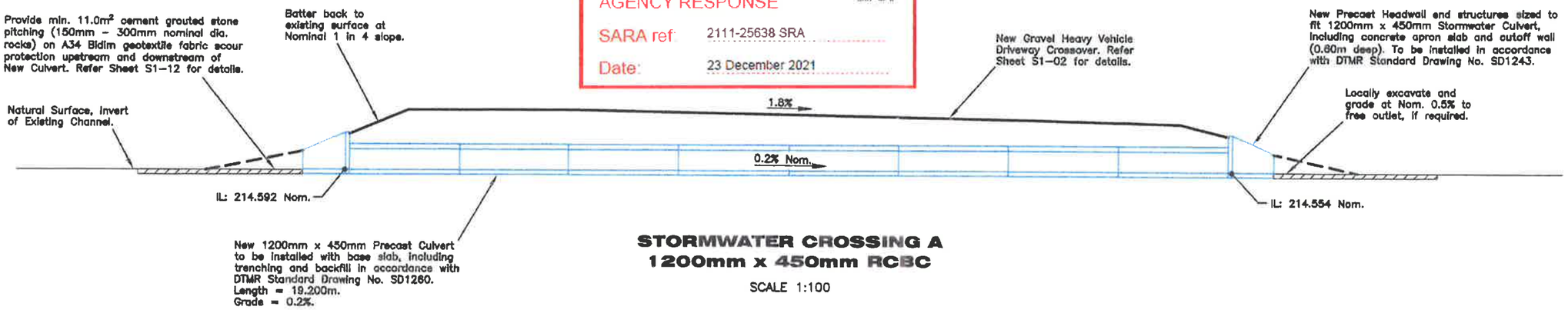

## TYPICAL DETENTION BASIN OVERFLOW CHANNEL

SCALE 1:50

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2111-25638 SRA

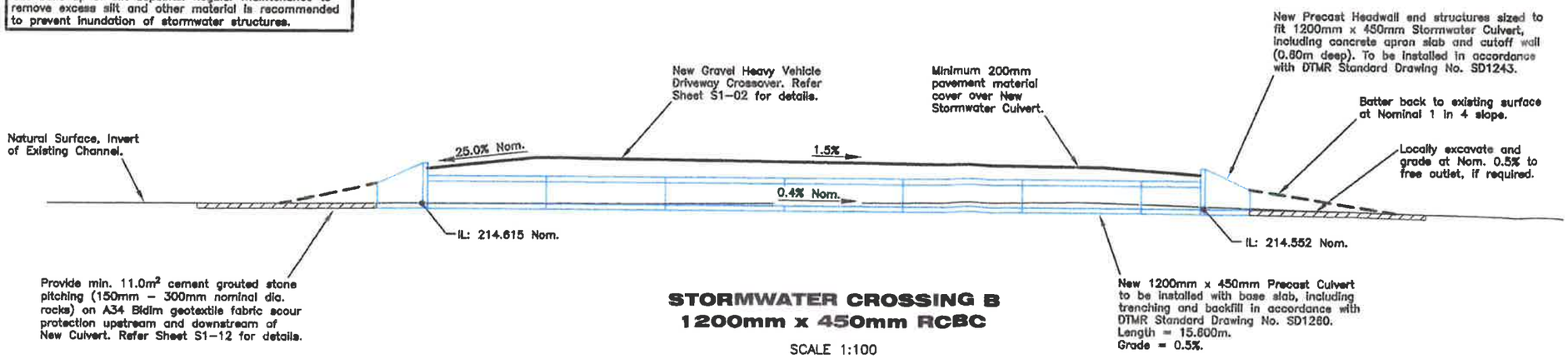
Date: 23 December 2021




## STORMWATER CROSSING A
## 1200mm x 450mm RCBC

SCALE 1:100

NOTE: Grades of stormwater culverts based on existing channel grading. Due to shallow grading of channel, culverts will be subject to ponding, stormwater backflow, and build up of silt deposits. Regular maintenance to remove excess silt and other material is recommended to prevent inundation of stormwater structures.




## STORMWATER CROSSING B
## 1200mm x 450mm RCBC

SCALE 1:100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0 0.5 1.0 1.5 2.0 2.5m
SCALE 1 : 100 AT A3

Bar Scales

| Revisions | | Date |
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| A | Original issue | 20/08/21 |

Client
**WOODS STOCKFEEDS PTY LTD**

Project
**RIDDLE STREET, GOODIWINDI**

Title
**STORMWATER DETAILS SHEET 2 OF 2**

| J/M | Design | Drawn | Examined |
|---|---|---|---|
| BSB AUG 21 | BSB AUG 21 | BSB AUG 21 | BOR 20/8/21 |

Scale: SCHEMATIC

Certified: MHLyle RPEQ: 21187

JOB No. 210053

Original Size A3

Plan No. S1-11

A

# Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules[1] regarding **representations about a referral agency response**

## Part 6: Changes to the application and referral agency responses

### 28 Concurrence agency changes its response or gives a late response

28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.

28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—

(a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or

(b) the Minister has given the concurrence agency a direction under section 99 of the Act; or

(c) the applicant has given written agreement to the change to the referral agency response.[2]

28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.

28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—

(a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and

(b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

---

[1] Pursuant to Section 68 of the *Planning Act 2016*

[2] In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

# Part 7: Miscellaneous

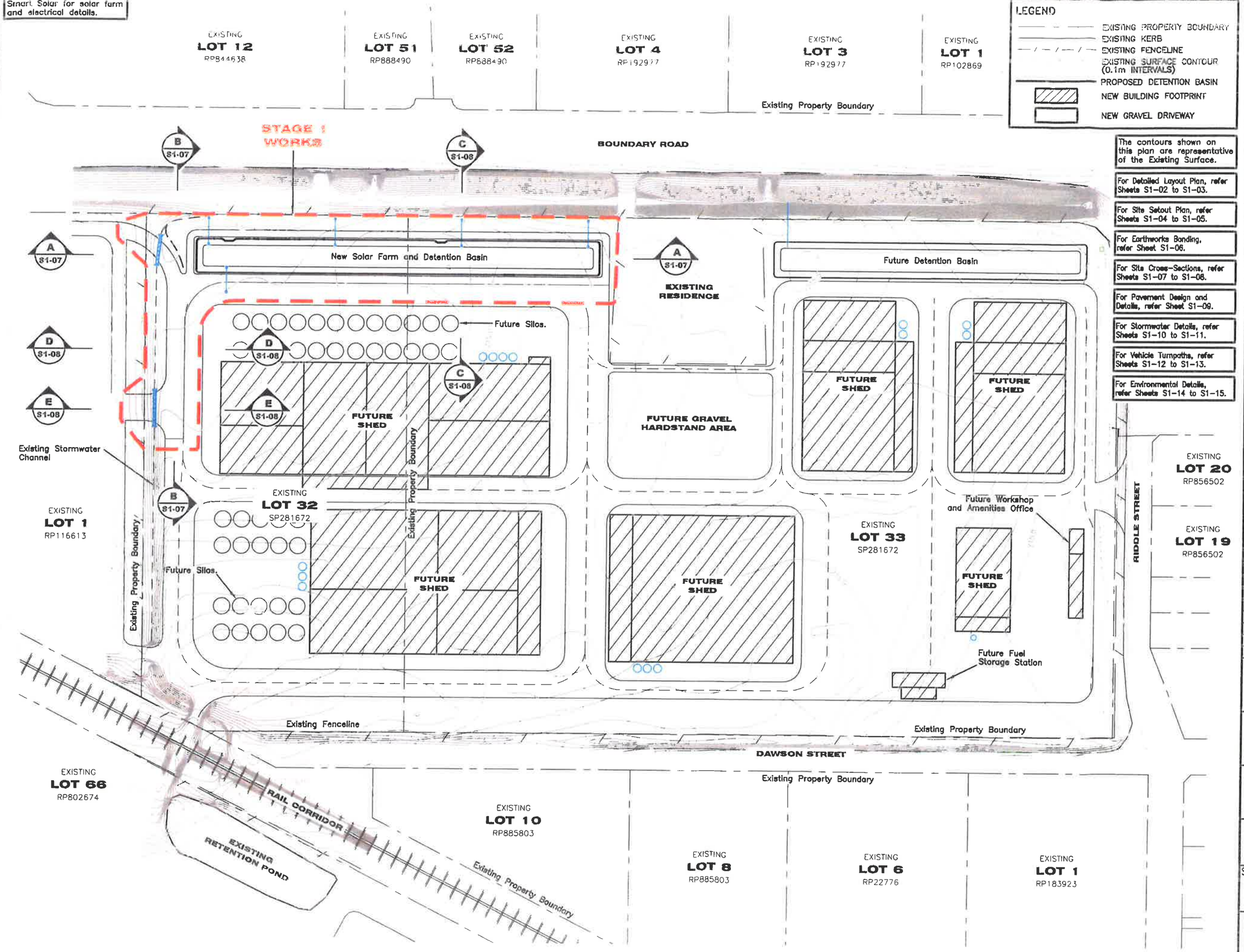
## 30 Representations about a referral agency response

30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.[3]

[3] An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.

## Attachment 2 – Approved Plans

Note: Refer Plans by Smart Solar for solar farm and electrical details.




LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING KERB
- EXISTING FENCELINE
- EXISTING SURFACE CONTOUR (0.1m INTERVALS)
- PROPOSED DETENTION BASIN
- NEW BUILDING FOOTPRINT
- NEW GRAVEL DRIVEWAY

The contours shown on this plan are representative of the Existing Surface.

For Detailed Layout Plan, refer Sheets S1-02 to S1-03.

For Site Setout Plan, refer Sheets S1-04 to S1-05.

For Earthworks Bonding, refer Sheet S1-06.

For Site Cross-Sections, refer Sheets S1-07 to S1-08.

For Pavement Design and Details, refer Sheet S1-09.

For Stormwater Details, refer Sheets S1-10 to S1-11.

For Vehicle Turnpaths, refer Sheets S1-12 to S1-13.

For Environmental Details, refer Sheets S1-14 to S1-15.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N W E S

0 10 20 30 40 50m
SCALE 1 : 2000 AT A3
Bar Scales

| Revisions | | Date |
|---|---|---|
| A | Original issue | 20/08/21 |

Client
**WOODS STOCKFEEDS PTY LTD**

Project
**RIDDLE STREET, GOODIWINDI**

Title
**OVERALL LAYOUT PLAN**

| J/M | Design | Drawn | Examined |
|---|---|---|---|
| BSB AUG 21 | BSB AUG 21 | BSB AUG 21 | BDR 20/8/21 |

Scale 1:2000

Certified RPEQ: 21187

JOB No. 210053

Original Size A3

Plan No. S1-01

A

GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 21/570W
Dated: 27/01/22
Signed:
Print Name: Carl Manton
(Under Delegation) ASSESSMENT MANAGER

## GENERAL NOTES:

1. ALL DIMENSIONS ON THE DRAWINGS ARE IN METRES UNLESS SHOWN OTHERWISE.
2. ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH CURRENT LOCAL AUTHORITY STANDARDS AND RELEVANT STANDARD DRAWINGS, UNLESS DIRECTED OTHERWISE.
3. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING SERVICES WITH ALL RELEVANT AUTHORITIES BEFORE COMMENCING CONSTRUCTION. ANY COSTS ASSOCIATED WITH REPAIRING DAMAGE TO EXISTING SERVICES SHALL BE PAID FOR BY THE CONTRACTOR.
4. THE CONTRACTOR SHALL ERECT TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE RELEVANT AUTHORITY SPECIFICATIONS, IF REQUIRED.
5. THE CONTRACTOR SHALL VERIFY BENCH MARK LEVELS AND ADVISE THE SUPERINTENDENT OF ANY DISCREPANCY BEFORE THE COMMENCEMENT OF CONSTRUCTION.
6. EMBANKMENT MATERIAL PLACED WITHIN THE ZONE ABOVE A HEIGHT OF 300mm BELOW THE SUBGRADE, SHALL NOT CONTAIN ROCK PARTICLES WITH ANY DIMENSION GREATER THAN 80mm.
7. THE EXTENT OF DEMOLITION/REMOVAL OF EXISTING STRUCTURES, FENCES, GRAVEL TRACKS, CONCRETE SLABS, TREES, ETC. TO BE CONFIRMED BY THE ENGINEER AND CONTRACTOR ON SITE PRIOR TO CONSTRUCTION.
8. SUB-BASE GRAVEL COMPACTED AS PER SPECIFICATION.

## SURVEY CONTROL AND NOTES:

1. DETAIL SURVEY INCLUDING ESTABLISHMENT OF TEMPORARY BENCH MARKS HAS BEEN CARRIED OUT BY SMK LAND SURVEYING PTY. LTD.
2. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL ENGAGE SMK LAND SURVEYING PTY. LTD. TO RE-ESTABLISH AND CONFIRM SURVEY CONTROL FOR CONSTRUCTION SETOUT.
3. ELEVATION DATUM TAKEN FROM PSM68568 AHD DER 215.358.
4. ORIENTATION VIDE MGA2020 – ZONE 56.
5. PROPERTY BOUNDARIES HAVE BEEN DERIVED FROM DIGITAL CADASTRAL DATABASE (DCDB). OFFSETS, DIMENSIONS, AND INFORMATION PROVIDED ON THIS PLAN ARE APPROXIMATE ONLY. ACCURATE CADASTRAL SURVEY INFORMATION IS TO BE OBTAINED TO ACCURATELY CONFIRM PROPERTY BOUNDARIES.
6. SURVEY HAS BEEN COMPLETED USING GNSS METHODS, OBTAINED FROM PSM68568. SCALE FACTOR TO BE APPLIED FOR GROUND DISTANCES.

## EXISTING SERVICES NOTES:

1. LOCATION OF ALL EXISTING SERVICES (WATER, COMMUNICATION, ELECTRICAL, STORMWATER, ETC.) ARE TO BE ACCURATELY LOCATED, INCLUDING POSITION AND DEPTH BY THE CONTRACTOR, ON SITE AND PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS TO CONTACT RELATIVE SERVICE AUTHORITIES TO UNDERTAKE REALIGNMENT OR LOWERING OF SERVICES IF DEEMED NECESSARY.

## EXISTING SERVICES NOTES:

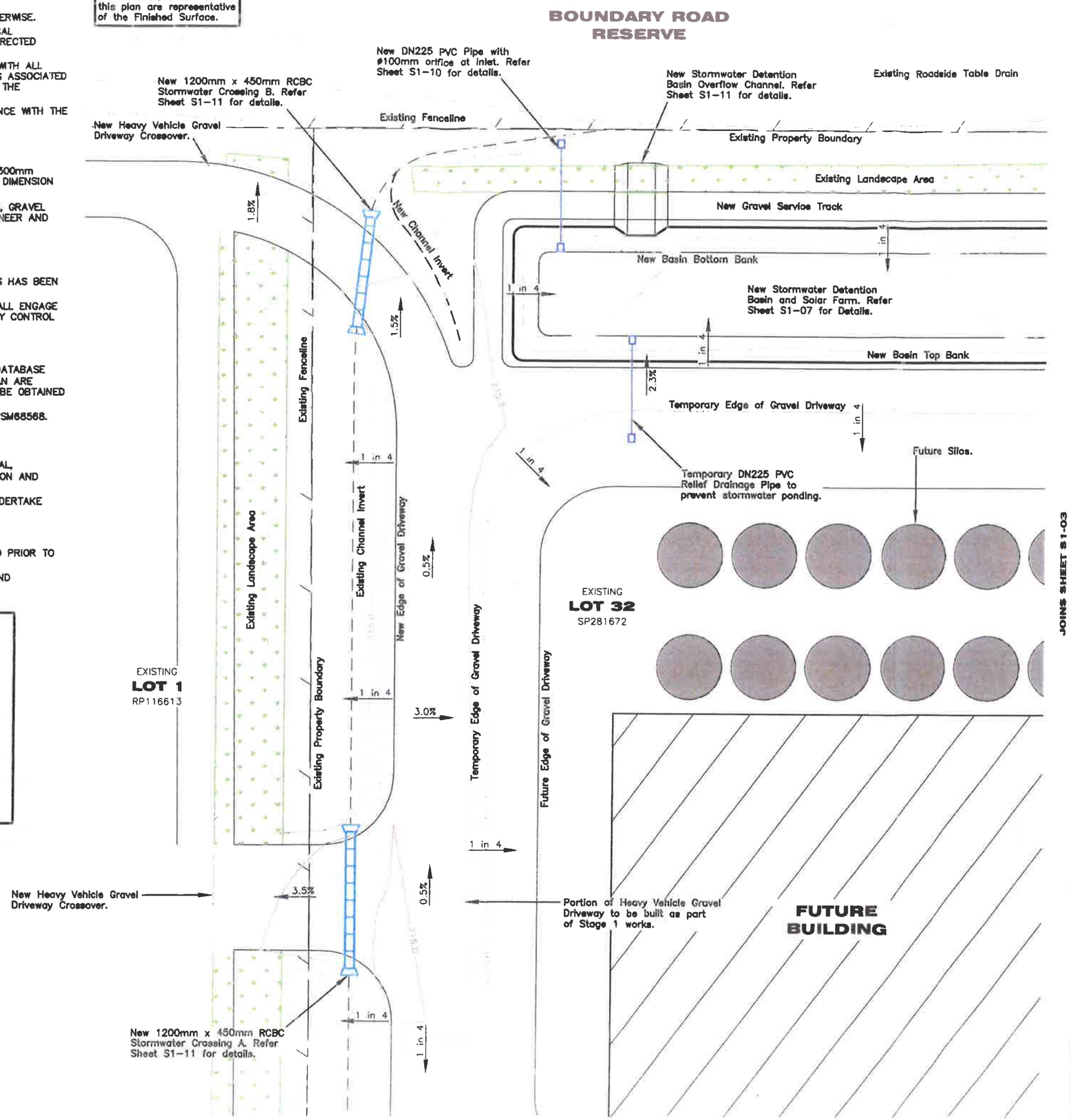
1. ALL TOPSOIL ON ROADWORK AREAS SHALL BE STRIPPED AND STOCKPILED PRIOR TO THE COMMENCEMENT OF ANY OPERATIONS.
2. A TOPSOIL DEPTH OF 100mm HAS BEEN USED TO DETERMINE TOPSOIL AND EARTHWORKS QUANTITIES.

### LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING FENCELINE
- EXISTING STORMWATER CHANNEL INVERT
- NEW STORMWATER CHANNEL INVERT
- NEW DETENTION BASIN TOP BANK
- NEW DETENTION BASIN BOTTOM BANK
- NEW ROAD EDGE
- SWD — NEW STORMWATER PIPE
- FINISHED SURFACE CONTOUR (0.5m INT.)
- EXISTING LANDSCAPE AREA
- NEW GRAVEL ROAD
- FUTURE BUILDING FOOTPRINT

Note: Solar Farm and Electrical Design by Others. Refer Smart Solar Plans for Details.

The contours shown on this plan are representative of the Finished Surface.





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N W E S

0 2 4 6 8 10 12 14m
SCALE 1 : 600 AT A3
Bar Scales

| Revisions | Date |
|---|---|
| A Original issue | 20/08/21 |

Client
**WOODS STOCKFEEDS PTY LTD**

Project
**RIDDLE STREET, GOODIWINDI**

Title
**DETAILED LAYOUT PLAN SHEET 1 OF 2**

| J/M | Design | Drawn | Examined |
|---|---|---|---|
| BSB AUG 21 | BSB AUG 21 | BSB AUG 21 | BLR 20/8/21 |

| Scale | Certified | RPEQ: |
|---|---|---|
| 1:600 | | |

| JOB No. | Original Size | A3 |
|---|---|---|
| 210053 | Plan No. | S1-02 |
| | A | |

GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 21/570W
Dated: 27/01/22
Signed:
Print Name: Carl Manton
(Under Delegation) ASSESSMENT MANAGER

The contours shown on this plan are representative of the Finished Surface.

BOUNDARY ROAD RESERVE

New DN225 PVC Pipe with ø100mm orifice at inlet. Refer Sheet S1–10 for details.

Existing Roadside Table Drain

New Stormwater Detention Basin Overflow Channel. Refer Sheet S1–11 for details.

New DN225 PVC Pipe with ø100mm orifice at inlet. Refer Sheet S1–10 for details.

New DN225 PVC Pipe with ø100mm orifice at inlet. Refer Sheet S1–10 for details.

Existing Fenceline

Existing Property Boundary

Existing Water Meter

Existing Landscape Area

New Gravel Service Track

New Basin Bottom Bank

1 in 4

New Stormwater Detention Basin and Solar Farm. Refer Sheet S1–07 for Details.

Note: Solar Farm and Electrical Design by Others. Refer Smart Solar Plans for Details.

New Basin Top Bank

New Edge of Gravel Driveway

2.9%

2.3%

Temporary Edge of Gravel Driveway

4.000m Nom.

EXISTING RESIDENCE

Future Silos.

Portion of Heavy Vehicle Gravel Driveway to be built as part of Stage 1 works.

Future Edge of Gravel Driveway

JOINS SHEET S1-02

EXISTING LOT 33 SP281672

Future Stormwater Detention Tanks.

Existing Fenceline

EXISTING LOT 32 SP281672

Existing Property Boundary

FUTURE BUILDING

Future Edge of Gravel Driveway

Future Edge of Gravel Driveway

FUTURE GRAVEL HARDSTAND AREA


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N W E S

0 2 4 6 8 10 12 14m
SCALE 1 : 600 AT A3
Bar Scales

| Revisions | | Date |
|---|---|---|
| A | Original issue | 20/08/21 |

Client
**WOODS STOCKFEEDS PTY LTD**

Project
**RIDDLE STREET, GOODIWINDI**

Title
**DETAILED LAYOUT PLAN SHEET 2 OF 2**

| J/M | Design | Drawn | Examined |
|---|---|---|---|
| BSB AUG 21 | BSB AUG 21 | BSB AUG 21 | BDR 20/8/21 |

Scale 1:600

Certified RPEQ: 21187

JOB No. 210053

Original Size A3

Plan No. S1-03

A

GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 21/57 OW
Dated: 27/01/22
Signed:
Print Name: Carl Manton
(Under Delegation) ASSESSMENT MANAGER

## LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING FENCELINE
- EXISTING STORMWATER CHANNEL INVERT
- NEW STORMWATER CHANNEL INVERT
- NEW DETENTION BASIN TOP BANK
- NEW DETENTION BASIN BOTTOM BANK
- NEW ROAD EDGE
- SWD — NEW STORMWATER PIPE
- FINISHED SURFACE CONTOUR (0.1m INT.)
- EXISTING LANDSCAPE AREA
- NEW GRAVEL ROAD
- FUTURE BUILDING FOOTPRINT

The contours shown on this plan are representative of the Finished Surface.

Note: Contact Baker Rossow office to obtain 3D data file.

### DRIVEWAY SETOUT TABLE

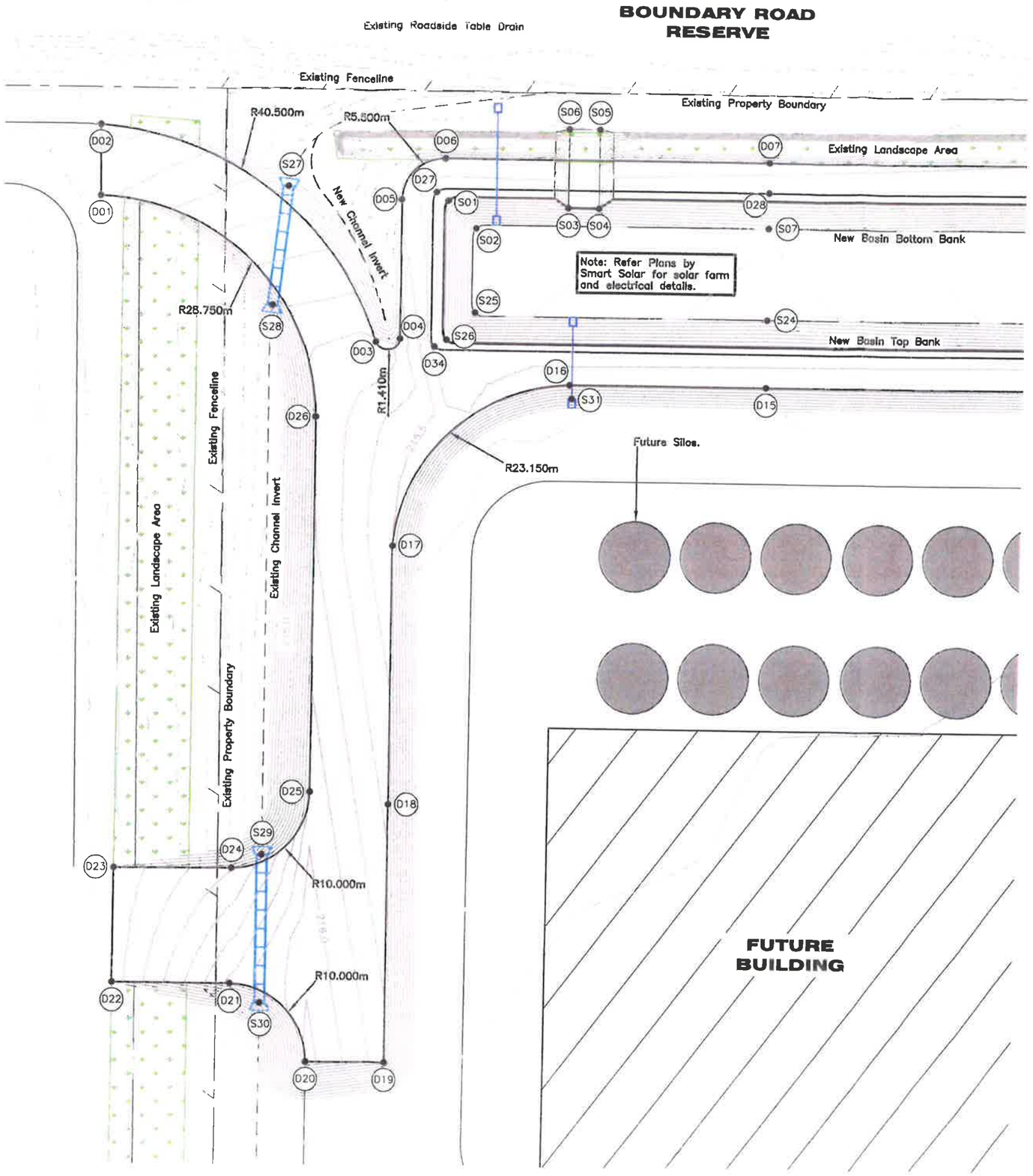
| POINT | EASTING | NORTHING | FSL |
|---|---|---|---|
| D01 | 234754.630 | 6841442.318 | 215.166 |
| D02 | 234755.842 | 6841451.537 | 215.095 |
| D03 | 234787.469 | 6841418.844 | 215.725 |
| D04 | 234790.620 | 6841418.839 | 215.664 |
| D05 | 234793.127 | 6841436.850 | 215.444 |
| D06 | 234799.333 | 6841441.504 | 215.461 |
| D07 | 234840.843 | 6841435.717 | 215.432 |
| D08 | 234910.798 | 6841425.963 | 215.368 |
| D09 | 234980.841 | 6841416.225 | 215.449 |
| D10 | 235024.850 | 6841410.089 | 215.480 |
| D11 | 235027.207 | 6841408.703 | 215.434 |
| D12 | 235023.560 | 6841380.546 | 215.698 |
| D13 | 234976.655 | 6841387.091 | 215.461 |
| D14 | 234906.657 | 6841396.856 | 215.465 |
| D15 | 234836.865 | 6841406.568 | 215.463 |
| D16 | 234811.613 | 6841410.114 | 215.449 |
| D17 | 234786.342 | 6841392.071 | 215.505 |
| D18 | 234781.651 | 6841358.715 | 215.672 |
| D19 | 234777.033 | 6841325.597 | 215.839 |
| D20 | 234766.919 | 6841326.973 | 216.140 |
| D21 | 234756.400 | 6841338.290 | 215.826 |
| D22 | 234743.267 | 6841340.424 | 215.244 |
| D23 | 234745.344 | 6841355.150 | 215.229 |
| D24 | 234760.465 | 6841353.097 | 215.494 |
| D25 | 234771.750 | 6841361.620 | 215.965 |
| D26 | 234778.510 | 6841410.097 | 215.792 |
| D27 | 234797.668 | 6841437.283 | 215.360 |
| D28 | 234840.291 | 6841431.784 | 215.349 |
| D29 | 234910.206 | 6841422.043 | 215.311 |
| D30 | 234980.098 | 6841412.306 | 215.357 |
| D31 | 235022.620 | 6841405.942 | 215.360 |
| D32 | 235019.823 | 6841385.884 | 215.360 |
| D33 | 234907.296 | 6841401.142 | 215.360 |
| D34 | 234794.885 | 6841417.266 | 215.360 |

All points on Finished Surface of New Road / Lip of New Kerb

### STORMWATER SETOUT TABLE

| POINT | EASTING | NORTHING | FSL |
|---|---|---|---|
| S01 | 234799.003 | 6841436.000 | 215.353 |
| S02 | 234799.003 | 6841436.000 | 214.535 |
| S03 | 234814.276 | 6841433.104 | 215.050 |
| S04 | 234818.238 | 6841432.554 | 215.050 |
| S05 | 234819.669 | 6841442.778 | 214.600 |
| S06 | 234815.708 | 6841443.332 | 214.600 |
| S07 | 234839.857 | 6841427.205 | 214.592 |
| S08 | 234874.608 | 6841422.374 | 214.400 |
| S09 | 234909.603 | 6841417.499 | 214.592 |
| S10 | 234931.636 | 6841416.820 | 215.050 |
| S11 | 234935.598 | 6841416.270 | 215.050 |
| S12 | 234937.216 | 6841427.797 | 214.850 |
| S13 | 234933.255 | 6841428.353 | 214.850 |
| S14 | 234944.533 | 6841412.632 | 214.400 |
| S15 | 234979.495 | 6841407.761 | 214.592 |
| S16 | 235016.936 | 6841402.101 | 214.597 |
| S17 | 235020.999 | 6841405.170 | 215.353 |
| S18 | 235015.414 | 6841391.180 | 214.614 |
| S19 | 235018.482 | 6841387.119 | 215.351 |
| S20 | 234977.857 | 6841395.955 | 214.652 |
| S21 | 234942.849 | 6841400.820 | 214.460 |
| S22 | 234907.926 | 6841405.672 | 214.652 |
| S23 | 234872.923 | 6841410.535 | 214.460 |
| S24 | 234838.003 | 6841415.387 | 214.652 |
| S25 | 234800.558 | 6841421.034 | 214.491 |
| S26 | 234796.497 | 6841417.963 | 215.352 |
| S27 | 234778.791 | 6841440.399 | 214.552 |
| S28 | 234774.833 | 6841425.309 | 214.615 |
| S29 | 234764.571 | 6841354.329 | 214.554 |
| S30 | 234761.919 | 6841335.313 | 214.592 |
| S31 | 234811.636 | 6841408.294 | 214.700 |

All points at Invert Level of Stormwater Culverts / Channels




JOINS SHEET S1-05

GOODIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 21/57
Dated: 27/01/22
Signed:
Print Name: Carl Manton
(Under Delegation) ASSESSMENT MANAGER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N W E S

0 2 4 6 8 10 12 14m
SCALE 1 : 600 AT A3
Bar Scales

| Revisions | Date |
|---|---|
| A Original issue | 20/08/21 |

Client
**WOODS STOCKFEEDS PTY LTD**

Project
**RIDDLE STREET, GOODIWINDI**

Title
**SITE SETOUT PLAN SHEET 1 OF 2**

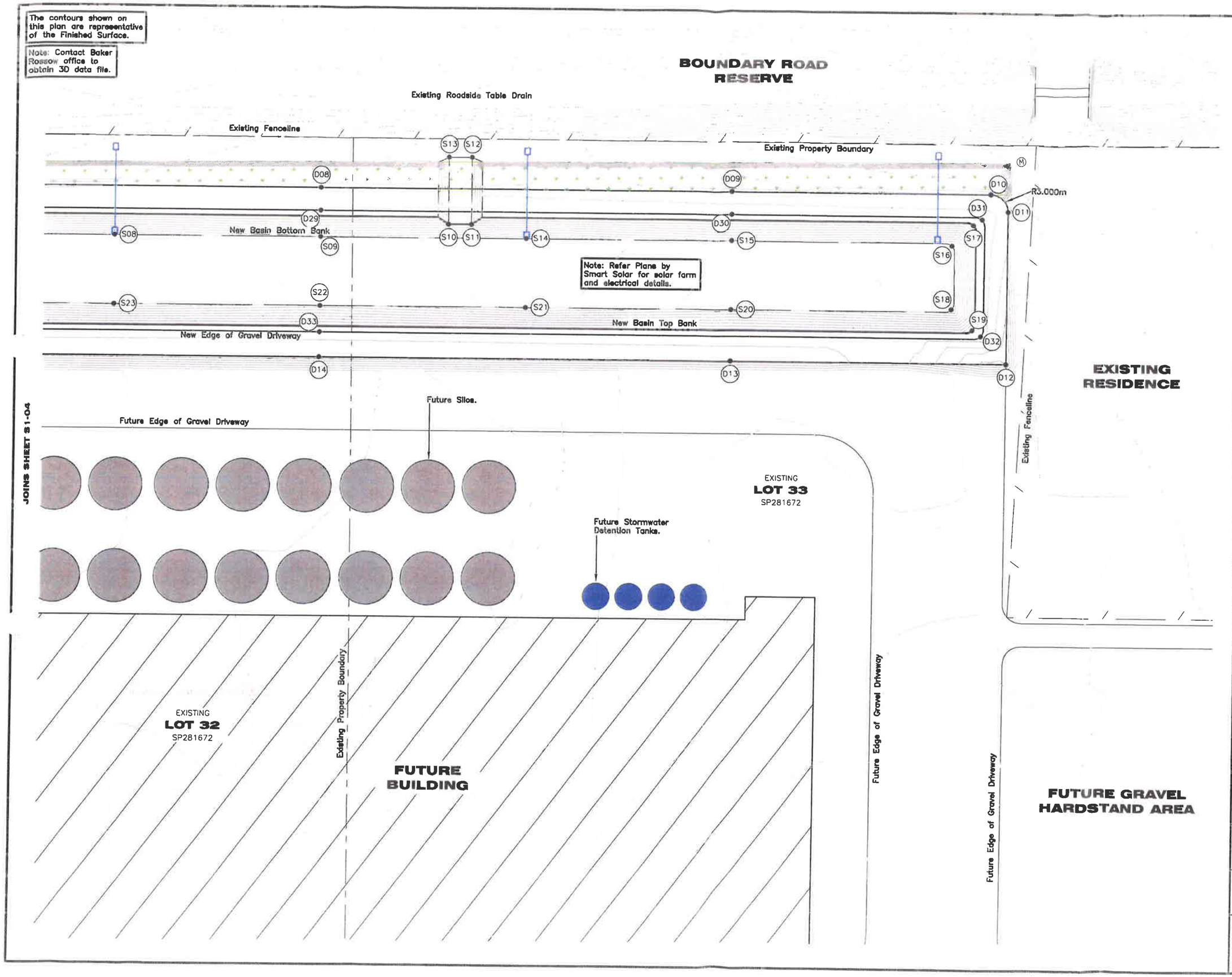
| J/M | Design | Drawn | Examined |
|---|---|---|---|
| BSB AUG 21 | BSB AUG 21 | BSB AUG 21 | 20/8/21 |

Scale 1:600
Certified RPEQ:

JOB No. 210053
Original Size A3
Plan No. S1-04
A

The contours shown on this plan are representative of the Finished Surface.

