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OUR REF: J001684
DATE: 15 August 2024

Mareeba Shire Council – Planning Department
PO Box 154
MAREEBA QLD 4880

Attention: Brian Millard – Coordinator Planning Services

Via email

Dear Brian,

RE: OPERATIONAL WORKS ON LAND AT 1823 SPRINGMOUNT ROAD, ARRIGA – DESCRIBED AS LOT 1 ON SP100452.

As you are aware, Gilvear Planning Pty Ltd (Gilvear Planning) is assisting MSF Sugar Pty Ltd (MSF Sugar - A.C.N. 009 658 708) with an Application for Operational Works on land at 1823 Springmount Road, Arriga; described as Lot 1 on SP100452 (the subject site).

The Application is for the installation of a molasses bladder on the subject site, to provide on-site storage and streamline the handling of molasses during the crushing season.

Please find additional context provided on the following pages, along with the following Attachments to assist in the assessment process:

- Attachment 1 – Title Search and DA Form 1;
- Attachment 2 – Preliminary Plans; and
- Attachment 3 – Code Compliance Responses including SDAP Code.

This Application and its corresponding Attachments are hereby submitted to Council for approval, subject to reasonable and relevant conditions. Should any additional information be required, please do not hesitate to contact the undersigned.

Kind regards,

Owen Dalton

PROJECT DIRECTOR

FAR NORTH QUEENSLAND
0448 897 991
PO Box 228 Babinda Q 4861

SOUTH EAST QUEENSLAND
0418 843 949
PO Box 438 Paddington Q 4064

Gilvear Planning Pty Ltd ABN 88 140 988 825
gilvearplanning.com.au

THE SUBJECT SITE

The subject site is a 328,000m² / 32.8-hectare allotment in Arriga, the site of the Arriga Mill. A railway corridor exists on the site, which is owned in freehold by the Queensland Department of Transport & Main Roads (QDTMR). Under Mareeba Shire Council mapping, the site is within the Rural Zone, and subject to overlays as follows:

- Agricultural Land Overlay (Class B);
- Bushfire Hazard Overlay (Medium Potential Bushfire Intensity; Potential Impact Buffer);
- Environmental Significance Overlay (MSES Waterway; MSES Waterway Buffer); and
- Regional Infrastructure Overlay (Regional Infrastructure).

PROPOSED DEVELOPMENT

It is proposed to install a circa 10,000m^3 molasses storage bladder on site, to provide on-site storage and thus streamline the handling of molasses during the crushing season.

The bladder is proposed upon an underutilised part of the site adjacent and just to the south of the rail line corridor, on an area mapped as containing Category X vegetation and adjacent the existing bagasse storage area.

The bladder is intended to be connected to the existing storage tank within the main mill complex via an underground pipeline passing under the rail line corridor.

The bladder is intended to be situated within a bunded “pit” that will be excavated to circa 2-3 metres depth, with the bladder to then rise above existing ground level by circa 1-2 metres. The whole facility will then be encircled by security fencing.

Preliminary Proposal Plans, prepared by GDT Lining Systems, have been provided as Attachment 2.

PLANNING CONSIDERATIONS

Operational Works where excavating or filling more than 1000m^3 requires a Code Assessable Application to be made as per Table 5.8.1 of the Planning Scheme, with assessment against the following Codes provided:

- Rural Zone Code;
- Works, Services, and Infrastructure Code;
- Agricultural Land Overlay Code;
- Bushfire Hazard Overlay Code; and
- Environmental Significance Overlay Code.

The site is subject to the following State Interests under the State Assessment and Referral Agency (SARA) Mapping:

- Water Resources (Planning Area Boundaries);
- Native Vegetation Clearing (Regulated Vegetation – Category B);
- State Transport Corridor (Railway Corridor);
- Areas Within 25m of a State Transport Corridor (Within 25m of a Railway Corridor).

The Application requires referral to SARA as per Schedule 10, Part 9, Division 4, Subdivision 2, Table 5 of the Planning Regulation 2017, for operational work involving more than $50m^3$ within 25m of a State Transport Corridor – the existing railway corridor on-site.

Under the State Planning Policy (SPP) mapping, the following State Interests apply:

- Agriculture (Important Agricultural Areas, ALC Class B);
- Mining and Extractive Resources (Key Resource Area - Transport Route Separation Area);
- Natural Hazards Risk and Resilience (Flood Hazard Area - Local Government Flood Mapping Area; Bushfire Prone Area);
- Energy and Water Supply (Major Electricity Infrastructure - Ergon); Electricity Substation - Ergon);
- Transport Infrastructure (Railway Corridor);
- Strategic Airports and Aviation Facilities (Wildlife Hazard Buffer Zone).

Per Section 2.1 of the Planning Scheme, Mareeba Shire appropriately integrates all relevant aspects of the SPP mapping, and no further assessment of such is required.

Under the Far North Queensland Regional Plan, the site is within the Regional Landscape and Rural Production Area – Section 2.2 of the Planning Scheme confirms that the Scheme, specifically the Strategic Framework, appropriately advances the Far North Queensland Regional Plan 2009-2031, as it applies in the Planning Scheme area.

APPLICATION FEE

The indicative project budget is approximately $1.6 million dollars, accordingly the $10,000 maximum Application Fee limit for Other Operational Works would apply, however in these circumstances we submit that the Application is relatively small in scale, for complementary works for an existing and lawful use; and the calculated fee is not considered reflective of the likely costs for Council to assess the Application. Accordingly, we request a 50% reduction of the Fee to be levied.

CODE COMPLIANCE

Two (2) Performance Outcomes are sought, specifically in regard to the Agricultural Land Overlay Code – AO1.1 requires structures not to be located on Class A or B Agricultural Land unless the use is associated with listed rural uses – the Special Industry use of Sugar Mill is not listed, however it is submitted that the molasses bladder is associated with the existing and lawful use continuing on the site; and that a Sugar Mill is an expected use for an agricultural area, and as such, the proposal compiles with PO1 of the Code.

PO7 of the Works, Services, and Infrastructure Code is requested, relating to excavation and fill levels. It is submitted that the proposed molasses bladder is not anticipated to result in instability or other adverse effect on the subject site or surroundings.

After a detailed evaluation and review of the applicable assessment benchmarks, Gilvear Planning submits that the proposed development complies with the applicable planning outcomes of the Planning Scheme and therefore recommends the proposed development for Approval, subject to the imposition of reasonable and relevant conditions.

Attachment 1

Title Search and DA Form 1

DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) made under section 282 of the Planning Act 2016.

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

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

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

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (*individual or company full name*)	MSF Sugar Pty Ltd (A.C.N. 009 658 708) C/- Gilvear Planning Pty Ltd
Contact name *(only applicable for companies)*	Owen Dalton
Postal address *(P.O. Box or street address)*	PO Box 228
Suburb	Babinda
State	QLD
Postcode	4861
Country	Australia
Contact number	0418 772 686
Email address *(non-mandatory)*	owen@gilvearplanning.com.au
Mobile number *(non-mandatory)*	As above.
Fax number *(non-mandatory)*	n/a.
Applicant's reference number(s) *(if applicable)*	J001684
1.1) Home-based business	
☐ Personal details to remain private in accordance with section 264(6) of *Planning Act 2016*	

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

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

☒ Street address **AND** lot on plan (*all lots must be listed*), ***or***

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		1823	Springmount Road	Arriga
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4880	1	SP100452	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)

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

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

☐ Coordinates of premises by longitude and latitude

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

☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

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

☒ Not required

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

☐ In a tidal area

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

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

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

5) Are there any existing easements over the premises?

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

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

☐ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Operational Works for Molasses Bladder on existing Sugar Mill Site

e) Relevant plans

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

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

6.2) Provide details about the second development aspect

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

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

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

Section 2 – Further development details

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

Division 1 – Material change of use

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

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

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

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

Division 2 – Reconfiguring a lot

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

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

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

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

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

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

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

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

Division 3 – Operational work

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

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

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

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

Circa $1.6 million dollars.

PART 4 – ASSESSMENT MANAGER DETAILS

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

Mareeba Shire Council

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

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

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

***Note**: A development application will require referral if prescribed by the* Planning Regulation 2017.

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

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

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

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

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

Matters requiring referral to the **Chief Executive of the distribution entity or transmission entity:**
☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:
- The **Chief Executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual

☐ Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the **Brisbane City Council:**
☐ Ports – Brisbane core port land

Matters requiring referral to the **Minister responsible for administering the *Transport Infrastructure Act 1994*:**
☐ Ports – Brisbane core port land *(where inconsistent with the Brisbane port LUP for transport reasons)*
☐ Ports – Strategic port land

Matters requiring referral to the **relevant port operator**, if applicant is not port operator**:**
☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*

Matters requiring referral to the **Chief Executive of the relevant port authority:**
☐ Ports – Land within limits of another port *(below high-water mark)*

Matters requiring referral to the **Gold Coast Waterways Authority:**
☐ Tidal works or work in a coastal management district *(in Gold Coast waters)*

Matters requiring referral to the **Queensland Fire and Emergency Service:**
☐ Tidal works or work in a coastal management district *(involving a marina (more than six vessel berths))*

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

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

Referral requirement	Referral agency	Date of referral response

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

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

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

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

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

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

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

PART 7 – FURTHER DETAILS

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

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

☐ No

List of approval/development application references	Reference number	Date	Assessment manager
☒ Approval ☐ Development application	Not known. Approval for Sugar Mill activity.	~1988	Mareeba Shire Council
☐ Approval ☐ Development application			

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

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

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

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

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

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

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

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

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

☒ No

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

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

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

Hazardous chemical facilities

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

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

☒ No

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

Clearing native vegetation

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

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

☒ No

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

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

Environmental offsets

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

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

☒ No

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

Koala habitat in SEQ Region

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

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

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

☒ No

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

Water resources

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

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

☒ No

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

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

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

Waterway barrier works

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

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

☒ No

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

Marine activities

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

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

☒ No

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

Quarry materials from a watercourse or lake

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

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

☒ No

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

Quarry materials from land under tidal waters

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

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

☒ No

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

Referable dams

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

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

☒ No

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

Tidal work or development within a coastal management district

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

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

☒ No

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

Queensland and local heritage places

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

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

☒ No

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

Name of the heritage place:		Place ID:	

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

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

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

☒ No

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

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

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

☒ No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist	
I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17 ***Note**: See the Planning Regulation 2017 for referral requirements*	☒ Yes
If building work is associated with the proposed development, Parts 4 to 6 of *DA Form 2 – Building work details* have been completed and attached to this development application	☐ Yes ☒ Not applicable
Supporting information addressing any applicable assessment benchmarks is with the development application ***Note**: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template.*	☒ Yes
Relevant plans of the development are attached to this development application ***Note**: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.*	☒ Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued *(see 21)*	☒ Yes ☐ Not applicable

25) Applicant declaration
☒ By making this development application, I declare that all information in this development application is true and correct ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001* ***Note**: It is unlawful to intentionally provide false or misleading information.*
Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website. Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where: • such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or • required by other legislation (including the *Right to Information Act 2009*); or • otherwise required by law. This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002.*

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

Date received: | Reference number(s):

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

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

Current State Tenure Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	**48000797**	**Search Date:**	02/05/2024 13:58
Date State Tenure Created:	24/02/2010	**Request No:**	47887518
Previous Title:	40008706		

LAND DESCRIPTION

Estate in PERPETUITY

LOT 6 SURVEY PLAN 100452
Local Government: MAREEBA

REGISTERED LESSEE

Dealing No: 713073746 24/02/2010

THE STATE OF QUEENSLAND
(REPRESENTED BY DEPARTMENT OF TRANSPORT AND MAIN ROADS)

PERPETUAL TENURE INFORMATION

For Conditions, Primary Tenure information including Purpose and Term of Tenure, refer to title reference 40008706

ENCUMBRANCES, EASEMENTS AND INTERESTS

1. SUB LEASE No 713429425 26/08/2010 at 11:17
QUEENSLAND RAIL LIMITED A.C.N. 132 181 090
OF THE WHOLE OF THE LAND
TERM: 30/06/2010 TO 30/06/2110 OPTION AS THEREIN STATED

