

File: 23/39
Date: 19 April 2024

Inland Rail Pty Ltd
Level 16, 180 Ann Street
BRISBANE QLD 4000

Attention: Mick Law

Dear Mick

**Decision Notice –approval (with conditions)
Material Change of Use
Lot 2 on RP844649, 323 Boundary Road, Goondiwindi**

We wish to advise that on 17 April 2024 a decision was made to approve the material change of use development application for “Accommodation activities” – “Non-Resident Workforce Accommodation” (Inland Rail Workforce Accommodation (653 Dwelling Units in two (2) stages), amenities and ancillary office) and “Community activities” – “Community Use” (Extension to existing Showgrounds - Community Office)” at Lot 2 on RP844649, 323 Boundary Road, Goondiwindi. In accordance with the *Planning Act 2016*, please find attached Council’s Decision Notice for the application.

Please read the conditions carefully as these include actions which must be undertaken **prior to the commencement of the use** as well as requirements for the ongoing operation of the use.

All conditions are required to be either complied with or bonded prior to the commencement of the use. Please note **Condition 36**, which requires a letter to be submitted to Council prior to commencement of the use, outlining and demonstrating compliance with each condition.

The applicant is required to **notify Council in writing of the date of the commencement** of the use, within fourteen (14) business days of commencement.

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

Yours faithfully



Ronnie McMahon
Manager of Planning Services
Goondiwindi Regional Council

Decision Notice approval

Planning Act 2016 section 63

Council File Reference: 23/39
Council Contact: Mrs Ronnie McMahon
Council Contact Phone: (07) 4671 7400

19 April 2024

Applicant Details: SMK QLD Pty Ltd for Inland Rail Pty Ltd
PO Box 422
GOONDIWINDI QLD 4390

Attention: Tom Jobling

The development application described below was properly made to Goondiwindi Regional Council on 13 October 2023.

Applicant details

Applicant name: Inland Rail Pty Ltd
Applicant contact details: Attn: Mr Mick Law
Inland Rail Pty Ltd
Level 16, 180 Ann Street, **BRISBANE QLD 4000**
MLaw2@ARTC.com.au
0439 808 444

Application details

Application number: 23/39
Approval sought: Development Permit – Material Change of
Details of proposed development:

- “Accommodation activities” – “Non-resident Workforce Accommodation” (Inland Rail Workforce Accommodation (653 Dwelling Units in two (2) stages, amenities and ancillary office); and
- “Community Activities” – “Community Use” (Extension to Existing Showgrounds – Community Office)

Location details

Street address: 323 Boundary Road, Goondiwindi
Real property description: Lot 2 on RP844649

Decision

Date of decision: 17 April 2024
Decision details: Approved in full with conditions. These conditions are set out in Attachment 1 and are clearly identified to indicate whether the assessment manager or a concurrence agency imposed them.

Details of the approval

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

The following approvals are given:

	Planning Regulation 2017 reference	Development Permit	Preliminary Approval
Development assessable under the planning scheme, superseded planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval - building work assessable under the planning scheme - plumbing or drainage work - material change of use - reconfiguring a lot - operational work	N/A	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

Conditions

This approval is subject to the conditions in Attachment 1.

Further development permits

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

1. Development Permit – Building Works
2. Compliance Permit – Plumbing Works

Properly made submissions

There were no properly made submissions for this application.

Referral agencies for the application

The referral agencies for this application are:

For an application involving	Name of referral agency	Address
As per Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (10.9.4.2.4.1) of the PR: <i>Development application for a material change of use, other than an excluded material change of use, that is assessable development under a local categorising instrument, if all or part of the premises—</i> (a) <i>are within 25m of a State transport corridor;</i> <i>or</i> (b) <i>are a future State transport corridor; or</i>	Department of State Development, Infrastructure, Local Government and Planning – Concurrence Agency	Department of State Development, Infrastructure, Local Government and Planning, Post: PO Box 825, Visit: 128 Margaret Street, TOOWOOMBA QLD 4350

For an application involving	Name of referral agency	Address
<p>(c) are—</p> <p>(i) adjacent to a road that intersects with a State-controlled road; and</p> <p>(ii) within 100m of the intersection</p>		<p>ToowoombaSARA@dasilgp.qld.gov.au</p> <p>Ph: (07) 4616 7307</p>
<p>As per Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 (10.9.4.1.1.1) of the PR:</p> <p><i>Development application for an aspect of development stated in schedule 20 that is assessable development under a local categorising instrument or section 21, if—</i></p> <p>(a) the development is for a purpose stated in schedule 20, column 1 for the aspect; and</p> <p>(b) the development meets or exceeds the threshold—</p> <p>(i) for development in local government area 1—stated in schedule 20, column 2 for the purpose; or</p> <p>(ii) for development in local government area 2—stated in schedule 20, column 3 for the purpose; and</p> <p>(c) for development in local government area 1—the development is not for an accommodation activity or an office at premises wholly or partly in the excluded area</p> <p><i>However, if the development is for a combination of purposes stated in the same item of schedule 20, the threshold is for the combination of purposes and not for each individual purpose</i></p>	<p>Department of State Development, Infrastructure, Local Government and Planning –</p> <p>Concurrence Agency</p>	<p>Department of State Development, Infrastructure, Local Government and Planning,</p> <p>Post: PO Box 825, Visit: 128 Margaret Street, TOOWOOMBA QLD 4350</p> <p>ToowoombaSARA@dasilgp.qld.gov.au</p> <p>Ph: (07) 4616 7307</p>

Approved plans and specifications

Copies of the following plans are enclosed.

Number	Title	Date
2229-DA000	Overall Site Plan	11/08/23
2229-DA001	Site Plan 01	11/08/23
2229-DA002	Site Plan 02	11/08/23
2229-DA003	Office Floor Plan	27/04/23
2229-DA004	Elevation 01	11/08/23
P10942	Site Based Stormwater Management Plan	07/06/23

Currency period for the approval

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

Rights of appeal

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

Appeal by an applicant

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

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

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

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

Attachment 5 is an extract from the *Planning Act 2016* that sets out the applicant's appeal rights and the appeal rights of a submitter.

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

Attachment 4 is a Notice about decision - Statement of reasons, in accordance with section 63 (5) of the *Planning Act 2016*.

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

Yours Sincerely



Ronnie McMahon
Manager of Planning Services
Goondiwindi Regional Council

Cc Department of State Development, Infrastructure,
Local Government and Planning,
PO Box 825,
TOOWOOMBA QLD 4350

enc Attachment 1— Assessment manager and concurrence agency conditions

- State Assessment and Referral Agency Concurrence Agency Response dated 5 December 2023

Attachment 2—Approved Plans
Attachment 3—Infrastructure Charges Notice
Attachment 4—Notice about decision – Statement of reasons
Attachment 5—*Planning Act 2016* Extracts



ATTACHMENTS

**Attachment 1 – Assessment Manager’s Conditions and
Concurrence Agency Conditions**

Attachment 2 – Approved Plans

Attachment 3 – Infrastructure Charges Notice

Attachment 4 – Notice about decision - Statement of reasons

Attachment 5 – *Planning Act 2016* Extracts

Planning Act 2016 appeal provisions

Planning Act 2016 lapse dates



**Attachment 1 – Assessment Manager’s Conditions and
Concurrence Agency Conditions**



Assessment Manager's Conditions

Description:	<ul style="list-style-type: none"> • "Accommodation activities" – "Non-resident Workforce Accommodation" (Inland Rail Workforce Accommodation (653 Dwelling Units in two (2) stages, amenities and ancillary office); and • "Community Activities" – "Community Use" (Extension to Existing Showgrounds – Community Office)
Development:	Material Change of Use – Development Permit
Applicant:	SMK QLD Pty Ltd for Inland Rail Pty Ltd
Address:	323 Boundary Road, Goondiwindi
Real Property Description:	Lot 2 on RP844649
Council File Reference:	23/39

GENERAL CONDITIONS																						
1.	<p>Approval is granted for the purpose of a Material Change of Use for:</p> <ul style="list-style-type: none"> • "Accommodation activities" – "Non-resident Workforce Accommodation" (Inland Rail Workforce Accommodation (653 Dwelling Units in two (2) stages, amenities and ancillary office); and • "Community Activities" – "Community Use" (Extension to Existing Showgrounds – Community Office) <p>as defined in the <i>Goondiwindi Region Planning Scheme 2018 (Version 2)</i>.</p>																					
2.	All conditions must be complied with or bonded prior to the commencement of the use, unless specified in an individual condition.																					
3.	<p>Except where changed by conditions of this approval, the development shall be in accordance with supporting information supplied by the applicant with the development application including the following plans:</p> <table border="1"> <thead> <tr> <th>Number</th> <th>Title</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>2229-DA000</td> <td>Overall Site Plan</td> <td>11/08/23</td> </tr> <tr> <td>2229-DA001</td> <td>Site Plan 01</td> <td>11/08/23</td> </tr> <tr> <td>2229-DA002</td> <td>Site Plan 02</td> <td>11/08/23</td> </tr> <tr> <td>2229-DA003</td> <td>Office Floor Plan</td> <td>27/04/23</td> </tr> <tr> <td>2229-DA004</td> <td>Elevation 01</td> <td>11/08/23</td> </tr> <tr> <td>P10942</td> <td>Site Based Stormwater Management Plan</td> <td>07/06/23</td> </tr> </tbody> </table> <p>Please note these plans are not approved Building Plans.</p>	Number	Title	Date	2229-DA000	Overall Site Plan	11/08/23	2229-DA001	Site Plan 01	11/08/23	2229-DA002	Site Plan 02	11/08/23	2229-DA003	Office Floor Plan	27/04/23	2229-DA004	Elevation 01	11/08/23	P10942	Site Based Stormwater Management Plan	07/06/23
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4.	<p>Complete and maintain the approved development as follows:</p> <ul style="list-style-type: none"> (i) Generally in accordance with development approval documents; and (ii) Strictly in accordance with those parts of the approved development which have been specified in detail by Council unless Council agrees in writing that those parts will be adequately complied with by amended specifications. <p>All development shall comply with any relevant provisions in the <i>Goondiwindi Region Planning Scheme 2018 (Version 2)</i>, Council's standard designs for applicable work and any relevant Australian Standard that applies to that type of work.</p> <p>The development approval documents are the material contained in the development application, approved plans and supporting documentation including any written and electronic correspondence between applicant, Council or any relevant Agencies during all stages of the development application assessment processes.</p>
5.	<p>The developer shall contact Council's Engineering Department to ensure the correct specifications are obtained for all civil works prior to commencement of any works onsite.</p>
6.	<p>It is the developer's responsibility to obtain all other statutory approvals required prior to the commencement of the use.</p>
OPERATION OF THE USE	
7.	<p>The approval is over two (2) stages as follows:</p> <ul style="list-style-type: none"> • Stage 1 – 349 accommodation units, including three (3) PWD accessible rooms, two (2) manager's offices, six (6) laundry modules, dining hall and kitchen facilities, gym, wet mess, dry mess, reception and shop • Stage 2 – 304 accommodation units, dining hall and kitchen facilities, dry mess and four (4) laundry modules, "Community Use" <p>Conditions within this approval apply to all stages unless otherwise specified.</p>
8.	<p>The proposed "General Store" shall be operated generally between the hours of 5:00am to 7:00am and 4:00pm to 8:30pm.</p>
9.	<p>The "Wet Mess" shown on the site plan is not approved.</p>
10.	<p>The use of the land for "Accommodation Activities", including all ancillary amenities and offices, in accordance with the approved Overall Site Plan is approved for a period of 10 years, from commencement of the use.</p> <p>If Council is not notified of the commencement of the use, the approved period will commence from the issue of a Certificate of Occupancy from the related Building Approval.</p>

	ESSENTIAL SERVICES
11.	<p>The development shall be connected to Council's reticulated water supply system, if and when required, in accordance with Schedule 6.2 Planning Scheme Policy 1 – Land Development Standards in the Goondiwindi Region Planning Scheme 2018 (Version 2), to the satisfaction of and at no cost to Council.</p> <p>The developer shall provide a hydraulic assessment to ensure adequate water supply to the new development and demonstrate there will be no impacts to existing water supply network as a result of the development.</p> <p>The developer shall provide all necessary water infrastructure to enable the development to be serviced to relevant engineering standards and to the satisfaction of Council.</p>
12.	<p>The development shall be connected to Council's reticulated sewerage system, in accordance with Schedule 6.2 Planning Scheme Policy 1 – Land Development Standards in the Goondiwindi Region Planning Scheme 2018 (Version 2), to the satisfaction of and at no cost to Council.</p> <p>The developer shall complete a hydraulic assessment to demonstrate that the Sewage Treatment Plant won't be affected by the increased loading contributed by the new development.</p> <p>The developer shall provide all necessary sewer infrastructure, including pump station, rising main and connection to the sewage treatment plant inlet works to enable the development to be serviced to relevant engineering standards and to the satisfaction of Council.</p>
	PUBLIC UTILITIES
13.	<p>The development shall be connected to an adequate electricity and telecommunications supply system, at no cost to Council.</p>
	ROADS AND VEHICLES
12.	<p>The Boundary Road accesses shall be maintained to standards determined the Department of Transport and Main Roads.</p>
13.	<p>Vehicle manoeuvring areas shall be provided on-site so that all vehicles, including all heavy vehicles, can enter and leave the site in a forward direction.</p>

14. 459 car parking spaces shall be supplied on site. This area shall be constructed to a sealed standard in accordance with Schedule 6.2 – Planning Scheme Policy 1 – Land Development Standards of the *Goondiwindi Region Planning Scheme 2018 (Version 2)*, to the satisfaction of and at no cost to Council.

Car parking areas shall be either constructed or bonded prior to the commencement of the use.

The developer shall contact Council's Engineering Department to ensure the correct specifications are obtained for all civil works prior to commencement of any works onsite. A qualified Council Officer may inspect construction works at the request of the developer to ensure compliance with this condition.

LANDSCAPING

15. Landscaping shall be provided in accordance with the approved site plans and Schedule 6.3 – Planning Scheme Policy 3 – Landscaping Standards of the *Goondiwindi Region Planning Scheme 2018 (Version 2)*, with a minimum of:

- Screening of external activity areas is to be provided along the northern, eastern and western boundaries of the proposed accommodation activity, including car parking areas, generally in accordance with the approved overall site plan, at a minimum width of 1.5m.
- Street frontage landscaping is to be provided along the Boundary Road frontage, in the areas shown on the approved site plan, at a minimum width of 3m.

All landscaping and tree plantings are to be planted and maintained to the satisfaction of a Council Officer. A bond for the amount of **\$55,230** is to be submitted prior to the commencement of the use for the maintenance of landscaping.

The bond holding time starts from the acceptance of works. Council must be contacted by the applicant to request an inspection of the landscaping as soon as possible after completion of planting and payment of the bond is accepted. The bond shall be returned in accordance with the following schedule if the landscaping meets the criteria:

Time from acceptance of landscaping works	Criteria	Bond Refund / Reduction
9 months – From acceptance of works	Landscaping conforms to requirements, is established and maintained. Adequate provision for on-going watering and growth. Any/all replacement plants are provided.	50%
18 months – From acceptance of works	Landscaping is well established (as a guide >50% full growth depending on species). All replacement plants are established. The landscaping intent is being achieved.	25%
24 months – From acceptance of works	Landscaping is fully established, or within 80% depending on species.	25%

	<p>After the required bond holding time has passed, a refund of bond monies will only be considered upon written request from the person who paid the bond once the required bond holding time has been completed. A Council Officer may inspect landscaping plantings to ensure compliance with this condition and acceptance of the works.</p> <p>Council will hold the funds in trust from a maximum of three years, at which time should work not be carried out and maintained to Council's satisfaction, the bond will be used by Council to have the works performed unless an extension of time is requested by the land owner or applicant and approved by Council.</p> <p>To clarify, bonds can only be refunded upon a written request from the person who paid the bond upon the works being satisfactorily maintained for the required bond holding time.</p>
16.	<p>Security or screen fencing, 1.8m high, shall be provided around the perimeter of the development footprint. The fence shall be appropriately integrated with the proposed landscaping on site and present an attractive visual appearance to adjoining properties.</p>
	<p>STORMWATER</p>
17.	<p>Prior to the commencement of the use, the site shall be adequately drained and all stormwater shall be disposed of to a legal point of discharge in accordance with the approved Stormwater Management Plan and Schedule 6.2 – Planning Scheme Policy 1 – Land Development Standards of the <i>Goondiwindi Region Planning Scheme 2018 (Version 2)</i>, to the satisfaction of and at no cost to Council.</p> <p>Any increase in volume, concentration or velocity of stormwater from the site shall be channelled to lawful points of discharge or to other storage or dispersal arrangements which all must be agreed to in writing by Council.</p> <p>There shall be no change in direction or increase in the volume, concentration or velocity in any overland flow from the site to any adjoining properties unless agreed in writing by Council and the owners of any adjoining properties affected by these changes.</p> <p>The stormwater disposal system shall be designed to include appropriate pollution control devices or methods to ensure no contamination or silting of waterways.</p>
18.	<p>Stormwater shall not be allowed to pond on the site during the development process and after development has been completed unless the type and size of ponding has been agreed in writing by Council.</p> <p>No ponding, concentration or redirection of stormwater shall occur on adjoining properties unless specifically agreed to in writing by Council and the owners of any adjoining properties affected by these changes.</p>
19.	<p>The stormwater drainage channel is to be constructed and maintained in accordance with the Stormwater Management Plan, to the satisfaction of the Director of Engineering Services to and at no cost to Council.</p>

	EARTHWORKS AND EROSION CONTROL
20.	<p>Any filling or excavation shall be undertaken in accordance with Schedule 6.2 – Planning Scheme Policy 1 – Land Development Standards of the <i>Goondiwindi Region planning Scheme 2018 (Version 2)</i> or to other relevant engineering standards to the satisfaction of and at no cost to Council.</p> <p>Excavation or filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height.</p>
21.	<p>All works associated with the development must be carried out in a manner that minimises erosion and controls sediment. Best practice erosion and sediment control measures shall be in place at the location of all works prior to work commencing and remain until work is completed in accordance with Schedule 6.2 – Planning Scheme Policy 1 – Land Development Standards of the <i>Goondiwindi Region Planning Scheme 2018 (Version 2)</i> to the satisfaction of and at no cost to Council.</p> <p>Control procedures are to be established to ensure sediment from the site is not deposited off site. The developer shall ensure no increase in any silt loads or contaminants in overland flow from the site during the development process and after development has been completed.</p>
	AVOIDING NUISANCE
22.	<p>At all times while the use continues, the development shall be conducted in accordance with the provisions of the <i>Environmental Protection Act 1994</i> (the Act) and all relevant regulations and standards under that Act. All necessary licences under the Act shall be obtained and shall be maintained at all times while the use continues.</p>
23.	<p>At all times while the use continues it shall be operated in such a manner as to ensure that no nuisance shall arise to surrounding premises as a result of dust, noise, lighting, odour, vibration, rubbish, contaminants, stormwater discharge or siltation or any other potentially detrimental impact.</p>
24.	<p>All external lighting is to be compliant with AS/NZS 4282-2019 “<i>Control of obtrusive effects of outdoor lighting</i>”.</p>
25.	<p>At all times while the use continues, provision must be made on site for the collection of general refuse in covered waste containers with a capacity sufficient for the use.</p> <p>Waste receptacles shall be placed in a screened area. The site must maintain a general tidy appearance.</p>
26.	<p>The operator shall be responsible for mitigating any complaints arising from on-site operations.</p>

27.	<p>Construction works must occur so they do not cause unreasonable interference with the amenity of adjoining premises.</p> <p>The site must be kept in a clean and tidy state at all times during construction.</p>
28.	<p>At all times while the use continues, any air conditioned equipment shall be acoustically screened to ensure noise levels do not exceed 5 dB(A) above the background noise level measured at the boundaries of the subject site.</p>
DEVELOPER'S RESPONSIBILITIES	
29.	<p>Any alteration or damage to roads and/or public infrastructure that is attributable to the progress of works or vehicles associated with the development of the site shall be repaired to Council's satisfaction or the cost of repairs paid to Council.</p>
30.	<p>All contractors and subcontractors shall hold current, relevant and appropriate qualifications and insurances to carry out the works.</p>
31.	<p>All costs reasonably associated with the approved development, unless there is specific agreement by other parties to meet these costs, shall be met by the developer.</p>
32.	<p>At all times while the use continues, all requirements of the conditions of the development approval must be maintained.</p>
33.	<p>One (1) year prior to decommissioning, the operator must submit to Council for endorsement, a rehabilitation and exit plan that demonstrates how the site will be restored to a suitable standard following cessation of the approved Non-resident Workforce Accommodation use.</p>
COMMENCEMENT OF USE	
34.	<p>At its discretion, Council may accept bonds or other securities to ensure completion of specified development approval conditions or Council may accept cash payments for Council to undertake the necessary work to ensure completion of specified development approval conditions.</p> <p>It may be necessary for Council to use such bonds for the completion of outstanding works without a specific timeframe agreed.</p> <p>The decision to accept bonds or other securities to satisfy a condition will be that of Council, not the applicant.</p>

<p>35.</p>	<p>Council must be notified in writing of the date of the commencement of the use within 14 days of commencement.</p> <p>This approval will lapse if the use has not commenced within six years of the date the development approval takes effect, in accordance with the provisions contained in sections 85(i)(a) of the <i>Planning Act 2016</i>.</p> <p>Section 86 of the <i>Planning Act 2016</i> sets out how an extension to the period of approval can be requested.</p>
<p>36.</p>	<p>A letter outlining and demonstrating that conditions have been, or will be, complied with shall be submitted to Council and approved by a relevant Officer of Council prior to commencement of the use at each relevant stage. Council Officers may require a physical inspection to confirm that all conditions have been satisfied to relevant standards.</p>
<p>PLEASE READ CAREFULLY - NOTES AND ADVICE</p>	
<p><i>When approval takes effect</i></p> <p>This approval takes effect in accordance with section 85 of the <i>Planning Act 2016</i>.</p> <p><i>When approval lapses</i></p> <p>This approval will lapse if the change of use has not occurred within the following period, in accordance with the provisions contained in section 85(i)(a) of the <i>Planning Act 2016</i>.</p> <p>(a) If no period stated – 6 years after the approval starts to have effect.</p> <p>Section 86 of the <i>Planning Act 2016</i> sets out how an extension to the period of approval can be requested.</p>	
<p>Infrastructure charges as outlined in the Infrastructure Charges Notice included in Attachment 3 shall be paid prior to the commencement of the use.</p>	
<p>This approval in no way removes the duty of care responsibility of the applicant under the <i>Aboriginal Cultural Heritage Act 2003</i>. Pursuant to Section 23(1) of the <i>Aboriginal Cultural Heritage Act 2003</i>, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the “cultural heritage duty of care”).</p>	
<p>This approval in no way authorises the clearing of native vegetation protected under the <i>Vegetation Management Act 1999</i>.</p>	
<p>The approved development does not authorise any deviation from the applicable Australian Standards nor from the application of any laws, including laws covering work place health and safety.</p>	

Our ref TMR23-040934
Your ref
Enquiries Lachlan Jones



1 December 2023

Department of
Transport and Main Roads

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

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

Development application reference number 23-39, lodged with Goondiwindi Regional Council involves constructing or changing a vehicular access between Lot 2RP844649 the land the subject of the application, and Leichhardt Highway (a state-controlled road).

