

8.2 THE PRODUCT MAKERS (AUSTRALIA) PTY LTD - MATERIAL CHANGE OF USE - SPECIAL INDUSTRY (PRODUCTION PLANT) - LOT 2 & 3 ON SP298325 - 3276 & 3278 MULLIGAN HIGHWAY, MOUNT MOLLOY - MCU/20/0007

Date Prepared: 1 February 2021
Author: Planning Officer
Attachments:

1. Proposal Plan/s
2. Referral Agency Response
3. Polygain information

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	The Product Makers (Australia) Pty Ltd	ADDRESS	3276 & 3278 Mulligan Highway, Mount Molloy
DATE LODGED	23 April 2020	RPD	Lot 2 & 3 on SP298325
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Special Industry (Production Plant)		
FILE NO	MCU/20/0007	AREA	Lot 2 - 215.8 ha Lot 3 - 96.04 ha
LODGED BY	Urban Sync Pty Ltd	OWNER	Lot 2 - TPMA Properties Pty Ltd Lot 3 - Anton Demolitions Pty Ltd
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Rural Zone		
LEVEL OF ASSESSMENT	Impact Assessment		
SUBMISSIONS	No submissions received		

EXECUTIVE SUMMARY

Council is in receipt of an impact assessable development application described in the above application details. No submissions were received during the mandatory public notification period.

The applicants propose establishing a production plant that specialises in the processing and conversion of sugar-cane by-product into stock feed for animals. The development will occur over three (3) stages. The developers have chosen a larger rural property over a smaller industrial allotment due to the extensive irrigation area/s required for the dispersal of wastewater produced by the treatment/manufacturing process. The proposed production plant will operate 24 hours a day, 7 days a week at full capacity. The site's semi-isolated nature will ensure the development can sustain these operating hours without impacting on sensitive land uses.

The application and supporting material has been assessed against the Mareeba Shire Council Planning Scheme 2016 and does not conflict with any relevant aspect of the Planning Scheme. No significant planning issues have been identified.

Draft conditions were provided to the Applicant care of their consultant and have been agreed to. It is recommended that the application be approved in full, subject to conditions.

OFFICER'S RECOMMENDATION

1. That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	The Product Makers (Australia) Pty Ltd	ADDRESS	3276 & 3278 Mulligan Highway, Mount Molloy
DATE LODGED	23 April 2020	RPD	Lot 2 & 3 on SP298325
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Special Industry (Production Plant)		

and in accordance with the Planning Act 2016, the applicant be notified that the application for a development permit for the development specified in (A) is:

Approved by Council in accordance with the approved plans/documents listed in (B), subject to assessment manager conditions in (C), assessment manager's advice in (D), concurrence agency conditions in (E), relevant period in (F), further permits in (G), and further approvals from Council listed in (H);

And

The assessment manager does **not** consider that the assessment manager's decision conflicts with a relevant instrument.

(A) APPROVED DEVELOPMENT: Development Permit for Material Change of Use - Special Industry (Production Plant)

(B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
20044 Sheet No: 01A	Locality Plan	FNQ Design & Drafting	Feb 2020
20044 Sheet No: 02A	Site Plan 2	FNQ Design & Drafting	Feb 2020
20044 Sheet No: 03	Site Plan 2	FNQ Design & Drafting	Feb 2020
20044 Sheet No: 04	Shed 1 Plan & Elevation	FNQ Design & Drafting	Feb 2020
20044 Sheet No: 05	Shed 2 Plan & Elevation	FNQ Design & Drafting	Feb 2020
JW201299	Irrigation Area Layout	Wild Environmental Consultants	Feb 2020

(C) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

(a) Development assessable against the Planning Scheme

1. Development must be carried out generally in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, subject to any alterations:
 - found necessary by Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and
 - to ensure compliance with the following conditions of approval.
2. Timing of Effect
 - 2.1 The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the commencement of the use of each stage of the development except where specified otherwise in these conditions of approval.
 - 2.2 Prior to the commencement of use of each stage, the applicant must notify Council that all the conditions of the development permit have been complied with, except where specified otherwise in these conditions of approval.
3. General
 - 3.1 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.
 - 3.2 All payments or bonds required to be made to the Council pursuant to any condition of this approval must be made prior to commencement of the use and at the rate applicable at the time of payment.
 - 3.3 All works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements (as amended) and to the satisfaction of Council's delegated officer.
 - 3.4 Bushfire Management

A Bushfire Hazard Management Plan for the development must be prepared by a suitably qualified person/s. The Bushfire Hazard Management Plan must demonstrate compliance with the relevant performance outcomes of the Mareeba Shire Council Planning Scheme 2016 Bushfire Hazard Overlay Code.

The development must comply with the requirements of the Bushfire Hazard Management Plan at all times.
 - 3.5 Product Sale

All products/by-products produced on site are to be sold off-site only with no individual sales/transactions permitted from the subject site.
 - 3.6 Any fuel stored on site associated with the approved use must be kept in a sealed, bunded area with a storage capacity of at least 150% of the storage capacity of any fuel storage tanks/containers.
 - 3.7 Environmental Management Plan

The applicant/developer shall provide Council with an environmental management plan prepared by a suitably qualified professional which addresses (at a minimum):

- All environmental impacts of the proposal and measures proposed to mitigate the impacts as included in the Environmental Impact Assessment produced by Wild Environmental Consultants (Project Ref.: JW191299 dated May 2020);
- Emergency management procedures;
- Refuse collection and disposal; and
- Management and supervision procedures.

The environmental management plan must address all three (3) stages of the development and must be submitted to Council and be approved by Council's delegated officer prior to the commencement of the use.

The applicant/developer or on-site manager must ensure the approved use is operated in accordance with the environmental management plan at all times and for the life of the development.

4. Infrastructure Services and Standards

4.1 Stormwater Management

4.1.1 The applicant/developer must take all necessary steps to ensure a non-worsening effect on surrounding land as a consequence of the development.

4.1.2 All stormwater drainage collected from the site must be discharged to an approved legal point of discharge.

4.2 Erosion and Sediment Control Plan

4.2.1 The applicant/developer must take all necessary steps to ensure a non-worsening effect on surrounding land as a consequence of the development.

4.2.2 Prior to the development commencing, the applicant must develop an Erosion and Sediment Control Plan that addresses each stage of the development. The plan must detail what measures/procedures will be implemented on-site to prevent erosion and sediment run-off during construction and operation.

4.2.3 The applicant/developer must ensure that the Erosion and Sediment Control Plan is complied with at all times.

4.3 Water Supply

The quality of water provided on site for human contact or consumption must be of a standard for drinking water set by the Australian Drinking Water Guidelines 2004 (National Health and Medical Research Council and the National Resource Management Ministerial Council).

4.4 On-site Wastewater Management

All on site effluent disposal associated with the approved use must be in compliance with the latest version of On-Site Domestic Wastewater Management Standard (ASNZ1547) to the satisfaction of the Council's delegated officer.

4.5 Car Parking/Internal Driveways

The developer must ensure that the development is provided with sufficient on-site car parking spaces which are available for use solely for the parking of vehicles associated with the use of the premises. All car parking spaces and internal driveways must be constructed to at least compacted gravel standard, clearly identifiable and appropriately drained prior to the commencement of the use, to the satisfaction of Council's delegated officer.

(D) ASSESSMENT MANAGER'S ADVICE

(a) Compliance with applicable codes/policies

The development must be carried out to ensure compliance with the provisions of Council's Local Laws, Planning Scheme Policies, Planning Scheme and Planning Scheme Codes to the extent they have not been varied by a condition of this approval.

(b) Compliance with Acts and Regulations

The erection and use of the building must comply with the Building Act and all other relevant Acts, Regulations and Laws, and these approval conditions.

(c) Environmental Protection and Biodiversity Conservation Act 1999

The applicant is advised that referral may be required under the *Environmental Protection and Biodiversity Conservation Act 1999* if the proposed activities are likely to have a significant impact on a matter of national environmental significance. Further information on these matters can be obtained from www.environment.gov.au.

(d) Cultural Heritage

In carrying out the activity the applicant must take all reasonable and practicable measures to ensure that no harm is done to Aboriginal cultural heritage (the "cultural heritage duty of care"). The applicant will comply with the cultural heritage duty of care if the applicant acts in accordance with gazetted cultural heritage duty of care guidelines. An assessment of the proposed activity against the duty of care guidelines will determine whether or to what extent Aboriginal cultural heritage may be harmed by the activity. Further information on cultural heritage, together with a copy of the duty of care guidelines and cultural heritage search forms, may be obtained from www.datsip.qld.gov.au.

(E) REFFERAL AGENCY CONDITIONS

Queensland Treasury conditions dated 10 December 2020.

(F) RELEVANT PERIOD

When approval lapses if development not started (s.85)

- Material Change of Use – six (6) years (starting the day the approval takes effect);