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current State Tenure Search **

Information provided under section 34 Land Title Act (1994) or section 281 Land Act (1994)

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Requested by: D-ENQ CITEC CONFIRM

Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	**50706762**	**Search Date:**	15/08/2024 13:56
Date Title Created:	20/02/2008	**Request No:**	49005228
Previous Title:	50166269		

ESTATE AND LAND

Estate in Fee Simple

LOT 1 SURVEY PLAN 100452
Local Government: MAREEBA

REGISTERED OWNER

Dealing No: 718041474 24/05/2017

MSF SUGAR PTY LTD A.C.N. 009 658 708

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 21282035 (Lot 6 on CP HG604)

2. EASEMENT IN GROSS No 711431405 18/02/2008 at 10:07
burdening the land
THE STATE OF QUEENSLAND
(REPRESENTED BY DEPARTMENT OF TRANSPORT)
over
EASEMENTS A & B ON SP100452

3. MORTGAGE No 718080087 12/06/2017 at 16:12
ANZ FIDUCIARY SERVICES PTY LTD A.C.N. 100 709 493

4. LEASE No 719008434 25/09/2018 at 11:10
ERGON ENERGY CORPORATION LIMITED A.C.N. 087 646 062
OF LEASE F ON SP304830
TERM: 25/09/2018 TO 24/09/2117 OPTION 99 YEARS

5. EASEMENT IN GROSS No 719008442 25/09/2018 at 11:11
burdening the land
ERGON ENERGY CORPORATION LIMITED A.C.N. 087 646 062
over
EASEMENT E ON SP304830

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested by: D-ENQ CITEC CONFIRM

Attachment 2

Preliminary Proposal Plans

CONTROL LINE SETOUT

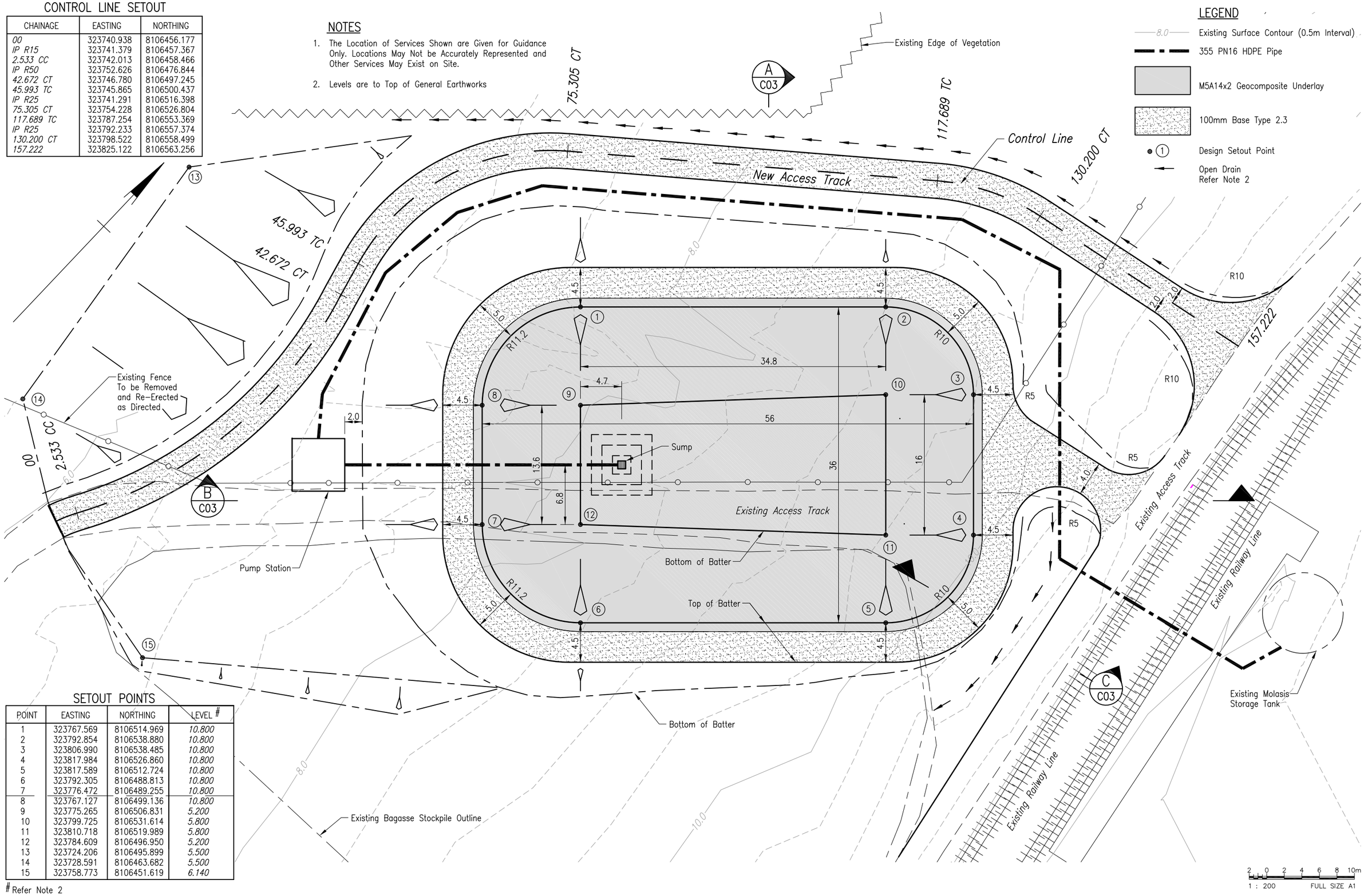
CHAINAGE	EASTING	NORTHING
00	323740.938	8106456.177
IP R15	323741.379	8106457.367
2.533 CC	323742.013	8106458.466
IP R50	323752.626	8106476.844
42.672 CT	323746.780	8106497.245
45.993 TC	323745.865	8106500.437
IP R25	323741.291	8106516.398
75.305 CT	323754.228	8106526.804
117.689 TC	323787.254	8106553.369
IP R25	323792.233	8106557.374
130.200 CT	323798.522	8106558.499
157.222	323825.122	8106563.256

NOTES

1. The Location of Services Shown are Given for Guidance Only. Locations May Not be Accurately Represented and Other Services May Exist on Site.
2. Levels are to Top of General Earthworks

LEGEND

- 8.0 — Existing Surface Contour (0.5m Interval)
- 355 PN16 HDPE Pipe
- M5A14x2 Geocomposite Underlay
- 100mm Base Type 2.3
- ① Design Setout Point
- Open Drain Refer Note 2



SETOUT POINTS

POINT	EASTING	NORTHING	LEVEL #
1	323767.569	8106514.969	*10.800*
2	323792.854	8106538.880	*10.800*
3	323806.990	8106538.485	*10.800*
4	323817.984	8106526.860	*10.800*
5	323817.589	8106512.724	*10.800*
6	323792.305	8106488.813	*10.800*
7	323776.472	8106489.255	*10.800*
8	323767.127	8106499.136	*10.800*
9	323775.265	8106506.831	*5.200*
10	323799.725	8106531.614	*5.800*
11	323810.718	8106519.989	*5.800*
12	323784.609	8106496.950	*5.200*
13	323724.206	8106495.899	*5.500*
14	323728.591	8106463.682	*5.500*
15	323758.773	8106451.619	*6.140*

Refer Note 2

2 0 2 4 6 8 10m
1 : 200 FULL SIZE A1

REV	DESCRIPTION	DATE
A	FOR CONSTRUCTION	14/8/24

GDT LINING SYSTEMS PTY LTD
9 DONALD STREET
INNISFAIL QLD 4860
PHONE 40617999 FAX 40617733
MOBILE 0418 875 664

CLIENT: MSF SUGAR

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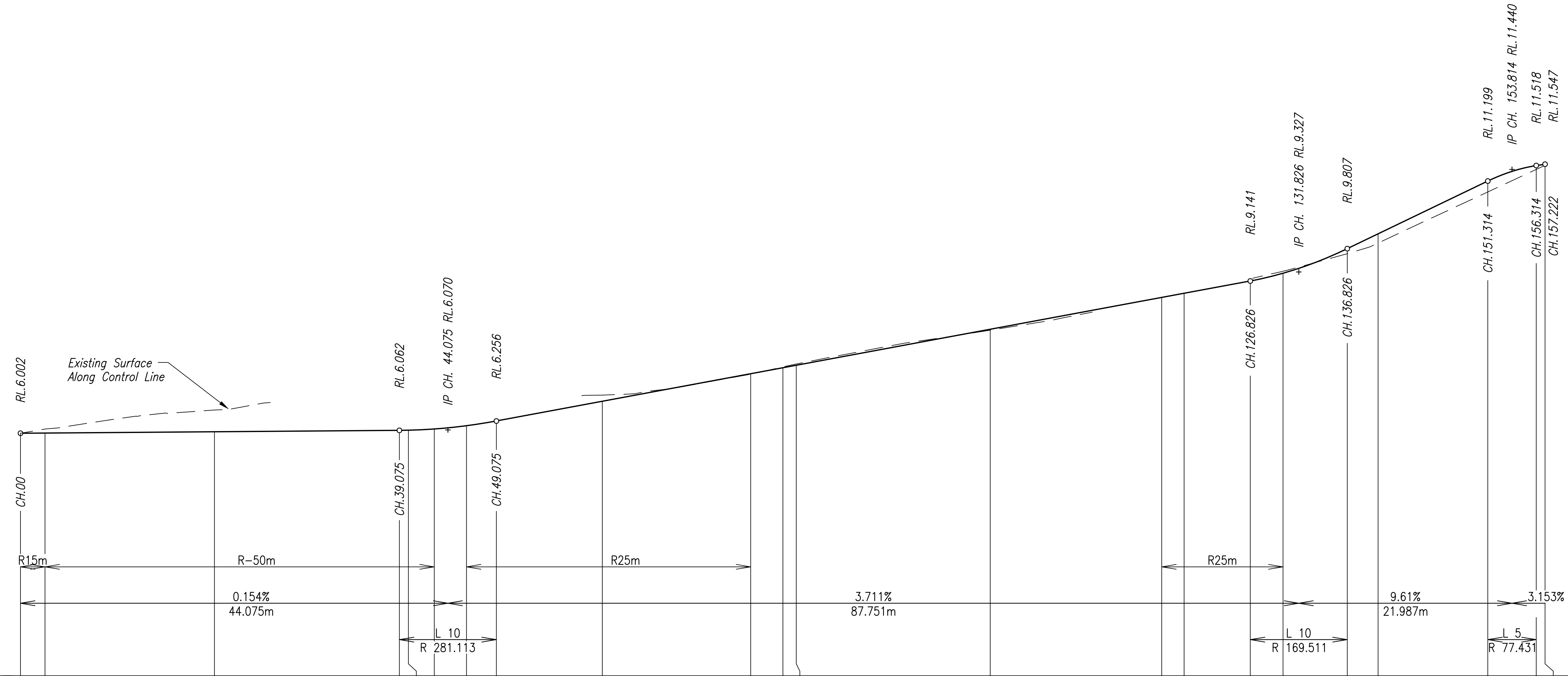
PROJECT: TABLELANDS MILL MOLLASSES STORAGE

DRAWING: GENERAL ARRANGEMENT

SCALE	1 : 200	CAD FILE	C01
CHECKED		DRAWN	TWV
DATE		DESIGN	TWV
APPROVED FOR RELEASE :		PROJECT	MSF20001
SIGNED ..../...../...		DWG No.	MSF20001-C01 A



Horiz Curve Data

Vertical Geometry Grade (%)
Vertical Grade Length (m)

Vertical Curve Length (m)
Vertical Curve Radius (m)