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

Applicant Details

Name and address LORQ Pty Ltd c/- SMK QLD Ltd
PO Box 422
Goondiwindi QLD 4390

Application Details

Address of Property 2 Boundary Road, Goondiwindi QLD 4390
Real Property Description 2RP844649
Aspect/s of Development Material Change of Use for Accommodation Activities - Non-Resident Workforce Accommodation - Amenities and Ancillary Office and Community Activities - Extension to Existing Showgrounds and Community Office

Decision (given under section 67 of TIA)

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

No.	Conditions of Approval	Condition Timing
1	The road access location, is to be located generally in accordance with Overall Site Plan prepared by FKG Group, dated 11.08.23 reference 2229-DA000 Issue D.	At all times.
2	(a) Road access works comprising CHR(s) and BAL, (at the road access location) must be provided generally in accordance with Site Layout	Prior to the commencement of the use of the Road

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

No.	Conditions of Approval	Condition Timing
	<p>Plan prepared by HIG reference C-SK0001, Rev A, subject to detailed design and acceptance by TMR.</p> <p>(b) The road access works must be designed and constructed in accordance with Transport and Main Roads Road Planning and Design Manual and Manual of Uniform Traffic Control Devices and any other technical standards referenced therein.</p>	<p>Access Works and to be maintained at all times.</p>

Reasons for the decision

The reasons for this decision are as follows:

- a) Transport and Main Roads manage road accesses between individual properties and the state-controlled road network in accordance with the Transport Infrastructure Act 1994; and

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

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

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

Further information about the decision

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

Further approvals

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

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

If further information about this approval or any other related query is required, Jeffrey Lavey, Town Planner should be contacted by email at DD.Works.Access@tmr.qld.gov.au or on (07) 4639 0759.

Yours sincerely



Jason McGuire
Senior Town Planner

Attachments: Attachment A – Decision evidence and findings
Attachment B - Section 70 of TIA
Attachment C - Appeal Provisions

Attachment A

Decision Evidence and Findings

Findings on material questions of fact:

- s62 of the Transport Infrastructure Act 1994 governs the management of access between individual properties and a state-controlled road; and
- s62(1)(b-d) allows the Department to make a decision with conditions and/or restrictions on the use of a permitted road access;

Evidence or other material on which findings were based:

- Transport Infrastructure Act 1994
- Road Planning and Design Manual (2nd Edition)
- Manual of Uniform Traffic Control Devices
- Planning Act 2016
- Planning Regulation 2017
- The SDAP (v3.0), as published by SARA
- The Development Assessment Rules

Attachment B

Section 70 of TIA

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

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

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

Maximum penalty—200 penalty units.

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

Attachment C
Appeal Provisions

Transport Infrastructure Act 1994
Chapter 16 General provisions

485 Internal review of decisions

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

485B Appeals against decisions

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

- (5) The court may order—
 - (a) the appeals to be heard together or 1 immediately after the other; or
 - (b) 1 appeal to be stayed until the other is decided.
- (6) Subsection (5) applies even if all or any of the parties to the appeals are not the same.
- (7) In this section—

original decision means a decision described in schedule 3.

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

31 Applying for review

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

32 Stay of operation of original decision

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

(9) In this section—

relevant entity means—

- (a) if the reviewed decision may be reviewed by QCAT—QCAT; or
- (b) if the reviewed decision may be appealed to the appeal court—the appeal court.

35 Time for making appeals

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

- (a) if a decision notice is given to the person—28 days after the notice was given to the person; or
- (b) if the chief executive is taken to have confirmed the decision under section 34(5)—56 days after the application was made.

(2) However, if—

- (a) the decision notice did not state the reasons for the decision; and
- (b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)(a);

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

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



SARA reference: 2310-37488 SRA
 Council reference: 23/39

5 December 2023

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

Attention: Mrs Ronnie McMahon

Dear Mrs McMahon

SARA referral agency response—323 Boundary Road, Goondiwindi

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

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 1 November 2023.

Response

Outcome:	Referral agency response – with conditions
Date of response:	5 December 2023
Conditions:	The conditions in Attachment 1 must be attached to any development approval
Advice:	Advice to the applicant is in Attachment 2
Reasons:	The reasons for the referral agency response are in Attachment 3

Development details

Description:	Development permit	Material Change of Use - Accommodation Activities - Non-resident Workforce Accommodation (Inland Rail Workforce Accommodation (653 Dwelling Units in two stages), amenities and ancillary office) and Community Activities - Community Use (Extension to existing Showgrounds - Community Office)
SARA role:	Referral agency	

SARA trigger:	Schedule 10, part 9, division 4, subdivision 1, table 1 (Planning Regulation 2017) – Development impacting on state transport infrastructure
	Schedule 10, part 9, division 4, subdivision 2, table 4 (Planning Regulation 2017) – Development near a state transport corridor or that is a future state transport corridor
SARA reference:	2310-37488 SRA
Assessment manager:	Goondiwindi Regional Council
Street address:	323 Boundary Road, Goondiwindi
Real property description:	Lot 2 on RP844649
Applicant name:	SMK QLD Pty Ltd for LORQ Pty Ltd
Applicant contact details:	PO Box 422 Goondiwindi QLD 4390 tom@smkqld.com.au
State-controlled road access permit:	This referral included an application for a road access location, under section 62A(2) of <i>Transport Infrastructure Act 1994</i> . Below are the details of the decision: <ul style="list-style-type: none"> • Approved • Reference: TMR23-040934 • Date: 1 December 2023 <p>If you are seeking further information on the road access permit, please contact the Department of Transport and Main Roads at Downs.South.West.IDAS@tmr.qld.gov.au</p>
<i>Human Rights Act 2019</i> considerations:	A consideration of the 23 fundamental human rights protected under the <i>Human Rights Act 2019</i> has been undertaken as part of this decision. It has been determined that this decision does not limit human rights.

Representations

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

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

For further information please contact Zac Coombes, Senior Planning Officer, on (07) 3432 2420 or via email ToowoombaSARA@dasilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Kieran Hanna
Manager (Planning)

enc Attachment 1 - Referral agency conditions
 Attachment 2 - Advice to the applicant
 Attachment 3 - Reasons for referral agency response
 Attachment 4 - Representations about a referral agency response provisions
 Attachment 5 - Documents referenced in conditions

cc SMK QLD Pty Ltd for LORQ Pty Ltd, tom@smkqld.com.au

Attachment 1—Referral agency conditions

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

No.	Conditions	Condition timing
<p>Development permit for a Material Change of Use – Accommodation Activities – Non-resident Workforce Accommodation (Inland Rail Workforce Accommodation (653 Dwelling Units in two stages), amenities and ancillary office) and Community Activities – Community Use (Extension to existing Showgrounds – Community Office)</p>		
<p>Schedule 10, part 9, division 4, subdivision 1, table 1 (Planning Regulation 2017) – Development impacting on state transport infrastructure and Schedule 10, part 9, division 4, subdivision 2, table 4 (Planning Regulation 2017) – Development near a state transport corridor or that is a future state transport corridor —The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:</p>		
1.	<p>(a) Stormwater management of the development must be in accordance with the Site Based Stormwater Management Plan prepared by HIG, dated 7 June 2023, reference P10942, version 1 as amended in red by SARA on 5 December 2023 and not cause worsening to the operating performance of the Leichhardt Highway, such that any works on the land must not:</p> <ul style="list-style-type: none"> (i) create any new discharge points for stormwater runoff onto the Leichhardt Highway (ii) concentrate or increase the velocity of flows to Leichhardt Highway (iii) interfere with and/or cause damage to the existing stormwater drainage on the Leichhardt Highway (iv) surcharge any existing culvert or drain on the Leichhardt Highway <p>(b) Submit RPEQ certification with supporting documentation to Development Facilitation - Toowoomba Office within the Department of Transport and Main Roads, confirming that the development has been designed in accordance with part (a) of this condition.</p> <p>(c) Submit RPEQ certification with supporting documentation to Development Facilitation - Toowoomba Office within the Department of Transport and Main Roads, confirming that the development has been constructed in accordance with parts (a) and (b) of this condition.</p>	<p>(a) At all times</p> <p>(b) Prior to obtaining development approval for operational work or building work, whichever occurs first</p> <p>(c) Within 20 business days of the completion of works</p>
2.	<p>(a) The road access location, is to be located generally in accordance with Overall Site Plan prepared by FKG Group, dated 11 August 2023, reference 2229-DA000 Issue D as amended in red by SARA on 5 December 2023.</p> <p>(b) Road access works comprising CHR(s) and BAL, (at the road access location) must be provided generally in accordance with Site Layout Plan prepared by HIG reference C-SK0001, Rev A,</p>	<p>(a) At all times.</p> <p>(b) and (c): Prior to the commencement of use.</p>

No.	Conditions	Condition timing
	<p>as amended in red by SARA on 5 December 2023 subject to detailed design and acceptance</p> <p>(c) The road access works must be designed and constructed in accordance with Transport and Main Roads Road Planning and Design Manual and Manual of Uniform Traffic Control Devices and any other technical standards referenced therein.</p>	

Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> , its regulation or the State Development Assessment Provisions (SDAP) (version 3.0). If a word remains undefined it has its ordinary meaning.
2.	<p>Road Access Works Approval</p> <p>Under sections 62 and 33 of the <i>Transport Infrastructure Act 1994</i>, written approval is required from the Department of Transport and Main Roads to carry out road works that are road access works (including driveways) on a state-controlled road. Please contact the Department of Transport and Main Roads on DD.Works.Access@tmr.qld.gov.au or (07) 4639 0777 to make an application for road works approval.</p> <p>This approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). The road access works approval process takes time – please contact Transport and Main Roads as soon as possible to ensure that gaining approval does not delay construction.</p>

Attachment 3—Reasons for referral agency response

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

The reasons for the SARA's decision are:

With conditions, the development complies with State code 1: Development in a state-controlled road environment of the State Development Assessment Provisions (SDAP). Specifically, the development does not:

- increase the likelihood or frequency of accidents, fatalities or serious injury for users of a state-controlled road
- adversely impact the structural integrity or physical condition of state-controlled roads, road transport infrastructure, public passenger transport infrastructure or active transport infrastructure
- adversely impact the function and efficiency of state-controlled roads or future state-controlled roads
- adversely impact the state's ability to plan, construct, maintain, upgrade or operate state-controlled roads, future state-controlled roads or road transport infrastructure
- significantly increase the cost to the state to plan, construct, upgrade or maintain state-controlled roads, future state-controlled roads or road transport infrastructure

With conditions, the development complies with State code 6: Protection of state transport networks of the SDAP. Specifically, the development does not:

- create a safety hazard for users of a state-controlled road
- result in a worsening of the physical condition or operating performance of state-controlled roads and the surrounding road network
- compromise the state's ability to construct, or significantly increase the cost to construct state-controlled roads and future state-controlled roads
- compromise the state's ability to maintain and operate state-controlled roads, or significantly increase the cost to maintain and operate state-controlled roads.

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP, version 3.0, as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- Section 58 of the *Human Rights Act 2019*.

Attachment 4—Representations about a referral agency response provisions

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Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules¹ regarding **representations about a referral agency response**

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
- (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
 - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
 - (c) the applicant has given written agreement to the change to the referral agency response.²
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
- (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
 - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

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

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

Part 7: Miscellaneous

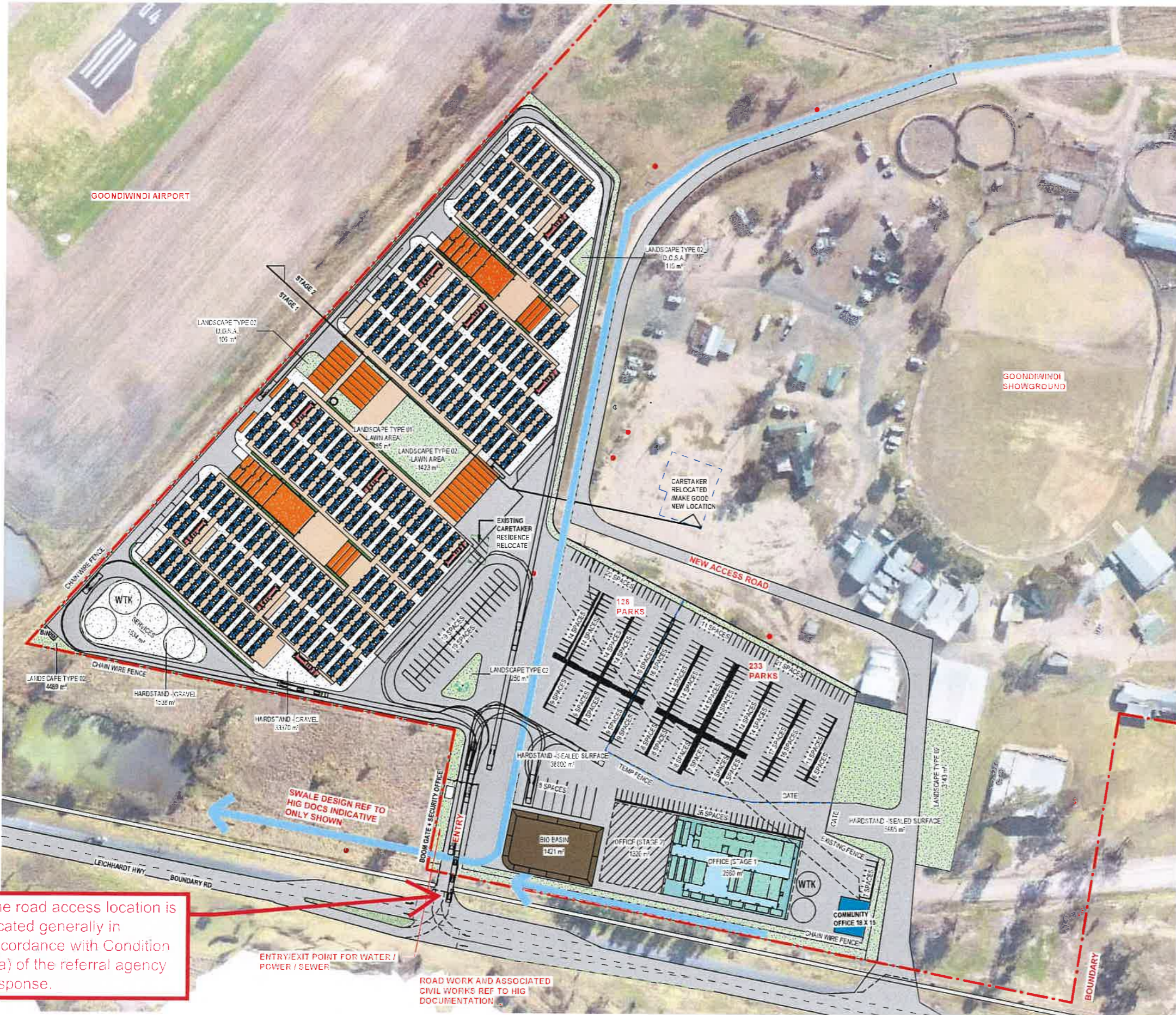
30 Representations about a referral agency response

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

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

Attachment 5—Documents referenced in conditions

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The road access location is located generally in accordance with Condition 2(a) of the referral agency response.

DEVELOPMENT SCHEDULE

ADDRESS: GOONDIWINDI SHOWGROUND BOUNDARY RD / GOONDIWINDI 4350
ZONE: RECREATION AND OPEN SPACE

DRP846249	42 hectares
	42 hectares APX

DA		
DA000	OVERALL SITE PLAN	D
DA001	SITE PLAN 01	G
DA002	SITE PLAN 02	H
DA003	OFFICE FLOOR PLAN	A
DA004	ELEVATION 01	C
SK003	SK01	E
SK004	SK02	F
SK005	SK03	E
SK006	SK04	E

PARKING SCHEDULE	
BUS 15000 X 5200	8
CAR 5400 X 2700	405
MVW 7000 X 3500	38

AREA SCHEDULE		
HARDSTAND - CONCRETE	56 m²	0%
HARDSTAND - GRAVEL	3-525 m²	34%
HARDSTAND - SEALED	5542 m²	54%
GURFSURFACE		
LANDSCAPE TYPE 01	542 m²	1%
LANDSCAPE TYPE 02	10041 m²	11%

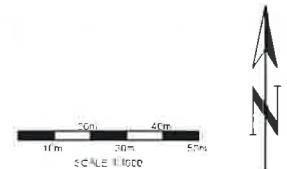
PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2310-37488 SRA

Date: 5 December 2023

Amended in red by SARA on 5 December 2023

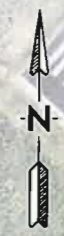
- DDSA - DESIGNATED OUTDOOR SMOKING AREA
 - LANDSCAPE TYPE 1 - SCREENING PLANTING
 - LANDSCAPE TYPE 2 - LOW LEVEL PLANTING
 - EXISTING POWER POLE POSITION APX
- CIVIL DOCS - REFER TO HIG DOCS
- C-02101 Site Survey Plan
 - C-SK000 Site Layout Plan
 - C-SK001 Longitudinal Section Access Road - Sheet 1
 - C-SK002 Longitudinal Section Access Road - Sheet 2
 - C-SK003 Longitudinal Section Swale Line 1 - Sheet 1
 - C-SK004 Longitudinal Section Swale Line 1 - Sheet 2
 - C-SK005 Longitudinal Section Swale Line 2
 - C-SK006 Proposed Entrance Information Layout CH-R(1) AM
 - C-SK007 Proposed Entrance Turning Plate 14.5m EUS
 - C-SK008 Concept Bulk Earthworks Plan
 - F-SK001 Final Developed Carparkment Plan
 - F-SK002 Final Developed Carparkment Plan



	275 McDONNELL STREET PO BOX 6241 TOOWOOMBA QLD 4350 07 4670 6500 www.fkg.com.au enquiry@fkg.com.au	<table border="1"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>FOR REVIEW</td> <td>23/02/23</td> </tr> <tr> <td>B</td> <td>FOR HIG</td> <td>23/02/23</td> </tr> <tr> <td>C</td> <td>DA SUBMISSION</td> <td>23/02/23</td> </tr> <tr> <td>D</td> <td>FOR HIG</td> <td>23/02/23</td> </tr> </tbody> </table>	No.	Description	Date	A	FOR REVIEW	23/02/23	B	FOR HIG	23/02/23	C	DA SUBMISSION	23/02/23	D	FOR HIG	23/02/23	GOONDIWINDI SHOWGROUND LOR	OVERALL SITE PLAN Title: SKETCH 2229-DA000 D Date: 23/02/23 Checked: ALL Drawn: TC Scale: As indicated
	No.	Description	Date																
A	FOR REVIEW	23/02/23																	
B	FOR HIG	23/02/23																	
C	DA SUBMISSION	23/02/23																	
D	FOR HIG	23/02/23																	
PERFORMANCE BEYOND EXPECTATION		4/001/270 PERI-C2-AP-001.D																	

LEGEND:

- Existing Property Boundary (DCDB)
- DBYD Sewer Rising Main
- DBYD Electrical (Aboveground)
- DBYD Electrical (Underground)



GOONDIWINDI AERODROME

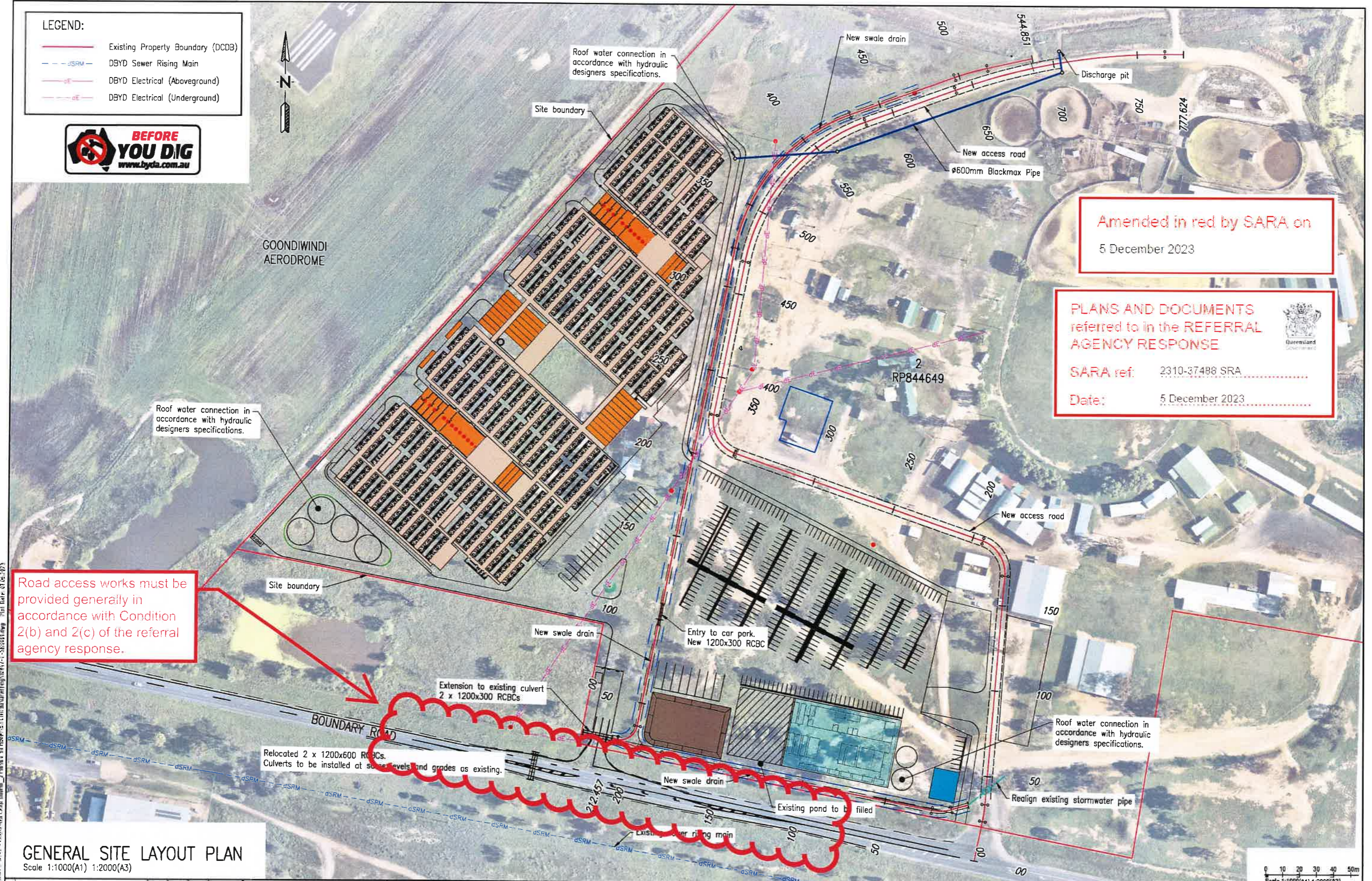
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5 December 2023

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

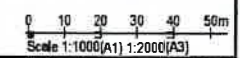
SARA ref: 2310-37488 SRA

Date: 5 December 2023

Road access works must be provided generally in accordance with Condition 2(b) and 2(c) of the referral agency response.



GENERAL SITE LAYOUT PLAN
Scale 1:1000(A1) 1:2000(A3)



REVISIONS	DWN	CHK	APP	DATE
A ISSUED FOR INFORMATION	JRB	CMO		

NOTE:
FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS. VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. COPYRIGHT OF THIS DRAWING IS VESTED WITH HARRISON INFRASTRUCTURE GROUP.

www.hig.com.au

CLIENT:
FKG GROUP
275 MCDUGALL STREET
TOOWOOMBA

PROJECT:
INLAND RAIL CAMP
GOONDIWINDI SHOWGROUND
GOONDIWINDI

TITLE:
SITE LAYOUT PLAN

Engineering Certification RPEQ:	Drawn	Check	Design	Verified
This document is uncontrolled and is not to be used for construction until this note is removed and a digital signature is provided in its place	JRB	CMO	JRB	
	Project No. 10942	Drawing No. C-SK0001		Revised
Horizontal Datum GDA2020 Z56	Vertical Datum AHD			A



SITE BASED STORMWATER MANAGEMENT PLAN

Inland Rail Camp, Boundary Road,
Goondiwindi, QLD, 4390
(Lot 2 RP844649)

Amended in red by SARA on
5 December 2023

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE



SARA ref: 2310-37488 SRA.....

Date: 5 December 2023.....

Stormwater management of the
development must be provided in
accordance with Condition 1(a) of
the referral agency response.