(G) OTHER NECESSARY DEVELOPMENT PERMITS AND/OR COMPLIANCE PERMIT

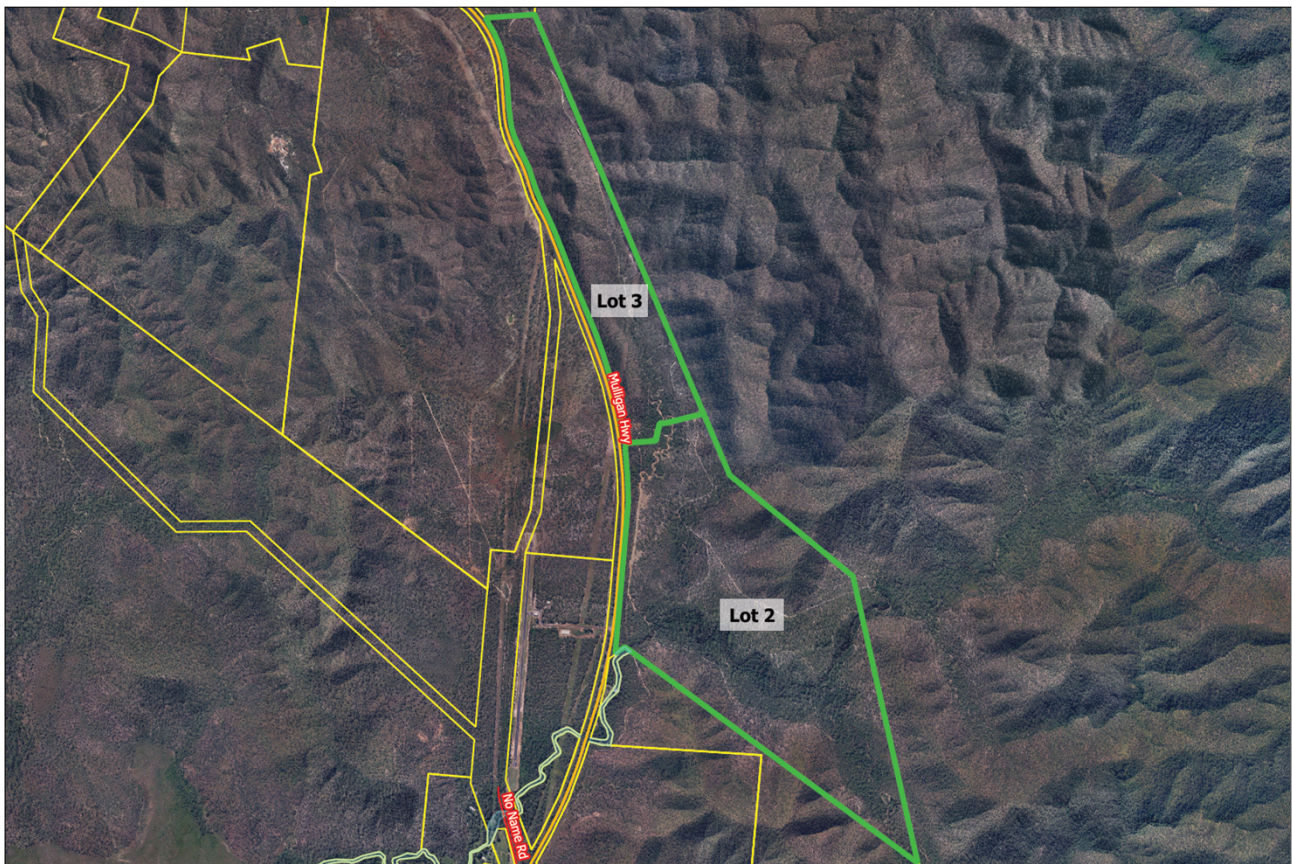
- Development Permit for Building Work

(H) OTHER APPROVALS REQUIRED FROM COUNCIL

- Compliance Permit for Plumbing and Drainage Work

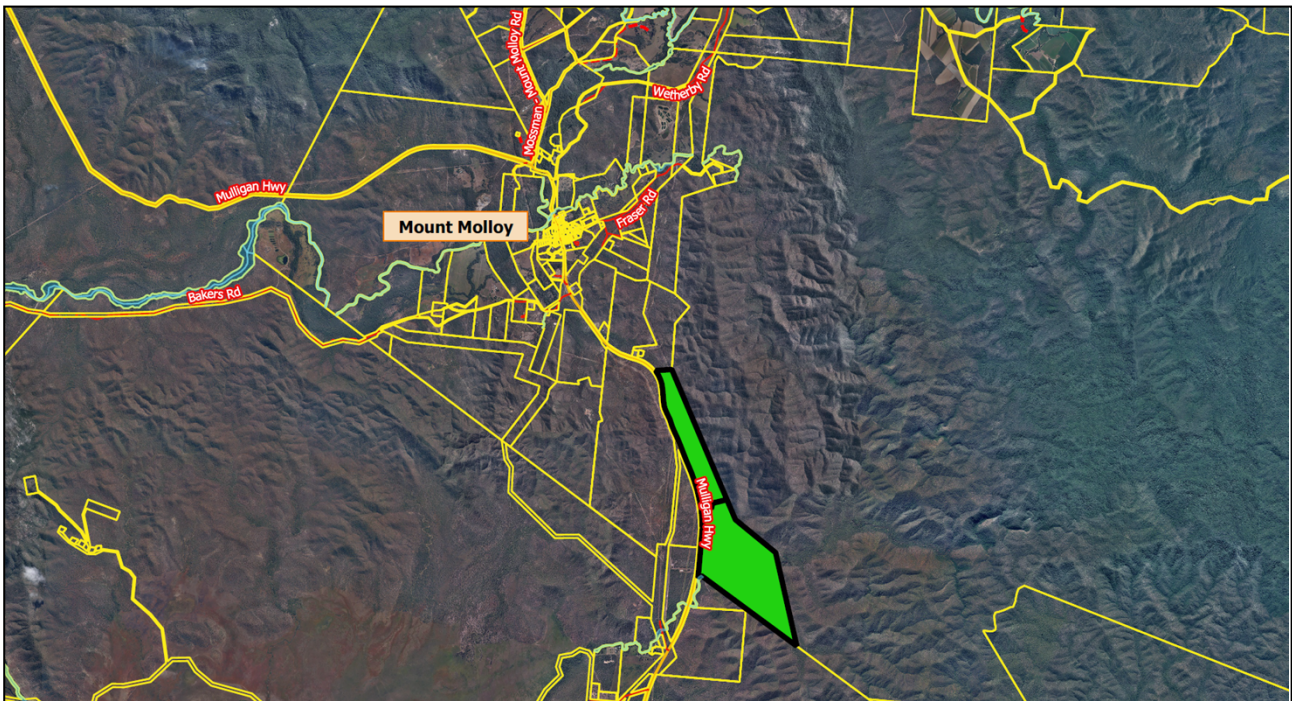
THE SITE

The subject land is described as Lots 2 and 3 on SP298325 and is situated at 3276 and 3278 Mulligan Highway, Mount Molloy. Both lots 2 and 3 are irregular in shape with areas of 215.8 ha and 96.04 ha respectively and are both zoned Rural under the Mareeba Shire Council Planning Scheme 2016. Both lots contain in excess of 1km of frontage to the Mulligan Highway which is a State-controlled road and is bitumen sealed.



Map Disclaimer:

Based on or contains data provided by the State of Queensland (Department of Environment and Resource Management) (2009). In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.



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Both lots are unimproved, with the exception of some cattle grazing and mustering infrastructure (cattle yards). Lot 3 is traversed by high voltage electricity lines which lie within an easement in favour of Ergon Energy. Lot 3 also contains an access easement within which a gravel access road is constructed which benefits Lot 2 as they share the same access crossover from Mulligan Highway situated in the south-west corner of Lot 3.

Lots surrounding the site to the west, north and south are zoned rural while the large lot to the east of the site is a National Park and is zoned Conservation.

BACKGROUND AND CONTEXT

Nil

PREVIOUS APPLICATIONS & APPROVALS

MCU/19/0019

Council, at its Ordinary Meeting on 18 September 2019, approved an application made by Urban Sync on behalf of M Anton (Anton Demolitions Pty Ltd) for a development permit for material change of use - high impact industry (concrete recycling yard - up to 5,000 tonnes per year) over land described as Lot 2 & 3 on SP223151, situated at 3276 & 3278 Mulligan Highway, Mount Molloy.

Lots 2 & 3 on SP223151 have since undergone a minor reconfiguration and are now described as Lots 2 & 3 on SP298325 (the land the subject of this application). The approved concrete recycling facility will be established on Lot 3 (the northern lot) while the proposed special industry will be established on southern Lot 2 (with Lot 3 included in the application for access purposes only).

DESCRIPTION OF PROPOSED DEVELOPMENT

The development application seeks a Development Permit for Material Change of Use - Special Industry (Production Plant) in accordance with the plans shown in **Attachment 1**.

Note: Since lodgement of the application, the applicants have decided not to manufacture fertilisers as a by-product of the proposed production process. This is important to note as an Environmental Authority from the State is required to manufacture fertilisers and the applicants were unwilling to obtain this Authority.

The following are excerpts from the development application (the references to fertiliser manufacturing remain in this description):

*"The project will involve the establishment of a facility which alters and modifies the by-products of sugar cane production into feed stock for animals (and other products i.e., fertiliser), along with the required dispersion and irrigation of the water waste stream. This feedstock is known as 'Polygain' (see Polygain Brochure in Attachment 2 (**Attachment 3** of this report)). The manufacturing process to turn the sugar cane waste to 'Polygain' will involve filtration, concentration, pasteurisation and aseptic packaging (See Flow Chart provided in Attachment 2). At full capacity, it is expected to make up to 20 tons of product per day. Fertiliser is also proposed to be produced consisting of volumes in the order of 10% of the volumes mentioned above. A maximum of 124,000L of feedstock will be stored on-site in 3 x 45,000L feed tanks that will be in a suitably bunded area.*

The production plant will include two (2) sheds with a total area of approximately 360m² and is expected to operate 24 hours a day, 7 days a week, with 3-4 staff members on-site at any one time. The sugar cane by products will be delivered to the site from Sarina, south of Mackay. Please refer to the Site Plan provided in Attachment 2 which identified the sheds' proposed locations and the irrigation area. The waste stream of the manufacturing process will be disbursed on the proposed irrigation area shown on the concept plans in Attachment 2. Data for the quality of treated water will be provided, although it is close to a tertiary standard. Note that little to no vegetation is required to be cleared to facilitate the irrigation area. The irrigation infrastructure/irrigation lines can be placed in-between the vast majority of existing vegetation.

The development will be staged as follows:

Stage 1:

Stage 1 will involve the construction of Shed 1, the approximate 114m x 80m irrigation area and all associated infrastructure/pumps etc., all tanks (rainwater tanks, feed tanks, plant washing tanks and retentate tank), the gas bullet, all car parking and the access road/driveway. It is anticipated that as part of Stage 1, up to 32,000L of by-products will be delivered to the site from Sarina (South of Mackay) producing 10 tonnes per week of feedstock (fertiliser production of 10% of this amount).

Stage 2:

Stage 2 will include the construction of the second shed and will see manufacturing increase to receiving up to 320,000L of by-products and production of up to 50 tonnes per week of feedstock (fertiliser production of 10% of this amount).

Stage 3:

Stage 3 would see manufacturing increase again to the receipt of up to 448,000L of by-products and production of up to 20 tonnes per day (140 tonnes per week) of feedstock (fertiliser production of 10% of this amount). Stage 3 is however, dependent on the outcome and success of initial trials."

The proposed special industry (production plant) and associated irrigation area will be sited entirely within Lot 2. Lot 3 has been included in the application as access to Lot 2 is gained through Lot 3 via an established access easement.

REGIONAL PLAN DESIGNATION

The subject site is included within the Regional Landscape and Rural Production Area land use category in the Far North Queensland Regional Plan 2009-2031. The Regional Plan Map 3- ‘Areas of Ecological Significance’ also identifies the site as containing:

- *Strategic Rehabilitation Area*
- *State & Regional Conservation Corridors*
- *Terrestrial Area of High Ecological Significance*
- *Terrestrial Area of General Ecological Significance*

PLANNING SCHEME DESIGNATIONS

Strategic Framework:	<p>Land Use Categories</p> <ul style="list-style-type: none"> ▪ Rural Other <p>Natural Environment Elements</p> <ul style="list-style-type: none"> ▪ Biodiversity Areas ▪ Ecological Corridor <p>Infrastructure Elements</p> <ul style="list-style-type: none"> ▪ Major Electrical Infrastructure <p>Transport Elements</p> <ul style="list-style-type: none"> ▪ State Controlled Road ▪ B-double Route ▪ Principal Cycle Routes
Zone:	Rural zone
Overlays:	<ul style="list-style-type: none"> ▪ Bushfire Hazard Overlay ▪ Environmental Significance Overlay ▪ Hill and Slope Overlay ▪ Regional Infrastructure Corridors and Substations Overlay

Planning Scheme Definitions

The proposed use is defined as:

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Special Industry	<p><i>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:</i></p> <ul style="list-style-type: none"> • <i>potential for extreme impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise</i> • <i>potential for extreme offsite impacts in the event of fire, explosion or toxic release</i> • <i>onsite controls are required for emissions and dangerous goods risks</i> • <i>the use generally involves night time and outdoor activities</i> • <i>the use may involve the storage and handling of large volumes of dangerous goods</i> <p><i>requires significant separation from non-industrial uses.</i></p>	<p><i>Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers</i></p>	<p><i>Low impact industry, medium impact industry, high impact industry, service industry</i></p>

RELEVANT PLANNING INSTRUMENTS

Assessment of the proposed development against the relevant planning instruments is summarised as follows:

(A) Far North Queensland Regional Plan 2009-2031

Separate assessment against the Regional Plan is not required because the Mareeba Shire Council Planning Scheme appropriately advances the Far North Queensland Regional Plan 2009-2031, as it applies to the planning scheme area.

(B) State Planning Policy

Separate assessment against the State Planning Policy (SPP) is not required because the Mareeba Shire Council Planning Scheme appropriately integrates all relevant aspects of the SPP.

(C) Mareeba Shire Council Planning Scheme 2016

Strategic Framework

3.3.11 Element - Rural Areas

3.3.11.1(1): Rural areas include rural activities and land uses of varying scale, consistent with surrounding land use, character and site conditions.