DATUM R.L. 1.000

EXISTING SURFACE	6.002	6.090	6.481						6.789	7.220	7.370
CUT / FILL DEPTH	0.000	0.084	0.448						0.127	–0.009	0.017
DESIGN LEVELS	6.002	6.006	6.033	6.062	6.065	6.091	6.158	6.256	6.661	7.229	7.352
CHAINAGE	00	2.533	20	39.075	40	42.672	45.993	49.075	60	75.305	78.626

EXISTING SURFACE	7.429	8.126				9.341	9.703	9.922	10.975	11.438	11.523
CUT / FILL DEPTH	0.026	–0.019				0.041	–0.104	–0.190	–0.225	–0.080	–0.024
DESIGN LEVELS	7.403	8.145	8.802	8.888	9.141	9.300	9.807	10.112	11.199	11.518	11.547
CHAINAGE	80	100	117.689	120	126.826	130.2	136.826	140	151.314	156.314	157.222

Horizontal Scale 2.5 0 5 10m 1 : 250 FULL SIZE A1

Vertical Scale 0.5 0 1 2m 1 : 50 FULL SIZE A1

REV	DESCRIPTION	DATE
A	FOR CONSTRUCTION	14/8/24

GDT LINING SYSTEMS PTY LTD

9 DONALD STREET
INNISFAIL QLD 4860
PHONE 40617999 FAX 40617733
MOBILE 0418 875 664

CLIENT: MSF SUGAR

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PROJECT: TABLELANDS MILL MOLLASSES STORAGE

DRAWING: LONGITUDINAL SECTION ALONG NEW ACCESS TRACK CONTROL LINE

SCALE	AS SHOWN	CAD FILE	C02
CHECKED		DRAWN	TWV
DATE		DESIGN	TWV
APPROVED FOR RELEASE :		PROJECT	MSF20001
SIGNED ..../...../...		DWG No.	MSF20001-C02 A

Attachment 3

Code Compliance Responses

6.2.9 RURAL ZONE CODE

Table 6.2.9.3 – Rural Zone Code

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
For accepted development subject to requirements and assessable development		
Height		
PO1 Building height takes into consideration and respects the following: (a) the height of existing buildings on adjoining premises; (b) the development potential, with respect to height, on adjoining premises; (c) the height of buildings in the vicinity of the site; (d) access to sunlight and daylight for the site and adjoining sites; (e) privacy and overlooking; and (f) site area and street frontage length.	**AO1.1** Development, other than buildings used for rural activities, has a maximum building height of: (a) 8.5 metres; and (b) 2 storeys above ground level.	**Not Applicable.** The proposal is for a Molasses Bladder to be installed as part of existing rural activities (Sugar Mill). The bladder is to encroach approximately 1-2 metres above ground level.
	AO1.2 Buildings and structures associated with a rural activity including machinery, equipment, packing or storage buildings do not exceed 10 metres in height.	**Not Applicable.** The proposal is for a Molasses Bladder to be installed as part of existing rural activities (Sugar Mill). The bladder is to encroach approximately 1-2 metres above ground level.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
Siting, where not involving a Dwelling house		
PO2 Development is sited in a manner that considers and respects: (a) the siting and use of adjoining premises; (b) access to sunlight and daylight for the site and adjoining sites; (c) privacy and overlooking; (d) air circulation and access to natural breezes; (e) appearance of building bulk; and (f) relationship with road corridors.	**AO2.1** Buildings and structures include a minimum setback of: (a) 40 metres from a frontage to a State-controlled road; and (b) 10 metres from a boundary to an adjoining lot.	**Complies with AO2.1.** The molasses bladder will be set back accordingly.
	AO2.2 Buildings and structures, where for a Roadside stall, include a minimum setback of 0 metres from a frontage to a road that is not a State-controlled road.	**Not Applicable.** No roadside stall is proposed.
	AO2.3	**Complies with AO2.3.** The molasses bladder will be set back accordingly.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	Buildings and structures, expect where a Roadside stall, include a minimum setback of: (a) 10 metres from a frontage to a sealed road that is not a State-controlled road; and (b) 100 metres from a frontage to any other road that is not a State-controlled road;	
Accommodation Density		
PO3 The density of Accommodation activities: (a) respects the nature and density of surrounding land use; (b) is complementary and subordinate to the rural and natural landscape values of the area; and (c) is commensurate to the scale and frontage of the site.	**AO3.1** Residential density does not exceed one dwelling house per lot. **AO3.2** Residential density does not exceed two dwellings per lot and development is for: (a) a secondary dwelling; or (b) Caretaker's accommodation and includes building work or minor building work with a maximum gross floor area of 100m2; or (c) Rural worker's accommodation.	**Not Applicable.** No residential activity is relevant.
For assessable development		

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
Site cover		
PO4 Buildings and structures occupy the site in a manner that: (a) makes efficient use of land; (b) is consistent with the bulk and scale of buildings in the surrounding area; **and** **(c)** appropriately balances built and natural features.	**AO4** No acceptable outcome is provided.	**Complies with PO4.** The site is an existing sugar mill – the proposed molasses bladder makes efficient use of the site.
PO5 Development complements and integrates with the established built character of the Rural zone, having regard to: (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location.	**AO5** No acceptable outcome is provided.	**Complies with PO4.** The site is an existing sugar mill – the proposed molasses bladder makes efficient use of the site. No buildings are relevant.
Amenity		
PO6	**AO5**	**Complies with PO5.**

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
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.	No acceptable outcome is provided.	The site is an existing sugar mill – the proposed molasses bladder is not to increase the scale or intensity of existing and lawful on-site activities, with no amenity impacts anticipated.
PO7 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation;	**AO5** No acceptable outcome is provided.	**Complies with PO5.** The site is an existing sugar mill – the proposed molasses bladder is not to increase the scale or intensity of existing and lawful on-site activities, with no significant impacts anticipated.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
(c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.		
Rural uses		
PO8 Uses and other development include those that: (a) promote rural activities such as agriculture, rural enterprises and small scale industries that serve rural activities; or (b) promote low impact tourist activities based on the appreciation of the rural character, landscape and rural activities; or (c) are compatible with rural activities.	No acceptable outcome is provided.	**Complies with PO8.** The site is an existing sugar mill – the proposed molasses bladder is not to increase the scale or intensity of existing and lawful on-site rural activities.
PO9	No acceptable outcome is provided.	**Complies with PO9.**

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
Areas for use for primary production and rural activities are conserved and protected from fragmentation, alienation and degradation.		The site is an existing sugar mill – the proposed molasses bladder is not to increase the scale or intensity of existing and lawful on-site rural activities.

8.2.1 Agricultural land overlay code

Table 8.2.1.3 Agricultural land overlay code – For accepted development subject to requirements and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
For accepted development subject to requirements and assessable development		
PO1 The fragmentation or loss of productive capacity of land within the 'Class A' area or 'Class B' area identified on the **Agricultural land overlay maps (OM-001a-n)** is avoided unless: (a) an overriding need exists for the development in terms of public benefit; (b) no suitable alternative site exists; and (c) loss or fragmentation is minimised to the extent possible	**AO1** Buildings and structures are not located on land within the 'Class A' area or 'Class B' area identified on the **Agricultural land overlay maps (OM-001a-n)** unless they are associated with: (a) animal husbandry; or (b) animal keeping; or (c) cropping; or (d) dwelling house; or (e) home based business; or (f) intensive animal industry (only where for feed lotting); or (g) intensive horticulture; or (h) landing; or (i) roadside stalls; or (j) winery.	**Complies with PO1.** The proposed molasses bladder is associated with the existing and lawful rural use continuing on the site, the Arriga Sugar Mill.
For assessable development		
PO2 Sensitive land uses in the 'Class A' area, 'Class B' area or the 'Broad hectare rural' area identified on the **Agricultural land overlay**	**AO2** No acceptable outcome is provided.	**Not Applicable.** The proposed molasses bladder as part of the existing sugar mill operation is not considered a sensitive land use.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
maps (OM-001a-n) are designed and located to: (a) avoid land use conflict; (b) manage impacts from agricultural activities, including chemical spray drift, odour, noise, dust, smoke and ash; (c) avoid reducing primary production potential; and (d) not adversely affect public health, safety and amenity		
PO3 Development in the 'Class A' area or 'Class B' area identified on the **Agricultural land overlay maps (OM-001a-n):** (a) ensures that agricultural land is not permanently alienated; (b) ensures that agricultural land is preserved for agricultural purposes; and (c) does not constrain the viability or use of agricultural land.	**AO3** No acceptable outcome is provided.	**Complies with PO3.** The proposed molasses bladder as part of the existing sugar mill operation is an agricultural use, with no alienation of land proposed.
If for Reconfiguring a lot		
PO4 The 'Broad hectare rural area' identified on the **Agricultural land overlay maps (OM- 001a-**	**AO4**	**Not Applicable.** No reconfiguration is proposed.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
n) is retained in very large rural holdings viable for broad scale grazing and associated activities.	Development does not involve the creation of a new lot within the 'Broad hectare rural' area identified on the **Agricultural land overlay maps (OM-001a-n).**	
PO5 Reconfiguring a lot in the 'Class A' area, 'Class B' area or the 'Broad hectare rural' area identified on the Agricultural land overlay maps (OM-001a-n) that is severed by a gazetted road occurs only where it does not fragment land used for agricultural purposes.	**AO5** No acceptable outcome is provided	**Not Applicable.** No reconfiguration is proposed.
PO6 Any Reconfiguring a lot in the 'Class A' area, 'Class B' area or the 'Broad hectare rural' area identified on the Agricultural land overlay maps (OM-001a-n), including boundary realignments, only occurs where it: (a) improves agricultural efficiency; (b) facilitates agricultural activity; or (c) facilitates conservation outcomes; or (d) resolves boundary issues where a structure is built over the boundary line of two lots.	**AO6** No acceptable outcome is provided.	**Not Applicable.** No reconfiguration is proposed.

8.2.3 Bushfire hazard overlay code

Table 8.2.3.3—Bushfire hazard overlay code — For accepted development subject to requirements and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
For accepted development subject to requirements and assessable development		
Water supply for fire-fighting purposes		
PO1 Development where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o)** maintains the safety of people and property by providing an adequate, accessible and reliable water supply for fire-fighting purposes which is safely located and has sufficient flow and pressure characteristics. Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.	Where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) **AO1.1** Where in a reticulated water service area, the on-site water supply has flow and pressure characteristics of 10 litres a second at 200 kPa. OR **AO1.2** Where access to the reticulated water network is not available, a minimum on site water storage of 5,000 litres is provided that must comprise: (a) a separate tank; or (b) a reserve section in the bottom part of the main water supply tank; or (c) a dam; or (d) a swimming pool.	**Complies with AO1.2.** The existing Sugar Mill on the subject site features sufficient water storage.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	Note — Where a water tank is provided for fire-fighting purposes it is fitted with standard rural fire brigade fittings and the tank is provided with a hardstand area for heavy vehicles.	
For assessable development		
Land use		
PO2 Development within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) is appropriate to the bushfire hazard risk having regard to the: (a) the bushfire risk compatibility of development; (b) the vulnerability of and safety risk to persons associated with the use; and (c) consequences of bushfire in regard to impacts on essential infrastructure, buildings and structures. Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.	AO2 All buildings, structures, infrastructure and facilities associated with the following uses are located outside any area of the site located within a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o):** (a) child care centre; or (b) community care centre; or (c) correctional facility; or (d) educational establishment; or (e) emergency services; or (f) hospital; or (g) residential care facility; or (h) retirement facility; or (i) rooming accommodation; or (j) shopping centre; or (k) tourist park; or (l) tourist attraction.	**Complies with AO2.** No such uses are proposed.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
Lot Design		
PO3 Reconfiguring a lot within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o)** minimises the potential adverse impacts of bushfire on the safety of people, property and the environment through lot design that: (a) is responsive to the nature and extent of bushfire risk; and (b) allows efficient emergency access to buildings for fire-fighting appliances. Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.	**Where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o)** **AO3.1** No new lots are created. OR **AO3.2** All lots include a building envelope that achieves a radiant heat flux level of 29kW/m2 at the permitter of the building envelope. Note — Where a radiant heat flux of 29kW/m 2 is achieved and this relies on cleared or maintained land external to the land the subject of the development application it must be demonstrated that land external to the site will be maintained to a standard that does not exceed the level of bushfire hazard identified in a Bushfire hazard management plan.	**Not Applicable.** No lot reconfiguration is proposed.
Firebreaks and access		