Document control sheet

If you have any questions regarding this document, please contact:

Contact	Name
Title	Chris O'Dea, Project Manager, Harrison Infrastructure Group Pty Ltd
Phone	(07) 4639 4188
Project No.	P10942

Version history

Version No	Date	Changed by	Details
1	07/06/2023	Chris O'Dea	Issue for DA Submission

Final Report	
Approved by:  Manager/Director / RPEQ	RPEQ Registration # 13396



Contents

1	Introduction	4
2	Site Description	6
2.1	Site Characteristics	7
3	Design Intent	9
4	Stormwater Quantity Management	10
4.1	Contributing Catchments	10
4.2	Catchment Hydrology	10
4.2.1	<i>XPSTORM</i>	10
4.2.2	<i>DRAINS</i>	10
4.2.3	Rational Method.....	10
4.2.4	Comparison of Results.....	11
4.3	Pre-Development Stormwater Discharges	12
4.3	Attenuated Post-Development Stormwater Discharges.....	13
4.4	Pre-Development and Post Development Discharge Comparisons.....	14
5	Flood Assessment	15
5.1	Background	15
6	Stormwater Quality Management	16
6.1	Introduction.....	16
6.2	Methodology	16
6.3	<i>MUSIC</i> Model Parameters	17
6.4	Rainfall Data	17
6.5	Catchments	17
6.6	Regional Climatic & Rainfall Run-off Parameters	18
6.7	Source Nodes Pollutant Parameters	18
6.8	Calibration	18
6.9	<i>MUSIC</i> Model	19
6.9	Proposed Treatment Train	20
6.10	Water Quality Results	21
7	Erosion and Sediment Management	22
7.1	Purpose	22
7.2	Erosion and Sediment Control Plan	23
7.3	Construction	23
7.4	State Planning Policy 2017	23
8	Conclusion	24
	Attachment A – Proposed Camp Layout	25
	Attachment B – Pre-Development Catchment Plan	26
	Attachment C – Post-Development Catchment Plan	27
	Attachment D – Site Layout Plan	28

1 Introduction

Harrison Infrastructure Group (HIG) has been commissioned by FKG Civil Pty Ltd, to prepare a **Site Based Stormwater Management Plan (SBSWMP)** to support the Development Application submission for works associated with Stage 1 and Stage 2 of a 653-Bed Camp, located within the Goondiwindi Showgrounds, Boundary Road, Goondiwindi. This report addresses **stormwater quantity and stormwater quality** impacts resulting from this proposed development (hereafter referred to as “the Site”).

The development is located within Goondiwindi Regional Council (GRC). Boundary Road which fronts the development, is a Department of Transport and Main Roads (TMR) controlled road.

The proposed Camp Layout is shown in **Figure 1** below, with full details provided in **Attachment A**.

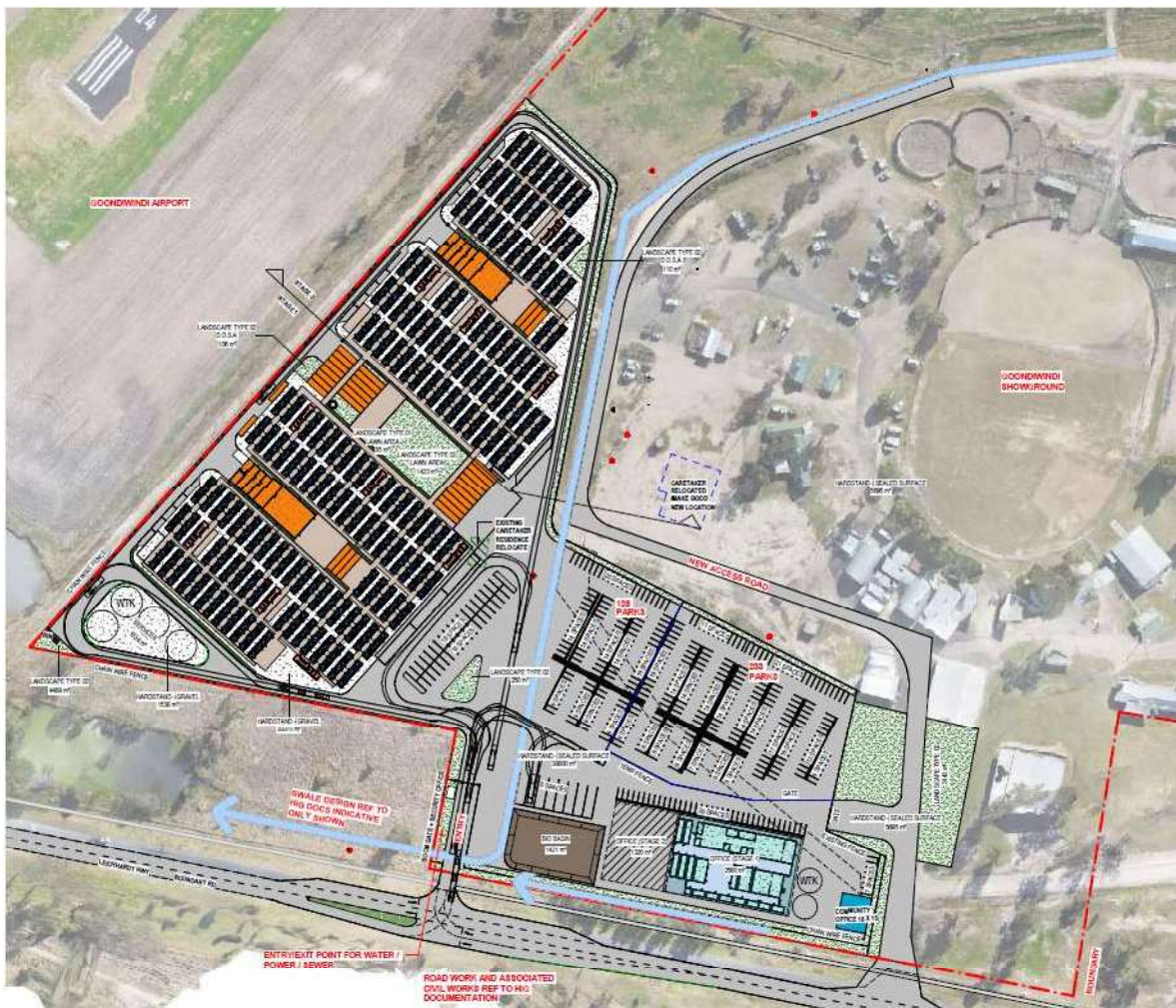


Figure 1: Proposed Camp Layout



This report provides preliminary engineering advice relative to this project and the Site, to address mitigation and management of stormwater quantity and stormwater quality, post development. The intent of this report is to assist GRC in assessing the associated Development Application submission for the Camp.

This report has been compiled based on the information that is current at the time of printing, based on:

- Goondiwindi Region Planning Scheme (Version 2);
- Queensland State Planning Policy 2017 - Water Quality Guidelines;
- Queensland Urban Drainage Manual (QUDM,2017);
- Australian Rainfall and Runoff (Volume 1 – A Guide to Flood Estimation) – 2016;
- Engineering site survey; and
- current best practices for stormwater management.

2 Site Description

The Goondiwindi Showgrounds (Lot 2 RP844649) is located on Boundary Road, Goondiwindi.

Figure 2 provides an aerial image of the current showgrounds site.



Figure 2: Goondiwindi Showgrounds (Queensland Globe)

This site is bounded by the Goondiwindi Aerodrome to the west and north, industrial development to the south and the Old Cunningham Highway to the east. It is currently zoned as Recreation and Open Space.

Figure 3 shows an excerpt from the GRC Flood Hazard Overlay Map OM001c, which details that the site is currently contained within the area of floodplain protected up to a 0.5% (1 in 200) AEP flood event by the Council Town Levee and Council verified natural topographic features. The Showgrounds is currently used as an evacuation centre in times of major regional flooding, or other natural disaster events.

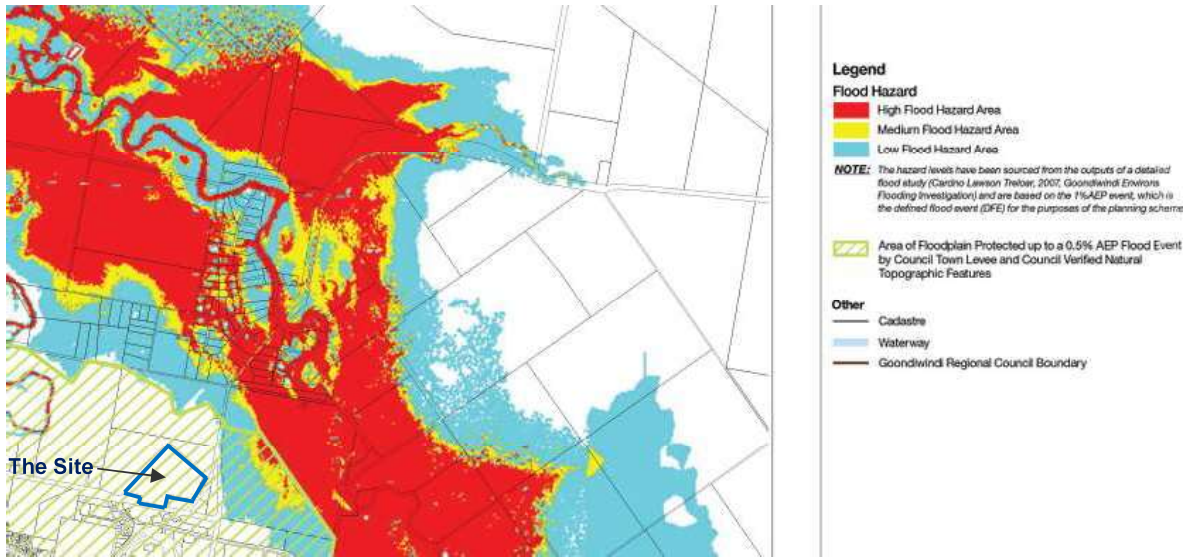


Figure 3: Flood Hazard Overlay Map – OM001c

2.1 Site Characteristics

The Site generally falls to the south and to the north from a ridge nominally running east-west, approximately midway through the Site. Stormwater runoff from the Site currently discharges in four locations as nominated in **Figure 4**.

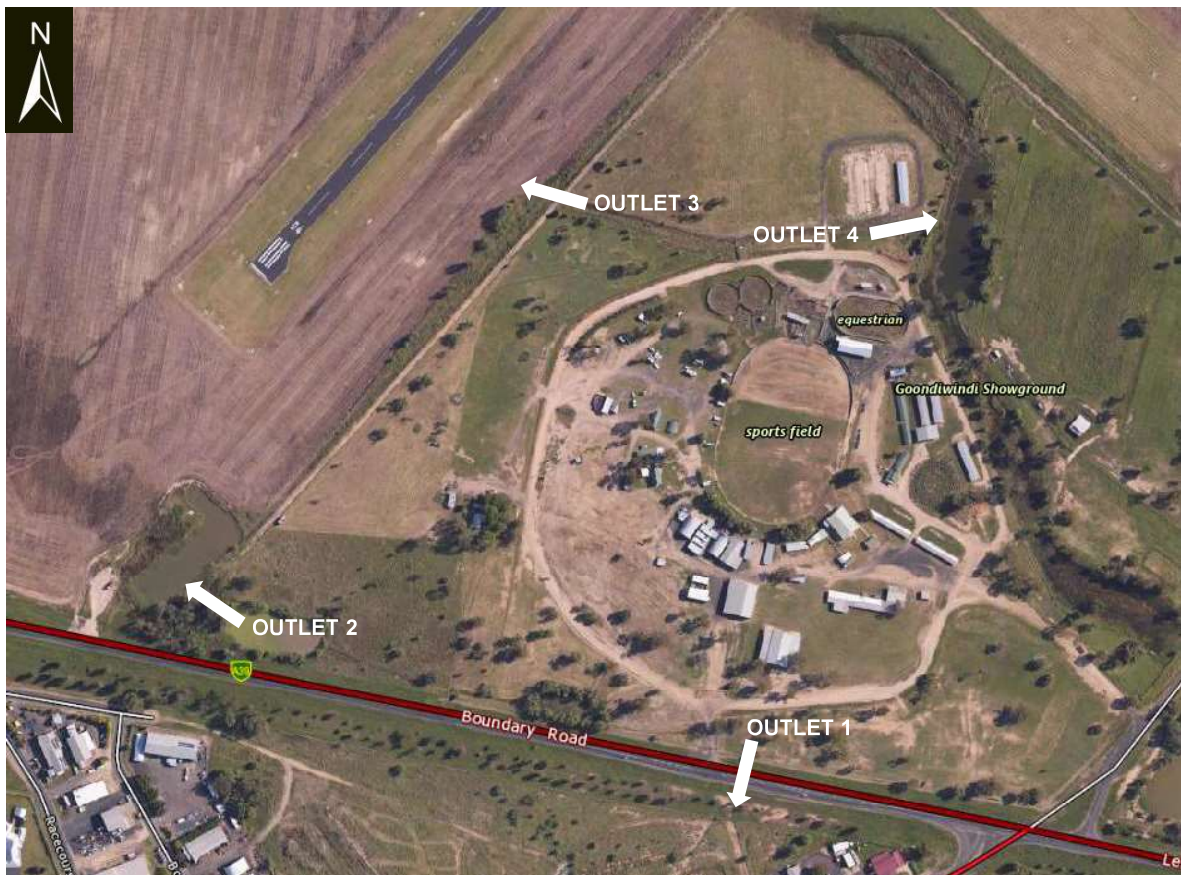


Figure 4 – Current Stormwater Discharge Locations



The existing outlet locations are described as:

- Outlet 1 – existing 1200 x 600 RCBC installation under Boundary Road
- Outlet 2 – existing pond on Boundary Road, into existing dam within the Aerodrome
- Outlet 3 – existing open drain into the Aerodrome
- Outlet 4 – existing open drain into the existing dam on site.

3 Design Intent

1. The design intent is that flow patterns to existing outlets will be retained.
2. Bulk earthworks will be required to the areas under the camp, the new circulating roads and carparks, to provide falls and direct stormwater to the existing outlet locations, as detailed in Figure 4.
3. The increase in impervious areas (roofs, roadways and carparks) will require stormwater quantity mitigation measures to restrict post-development flows to pre-development levels at each outlet location.
4. Stormwater quality treatment will be addressed in accordance with the Queensland *State Planning Policy 2017 - Water Quality Guidelines*.
5. Catchment Plans are provided as follows:
 - a. Pre-Development Catchment Plan – refer **Attachment B**
 - b. Post-Development Catchment Plan – refer **Attachment C**

These catchment plans have been verified by site inspections and discussions with members of the Goondiwindi Show Society.

4 Stormwater Quantity Management

4.1 Contributing Catchments

Details of the contributing catchments, including their areas and fractions impervious and flow patterns are detailed on the catchment plans included in **Attachment B** (pre-development) and **Attachment C** (post-development).

4.2 Catchment Hydrology

Australian Rainfall & Runoff 2016 rainfall and climatic data, including storm losses & temporal patterns for this site was obtained from the Australian Government's *Bureau of Meteorology (BOM)* data hub: <http://data.arr-software.org/>.

4.2.1 XPSTORM

XPSTORM software was used to analyse the contributing catchments using the ARR (2016) storm ensembles for the 1% (1 in 100) AEP Event. Ensembles for standard storm durations from 5 minutes to 12 hours were evaluated.

The Laurenson Runoff Routing method was utilised within the *XPSTORM* model. The Laurenson Runoff Routing procedure can be applied to rural and urban catchments in both design storm and continuous simulation situations. It allows for the non-linear response from catchments over a large range of event magnitudes. The hydrological data requirements are catchment area, slope, degree of urbanisation, loss rates, observed or design rainfall.

4.2.2 DRAINS

DRAINS software was used to compare the *XPSTORM* results, again analysing the contributing catchments using the ARR (2016) storm ensembles for the 1% (1 in 100) AEP Event, using initial and continuing losses for the same range of storms used in the *XPSTORM* model. Ensembles for standard storm durations from 5 minutes to 12 hours were evaluated.

4.2.3 Rational Method

The Rational Method was also used to compare calculated catchment runoff calculated by *XPSTORM* and *DRAINS*. This was done to provide confidence in the calculated stormwater discharges.

4.2.4 Comparison of Results

Table 1 provides a comparison of the maximum, unattenuated flows from each individual pre-developed catchment, for the 1% (1 in 100) AEP Event, using *XPSTORM* software, *DRAINS* software and the Rational Method.

Table 1 – Discharges for the 1% (1 in 100) AEP Event – Pre-Developed Catchments

Catchment	C1	C2	C3	C4	C5	C6	C7	C8
<i>XPSTORM</i> (m ³ /s)	0.216	0.078	0.070	0.111	0.091	0.225	0.183	0.331
<i>DRAINS</i> (m ³ /s)	0.197	0.074	0.067	0.107	0.088	0.233	0.191	0.326
<i>Rational Method</i> (m ³ /s)	0.183	0.068	0.063	0.122	0.087	0.234	0.277	0.355
Catchment	C9	C10	C11	C12	C13	C14	C15	C16
<i>XPSTORM</i> (m ³ /s)	0.242	0.059	0.039	0.349	0.076	0.067	0.761	0.622
<i>DRAINS</i> (m ³ /s)	0.247	0.054	0.036	0.366	0.075	0.065	0.804	0.651
<i>Rational Method</i> (m ³ /s)	0.241	0.064	0.046	0.544	0.109	0.076	0.840	0.630
Catchment	C17	C18						
<i>XPSTORM</i> (m ³ /s)	0.434	0.934						
<i>DRAINS</i> (m ³ /s)	0.439	1.007						
<i>Rational Method</i> (m ³ /s)	0.455	0.743						

As is evidenced in Table 1, while there are some minor discrepancies, the discharges from the *XPSTORM* Model, the *DRAINS* Model and the Rational Method calculations for each catchment, compare favourably.

DRAINS was subsequently selected to route the discharges from each catchment through the stream network and to undertake stormwater analysis and investigation of attenuation measures post-development, as required.

4.3 Pre-Development Stormwater Discharges

Figure 5 provides a screen capture from *DRAINS* for the pre-development peak discharges for the 1% (1 in 100) AEP event, to each nominated outlet.

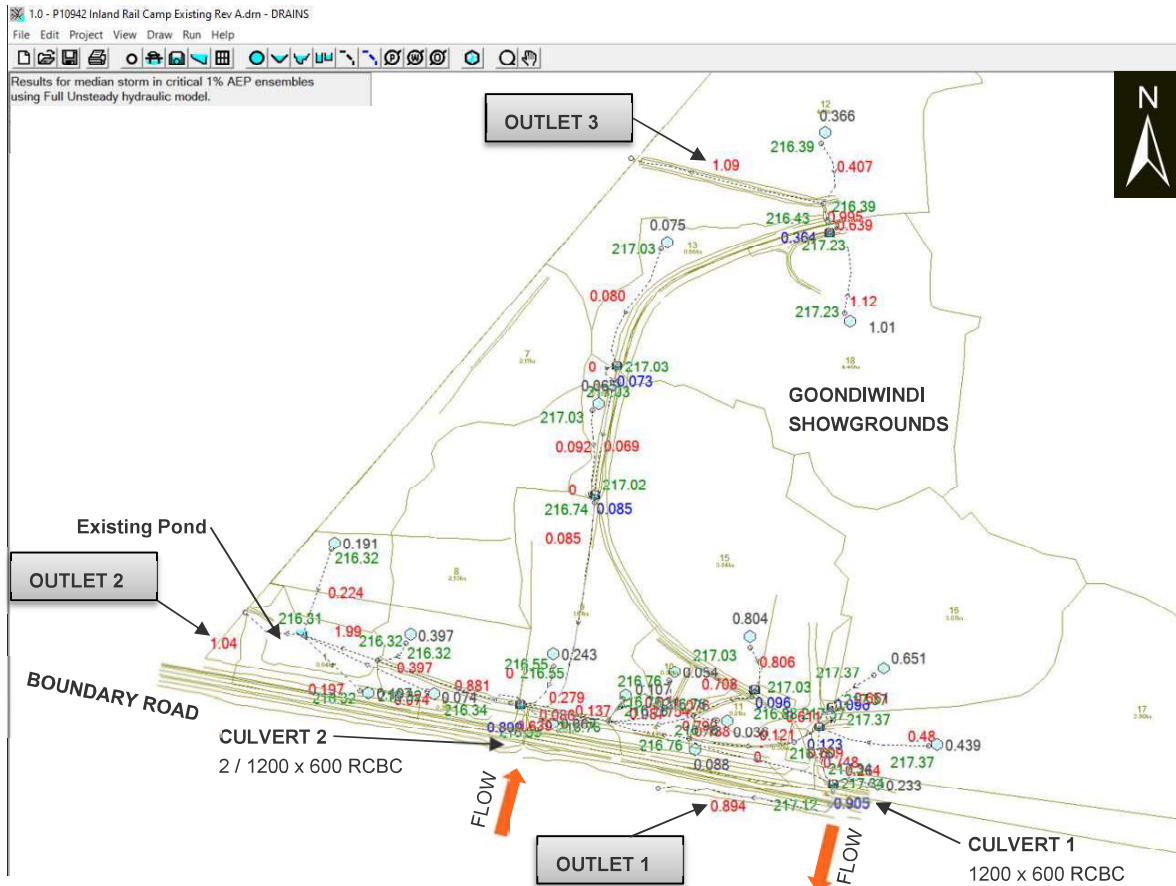


Figure 5 – DRAINS Pre-Development Results

There are two cross-road culvert installations on Boundary Road, as nominated in Figure 5:

- Culvert 1 – 1200 x 600 RCBC; and
- Culvert 2 – 2 / 1200 x 600 RCBC.

Culvert 1 falls from north to south and accepts flows from the site. These flows have been modelled as part of this report.

Culvert 2 falls from south to north and discharges flows from south of Boundary Road to the existing pond in the road reserve, ultimately discharging to Outlet 2. These flows have not been modelled as part of this report, as they are out of catchment and do not have an impact on this site.

4.3 Attenuated Post-Development Stormwater Discharges

Due to the nature of this development and the resulting increase in impervious areas, stormwater attenuation measures will be required, to maintain post-development flows at pre-development levels.

Figure 6 provides a screen capture from *DRAINS* for the attenuated, post-development peak discharges for the 1% (1 in 100) AEP event, to each nominated outlet.