Comment

The application included the following commentary:

"Due to the nature of the development, a large allotment, separated from other uses, sensitive and otherwise, is required. Moreover, there is a shortage of Industrial zoned land within the Mareeba Shire which is suitably sized, located (with respect to proximity to sensitive land uses) and available for sale. As a result, in this instance, a rural location is required (see Overall Outcome (d) of the Rural Zone Code which permits such locations). The development is of a similar scale and consistent in terms of its potential impacts to the development recently approved to the north (Council Ref: MCU/19/0009). In saying that, the development has been located to ensure it does not have any negative impact on the rural locality/character of the area (not visible) and has suitably addressed (or can) all site constraints. Finally, due to the development's location and size of the allotment, it will also not jeopardize any existing nearby rural land or rural uses (see section 7)."

The proposed development complies.

3.3.11.1(6): Agricultural areas will be retained in viable holdings and not fragmented or compromised by unsuitable development. Uses and development within this precinct will not cause land use conflicts with primary production or will ensure these conflicts are mitigated.

Comment

See comment for 3.3.11.1(1). The development complies.

3.3.11.1(7): Rural areas preserve lands for future uses beyond the life of the planning scheme.

Comment

See comment for 3.3.11.1(1). The development complies.

3.4.5 Element – Strategic Rehabilitation and Ecological Corridors

3.4.5.1(1): Ecological corridors are major existing habitat corridors that link key biodiversity areas within Mareeba Shire and greater Far North Queensland region. Development does not compromise the habitat connectivity of ecological corridors.

Comment

The application included the following commentary:

"The development will occupy a very small portion of the site (<2ha) with the extent of vegetation to be cleared as a result of the development being less again (<1ha). Such a small amount of vegetation clearing will not have any unacceptable negative impacts on existing ecological corridors, in particular given the location of both the Mulligan Highway and a large cleared area used for high voltage powerlines to the west and north of the site. As a result, the areas within proximity to the development site are already highly fragmented. The ideal area for the preservation of habitat linkages is the significant areas of vegetated lands to the south and east of the development site that are more suitable for ecological corridors (as they are likely being used as now) and these areas will be preserved in their current state. Conditions will also be imposed to ensure the waste stream of the development does not have any unacceptable negative impacts on the environment."

The proposed development complies.

3.6.10 Element - Energy Supply

3.6.10.1(2): High voltage major electrical infrastructure and energy generation facilities are protected from conflicting development.

Comment

The proposed development will not impact on any high voltage electrical infrastructure or energy generating facilities. The development complies.

Relevant Developments Codes

The following Development Codes are considered to be applicable to the assessment of the application:

- 6.2.9 Rural zone code
- 8.2.3 Bushfire hazard overlay code
- 8.2.4 Environmental significance overlay code
- 8.2.8 Hill and slope overlay code
- 8.2.9 Regional infrastructure corridors and substations overlay code
- 9.3.5 Industrial activities code
- 9.4.2 Landscaping code
- 9.4.3 Parking and access code
- 9.4.5 Works, services and infrastructure code

The application included a planning report and assessment against the planning scheme. An officer assessment has found that the application satisfies the relevant acceptable outcomes (or performance outcomes where no acceptable outcome applies, or an acceptable outcome cannot be achieved) of the relevant codes set out below. In some cases, compliance can be achieved through conditions of approval.

Relevant Codes	Comments
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Rural zone code	The application can be conditioned to comply with the relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided) contained within the code.
Bushfire hazard overlay code	The application can be conditioned to comply with the relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided) contained within the code.
Environmental significance overlay code	The application can be conditioned to comply with the relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided) contained within the code.
Hill and slope overlay code	The application can be conditioned to comply with the relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided) contained within the code.
Regional infrastructure corridors and substations overlay code	The application can be conditioned to comply with the relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided) contained within the code.
Industrial activities code	The application can be conditioned to comply with the relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided) contained within the code apart from the following: <ul style="list-style-type: none"> Acceptable Outcome AO1 Refer to planning discussion section of report.
Landscaping code	The application can be conditioned to comply with the relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided) contained within the code.
Parking and access code	The application can be conditioned to comply with the relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided) contained within the code.
Works, services and infrastructure code	The application can be conditioned to comply with the relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided) contained within the code.

(D) Planning Scheme Policies/Infrastructure Charges Plan

The following planning scheme policies are relevant to the application:

Planning Scheme Policy 4 - FNQROC Regional Development Manual

A condition will be attached to any approval requiring all development works be designed and constructed in accordance with FNQROC Development Manual standards.

REFERRAL AGENCY

The application triggered referral to the then Queensland Treasury as a Referral Agency (now the Department of State Development, Infrastructure, Local Government and Planning).

That Department advised in a letter dated 10 December 2020 that they require the conditions to be attached to any approval (**Attachment 2**).

Internal Consultation

Nil

PUBLIC NOTIFICATION

The development proposal was placed on public notification from 23 October 2020 to 13 November 2020. The applicant submitted the notice of compliance on 16 November 2020 advising that the public notification requirements were carried out in accordance with the requirements of the Act.

No submissions were received.

PLANNING DISCUSSION

Compliance with Performance Outcome PO6 of the Rural Zone Code and PO1 of the Industrial Activities Code are summarised as follows:

Rural Zone Code

Amenity

PO6

Development must not detract from the amenity of the local area, having regard to:

- (a) noise;*
- (b) hours of operation;*
- (c) traffic;*
- (d) advertising devices;*
- (e) visual amenity;*
- (f) privacy;*
- (g) lighting;*
- (h) odour; and*
- (i) emissions.*

AO6

No acceptable outcome is provided.

Comment

The proposed development has been assessed against the criteria established under PO6:

- (a) noise, (h) odour, (i) emissions and (g) lighting;*

Performance Outcome PO1 and Acceptable Outcome AO1 of the Industrial Activities Code establishes an acceptable separation distance of 1.5 kilometres between a special industry and sensitive uses.

The scheme considers the minimum 1.5 km separation distance as an appropriate means of ensuring amenity is maintained having regard to noise, odour, light and emissions.

The development achieves a separation distance of approximately 1.3 kilometres. Despite falling short by 200 metres, extensive mature vegetation exists for almost the entire separation distance so the 1.3 km's achieved is considered to be reasonable and will likely be affective at minimising any negative off-site emissions.

(b) hours of operation;

Given its location and separation from sensitive land uses, the proposed 24/7 operating hours is not likely to impact on amenity.

(c) traffic;

The site gains access from a State-controlled road (Mulligan Highway). The proposed number of trucks movements is acceptable on a highway.

(d) advertising devices;

No advertising devices are being proposed.

(e) visual amenity and (f) privacy;

The development will be setback approximately 50 metres from the edge of the Mulligan Highway road reserve. Any approval will be subject to State vegetation clearing restrictions (Referral Agency Conditions) so the natural vegetation buffering that exists between the production plant location and the highway should provide sufficient visual amenity buffering and privacy.

The development complies with PO6.

Industrial Activities Code

Separation

PO1

Industrial activities are appropriately separated from sensitive land uses to ensure their amenity is maintained, having regard to:

- (a) noise;*
- (b) odour;*
- (c) light; and*
- (d) emissions.*

AO1

Development is separated from sensitive land uses as follows:

- (a) medium impact industry - 250 metres; or*
- (b) high impact industry - 500 metres; or*
- (c) special industry - 1.5 kilometres.*

Comment

The proposed development is a special industry, although with the removal of the fertiliser manufacturing component of the development could very well have been classified as medium or high impact industry.

The nearest sensitive use (dwelling house) is sited approximately 1.3 kilometres from the proposed development. Despite not complying with the 1.5 kilometre setback requirement, considering the reasonable setback achieved coupled with the extensive vegetation present over this separation distance, it is unlikely the development will impact on amenity of the closest dwellings.

The development complies with PO1.

LOT NUMBER: 2
 SP NUMBER: SP298325
 LOCAL GOVERNMENT: MAREEBA SHIRE COUNCIL
 LOCALITY: MOUNT MOLLOY
 AREA: 2185.8ha

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LEGEND
 ----- DENOTES 100mm Ø UPVC SEWER DRAIN
 P 33m 150d17'20" DENOTES BOUNDARY LINE WITH LOCATED PEG



SITE / LOCALITY PLAN
 SCALE 1:10000

AMENDMENTS:

DATE	REV	DESCRIPTION
16/10/20	A	REVISED IRRIGATION AREA

NOTE:
 1. Smoke Alarms to comply to AS3786 & BCA Requirements.
 2. Verify all dimensions & levels prior to construction commencing.
 3. Figured dimensions take precedence over scaled dimensions.
 4. All work to comply with BCA, Relevant Australian Standards & Local Authority Requirements.

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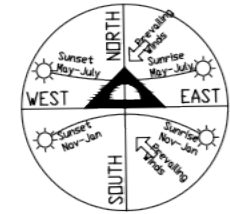
Clients Name: THE PRODUCT MAKERS PTY LTD
 Description: PROPOSED STORAGE SHEDS ARE IRRIGATION
 Address: LOT 2 ON SP223151, MULLIGAN HWY MT MOLLOY

Drawing Title: LOCALITY PLAN
 Date: FEB 2020 Scale: 1:10000@A3
 Job No: 20044 Sheet No: 01A

LOT NUMBER: 2
 SP NUMBER: SP298325
 LOCAL GOVERNMENT: MAREEBA SHIRE COUNCIL
 LOCALITY: MOUNT MOLLOY
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LEGEND
 ----- DENOTES 100mm Ø UPVC SEWER DRAIN
 P 33m 150d17'20" DENOTES BOUNDARY LINE WITH LOCATED PEG



PART SITE PLAN
 SCALE 1:2000

AMENDMENTS:

DATE	REV	DESCRIPTION
16/10/20	A	REVISED IRRIGATION AREA

NOTE:
 1. Smoke Alarms to comply to AS3786 & BCA Requirements.
 2. Verify all dimensions & levels prior to construction commencing.
 3. Figured dimensions take precedence over scaled dimensions.
 4. All work to comply with BCA, Relevant Australian Standards & Local Authority Requirements.