Note: Contact Baker Rossow office to obtain 3D data file.





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N W E S

0 2 4 6 8 10 12 14m
SCALE 1 : 600 AT A3
Bar Scales

| Revisions | | Date |
|---|---|---|
| A | Original issue | 20/08/21 |

Client
**WOODS STOCKFEEDS PTY LTD**

Project
**RIDDLE STREET, GOODIWINDI**

Title
**SITE SETOUT PLAN SHEET 2 OF 2**

| J/M | Design | Drawn | Examined |
|---|---|---|---|
| BSB AUG 21 | BSB AUG 21 | BSB AUG 21 | BDR 20/8/21 |

Scale 1:600

Certified RPEQ:

JOB No. 210053

Original Size A3

Plan No. S1-05

A

GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 21/57 ON
Dated: 27/01/22
Signed:
Print Name: Carl Manton
(Under Delegation) ASSESSMENT MANAGER

## EARTHWORKS NOTES:

1. ALL EARTHWORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH CURRENT GOONDIWINDI REGIONAL COUNCIL STANDARDS AND AUSTRALIAN STANDARD AS3798–2007.
2. EXISTING STOCKPILES OF REFUSE SOIL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
3. IMPORTED FILL AND IN–SITU FILL OBTAINED FROM SITE EARTHWORKS SHALL BE FREE OF VEGETABLE MATTER, ROCK AND ANY OTHER DELETERIOUS MATTER, AND SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER.
4. PRIOR TO ANY FILLING, THE EXISTING TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR SUBSEQUENT RESPREADING AS DIRECTED BY THE ENGINEER.
5. NO FILL SHALL BE PLACED PRIOR TO INSPECTION BY THE ENGINEER.
6. BATTER SLOPES TO BE AS FOLLOWS:
   CUT – 1V : 4H GENERALLY / 1V : 2H MAX
   FILL – 1V : 4H GENERALLY / 1V : 2H MAX
7. THE SITE SHALL BE STRIPPED OF ALL VEGETATION TO A NOMINAL DEPTH OF 100mm STRIP.
8. SUBGRADE TO BE COMPACTED TO 95% STD. COMPACTION AS DETERMINED BY AS 1289 5.1.1 AND 5.3.1 (STANDARD COMPACTION).
9. FILL SHALL BE PLACED IN LAYERS OF 150mm MAX. DEPTH, AND SHALL BE MOISTENED AND ROLLED TO ACHIEVE A MIN. 95% STANDARD COMPACTION, THROUGHOUT THE ENTIRE DEPTH AND PLAN EXTENT OF THE FILL. DENSITY TESTING SHALL BE CARRIED OUT BY A NATA REGISTERED LABORATORY, WITH TESTING FREQUENCY TO SUIT THE REQUIREMENTS OF AS3798.
10. REFER TO ENGINEER FOR ELECTRONIC FILE OF BULK EARTHWORKS DESIGN SURFACE.
11. SUITABLE STRIP MATERIAL STOCKPILED FROM SITE TO BE REUSED FOR LANDSCAPING AREAS.
12. IF IN DOUBT, ASK ENGINEER.

GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 21/570W
Dated: 27/01/22
Signed:
Print Name: Carl Manton
(Under Delegation) ASSESSMENT MANAGER

## EARTHWORKS VOLUMES:

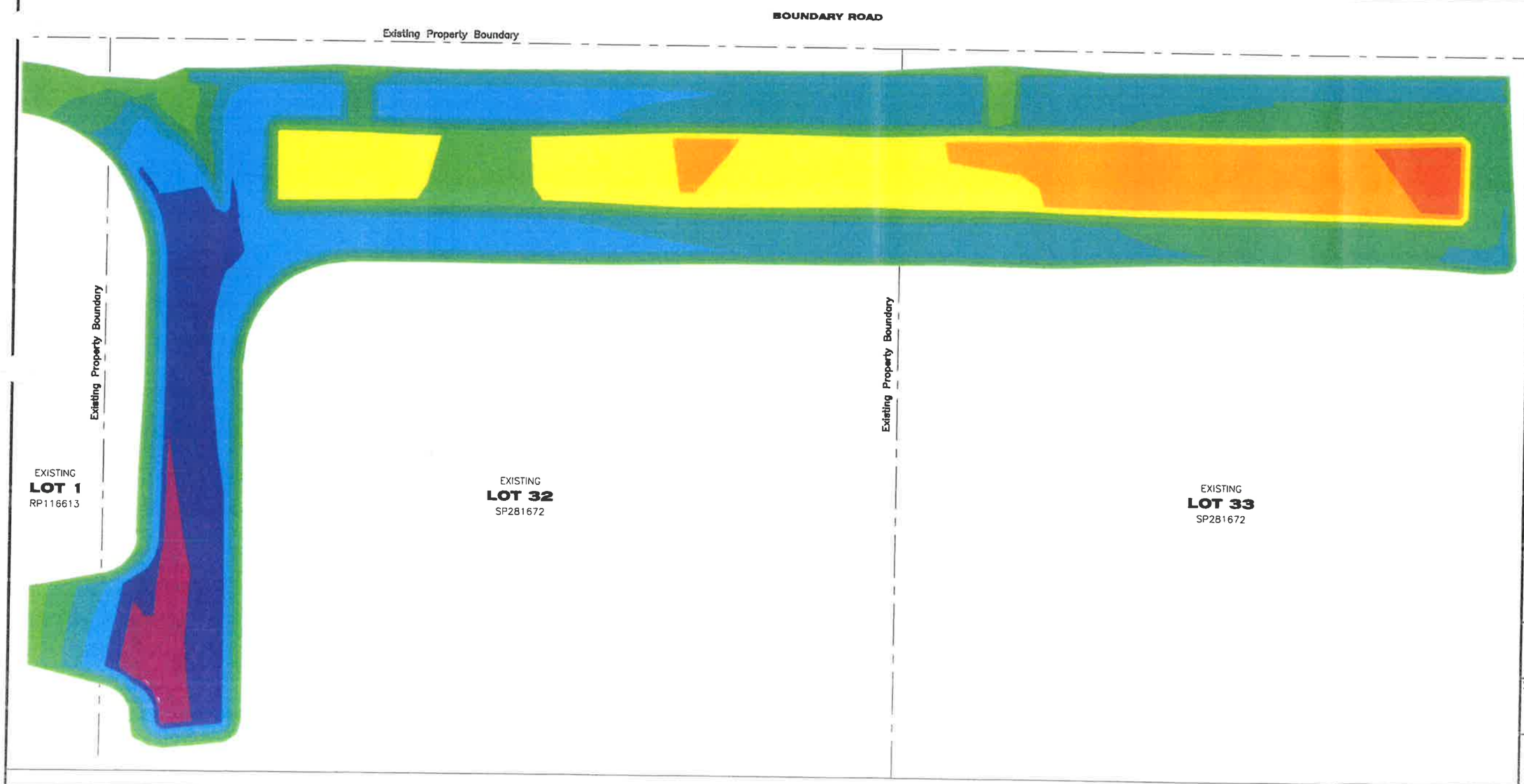
Plan Area = 11,720m²
Fill / Embankment = 5,085m³
Cut / Excavation = 680m³
Net = 4,405m³ Fill

Earthworks volumes shown above have been calculated as solid quantities, between the following surfaces:
- Stripped Surface (100mm thickness below existing ground).
- Finished Surface.

NOTE: Depth Banding is to the design finished surface. This includes allowance for pavements in the depth banding. Pavement volumes are to be negated from earthworks volumes to determine total amount of soil required.

CUT / FILL

| DEPTHS OF CUT/FILL | | | |
|---|---|---|---|
| No. | Min. Level | Max. Level | Colour |
| 1 | −1.000 | −0.750 | |
| 2 | −0.750 | −0.500 | |
| 3 | −0.500 | −0.250 | |
| 4 | −0.250 | 0.000 | |
| 5 | 0.000 | 0.250 | |
| 6 | 0.250 | 0.500 | |
| 7 | 0.500 | 0.750 | |
| 8 | 0.750 | 1.000 | |
| 9 | 1.000 | 1.250 | |
| 10 | 1.250 | 1.500 | |





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N W E S

0 4 8 12 16 20m
SCALE 1 : 800 AT A3
Bar Scales

| Revisions | | Date |
|---|---|---|
| A | Original issue | 20/08/21 |

Client
**WOODS STOCKFEEDS PTY LTD**

Project
**RIDDLE STREET, GOODIWINDI**

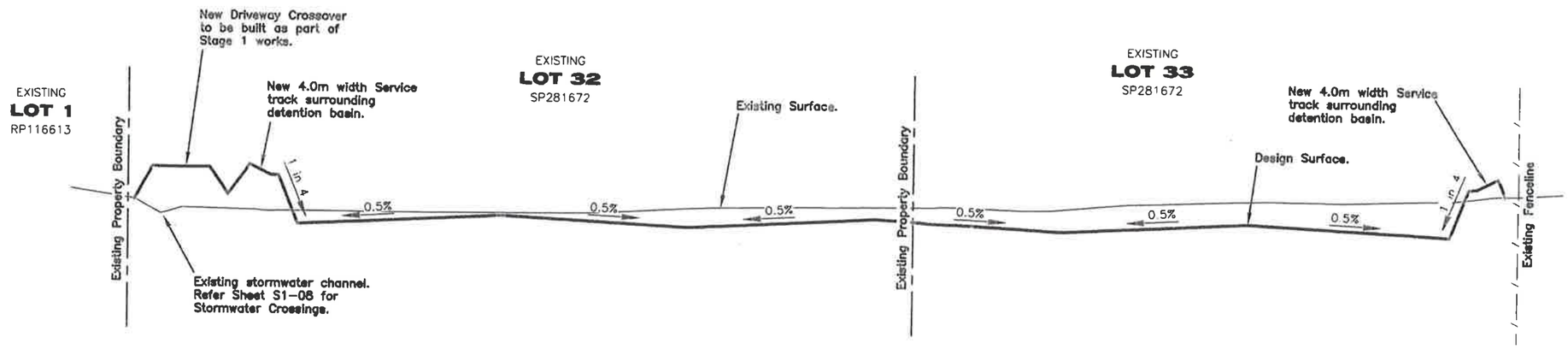
Title
**EARTHWORKS DEPTH BANDING PLAN**

| J/M | Design | Drawn | Examined |
|---|---|---|---|
| BSB AUG 21 | BSB AUG 21 | BSB AUG 21 | BSB 20/8/21 |

Scale: 1:800
Certified RPEQ: 21187

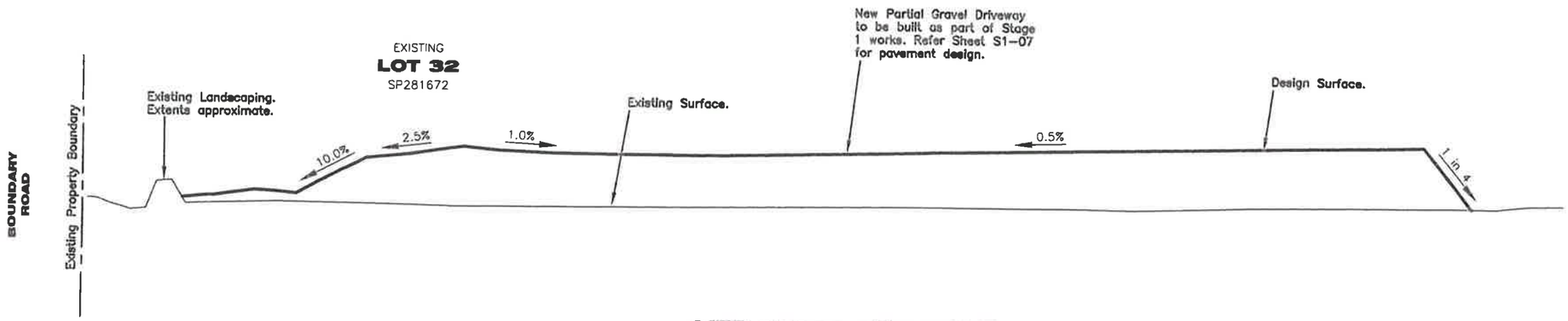
JOB No. 210053
Original Size A3
Plan No. S1-06
A

Note: Site Cross-sections are shown at a distorted scale due to the flat nature of the site. Refer Scales below section for vertical and horzontal scaling, as well as scale distortion.