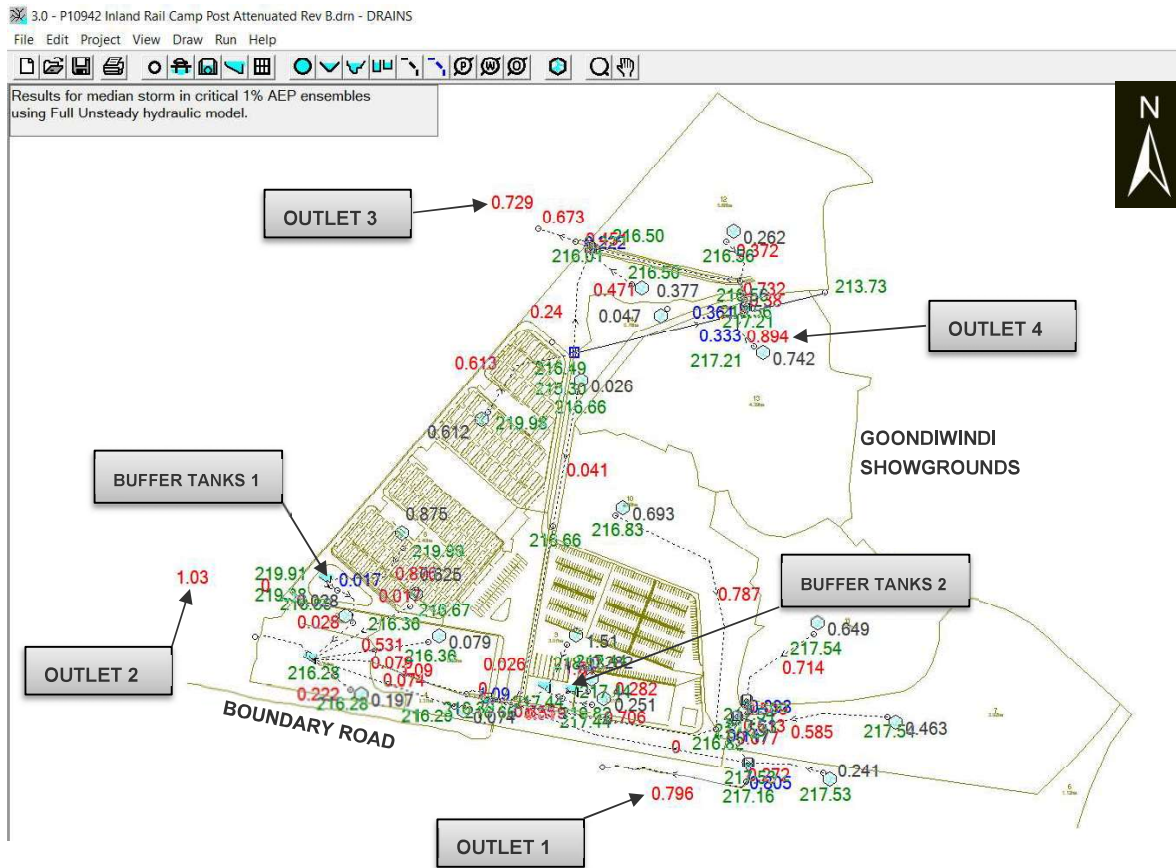


Figure 6 – DRAINS Attenuated Post-Development Results

A range of measures has been employed to provide the attenuation required, outlined as follows:

- Buffer Tanks 1 - above-ground buffer tanks to the south of Stage 1 of the camp;
- Buffer Tanks 2 - above-ground buffer tanks to the east of the office; and
- Bio-Retention Basin.

Buffer Tanks 1 & 2 have been designed to accept gutter and downpipe discharge from the roofs of Stage 1 of the camp and the office, catering for a design storm of 5 minute duration for the 5% (1 in 20) AEP event. This is in accordance with *Section 3 Roof Drainage Systems* of AS 3500.3 – *Part 3: Stormwater Drainage*. For rainfall events in excess of this, the tanks will spill, discharging within the individual catchment.

The downpipes contributing to each of the buffer tanks will be a “charged” system.



Configurations of the buffer tanks are:

- Buffer Tanks 1:
 - 4 x 421 kL “Tasman” panel tanks, or approved equivalent, of which a combined total of:
 - 1070 kL of storage is provided for attenuation of the downpipe discharge from Stage1 of the camp; and
 - 600 kL of storage is available for re-use.
- Buffer Tanks 2:
 - 2 x 270 kL “Tasman” panel tanks, or approved equivalent, of which a combined total of:
 - 540 kL of storage is provided for attenuation of the downpipe discharge from the office roof, with no storage allowed for re-use.

4.4 Pre-Development and Post Development Discharge Comparisons

Table 2 provides a comparison of pre-development discharges and post-development discharges at the nominated outlets, resulting from the afore-mentioned attenuation devices. As is detailed, post-development flows are the same or less than the pre-development flows at each outlet, over the nominated range of stormwater events.

Table 2 – Comparison of Discharges - Pre-Development & Post-Development

EVENT	OUTLET 1		OUTLET 2		OUTLET 3	
	Pre-Dev	Post-Dev	Pre-Dev	Post-Dev	Pre-Dev	Post-Dev
0.5EY	0.132	0.070	0.360	0.360	0.214	0.136
10% AEP	0.301	0.200	0.523	0.526	0.408	0.255
5% AEP	0.447	0.375	0.645	0.589	0.559	0.392
2% AEP	0.677	0.561	0.870	0.866	0.801	0.497
1% AEP	0.894	0.796	1.040	1.030	1.090	0.729

Please note that discharges to Outlet 4 have not been detailed, as this outlet is to the existing on-site dam. It is proposed that roofwater flows from Stage 2 of the camp are discharged via a 600mm dia. underground stormwater pipe, outletting via a “charged” system to an existing channel, upstream of the existing dam (Outlet 4). This roofwater discharge is to be re-use for on-site irrigation. Refer to Drawing No. C-SK0001 included as **Attachment D**, for an overview of this outlet system.



5 Flood Assessment

5.1 Background

No flood assessment has been carried out within this report, as the Site is contained within the area of floodplain protected up to a 0.5% (1 in 200) AEP flood event by the Council Town Levee and Council verified natural topographic features.



6 Stormwater Quality Management

6.1 Introduction

Section SC6.2.4.1 of Schedule 6 of the Goondiwindi Region Planning Scheme (Version 2) states that all development applications made to Council must comply with the SPP Code: Water Quality, unless the application falls within the “Deemed to Comply” category.

This development does not fall within a “Deemed to Comply” category, therefore it will require water quality modelling to be undertaken.

Modelling with the use of the MUSIC software has been completed to provide a more detailed assessment of the treatment devices required. This section of the report details the potential increase in pollutant values resulting from this proposed development and in turn, the required treatment to mitigate potential increases.

6.2 Methodology

Water quality objectives applicable to this site are defined within State Planning Policy, July 2017 Appendix 2, stormwater management design objectives, Table B: Post construction phase - stormwater management design objectives. These objectives are reproduced in Figure 7.

Table B: Post construction phase – stormwater management design objectives

Application:

- (1) A material change of use for an urban purpose that involves premises 2500 metres² or greater in size and:
 - (a) will result in six or more dwellings; or
 - (b) an impervious area greater than 25 per cent of the net developable area.
- (2) Reconfiguring a lot for urban purposes that involves premises 2500 metres² or greater in size and will result in six or more lots.

Climatic region	Design objectives				
	Reductions in mean annual load from unmitigated development (%)				
	Total suspended solids (TSS)	Total phosphorus (TP)	Total nitrogen (TN)	Gross pollutants >5mm	Waterway stability management
South East Queensland	80	60	45	90	Limit the peak 1-year ARI event discharge within the receiving waterway to the pre-development peak 1-year ARI discharge
Central Queensland (south)	85	60	45	90	
Central Queensland (north)	75	60	40 ¹⁴	90	
Cape York ¹⁴ , wet tropics and dry tropics	80	60 ¹⁶	40	90	
Western Queensland ¹⁴	85	60	45	90	

Notes:

- Mapping of climatic regions is available on the State Planning Policy Interactive Mapping System.
- In lieu of modelling, the default bio-retention treatment area to comply with load reduction targets for all Queensland regions is 1.5 per cent of the contributing catchment area.
- Water stability objective applies if development drains to an unlined waterway within or downstream of the site where a risk of increased erosion exists due to changes in hydrology. Local government may also require application of the waterway stability objective where there are planned future rehabilitation works to return a lined channel to a natural channel design.
- The SPP Water quality guidance material provides advice on the measures that demonstrate compliance with table B.

¹⁴ Note: Applies to population centres greater than 25,000 persons.
¹⁵ Note: Mackay Regional Council has adopted a 35 per cent reduction for TN.
¹⁶ Note: Townsville City Council has adopted a 65 per cent reduction for TP.

Figure 7 – Water Quality Objectives

The target reductions in stormwater pollutants are based on a comparison of an unmitigated scenario, having no treatment on site, and a mitigated scenario, which has stormwater treatment measures incorporated on site.

6.3 MUSIC Model Parameters

A *MUSIC* model was developed to evaluate the effectiveness and determine the quantity and sizing of stormwater treatment devices to meet the applied design objectives. The model was developed in accordance with Water by Design’s *MUSIC Modelling Guidelines Consultation Draft November 2018*.

MUSIC uses recorded meteorological data as the primary input for rainfall–runoff and pollutant generation at a source node. Runoff, represented as surface runoff and baseflow, is generated in *MUSIC* through the interaction of rainfall evapotranspiration and soil properties.

6.4 Rainfall Data

The BOM climatic data recorded at Goondiwindi Airport, Rainfall Station 041521, between 5/07/1991 and 31/01/2010 was imported into the *MUSIC* model for analysis.

The Average Areal Potential Evapo-Transpiration (PET) in mm/month for this site, was sourced from the website: [Australian Water Outlook \(bom.gov.au\)](http://bom.gov.au) and imported into the *MUSIC* model.

The Meteorological Data Statistics for this site are nominated in Figure 8.

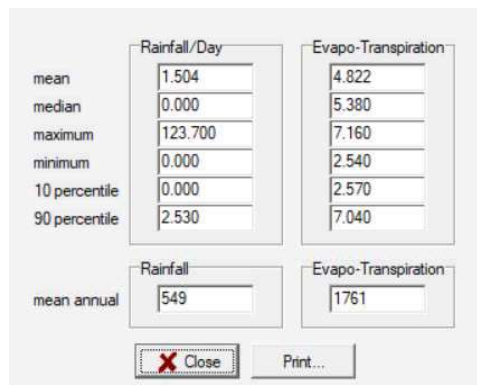


Figure 8 – Meteorological Data Statistics

6.5 Catchments

The *MUSIC* Model is based on the Post-Development Catchment Plan included in **Attachment C**.

6.6 Regional Climatic & Rainfall Run-off Parameters

MUSIC requires the user to specify the catchment land use and associated parameters for both the source and treatment nodes. Figure 9 below summarises the rainfall runoff parameters recommended for use. Commercial and industrial land use has been adopted for the modelled catchments.

PARAMETER	LAND USE			
	URBAN RESIDENTIAL	COMMERCIAL AND INDUSTRIAL	RURAL RESIDENTIAL	FORESTED
RAINFALL THRESHOLD (MM)	1	1	1	1
SOIL STORAGE CAPACITY (MM)	500*	18	98	120
INITIAL STORAGE (% CAPACITY)	10	10	10	10
FIELD CAPACITY (MM)	200	80	80	80
INFILTRATION CAPACITY COEFFICIENT A	211	243	84	200
INFILTRATION CAPACITY COEFFICIENT B	5.0	0.6	3.3	1.0
INITIAL DEPTH (MM)	50	50	50	50
DAILY RECHARGE RATE (%)	28	0	100	25
DAILY BASEFLOW RATE (%)	27	31	22	3
DAILY DEEP SEEPAGE RATE (%)	0	0	0	0

Figure 9 – Source Nodes - Pollutant Export Parameters

6.7 Source Nodes Pollutant Parameters

Catchments have been modelled as “Lumped Catchments” with the recommended pollutant export parameters for Industrial Catchments detailed in Figure 10.

	FLOW TYPE	POLLUTANT SOURCE	TSS LOG ¹⁰ VALUES		TP LOG ¹⁰ VALUES		TN LOG ¹⁰ VALUES	
			MEAN	ST. DEV.	MEAN	ST. DEV.	MEAN	ST. DEV.
Lumped	Baseflow	Industrial Lumped	0.78	0.45	-1.11	0.48	0.14	0.20
	Stormflow		1.92	0.44	-0.59	0.36	0.25	0.32

Figure 10 – Industrial Lumped Catchment - Pollutant Export Parameters

Runoff pollutant concentrations have been generated stochastically (from a defined mean and standard deviation).

6.8 Calibration

Calibration to local data has not been completed and is not necessary for development applications due to the dominant influence of impervious areas on hydrology.

6.9 MUSIC Model

A schematic of the *MUSIC* model using Lumped Industrial Catchments is shown in Figure 11.

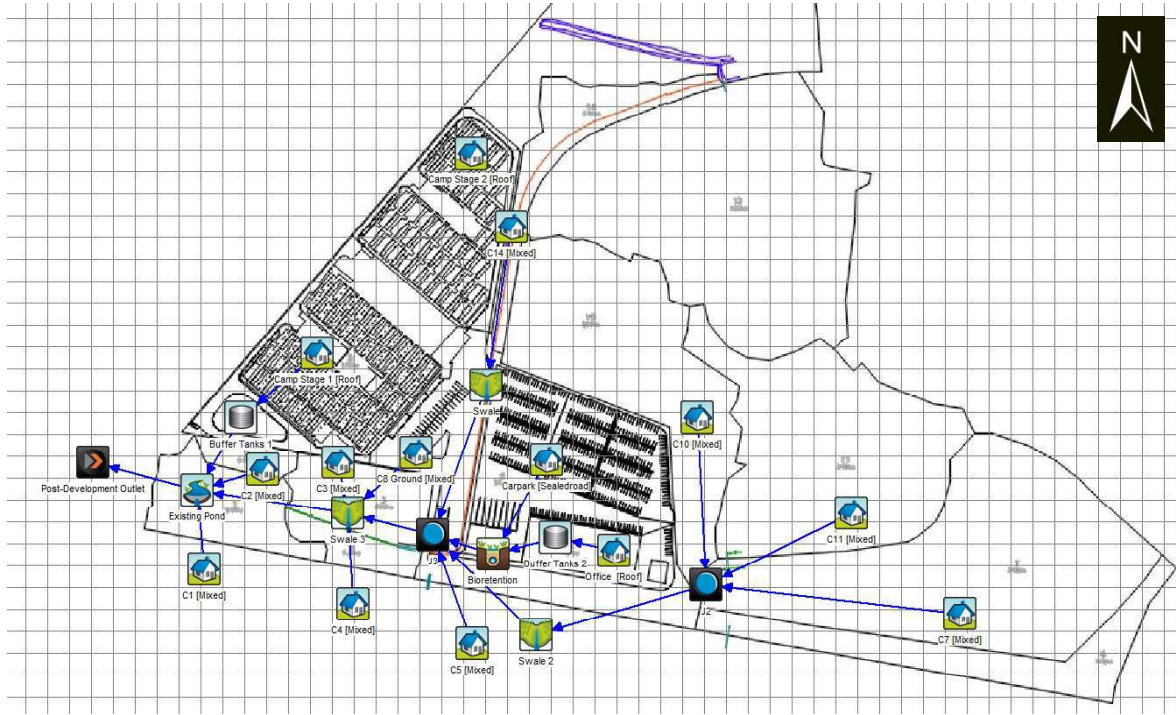


Figure 11 – *MUSIC* Model Schematic

6.9 Proposed Treatment Train

The treatment train modelled consists of the following elements:

- Buffer Tanks 1;
- Buffer Tanks 2;
- Grassed Swales;
- Existing Pond; and
- Proposed Bio-Retention Basin.

Details of the Buffer Tanks have been provided in Section 4.3 - Attenuated Post-Development Stormwater Discharges.

Grassed swales are modelled with a 2.50m base, 1 on 4 side slopes to a nominal depth of 600mm. The existing pond has been modelled using engineering site survey.

Details of the modelled bio-retention system are provided in Figure 12.

The screenshot shows a software configuration window for a 'Bio-retention' system. The 'Location' is set to 'Bioretention'. The interface is divided into several property sections:

- Inlet Properties:** Low Flow By-pass (cubic metres per sec) is 0.000; High Flow By-pass (cubic metres per sec) is 100.000.
- Storage Properties:** Extended Detention Depth (metres) is 0.20; Surface Area (square metres) is 1417.00.
- Filter and Media Properties:** Filter Area (square metres) is 1274.00; Unlined Filter Media Perimeter (metres) is 150.00; Saturated Hydraulic Conductivity (mm/hour) is 3.60; Filter Depth (metres) is 0.50; TN Content of Filter Media (mg/kg) is 800; Orthophosphate Content of Filter Media (mg/kg) is 55.0.
- Infiltration Properties:** Exfiltration Rate (mm/hr) is 0.00.
- Lining Properties:** Is Base Lined? is set to No.
- Vegetation Properties:** The system is 'Vegetated with Effective Nutrient Removal Plants'.
- Outlet Properties:** Overflow Weir Width (metres) is 5.00; Underdrain Present? is checked (Yes); Submerged Zone With Carbon Present? is checked (No); Depth (metres) is 0.00.

Buttons for 'Fluxes...', 'Notes...', 'More', 'Cancel', 'Back', and 'Finish' are visible at the bottom of the window.

Figure 12 – Proposed Bio-Retention System

Figure 13 shows a typical arrangement of a bio-retention system.

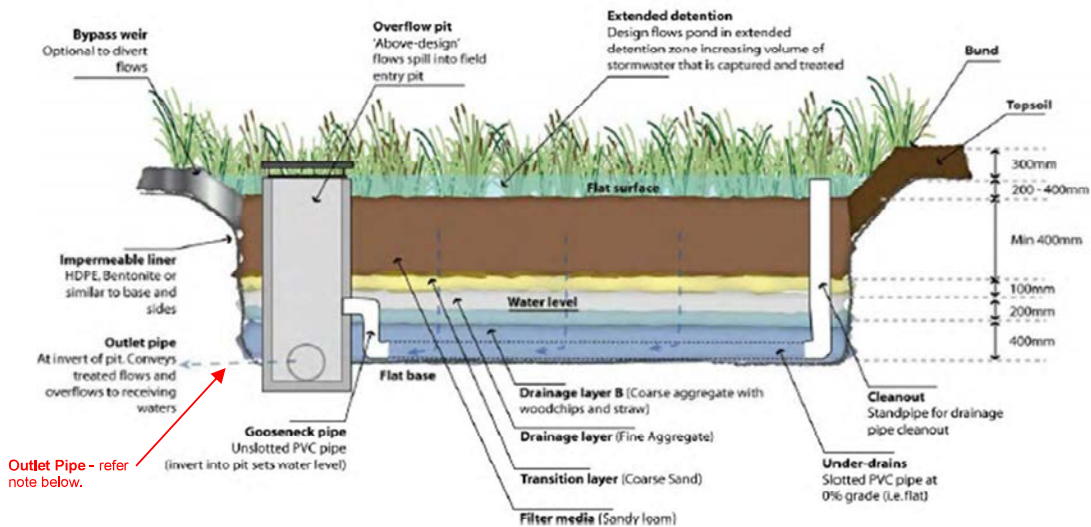


Figure 13 – Typical Bio-Retention System – Saturated Zone

Please note the following with respect to this typical system:

- due to the flat nature of this site and invert levels of receiving swales and culverts, the outlet pipe from the overflow pit will not be able to free drain and will require a solar pump to convey treated flows to the receiving points; and
- a sediment forebay has not been modelled at this concept stage.

6.10 Water Quality Results

The reduction targets required under the SPP for Western Queensland are:

- Total Suspended Solids (TSS) 85 % reduction
- Total Phosphorous (TP) 60 % reduction
- Total Nitrogen (TN) 45% reduction
- Gross Pollutants 90% reduction

The *MUSIC* pollutant load reductions for the entire site are detailed in Figure 14 below. The *MUSIC* results demonstrate that the pollutant load reduction objectives for the site can be achieved for the whole development footprint, through the provision and retention of Water Sensitive Urban Design (WSUD) features as documented in this report.

	Sources	Residual Load	% Reduction
Flow (ML/yr)	63.2	51.8	18.1
Total Suspended Solids (kg/yr)	10100	871	91.4
Total Phosphorus (kg/yr)	28.2	6.46	77.1
Total Nitrogen (kg/yr)	172	92.8	46
Gross Pollutants (kg/yr)	1460	0	100

Figure 14 – MUSIC Results for this Development

7 Erosion and Sediment Management

For completeness, this Section 7 has been provided as advice only at this time. The elements nominated within this section will be addressed in the preparation of Operational Works documentation and during construction.

The development will create significant areas of impervious surfaces that can alter stormwater flows, volumes, and velocities. These changes can cause increased erosion in waterways as well as a reduction in ecosystem health through loss of habitat and increased disturbance.

Soils present at surface height on the site are considered high-risk soils. High-risk soils are:

- Erosive soils – soils that are more susceptible to erosion due to their physical structure or chemistry; and
- Dispersive soils – soils that are structurally unstable and readily disperse into their constituent particles (e.g. clay, silt and sand) in water. Flocculants and coagulants may be required to interfere with this process to allow suspended sediment to settle out of the water column, for example in a sediment basin

High-risk soils can affect water quality in waterways at both the construction and post-construction (operational) phases of development, if not managed appropriately.

The construction phase of development will expose and loosen soil and is likely to generate litter (gross pollutants) which are readily mobile and will enter waterways, if not contained. Extended periods of exposed and disturbed soils on construction sites elevates the risk of rainfall dislodging soil particles and causing erosion and the potential for the release of sediment to waterways. Reducing the potential for erosion during the construction phase of development is important in achieving water quality objectives in waterways.

7.1 Purpose

The primary purpose of installing sediment and erosion controls is to not cause environmental harm, nor deposit prescribed water contaminants in waterways as per the Environmental Protection Act 1994.

In addition, appropriate erosion control can have the benefit of decreasing soil degradation, hence improving asset protection and decreasing maintenance costs during and post construction.

Erosion and Sediment Controls shall be designed, installed, maintained, and decommissioned in accordance with the following principles:

- erosion and sediment controls are integrated with construction planning;
- effective and flexible erosion and sediment control plans are developed based on soil, weather, construction conditions and the receiving environment;
- the extent and duration of soil exposure is minimised;
- water movement through the Site is controlled - in particular clean water is diverted around the site;
- soil erosion is minimised;
- disturbed areas are promptly stabilised;
- sediment retention on Site is maximised;
- controls are maintained in proper working order at all times; and
- the Site is monitored and erosion and sediment control practices adjusted to maintain the required performance standard.

7.2. Erosion and Sediment Control Plan

A site-specific erosion and sediment control plan (ESCP) should be prepared and form part of the Operational Works Application. The ESCP should be prepared by a suitably qualified and experienced professional in accordance with best practice, such as IECA 2008, Best Practice Erosion and Sediment Control. This plan should detail the requirements to ensure that the release of sediment laden stormwater is avoided. This plan should be based on ICEA document 'Best Practice Erosion and Sediment Control – for building and construction sites', International Erosion Control Association (Australasia) to achieve compliance under the Environmental Protection Act 1994.

7.3. Construction

Areas to be disturbed during construction of the works are to be protected to ensure there will be no deterioration of water quality as a result of erosion and sedimentation arising from construction works, or from fuel/oil/chemical discharges from vehicles and plant and equipment associated with construction.

All erosion and sediment control devices implemented on-site should represent current best management practices and all practical measures applicable to the site. These best management practices must be applied to all stages of the project including installation, operation, and management of the control measures, including maintenance and monitoring of the devices.

The Contractor shall be responsible for establishment, management and maintenance of the erosion and sediment control measures, to ensure minimal environmental harm and to comply with Council's standards. It will be the Contractor's responsibility to maintain all erosion and sediment control measures on site until all disturbed areas are reinstated and for the length of the Defect's Liability Period.

7.4. State Planning Policy 2017

State Planning Policy 2017 (SPP) came into effect on the 3 July 2017 and introduced stormwater management design objectives for sediment control on construction sites.

Stormwater management design objectives listed within *Appendix 2* of the *SPP* for sediment control in the construction phase, include the following requirements:

- manage stormwater flows around or through areas of exposed soil to avoid contamination;
- manage sheet flows in order to avoid, or minimise the generation of rill or gully erosion;
- provide stable concentrated flow paths to achieve the construction phase stormwater management design objectives for temporary drainage works;
- stage clearing and construction works, to minimise the area of exposed soil at any one time;
- effectively cover or stabilise exposed soils prior to predicted rainfall;
- direct runoff from exposed site soils to sediment controls that are appropriate to the extent of disturbance and level of erosion risk; and
- All exposed areas greater than 2,500m² must be provided with sediment controls which are designed, implemented and maintained to a standard which would achieve at least 80% of the average annual runoff volume of the contributing catchment treated (i.e. 80% hydrologic effectiveness) to 50mg/L Total Suspended Solids (TSS) or less, and pH in the range (6.5–8.5)

8 Conclusion

This **Site Based Stormwater Management Plan (SBSWMP)** has been prepared to support the Development Application submission for works associated with Stage 1 and Stage 2 of a 653-Bed Camp, located within the Goondiwindi Showgrounds, Boundary Road, Goondiwindi.