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
PO4 In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o),** vehicular access is designed to mitigate against bushfire hazard by: (a) ensuring adequate access for fire- fighting and other emergency vehicles; (b) ensuring adequate access for the evacuation of residents and emergency personnel in an emergency situation, including alternative safe access routes should access	**AO4.1** In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a- o),** roads are designed and constructed: (a) with a maximum gradient of 12.5%; (b) to not use cul-de-sacs; and (c) a constructed road width and weather standard complying with Planning Scheme Policy 4 - FNQROC Regional Development Manual.	**Complies with AO4.1.** The proposed internal access road has been designed accordingly.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
in one direction be blocked in the event of a fire; and (c) providing for the separation of developed areas and adjacent bushland. Note—Where it is not practicable to provide firebreaks in accordance with A04.2 Fire Maintenance Trails are provided in accordance with the following: i. located as close as possible to the boundaries of the lot and the adjoining hazardous vegetation; ii. the minimum cleared width not less than 6 metres; iii. the formed width is not less than 2.5 metres; iv. the formed gradient is not greater than 15%; v. vehicular access is provided at both ends; vi. passing bays and turning areas are provided for fire-fighting appliances located on public land. Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.	**AO4.2** In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a- o)**, firebreaks are provided: (a) consisting of a perimeter road that separates lots from areas of bushfire hazard; (b) a minimum cleared width of 20 metre; (c) a maximum gradient of 12.5%; and (d) a constructed road width and weather standard complying with Planning Scheme Policy 4 – FNQROC Regional Development Manual.	**Complies with AO4.2.** The existing cleared area and proposed internal access road provide adequate firebreak distance.
Hazardous materials		
PO5 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire of hazardous materials manufactured or stored in bulk.	**AO5** The processing or storage of dangerous goods or hazardous materials is not undertaken in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o)**	**Complies with AO5.** This application is for a molasses storage bladder, no hazardous material is relevant.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.		
Landscaping		
PO6 Landscaping within a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o)** does not result in a material increase in the extent, duration or severity of bushfire hazard having regard to: (a) fire ecology; (b) slope of site; and (c) height and mix of plant species. Note — Frost hollows and the associated grass kill facilitates a rapid curing of fuel and exacerbates bushfire hazard. Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.	**AO6** No acceptable outcome is provided.	**Not Applicable.** The proposal is for a molasses storage bladder on an existing sugar mill site, no landscaping is proposed.
Infrastructure		
PO7	**AO7**	**Not Applicable.**

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
Infrastructure services located in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o)** are protected from damage or destruction in the event of a bushfire. Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.	The following infrastructure services are located below ground: (a) water supply; (b) sewer; (c) electricity; (d) gas; and (e) telecommunications	The proposal is for a molasses storage bladder on an existing sugar mill site, no such infrastructure is proposed.
Private driveways		
PO8 All premises located in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o)** are provided with vehicular access that enables safe evacuation for occupants and easy access by fire-fighting appliances. Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.	**AO8** Private driveways: (a) do not exceed a length of 60 metres from the street frontage; (b) do not exceed a gradient of 12.5%; (c) have a minimum width of 3.5 metres; (d) have a minimum vertical clearance of 4.8 metres; (e) accommodate turning areas for fire- fighting appliances in accordance with the Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; and (f) serve no more than three dwellings or buildings.	**Not Applicable.** The proposal is for a molasses storage bladder on an existing sugar mill site, no private driveway is proposed.

8.2.4 Environmental significance overlay code

Table number—Accepted development subject to requirements and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
For accepted development subject to requirements and assessable development		
Regulated vegetation		
PO1 Vegetation clearing in areas mapped as 'Regulated vegetation' identified on the **Environmental Significance Overlay Maps (OM-004a-o)** is avoided unless: (a) it is demonstrated that the area does not support regulated vegetation as mapped; (b) the loss or reduction in regulated vegetation is for community infrastructure and associated access facilities that cannot be avoided; (c) wildlife interconnectivity is maintained or enhanced at a local and regional scale; and (d) the loss or reduction in regulated vegetation is minimised and any residual impacts are offset. Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.	**AO1.1** No clearing of native vegetation is undertaken within areas of 'Regulated vegetation' identified on the **Environmental Significance Overlay Maps (OM-004a-o).**	**Not Applicable.** The site does not contain mapped regulated vegetation.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
PO2 Development on sites adjacent to areas of 'Regulated vegetation' identified on the **Environmental Significance Overlay Maps (OM-004a-o)** protects the environmental significance of regulated vegetation and: (a) does not interrupt, interfere, alter or otherwise impact on underlying natural ecosystem processes such as water quality, hydrology, geomorphology and biophysical processes; (b) does not negatively impact the movement of wildlife at a local or regional scale; and (c) avoids noise, light, vibration or other edge affects, including weed and pest incursion on identified environmental values. Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.	AO2 Development (excluding roads, earthworks, drainage infrastructure and underground infrastructure) is not located within 20 metres of 'Regulated vegetation' areas identified on the **Environmental Significance Overlay Maps (OM-004a-o).**	**Not Applicable.** The proposed molasses bladder is not to be within 20m of mapped regulated vegetation.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
Regulated vegetation intersecting a watercourse		
PO3 Vegetation clearing in areas mapped as 'Regulated vegetation intersecting a watercourse', identified as 'Waterway' and 'Waterway buffer' on the **Environmental Significance - Waterway Overlay Maps (OM-004p-z)** is avoided unless wildlife interconnectivity between habitats is maintained or enhanced at a local and regional scale, to the extent that migration or normal movement of significant species between habitats or normal gene flow between populations is not inhibited. Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.	**Where within a 'Waterway buffer' on Environmental Significance – Waterway Overlay Maps (OM-004p-z)** **AO3.1** A minimum setback in accordance with **Table 8.2.4.3B** is provided between development and the top of the high bank of a 'Waterway' identified on the **Environmental Significance – Waterway Overlay Maps (OM-004p-z).** **Where within a 'Waterway buffer' on Environmental Significance – Waterway Overlay Maps (OM-004p-z)** **AO3.2** No clearing of native vegetation is undertaken within the minimum setback identified at **AO3.1.**	**Not Applicable.** The proposed molasses bladder is not to be sited within the buffer area.
Waterways and wetlands		
PO4 'High ecological significance wetlands' identified on the **Environmental Significance Overlay Maps (OM-004a-o)** and 'Waterways' on **Environmental Significance - Waterway Overlay Maps (OM-004p-z)** and are protected by:	**Where within a 'Waterway buffer' on Environmental Significance – Waterway Overlay Maps (OM-004p-z)** **AO4.1** A minimum setback in accordance with **Table 8.2.4.3B** is provided between development and the top of the high bank of a 'Waterway' identified on the **Environmental Significance – Waterway Overlay Maps (OM-004p-z).**	**Not Applicable.** The proposed molasses bladder is not to be sited within the buffer area.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
(a) maintaining adequate separation distances between waterways/wetlands and development; (b) maintaining and enhancing aquatic and terrestrial habitat including vegetated corridors to allow for native fauna (terrestrial and aquatic) movement; (c) maintaining waterway bank stability by minimising bank erosion and slumping; (d) maintaining water quality by providing buffers to allow filtering of sediments, nutrients and other pollutants; and (e) retaining and improving existing riparian vegetation and existing vegetation associated with a wetland. Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.	**Where within a 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o)** **AO4.2** A minimum buffer of 200 metres is provided between development and the edge of a 'High ecological significance wetland' identified on the **Environmental Significance Overlay Maps (OM-004a-o).**	
	Where within a 'Waterway buffer' on Environmental Significance – Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o) **AO4.3** No stormwater is discharged to a 'Waterway' on **Environmental Significance - Waterway Overlay Maps (OM-004p-z)** or 'High ecological significance wetland' identified on the **Environmental Significance Overlay Maps (OM-004a-o).** Note— An alternative outcome is required to demonstrate that the ecological impacts of stormwater discharge to a 'Waterway' or 'High ecological significance wetland' are mitigated in accordance with PO3 through appropriate stormwater management / treatment (where possible).	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	Where within a 'Waterway buffer' on Environmental Significance – Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o) **AO4.4** No wastewater is discharged to a 'Waterway' on **Environmental Significance - Waterway Overlay Maps (OM-004p-z)** or 'High ecological significance wetland' identified on the **Environmental Significance Overlay Map (OM-004a-z).** Note— A alternative outcome is required to demonstrate that the ecological impacts of wastewater discharge to a 'Waterway' or 'High ecological significance wetland' are mitigated in accordance with PO3 through appropriate wastewater management / treatment (where possible).	
For assessable development		
Wildlife Habitat		
PO5 Development within a 'Wildlife habitat' area identified on the **Environmental Significance Overlay Maps (OM-004a-o):** (a) protects and enhances the habitat of Endangered, Vulnerable and Near Threatened	**AO5** No acceptable outcome is provided	**Not Applicable.** No mapped wildlife habitat area is present on the site.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
(EVNT) species and local species of significance; (b) incorporates siting and design measures to protect and retain identified ecological values and underlying ecosystem processes within or adjacent to the development site; (c) maintains or enhances wildlife interconnectivity at a local and regional scale; and (d) mitigates the impact of other forms of potential disturbance (such as presence of vehicles, pedestrian use, increased exposure to domestic animals, noise and lighting impacts) to protect critical life stage ecological processes (such as feeding, breeding or roosting). Note—Development applications must identify any EVNT species or their habitats that may be affected by the proposal. In particular, applications are to identify and describe how the development avoids adverse impacts on ecological processes within or adjacent to the development area. Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports		
Legally secured offset areas		
PO6	**AO6** No acceptable outcome is provided.	**Not Applicable.** No offset area is present on the site.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
Development within a 'Legally secured offset area' identified on the **Environmental Significance Overlay Maps (OM-004a-o)** or other known Legally Secured Offset Area is consistent with the binding requirements of the offset and does not prejudice, undermine, or negatively impact the inherent ecological values, including all naturally occurring native flora, fauna and their habitat within the Legally Secured Offset Area. Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.		
Protected areas		
PO7 Development within a 'Protected area' identified on the **Environmental Significance Overlay Maps (OM-004a-o)** is consistent with the values of the Protected Area and: (a) supports the inherent ecological and community values of the Protected Area asset; (b) maintains or enhances wildlife interconnectivity at a local and regional scale; and (c) does not prejudice, undermine, or negatively impact the inherent ecological values, including all naturally occurring native	**AO7** No acceptable outcome is provided	**Not Applicable.** No protected area is present on the site.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
flora, fauna and their habitat within the Protected Area. Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.		
Ecological corridors and Habitat linkages		
PO8 Development located: (a) in the Conservation zone, Emerging community zone, Recreation and open space zone, Rural zone or Rural residential zone; and (b) within an 'Ecological corridor' or a 'Habitat linkage' identified on the **Environmental Significance Overlay Maps (OM-004a-o)** does not compromise the provision of habitat connectivity of the corridor/linkage, having regard to: (a) the environmental values of the area of the site identified in the 'Ecological corridor' or 'Habitat linkage'; (b) the environmental values of adjoining and nearby land within the 'Ecological corridor' or 'Habitat linkage';	**AO8** No acceptable outcome is provided	**Not Applicable.** No ecological corridor is present on the site.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
(c) the extent of any modification proposed to the natural environment including (but not limited to) vegetation and topography; (d) the location and design of proposed improvements that may impact on the functions of the 'Ecological corridor' or 'Habitat linkage' including (but not limited to) buildings, structures, fences, lighting, vehicle movement areas and infrastructure services; and (e) the ability for the 'Ecological corridor' or 'Habitat linkage' to be enhanced to improve ecological connectivity. Note—A supporting Ecological Assessment Report prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports may be appropriate to demonstrate compliance with PO8.		