20 Nithworth Street
 Bundaberg QLD 4890
 Ph: 0481 793 240
 russel@fnqdesign.com

FNQ DESIGN & DRAFTING
 QBCC Licence No. 1117748

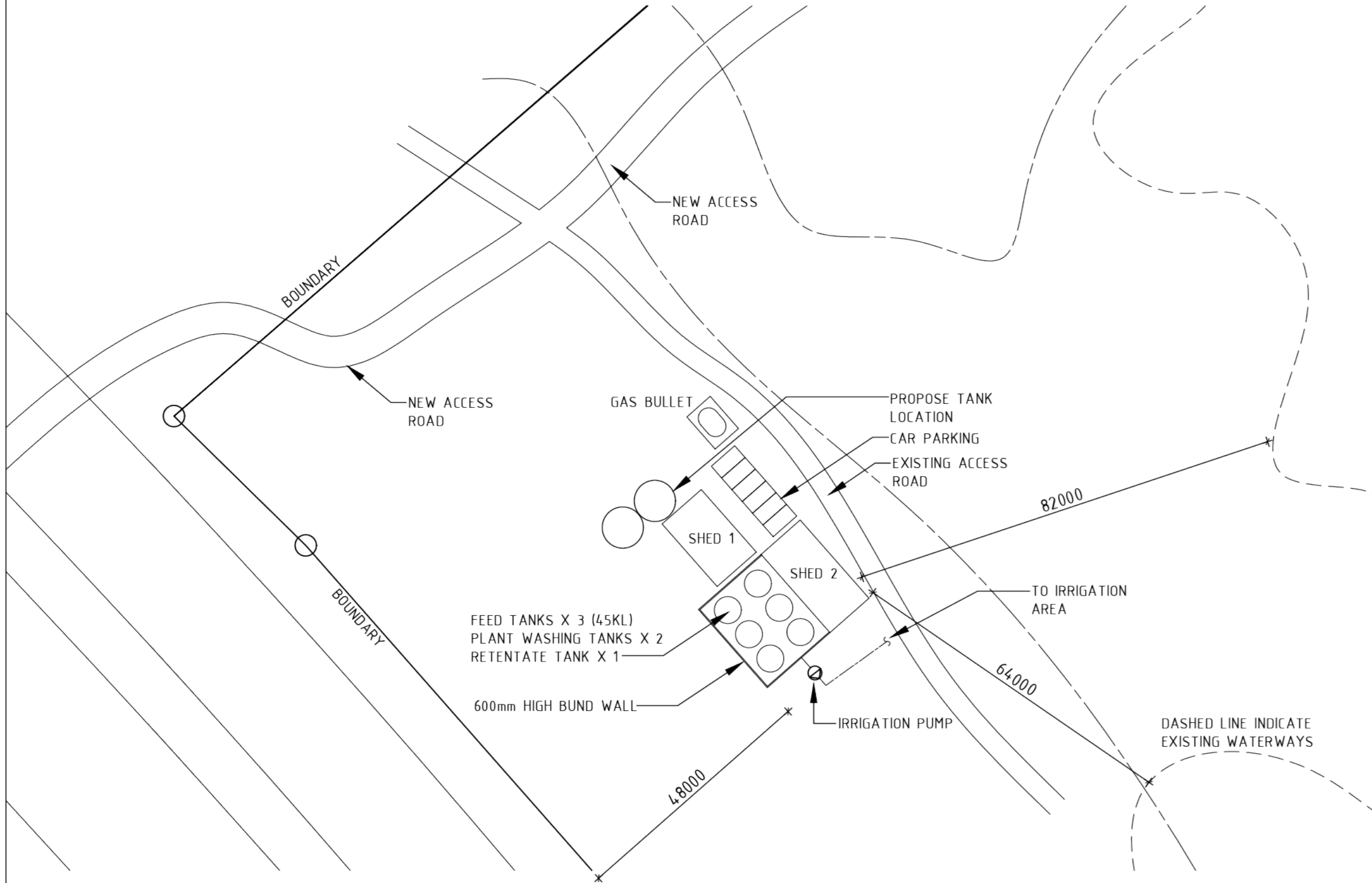
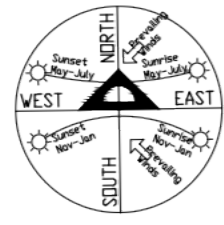
Clients Name: THE PRODUCT MAKERS PTY LTD
 Description: PROPOSED STORAGE SHEDS ARE IRRIGATION
 Address: LOT 2 ON SP223151, MULLIGAN HWY MT MOLLOY

Drawing Title: SITE PLAN 2
 Date: FEB 2020 Scale: 1:2000@A3
 Job No: 20044 Sheet No: 02A

LOT NUMBER: 2
 SP NUMBER: SP298325
 LOCAL GOVERNMENT: MAREEBA SHIRE COUNCIL
 LOCALITY: MOUNT MOLLOY
 AREA: 2185.8ha

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LEGEND
 --- DENOTES 100mm Ø UPVC SEWER DRAIN
 P 33m 150d17'20" DENOTES BOUNDARY LINE WITH LOCATED PEG



AMENDMENTS:

DATE	REV	DESCRIPTION

NOTE:
 1. Smoke Alarms to comply to AS3786 & BCA Requirements.
 2. Verify all dimensions & levels prior to construction commencing.
 3. Figured dimensions take precedence over scaled dimensions.
 4. All work to comply with BCA, Relevant Australian Standards & Local Authority Requirements.

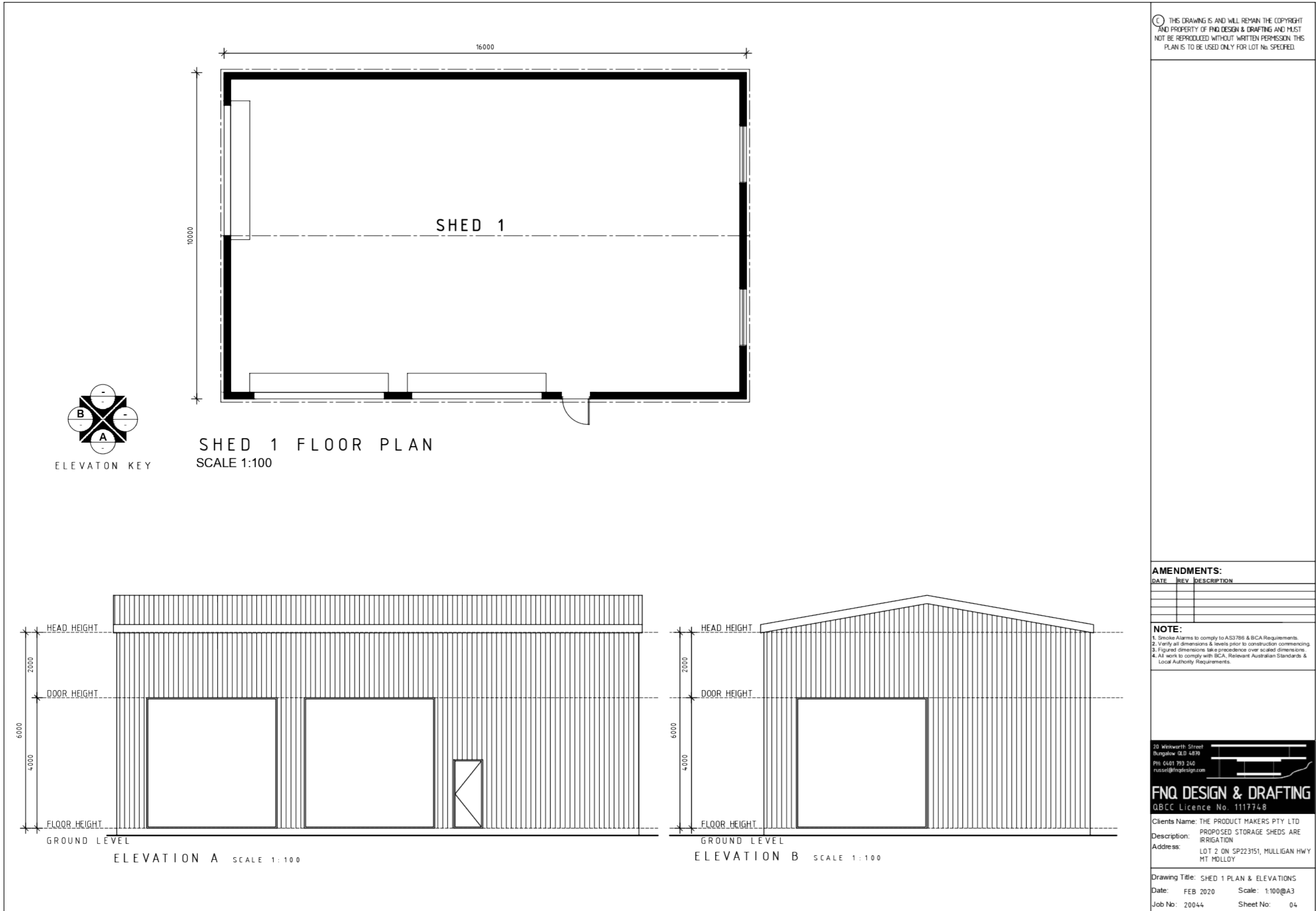
20 Nithworth Street
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 Ph: 0481 793 240
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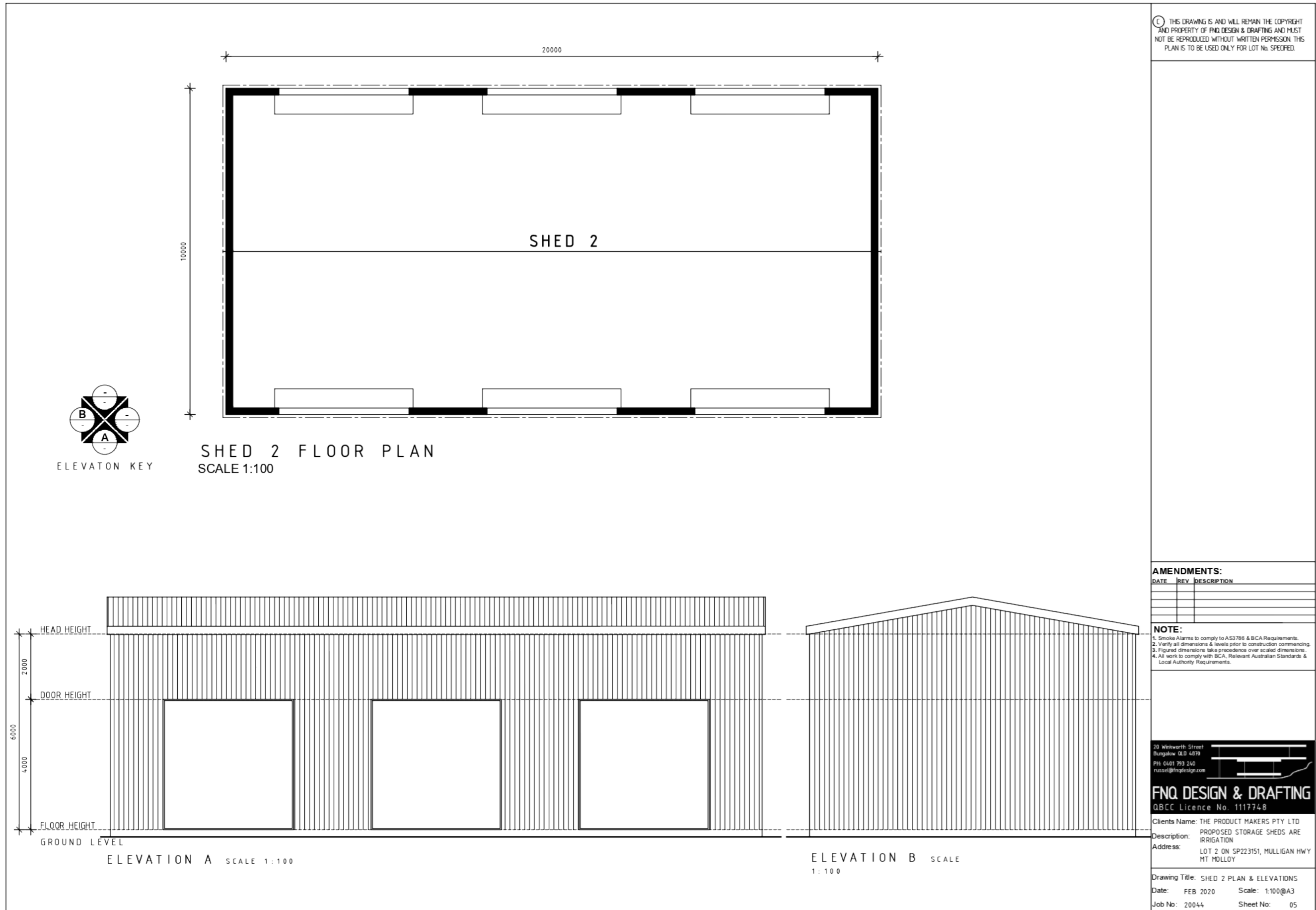
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Clients Name: THE PRODUCT MAKERS PTY LTD
 Description: PROPOSED STORAGE SHEDS ARE
 Address: IRRIGATION
 LOT 2 ON SP223151, MULLIGAN HWY
 MT MOLLOY

Drawing Title: SITE PLAN 2
 Date: FEB 2020 Scale: 1:750@A3
 Job No: 20044 Sheet No: 03

SITE PLAN SCALE 1:750











**The Product Makers
(Australia) Pty Ltd**

Figure. Irrigation Area
Layout

Legend

-  Category X Vegetation
-  Watercourses (Water Act 2000) & MSES
-  100m Buffer Line
-  Irrigation Area

Job number: JW201299
Coordinate reference system: GDA 2020



From: No Reply
Sent: Thu, 10 Dec 2020 17:42:04 +1000
To: matt@urbansync.com.au;joanne.manson@dsmip.qld.gov.au;Planning (Shared)
Cc: justin@urbansync.com.au
Subject: 2005-16631 SRA application correspondence - MCU/20/0007
Attachments: Attachment 5 - Approved plans and specifications - 2005-16631 SRA.pdf, DTMR s62A TIA - Application decision - Approval 2005-16631 SRA.pdf, Attachment 4 - Representations about a referral agency response.pdf, 2005-16631 SRA Response with conditions.pdf
Importance: Normal

Please find attached a notice regarding application [2005-16631 SRA](#).