## SITE CROSS-SECTION A

HORIZONTAL SCALE 1:1000
VERTICAL SCALE 1:100
VERTICAL EXAGGERATION: 1:10




## SITE CROSS-SECTION B

HORIZONTAL SCALE 1:500
VERTICAL SCALE 1:100
VERTICAL EXAGGERATION: 1:5

GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 21/570W
Dated: 27/01/22
Signed:
Print Name: Carl Manton
(Under Delegation) ASSESSMENT MANAGER

0 5 10 15 20 25m
WORK SCALE 1 : 1000 AT A3
0 2 4 6 8 10 12m
WORK SCALE 1 : 500 AT A3
0 0.5 1.0 1.5 2.0 2.5m
VERT. SCALE 1 : 100 AT A3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*REFER TO PLANS*

Bar Scales

| Revisions | | Date |
|---|---|---|
| A | Original issue | 20/08/21 |

Client
**WOODS STOCKFEEDS PTY LTD**

Project
**RIDDLE STREET, GOODIWINDI**

Title
**SITE CROSS SECTIONS SHEET 1 OF 2**

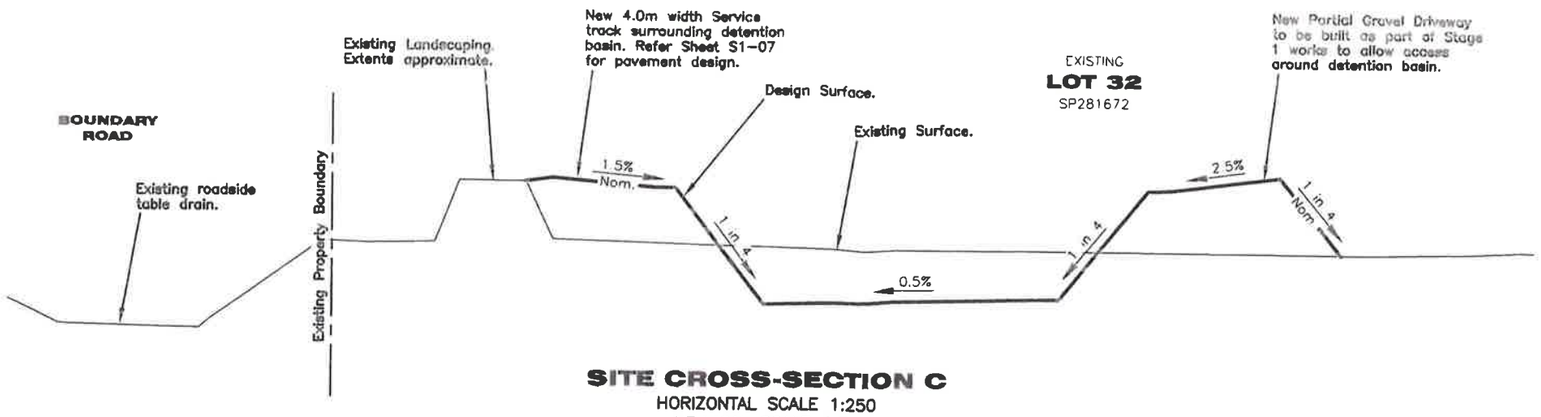
| J/M | Design | Drawn | Examined |
|---|---|---|---|
| BSB AUG 21 | BSB AUG 21 | BSB AUG 21 | BDR 20/8/21 |

Scale: 1:1000
Certified RPEQ:

JOB No. 210053

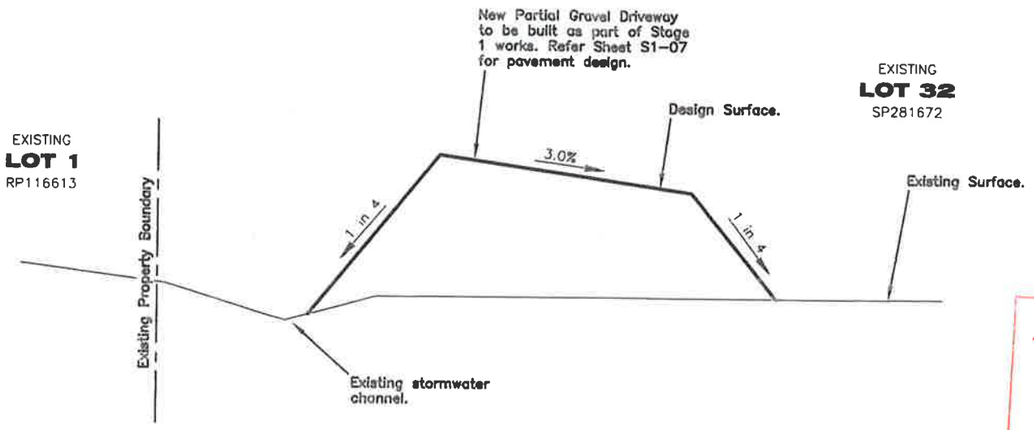
Original Size A3
Plan No. S1-07
A

Note: Site Cross-sections are shown at a distorted scale due to the flat nature of the site. Refer Scales below section for vertical and horzontal scaling, as well as scale distortion.




## SITE CROSS-SECTION C

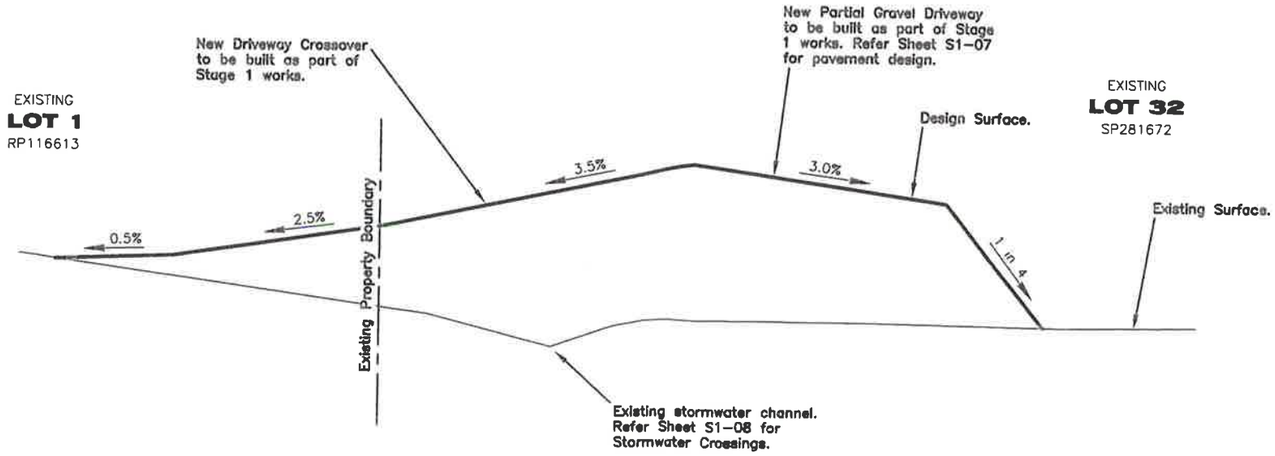
HORIZONTAL SCALE 1:250
VERTICAL SCALE 1:50
VERTICAL EXAGGERATION: 1:5




## SITE CROSS-SECTION D

HORIZONTAL SCALE 1:250
VERTICAL SCALE 1:50
VERTICAL EXAGGERATION: 1:5

GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 21/57 OW
Dated: 27/01/22
Signed:
Print Name: Carl Manton
(Under Delegation) ASSESSMENT MANAGER




## SITE CROSS-SECTION E

HORIZONTAL SCALE 1:250
VERTICAL SCALE 1:50
VERTICAL EXAGGERATION: 1:5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0 1 2 3 4 5 6m
HORIZ. SCALE 1 : 250 AT A3
0 0.25 0.5 0.75 1.0 1.25m
VERT. SCALE 1 : 50 AT A3
Bar Scales

| Revisions | Date |
|---|---|
| A Original issue | 20/08/21 |

Client
**WOODS STOCKFEEDS PTY LTD**

Project
**RIDDLE STREET, GOODIWINDI**

Title
**SITE CROSS SECTIONS SHEET 2 OF 2**

| J/M | Design | Drawn | Examined |
|---|---|---|---|
| BSB AUG 21 | BSB AUG 21 | BSB AUG 21 | BDR 20/8/21 |

Scale 1:250
Certified RPEQ: 21187

JOB No. 210053
Original Size A3
Plan No. S1-08
A

## CONTRACTOR TO NOTE:

1. ALL TESTING SHALL BE CARRIED OUT BY A NATA ACCREDITED TESTING LABORATORY WITH ACCREDITATION FOR EACH TEST PROCESS CARRIED OUT.
2. CBR TESTING OF THE SUBGRADE MATERIALS MUST BE CARRIED FOLLOWING EXPOSING THE SUBGRADE SURFACE AND TEST RESULTS FORWARDED TO THE SUPERVISING ENGINEER FOR CONFIRMATION OF THE PAVEMENT MATERIALS AND DEPTH REQUIREMENTS.
3. HOLD POINTS – EACH LAYER: THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER, THE RESULTS OF ALL TESTING REQUIRED TO BE CONDUCTED ON PAVEMENT MATERIALS FOR EACH LAYER, PRIOR TO COMMENCEMENT OF CONSTRUCTION FOR THE NEXT LAYER. TESTING SHALL BE SUPPLIED FOR REVIEW BY THE ENGINEER, IN ACCORDANCE WITH THE INSPECTION AND TEST PLAN, INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING:
   - LOAD DEFLECTION TESTING;
   - FIELD DENSITY TESTING;
   - MATERIAL QUALITY TESTING, INCLUDING ATTERBERG, CBR AND GRADING CERTIFICATES FROM THE SUPPLIER.
4. SHOULD THE CONTRACTOR PROCEED WITH CONSTRUCTION PRIOR TO APPROVAL OF THE PRECEDING LAYER, SUCH WORK WILL BE UNDERTAKEN AT THE CONTRACTOR'S RISK, AND AS SUCH, ALL COSTS ASSOCIATED WITH REWORK / REPLACEMENT OF UNAPPROVED PAVEMENT WILL BE AT THE CONTRACTOR'S EXPENSE.

### INTERNAL DRIVEWAYS:

#### PAVEMENT MATERIALS:

Base: Minimum 125mm thickness Type 2 Subtype 2.1 Minimum CBR 80 (Grading curve B or C).

Sub-base: Minimum 150mm thickness Type 2 Subtype 2.3 Minimum CBR 45 (Grading Curve B or C).

Subgrade Replacement (if required): Type 2 Subtype 2.5 Minimum CBR 15 (Grading curve B or C).

### SERVICE TRACK:

#### PAVEMENT MATERIALS:

Base: Minimum 125mm thickness Type 2 Subtype 2.1 Minimum CBR 80 (Grading curve B or C).

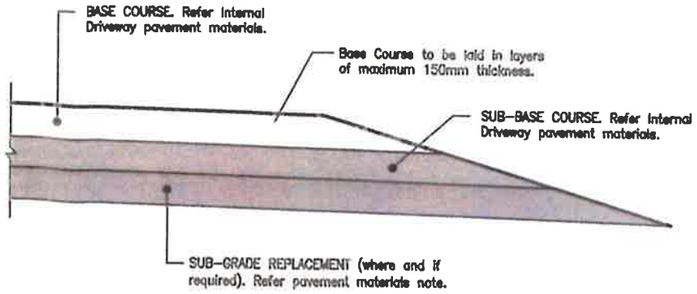
Subgrade Replacement (if required): Type 2 Subtype 2.5 Minimum CBR 15 (Grading curve B or C).

Note: Extent and depths of subgrade replacement material for new road is to be confirmed by Engineer at the time of the subgrade proof roll inspection.

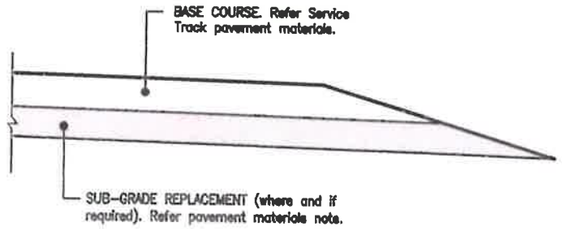
UPON EXCAVATION OF BULK EARTHWORK, THE CONTRACTOR SHALL ENGAGE A NATA REGISTERED LABORATORY TO CARRY OUT SOAKED CBR TESTING AT TYPICAL LOCATIONS. THE RESULTS OF CBR TESTING SHALL BE PROVIDED TO THIS OFFICE FOR FINAL DETERMINATION OF PAVEMENT GRAVEL TYPES AND DEPTHS.

NOTE: Pavement designed to achieve 20-year design life may be considered unreasonable by developer for the purpose of the site. A lesser pavement thickness has been nominated with the developer's understanding that additional periodic maintenance is likely to be required. If nominated pavement design is considered unacceptable by the project Developer, refer to the Engineer for a modified pavement design.

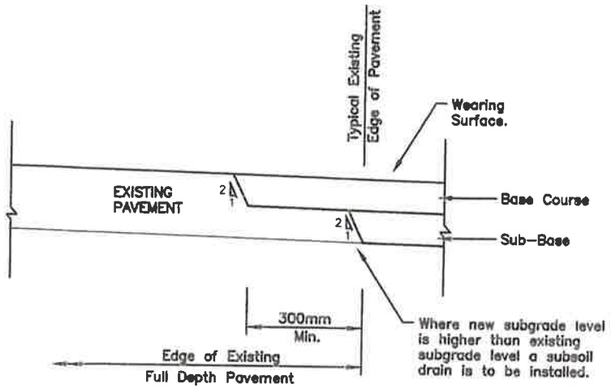
NOTE: Upon receipt of the properties of the imported fill, such as the CBR value, refer to Engineer for further pavement design investigation.




**HEAVY VEHICLE DRIVEWAY CONSTRUCTION DETAILS**
SCHEMATIC ONLY




**SERVICE TRACK CONSTRUCTION DETAILS**
SCHEMATIC ONLY




**CUTBACK DETAIL**
SCHEMATIC ONLY

GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 21/57 OW
Dated: 27/01/22
Signed:
Print Name: Carl Manton
(Location) ASSESSMENT MANAGER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| Revisions | | Date |
|---|---|---|
| A | Original issue | 20/08/21 |

Client
**WOODS STOCKFEEDS PTY LTD**

Project
**RIDDLE STREET, GOODIWINDI**

Title
**PAVEMENT DESIGN AND DETAILS**

| J/M | Design | Drawn | Examined |
|---|---|---|---|
| BSB AUG 21 | BSB AUG 21 | BSB AUG 21 | BDR 20/8/21 |

Scale: SCHEMATIC

Certified RPEQ:

JOB No. 210053

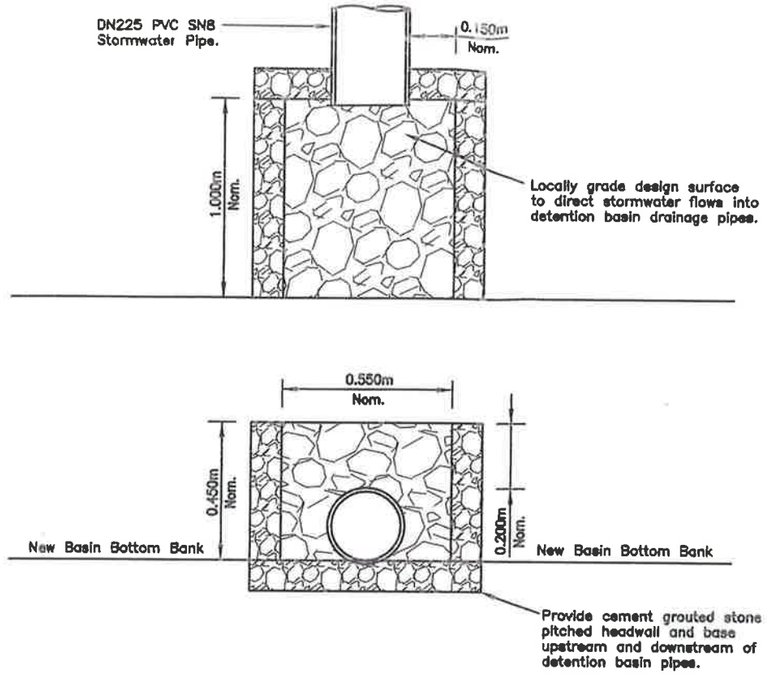
Original Size A3

Plan No. S1-09

A

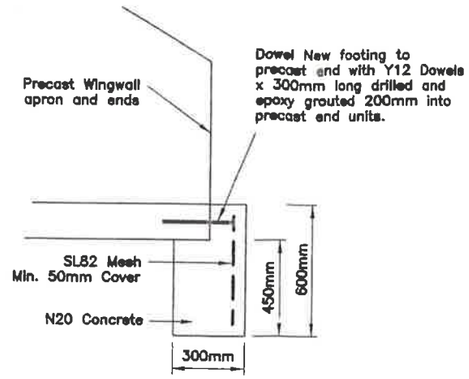
## STORMWATER DRAINAGE NOTES:

1. IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN THE LOCATION OF ALL EXISTING SERVICES PRIOR TO EXCAVATION. THE CONTRACTOR SHALL CO-ORDINATE THE WORKS WITH ANY RELEVANT AUTHORITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND REINSTATEMENT OF ANY OF THE EXISTING SERVICES WHICH MAY BE UNCOVERED AND OR DAMAGED IN THE COURSE OF THE WORKS.
2. ALL WORK AREAS SHALL BE LEFT IN A FREE DRAINING STATE.
3. LEVELS AND GRADIENTS AT JUNCTIONS WITH EXISTING WORKS MAY BE VARIED AS REQUIRED TO ACHIEVE SATISFACTORY CONNECTIONS – SUBJECT TO THE PRIOR APPROVAL OF THE ENGINEER.
4. THE CONTRACTOR OR HIS SURVEYOR SHALL MAINTAIN ACCURATE RECORDS OF LEVELS & LOCATIONS OF ALL SERVICES TO FULLY COMPLY WITH LOCAL AUTHORITIES 'AS CONSTRUCTED' INFORMATION REQUIREMENTS.
5. THE CONTRACTOR OR HIS SURVEYOR IS RESPONSIBLE FOR THE SETTING OUT & MAINTENANCE OF ALL CONTROL LINES, & STORMWATER LINES, (OFFSET FOR CONSTRUCTION PURPOSES WHERE NECESSARY), AS DETAILED ON THIS & SUBSEQUENT PLANS.
6. ENSURE SEALED SYSTEM THROUGHOUT.
7. ANY PIPES UNDER FOOTPATHS TO BE STEEL, CAST IRON OR CONCRETE U.N.O., A PERMIT FOR WORK ACROSS THE FOOTPATH SHALL BE OBTAINED FROM THE LOCAL AUTHORITY PRIOR TO COMMENCING ANY WORK. THE CONTRACTOR SHALL ENSURE LOCAL AUTHORITY INSPECTIONS OF WORK ARE CARRIED OUT DURING CONSTRUCTION AND WORK IS TO LOCAL AUTHORITY APPROVAL.
8. UNLESS OTHERWISE STATED, THE DESIGN RAINFALL INTENSITY USED COMPLIES WITH DETAILS OF AS3500.
9. THE CONTRACTOR IS TO CHECK LEVELS AND DIMENSIONS ON BEFORE COMMENCING ANY WORK. REFER ANY DISCREPANCIES TO THE ENGINEER FOR DETERMINATION.
10. STORMWATER CULVERT SIZING IS BASED ON UPSTREAM STORMWATER STRUCTURE CONVEYANCE AREAS. LARGE RAIN EVENTS ARE LIKELY TO INUNDATE THE UPSTREAM AND PROPOSED STORMWATER STRUCTURES.
11. THE GRADES OF THE STORMWATER STRUCTURES ARE LIMITED TO THE GRADES OF THE EXISTING SURFACE AND STORMWATER CHANNELS. EXISTING DRAINAGE CHANNELS ON SITE BACKFLOW IN PLACES.
12. DUE TO THE SHALLOW NATURE OF THE EXISTING GRADES, THE STORMWATER STRUCTURES WILL BE PRONE TO SILTING AND WILL REQUIRE REGULAR MAINTENANCE TO CLEAR THE STRUCTURES OF EXCESSIVE SILT AND OTHER MATERIALS.