9.4.5 WORKS, SERVICES AND INFRASTRUCTURE CODE

Table 9.4.5.3 - Works, services and infrastructure code – For accepted development subject to requirements and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
For accepted development subject to requirements and assessable development		
Water supply		
PO1 Each lot has an adequate volume and supply of water that: (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment.	**AO1.1** Development is connected to a reticulated water supply system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located: (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated water supply service area.	**Not Applicable.** The site is within the Rural zone.
	AO1.2 Development, where located outside a reticulated water supply service area and in the Conservation zone, Rural zone or Rural residential zone is provided with: (a) a bore or bores are provided in accordance with the Design Guidelines set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; or (b) on-site water storage tank/s:	**Complies with AO1.2.** The proposal is for a molasses bladder as part of the existing and lawful Sugar Mill use – the site has on-site water storage as required.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	(iv) with a minimum capacity of 90,000L; (v) fitted with a 50mm ball valve with a camlock fitting; and (vi) which are installed and connected prior to the occupation or use of the development.	
Wastewater disposal		
PO2 Each lot provides for the treatment and disposal of effluent and other wastewater that: (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment.	**AO2.1** Development is connected to a reticulated sewerage system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located: (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area.	**Not Applicable.** The site is within the Rural zone.
	AO2.2 An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located:	**Complies with AO2.2.** The proposal is for a molasses bladder as part of the existing and lawful Sugar Mill use – the site features appropriate effluent disposal.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	(a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area.	
Stormwater infrastructure		
PO3 Stormwater infrastructure is designed and constructed to collect and convey the design storm event to a lawful point of discharge in a manner that mitigates impacts on life and property.	**AO3.1** Where located within a Priority infrastructure area or where stormwater infrastructure is available, development is connected to Council's stormwater network in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	**Not Applicable.** The site is outside the PIA.
	AO3.2 On-site drainage systems are constructed: (a) to convey stormwater from the premises to a lawful point of discharge; and (b) in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	**Complies with AO3.2.** The proposal is for a molasses bladder as part of the existing and lawful Sugar Mill use – stormwater discharges to a lawful point.
Electricity supply		
PO4 Each lot is provided with an adequate supply of electricity	**AO4** The premises: (c) is connected to the electricity supply network; or	**Complies with AO4.** The proposal is for a molasses bladder as part of the existing and lawful Sugar Mill use – the site is connected to power as required.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	(d) has arranged a connection to the transmission grid; or (e) where not connected to the network, an independent energy system with sufficient capacity to service the development (at near average energy demands associated with the use) may be provided as an alternative to reticulated electricity where: (iv) it is approved by the relevant regulatory authority; and (v) it can be demonstrated that no air or noise emissions; and (vi) it can be demonstrated that no adverse impact on visual amenity will occur.	
Telecommunications infrastructure		
PO5 Each lot is provided with an adequate supply of telecommunication infrastructure	**AO5** Development is provided with a connection to the national broadband network or telecommunication services.	**Complies with AO5.** The proposal is for a molasses bladder as part of the existing and lawful Sugar Mill use – the site is connected to telecommunications as required.
Existing public utility services		
PO6 Development and associated works do not affect the efficient functioning of public utility mains, services or installations.	**AO6** Public utility mains, services are relocated, altered or repaired in association with the works so that they continue to function and satisfy the relevant Design	**Complies with AO6.** If any public utility mains are to be altered, the works will be conducted according to standards.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual	
Excavation or filling		
PO7 Excavation or filling must not have an adverse impact on the: a) streetscape; b) scenic amenity; c) environmental values; d) slope stability; e) accessibility; or f) privacy of adjoining premises.	**AO7.1** Excavation or filling does not occur within 1.5 metres of any site boundary.	**Complies with AO7.1.** No excavation or fill is to occur within 1.5m of a boundary.
	AO7.2 Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.	**Complies with PO7.** The molasses bladder is intended to be situated within a bunded "pit" that will be excavated to circa 2-3 metres depth, with the bladder to then rise above existing ground level by circa 1-2 metres – no adverse effect on surroundings is anticipated as a result.
	AO7.3 Earthworks batters: (f) are no greater than 1.5 metres in height; (g) are stepped with a minimum width 2 metre berm; (h) do not exceed a maximum of two batters and two berms (not greater than 3.6 metres in total height) on any one lot; (i) have a slope no greater than 1 in 4; and	**Complies with PO7.** The molasses bladder is intended to be situated within a bunded "pit" that will be excavated to circa 2-3 metres depth, with the bladder to then rise above existing ground level by circa 1-2 metres – no adverse effect on surroundings is anticipated as a result.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	(j) are retained.	
	AO7.4 Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from: a) adjoining premises; or b) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation.	**Complies with AO7.4.** Soil will not be stockpiled beyond the permissible timeframe.
	AO7.5 All batters and berms to be constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	**Complies with AO7.5.** Batters will be constructed accordingly.
	AO7.6 Retaining walls have a maximum height of 1.5 metres and are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	**Not Applicable.** No retaining walls are proposed.
	AO7.7 Excavation or filling at any point on a lot is to include measures that protect trees at the foot or top of cut or fill batters by the use of appropriate retaining methods and sensitive earth removal or placement and in accordance with the Design Guidelines and	**Not Applicable.** No trees are relevant.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	
For assessable development		
Transport network		
PO8 The development has access to a transport network of adequate standard to provide for the safe and efficient movement of vehicles, pedestrians and cyclists.	**AO8.1** Vehicle access, crossovers, road geometry, pavement, utilities and landscaping to the frontage/s of the site are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	**Not Applicable.** No frontage works are proposed.
	AO8.2 Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving.	**Not Applicable.** No footpath is relevant.
Public infrastructure		
PO9 The design, construction and provision of any infrastructure that is to be dedicated to Council is cost effective over its life cycle and incorporates provisions to minimise adverse impacts.	**AO9** Development is in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	**Not Applicable.** No public infrastructure is proposed.
Stormwater quality		
PO10 Development has a non-worsening effect on the site and surrounding land and is designed to:	**AO10.1** The following reporting is prepared for all Material change of use or Reconfiguring a lot proposals: (a) a Stormwater Management Plan and Report that meets or exceeds the standards of design and	**Not Applicable.** The proposal is for Operational Works.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
(a) optimise the interception, retention and removal of waterborne pollutants, prior to the discharge to receiving waters; (b) protect the environmental values of waterbodies affected by the development, including upstream, on-site and downstream waterbodies; (c) achieve specified water quality objectives; (d) minimise flooding; (e) maximise the use of natural channel design principles; (f) maximise community benefit; and (g) minimise risk to public safety.	construction set out in the Queensland Urban Drainage Manual (QUDM) and the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; and (b) an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia), including: (i) drainage control; (ii) erosion control; (iii) sediment control; and (iv) water quality outcomes.	
	AO10.2 For development on land greater than 2,500m2 or that result in more than 5 lots or more than 5 dwellings or accommodation units, a Stormwater Quality Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) is prepared that demonstrates that the development: (a) meets or exceeds the standards of design and construction set out in the Urban Stormwater Quality	**Not Applicable.** As the site features an existing sugar mill use, it is submitted that such reporting is not required in this instance.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	Planning Guideline and the Queensland Water Quality Guideline; (b) is consistent with any local area stormwater water management planning; (c) accounts for development type, construction phase, local climatic conditions and design objectives; and (d) provides for stormwater quality treatment measures reflecting land use constraints, such as soil type, landscape features (including landform), nutrient hazardous areas, acid sulfate soil and rainfall erosivity.	
PO11 Storage areas for stormwater detention and retention: (a) protect or enhance the environmental values of receiving waters; (b) achieve specified water quality objectives; (c) where possible, provide for recreational use; (d) maximise community benefit; and (e) minimise risk to public safety.	**AO11** No acceptable outcome is provided.	**Not Applicable.** No stormwater detention areas are proposed.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
Excavation or filling		
PO12 Traffic generated by filling or excavation does not impact on the amenity of the surrounding area.	**AO12.1** Haul routes used for transportation of fill to or from the site only use major roads and avoid residential areas.	**Complies with AO12.1.** Haul routes will be utilised as required.
	AO12.2 Transportation of fill to or from the site does not occur: (a) within peak traffic times; and (b) before 7am or after 6pm Monday to Friday; (c) before 7am or after 1pm Saturdays; and (d) on Sundays or Public Holidays.	**Complies with AO12.2.** Transportation will be conducted as required.
PO13 Air pollutants, dust and sediment particles from excavation or filling, do not cause significant environmental harm or nuisance impacts.	**AO13.1** Dust emissions do not extend beyond the boundary of the site.	**Not Applicable.** As the site contains and existing and lawful Sugar Mill use, it is submitted that the proposed Molasses Bladder will not conflict with relevant requirements – no additional dust emissions are anticipated.
	AO13.2 No other air pollutants, including odours, are detectable at the boundary of the site.	**Not Applicable.** As the site contains and existing and lawful Sugar Mill use, it is submitted that the proposed Molasses Bladder will not conflict with relevant requirements – no additional air emissions are anticipated.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	AO13.3 A management plan for control of dust and air pollutants is prepared and implemented.	**Not Applicable.** As the site contains and existing and lawful Sugar Mill use, it is submitted that the proposed Molasses Bladder will not conflict with relevant requirements – no additional air and dust emissions are anticipated.
PO14 Access to the premises (including driveways and paths) does not have an adverse impact on: (a) safety; (b) drainage; (c) visual amenity; and (d) privacy of adjoining premises.	**AO14** Access to the premises (including all works associated with the access): (a) must follow as close as possible to the existing contours; (b) be contained within the premises and not the road reserve, and (c) are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	**Complies with AO14.** The site has existing and lawful access.
Weed and pest management		
PO15 Development prevents the spread of weeds, seeds or other pests into clean areas or away from infested areas.	**AO15** No acceptable outcome is provided.	**Complies with PO15.** Development is not anticipated to increase weed and pest spread.
Contaminated land		
PO16 Development is located and designed to ensure that	**AO16** Development is located where:	**Complies with AO16.**

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants	(a) soils are not contaminated by pollutants which represent a health or safety risk to users; or (b) contaminated soils are remediated prior to plan sealing, operational works permit, or issuing of building works permit.	The proposed molasses bladder is not anticipated to result in contamination.
Fire services in developments accessed by common private title		
PO17 Fire hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	**AO17.1** Fire hydrants are located in accessways or private roads held in common private title at a maximum spacing of: (a) 120 metres for residential development; and (b) 90 metres for any other development.	**Not Applicable.** The site is not accessed by common private title.
	AO17.2 Fire hydrants are located at all intersections of accessways or private roads held in common private title.	**Not Applicable.** The site is not accessed by common private title.

State code 2: Development in a railway environment

Guide to Development in a Transport Environment: Rail which provides direction on how to address this code.