If you require any further information in relation to the application, please contact the State Assessment and Referral Agency on the details provided in the notice.

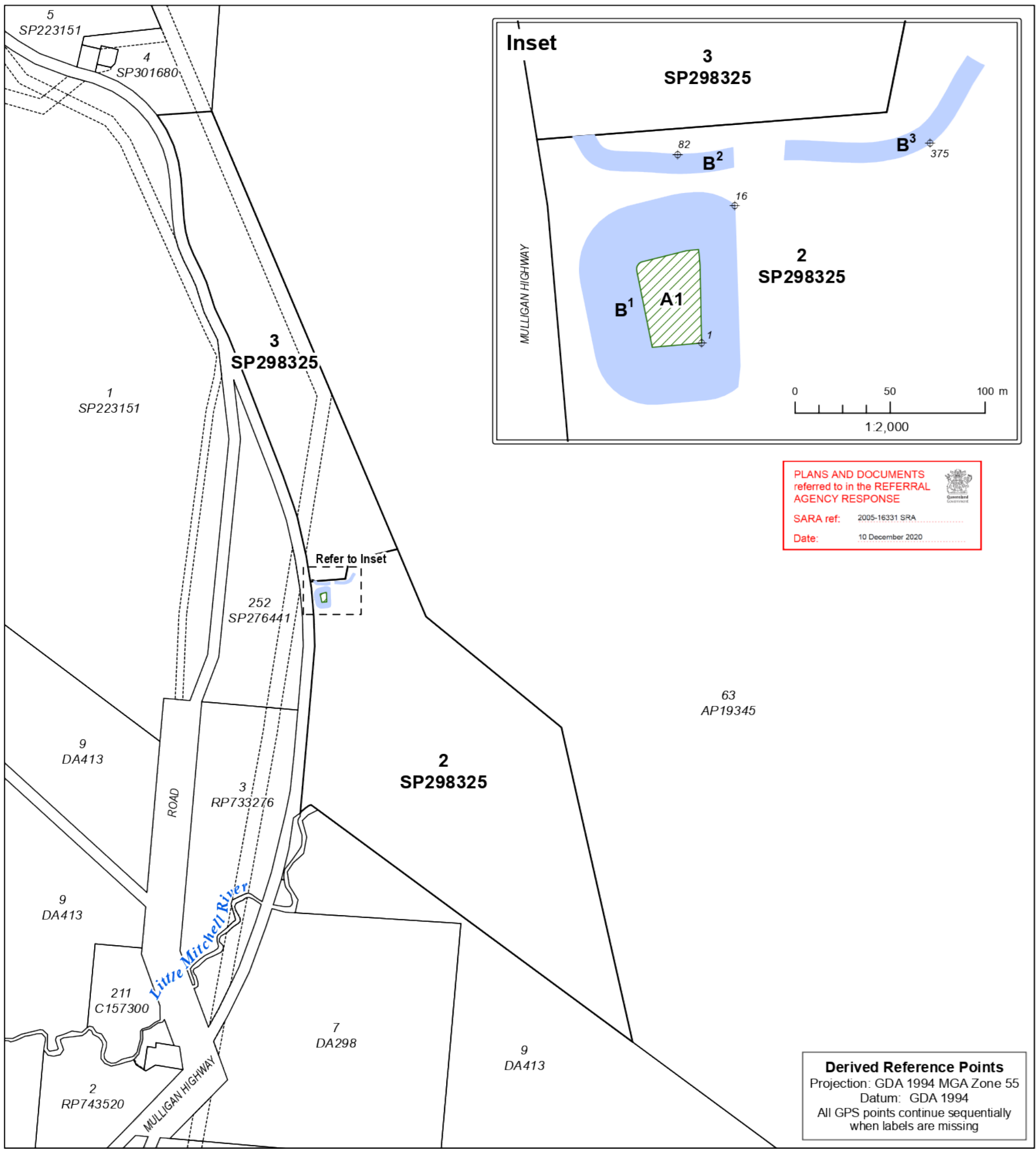
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Queensland Treasury

Email Id: RFLG-1220-0069-3684

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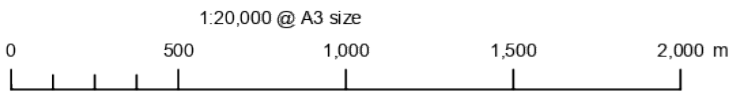


PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2005-16331 SRA

Date: 10 December 2020

Derived Reference Points
 Projection: GDA 1994 MGA Zone 55
 Datum: GDA 1994
 All GPS points continue sequentially when labels are missing



Projection: GDA 1994 MGA Zone 55 Datum: GDA 1994

Note: Derived Reference Points are provided to assist in the location of area boundaries. Responsibility for locating these boundaries lies solely with the landholder and delegated contractor(s).

The property boundaries shown on this plan are APPROXIMATE ONLY. They are NOT an accurate representation of the legal boundaries.

This plan must be read in conjunction with Decision Notice 2005-16631 SRA

<p>LEGEND</p> <ul style="list-style-type: none"> ⊕ Derived Reference Points for GPS (see Attachment to plan) (Area start points shown only) □ Subject Lot(s) ▨ Area A (Part A¹) ■ Area B (Parts B¹ - B³) <p>Note: This is a colour plan and should only be reproduced in colour.</p>	<p>Technical Agency Response Plan</p> <p>Plan of Area A (Part A¹) & Area B (Parts B¹ - B³) in Lot 2 on Plan SP298325 & Lot 3 on Plan SP298325</p> <p>eLVAS Case ID: 2020/011513</p>			
	<p>LOCAL GOVT: Mareeba Shire LOCALITY OF Mount Molloy</p> <p>Compiled from: DCDB, RVM & NRMO Notes on File</p> <p>Prepared by: SAK - j5606 Department: DNRME Region: NORTH Date: 03 June 2020</p>		<p>Version: 1</p>	<p>TARP 2005-16631 SRA Sheet 1 of 1</p>

Document Set ID: 3902075
 Version: 1 Version Date: 21/12/2020

Attachment to Plan: 2005-16631 SRA
 Derived Reference Points for GPS
 Datum: GDA 1994, Projection: MGA Zone 55

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE



SARA ref: 2005-16331 SRA
 Date: 10 December 2020

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Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing
A1	1	324503	8150684	B1	61	324499	8150763	B2	121	324514	8150776
A1	2	324477	8150682	B1	62	324504	8150763	B2	122	324513	8150775
A1	3	324469	8150722	B1	63	324509	8150762	B2	123	324513	8150775
A1	4	324469	8150723	B1	64	324514	8150761	B2	124	324512	8150775
A1	5	324469	8150724	B1	65	324518	8150758	B2	125	324512	8150775
A1	6	324469	8150725	B1	66	324521	8150757	B2	126	324512	8150775
A1	7	324470	8150725	B1	67	324503	8150684	B2	127	324512	8150775
A1	8	324470	8150726	B1	68	324503	8150725	B2	128	324511	8150775
A1	9	324471	8150726	B1	69	324502	8150733	B2	129	324511	8150775
A1	10	324471	8150727	B1	70	324496	8150733	B2	130	324510	8150775
A1	11	324472	8150727	B1	71	324472	8150727	B2	131	324510	8150775
A1	12	324496	8150733	B1	72	324471	8150727	B2	132	324509	8150775
A1	13	324502	8150733	B1	73	324471	8150726	B2	133	324509	8150775
A1	14	324463	8150725	B1	74	324470	8150726	B2	134	324508	8150775
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B1	16	324521	8150757	B1	76	324469	8150725	B2	136	324508	8150775
B1	17	324524	8150672	B1	77	324469	8150724	B2	137	324508	8150775
B1	18	324522	8150661	B1	78	324469	8150723	B2	138	324507	8150774
B1	19	324520	8150659	B1	79	324469	8150722	B2	139	324507	8150774
B1	20	324515	8150657	B1	80	324477	8150682	B2	140	324506	8150774
B1	21	324511	8150655	B1	81	324503	8150684	B2	141	324506	8150774
B1	22	324506	8150654	B2	82	324491	8150784	B2	142	324505	8150774
B1	23	324480	8150652	B2	83	324492	8150784	B2	143	324505	8150774
B1	24	324475	8150652	B2	84	324492	8150784	B2	144	324504	8150774
B1	25	324470	8150653	B2	85	324493	8150784	B2	145	324504	8150774
B1	26	324465	8150654	B2	86	324494	8150784	B2	146	324503	8150774
B1	27	324461	8150657	B2	87	324494	8150784	B2	147	324503	8150774
B1	28	324457	8150660	B2	88	324495	8150784	B2	148	324502	8150774
B1	29	324454	8150663	B2	89	324496	8150784	B2	149	324502	8150774
B1	30	324451	8150668	B2	90	324497	8150784	B2	150	324501	8150774
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B1	33	324448	8150677	B2	93	324499	8150784	B2	153	324501	8150774
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B1	48	324446	8150743	B2	108	324511	8150785	B2	168	324494	8150774
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B1	50	324447	8150744	B2	110	324512	8150785	B2	170	324493	8150774
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B1	52	324450	8150748	B2	112	324516	8150786	B2	172	324493	8150774
B1	53	324450	8150748	B2	113	324516	8150786	B2	173	324492	8150774
B1	54	324454	8150751	B2	114	324520	8150787	B2	174	324492	8150774
B1	55	324455	8150752	B2	115	324520	8150777	B2	175	324492	8150774
B1	56	324459	8150754	B2	116	324518	8150776	B2	176	324492	8150774
B1	57	324460	8150754	B2	117	324518	8150776	B2	177	324491	8150774
B1	58	324465	8150756	B2	118	324515	8150776	B2	178	324491	8150774
B1	59	324488	8150762	B2	119	324515	8150776	B2	179	324490	8150774
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Document Set ID: 3902075
 Version: 1, Version Date: 21/12/2020

Attachment to Plan: 2005-16631 SRA
 Derived Reference Points for GPS
 Datum: GDA 1994, Projection: MGA Zone 55