This report addresses the impacts of **stormwater quantity and stormwater quality** resulting from this proposed development, together with solutions provided, to ensure an overall “non-worsening” effect can be achieved.

The solutions provided herein, are based on a concept design, details of which are depicted on associated drawings prepared by HIG and FKG. As such, this **SBSWMP** will require updating and the recommendations contained herein, confirmed during the detailed design phase, when final Operational Works documentation will be prepared.

As part of the Development Approval process, from which Operational Works conditions will be provided, consideration of the need for the provision of stormwater quality treatment is suggested based on:

- Goondiwindi Regional Council's (GRC) *Planning Scheme Policy* nominates that in general, developments are to comply with the requirements of *Table B* of the *State Planning Policy (SPP)*; and
- *Note 14* of *Table B* of the *SPP* nominates that for Western Queensland, the treatment targets apply to population centres greater than 25,000.

In setting the Operational Works conditions, consideration should be given to the requirement for provision of stormwater quality treatment, given:

- the camp is not a permanent development; and
- Goondiwindi Township's population is well less than the 25,000 nominated in *Table B* of the *SPP*, which would infer that stormwater quality treatment may not be required for this development,

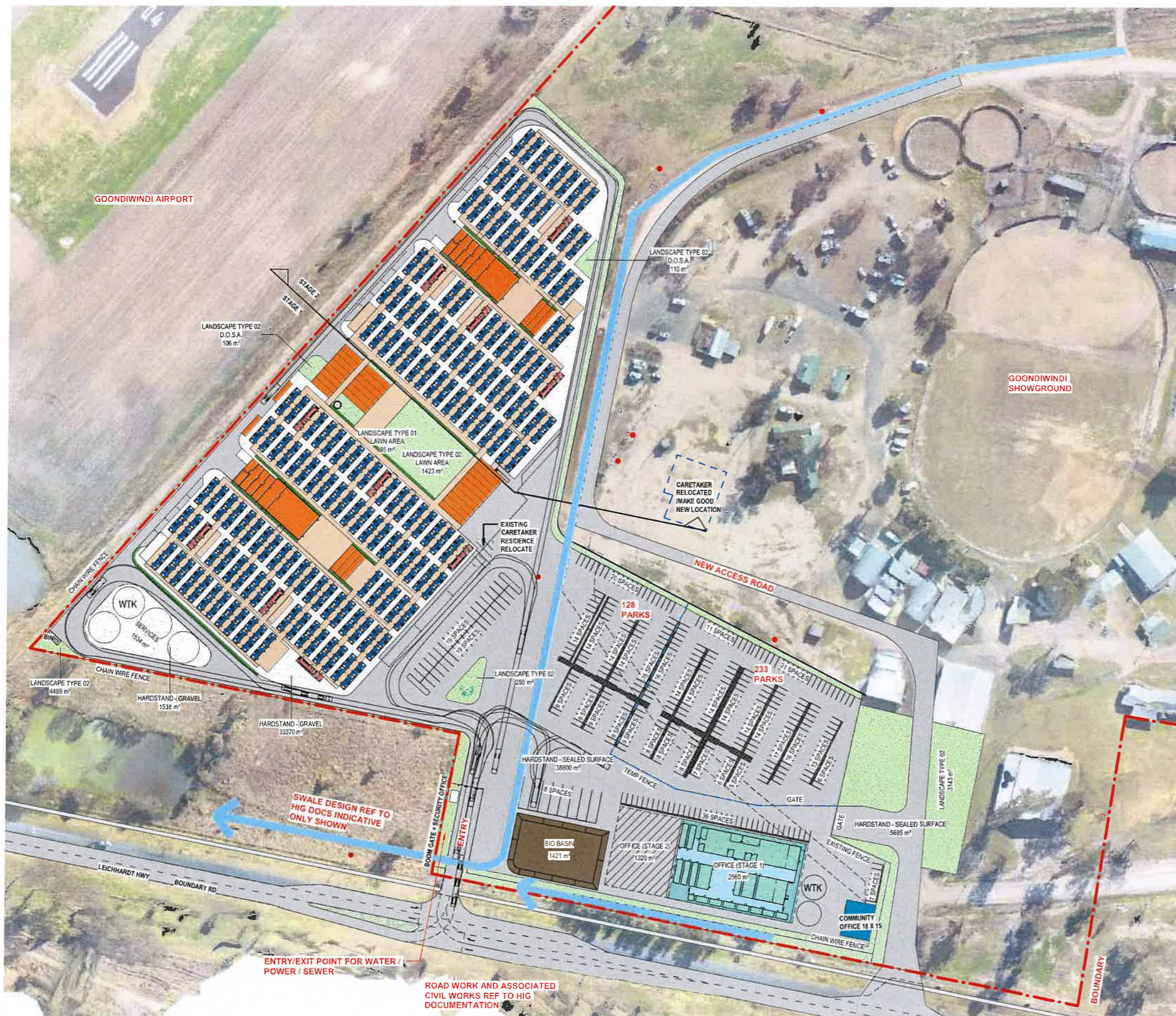
while also taking into account that:

- the area of the camp being greater than the areas of development nominated in *Clause SC6.2.4.2 Deemed to Comply* of GRC's *Planning Scheme Policy*, which would infer that stormwater quality treatment is required for this development.



Attachment 2 – Approved Plans





DEVELOPMENT SCHEDULE

ADDRESS: GOONDIWINDI SHOWGROUND BOUNDARY RD / GOONDIWINDI 4393
 ZONE: RECREATION AND OPEN SPACE

2RP944549 43 hectare
 43 hectare APX

DA		
DA00	OVERALL SITE PLAN	D
DA01	SITE PLAN 01	G
DA02	SITE PLAN 02	H
DA03	OFFICE FLOOR PLAN	A
DA04	ELEVATION 01	C
SK03	3001	F
SK04	3002	F
SK05	3003	E
SK06	3004	E

PARKING SCHEDULE		
BUS 16000 X 5000	8	
CAR 5400 X 2700	426	
MRV 7000 X 3500	38	

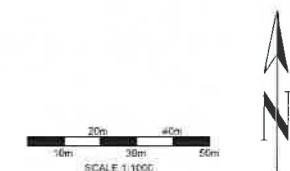
AREA SCHEDULE		
HARDSTAND - CONCRETE	92 m ²	0%
HARDSTAND - GRAVEL	34925 m ²	34%
HARDSTAND - SEALED	55421 m ²	54%
SURFACE		
LANDSCAPE TYPE 01	542 m ²	1%
LANDSCAPE TYPE 02	10941 m ²	11%

GOONDIWINDI REGIONAL COUNCIL
 Approved Plan referred to in Council's Decision Notice

Council Reference: 23/39
 Dated: 19/04/2024
 Signed: R.M.M.
 Print Name: Ronnie McMahon
 (Under Delegation) ASSESSMENT MANAGER

DOSA - DESIGNATED OUTDOOR SMOKING AREA
 LANDSCAPE TYPE 1 - SCREENING PLANTING
 LANDSCAPE TYPE 2 - LOW LEVEL PLANTING
 ● EXISTING POWER POLE POSITION APX

- CIVIL DOCS - REFER TO HIG DOCS
- C-G0101 Site Survey Plan
 - C-SK001 Site Layout Plan
 - C-SK0201 Longitudinal Section Access Road - Sheet 1
 - C-SK0202 Longitudinal Section Access Road - Sheet 2
 - C-SK0203 Longitudinal Section Swale Drain 1 - Sheet: 1
 - C-SK0204 Longitudinal Section Swale Drain 1 - Sheet: 2
 - C-SK0205 Longitudinal Section Swale Drain 2
 - C-SK0301 Proposed Entrance Intersection Layout (CHR)S BAL
 - C-SK0302 Proposed Entrance Turning Pairs 14.5m BUS
 - C-SK0501 Concept Bulk Earthworks Plan
 - F-SK0101 Pre-Developed Catchment Plan
 - F-SK0102 Post-Developed Catchment Plan



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 275 McDougall Street
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 07 4620 0500
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No.	Description	Date
A	FOR REVIEW	23/04/24
B	PARKING	23/05/23
C	DA SUBMISSION	22/05/23
D	REVISE DOCS	23/08/23

GOONDIWINDI SHOWGROUND

LOR

OVERALL SITE PLAN

SKETCH 2229-DA000 D

Date: 23/08/24
 Checked: ALL Drawn: TC Scale: As Indicated @ A1

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DOSA - DESIGNATED OUTDOOR SMOKING AREA
 LANDSCAPE TYPE 1 - SCREENING PLANTING
 LANDSCAPE TYPE 2 - LOW LEVEL PLANTING
 ● EXISTING POWER POLE POSITION APX

CIVIL DOCS - REFER TO HIG DOCS
 C-G0101 Site Survey Plan
 C-SK0001 Site Layout Plan
 C-SK0201 Longitudinal Section Access Road - Sheet 1
 C-SK0202 Longitudinal Section Access Road - Sheet 2
 C-SK0203 Longitudinal Section Swale Drain 1 - Sheet 1
 C-SK0204 Longitudinal Section Swale Drain 1 - Sheet 2
 C-SK0205 Longitudinal Section Swale Drain 2
 C-SK0301 Proposed Entrance Intersection Layout CHR(s) BAL
 C-SK0302 Proposed Entrance Turning Pile(s) 14.5m BUS
 C-SK0501 Concept Bulk Earthworks Plan
 F-SK0101 Pre-Developed Catchment Plan
 F-SK0102 Post-Developed Catchment Plan

ACCOMODATION NO.		
TYPE	MODULE	ROOM NO.
STAGE 1		
ACCOM - STAFF	4	16
ACCOM BUILDING - 4 BED	82	328
ACCOM BUILDING - MANAGERS	1	2
ACCOM BUILDING - PWD	1	3
LAUNDRY	6	0
STAGE 2		
ACCOM - STAFF	6	24
ACCOM BUILDING - 4 BED	70	280
LAUNDRY	4	0
	174	653

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PERFORMANCE BEYOND EXPECTATION

No.	Description	Date
B	DRAFT ISSUE	23/03/20
C	DRAFT ISSUE	23/03/20
D	FOR APPROVAL	23/04/21
E	FOR REVIEW	22/05/21
F	FOR DIVISION	23/06/21
G	REVISED DOCS	23/06/21

GOONDIWINDI SHOWGROUND

LOR

SITE PLAN 01

SKETCH 2229-DA001 G

Scale: As indicated @ A1



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Approved Plan referred to in Council's Decision Notice
Council Reference: 23/39
Dated: 19/04/2024
Signed: *RM McMahon*
Print Name: Ronnie McMahon
(Under Delegation) ASSESSMENT MANAGER



- DCSA - DESIGNATED OUTDOOR SMOKING AREA
 LANDSCAPE TYPE 1 - SCREENING PLANTING
 LANDSCAPE TYPE 2 - LOW LEVEL PLANTING
 ● EXISTING POWER POLE POSITION APX
- CIVIL DOCS - REFER TO HIG DOCS
 C-G0101 Site Survey Plan
 C-SK0001 Site Layout Plan
 C-SK0201 Longitudinal Section Access Road - Sheet 1
 C-SK0202 Longitudinal Section Access Road - Sheet 2
 C-SK0203 Longitudinal Section Swale Drain 1 - Sheet 1
 C-SK0204 Longitudinal Section Swale Drain 1 - Sheet 2
 C-SK0205 Longitudinal Section Swale Drain 2
 C-SK0301 Proposed Entrance Intersection Layout CH(RIS) BAL
 C-SK0302 Proposed Entrance Turning Paths 14.5m BUS
 C-SK0501 Concept Bulk Earthworks Plan
 F-SK0101 Pre-Developed Catchment Plan
 F-SK0102 Post-Developed Catchment Plan

ACCOMMODATION NO.		
TYPE	MODULE	ROOM NO.
STAGE 1		
ACCOM - STAFF	4	16
ACCOM BUILDING - 4 BED	82	328
ACCOM BUILDING - MANAGERS	1	2
ACCOM BUILDING - PWD	1	3
LAUNDRY	6	0
STAGE 2		
ACCOM - STAFF	6	24
ACCOM BUILDING - 4 BED	70	280
LAUNDRY	4	0
	174	653



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No.	Description	Date
C	DRAWN ISSUE	23/03/11
D	FOR APPROVAL	23/04/11
E	FOR REVIEW	23/04/11
F	PARKING	23/05/11
G	FOR SUPERVISION	23/05/11
H	REVISE DCCS	23/05/11

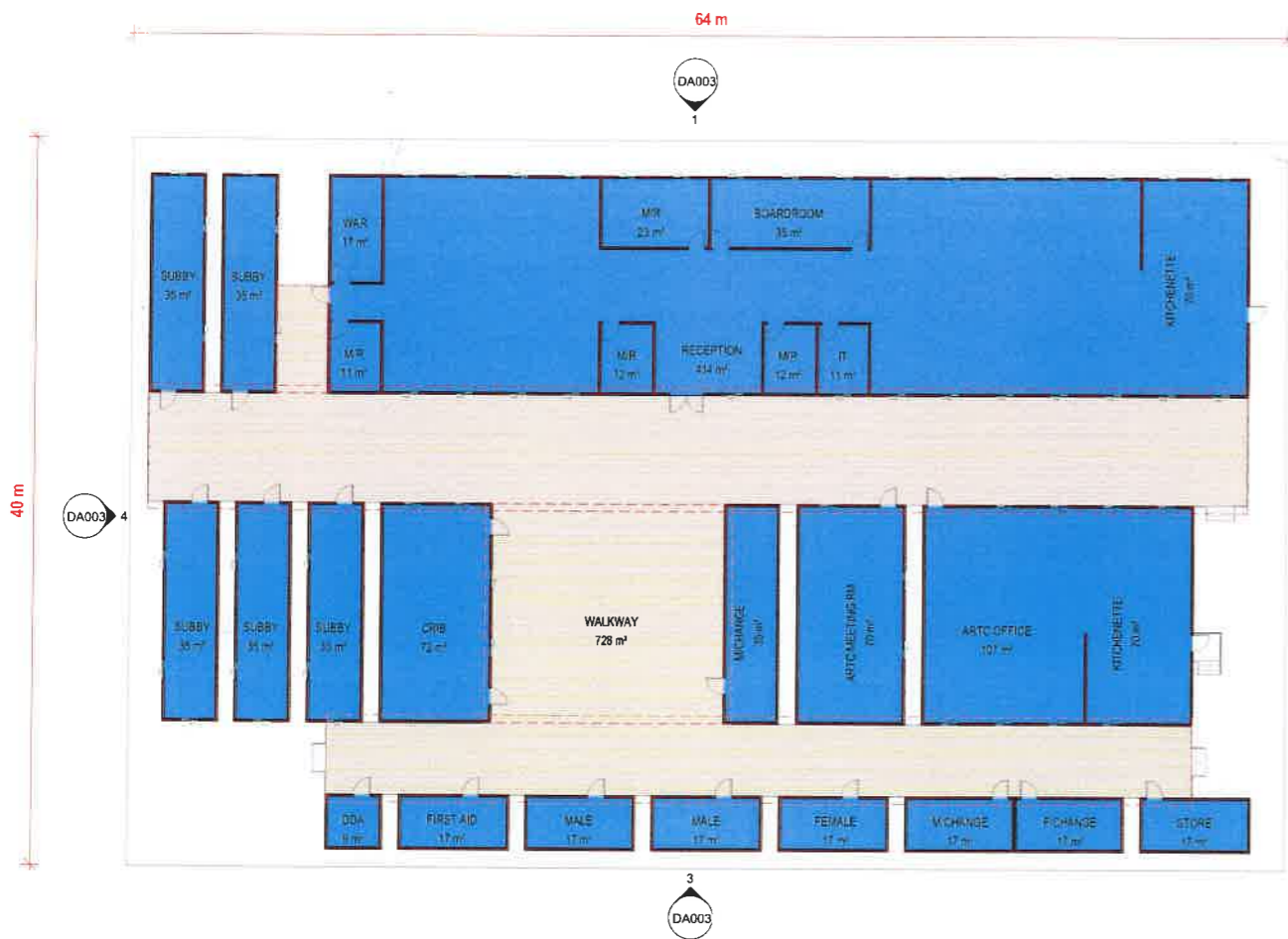
GOONDIWINDI SHOWGROUND
 LOR

SITE PLAN 02

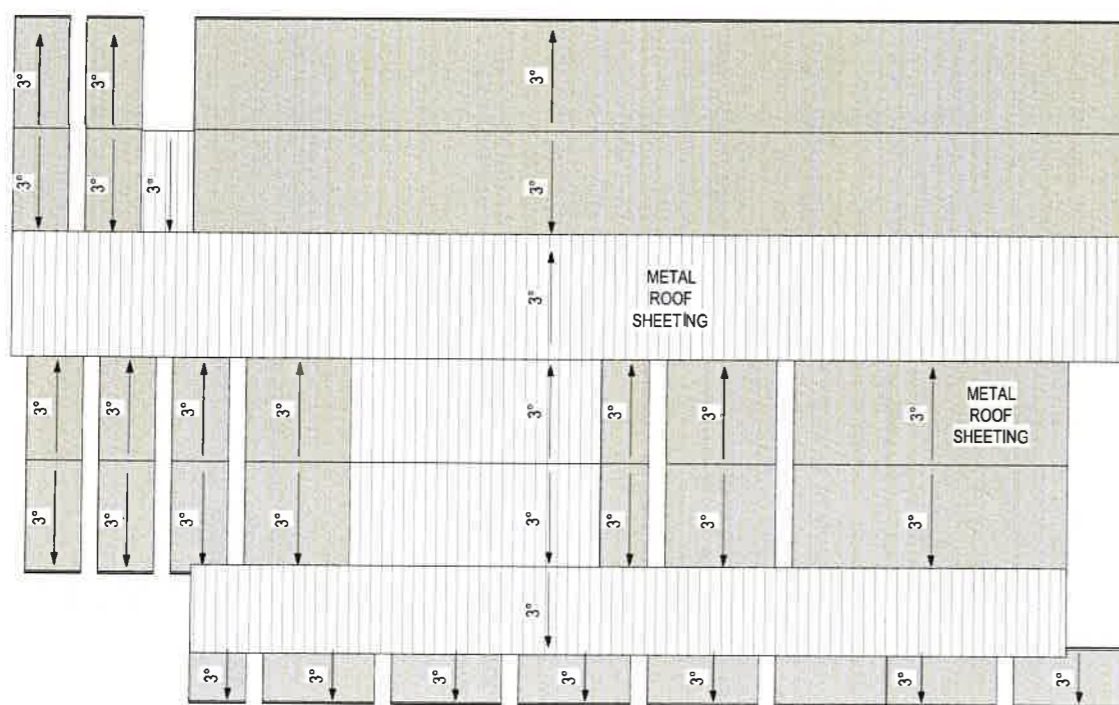
SKETCH	2229-DA002	H
Date	23/03/11	Priority
Sheet	ALL	Scale
	Drawn	As Indicated @ A1

18/06/2007 2:35:59 PM

GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 23/39
Dated: 19/04/2024
Signed: *RMM*
Print Name: Ronnie McMahon
(Under Delegation) ASSESSMENT MANAGER

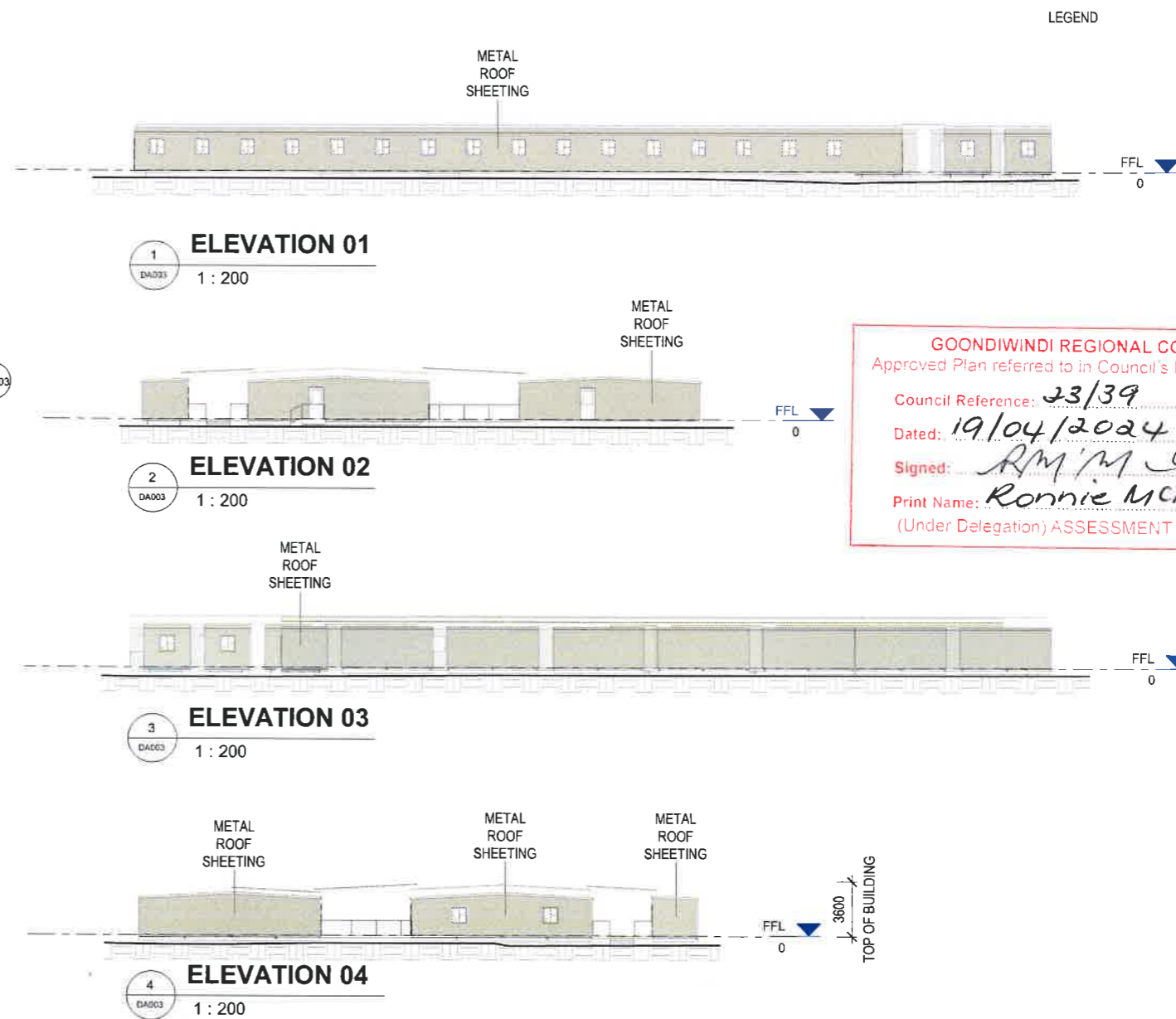


FLOOR PLAN
1 : 200

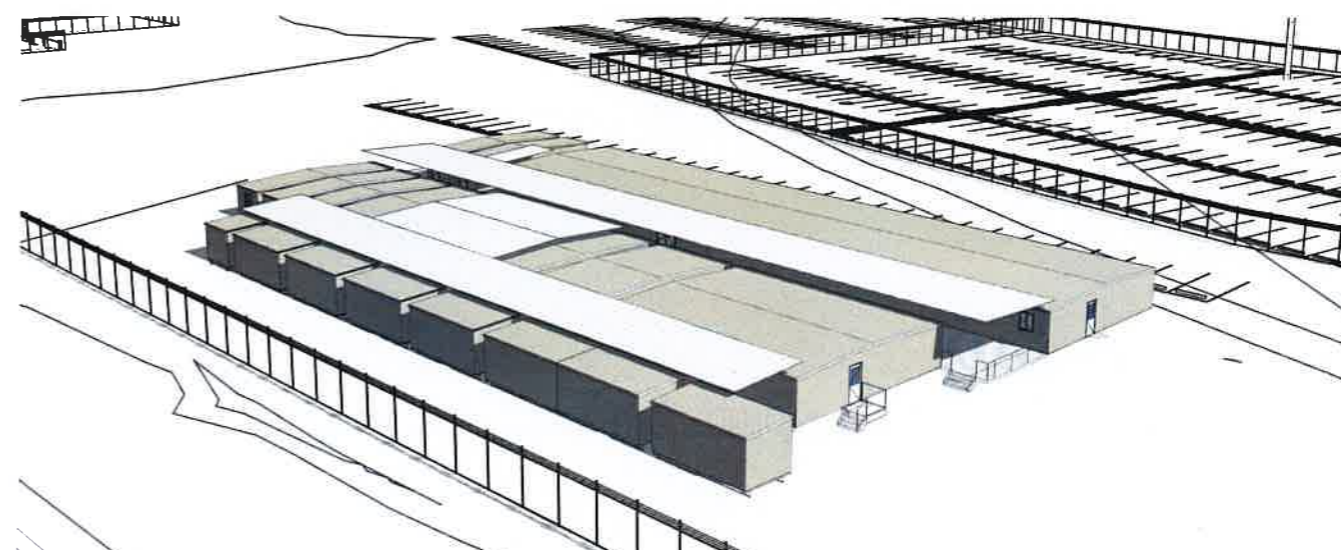


ROOF PLAN
1 : 200

AREA SCHEDULE		
BUILDING	Department	Area
OFFICE	OFFICE	1267 m ²
OFFICE	WALKWAY	728 m ²
		1995 m ²



GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 23/39
Dated: 19/04/2024
Signed: *R.M.M.*
Print Name: Ronnie McMahon
(Under Delegation) ASSESSMENT MANAGER

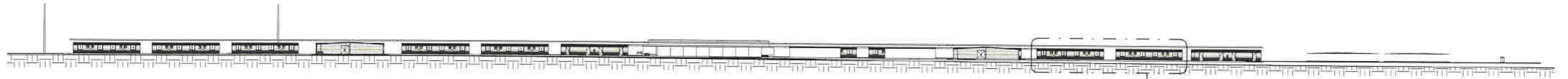


No.	Description	Date
A	DIAMT ISSUE	23/04/24

INLAND RAIL	
GOONDIWINDI SHOWGROUND	LOR

OFFICE FLOOR PLAN			
Status:	DESIGN	2229-DA003	
Date:	23/04/24	Project No:	
Checked:	SMK	Drawn:	TC
Scale:	1:200	Sheet:	A1

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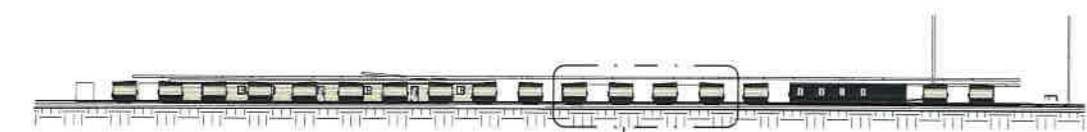
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1 : 500

TYPICAL ACCOMODATION UNIT
ELEVATION 01

4 DA004



2 ELEVATION EAST
1 : 500

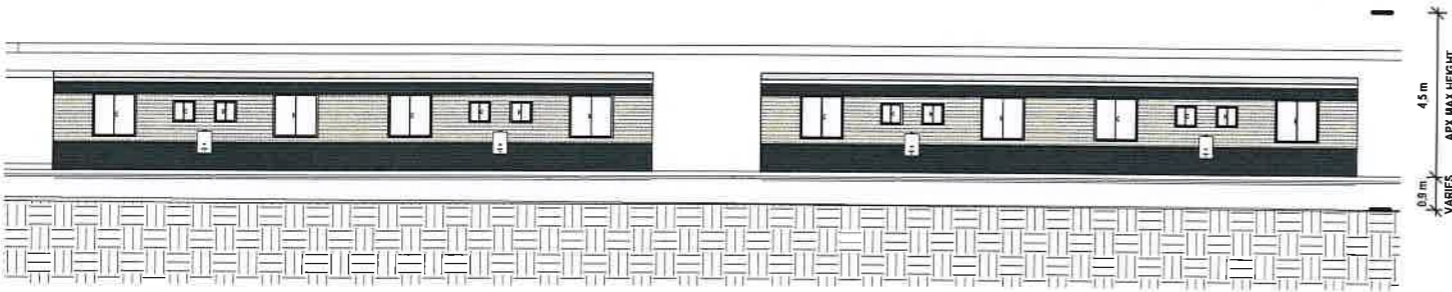


3 ELEVATION SOUTH
1 : 500

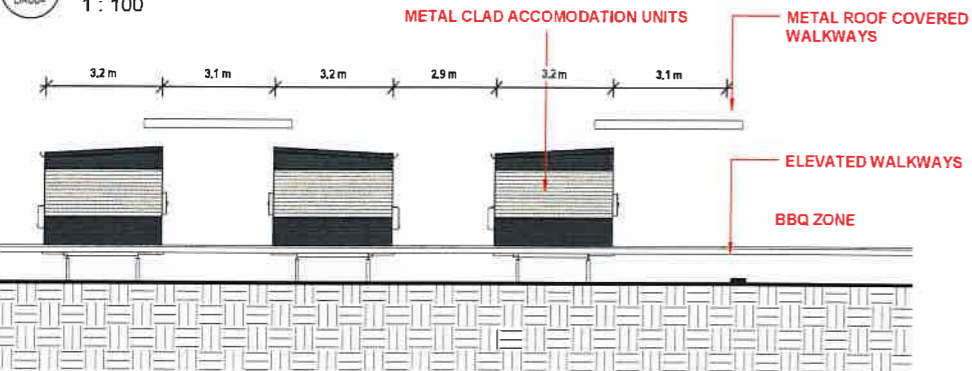
TYPICAL ACCOMODATION UNIT
ELEVATION 02

5 DA004

GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 23/39
Dated: 19/04/2024
Signed: *R.M.M.*
Print Name: *Ronnie McMahon*
(Under Delegation) ASSESSMENT MANAGER



4 TYPICAL ACCOMODATION UNIT ELEVATION 01
1 : 100



5 TYPICAL ACCOMODATION UNIT ELEVATION 02
1 : 100



<p>275 McDougall Street PO BOX 6441 TOOWOOMBA QLD 4350 07 4620 0500 www.fkg.com.au goondiwindi@fkg.com.au</p>	<p>No. Description Date</p> <p>A FOR REVIEW 23/04/24</p> <p>B DA SUBMISSION 23/05/24</p> <p>C REVISE DOCS 23/06/24</p>	<p>GOONDIWINDI SHOWGROUND</p>	<p>ELEVATION 01</p>
	<p>PERFORMANCE BEYOND EXPECTATION</p>	<p>LOR</p>	<p>SKETCH 2229-DA004 C</p> <p>Date: 23/06/24 Project No: Issue</p> <p>Checked: ALL Drawn: TC Scale: As indicated @ A1</p>



SITE BASED STORMWATER MANAGEMENT PLAN

Inland Rail Camp, Boundary Road,
Goondiwindi, QLD, 4390
(Lot 2 RP844649)

GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice

Council Reference: 23/39

Dated: 19/04/2024

Signed: *R.M.M.*

Print Name: Ronnie McMahon
(Under Delegation) ASSESSMENT MANAGER



Contents

1	Introduction	4
2	Site Description	6
2.1	Site Characteristics	7
3	Design Intent	9
4	Stormwater Quantity Management	10
4.1	Contributing Catchments	10
4.2	Catchment Hydrology	10
4.2.1	<i>XPSTORM</i>	10
4.2.2	<i>DRAINS</i>	10
4.2.3	Rational Method	10
4.2.4	Comparison of Results	11
4.3	Pre-Development Stormwater Discharges	12
4.3	Attenuated Post-Development Stormwater Discharges	13
4.4	Pre-Development and Post Development Discharge Comparisons	14
5	Flood Assessment	15
5.1	Background	15
6	Stormwater Quality Management	16
6.1	Introduction	16
6.2	Methodology	16
6.3	<i>MUSIC</i> Model Parameters	17
6.4	Rainfall Data	17
6.5	Catchments	17
6.6	Regional Climatic & Rainfall Run-off Parameters	18
6.7	Source Nodes Pollutant Parameters	18
6.8	Calibration	18
6.9	<i>MUSIC</i> Model	19
6.9	Proposed Treatment Train	20
6.10	Water Quality Results	21
7	Erosion and Sediment Management	22
7.1	Purpose	22
7.2	Erosion and Sediment Control Plan	23
7.3	Construction	23
7.4	State Planning Policy 2017	23
8	Conclusion	24
	Attachment A – Proposed Camp Layout	25
	Attachment B – Pre-Development Catchment Plan	26
	Attachment C – Post-Development Catchment Plan	27
	Attachment D – Site Layout Plan	28

1 Introduction

Harrison Infrastructure Group (HIG) has been commissioned by FKG Civil Pty Ltd, to prepare a **Site Based Stormwater Management Plan (SBSWMP)** to support the Development Application submission for works associated with Stage 1 and Stage 2 of a 653-Bed Camp, located within the Goondiwindi Showgrounds, Boundary Road, Goondiwindi. This report addresses **stormwater quantity and stormwater quality** impacts resulting from this proposed development (hereafter referred to as “the Site”).

The development is located within Goondiwindi Regional Council (GRC). Boundary Road which fronts the development, is a Department of Transport and Main Roads (TMR) controlled road.

The proposed Camp Layout is shown in **Figure 1** below, with full details provided in **Attachment A**.

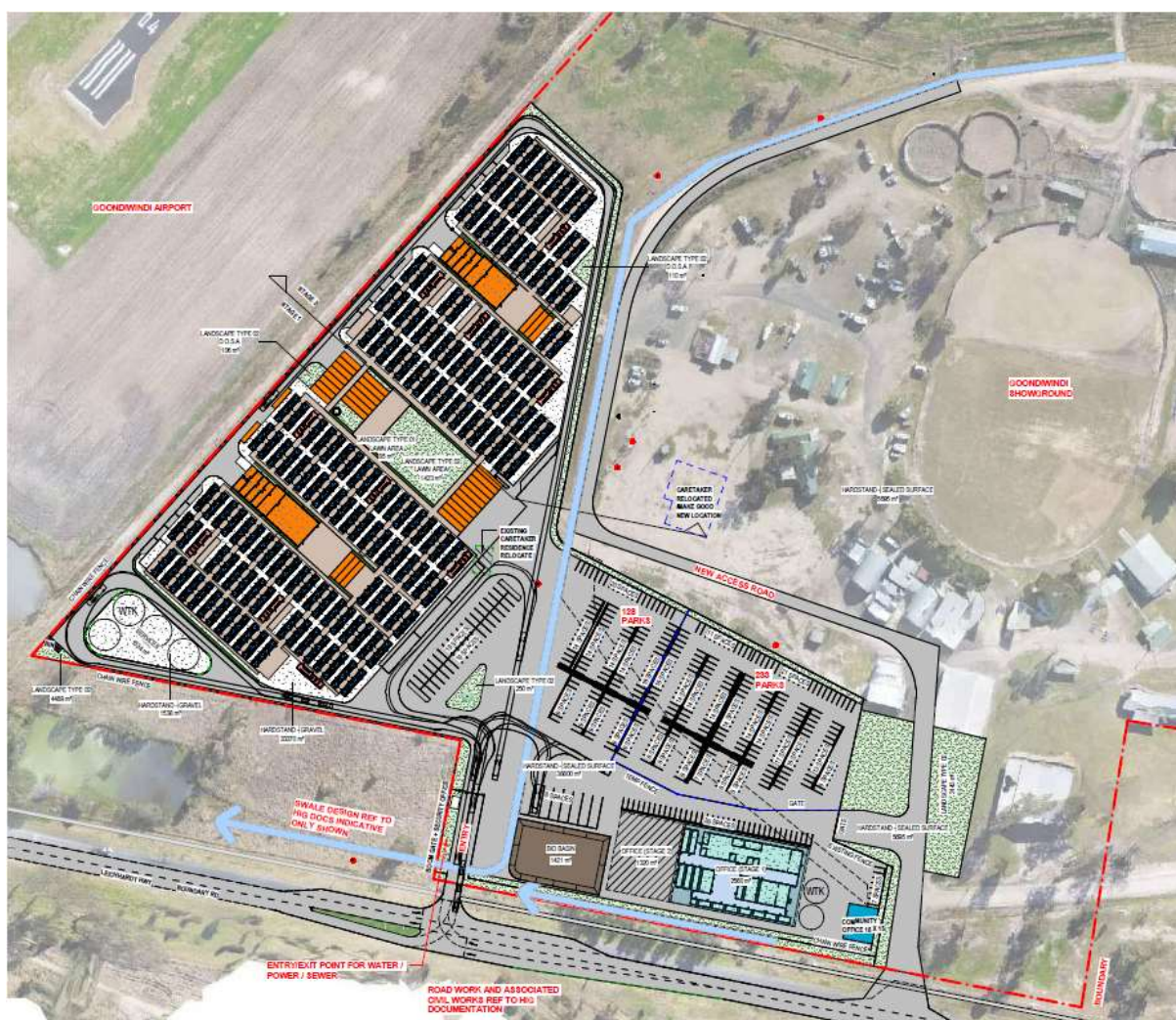


Figure 1: Proposed Camp Layout

This report provides preliminary engineering advice relative to this project and the Site, to address mitigation and management of stormwater quantity and stormwater quality, post development. The intent of this report is to assist GRC in assessing the associated Development Application submission for the Camp.

This report has been compiled based on the information that is current at the time of printing, based on:

- Goondiwindi Region Planning Scheme (Version 2);
- Queensland State Planning Policy 2017 - Water Quality Guidelines;
- Queensland Urban Drainage Manual (QUDM,2017);
- Australian Rainfall and Runoff (Volume 1 – A Guide to Flood Estimation) – 2016;
- Engineering site survey; and
- current best practices for stormwater management.

2 Site Description

The Goondiwindi Showgrounds (Lot 2 RP844649) is located on Boundary Road, Goondiwindi.

Figure 2 provides an aerial image of the current showgrounds site.



Figure 2: Goondiwindi Showgrounds (Queensland Globe)

This site is bounded by the Goondiwindi Aerodrome to the west and north, industrial development to the south and the Old Cunningham Highway to the east. It is currently zoned as Recreation and Open Space.

Figure 3 shows an excerpt from the GRC Flood Hazard Overlay Map OM001c, which details that the site is currently contained within the area of floodplain protected up to a 0.5% (1 in 200) AEP flood event by the Council Town Levee and Council verified natural topographic features. The Showgrounds is currently used as an evacuation centre in times of major regional flooding, or other natural disaster events.

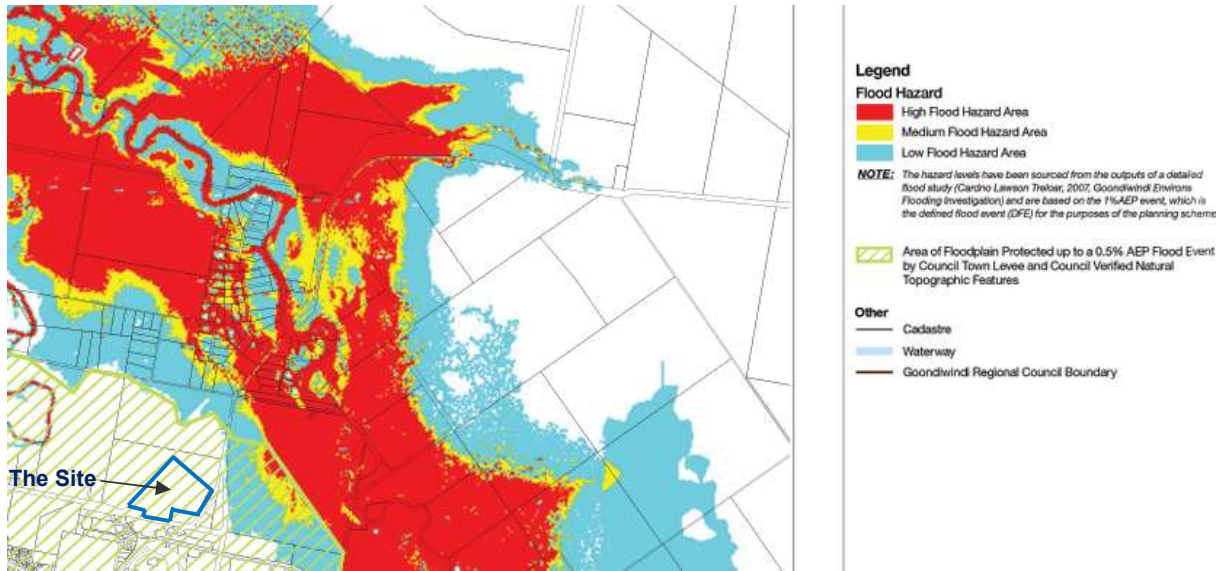


Figure 3: Flood Hazard Overlay Map – OM001c

2.1 Site Characteristics

The Site generally falls to the south and to the north from a ridge nominally running east-west, approximately midway through the Site. Stormwater runoff from the Site currently discharges in four locations as nominated in Figure 4.

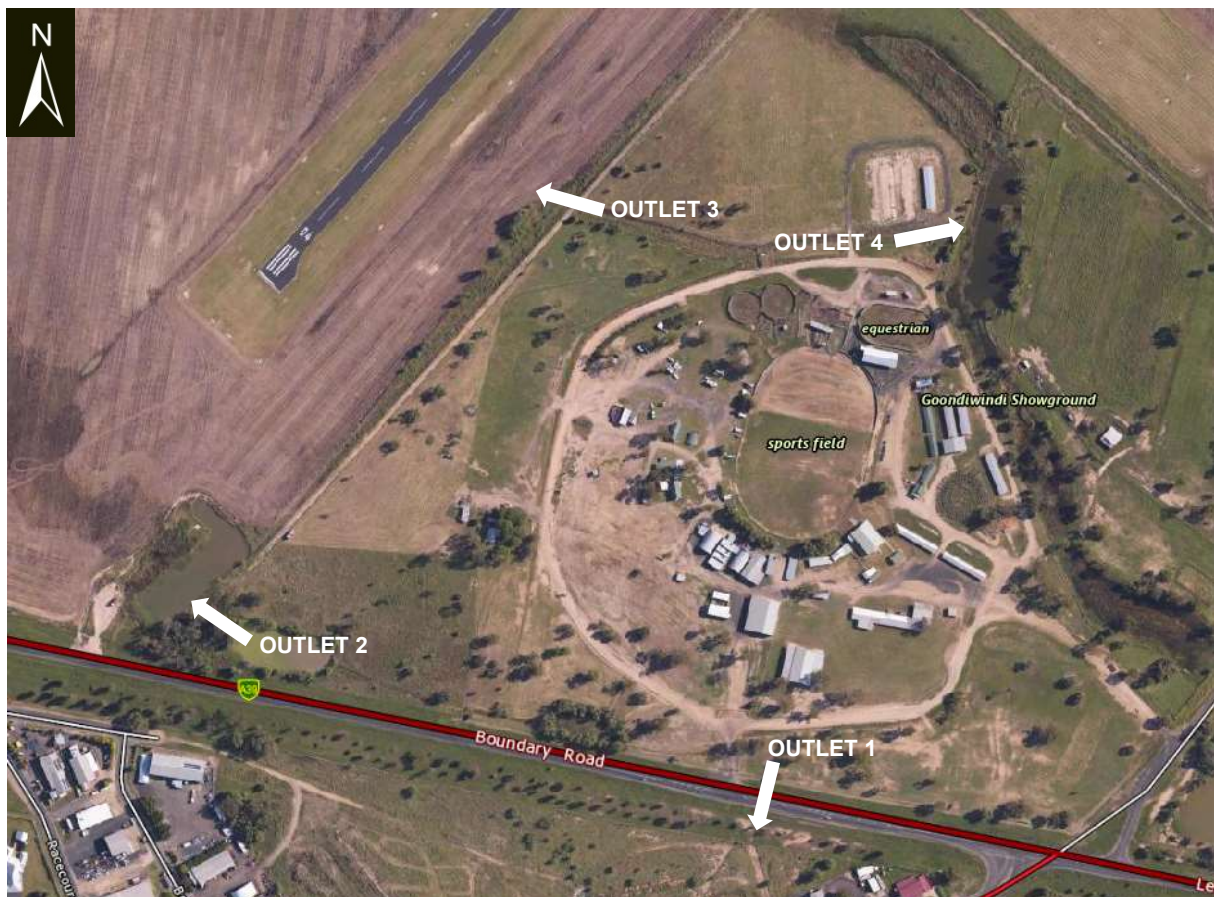


Figure 4 – Current Stormwater Discharge Locations

The existing outlet locations are described as:

- Outlet 1 – existing 1200 x 600 RCBC installation under Boundary Road
- Outlet 2 – existing pond on Boundary Road, into existing dam within the Aerodrome
- Outlet 3 – existing open drain into the Aerodrome
- Outlet 4 – existing open drain into the existing dam on site.

3 Design Intent

1. The design intent is that flow patterns to existing outlets will be retained.
2. Bulk earthworks will be required to the areas under the camp, the new circulating roads and carparks, to provide falls and direct stormwater to the existing outlet locations, as detailed in Figure 4.
3. The increase in impervious areas (roofs, roadways and carparks) will require stormwater quantity mitigation measures to restrict post-development flows to pre-development levels at each outlet location.
4. Stormwater quality treatment will be addressed in accordance with the Queensland *State Planning Policy 2017 - Water Quality Guidelines*.
5. Catchment Plans are provided as follows:
 - a. Pre-Development Catchment Plan – refer **Attachment B**
 - b. Post-Development Catchment Plan – refer **Attachment C**

These catchment plans have been verified by site inspections and discussions with members of the Goondiwindi Show Society.

4 Stormwater Quantity Management

4.1 Contributing Catchments

Details of the contributing catchments, including their areas and fractions impervious and flow patterns are detailed on the catchment plans included in **Attachment B** (pre-development) and **Attachment C** (post-development).

4.2 Catchment Hydrology

Australian Rainfall & Runoff 2016 rainfall and climatic data, including storm losses & temporal patterns for this site was obtained from the Australian Government's *Bureau of Meteorology (BOM)* data hub: <http://data.arr-software.org/>.

4.2.1 XPSTORM

XPSTORM software was used to analyse the contributing catchments using the ARR (2016) storm ensembles for the 1% (1 in 100) AEP Event. Ensembles for standard storm durations from 5 minutes to 12 hours were evaluated.

The Laurenson Runoff Routing method was utilised within the *XPSTORM* model. The Laurenson Runoff Routing procedure can be applied to rural and urban catchments in both design storm and continuous simulation situations. It allows for the non-linear response from catchments over a large range of event magnitudes. The hydrological data requirements are catchment area, slope, degree of urbanisation, loss rates, observed or design rainfall.

4.2.2 DRAINS

DRAINS software was used to compare the *XPSTORM* results, again analysing the contributing catchments using the ARR (2016) storm ensembles for the 1% (1 in 100) AEP Event, using initial and continuing losses for the same range of storms used in the *XPSTORM* model. Ensembles for standard storm durations from 5 minutes to 12 hours were evaluated.

4.2.3 Rational Method

The Rational Method was also used to compare calculated catchment runoff calculated by *XPSTORM* and *DRAINS*. This was done to provide confidence in the calculated stormwater discharges.

4.2.4 Comparison of Results

Table 1 provides a comparison of the maximum, unattenuated flows from each individual pre-developed catchment, for the 1% (1 in 100) AEP Event, using *XPSTORM* software, *DRAINS* software and the Rational Method.