Table 2.1 Development in general

Performance outcomes	Acceptable outcomes	Response
Building, structures, infrastructure, services and utilities		
PO1 Development does not create a safety hazard within the **railway corridor**.	No acceptable outcome is prescribed.	**Complies with PO1.** The proposed molasses bladder is not anticipated to cause a safety hazard within the railway corridor.
PO2 Development does not cause damage to the **railway corridor, rail transport infrastructure** or **other rail infrastructure**.	No acceptable outcome is prescribed.	**Complies with PO2.** The proposed molasses bladder is not anticipated to damage railway infrastructure.
PO3 Development does not interfere with, or obstruct, the **rail transport infrastructure** or **other rail infrastructure**.	No acceptable outcome is prescribed.	**Complies with PO3.** The proposed molasses bladder is not anticipated to obstruct railway infrastructure.
PO4 Development does not adversely impact the **structural integrity** or physical condition of the **railway**, **other rail infrastructure** or the **railway corridor** by adding or removing **loading**.	No acceptable outcome is prescribed.	**Complies with PO4.** The proposed molasses bladder is not anticipated to impact the structural integrity of railway infrastructure.
PO5 Development above a **railway** is designed to enable natural ventilation and smoke dispersion in the event of a fire emergency.	No acceptable outcome is prescribed.	**Not Applicable.** No development above the railway is proposed.
PO6 Development does not adversely impact the operating performance of the **railway corridor**.	No acceptable outcome is prescribed.	**Complies with PO6.** The proposed molasses bladder is not anticipated to impact the performance of railway infrastructure.
PO7 Buildings and **structures** in a **railway corridor** are designed and constructed to protect persons in the event of a derailed train.	No acceptable outcome is prescribed.	**Not Applicable.**

Performance outcomes	Acceptable outcomes	Response
		The proposal is for a molasses bladder within 25m of a disused sugar railway line.
PO8 Buildings and **structures** in **high risk locations** and where also located within 10 metres of the centreline of the nearest **railway** track are design and constructed to protect persons in the event of a derailed train.	**AO8.1** Buildings and **structures**, in a **railway corridor**, including foundations, retaining and other support elements, are designed and constructed in accordance with Civil Engineering Technical Requirement CIVIL-SR-012 Collision protection of supporting elements adjacent to **railways**, Queensland Rail, 2011, AS5100 Bridge design, and AS1170 Structural design actions.	**Complies with AO8.1.** The molasses bladder is to be constructed according to standards.
PO9 Buildings and **structures** are designed and constructed to protect people from electrocution.	**AO9.1** The outermost projection of development is set back horizontally a minimum of 3 metres from the outermost projection of **overhead line equipment**.	**Complies with AO9.1.** The molasses bladder is to be set back accordingly.
PO10 Development in the **railway corridor** is designed and constructed to prevent projectiles being thrown onto the **railway**.	No acceptable outcome is prescribed.	**Complies with PO10.** Operational works resulting in the construction of a molasses bladder is not anticipated to result in opportunity for projectiles to be thrown onto the disused railway line.
PO11 Buildings, and **structures** with publicly accessible or communal areas within 20 metres from the centreline of the nearest **railway** track are designed and constructed to prevent projectiles from being thrown onto a **railway**.	**AO11.1** Publicly accessible areas located within 20 metre from the centreline of the nearest **railway** do not overlook a **railway**. OR **AO11.2** Buildings and **structures** are designed to ensure publicly accessible areas located within 20 metres from the centreline of the nearest **railway** track and that overlook the **railway** may include throw protection screens in accordance with the relevant provisions of the Civil Engineering Technical Requirement – CIVIL-SR005 Design of buildings over or near **railways**, Queensland Rail, 2011, and the Civil Engineering Technical Requirement – CIVIL-SR008 Protection screens, Queensland Rail.	**Not Applicable.** No publicly accessible area is relevant.
Stormwater and overland flow		

Performance outcomes	Acceptable outcomes	Response
PO12 Stormwater run-off or overland flow from the development site does not create or exacerbate a safety hazard in a **railway corridor**.	No acceptable outcome is prescribed.	**Complies with PO12.** No adverse impact on the railway corridor due to stormwater is anticipated.
PO13 Stormwater run-off or overland flow from the development site does not result in a material worsening of operating performance of the **railway corridor**, **rail transport infrastructure** or **other rail infrastructure**.	No acceptable outcome is prescribed.	**Complies with PO13.** No adverse impact on the railway corridor due to stormwater is anticipated.
PO14 Stormwater run-off or overland flow from the development site does not interfere with the **structural integrity** or physical condition of the **railway corridor, rail transport infrastructure** or **other rail infrastructure**.	No acceptable outcome is prescribed.	**Complies with PO14.** No adverse impact on the railway corridor due to stormwater is anticipated.
Flooding		
PO15 Development does not result in a material worsening of flooding impacts within a **railway corridor**.	No acceptable outcome is prescribed.	**Complies with PO15.** No adverse impact on the railway corridor due to flooding is anticipated.
Drainage Infrastructure		
PO16 Drainage infrastructure does not create a safety hazard in a **railway corridor**.	**AO16.1** Drainage infrastructure is wholly contained within the development site. AND **AO16.2** Drainage infrastructure can be maintained without requiring access to a **railway corridor**.	**Complies with AO16.1 and 16.2.** The subject site features an existing sugar mill, the proposal is for operational works to provide a molasses bladder, the site contains existing drainage infrastructure, with no adverse impact on the railway corridor anticipated.
Construction Impacts		
PO17 Construction activities do not cause ground movement or vibration impacts in a **railway corridor**.	No acceptable outcome is prescribed.	**Complies with PO17.** Activities will be undertaken accordingly.
Access		
PO18 Development prevents unauthorised access to the **railway corridor**.	**AO18.1** Development abutting the **railway corridor** incorporates fencing along the property boundary with the **railway corridor** in accordance with the **railway manager's** standards.	**Complies with AO18.1, 18.2, and 18.3.** The subject site features an existing sugar mill, the proposal is for operational works to provide a molasses bladder, the site contains existing fencing,

Performance outcomes	Acceptable outcomes	Response
	AND **AO18.2** A road barrier designed in accordance with Queensland Rail Civil Engineering Technical Requirement CIVIL-SR-007 – Design Criteria for Road Rail Barriers. AND **AO18.3** Vehicle manoeuvring areas, driveways, **loading** areas and carparks abutting the **railway corridor** incorporate **rail interface barriers** along the boundary to the **railway corridor**.	with no adverse impact on the railway corridor anticipated. The new molasses bladder is to be fenced accordingly.
PO19 Development maintains existing maintenance and authorised access to the **railway corridor**.	**AO19.1** Development does not obstruct existing authorised access points and access routes for maintenance and emergency works to the **railway corridor** at all times.	**Complies with AO19.1.** The proposed molasses bladder is not anticipated to cause obstruction of access points or routes.
PO20 Development does not impede the maintenance of a **railway bridge** or authorised access to a **railway bridge**.	**AO20.1** Buildings and other **structures** are set back horizontally a minimum of 3 metres from a **railway bridge**. AND **AO20.2** Permanent **structures** are not located below or abutting a **railway bridge**. AND **AO20.3** Temporary activities below or abutting a **railway bridge** do not impede access to a **railway corridor**.	**Not Applicable.** No railway bridge is relevant.
Public passenger transport and active transport		
PO21 Development does not compromise the safety of **public passenger transport infrastructure** and **active transport infrastructure**.	No acceptable outcome is prescribed.	**Not Applicable.** No public passenger and active transport is relevant.
PO22 Development maintains pedestrian and cycle access to a **railway** station or other **public passenger transport infrastructure** and **active**	No acceptable outcome is prescribed.	**Not Applicable.** No public passenger and active transport is relevant.

Performance outcomes	Acceptable outcomes	Response
transport infrastructure associated with the **railway**.		
PO23 Development does not adversely impact the **structural integrity** or physical condition of **public passenger transport infrastructure** and **active transport infrastructure**.	No acceptable outcome is prescribed.	**Not Applicable.** No public passenger and active transport is relevant.
PO24 Development does not adversely impact the operating performance of **public passenger transport infrastructure, public passenger services** and **active transport infrastructure**.	No acceptable outcome is prescribed.	**Not Applicable.** No public passenger and active transport is relevant.
Planned upgrades		
PO25 Development does not impede delivery of **planned upgrades** of **rail transport infrastructure**.	No acceptable outcome is prescribed.	**Complies with PO25.** The proposed molasses bladder is not to impede upgrades.
Network safety		
PO26 Development involving **dangerous goods** does not adversely impact on the safety or operations of the **railway** and **rail transport infrastructure**.	**AO26.1** Development does not involve handling or storage of hazardous chemicals above the threshold quantities listed in table 5.2 of the Model Planning Scheme Development Code for Hazardous Industries and Chemicals, Office of Industrial Relations, Department of Justice and Attorney-General, 2016.	**Not Applicable.** The proposal is for a molasses bladder, no hazardous chemicals are relevant.

Table 2.2 Filling, excavation, building foundations and retaining structures

Performance outcomes	Acceptable outcomes	Response
PO27 Development does not create a safety hazard for users of the **railway** or **other rail infrastructure**.	No acceptable outcome is prescribed.	**Complies with PO27.** The proposed molasses bladder is not anticipated to cause a safety hazard within the railway corridor.
PO28 Development does not adversely impact on the operating performance of the **railway** or **other rail infrastructure** within the **railway corridor**.	No acceptable outcome is prescribed.	**Complies with PO28.** The proposed molasses bladder is not anticipated to impact performance of the railway.
PO29 Development does not undermine, damage, or cause subsidence of, the **railway corridor**.	No acceptable outcome is prescribed.	**Complies with PO29.**

		The proposed molasses bladder is not anticipated to damage the railway corridor.
PO30 Development does not adversely impact the **structural integrity** or physical condition of the **railway**, **other rail infrastructure** or the **railway corridor** by adding or removing **loading**.	No acceptable outcome is prescribed.	**Complies with PO30.** The proposed molasses bladder is not anticipated to impact the structural integrity of railway infrastructure.
PO31 Development does not cause ground water disturbance in the **railway corridor**.	No acceptable outcome is prescribed.	**Complies with PO31.** The proposed molasses bladder is not anticipated to cause ground water disturbance.
PO32 Development does not adversely impact the **railway** or **other rail infrastructure** within the **railway corridor**.	No acceptable outcome is prescribed.	**Complies with PO32.** The proposed molasses bladder is not anticipated to cause adverse effect on the railway.
PO33 Excavation, boring, piling, blasting, drilling, fill compaction or similar activities does not adversely impact the operating performance of the **railway** or **other rail infrastructure** within the **railway corridor**.	No acceptable outcome is prescribed.	**Complies with PO33.** The proposed molasses bladder is not anticipated to cause adverse effect on the railway.
PO34 Filling and excavation material does not cause an obstruction or nuisance in the **railway corridor**.	**AO34.1** Fill, spoil or any other material is not stored in, or adjacent to, the **railway corridor**.	**Complies with AO34.1.** Fill will be stored accordingly.

Table 2.3 Railway crossings

Performance outcomes	Acceptable outcomes	Response
PO35 Development does not require a new level **railway crossing**.	No acceptable outcome is prescribed.	**Complies with PO35.** No new level crossing is proposed.
PO36 Development does not adversely impact on the operating performance of an existing **railway crossing**.	No acceptable outcome is prescribed.	**Not Applicable.** No railway crossing is applicable.
PO37 Development does not adversely impact on the safety of an existing **railway crossing**.	No acceptable outcome is prescribed.	**Not Applicable.** No railway crossing is applicable.
PO38 Development is designed and constructed to allow for on-site circulation to ensure vehicles do not queue in a **railway crossing**.	No acceptable outcome is prescribed.	**Not Applicable.** No railway crossing is applicable.

Table 2.4 Environmental emissions

Statutory note: Where development is adjacent to a **railway** with 15 or fewer passing trains per day, compliance with table 2.4 is not required.

Performance outcomes	Acceptable outcomes	Response
Reconfiguring a Lot		
Involving the creation of 5 or fewer new residential lots adjacent to a railway or type 2 multi-modal corridor		
PO39 Development minimises free field noise intrusion from a **railway**.	**AO39.1** Development provides a noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.1); 2. in accordance with: a. Civil Engineering Standard Specification QR-CTS-Part 41 – Part 41, Design and Construction of Noise Fences/Barriers, Queensland Rail, 2018; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. OR	**Not Applicable.** No reconfiguration is proposed.

	AO39.2 Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by **alternative noise attenuation measures** where it is not practical to provide a noise barrier or earth mound. OR **AO39.3** Development provides a **solid gap-free fence** or other **solid gap-free structure** along the full extent of the boundary closest to a **railway**.	
Involving the creation of 6 or more new residential lots adjacent to a railway or type 2 multi-modal corridor		
PO40 Reconfiguring a lot minimises free field noise intrusion from a **railway**.	**AO40.1** Development provides a noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.1); 2. in accordance with: a. Civil Engineering Standard Specification QR-CTS-Part 41 – Part 41, Design and Construction of Noise Fences/Barriers; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. OR **AO40.2** Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by **alternative noise attenuation measures** where it is not practical to provide a noise barrier or earth mound.	**Not Applicable.** No reconfiguration is proposed.
Material change of use (accommodation activity)		
Ground floor level requirements adjacent to a railway or type 2 multi-modal corridor		
PO41 Development minimises noise intrusion from a **railway** in **private open space** at the ground floor.	**AO41.1** Development provides a noise barrier or earth mound which is designed, sited and constructed:	**Not Applicable.** No material change of use is proposed.