**TYPICAL BASIN PIPE HEADWALL DETAIL**

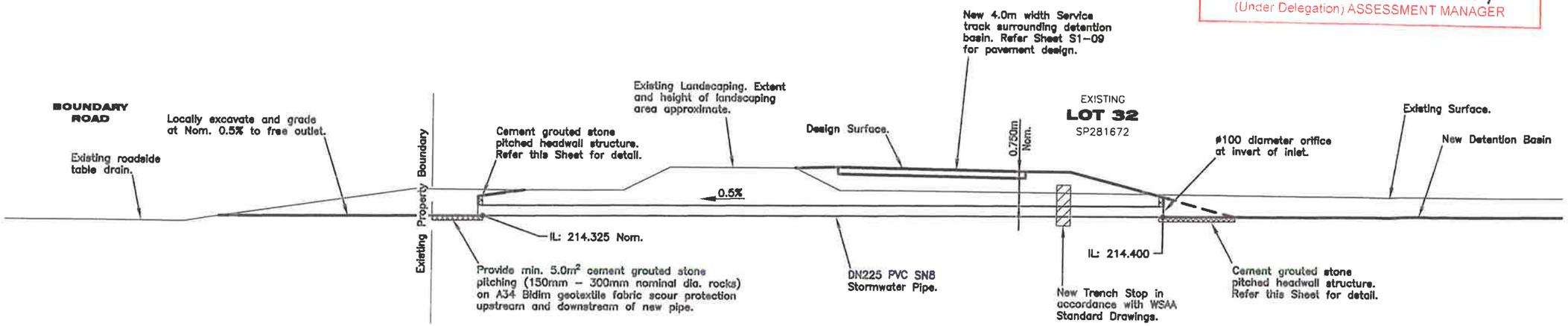
SCHEMATIC ONLY




**CUTOFF WALL DETAIL**

SCHEMATIC ONLY

GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 21/57 OW
Dated: 27/01/22
Signed:
Print Name: Carl Manton
(Under Delegation) ASSESSMENT MANAGER




**TYPICAL DETENTION BASIN OUTLET PIPE**

SCALE 1:100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0 0.5 1.0 1.5 2.0 2.5m
SCALE 1 : 100 AT A3
Bar Scales

| Revisions | | Date |
|---|---|---|
| A | Original issue | 20/08/21 |

Client
**WOODS STOCKFEEDS PTY LTD**

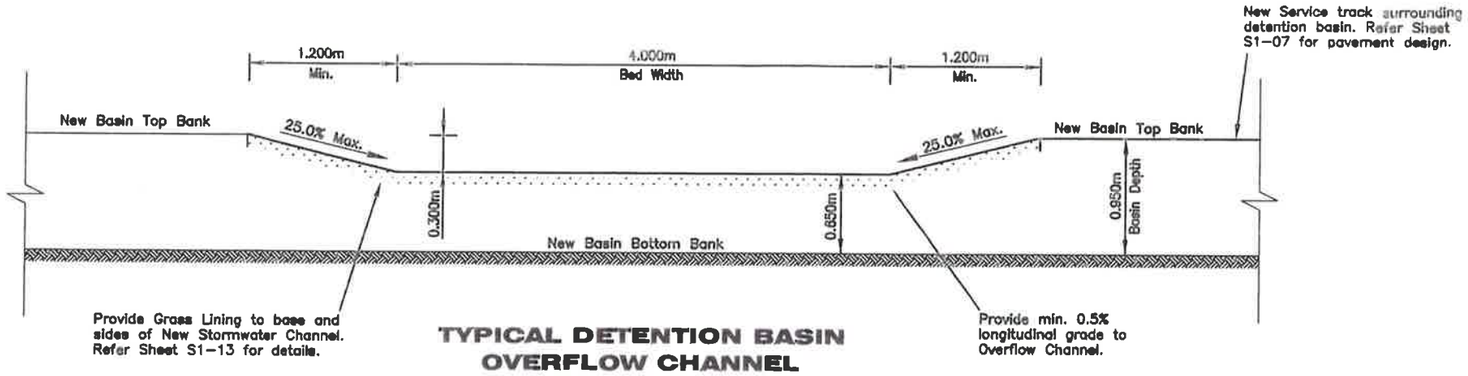
Project
**RIDDLE STREET, GOODIWINDI**

Title
**STORMWATER DETAILS SHEET 1 OF 2**

| J/M | Design | Drawn | Examined |
|---|---|---|---|
| BSB AUG 21 | BSB AUG 21 | BSB AUG 21 | BDR 20/8/21 |

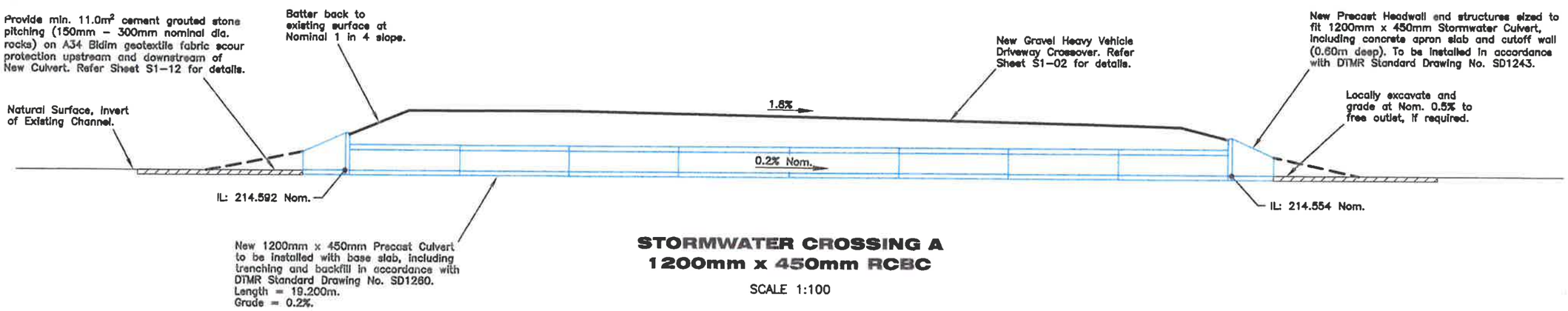
Scale: SCHEMATIC
Certified RPEQ: 21187

JOB No. 210053
Original Size A3
Plan No. S1-10
A




## TYPICAL DETENTION BASIN OVERFLOW CHANNEL

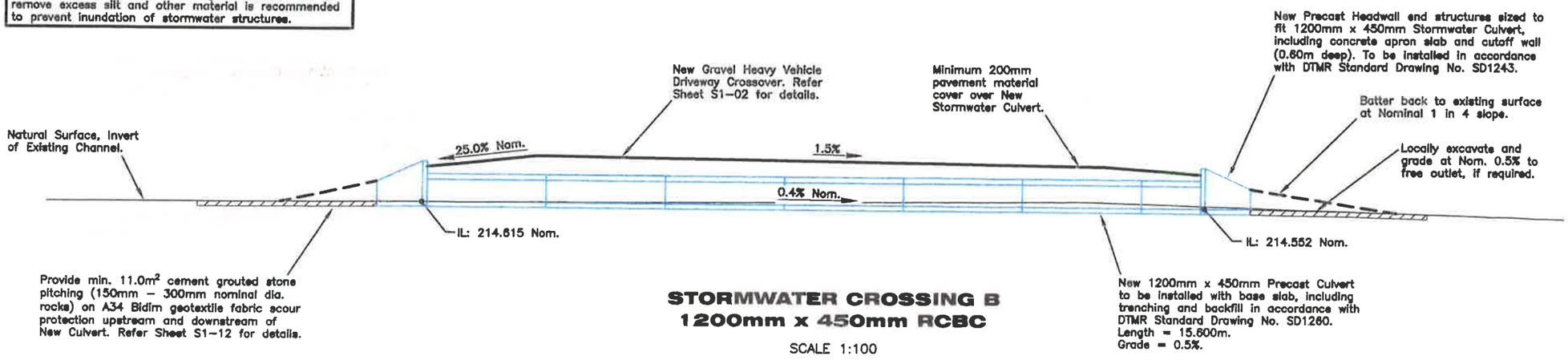
SCALE 1:50




## STORMWATER CROSSING A
## 1200mm x 450mm RCBC

SCALE 1:100

NOTE: Grades of stormwater culverts based on existing channel grading. Due to shallow grading of channel, culverts will be subject to ponding, stormwater backflow, and build up of silt deposits. Regular maintenance to remove excess silt and other material is recommended to prevent inundation of stormwater structures.




## STORMWATER CROSSING B
## 1200mm x 450mm RCBC

SCALE 1:100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0 0.5 1.0 1.5 2.0 2.5m
SCALE 1 : 100 AT A3

Bar Scales

| Revisions | | Date |
|---|---|---|
| A | Original issue | 20/08/21 |

Client
**WOODS STOCKFEEDS PTY LTD**

Project
**RIDDLE STREET, GOODIWINDI**

Title
**STORMWATER DETAILS SHEET 2 OF 2**

| J/M | Design | Drawn | Examined |
|---|---|---|---|
| BSB AUG 21 | BSB AUG 21 | BSB AUG 21 | BDR 20/8/21 |

Scale: SCHEMATIC

Certified RPEQ: 21187

JOB No. 210053

Original Size A3

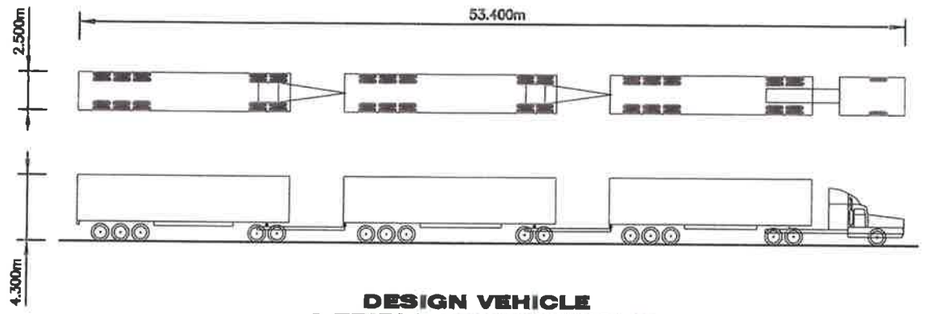
Plan No. S1-11

A

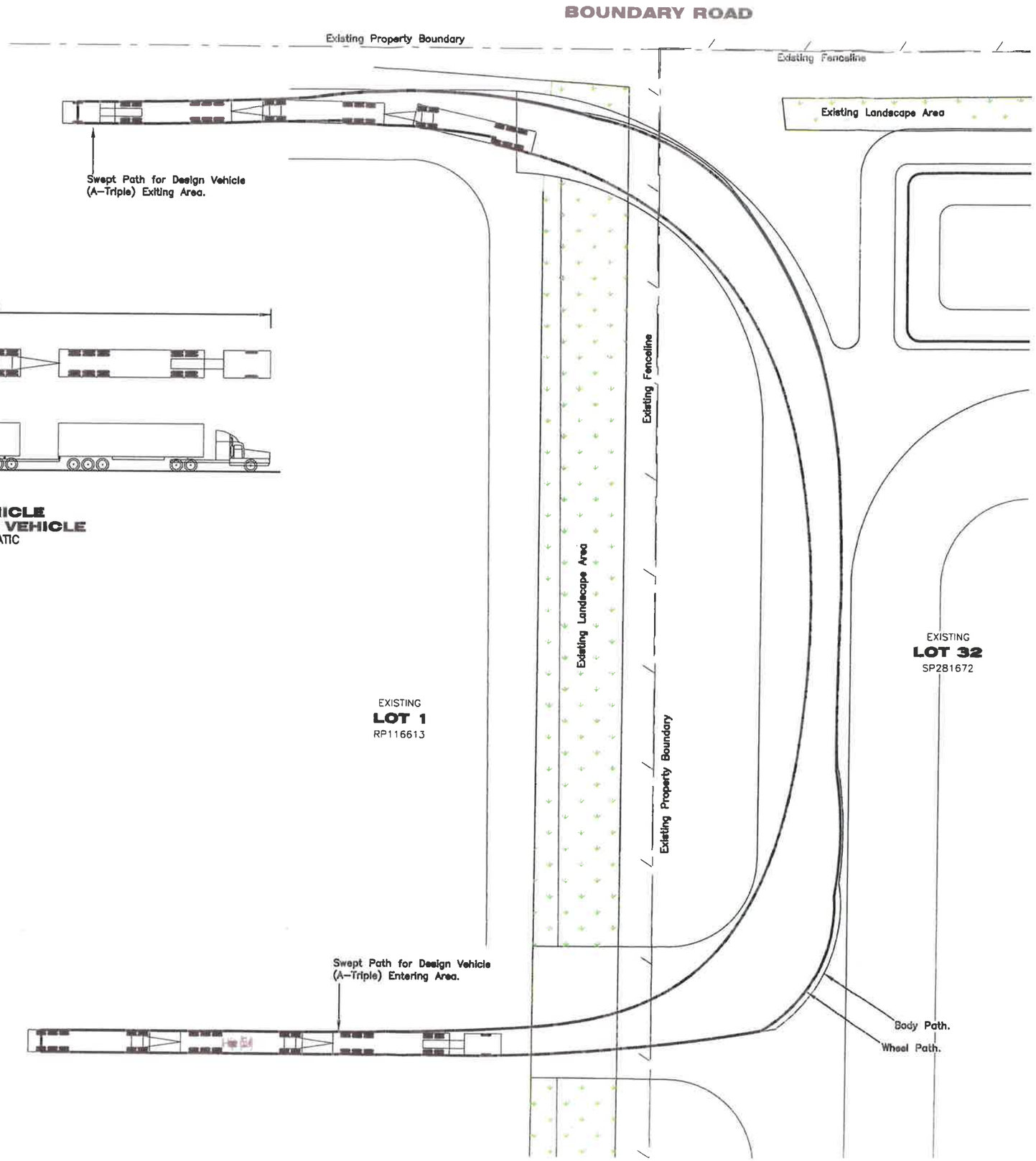
GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 21/57 OW
Dated: 27/01/22
Signed:
Print Name: Carl Manton
(Under Delegation) ASSESSMENT MANAGER

LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING FENCELINE
- EXISTING STORMWATER CHANNEL INVERT
- NEW STORMWATER CHANNEL INVERT
- NEW DETENTION BASIN TOP BANK
- NEW DETENTION BASIN BOTTOM BANK
- NEW ROAD EDGE
- SWD NEW STORMWATER PIPE
- EXISTING LANDSCAPE AREA
- NEW GRAVEL ROAD




**DESIGN VEHICLE**
**A-TRIPLE HEAVY VEHICLE**
SCALE: SCHEMATIC




GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 21/5704
Dated: 27/01/22
Signed:
Print Name: Carl Manton
(Under Delegation) ASSESSMENT MANAGER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N W E S