Table 1 – Discharges for the 1% (1 in 100) AEP Event – Pre-Developed Catchments

Catchment	C1	C2	C3	C4	C5	C6	C7	C8
<i>XPSTORM</i> (m ³ /s)	0.216	0.078	0.070	0.111	0.091	0.225	0.183	0.331
<i>DRAINS</i> (m ³ /s)	0.197	0.074	0.067	0.107	0.088	0.233	0.191	0.326
<i>Rational Method</i> (m ³ /s)	0.183	0.068	0.063	0.122	0.087	0.234	0.277	0.355
Catchment	C9	C10	C11	C12	C13	C14	C15	C16
<i>XPSTORM</i> (m ³ /s)	0.242	0.059	0.039	0.349	0.076	0.067	0.761	0.622
<i>DRAINS</i> (m ³ /s)	0.247	0.054	0.036	0.366	0.075	0.065	0.804	0.651
<i>Rational Method</i> (m ³ /s)	0.241	0.064	0.046	0.544	0.109	0.076	0.840	0.630
Catchment	C17	C18						
<i>XPSTORM</i> (m ³ /s)	0.434	0.934						
<i>DRAINS</i> (m ³ /s)	0.439	1.007						
<i>Rational Method</i> (m ³ /s)	0.455	0.743						

As is evidenced in Table 1, while there are some minor discrepancies, the discharges from the *XPSTORM* Model, the *DRAINS* Model and the Rational Method calculations for each catchment, compare favourably.

DRAINS was subsequently selected to route the discharges from each catchment through the stream network and to undertake stormwater analysis and investigation of attenuation measures post-development, as required.

4.3 Pre-Development Stormwater Discharges

Figure 5 provides a screen capture from *DRAINS* for the pre-development peak discharges for the 1% (1 in 100) AEP event, to each nominated outlet.

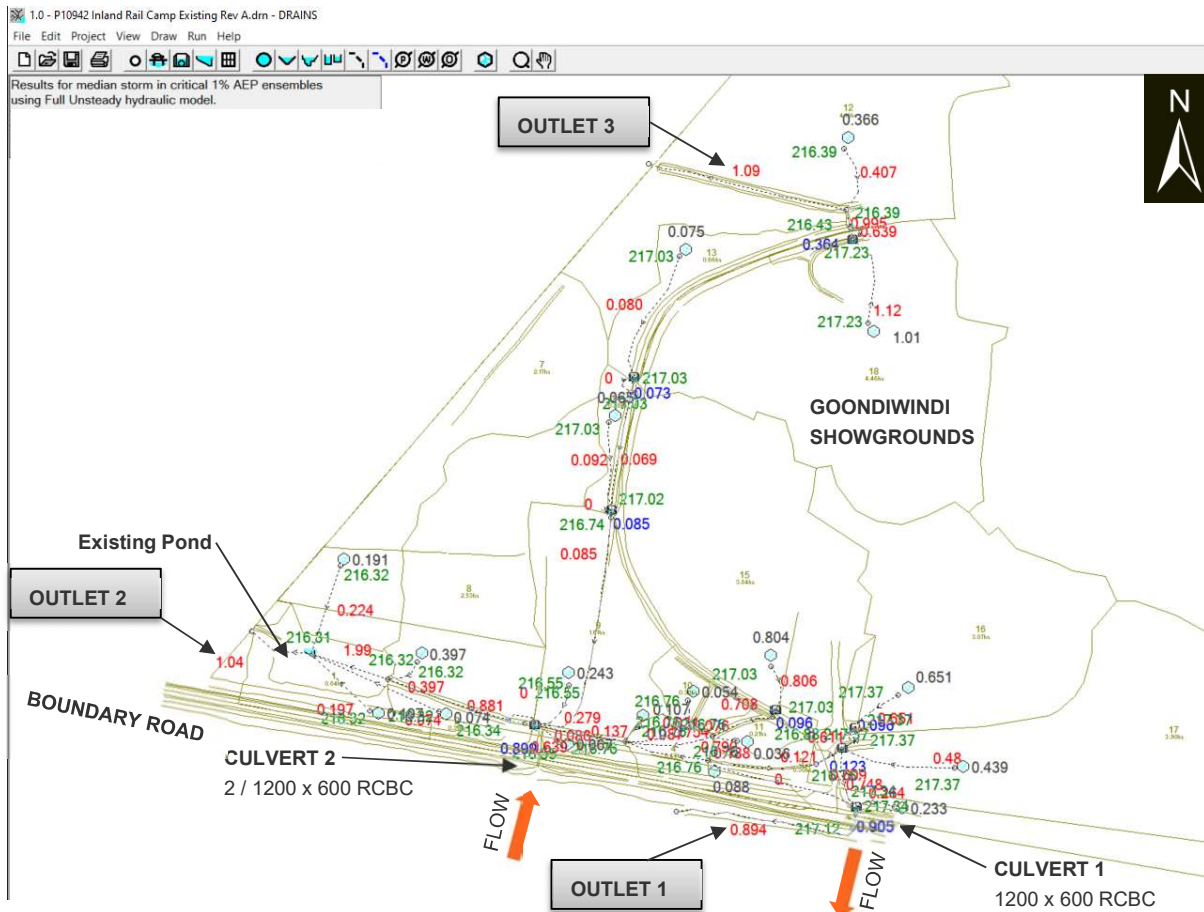


Figure 5 – *DRAINS* Pre-Development Results

There are two cross-road culvert installations on Boundary Road, as nominated in Figure 5:

- Culvert 1 – 1200 x 600 RCBC; and
- Culvert 2 – 2 / 1200 x 600 RCBC.

Culvert 1 falls from north to south and accepts flows from the site. These flows have been modelled as part of this report.

Culvert 2 falls from south to north and discharges flows from south of Boundary Road to the existing pond in the road reserve, ultimately discharging to Outlet 2. These flows have not been modelled as part of this report, as they are out of catchment and do not have an impact on this site.

4.3 Attenuated Post-Development Stormwater Discharges

Due to the nature of this development and the resulting increase in impervious areas, stormwater attenuation measures will be required, to maintain post-development flows at pre-development levels.

Figure 6 provides a screen capture from *DRAINS* for the attenuated, post-development peak discharges for the 1% (1 in 100) AEP event, to each nominated outlet.

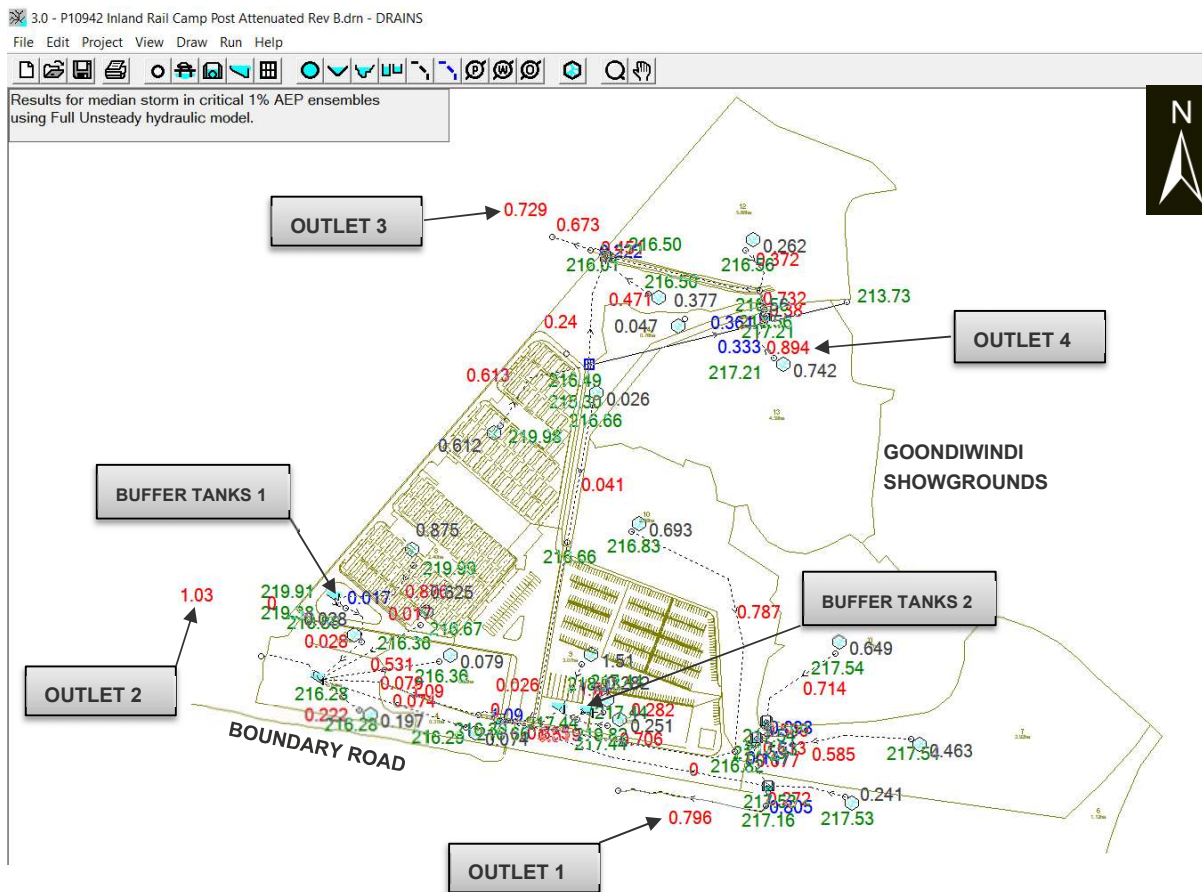


Figure 6 – DRAINS Attenuated Post-Development Results

A range of measures has been employed to provide the attenuation required, outlined as follows:

- Buffer Tanks 1 - above-ground buffer tanks to the south of Stage 1 of the camp;
- Buffer Tanks 2 - above-ground buffer tanks to the east of the office; and
- Bio-Retention Basin.

Buffer Tanks 1 & 2 have been designed to accept gutter and downpipe discharge from the roofs of Stage 1 of the camp and the office, catering for a design storm of 5 minute duration for the 5% (1 in 20) AEP event. This is in accordance with *Section 3 Roof Drainage Systems* of *AS 3500.3 – Part 3: Stormwater Drainage*. For rainfall events in excess of this, the tanks will spill, discharging within the individual catchment.

The downpipes contributing to each of the buffer tanks will be a “charged” system.

Configurations of the buffer tanks are:

- Buffer Tanks 1:
 - 4 x 421 kL “Tasman” panel tanks, or approved equivalent, of which a combined total of:
 - 1070 kL of storage is provided for attenuation of the downpipe discharge from Stage1 of the camp; and
 - 600 kL of storage is available for re-use.
- Buffer Tanks 2:
 - 2 x 270 kL “Tasman” panel tanks, or approved equivalent, of which a combined total of:
 - 540 kL of storage is provided for attenuation of the downpipe discharge from the office roof, with no storage allowed for re-use.

4.4 Pre-Development and Post Development Discharge Comparisons

Table 2 provides a comparison of pre-development discharges and post-development discharges at the nominated outlets, resulting from the afore-mentioned attenuation devices. As is detailed, post-development flows are the same or less than the pre-development flows at each outlet, over the nominated range of stormwater events.

Table 2 – Comparison of Discharges - Pre-Development & Post-Development

EVENT	OUTLET 1		OUTLET 2		OUTLET 3	
	Pre-Dev	Post-Dev	Pre-Dev	Post-Dev	Pre-Dev	Post-Dev
0.5EY	0.132	0.070	0.360	0.360	0.214	0.136
10% AEP	0.301	0.200	0.523	0.526	0.408	0.255
5% AEP	0.447	0.375	0.645	0.589	0.559	0.392
2% AEP	0.677	0.561	0.870	0.866	0.801	0.497
1% AEP	0.894	0.796	1.040	1.030	1.090	0.729

Please note that discharges to Outlet 4 have not been detailed, as this outlet is to the existing on-site dam. It is proposed that roofwater flows from Stage 2 of the camp are discharged via a 600mm dia. underground stormwater pipe, outletting via a “charged” system to an existing channel, upstream of the existing dam (Outlet 4). This roofwater discharge is to be re-use for on-site irrigation. Refer to Drawing No. C-SK0001 included as **Attachment D**, for an overview of this outlet system.

5 Flood Assessment

5.1 Background

No flood assessment has been carried out within this report, as the Site is contained within the area of floodplain protected up to a 0.5% (1 in 200) AEP flood event by the Council Town Levee and Council verified natural topographic features.

6 Stormwater Quality Management

6.1 Introduction

Section SC6.2.4.1 of Schedule 6 of the Goondiwindi Region Planning Scheme (Version 2) states that all development applications made to Council must comply with the SPP Code: Water Quality, unless the application falls within the “Deemed to Comply” category.

This development does not fall within a “Deemed to Comply” category, therefore it will require water quality modelling to be undertaken.

Modelling with the use of the *MUSIC* software has been completed to provide a more detailed assessment of the treatment devices required. This section of the report details the potential increase in pollutant values resulting from this proposed development and in turn, the required treatment to mitigate potential increases.

6.2 Methodology

Water quality objectives applicable to this site are defined within *State Planning Policy, July 2017 Appendix 2*, stormwater management design objectives, *Table B: Post construction phase - stormwater management design objectives*. These objectives are reproduced in Figure 7.

Table B: Post construction phase – stormwater management design objectives

Application:

- (1) A material change of use for an urban purpose that involves premises 2500 metres² or greater in size and:
 - (a) will result in six or more dwellings; or
 - (b) an impervious area greater than 25 per cent of the net developable area.
- (2) Reconfiguring a lot for urban purposes that involves premises 2500 metres² or greater in size and will result in six or more lots.

Climatic region	Design objectives				
	Reductions in mean annual load from unmitigated development (%)				
	Total suspended solids (TSS)	Total phosphorus (TP)	Total nitrogen (TN)	Gross pollutants >5mm	Waterway stability management
South East Queensland	80	60	45	90	Limit the peak 1-year ARI event discharge within the receiving waterway to the pre-development peak 1-year ARI discharge
Central Queensland (south)	85	60	45	90	
Central Queensland (north)	75	60	40 ^{1b}	90	
Cape York ^{1a} , wet tropics and dry tropics	80	60 ^{1c}	40	90	
Western Queensland ^{1a}	85	60	45	90	

Notes:

- Mapping of climatic regions is available on the State Planning Policy Interactive Mapping System.
- In lieu of modelling, the default bio-retention treatment area to comply with load reduction targets for all Queensland regions is 1.5 per cent of the contributing catchment area.
- Water stability objective applies if development drains to an unlined waterway within or downstream of the site where a risk of increased erosion exists due to changes in hydrology. Local government may also require application of the waterway stability objective where there are planned future rehabilitation works to return a lined channel to a natural channel design.
- The SPP Water quality guidance material provides advice on the measures that demonstrate compliance with table B.

^{1a} Note: Applies to population centres greater than 25,000 persons.
^{1b} Note: Mackay Regional Council has adopted a 75 per cent reduction for TN.
^{1c} Note: Townsville City Council has adopted a 65 per cent reduction for TP.

Figure 7 – Water Quality Objectives

The target reductions in stormwater pollutants are based on a comparison of an unmitigated scenario, having no treatment on site, and a mitigated scenario, which has stormwater treatment measures incorporated on site.

6.3 MUSIC Model Parameters

A *MUSIC* model was developed to evaluate the effectiveness and determine the quantity and sizing of stormwater treatment devices to meet the applied design objectives. The model was developed in accordance with Water by Design's *MUSIC Modelling Guidelines Consultation Draft November 2018*.

MUSIC uses recorded meteorological data as the primary input for rainfall–runoff and pollutant generation at a source node. Runoff, represented as surface runoff and baseflow, is generated in *MUSIC* through the interaction of rainfall evapotranspiration and soil properties.

6.4 Rainfall Data

The BOM climatic data recorded at Goondiwindi Airport, Rainfall Station 041521, between 5/07/1991 and 31/01/2010 was imported into the *MUSIC* model for analysis.

The Average Areal Potential Evapo-Transpiration (PET) in mm/month for this site, was sourced from the website: [Australian Water Outlook \(bom.gov.au\)](http://bom.gov.au) and imported into the *MUSIC* model.

The Meteorological Data Statistics for this site are nominated in Figure 8.

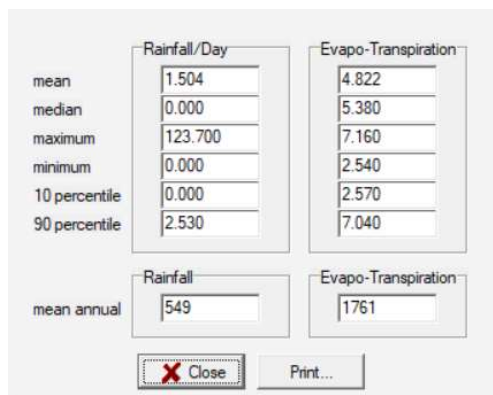


Figure 8 – Meteorological Data Statistics

6.5 Catchments

The *MUSIC* Model is based on the Post-Development Catchment Plan included in **Attachment C**.

6.6 Regional Climatic & Rainfall Run-off Parameters

MUSIC requires the user to specify the catchment land use and associated parameters for both the source and treatment nodes. Figure 9 below summarises the rainfall runoff parameters recommended for use. Commercial and industrial land use has been adopted for the modelled catchments.

PARAMETER	LAND USE			
	URBAN RESIDENTIAL	COMMERCIAL AND INDUSTRIAL	RURAL RESIDENTIAL	FORESTED
RAINFALL THRESHOLD (MM)	1	1	1	1
SOIL STORAGE CAPACITY (MM)	500*	18	98	120
INITIAL STORAGE (% CAPACITY)	10	10	10	10
FIELD CAPACITY (MM)	200	80	80	80
INFILTRATION CAPACITY COEFFICIENT A	211	243	84	200
INFILTRATION CAPACITY COEFFICIENT B	5.0	0.6	3.3	1.0
INITIAL DEPTH (MM)	50	50	50	50
DAILY RECHARGE RATE (%)	28	0	100	25
DAILY BASEFLOW RATE (%)	27	31	22	3
DAILY DEEP SEEPAGE RATE (%)	0	0	0	0

Figure 9 – Source Nodes - Pollutant Export Parameters

6.7 Source Nodes Pollutant Parameters

Catchments have been modelled as “Lumped Catchments” with the recommended pollutant export parameters for Industrial Catchments detailed in Figure 10.

	FLOW TYPE	POLLUTANT SOURCE	TSS LOG ¹⁰ VALUES		TP LOG ¹⁰ VALUES		TN LOG ¹⁰ VALUES	
			MEAN	ST. DEV.	MEAN	ST. DEV.	MEAN	ST. DEV.
Lumped	Baseflow	Industrial Lumped	0.78	0.45	-1.11	0.48	0.14	0.20
	Stormflow		1.92	0.44	-0.59	0.36	0.25	0.32

Figure 10 – Industrial Lumped Catchment - Pollutant Export Parameters

Runoff pollutant concentrations have been generated stochastically (from a defined mean and standard deviation).

6.8 Calibration

Calibration to local data has not been completed and is not necessary for development applications due to the dominant influence of impervious areas on hydrology.

6.9 MUSIC Model

A schematic of the *MUSIC* model using Lumped Industrial Catchments is shown in Figure 11.

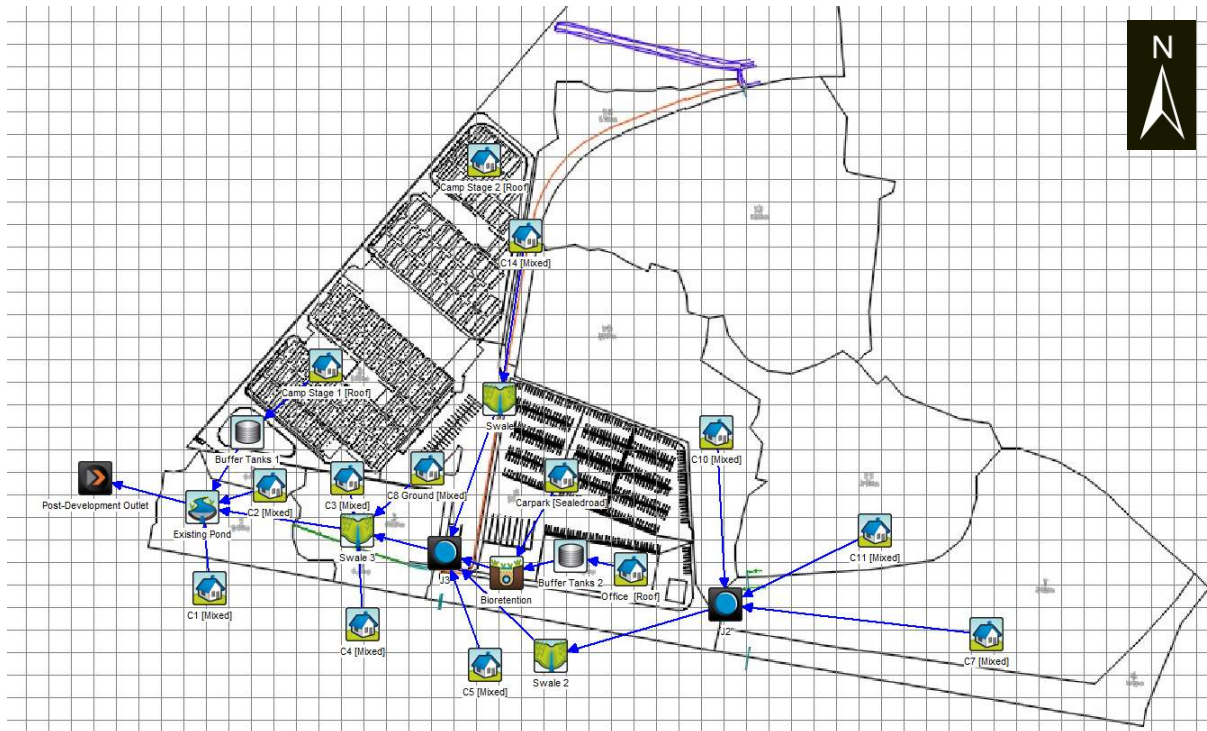


Figure 11 – *MUSIC* Model Schematic

6.9 Proposed Treatment Train

The treatment train modelled consists of the following elements:

- Buffer Tanks 1;
- Buffer Tanks 2;
- Grassed Swales;
- Existing Pond; and
- Proposed Bio-Retention Basin.

Details of the Buffer Tanks have been provided in Section 4.3 - Attenuated Post-Development Stormwater Discharges.

Grassed swales are modelled with a 2.50m base, 1 on 4 side slopes to a nominal depth of 600mm. The existing pond has been modelled using engineering site survey.

Details of the modelled bio-retention system are provided in Figure 12.

The screenshot shows a software configuration window for a 'Bioretention' system. The 'Location' field is set to 'Bioretention'. The interface is divided into several sections:

- Inlet Properties:** Low Flow By-pass (cubic metres per sec) is 0.000; High Flow By-pass (cubic metres per sec) is 100.000.
- Storage Properties:** Extended Detention Depth (metres) is 0.20; Surface Area (square metres) is 1417.00.
- Filter and Media Properties:** Filter Area (square metres) is 1274.00; Unlined Filter Media Perimeter (metres) is 150.00; Saturated Hydraulic Conductivity (mm/hour) is 3.60; Filter Depth (metres) is 0.50; TN Content of Filter Media (mg/kg) is 800; Orthophosphate Content of Filter Media (mg/kg) is 55.0.
- Infiltration Properties:** Exfiltration Rate (mm/hr) is 0.00.
- Lining Properties:** Is Base Lined? is checked 'No'.
- Vegetation Properties:** The 'Vegetated with Effective Nutrient Removal Plants' radio button is selected.
- Outlet Properties:** Overflow Weir Width (metres) is 5.00; Underdrain Present? is checked 'Yes'; Submerged Zone With Carbon Present? is checked 'No'; Depth (metres) is 0.00.

Buttons for 'Fluxes...', 'Notes...', and 'More' are located below the Outlet Properties section. At the bottom of the window are 'Cancel', 'Back', and 'Finish' buttons.