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2005-16631 SRA

Date: 10 December 2020



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Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing
B2	181	324489	8150774	B2	241	324452	8150776	B2	301	324447	8150794
B2	182	324489	8150774	B2	242	324452	8150776	B2	302	324447	8150793
B2	183	324488	8150774	B2	243	324451	8150776	B2	303	324448	8150792
B2	184	324488	8150774	B2	244	324451	8150776	B2	304	324448	8150791
B2	185	324487	8150774	B2	245	324451	8150776	B2	305	324449	8150791
B2	186	324487	8150774	B2	246	324450	8150776	B2	306	324449	8150790
B2	187	324486	8150774	B2	247	324450	8150777	B2	307	324449	8150789
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B2	190	324485	8150774	B2	250	324449	8150777	B2	310	324450	8150788
B2	191	324484	8150774	B2	251	324449	8150777	B2	311	324451	8150788
B2	192	324484	8150774	B2	252	324449	8150777	B2	312	324451	8150787
B2	193	324484	8150774	B2	253	324448	8150778	B2	313	324451	8150787
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B2	195	324483	8150774	B2	255	324448	8150778	B2	315	324452	8150787
B2	196	324483	8150774	B2	256	324447	8150778	B2	316	324452	8150787
B2	197	324482	8150774	B2	257	324447	8150778	B2	317	324453	8150786
B2	198	324482	8150774	B2	258	324447	8150778	B2	318	324453	8150786
B2	199	324479	8150774	B2	259	324446	8150779	B2	319	324454	8150786
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B2	203	324476	8150774	B2	263	324445	8150779	B2	323	324456	8150785
B2	204	324475	8150774	B2	264	324445	8150780	B2	324	324457	8150785
B2	205	324474	8150774	B2	265	324444	8150780	B2	325	324457	8150785
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B2	208	324470	8150775	B2	268	324444	8150781	B2	328	324459	8150785
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B2	211	324468	8150775	B2	271	324443	8150781	B2	331	324463	8150785
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B2	223	324460	8150775	B2	283	324440	8150785	B2	343	324470	8150785
B2	224	324459	8150775	B2	284	324440	8150786	B2	344	324471	8150785
B2	225	324459	8150775	B2	285	324440	8150786	B2	345	324471	8150785
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B2	228	324457	8150775	B2	288	324439	8150786	B2	348	324474	8150785
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B2	236	324454	8150775	B2	296	324437	8150791	B2	356	324477	8150784
B2	237	324454	8150776	B2	297	324437	8150791	B2	357	324477	8150784
B2	238	324453	8150776	B2	298	324436	8150792	B2	358	324478	8150784
B2	239	324453	8150776	B2	299	324436	8150793	B2	359	324478	8150784
B2	240	324452	8150776	B2	300	324436	8150793	B2	360	324479	8150784


Document Set ID: 3902075
 Version: 1, Version Date: 21/12/2020

Attachment to Plan: 2005-16631 SRA
 Derived Reference Points for GPS
 Datum: GDA 1994, Projection: MGA Zone 55

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2005-16331 SRA

Date: 10 December 2020



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Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing
B2	361	324479	8150784	B3	421	324607	8150782	B3	481	324580	8150779
B2	362	324480	8150784	B3	422	324607	8150782	B3	482	324580	8150779
B2	363	324480	8150784	B3	423	324606	8150782	B3	483	324579	8150779
B2	364	324483	8150784	B3	424	324606	8150782	B3	484	324579	8150779
B2	365	324483	8150784	B3	425	324605	8150781	B3	485	324578	8150780
B2	366	324484	8150784	B3	426	324605	8150781	B3	486	324578	8150780
B2	367	324485	8150784	B3	427	324604	8150781	B3	487	324578	8150780
B2	368	324486	8150784	B3	428	324604	8150781	B3	488	324577	8150780
B2	369	324487	8150784	B3	429	324604	8150781	B3	489	324577	8150780
B2	370	324487	8150784	B3	430	324604	8150781	B3	490	324577	8150780
B2	371	324488	8150784	B3	431	324603	8150781	B3	491	324576	8150780
B2	372	324489	8150784	B3	432	324603	8150781	B3	492	324576	8150780
B2	373	324490	8150784	B3	433	324602	8150781	B3	493	324573	8150780
B2	374	324491	8150784	B3	434	324602	8150781	B3	494	324573	8150780
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B3	378	324622	8150788	B3	438	324601	8150781	B3	498	324571	8150780
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B3	381	324622	8150788	B3	441	324599	8150780	B3	501	324568	8150780
B3	382	324621	8150788	B3	442	324599	8150780	B3	502	324567	8150780
B3	383	324621	8150788	B3	443	324598	8150780	B3	503	324565	8150780
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B3	385	324620	8150787	B3	445	324597	8150780	B3	505	324564	8150780
B3	386	324619	8150787	B3	446	324597	8150780	B3	506	324564	8150780
B3	387	324619	8150787	B3	447	324597	8150780	B3	507	324563	8150780
B3	388	324619	8150786	B3	448	324596	8150780	B3	508	324563	8150780
B3	389	324619	8150786	B3	449	324596	8150780	B3	509	324562	8150780
B3	390	324618	8150786	B3	450	324595	8150780	B3	510	324562	8150780
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B3	392	324617	8150786	B3	452	324594	8150780	B3	512	324558	8150781
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B3	394	324617	8150786	B3	454	324593	8150780	B3	514	324556	8150781
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B3	398	324616	8150785	B3	458	324592	8150779	B3	518	324551	8150781
B3	399	324615	8150785	B3	459	324592	8150779	B3	519	324551	8150781
B3	400	324615	8150785	B3	460	324591	8150779	B3	520	324550	8150781
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B3	404	324613	8150784	B3	464	324589	8150779	B3	524	324550	8150791
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B3	406	324613	8150784	B3	466	324588	8150779	B3	526	324550	8150791
B3	407	324613	8150784	B3	467	324588	8150779	B3	527	324551	8150791
B3	408	324612	8150783	B3	468	324588	8150779	B3	528	324551	8150791
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B3	410	324611	8150783	B3	470	324587	8150779	B3	530	324552	8150791
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B3	412	324610	8150783	B3	472	324586	8150779	B3	532	324555	8150791
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B3	414	324609	8150783	B3	474	324583	8150779	B3	534	324556	8150791
B3	415	324609	8150783	B3	475	324582	8150779	B3	535	324556	8150791
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B3	418	324609	8150782	B3	478	324582	8150779	B3	538	324557	8150791
B3	419	324608	8150782	B3	479	324581	8150779	B3	539	324558	8150791
B3	420	324608	8150782	B3	480	324581	8150779	B3	540	324558	8150791

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Attachment to Plan: 2005-16631 SRA
 Derived Reference Points for GPS
 Datum: GDA 1994, Projection: MGA Zone 55

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE



SARA ref: 2005-16331 SRA
 Date: 10 December 2020

Notes: Derived Reference Points are provided to assist in the location of area boundaries. Responsibility for locating these boundaries lies solely with the landholder and delegated contractor(s). Coordinates start at a point indicated on the accompanying plan and proceed in a clockwise direction.


Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing
B3	541	324559	8150791	B3	601	324612	8150794	B3	661	324642	8150833
B3	542	324559	8150791	B3	602	324612	8150794	B3	662	324643	8150835
B3	543	324562	8150790	B3	603	324613	8150795	B3	663	324645	8150834
B3	544	324564	8150790	B3	604	324613	8150795	B3	664	324650	8150831
B3	545	324565	8150790	B3	605	324614	8150795	B3	665	324652	8150830
B3	546	324565	8150790	B3	606	324615	8150796	B3	666	324652	8150830
B3	547	324568	8150790	B3	607	324615	8150796	B3	667	324652	8150830
B3	548	324568	8150790	B3	608	324616	8150796	B3	668	324652	8150830
B3	549	324569	8150790	B3	609	324617	8150797	B3	669	324651	8150829
B3	550	324569	8150790	B3	610	324617	8150797	B3	670	324648	8150824
B3	551	324571	8150790	B3	611	324618	8150797	B3	671	324647	8150823
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B3	553	324572	8150790	B3	613	324619	8150798	B3	673	324646	8150822
B3	554	324573	8150790	B3	614	324619	8150798	B3	674	324646	8150821
B3	555	324574	8150790	B3	615	324619	8150799	B3	675	324646	8150820
B3	556	324576	8150790	B3	616	324620	8150799	B3	676	324645	8150820
B3	557	324577	8150790	B3	617	324621	8150801	B3	677	324645	8150819
B3	558	324578	8150790	B3	618	324622	8150801	B3	678	324644	8150818
B3	559	324579	8150790	B3	619	324622	8150802	B3	679	324643	8150815
B3	560	324580	8150789	B3	620	324623	8150802	B3	680	324643	8150815
B3	561	324580	8150789	B3	621	324623	8150803	B3	681	324642	8150814
B3	562	324581	8150789	B3	622	324624	8150803	B3	682	324642	8150814
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B3	567	324587	8150789	B3	627	324626	8150806	B3	687	324641	8150811
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B3	580	324597	8150790	B3	640	324633	8150818	B3	700	324636	8150803
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B3	587	324602	8150791	B3	647	324637	8150824	B3	707	324634	8150801
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B3	595	324608	8150793	B3	655	324638	8150827	B3	715	324632	8150798
B3	596	324608	8150793	B3	656	324638	8150828	B3	716	324632	8150798
B3	597	324609	8150793	B3	657	324638	8150828	B3	717	324632	8150797
B3	598	324610	8150793	B3	658	324639	8150828	B3	718	324632	8150797
B3	599	324610	8150794	B3	659	324639	8150828	B3	719	324631	8150797
B3	600	324611	8150794	B3	660	324639	8150829	B3	720	324631	8150797

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**Attachment to Plan: 2005-16631 SRA
Derived Reference Points for GPS
Datum: GDA 1994, Projection: MGA Zone 55**

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE



SARA ref: 2005-16631 SRA

Date: 10 December 2020

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Coordinates start at a point indicated on the accompanying plan and proceed in a clockwise direction.

Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing
B3	721	324631	8150796								
B3	722	324631	8150796								
B3	723	324630	8150795								
B3	724	324630	8150795								
B3	725	324630	8150795								
B3	726	324629	8150795								
B3	727	324629	8150794								
B3	728	324629	8150794								
B3	729	324629	8150794								
B3	730	324628	8150793								
B3	731	324628	8150793								
B3	732	324627	8150792								
B3	733	324627	8150792								
B3	734	324626	8150791								
B3	735	324626	8150791								
B3	736	324626	8150791								
B3	737	324625	8150791								
B3	738	324625	8150791								
B3	739	324625	8150790								
B3	740	324625	8150790								
B3	741	324625	8150790								
B3	742	324624	8150790								
B3	743	324624	8150789								
B3	744	324624	8150789								

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Branch/Unit : Corridor Management / Far North Region	
Projection/Datum : Geocentric Datum of Australia (GDA) 1994	
Land Parcels	Subject Land
Easement	

**TMR Layout Plan
(34A - 32.78km)**

Queensland Government Transport and Main Roads		
Plan: 1 / 1	Issue: B	Date: 03/06/2020
Drawn by: RPK	File ref: TMR20-30075 (500-1400)	

Document Set ID: 3902075
Version: 1 Version Date: 21/12/2020

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Our ref TMR20-030075 (500-1400)
 Your ref 20-526
 Enquiries Ronald Kaden



Department of
Transport and Main Roads

4 June 2020

**Decision Notice – Permitted Road Access Location
 (s62(1) Transport Infrastructure Act 1994)**

This is not an authorisation to commence work on a state-controlled road¹

Development application reference number MCU/20/0007, lodged with Mareeba Shire Council involves constructing or changing a vehicular access between Lot 2SP298325, 3SP298325, the land the subject of the application, and Mulligan Highway (a state-controlled road).

In accordance with section 62A(2) of the *Transport Infrastructure Act 1994* (TIA), this development application is also taken to be an application for a decision under section 62(1) of TIA.

Applicant Details

Name and address The Product Makers (Australia) Pty Ltd
 C/- Urban Sync Pty Ltd
 PO Box 2970
 Cairns QLD 4870

Application Details

Address of Property 3276 Mulligan Highway, Mount Molloy QLD 4871
 Real Property Description 2SP298325, 3SP298325
 Aspect/s of Development Development Permit for Material Change of Use for Special Industry & ERA

Decision (given under section 67 of TIA)

It has been decided to approve the application, subject to the following conditions:

No.	Conditions of Approval	Condition Timing
1	The permitted road access location for Lot 2 on SP298325 is near the southern boundary of Lot 3SP298325 via easement GSP298325 over Lot 3SP298325, in accordance with: 1. TMR Layout Plan (34A - 32.78km) Issue B 03/06/2020; and 2. Site Plan 2 prepared by FNQ Design & Drafting dated Feb 2020 reference 20044 sheet 2	At all times.
2	The use of the permitted road access location is to be restricted to Design vehicles up to a maximum size Six Axle (or more) articulated or rigid vehicle and trailer - Class 9 Long Heavy	At all times.