	1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.2) for **private open space** at the ground floor level; 2. in accordance with: a. Civil Engineering Standard Specification QR-CTS-Part 41 – Part 41, Design and Construction of Noise Fences/Barriers, Queensland Rail, 2018; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. OR **AO41.2** Development achieves the maximum free field acoustic level in reference table 2 (item 2.2) for **private open space** at the ground floor level by **alternative noise attenuation measures** where it is not practical to provide a noise barrier or earth mound.	
PO42 Development (excluding a **relevant residential building** or **relocated building)** minimises noise intrusion from the **railway** in **habitable rooms** at the facade of the ground floor level.	**AO42.1** Development (excluding a **relevant residential building** or **relocated building**) provides a noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum building facade acoustic level in reference table 1 (item 1.1) for **habitable rooms** at the ground floor level; 2. in accordance with: a. Civil Engineering Standard Specification QR-CTS-Part 41 – Part 41, Design and Construction of Noise Fences/Barriers, Queensland Rail, 2018; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;. c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. OR	**Not Applicable.** No material change of use is proposed.

	AO42.2 Development (excluding a **relevant residential building** or **relocated building**) achieves the maximum building facade acoustic level in reference table 1 (item 1.1) for **habitable rooms** at the ground floor level by **alternative noise attenuation measures** where it is not practical to provide a noise barrier or earth mound.	
PO43 Habitable rooms (excluding a **relevant residential building** or **relocated building**) are designed and constructed using materials to achieve the maximum internal acoustic level in Table 3 (item 3.1).	No acceptable outcome is prescribed.	**Not Applicable.** No material change of use is proposed.
Above ground floor level requirements (accommodation activity) adjacent to a railway or type 2 multi-modal corridor		
PO44 Balconies, podiums and roof decks include: 1. a continuous **solid gap-free structure** or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia); 2. highly acoustically absorbent material treatment for the total area of the soffit above balconies, podiums and roof decks	No acceptable outcome is prescribed.	**Not Applicable.** No accommodation use is proposed.
PO45 Habitable rooms (excluding a **relevant residential building** or **relocated building**) are designed and constructed using materials to achieve the maximum internal acoustic level in reference table 3 (item 3.1).	No acceptable outcome is prescribed.	**Not Applicable.** No accommodation use is proposed.
Material change of use (other uses)		
Ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a railway or type 2 multi-modal corridor		
PO46 Development: 1. provides a noise barrier or earth mound that is designed, sited and constructed: a. to achieve the maximum free field acoustic level in reference table 2 (item 2.3) for all **outdoor education areas** and **outdoor play areas**; b. in accordance with: i. Civil Engineering Standard Specification QR-CTS-Part 41 – Part 41, Design and Construction of Noise	No acceptable outcome is prescribed.	**Not Applicable.** No material change of use is proposed.

Fences/Barriers, Queensland Rail, 2018; ii. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; iii. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020; or 2. achieves the maximum free field acoustic level in reference table (item 2.3) for all **outdoor education areas** and **outdoor play areas** by **alternative noise attenuation measures** where it is not practical to provide a noise barrier or earth mound.		
PO47 Development involving a **childcare centre** or **educational establishment**: 1. provides a noise barrier or earth mound that is designed, sited and constructed: a. to achieve the maximum building facade acoustic level in reference table 1 (item 1.2); b. in accordance with: i. Civil Engineering Standard Specification QR-CTS-Part 41 – Part 41, Design and Construction of Noise Fences/Barriers, Queensland Rail, 2018; or 2. achieves the maximum building facade acoustic level in reference table 1 (item 1.2) by **alternative noise attenuation measures** where it is not practical to provide a noise barrier or earth mound.	No acceptable outcome is prescribed.	**Not Applicable.** No material change of use is proposed.
PO48 Development involving: 1. **indoor education areas** and **indoor play areas**; or 2. sleeping rooms in a **childcare centre**; or 3. **patient care areas** in a **hospital**; achieves the maximum internal acoustic level in reference table 3 (items 3.2, 3.3 and 3.4).	No acceptable outcome is prescribed.	**Not Applicable.** No material change of use is proposed.
Above ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a railway or **type 2 multi-modal corridor**		

PO49 Development involving a **childcare centre**; or **educational establishment** which have balconies, podiums or elevated **outdoor play areas** predicted to exceed the maximum free field acoustic level in reference table 2 (item 2.3) due to noise from the **railway** are provided with: 1. a continuous **solid gap-free structure** or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia); and 2. highly acoustically absorbent material treatment for the total area of the soffit above balconies, podiums and elevated **outdoor play areas**.	No acceptable outcome is prescribed.	**Not Applicable.** No material change of use is proposed.
PO50 Development including: 1. **indoor education areas** and **indoor play areas** in a **childcare centre** or **educational establishment**; or 2. sleeping rooms in a **childcare centre**; or 3. **patient care areas** in a **hospital** located above ground level, is designed and constructed to achieve the maximum internal acoustic level in reference table 3 (items 3.2-3.4).	No acceptable outcome is prescribed.	**Not Applicable.** No material change of use is proposed.
Air, light and vibration		
PO51 Private open space, **outdoor education areas** and **outdoor play areas** are protected from air quality impacts from a **railway**.	**AO51.1** Each dwelling or unit has access to a **private open space** which is shielded from a **railway** by a building, noise barrier, **solid gap-free fence**, or other **solid gap-free structure**. OR **AO51.2** Each **outdoor education area** and **outdoor play area** is shielded from a **railway** by a building, noise barrier, **solid gap-free fence,** or other **solid gap-free structure**.	**Not Applicable.** No material change of use is proposed.

PO52 Patient care areas within **hospitals** are protected from vibration impacts from a **railway**.	**AO52.1 Hospitals** are designed and constructed to ensure vibration in the patient treatment area does not exceed a vibration dose value of $0.1m/s^{1.75}$. AND **AO52.2 Hospitals** are designed and constructed to ensure vibration in the ward of a **patient care area** does not exceed a vibration dose value of $0.4m/s^{1.75}$.	**Not Applicable.** No material change of use is proposed.
PO53 Development is designed and sited to ensure light from infrastructure within, and use of, a **railway** does not: 1. intrude into buildings during night hours (10pm to 6am); and 2. create unreasonable disturbance during evening hours (6pm to 10pm).	No acceptable outcomes are prescribed.	**Not Applicable.** No material change of use is proposed.

Table 2.5 Development in a future railway corridor

Performance outcomes	Acceptable outcomes	Response
PO54 Development does not impede the planning, design and delivery of **rail transport infrastructure** in a **future railway corridor**.	**AO54.1** Development is not located in a **future railway corridor**. OR both of the following acceptable outcomes apply: **AO54.2** The intensification of lots does not occur within a **future railway corridor**. AND **AO54.3** Development does not result in the landlocking of parcels once a **future railway corridor** is delivered.	**Not Applicable.** No future railway corridor is relevant.
PO55 Development, including filling, excavation, building foundations and **retaining structures** do not undermine or cause subsidence of a **future railway corridor**.	No acceptable outcome is prescribed.	**Not Applicable.** No future railway corridor is relevant.

Performance outcomes	Acceptable outcomes	Response
PO56 Development does not result in a material worsening of stormwater, flooding, overland flow or drainage impacts in a **future railway corridor**.	No acceptable outcome is prescribed.	**Not Applicable.** No future railway corridor is relevant.

CONTROL LINE SETOUT

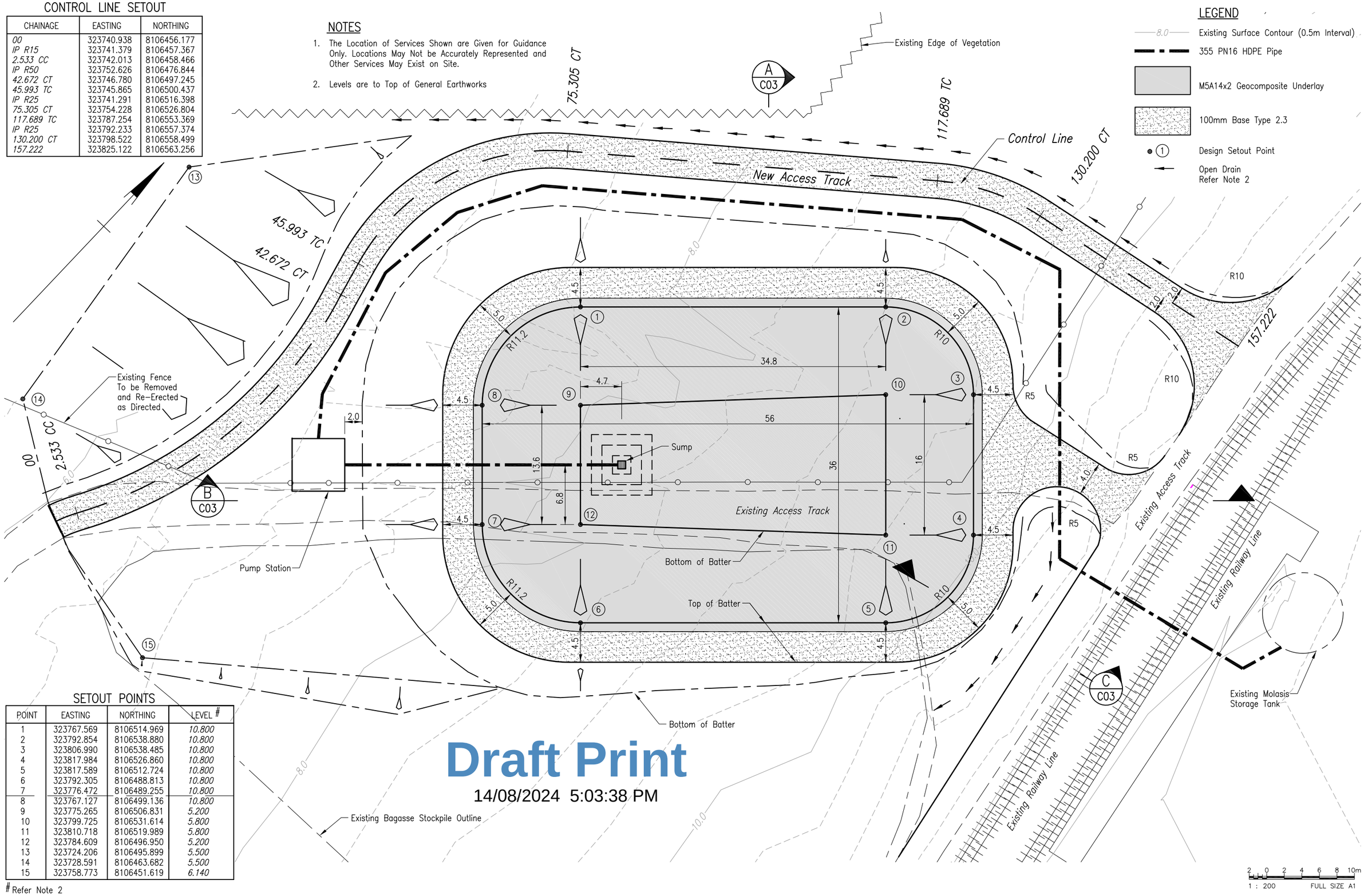
CHAINAGE	EASTING	NORTHING
00	323740.938	8106456.177
IP R15	323741.379	8106457.367
2.533 CC	323742.013	8106458.466
IP R50	323752.626	8106476.844
42.672 CT	323746.780	8106497.245
45.993 TC	323745.865	8106500.437
IP R25	323741.291	8106516.398
75.305 CT	323754.228	8106526.804
117.689 TC	323787.254	8106553.369
IP R25	323792.233	8106557.374
130.200 CT	323798.522	8106558.499
157.222	323825.122	8106563.256