SCALE 1 : 500 AT A3
Bar Scales

| Revisions | Date |
|---|---|
| A Original issue | 20/08/21 |

Client
**WOODS STOCKFEEDS PTY LTD**

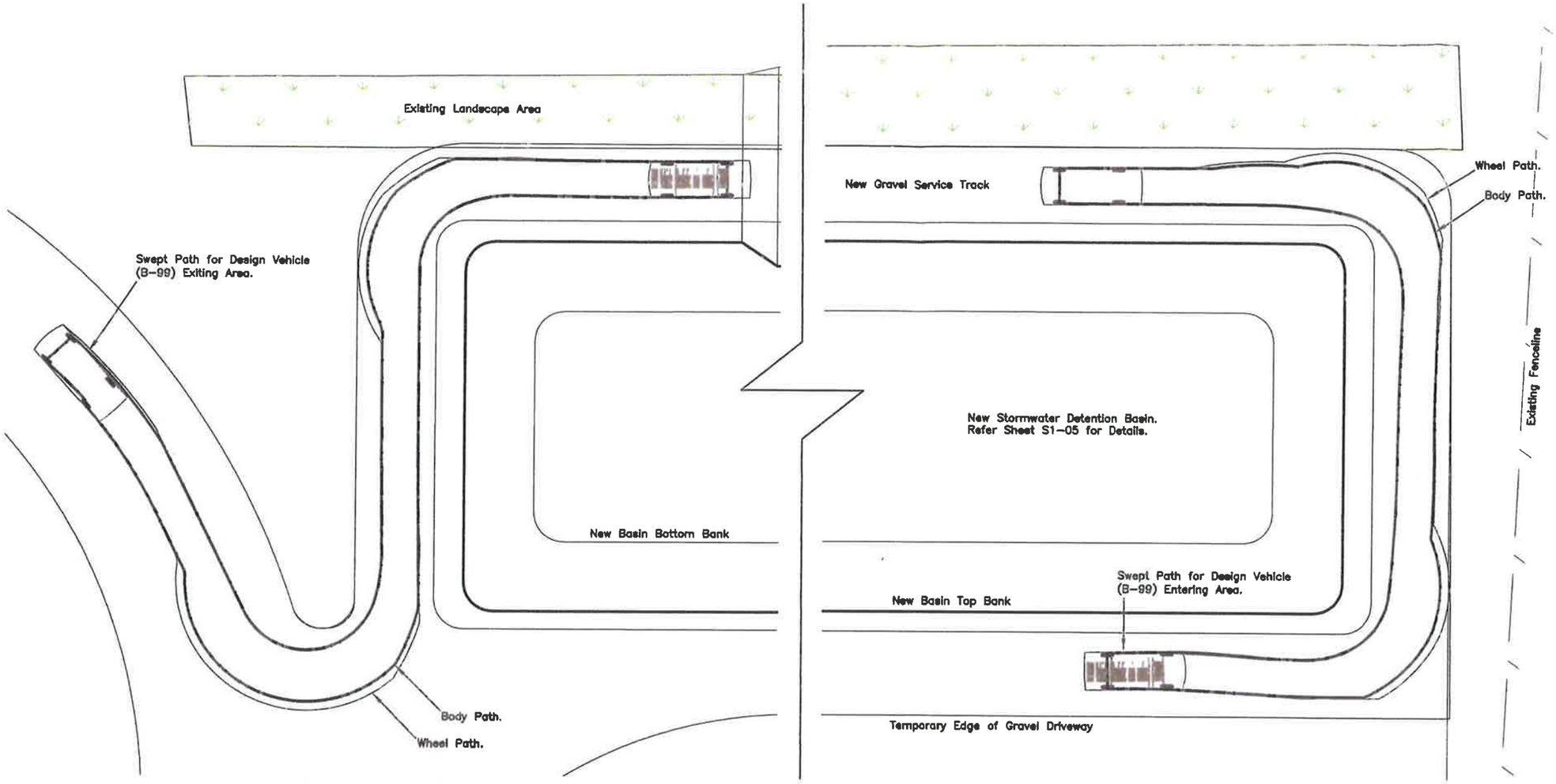
Project
**RIDDLE STREET, GOODIWINDI**

Title
**HEAVY VEHICLE TURNPATH PLAN**

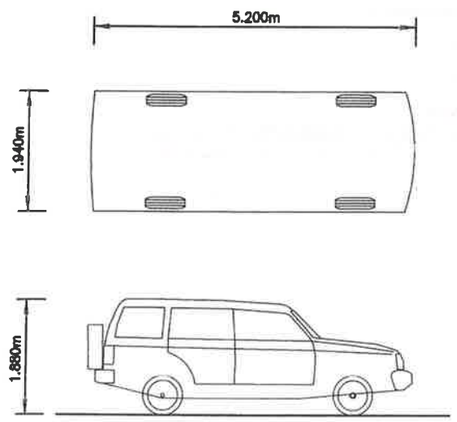
| J/M | Design | Drawn | Examined |
|---|---|---|---|
| BSB AUG 21 | BSB AUG 21 | BSB AUG 21 | BSR 20/8/21 |

Scale 1:500
Certified RPEQ:

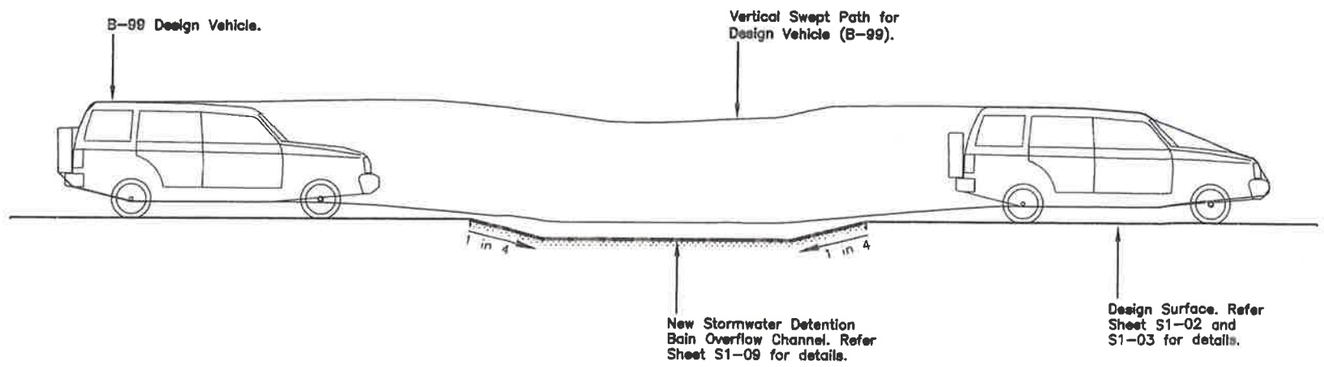
JOB No. 210053
Original Size A3
Plan No. S1-12
A




**B-99 SERVICE VEHICLE TURNPATHS**
SCALE 1:250




**DESIGN VEHICLE**
**B-99 VEHICLE**
SCALE: SCHEMATIC




**B-99 VEHICLE CLEARANCE CHECK**
**STORMWATER OVERFLOW CHANNEL**
SCALE 1:100

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N E S W

0 2 4 6 8 10 12m
SCALE 1 : 500 AT A3
Bar Scales

| Revisions | | Date |
|---|---|---|
| A | Original issue | 20/08/21 |

Client
**WOODS STOCKFEEDS PTY LTD**

Project
**RIDDLE STREET, GOODIWINDI**

Title
**SERVICE VEHICLE TURNPATH PLAN**

| J/M | Design | Drawn | Examined |
|---|---|---|---|
| BSB AUG 21 | BSB AUG 21 | BSB AUG 21 | BDR 20/8/21 |

Scale 1:500

Certified RPEQ:

JOB No. 210053

Original Size A3

Plan No. S1-13

A

GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 21/5704
Dated: 27/01/22
Signed:
Print Name: Carl Manton
(Under Delegation) ASSESSMENT MANAGER

## LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING FENCELINE
- EXISTING STORMWATER CHANNEL INVERT
- NEW STORMWATER CHANNEL INVERT
- NEW DETENTION BASIN TOP BANK
- NEW DETENTION BASIN BOTTOM BANK
- NEW ROAD EDGE
- SWD — NEW STORMWATER PIPE
- EXISTING SURFACE CONTOUR (0.1m INTERVALS)
- EXISTING LANDSCAPE AREA
- NEW GRAVEL ROAD
- FUTURE BUILDING FOOTPRINT

Note: All disturbed areas not covered by turf shall be grass seeded and maintained until established.

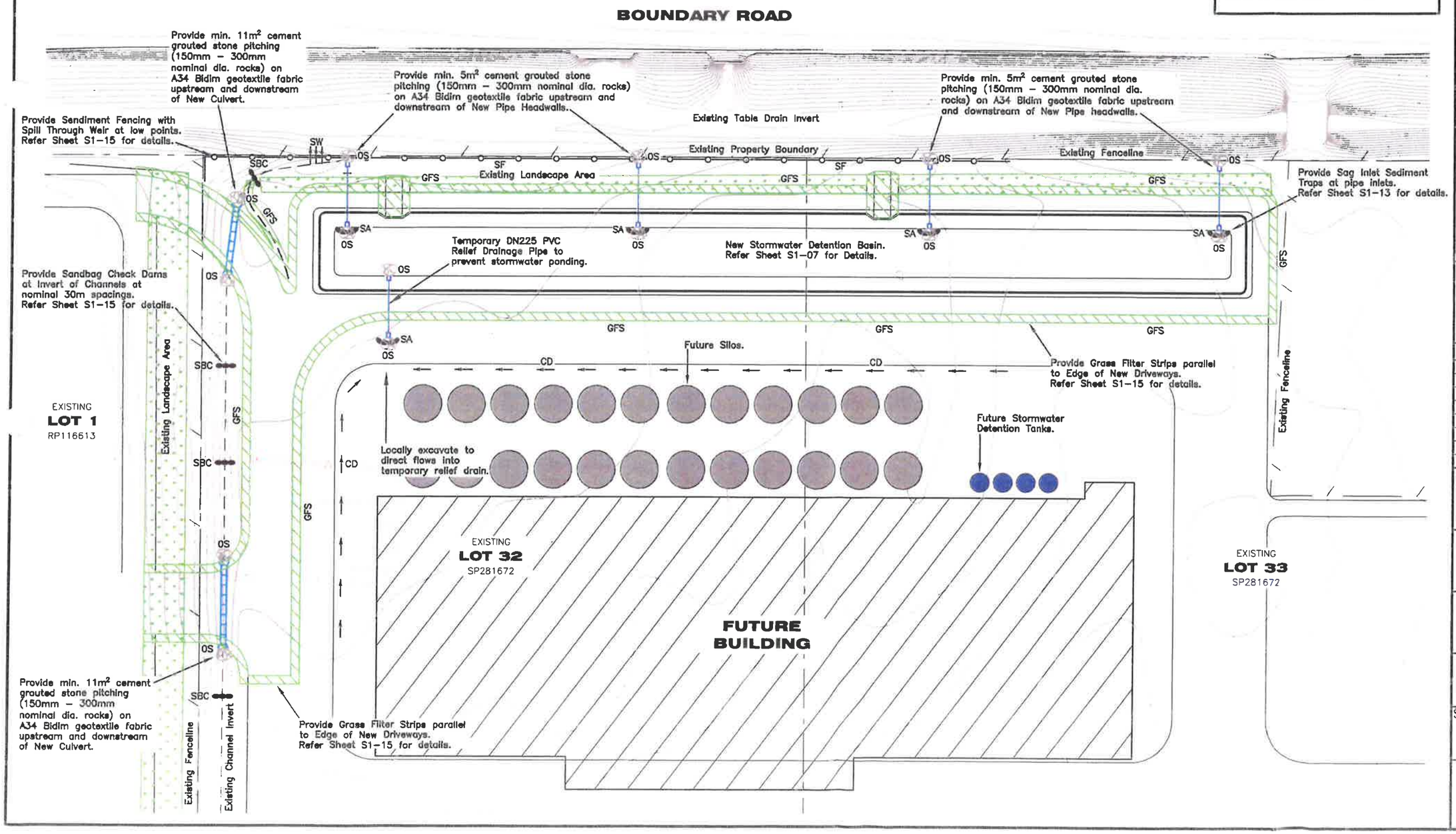
Note: Leave existing grass surface unstripped wherever possible to assist in controlling erosion.

Note: Watering of turf is to be carried out in accordance with the relevant specification.

Contours shown on this plan are representative of the natural surface.

## EROSION CONTROL LEGEND

| | |
|---|---|
| Grassed Filter Strips | GFS |
| Sediment Fence | SF |
| Sediment Fence with Spill Through Weir | SW |
| Entry/Exit Sediment Controls – Vibration Grid | EXIT |
| Sandbag Check Dam | SBC |
| Outlet Structure Scour Protection | OS |
| Sag Gully Inlet Sediment Trap | SA |
| Temporary Catch Drain | CD |





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SCALE 1 : 1000 AT A3
Bar Scales

| Revisions | | Date |
|---|---|---|
| A | Original issue | 20/08/21 |

Client
**WOODS STOCKFEEDS PTY LTD**

Project
**RIDDLE STREET, GOODIWINDI**

Title
**EROSION AND SEDIMENT CONTROL PLAN**

| J/M | Design | Drawn | Examined |
|---|---|---|---|
| BSB AUG 21 | BSB AUG 21 | BSB AUG 21 | BDR 20/8/21 |

Scale: 1:1000

Certified RPEQ: 21187

JOB No. 210053

Original Size A3

Plan No. S1-14

A

GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 21/570W
Dated: 27/01/22
Signed:
Print Name: Cari Manton
(Under Delegation) ASSESSMENT MANAGER

## EROSION AND SEDIMENT CONTROL NOTES:

1. CONSTRUCTION OF ALL SEDIMENT MANAGEMENT DEVICES SHALL BE COMPLETED AND EFFECTIVE PRIOR TO:
   (i) STRIPPING OF TOPSOIL AND GRASS.
   (ii) BULK EARTHWORKS TO THE SITE.
2. ALL SEDIMENT MANAGEMENT DEVICES ARE TO REMAIN IN PLACE UNTIL NOTICE FROM THE SUPERVISING ENGINEER.
3. BOTH TEMPORARY AND PERMANENT SEDIMENT MANAGEMENT DEVICES SHALL BE MAINTAINED AT A SUITABLE LEVEL/CONDITION THROUGHOUT CONSTRUCTION.
4. IF EROSION AND SEDIMENT CONTROL DEVICES HAVE BEEN FOUND TO BE DEFICIENT OR FAILED IN SERVICE, DUE TO UNFORESEEN CIRCUMSTANCES, CORRECTIVE ACTION IS TO BE UNDERTAKEN IMMEDIATELY WHICH MAY INCLUDE AMENDMENTS/ADDITIONS TO THE ORIGINAL APPROVED EROSION CONTROL PLANS. SUCH ADDITIONS OR AMENDMENTS ARE TO BE APPROVED BY THE SUPERVISING ENGINEER.
5. THE INSTALLATION, REMOVAL, RELOCATION OR MODIFICATION TO EROSION AND SEDIMENT CONTROL DEVICES MAY BE MADE BY A LICENSING AND COMPLIANCE OFFICER, IF DEEMED NECESSARY AND RELEVANT.
6. ALL EROSION AND SEDIMENT CONTROL DEVICES ARE TO BE INSPECTED AT LEAST WEEKLY, BEFORE AND AFTER RAINFALL EVENTS. ANY DAMAGE OR EXCESS EROSION / SEDIMENT IS TO BE REPAIRED / MANAGED AS REQUIRED TO MAINTAIN CONTROL DEVICES.
7. ADDITIONAL EROSION AND SILT CONTROL MEASURES MAY BE DETERMINED ON SITE WITH M.R.C. ENGINEERS AT THE PRE-START MEETING.

## SEDIMENT AND EROSION CONTROL DEVICE CONSTRUCTION NOTES:

1. FOR TECHNIQUES TO BE EFFECTIVE IN THE CONTROL OF EROSION AND TRAPPING OF COARSE SEDIMENT, THEY MUST DAM WATER. THIS ENABLES SEDIMENT TO SETTLE.
2. LEAVE EXISTING GRASS SURFACE UNSTRIPPED WHEREVER POSSIBLE TO ASSIST IN CONTROLLING EROSION.
3. SEDIMENT AND EROSION CONTROL DEVICES TO BE CONSTRUCTED IN GENERAL ACCORDANCE WITH I.E.C.A. 'BEST PRACTICE EROSION AND SEDIMENT CONTROL' MANUAL.
4. FOR ADDITIONAL CONSTRUCTION DETAILS AND NOTES OF SEDIMENT AND EROSION CONTROL DEVICES REFER PUBLICATION 'EROSION AND SEDIMENT CONTROL – A FIELD GUIDE FOR CONSTRUCTION SITE MANAGERS' VERSION 2, 2010, AVAILABLE FOR DOWNLOAD FROM http://www.catchmentsandcreeks.com.au/esc_field_guide.html.
5. FOR CONSTRUCTION DETAILS OF ENTRY/EXIT SEDIMENT CONTROLS – VIBRATION GRID, INCLUDING NOM. 200mm THICK LAYER OF UNBOUND MATERIAL (GRAVEL) ON 3.0m X 18.0m GEOFABRIC, BIDUM U34 OR SIMILAR WITH CATTLE GRID 3.0m NOM. REFER IPWEA STANDARD DRAWING NO. DS-040 FOR DETAILS.