¹ Please refer to the further approvals required under the heading 'Further approvals'

Program Delivery and Operations Branch
 Far North Region, Cairns Corporate Tower, 15 Lake Street Cairns Queensland 4870
 PO Box 6185 Cairns Queensland 4870

Telephone (07) 4045 7151
 Website www.tmr.qld.gov.au
 ABN: 39 407 690 291

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 Version: 1 Version Date: 21/12/2020

No.	Conditions of Approval	Condition Timing
	Vehicle** Note: ** as described in Austroads Vehicle Classification System	
3	Direct access is prohibited between Mulligan Highway and Lot 2SP298325 at any other location other than the permitted road access location described in Condition 1.	At all times.

Reasons for the decision

The reasons for this decision are as follows:

- a) Lots 2 & 3 on SP 298325 have road frontage to the Mulligan Highway, a state-controlled road.
- b) Lot 3 on SP298325 has direct access to the Mulligan Highway.
- c) Lot 2 on SP298325 has access to the Mulligan Highway via easement GSP298325 over Lot 3 on SP298325.
- d) The proposed development will require a changed access due to increased traffic generation using the existing vehicular access.
- e) Therefore, a new s62 approval will be required to be issued by TMR to ensure that the changed access is consistent with the function and design of the state-controlled road

Please refer to **Attachment A** for the findings on material questions of fact and the evidence or other material on which those findings were based.

Information about the Decision required to be given under section 67(2) of TIA

- 1. There is no guarantee of the continuation of road access arrangements, as this depends on future traffic safety and efficiency circumstances.
- 2. In accordance with section 70 of the TIA, the applicant for the planning application is bound by this decision. A copy of section 70 is attached as **Attachment B**, as required, for information.

Further information about the decision

- 1. In accordance with section 67(7) of TIA, this decision notice:
 - a) starts to have effect when the development approval has effect; and
 - b) stops having effect if the development approval lapses or is cancelled; and
 - c) replaces any earlier decision made under section 62(1) in relation to the land.
- 2. In accordance with section 485 of the TIA and section 31 of the *Transport Planning and Coordination Act 1994* (TPCA), a person whose interests are affected by this decision may apply for a review of this decision only within 28 days after notice of the decision was given under the TIA. A copy of the review provisions under TIA and TPCA are attached in **Attachment C** for information.
- 3. In accordance with section 485B of the TIA and section 35 of TPCA a person may appeal against a reviewed decision. The person must have applied to have the decision reviewed

before an appeal about the decision can be lodged in the Planning and Environment Court. A copy of the Appeal Provisions under TIA and TPCA is attached in **Attachment C** for information.

Further approvals

The Department of Transport and Main Roads also provides the following information in relation to this approval:

1. **Road Access Works Approval Required** – Written approval is required from the department to carry out road works that are road access works (including driveways) on a state-controlled road in accordance with section 33 of the TIA. This approval must be obtained prior to commencing any works on the state-controlled road. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). Please contact the department to make an application.

If further information about this approval or any other related query is required, Mr Ronald Kaden, Development Control Officer, Corridor Management should be contacted by email at ron.p.kaden@tmr.qld.gov.au or on (07) 4045 7151.

Yours sincerely



Peter McNamara

Principal Engineer (Civil)

Attachments: Attachment A – Decision evidence and findings
Attachment B - Section 70 of TIA
Attachment C - Appeal Provisions
Attachment D - Permitted Road Access Location Plan

Attachment A
Decision Evidence and Findings

Evidence or other material on which findings were based:

Title of Evidence / Material	Prepared by	Date	Reference no.	Version / Issue
TMR Layout Plan (34A - 32.78km)	Queensland Government Transport and Main Roads	03 June 2020	TMR20-30075 (500-1400)	B
Site Plan 2	FNQ Design & Drafting	Feb 2020	20044 Sheet 2	-

Attachment B**Section 70 of TIA**

Transport Infrastructure Act 1994
Chapter 6 Road transport infrastructure
Part 5 Management of State-controlled roads

70 Offences about road access locations and road access works, relating to decisions under s 62(1)

- (1) This section applies to a person who has been given notice under section 67 or 68 of a decision under section 62(1) about access between a State-controlled road and adjacent land.
- (2) A person to whom this section applies must not—
 - (a) obtain access between the land and the State-controlled road other than at a location at which access is permitted under the decision; or
 - (b) obtain access using road access works to which the decision applies, if the works do not comply with the decision and the noncompliance was within the person's control; or
 - (c) obtain any other access between the land and the road contrary to the decision; or
 - (d) use a road access location or road access works contrary to the decision; or
 - (e) contravene a condition stated in the decision; or
 - (f) permit another person to do a thing mentioned in paragraphs (a) to (e); or
 - (g) fail to remove road access works in accordance with the decision.

Maximum penalty—200 penalty units.

- (3) However, subsection (2)(g) does not apply to a person who is bound by the decision because of section 68.

Attachment C
Appeal Provisions

Transport Infrastructure Act 1994
Chapter 16 General provisions

485 Internal review of decisions

- (1) A person whose interests are affected by a decision described in schedule 3 (the original decision) may ask the chief executive to review the decision.
- (2) The person is entitled to receive a statement of reasons for the original decision whether or not the provision under which the decision is made requires that the person be given a statement of reasons for the decision.
- (3) The *Transport Planning and Coordination Act 1994*, part 5, division 2—
 - (a) applies to the review; and
 - (b) provides—
 - (i) for the procedure for applying for the review and the way it is to be carried out; and
 - (ii) that the person may apply to QCAT to have the original decision stayed.

485B Appeals against decisions

- (1) This section applies in relation to an original decision if a court (the appeal court) is stated in schedule 3 for the decision.
- (2) If the reviewed decision is not the decision sought by the applicant for the review, the applicant may appeal against the reviewed decision to the appeal court.
- (3) The *Transport Planning and Coordination Act 1994*, part 5, division 3—
 - (a) applies to the appeal; and
 - (b) provides—
 - (i) for the procedure for the appeal and the way it is to be disposed of; and
 - (ii) that the person may apply to the appeal court to have the original decision stayed.
- (4) Subsection (5) applies if—
 - (a) a person appeals to the Planning and Environment Court against a decision under section 62(1) on a planning application that is taken, under section 62A(2), to also be an application for a decision under section 62(1); and

(b) a person appeals to the Planning and Environment Court against a decision under the Planning Act on the planning application.

(5) The court may order—

(a) the appeals to be heard together or 1 immediately after the other; or

(b) 1 appeal to be stayed until the other is decided.

(6) Subsection (5) applies even if all or any of the parties to the appeals are not the same.

(7) In this section—

original decision means a decision described in schedule 3.

reviewed decision means the chief executive's decision on a review under section 485.

Transport Planning and Coordination Act 1994
Part 5, Division 2 – Review of Original Decisions

31 Applying for review

- (1) A person may apply for a review of an original decision only within 28 days after notice of the original decision was given to the person under the transport Act.
- (2) However, if—
 - (a) the notice did not state the reasons for the original decision; and
 - (b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)the person may apply within 28 days after the person is given the statement of the reasons.
- (3) In addition, the chief executive may extend the period for applying.
- (4) An application must be written and state in detail the grounds on which the person wants the original decision to be reviewed.

32 Stay of operation of original decision

- (1) If a person applies for review of an original decision, the person may immediately apply for a stay of the decision to the relevant entity.
- (2) The relevant entity may stay the original decision to secure the effectiveness of the review and any later appeal to or review by the relevant entity.
- (3) In setting the time for hearing the application, the relevant entity must allow at least 3 business days between the day the application is filed with it and the hearing day.
- (4) The chief executive is a party to the application.
- (5) The person must serve a copy of the application showing the time and place of the hearing and any document filed in the relevant entity with it on the chief executive at least 2 business days before the hearing.
- (6) The stay—
 - (a) may be given on conditions the relevant entity considers appropriate; and
 - (b) operates for the period specified by the relevant entity; and
 - (c) may be revoked or amended by the relevant entity.
- (7) The period of a stay under this section must not extend past the time when the chief executive reviews the original decision and any later period the relevant entity allows the applicant to enable the applicant to appeal against the decision or apply for a review of the decision as provided under the QCAT Act.

(8) The making of an application does not affect the original decision, or the carrying out of the original decision, unless it is stayed.

(9) In this section—

relevant entity means—

(a) if the reviewed decision may be reviewed by QCAT—QCAT; or

(b) if the reviewed decision may be appealed to the appeal court—the appeal court.

35 Time for making appeals

(1) A person may appeal against a reviewed decision only within—

(a) if a decision notice is given to the person—28 days after the notice was given to the person; or

(b) if the chief executive is taken to have confirmed the decision under section 34(5)—56 days after the application was made.

(2) However, if—

(a) the decision notice did not state the reasons for the decision; and

(b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)(a);

the person may apply within 28 days after the person is given a statement of the reasons.

(3) Also, the appeal court may extend the period for appealing.

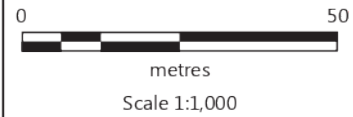


Road Access Location - Lot 2SP298325
 Near the southern boundary of Lot 3SP298325 via easement GSP298325 over Lot 3SP298325
 GPS location E 145.353062, N -16.719026

Access Restrictions
 Design vehicles up to a maximum size Six Axle (or more) articulated or rigid vehicle and trailer
 - Class 9 Long Heavy Vehicle**

Note: ** as described in Austroads Vehicle Classification System

Road Access Junction
 Approx 1.3km south of Yakula Road
 (32.78km RHS)



Branch/Unit : Corridor Management / Far North Region	
Projection/Datum : Geocentric Datum of Australia (GDA) 1994	
Land Parcels	Subject Land
Easement	

**TMR Layout Plan
 (34A - 32.78km)**



Queensland Government
 Transport and Main Roads

Plan: 1 / 1	Issue: B	Date: 03/06/2020
Drawn by: RPK		File ref: TMR20-30075 (500-1400)

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Document Set ID: 3902075
 Version: 1 Version Date: 21/12/2020

LOT NUMBER: 2
 SP NUMBER: SP298325
 LOCAL GOVERNMENT: MAREEBA SHIRE COUNCIL
 LOCALITY: MOUNT MOLLOY
 AREA: 2185.8ha

C. THIS DRAWING IS AND WILL REMAIN THE COPYRIGHT AND PROPERTY OF FNO DESIGN & DRAFTING AND MUST NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION. THIS PLAN IS TO BE USED ONLY FOR LOT NO. SPECIFIED.

LEGEND

--- DENOTES 100mm ϕ UPVC SEWER GRAVEY

--- DENOTES BOUNDARY LINE WITH LOCATED PEG



AMENDMENTS:

DATE	REV	DESCRIPTION

NOTE:

1. Site to comply to AEST/BS & BCA Requirements
2. Verify all dimensions & levels prior to construction commencing
3. Figure dimensions (always measure over scaled dimensions)
4. All work to comply with BCA, Relevant Australian Standards & Local Authority Requirements.

35 Mulworth Street
 Ringwood QLD 4510
 PH: 0447 953 256
 email@fno.com.au

FNO DESIGN & DRAFTING
 QBCC Licence No. 1117748

Client Name: THE PRODUCT MAKERS PTY LTD
 Description: PROPOSED STORAGE SHED & IRRIGATION
 Address: LOT 2 ON SP 223151, MULLIGAN HWY MT MOLLOY

Drawing Title: SITE PLAN 2
 Date: FEB 2020 Scale: 1:2000@A3
 Job No: 20044 Sheet No: 02

PART SITE PLAN
 SCALE 1:2000

Document Set ID: 3902075
 Version: 1 Version Date: 21/12/2020

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 Rules¹ 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.