NOTES

1. The Location of Services Shown are Given for Guidance Only. Locations May Not be Accurately Represented and Other Services May Exist on Site.
2. Levels are to Top of General Earthworks

LEGEND

- 8.0 — Existing Surface Contour (0.5m Interval)
- 355 PN16 HDPE Pipe
- M5A14x2 Geocomposite Underlay
- 100mm Base Type 2.3
- ① Design Setout Point
- Open Drain Refer Note 2



SETOUT POINTS

POINT	EASTING	NORTHING	LEVEL #
1	323767.569	8106514.969	*10.800*
2	323792.854	8106538.880	*10.800*
3	323806.990	8106538.485	*10.800*
4	323817.984	8106526.860	*10.800*
5	323817.589	8106512.724	*10.800*
6	323792.305	8106488.813	*10.800*
7	323776.472	8106489.255	*10.800*
8	323767.127	8106499.136	*10.800*
9	323775.265	8106506.831	*5.200*
10	323799.725	8106531.614	*5.800*
11	323810.718	8106519.989	*5.800*
12	323784.609	8106496.950	*5.200*
13	323724.206	8106495.899	*5.500*
14	323728.591	8106463.682	*5.500*
15	323758.773	8106451.619	*6.140*

Refer Note 2

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REV	DESCRIPTION	DATE
A	FOR CONSTRUCTION	14/8/24

GDT LINING SYSTEMS PTY LTD
9 DONALD STREET
INNISFAIL QLD 4860
PHONE 40617999 FAX 40617733
MOBILE 0418 875 664

CLIENT: MSF SUGAR

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PROJECT: TABLELANDS MILL MOLLASSES STORAGE

DRAWING: GENERAL ARRANGEMENT

SCALE	1 : 200	CAD FILE	C01
CHECKED		DRAWN	TWV
DATE		DESIGN	TWV
APPROVED FOR RELEASE :		PROJECT	MSF20001
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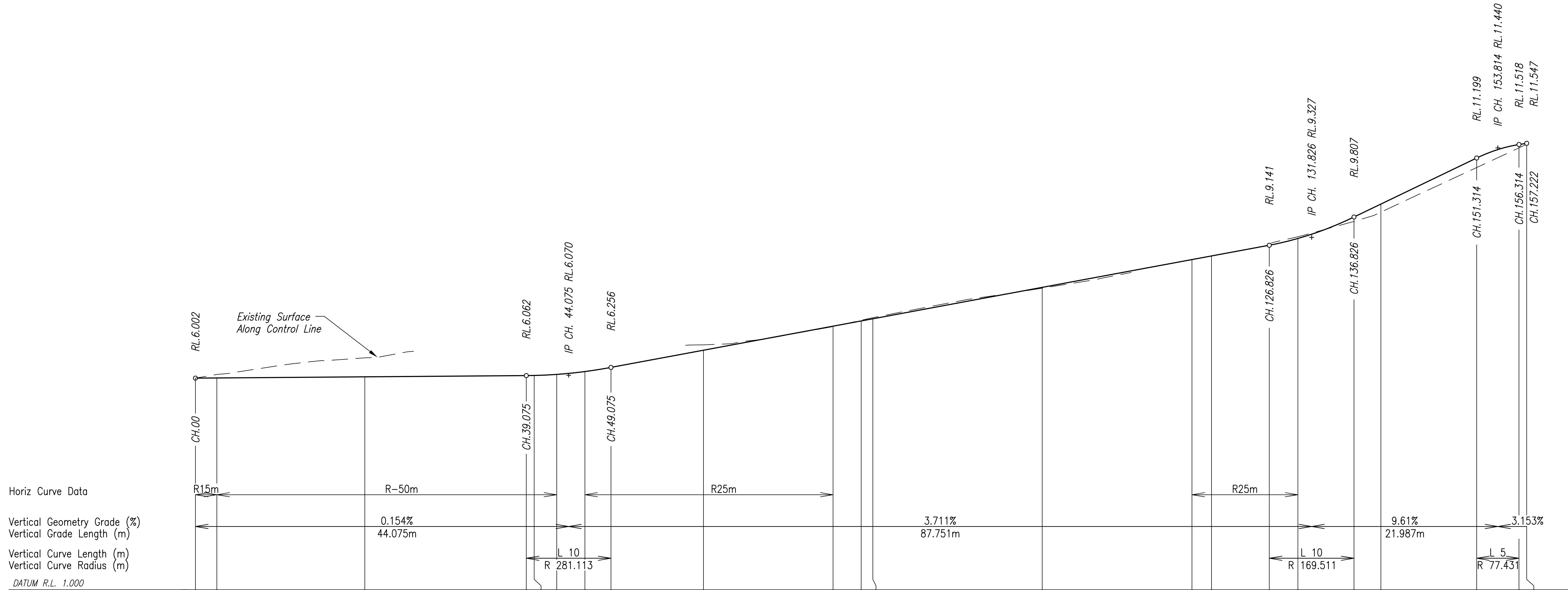

EXISTING SURFACE	6.002	6.090	6.481						6.789	7.220	7.370
CUT / FILL DEPTH	0.000	0.084	0.448						0.127	−0.009	0.017
DESIGN LEVELS	6.002	6.006	6.033	6.062	6.065	6.091	6.158	6.256	6.661	7.229	7.352
CHAINAGE	00	2.533	20	39.075	40	42.672	45.993	49.075	60	75.305	78.626

EXISTING SURFACE	7.429	8.126				9.341	9.703	9.922	10.975	11.438	11.523
CUT / FILL DEPTH	0.026	−0.019				0.041	−0.104	−0.190	−0.225	−0.080	−0.024
DESIGN LEVELS	7.403	8.145	8.802	8.888	9.141	9.300	9.807	10.112	11.199	11.518	11.547
CHAINAGE	80	100	117.689	120	126.826	130.2	136.826	140	151.314	156.314	157.222

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Horizontal Scale 1 : 250 FULL SIZE A1 (2.5 0 5 10m)

Vertical Scale 1 : 50 FULL SIZE A1 (0.5 0 1 2m)

REV	DESCRIPTION	DATE
A	FOR CONSTRUCTION	14/8/24

GDT LINING SYSTEMS PTY LTD
9 DONALD STREET
INNISFAIL QLD 4860
PHONE 40617999 FAX 40617733
MOBILE 0418 875 664

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PROJECT: TABLELANDS MILL MOLLASSES STORAGE

DRAWING: LONGITUDINAL SECTION ALONG NEW ACCESS TRACK CONTROL LINE

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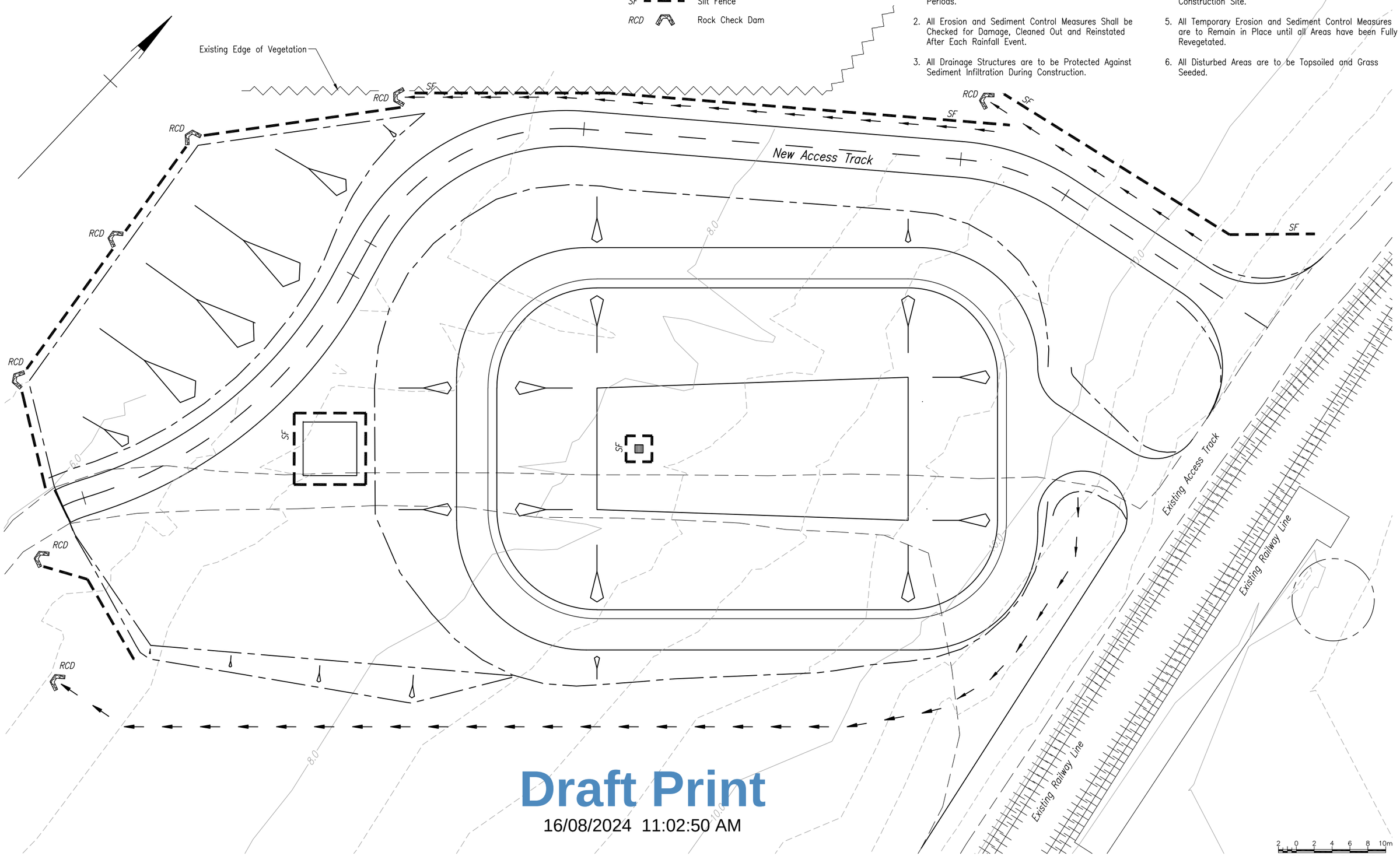
DATE		DESIGN	TWV
APPROVED FOR RELEASE :		PROJECT	MSF20001
SIGNED ..../...../...		DWG No.	MSF20001-C02 A

LEGEND

- 8.0 — Existing Surface Contour (0.5m Interval)
- SF — Silt Fence
- RCD — Rock Check Dam

NOTES

1. Where Possible the Works are to be Programmed to be Constructed During Lower than Average Rainfall Periods.
2. All Erosion and Sediment Control Measures Shall be Checked for Damage, Cleaned Out and Reinstated After Each Rainfall Event.
3. All Drainage Structures are to be Protected Against Sediment Infiltration During Construction.
4. Temporary Silt Fencing is to be Erected on the Downstream Side of all Stockpiles and about the Construction Site.
5. All Temporary Erosion and Sediment Control Measures are to Remain in Place until all Areas have been Fully Revegetated.
6. All Disturbed Areas are to be Topsoiled and Grass Seeded.



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REV	DESCRIPTION	DATE
A	FOR CONSTRUCTION	15/8/24

GDT LINING SYSTEMS PTY LTD
9 DONALD STREET
INNISFAIL QLD 4860
PHONE 40617999 FAX 40617733
MOBILE 0418 875 664

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PROJECT: TABLELANDS MILL MOLLASSES STORAGE

DRAWING: EROSION AND SEDIMENT CONTROL PLAN

SCALE	1 : 200	CAD FILE	C03
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DATE		DESIGN	TWV
APPROVED FOR RELEASE :		PROJECT	MSF20001
SIGNED ...../...../...		DWG No.	MSF20001-C03 A