## SILT CONTROL PHASES DURING CONSTRUCTION:

THE VARIOUS SILT CONTROL METHODS USED DURING CONSTRUCTION SHALL BE DETERMINED ON SITE, PRIOR TO COMMENCEMENT OF WORKS, BY THE SUPERVISING ENGINEER, CONTRACTOR AND COUNCIL'S REPRESENTATIVE. THE FOLLOWING PROGRAM SHALL BE USED AS A GENERAL GUIDE.

PHASE 1 – PRELIMINARY WORKS AND EARTHWORKS:

a) SILT FENCES TO SITE PERIMETER AND TOPSOIL STOCKPILES.
b) HAYBALES, SILT FENCES AND/OR FILTER DAMS AT CONCENTRATED OUTLETS.
c) TEMPORARY CATCH DRAINS TO DIRECT OVERLAND FLOWS TO SILT FENCES AND OUTLETS.
J) ALL WATER QUALITY DATA INCLUDING DATES OF RAINFALL AND MONITORING AND CORRECTIVE ACTIONS ETC, MUST BE MAINTAINED IN AN ON-SITE REGISTER. THIS REGISTER IS TO BE MAINTAINED FOR THE DURATION OF THE WORKS AND BE AVAILABLE ON-SITE FOR INSPECTION BY COUNCIL OFFICERS ON REQUEST.

ALL MEASURES ARE TO BE MAINTAINED ON A WEEKLY BASIS.

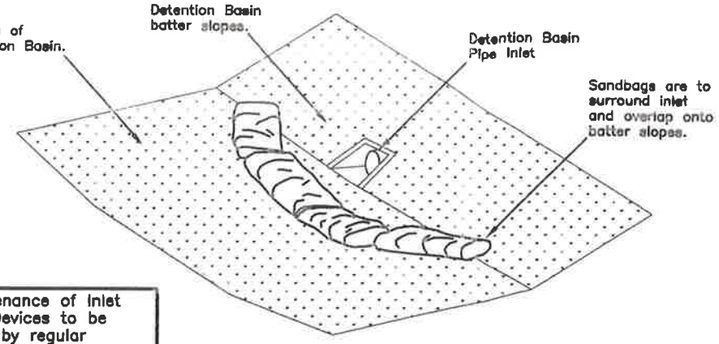
PHASE 2 – PIPE WORKS AND ROAD CONSTRUCTION:

a) MAINTAIN THE USE OF 1a, 1b, 1c AND 1d ABOVE.

ALL MEASURES ARE TO BE MAINTAINED ON A WEEKLY BASIS.

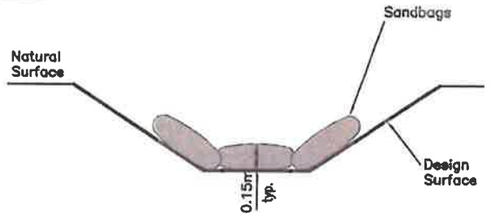
PHASE 3 – FINAL WORKS AND RE-ESTABLISHMENT OF GROUND COVER:

a) MAINTAIN 1a (REMOVE SILT FENCES TO PERIMETER) AND 1b.
b) ERECT ADDITIONAL SILT FENCES TO ALLOTMENT BOUNDARIES AT ROAD FRONTAGES.
c) IMPLEMENT SILT CONTROL MEASURES TO STORMWATER RETICULATION INLETS AND TURF STRIPS BEHIND KERB AND CHANNEL, SEED ALL OTHER DISTURBED AREAS.
ALL MEASURES ARE TO BE MAINTAINED UNTIL AT LEAST 80% GRASS COVER HAS BEEN ACHIEVED WHEN ALL MEASURES MAY BE REMOVED.

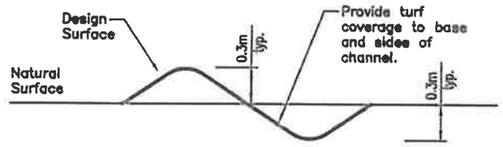



Note: Maintenance of Inlet Protection Devices to be carried out by regular inspections after each runoff event to ensure that the devices are still in place and any excessive sediment deposits are t be removed.

**SAG GULLY INLET SEDIMENT TRAP (SA)**
SCHEMATIC ONLY

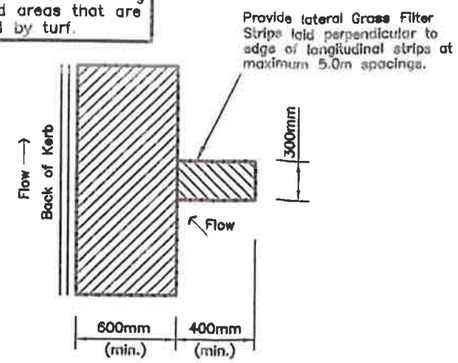



**SANDBAG CHECK DAM (SBC)**
SCHEMATIC ONLY

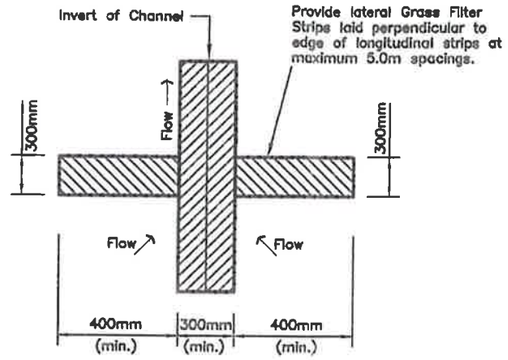



**TEMPORARY CATCH DRAIN (CD)**
SCHEMATIC ONLY

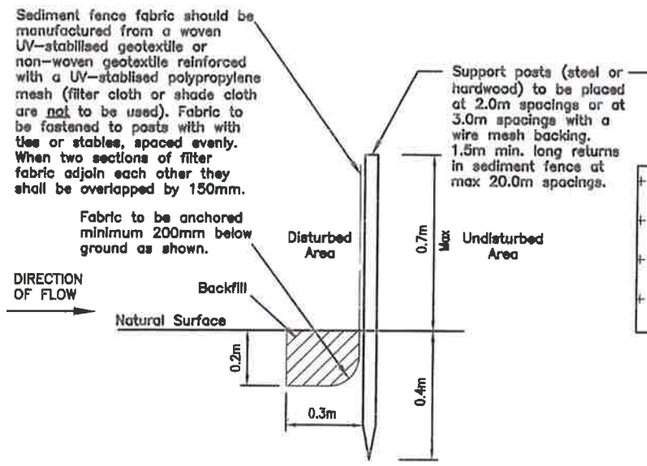
Note: Provide Grass Seeding to disturbed areas that are not covered by turf.



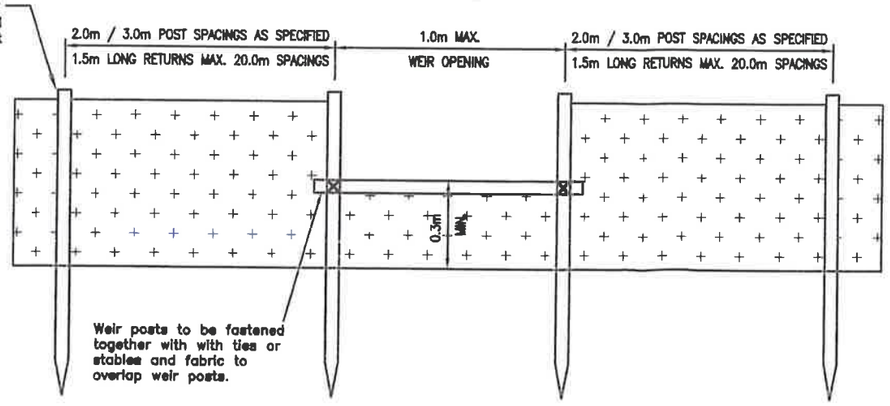

**GRASS FILTER STRIPS TO EDGE OF ROAD (GFS)**
SCHEMATIC ONLY




**GRASS FILTER STRIPS TO INVERT OF CHANNEL**
SCHEMATIC ONLY




**SEDIMENT FENCE (SF)**
SCHEMATIC ONLY




**SPILL THROUGH WEIR (SW)**
SCHEMATIC ONLY


BAKER ROSSOW
CONSULTING ENGINEERS
136 HERRIES STREET
PO BOX 1382
TOOWOOMBA
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N W E S

0 5 10 15 20 25m
SCALE 1 : 1000 AT A3
Bar Scales

| Revisions | | Date |
|---|---|---|
| A | Original issue | 20/08/21 |

Client
**WOODS STOCKFEEDS PTY LTD**

Project
**RIDDLE STREET, GOODIWINDI**

Title
**EROSION AND SEDIMENT CONTROL DETAILS**

| J/M | Design | Drawn | Examined |
|---|---|---|---|
| BSB AUG 21 | BSB AUG 21 | BSB AUG 21 | BDR 20/8/21 |

Scale 1:1000
Certified RPEQ: 21187

**JOB No. 210053**
Original Size A3
Plan No. **S1-15**
A

GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 21/57 OW
Dated: 27/01/22
Signed:
Print Name: Carl Manton
(Under Delegation) ASSESSMENT MANAGER

Goondiwindi REGIONAL COUNCIL

**Attachment 3 – Notice about decision - Statement of reasons**

## *Notice about decision - Statement of reasons*

**The following information is provided in accordance with section 63 (5) of *the Planning Act 2016* and must be published on the assessment managers website.**

The development application for *Operational Works* – Excavation and fill for a solar farm and stormwater detention basin

21/57OW

53 Riddle Street and 8 Boundary Road, Goondiwindi

Lots 32 and 33 on SP281672

25 January 2022, the above development application was:

☐ approved in full or

☐ approved in part for _____ or

☒ approved in full with conditions or

☐ approved in part for _____, with conditions or

☐ refused.

### 1. Reasons for the decision

The reasons for this decision are:

- *Having regard to the relevant criteria in the Operational Works Code and the Low Impact Industry Zone Code of the Goondiwindi Region Planning Scheme 2018 (Version 2), the proposed development satisfied all relevant criteria, and was approved subject to appropriate, relevant and reasonable conditions.*

### 2. Assessment benchmarks

The following are the benchmarks applying for this development:

| Benchmarks applying for the development | Benchmark reference |
|---|---|
| *Operational Works Code* | *Goondiwindi Region Planning Scheme 2018 (Version 2):*<br>AO1.1, AO1.2, AO1.3, AO2.1, AO2.2, AO3.1, AO3.2, AO4.1, AO4.2, AO4.3, AO4.4, AO5 |
| *Low Impact Industry Zone Code* | *Goondiwindi Region Planning Scheme 2018 (Version 2):*<br>AO1, AO2, AO4.1, AO4.2 |
| *Flood Hazard Overlay Code* | *Goondiwindi Region Planning Scheme 2018 (Version 2):*<br>*AO1.1, AO1.2AO1.3, AO1.4, AO2.1, AO2.2, AO3.1, AO3.2, AO5.1,AO6.1, AO6.2, PO7* |

3. **Compliance with benchmarks**

Not applicable, as the proposed development complied with all applicable benchmarks.

4. **Relevant matters for impact assessable development**

Not applicable as the proposed development was code assessable.

5. **Matters raised in submissions for impact assessable development**

Not applicable as the proposed development was code assessable.

6. **Matters prescribed by Regulation**

Not applicable as the development was code assessable.

Goondiwindi REGIONAL COUNCIL

# Attachment 4 – *Planning Act 2016* Extracts

## EXTRACT FROM *PLANNING ACT 2016* RELATING TO APPEAL RIGHTS

***Chapter 6 Dispute Resolution, Part 1 Appeal Rights***

***229 Appeals to tribunal or P&E Court***

*(1) Schedule 1 states—*

*(a) matters that may be appealed to—*

*(i) either a tribunal or the P&E Court; or*

*(ii) only a tribunal; or*

*(iii) only the P&E Court; and*

*(b) the person—*

*(i) who may appeal a matter (the **appellant**); and*

*(ii) who is a respondent in an appeal of the matter; and*

*(iii) who is a co-respondent in an appeal of the matter; and*

*(iv) who may elect to be a co-respondent in an appeal of the matter.*

*(2) An appellant may start an appeal within the appeal period.*

*(3) The **appeal period** is—*

*(a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or*

*(b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or*

*(c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or*

*(d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or*

*(e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or*

*(f) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.*

*Note—*

*See the P&E Court Act for the court's power to extend the appeal period.*

*(4) Each respondent and co-respondent for an appeal may be heard in the appeal.*

*(5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.*

*(6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—*

*(a) the adopted charge itself; or*

*(b) for a decision about an offset or refund—*

*(i) the establishment cost of trunk infrastructure identified in a LGIP; or*

*(ii) the cost of infrastructure decided using the method included in the local government's charges resolution.*

***230 Notice of appeal***

*(1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—*

*(a) is in the approved form; and*

*(b) succinctly states the grounds of the appeal.*

*(2) The notice of appeal must be accompanied by the required fee.*

*(3) The appellant or, for an appeal to a tribunal, the registrar must, within the service period, give a copy of the notice of appeal to—*

*(a) the respondent for the appeal; and*

*(b) each co-respondent for the appeal; and*

*(c) for an appeal about a development application under schedule 1, table 1, item 1—each*

*principal submitter for the development application; and*

*(d) for an appeal about a change application under schedule 1, table 1, item 2—each principal submitter for the change application; and*

*(e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and*

*(f) for an appeal to the P&E Court—the chief executive; and*

*(g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.*

*(4) The* ***service period*** *is—*

*(a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or*

*(b) otherwise—10 business days after the appeal is started.*

*(5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).*

*(6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.*

***231 Other appeals***

*(1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.*

*(2) The Judicial Review Act 1991, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.*

*(3) A person who, but for subsection (1) could have made an application under the Judicial Review Act 1991 in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.*

*(4) In this section—*

***decision*** *includes—*

*(a) conduct engaged in for the purpose of making a decision; and*

*(b) other conduct that relates to the making of a decision; and*

*(c) the making of a decision or the failure to make a decision; and*

*(d) a purported decision; and*

*(e) a deemed refusal.*

***non-appealable****, for a decision or matter, means the decision or matter—*

*(a) is final and conclusive; and*

*(b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the Judicial Review Act 1991 or otherwise, whether by the Supreme Court, another court, a tribunal or another entity; and*

*(c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, a tribunal or another entity on any ground.*

***232 Rules of the P&E Court***

*(1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.*

*(2) However, the P&E Court may hear and decide an appeal even if the person has not complied with rules of the P&E Court.*

***Part 2 Development tribunal***

***Division 1 General***

***233 Appointment of referees***

*(1) The Minister, or chief executive, (the appointer) may appoint a person to be a referee, by an appointment notice, if the appointer considers the person—*

*(a) has the qualifications or experience prescribed by regulation; and*

*(b) has demonstrated an ability—*

*(i) to negotiate and mediate outcomes between parties to a proceeding; and*

*(ii) to apply the principles of natural justice; and*

*(iii) to analyse complex technical issues; and*

*(iv) to communicate effectively, including, for example, to write informed succinct and well-organised decisions, reports, submissions or other documents.*

*(2) The appointer may—*

*(a) appoint a referee for the term, of not more than 3 years, stated in the appointment notice; and*

*(b) reappoint a referee, by notice, for further terms of not more than 3 years.*

*(3) If an appointer appoints a public service officer as a referee, the officer holds the appointment concurrently with any other appointment that the officer holds in the public service.*

*(4) A referee must not sit on a tribunal unless the referee has given a declaration, in the approved form and signed by the referee, to the chief executive.*

*(5) The appointer may cancel a referee's appointment at any time by giving a notice, signed by the appointer, to the referee.*

*(6) A referee may resign the referee's appointment at any time by giving a notice, signed by the referee, to the appointer.*

*(7) In this section—*

***appointment notice** means—*

*(a) if the Minister gives the notice—a gazette notice; or*

*(b) if the chief executive gives the notice—a notice given to the person appointed as a referee.*

***234 Referee with conflict of interest***

*(1) This section applies if the chief executive informs a referee that the chief executive proposes to appoint the referee as a tribunal member, and either or both of the following apply—*

*(a) the tribunal is to hear a matter about premises—*

*(i) the referee owns; or*

*(ii) for which the referee was, is, or is to be, an architect, builder, drainer, engineer, planner, plumber, plumbing inspector, certifier, site evaluator or soil assessor; or*

*(iii) for which the referee has been, is, or will be, engaged by any party in the referee's capacity as an accountant, lawyer or other professional; or*

*(iv) situated or to be situated in the area of a local government of which the referee is an officer, employee or councillor;*