RA6-N



Queensland Treasury

SARA reference: 2005-16631 SRA
 Assessment manager reference: MCU/20/0007
 Applicant reference: 20-526

10 December 2020

The Product Makers (Australia) Pty Ltd
 C/- Urban Sync Pty Ltd
 PO Box 2970
 CAIRNS QLD 4870
 justin@urbansync.com.au

Attention: Matt Ingram

Dear Sir / Madam

SARA response — 3276 to 3278 Mulligan Highway, Mount Molloy

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

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency on 20 May 2020.

Response

Outcome:	Referral agency response – with conditions.
Date of response:	10 December 2020
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	Material change of use (Special industry)
SARA role:	Referral Agency	

Page 1 of 8

Far North Queensland regional office
 Ground Floor, Cnr Grafton and Hartley
 Street, Cairns
 PO Box 2358, Cairns QLD 4870

Document Set ID: 3902075
 Version: 1 Version Date: 21/12/2020

2005-16631 SRA

SARA trigger: Schedule 10, Part 3, Division 4, Subdivision 3, Table 1 – Clearing native vegetation
 Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 – State transport corridors and future State transport corridors
 (Planning Regulation 2017)

SARA reference: 2005-16631 SRA

Assessment Manager: Mareeba Shire Council

Street address: 3276 Mulligan Highway, Mount Molloy and 3278 Mulligan Highway, Mount Molloy

Real property description: Lot 2 on SP298325 and Lot 3 on SP298325

Applicant name: The Product Makers
 c/- Urban Sync

Applicant contact details: PO Box 2970
 Cairns QLD 4870
 justin@urbansync.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 Joanne Manson, Principal Planning Officer, SARA Far North QLD on 40373228 or via email CairnsSARA@dsmip.qld.gov.au who will be pleased to assist.

Yours sincerely



Brett Nancarrow
 Manager (Planning)

- cc Mareeba Shire Council, planning@msc.qld.gov.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
Material change of use		
Schedule 10, Part 3, Division 4, Subdivision 3, Table 1 – Clearing native vegetation - —The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Resources to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
1.	The clearing of vegetation under this development approval is limited to the areas identified as Area A (A ¹) and Area B (B ¹ – B ³) as shown on attached Technical Agency Response Plan (TARP) 2005-16631 SRA dated 3 June 2020.	At all times
2.	No built structure, other than for fences, tracks/roads and underground services, is to be established, constructed or located within area identified as Area B (B ¹ – B ³) as shown on attached Technical Agency Response Plan (TARP) 2005-16631 SRA dated 3 June 2020.	At all times
3.	Any person(s) engaged or employed to carry out the clearing of vegetation under this development approval must be provided with a full copy of this development approval and must be made aware of the full extent of clearing authorised by this development approval.	Prior to clearing
Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 – State transport corridors and future State transport corridors - — The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
4.	<p>(a) The road access location is to be located generally in accordance with TMR Layout Plan (34A – 32.78km), prepared by Queensland Government Transport and Main Roads, dated 03/06/2020, Reference TMR20-30075 (500-1400), Issue B.</p> <p>(b) Road access works comprising of treatment and sealing works for a rural property access and a basic right-turn (BAR) must be provided at the road access location.</p> <p>(c) The road access works must be designed and constructed in accordance with Austroads Guide to Road Design, Part 4: Intersections and Crossing – General, specifically:</p> <ul style="list-style-type: none"> • Figure 7.4 (rural property access specifically designed for articulated vehicles); and • Figure A 28 Basic right (BAR) turn treatment on a two-lane rural road. 	<p>(a) At all times</p> <p>(b) and (c) Prior to the commencement of use</p>
5.	<p>(a) Stormwater management of the development must ensure no worsening or actionable nuisance to the state-controlled road.</p> <p>(b) Any works on the land must not:</p> <ol style="list-style-type: none"> create any new discharge points for stormwater runoff onto the state-controlled road; interfere with and/or cause damage to the existing 	(a) & (b) At all times

2005-16631 SRA

	stormwater drainage on the state-controlled road; (iii) surcharge any existing culvert or drain on the state-controlled road; (iv) reduce the quality of stormwater discharge onto the state-controlled road.	
6.	Signage, indicating 'trucks turning' is to be installed either side of the road access in accordance with section 1.12.2 Longitudinal Placement of the Department of Transport and Main Roads' <i>Manual of Uniform Traffic Control Devices, Part 1: General introduction and sign illustrations, July 2019.</i>	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 <i>Planning Act 2016</i> its regulation or the State Development Assessment Provisions (SDAP) v2.6. If a word remains undefined it has its ordinary meaning.
2.	To request an electronic file of the Derived Points (Attached to Plan: 2005-16631 SRA) as contained in this technical agency response, email a request to the Department of Resources at northvegetation@dnrme.qld.gov.au and include application reference (2005-16631 SRA).
3.	<p>A person must meet their obligations under the <i>Environmental Protection Act 1994</i> (the Act), and the regulations made under the Act. For example, the holder must comply with the following provisions of the Act:</p> <ul style="list-style-type: none"> - general environmental duty (section 319) - duty to notify environmental harm (section 320-320G) - offence of causing serious or material environmental harm (sections 437-439) - offence of causing environmental nuisance (section 440) - offence of depositing prescribed water contaminants in waters and related matters (section 440ZG) - offence to place contaminant where environmental harm or nuisance may be caused (section 443) <p>NOTE: In accordance with Section 39 of the Act, a “person” includes a body of persons, whether incorporated or unincorporated.</p>
4.	<p>In accordance with section 33 of the <i>Transport Infrastructure Act 1994</i> (TIA), an applicant must obtain written approval from Department of Transport and Main Roads (DTMR) to carry out road works, including road access works on a state-controlled road. Please contact DTMR on 4045 7144 to make an application under section 33 of the <i>Transport Infrastructure Act 1994</i> to carry out road works.</p> <p>This approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ).</p> <p>The road works approval process takes time – please contact Transport and Main Roads as soon as possible to ensure that gaining approval does not delay construction.</p>

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 proposed development involves clearing approximately 1.01ha of Category B regulated vegetation.
- The proposed development is located approximately 48m east of the Mulligan Highway, a state-controlled road and is setback a sufficient distance from the state-controlled road.
- Filling and excavation works will be limited and undertaken wholly within the premises.
- The proposed development will be increasing stormwater and drainage flows from the premises.
- The proposed development will be increasing the number of vehicle movements from the premises.
- The department carried out an assessment against the State Development Assessment Provisions, State code 1 and State code 16 and found the proposed development, with conditions, complies with the relevant provisions of the state codes.
- The proposed development
 - avoids clearing, or where avoidance is not reasonably possible, minimises clearing to conserve vegetation, avoids land degradation, avoids the loss of biodiversity and maintains ecological processes
 - avoids impacts on the vegetation that is a matter of State environmental significance
 - does not create a safety hazard for users of the state-controlled road
 - does not result in a worsening of the physical condition or operating performance of state-controlled roads and the surrounding network
 - does not compromise the state's ability to maintain and operate state-controlled roads.

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
- State Planning Policy mapping system

2005-16631 SRA

Attachment 4—Change representation provisions

(page left intentionally blank – attached separately)

2005-16631 SRA

Attachment 5—Approved plans and specifications

(page left intentionally blank – attached separately)

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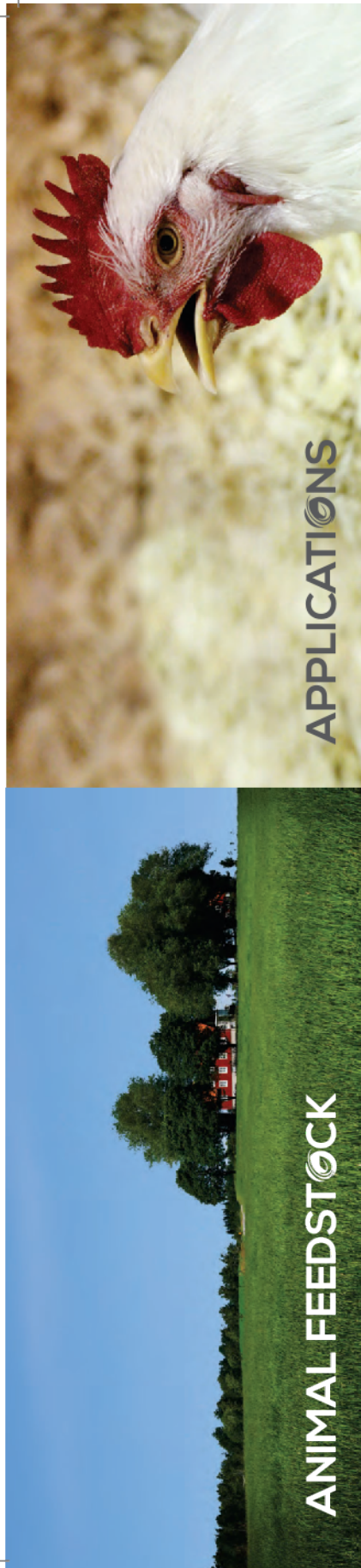
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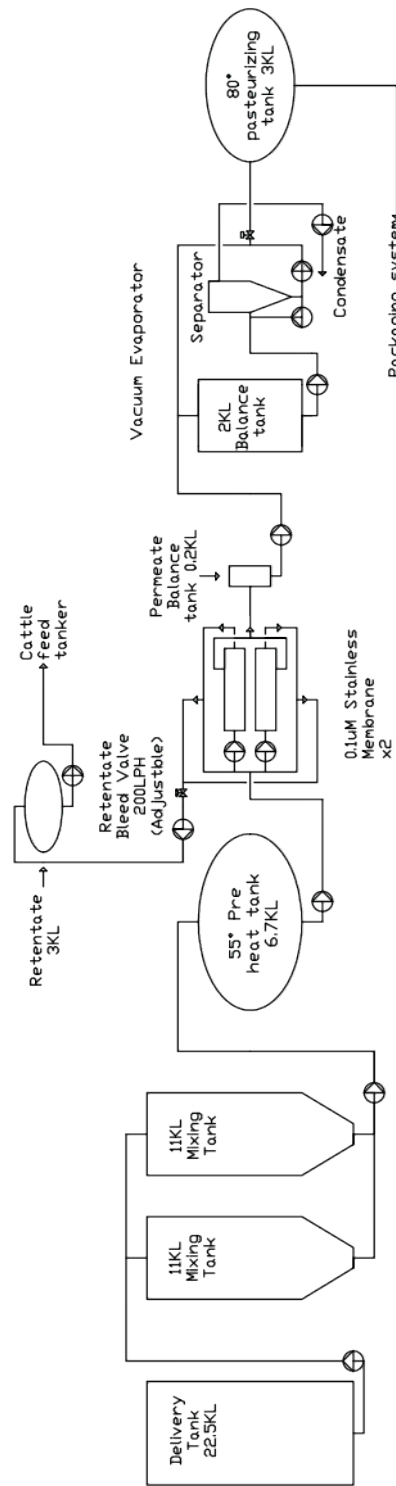
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1. Product Arrives from Sorina in truck and quad dog and is pumped into delivery tank.
2. Product is kept from sedimenting by circulation in 2x 11KL mixing tanks
3. Feed stock is then heated to 55°C while being agitated by stirrer
4. Feed stock is then pumped from heating tank to membrane filtration plant.
5. Feed stock (now called product) is then processed through 0.1µm membranes with permeate being pumped to evaporation skid while particles above 0.1µm (retentate) are bled off at a variable rate depending on solids load (usually 200LPH)
6. retentate is then pumped to holding tank for use as a cattle feed supplement
7. Product that has permeated the membrane and continued to evaporator balance tank is then reduced until reaching a set density
8. once density has been reached product is then sent to a pasteurisation tank and held at 80°C before being sent to packing in drums or IBC's