*(b) the referee has a direct or indirect personal interest in a matter to be considered by the tribunal, and the interest could conflict with the proper performance of the referee's functions for the tribunal's consideration of the matter.*

*(2) However, this section does not apply to a referee only because the referee previously acted in relation to the preparation of a relevant local planning instrument.*

*(3) The referee must notify the chief executive that this section applies to the referee, and on doing so, the chief executive must not appoint the referee to the tribunal.*

*(4) If a tribunal member is, or becomes, aware the member should not have been appointed to the tribunal, the member must not act, or continue to act, as a member of the tribunal.*

***235 Establishing development tribunal***

*(1) The chief executive may at any time establish a tribunal, consisting of up to 5 referees, for tribunal proceedings.*

*(2) The chief executive may appoint a referee for tribunal proceedings if the chief executive considers the referee has the qualifications or experience for the proceedings.*

*(3) The chief executive must appoint a referee as the chairperson for each tribunal.*

*(4) A regulation may specify the qualifications or experience required for particular proceedings.*

*(5) After a tribunal is established, the tribunal's membership must not be changed.*

### *236 Remuneration*

*A tribunal member must be paid the remuneration the Governor in Council decides.*

### *237 Tribunal proceedings*

*(1) A tribunal must ensure all persons before the tribunal are afforded natural justice.*

*(2) A tribunal must make its decisions in a timely way.*

*(3) A tribunal may—*

*(a) conduct its business as the tribunal considers appropriate, subject to a regulation made for this section; and*

*(b) sit at the times and places the tribunal decides; and*

*(c) hear an appeal and application for a declaration together; and*

*(d) hear 2 or more appeals or applications for a declaration together.*

*(4) A regulation may provide for—*

*(a) the way in which a tribunal is to operate, including the qualifications of the chairperson of the tribunal for particular proceedings; or*

*(b) the required fee for tribunal proceedings.*

### *238 Registrar and other officers*

*(1) The chief executive may, by gazette notice, appoint—*

*(a) a registrar; and*

*(b) other officers (including persons who are public service officers) as the chief executive considers appropriate to help a tribunal perform its functions.*

*(2) A person may hold the appointment or assist concurrently with any other public service appointment that the person holds.*

## *Division 2 Applications for declarations*

### *239 Starting proceedings for declarations*

*(1) A person may start proceedings for a declaration by a tribunal by filing an application, in the approved form, with the registrar.*

*(2) The application must be accompanied by the required fee.*

### *240 Application for declaration about making of development application*

*(1) The following persons may start proceedings for a declaration about whether a development application is properly made—*

*(a) the applicant;*

*(b) the assessment manager.*

*(2) However, a person may not seek a declaration under this section about whether a development application is accompanied by the written consent of the owner of the premises to the application.*

*(3) The proceedings must be started by—*

*(a) the applicant within 20 business days after receiving notice from the assessment manager, under the development assessment rules, that the development application is not properly made; or*

*(b) the assessment manager within 10 business days after receiving the development application.*

*(4) The registrar must, within 10 business days after the proceedings start, give notice of the proceedings to the respondent as a party to the proceedings.*

*(5) In this section—*

***respondent** means—*

*(a) if the applicant started the proceedings—the assessment manager; or*

*(b) if the assessment manager started the proceedings—the applicant.*

### *241 Application for declaration about change to development approval*

*(1) This section applies to a change application for a development approval if—*

*(a) the approval is for a material change of use of premises that involves the use of a classified building; and*

*(b) the responsible entity for the change application is not the P&E Court.*

*(2) The applicant, or responsible entity, for the change application may start proceedings for a*

*declaration about whether the proposed change to the approval is a minor change.*

*(3) The registrar must, within 10 business days after the proceedings start, give notice of the proceedings to the respondent as a party to the proceedings.*

*(4) In this section—*

***respondent** means—*

*(a) if the applicant started the proceedings—the responsible entity; or*

*(b) if the responsible entity started the proceedings—the applicant.*

***Division 3 Tribunal proceedings for appeals and declarations***

***242 Action when proceedings start***

*If a document starting tribunal proceedings is filed with the registrar within the period required under this Act, and is accompanied by the required fee, the chief executive must—*

*(a) establish a tribunal for the proceedings; and*

*(b) appoint 1 of the referees for the tribunal as the tribunal's chairperson, in the way required under a regulation; and*

*(c) give notice of the establishment of the tribunal to each party to the proceedings.*

***243 Chief executive excusing noncompliance***

*(1) This section applies if—*

*(a) the registrar receives a document purporting to start tribunal proceedings, accompanied by the required fee; and*

*(b) the document does not comply with any requirement under this Act for validly starting the proceedings.*

*(2) The chief executive must consider the document and decide whether or not it is reasonable in the circumstances to excuse the noncompliance (because it would not cause substantial injustice in the proceedings, for example).*

*(3) If the chief executive decides not to excuse the noncompliance, the chief executive must give a notice stating that the document is of no effect, because of the noncompliance, to the person who filed the document.*

*(4) The chief executive must give the notice within 10 business days after the document is given to the chief executive.*

*(5) If the chief executive does excuse the noncompliance, the chief executive may act under section 242 as if the noncompliance had not happened.*

***244 Ending tribunal proceedings or establishing new tribunal***

*(1) The chief executive may decide not to establish a tribunal when a document starting tribunal proceedings is filed, if the chief executive considers it is not reasonably practicable to establish a tribunal.*

*Examples of when it is not reasonably practicable to establish a tribunal—*

*• there are no qualified referees or insufficient qualified referees because of a conflict of interest*

*• the referees who are available will not be able to decide the proceedings in a timely way*

*(2) If the chief executive considers a tribunal established for tribunal proceedings—*

*(a) does not have the expertise to hear or decide the proceedings; or*

*(b) is not able to make a decision for proceedings (because of a tribunal member's conflict of interest, for example); the chief executive may decide to suspend the proceedings and establish another tribunal, complying with section 242(c), to hear or re-hear the proceedings.*

*(3) However, the chief executive may instead decide to end the proceedings if the chief executive considers it is not reasonably practicable to establish another tribunal to hear or re-hear the proceedings.*

*(4) If the chief executive makes a decision under subsection (1) or (3), the chief executive must give a decision notice about the decision to the parties to the proceedings.*

*(5) Any period for starting proceedings in the P&E Court, for the matter that is the subject of the tribunal proceedings, starts again when the chief*

*executive gives the decision notice to the party who started the proceedings.*

*(6) The decision notice must state the effect of subsection (5).*

***245 Refunding fees***

*The chief executive may, but need not, refund all or part of the fee paid to start proceedings if the chief executive decides under section 244—*

*(a) not to establish a tribunal; or*

*(b) to end the proceedings.*

***246 Further material for tribunal proceedings***

*(1) The registrar may, at any time, ask a person to give the registrar any information that the registrar reasonably requires for the proceedings.*

*Examples of information that the registrar may require—*

*• material about the proceedings (plans, for example)*

*• information to help the chief executive decide whether to excuse noncompliance under section 243*

*• for a deemed refusal—a statement of the reasons why the entity responsible for deciding the application had not decided the application during the period for deciding the application.*

*(2) The person must give the information to the registrar within 10 business days after the registrar asks for the information.*

***247 Representation of Minister if State interest involved***

*If, before tribunal proceedings are decided, the Minister decides the proceedings involve a State interest, the Minister may be represented in the proceedings.*

***248 Representation of parties at hearing***

*A party to tribunal proceedings may appear—*

*(a) in person; or*

*(b) by an agent who is not a lawyer.*

***249 Conduct of tribunal proceedings***

*(1) Subject to section 237, the chairperson of a tribunal must decide how tribunal proceedings are to be conducted.*

*(2) The tribunal may decide the proceedings on submissions if the parties agree.*

*(3) If the proceedings are to be decided on submissions, the tribunal must give all parties a notice asking for the submissions to be made to the tribunal within a stated reasonable period.*

*(4) Otherwise, the tribunal must give notice of the time and place of the hearing to all parties.*

*(5) The tribunal may decide the proceedings without a party's submission (written or oral) if—*

*(a) for proceedings to be decided on submissions—the party's submission is not received within the time stated in the notice given under subsection (3); or*

*(b) for proceedings to be decided by hearing—the person, or the person's agent, does not appear at the hearing.*

*(6) When hearing proceedings, the tribunal—*

*(a) need not proceed in a formal way; and*

*(b) is not bound by the rules of evidence; and*

*(c) may inform itself in the way it considers appropriate; and*

*(d) may seek the views of any person; and*

*(e) must ensure all persons appearing before the tribunal have a reasonable opportunity to be heard; and*

*(f) may prohibit or regulate questioning in the hearing.*

*(7) If, because of the time available for the proceedings, a person does not have an opportunity to be heard, or fully heard, the person may make a submission to the tribunal.*

***250 Tribunal directions or orders***

*A tribunal may, at any time during tribunal proceedings, make any direction or order that the tribunal considers appropriate.*

*Examples of directions—*

• *a direction to an applicant about how to make their development application comply with this Act*

• *a direction to an assessment manager to assess a development application, even though the referral agency's response to the assessment manager was to refuse the application*

**251 Matters tribunal may consider**

*(1) This section applies to tribunal proceedings about—*

*(a) a development application or change application; or*

*(b) an application or request (however called) under the Building Act or the Plumbing and Drainage Act.*

*(2) The tribunal must decide the proceedings based on the laws in effect when—*

*(a) the application or request was properly made; or*

*(b) if the application or request was not required to be properly made—the application or request was made.*

*(3) However, the tribunal may give the weight that the tribunal considers appropriate, in the circumstances, to any new laws.*

**252 Deciding no jurisdiction for tribunal proceedings**

*(1) A tribunal may decide that the tribunal has no jurisdiction for tribunal proceedings, at any time before the proceedings are decided—*

*(a) on the tribunal's initiative; or*

*(b) on the application of a party.*

*(2) If the tribunal decides that the tribunal has no jurisdiction, the tribunal must give a decision notice about the decision to all parties to the proceedings.*

*(3) Any period for starting proceedings in the P&E Court, for the matter that is the subject of the tribunal proceedings, starts again when the tribunal gives the decision notice to the party who started the proceedings.*

*(4) The decision notice must state the effect of subsection (3).*

*(5) If the tribunal decides to end the proceedings, the fee paid to start the proceedings is not refundable.*

**253 Conduct of appeals**

*(1) This section applies to an appeal to a tribunal.*

*(2) Generally, the appellant must establish the appeal should be upheld.*

*(3) However, for an appeal by the recipient of an enforcement notice, the enforcement authority that gave the notice must establish the appeal should be dismissed.*

*(4) The tribunal must hear and decide the appeal by way of a reconsideration of the evidence that was before the person who made the decision appealed against.*

*(5) However, the tribunal may, but need not, consider—*

*(a) other evidence presented by a party to the appeal with leave of the tribunal; or*

*(b) any information provided under section 246.*

**254 Deciding appeals to tribunal**

*(1) This section applies to an appeal to a tribunal against a decision.*

*(2) The tribunal must decide the appeal by—*

*(a) confirming the decision; or*

*(b) changing the decision; or*

*(c) replacing the decision with another decision; or*

*(d) setting the decision aside, and ordering the person who made the decision to remake the decision by a stated time; or*

*(e) for a deemed refusal of an application—*

*(i) ordering the entity responsible for deciding the application to decide the application by a stated time and, if the entity does not comply with the order, deciding the application; or*

*(ii) deciding the application.*

*(3) However, the tribunal must not make a change, other than a minor change, to a development application.*

*(4) The tribunal's decision takes the place of the decision appealed against.*

*(5) The tribunal's decision starts to have effect—*

*(a) if a party does not appeal the decision—at the end of the appeal period for the decision; or*

*(b) if a party appeals against the decision to the P&E Court—subject to the decision of the court, when the appeal ends.*

***255 Notice of tribunal's decision***

*A tribunal must give a decision notice about the tribunal's decision for tribunal proceedings, other than for any directions or interim orders given by the tribunal, to all parties to proceedings.*

***256 No costs orders***

*A tribunal must not make any order as to costs.*

***257 Recipient's notice of compliance with direction or order***

*If a tribunal directs or orders a party to do something, the party must notify the registrar when the thing is done.*

***258 Tribunal may extend period to take action***

*(1) This section applies if, under this chapter, an action for tribunal proceedings must be taken within a stated period or before a stated time, even if the period has ended or the time has passed.*

*(2) The tribunal may allow a longer period or a different time to take the action if the tribunal considers there are sufficient grounds for the extension.*

***259 Publication of tribunal decisions***

*The registrar must publish tribunal decisions under the arrangements, and in the way, that the chief executive decides.*

***Schedule 1 Appeals***

*section 229*

***Appeal rights and parties to appeals***

*(1) Table 1 states the matters that may be appealed to—*

*(a) the P&E court; or*

*(b) a tribunal.*

*(2) However, table 1 applies to a tribunal only if the matter involves—*

*(a) the refusal, or deemed refusal of a development application, for—*

*(i) a material change of use for a classified building; or*

*(ii) operational work associated with building work, a retaining wall, or a tennis court; or*

*(b) a provision of a development approval for—*

*(i) a material change of use for a classified building; or*

*(ii) operational work associated with building work, a retaining wall, or a tennis court; or*

*(c) if a development permit was applied for—the decision to give a preliminary approval for—*

*(i) a material change of use for a classified building; or*

*(ii) operational work associated with building work, a retaining wall, or a tennis court; or*

*(d) a development condition if—*

*(i) the development approval is only for a material change of use that involves the use of a building classified under the Building Code as a class 2 building; and*

*(ii) the building is, or is proposed to be, not more than 3 storeys; and*

*(iii) the proposed development is for not more than 60 sole-occupancy units; or*

*(e) a decision for, or a deemed refusal of, an extension application for a development approval that is only for a material change of use of a classified building; or*

*(f) a decision for, or a deemed refusal of, a change*

*application for a development approval that is only for a material change of use of a classified building; or*

*(g) a matter under this Act, to the extent the matter relates to the Building Act, other than a matter under that Act that may or must be decided by the Queensland Building and Construction Commission; or*

*(h) a decision to give an enforcement notice—*

*(i) in relation to a matter under paragraphs (a) to (g); or*

*(ii) under the Plumbing and Drainage Act; or*

*(i) an infrastructure charges notice; or*

*(j) the refusal, or deemed refusal, of a conversion application; or*

*(l) a matter prescribed by regulation.*

*(3) Also, table 1 does not apply to a tribunal if the matter involves—*

*(a) for a matter in subsection (2)(a) to (d)—*

*(i) a development approval for which the development application required impact assessment; and*

*(ii) a development approval in relation to which the assessment manager received a properly made submission for the development application; or*

*(b) a provision of a development approval about the identification or inclusion, under a variation approval, of a matter for the development.*

*(4) Table 2 states the matters that may be appealed only to the P&E Court.*

*(5) Table 3 states the matters that may be appealed only to the tribunal.*

*(6) In each table—*

*(a) column 1 states the appellant in the appeal; and*

*(b) column 2 states the respondent in the appeal; and*

*(c) column 3 states the co-respondent (if any) in the appeal; and*

*(d) column 4 states the co-respondents by election (if any) in the appeal.*

*(7) If the chief executive receives a notice of appeal under section 230(3)(f), the chief executive may elect to be a co-respondent in the appeal.*

*(8) In this section—*

***storey** see the Building Code, part A1.1.*

| ***Table 1*** |
| --- |
| ***Appeals to the P&E Court and, for certain matters, to a tribunal*** |
| *1. Development applications* |
| *For a development application other than a development application called in by the* |
| *Minister, an appeal may be made against—* |
| *(a) the refusal of all or part of the development application; or* |
| *(b) the deemed refusal of the development application; or* |
| *(c) a provision of the development approval; or* |
| *(d) if a development permit was applied for—the decision to give a preliminary approval.* |

# EXTRACT FROM THE *PLANNING ACT 2016* RELATING TO LAPSE DATES

***Division 4 Lapsing of and extending development approvals***

***85 Lapsing of approval at end of current period***

*(1) A part of a development approval lapses at the end of the following period (the* ***currency period****)—*

*(a) for any part of the development approval relating to a material change of use—if the first change of use does not happen within—*

*(i) the period stated for that part of the approval; or*

*(ii) if no period is stated—6 years after the approval starts to have effect;*

*(b) for any part of the development approval relating to reconfiguring a lot—if a plan for the reconfiguration that, under the Land Title Act, is required to be given to a local government for approval is not given to the local government within—*

*(i) the period stated for that part of the approval; or*

*(ii) if no period is stated—4 years after the approval starts to have effect;*

*(c) for any other part of the development approval if the development does not substantially start within—*

*(i) the period stated for that part of the approval; or*

*(ii) if no period is stated—2 years after the approval starts to take effect.*

*(2) If part of a development approval lapses, any monetary security given for that part of the approval must be released.*