Figure 12 – Proposed Bio-Retention System

Figure 13 shows a typical arrangement of a bio-retention system.

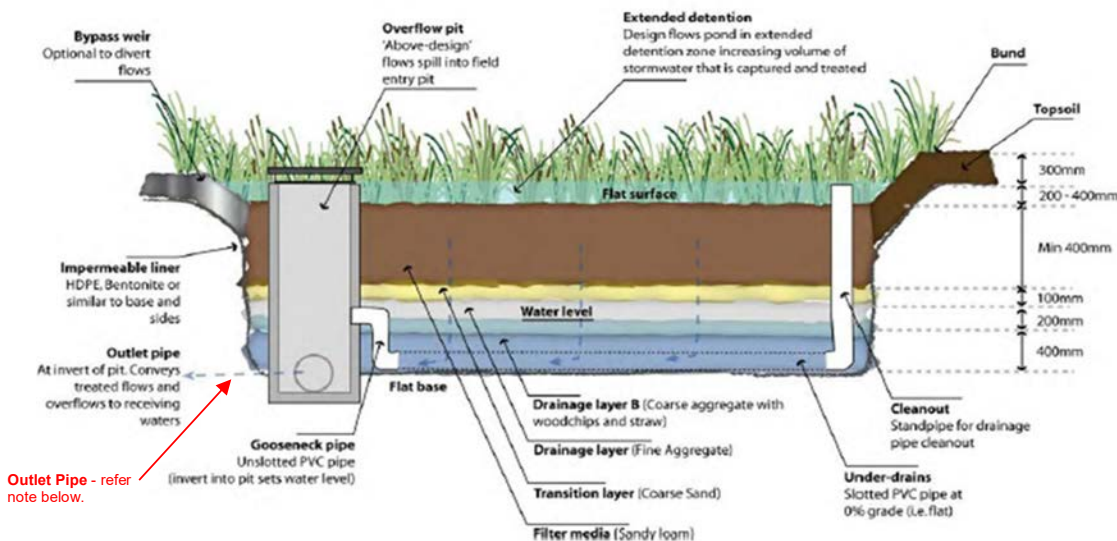


Figure 13 – Typical Bio-Retention System – Saturated Zone

Please note the following with respect to this typical system:

- due to the flat nature of this site and invert levels of receiving swales and culverts, the outlet pipe from the overflow pit will not be able to free drain and will require a solar pump to convey treated flows to the receiving points; and
- a sediment forebay has not been modelled at this concept stage.

6.10 Water Quality Results

The reduction targets required under the SPP for Western Queensland are:

- Total Suspended Solids (TSS) 85 % reduction
- Total Phosphorous (TP) 60 % reduction
- Total Nitrogen (TN) 45% reduction
- Gross Pollutants 90% reduction

The *MUSIC* pollutant load reductions for the entire site are detailed in Figure 14 below. The *MUSIC* results demonstrate that the pollutant load reduction objectives for the site can be achieved for the whole development footprint, through the provision and retention of Water Sensitive Urban Design (WSUD) features as documented in this report.

	Sources	Residual Load	% Reduction
Flow (ML/yr)	63.2	51.8	18.1
Total Suspended Solids (kg/yr)	10100	871	91.4
Total Phosphorus (kg/yr)	28.2	6.46	77.1
Total Nitrogen (kg/yr)	172	92.8	46
Gross Pollutants (kg/yr)	1460	0	100

Figure 14 – *MUSIC* Results for this Development

7 Erosion and Sediment Management

For completeness, this Section 7 has been provided as advice only at this time. The elements nominated within this section will be addressed in the preparation of Operational Works documentation and during construction.

The development will create significant areas of impervious surfaces that can alter stormwater flows, volumes, and velocities. These changes can cause increased erosion in waterways as well as a reduction in ecosystem health through loss of habitat and increased disturbance.

Soils present at surface height on the site are considered high-risk soils. High-risk soils are:

- Erosive soils – soils that are more susceptible to erosion due to their physical structure or chemistry; and
- Dispersive soils – soils that are structurally unstable and readily disperse into their constituent particles (e.g. clay, silt and sand) in water. Flocculants and coagulants may be required to interfere with this process to allow suspended sediment to settle out of the water column, for example in a sediment basin

High-risk soils can affect water quality in waterways at both the construction and post-construction (operational) phases of development, if not managed appropriately.

The construction phase of development will expose and loosen soil and is likely to generate litter (gross pollutants) which are readily mobile and will enter waterways, if not contained. Extended periods of exposed and disturbed soils on construction sites elevates the risk of rainfall dislodging soil particles and causing erosion and the potential for the release of sediment to waterways. Reducing the potential for erosion during the construction phase of development is important in achieving water quality objectives in waterways.

7.1 Purpose

The primary purpose of installing sediment and erosion controls is to not cause environmental harm, nor deposit prescribed water contaminants in waterways as per the Environmental Protection Act 1994.

In addition, appropriate erosion control can have the benefit of decreasing soil degradation, hence improving asset protection and decreasing maintenance costs during and post construction.

Erosion and Sediment Controls shall be designed, installed, maintained, and decommissioned in accordance with the following principles:

- erosion and sediment controls are integrated with construction planning;
- effective and flexible erosion and sediment control plans are developed based on soil, weather, construction conditions and the receiving environment;
- the extent and duration of soil exposure is minimised;
- water movement through the Site is controlled - in particular clean water is diverted around the site;
- soil erosion is minimised;
- disturbed areas are promptly stabilised;
- sediment retention on Site is maximised;
- controls are maintained in proper working order at all times; and
- the Site is monitored and erosion and sediment control practices adjusted to maintain the required performance standard.

7.2. Erosion and Sediment Control Plan

A site-specific erosion and sediment control plan (ESCP) should be prepared and form part of the Operational Works Application. The ESCP should be prepared by a suitably qualified and experienced professional in accordance with best practice, such as IECA 2008, Best Practice Erosion and Sediment Control. This plan should detail the requirements to ensure that the release of sediment laden stormwater is avoided. This plan should be based on ICEA document 'Best Practice Erosion and Sediment Control – for building and construction sites', International Erosion Control Association (Australasia) to achieve compliance under the Environmental Protection Act 1994.

7.3. Construction

Areas to be disturbed during construction of the works are to be protected to ensure there will be no deterioration of water quality as a result of erosion and sedimentation arising from construction works, or from fuel/oil/chemical discharges from vehicles and plant and equipment associated with construction.

All erosion and sediment control devices implemented on-site should represent current best management practices and all practical measures applicable to the site. These best management practices must be applied to all stages of the project including installation, operation, and management of the control measures, including maintenance and monitoring of the devices.

The Contractor shall be responsible for establishment, management and maintenance of the erosion and sediment control measures, to ensure minimal environmental harm and to comply with Council's standards. It will be the Contractor's responsibility to maintain all erosion and sediment control measures on site until all disturbed areas are reinstated and for the length of the Defect's Liability Period.

7.4. State Planning Policy 2017

State Planning Policy 2017 (SPP) came into effect on the 3 July 2017 and introduced stormwater management design objectives for sediment control on construction sites.

Stormwater management design objectives listed within *Appendix 2* of the *SPP* for sediment control in the construction phase, include the following requirements:

- manage stormwater flows around or through areas of exposed soil to avoid contamination;
- manage sheet flows in order to avoid, or minimise the generation of rill or gully erosion;
- provide stable concentrated flow paths to achieve the construction phase stormwater management design objectives for temporary drainage works;
- stage clearing and construction works, to minimise the area of exposed soil at any one time;
- effectively cover or stabilise exposed soils prior to predicted rainfall;
- direct runoff from exposed site soils to sediment controls that are appropriate to the extent of disturbance and level of erosion risk; and
- All exposed areas greater than 2,500m² must be provided with sediment controls which are designed, implemented and maintained to a standard which would achieve at least 80% of the average annual runoff volume of the contributing catchment treated (i.e. 80% hydrologic effectiveness) to 50mg/L Total Suspended Solids (TSS) or less, and pH in the range (6.5–8.5)

8 Conclusion

This **Site Based Stormwater Management Plan (SBSWMP)** has been prepared to support the Development Application submission for works associated with Stage 1 and Stage 2 of a 653-Bed Camp, located within the Goondiwindi Showgrounds, Boundary Road, Goondiwindi.

This report addresses the impacts of **stormwater quantity and stormwater quality** resulting from this proposed development, together with solutions provided, to ensure an overall “non-worsening” effect can be achieved.

The solutions provided herein, are based on a concept design, details of which are depicted on associated drawings prepared by HIG and FKG. As such, this **SBSWMP** will require updating and the recommendations contained herein, confirmed during the detailed design phase, when final Operational Works documentation will be prepared.

As part of the Development Approval process, from which Operational Works conditions will be provided, consideration of the need for the provision of stormwater quality treatment is suggested based on:

- Goondiwindi Regional Council's (GRC) *Planning Scheme Policy* nominates that in general, developments are to comply with the requirements of *Table B* of the *State Planning Policy (SPP)*; and
- *Note 14 of Table B* of the *SPP* nominates that for Western Queensland, the treatment targets apply to population centres greater than 25,000.

In setting the Operational Works conditions, consideration should be given to the requirement for provision of stormwater quality treatment, given:

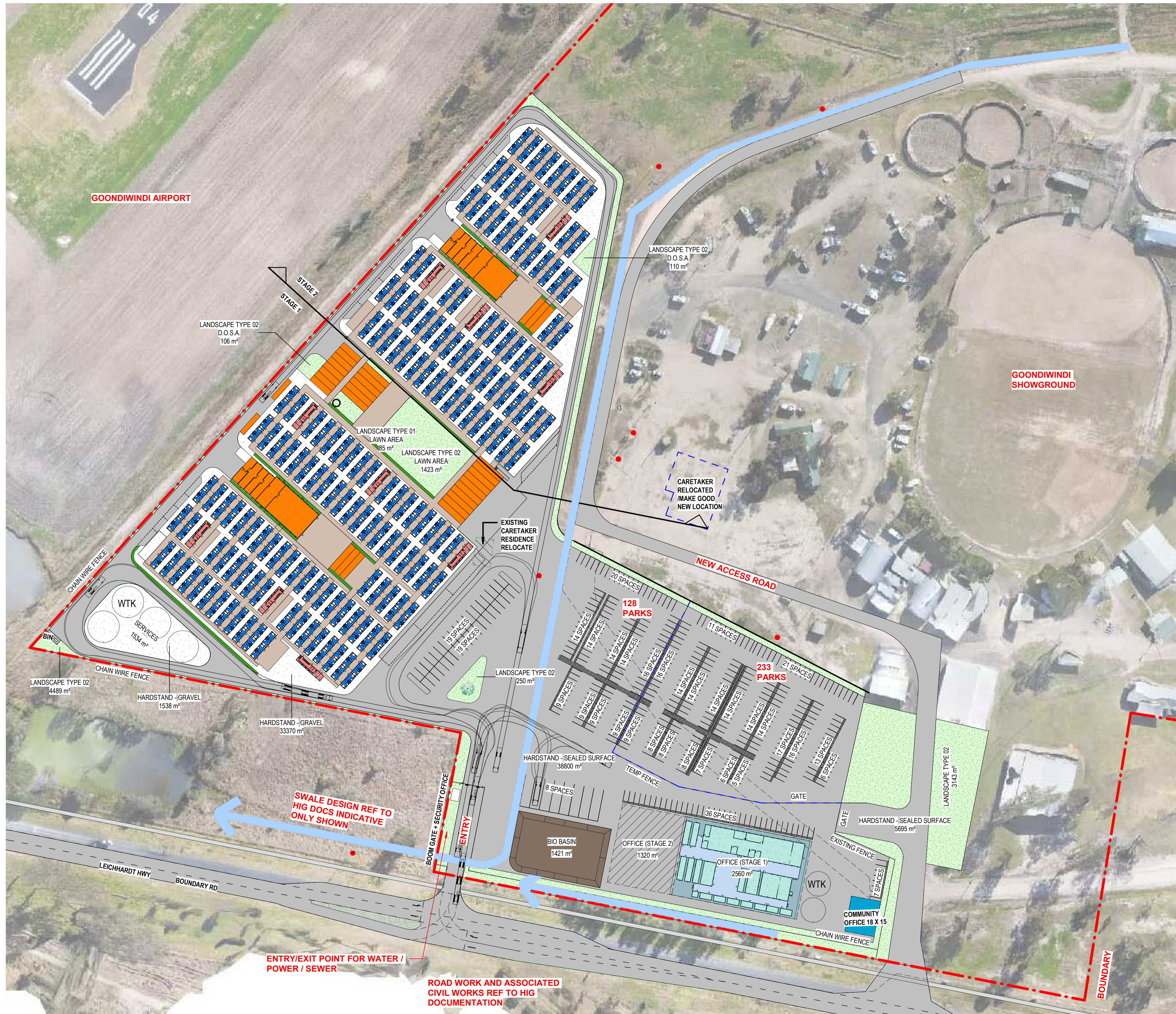
- the camp is not a permanent development; and
- Goondiwindi Township's population is well less than the 25,000 nominated in *Table B* of the *SPP*, which would infer that stormwater quality treatment may not be required for this development,

while also taking into account that:

- the area of the camp being greater than the areas of development nominated in *Clause SC6.2.4.2 Deemed to Comply* of GRC's *Planning Scheme Policy*, which would infer that stormwater quality treatment is required for this development.

Attachment A – Proposed Camp Layout





DEVELOPMENT SCHEDULE

ADDRESS: GOONDIWINDI SHOWGROUND BOUNDARY RD / GOONDIWINDI 4390
 ZONE: RECREATION AND OPEN SPACE

2/RP844649 43 hectare
 43 hectare APX

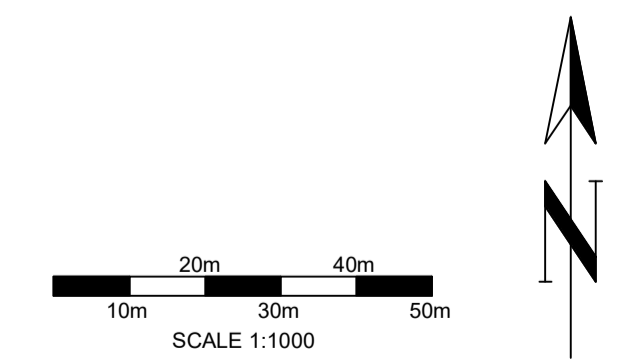
DA		
DA000	OVERALL SITE PLAN	D
DA001	SITE PLAN 01	G
DA002	SITE PLAN 02	H
DA003	OFFICE FLOOR PLAN	A
DA004	ELEVATION 01	C
SK03	3D01	F
SK04	3D02	F
SK05	3D03	E
SK06	3D04	E

PARKING SCHEDULE	
BUS 16000 X 5000	8
CAR 5400 x 2700	406
MRV 7000 X 3500	38

AREA SCHEDULE		
HARDSTAND - CONCRETE	92 m ²	0%
HARDSTAND - GRAVEL	34925 m ²	34%
HARDSTAND - SEALED SURFACE	55421 m ²	54%
LANDSCAPE TYPE 01	542 m ²	1%
LANDSCAPE TYPE 02	10941 m ²	11%

DOSA - DESIGNATED OUTDOOR SMOKING AREA
 LANDSCAPE TYPE 1 - SCREENING PLANTING
 LANDSCAPE TYPE 2 - LOW LEVEL PLANTING
 ● EXISTING POWER POLE POSITION APX

- CIVIL DOCS - REFER TO HIG DOCS
- C-G0101 Site Survey Plan
 - C-SK0001 Site Layout Plan
 - C-SK0201 Longitudinal Section Access Road - Sheet 1
 - C-SK0202 Longitudinal Section Access Road - Sheet 2
 - C-SK0203 Longitudinal Section Swale Drain 1 - Sheet 1
 - C-SK0204 Longitudinal Section Swale Drain 1 - Sheet 2
 - C-SK0205 Longitudinal Section Swale Drain 2
 - C-SK0301 Proposed Entrance Intersection Layout CHR(s) BAL
 - C-SK0302 Proposed Entrances Turning Paths 14.5m BUS
 - C-SK0501 Concept Bulk Earthworks Plan
 - F-SK0101 Pre-Developed Catchment Plan
 - F-SK0102 Post-Developed Catchment Plan



FKG GROUP
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 PO Box 6441
 Toowoomba QLD 4350
 07 4620 0500
 www.fkg.com.au
 design@fkg.com.au

No.	Description	Date
A	FOR REVIEW	23/04/27
B	PARKING	23/05/19
C	DA SUBMISSION	23/05/26
D	REVISE DOCS	23/08/11

GOONDIWINDI SHOWGROUND
 LOR

OVERALL SITE PLAN

Status	SKETCH	2229-DA000	D
Date	23/08/11	Project No.	Issue
Checked	ALL	Drawn	TC
Scale	As indicated @ A1		

11/08/2023 5:03:12 PM

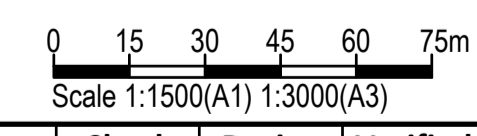
Attachment B – Pre-Development Catchment Plan





CATCHMENT AREAS	
Catchment Number	Area (ha)
1	0.84
2	0.31
3	0.22
4	0.43
5	0.30
6	1.10
7	2.17
8	2.53
9	1.61
10	0.30
11	0.21
12	4.18
13	0.66
14	0.28
15	3.84
16	3.07
17	3.90
18	4.46

PRE-DEVELOPED CATCHMENT PLAN
 Scale 1:1500(A1) 1:3000(A3)



Dwg Ref: C:\245\data\TWB-DM01\101942 - Inland Rail Camp Geord..._27556\6.0 3D Model\6.1 Civil3D\Drafting\10942-F-SK0101.dwg Plot Date: 31/05/2023

REVISIONS	DWN	CHK	APP	DATE
A ISSUED FOR INFORMATION	JRB	CMO		

NOTE:
 FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS. VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. COPYRIGHT OF THIS DRAWING IS VESTED WITH HARRISON INFRASTRUCTURE GROUP.

CLIENT:
FKG GROUP
 275 MCDOUGALL STREET
 TOOWOOMBA

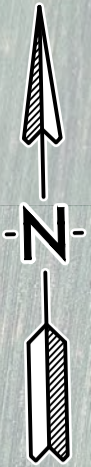
PROJECT:
INLAND RAIL CAMP
GOONDIWINDI SHOWGROUND
GOONDIWINDI
 TITLE:
PRE-DEVELOPED CATCHMENT PLAN

Engineering Certification
 RPEQ:
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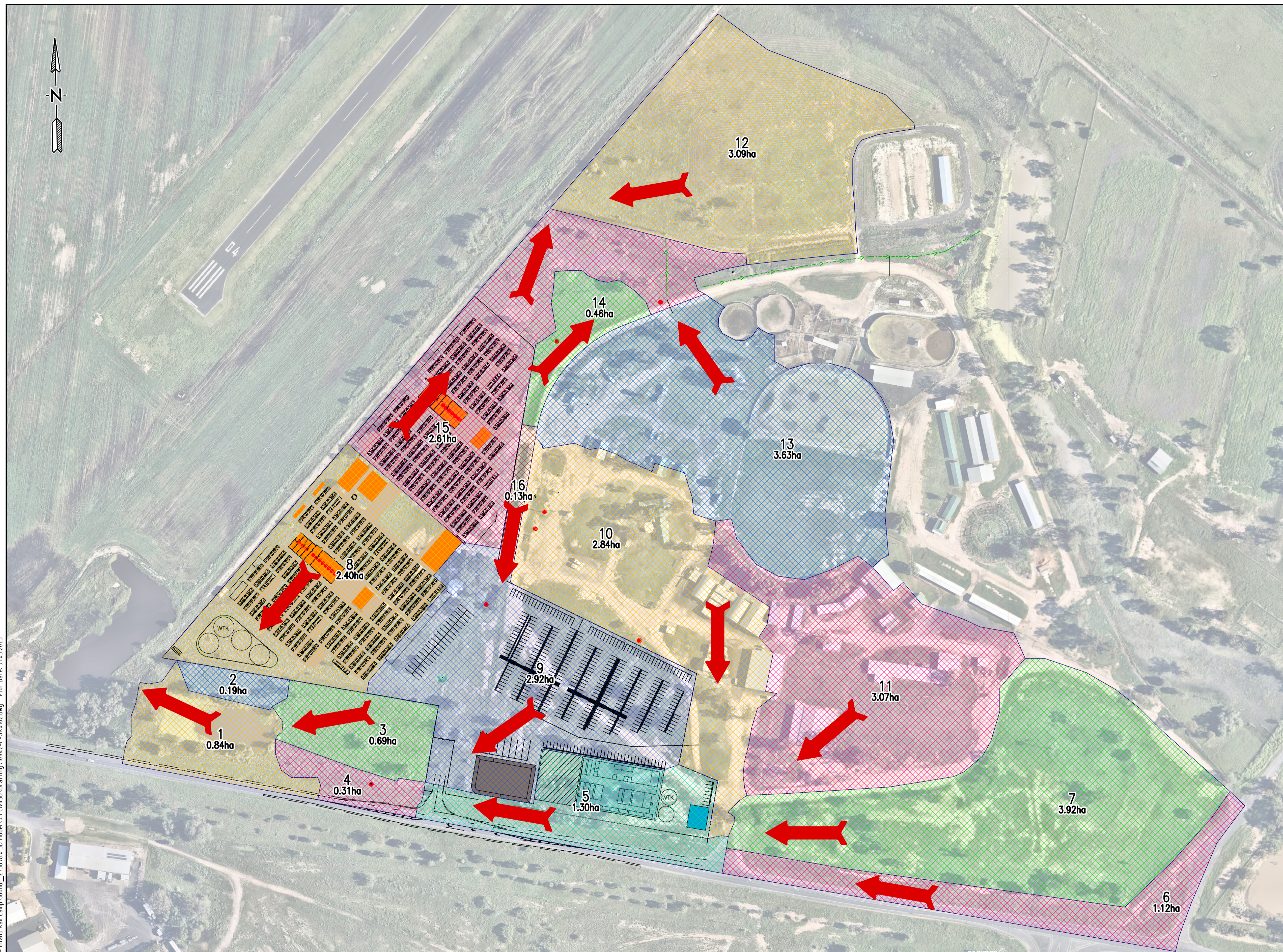
Drawn	Check	Design	Verified
JRB	CMO	JRB	
Project No. — 10942		Drawing No. — F-SK0101	
Horizontal Datum GDA202 Z56			Revision A
Vertical Datum AHD			

Attachment C – Post-Development Catchment Plan



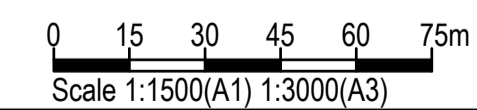


CATCHMENT AREAS	
Catchment Number	Area (ha)
1	0.84
2	0.19
3	0.69
4	0.31
5	1.30
6	1.12
7	3.92
8	2.40
9	2.92
10	2.84
11	3.07
12	3.09
13	3.63
14	0.46
15	2.61
16	0.13



POST DEVELOPMENT CATCHMENT PLAN

Scale 1:1500(A1) 1:3000(A3)



Dwg Ref: C:\1245\data\TWB-DM01\10942 - Inland Rail Camp Geodm_27556\6.0 3D Model\6.1 Civil3D\Drafting\10942-F-SK0102.dwg Plot Date: 31.05.2023

ISSUED FOR INFORMATION	JRB	CMO			
REVISIONS	DWN	CHK	APP	DATE	

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 FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS. VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. COPYRIGHT OF THIS DRAWING IS VESTED WITH HARRISON INFRASTRUCTURE GROUP.

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CLIENT:
FKG GROUP
 275 MCDOUGALL STREET
 TOOWOOMBA

PROJECT:
INLAND RAIL CAMP
GOONDIWINDI SHOWGROUND
GOONDIWINDI

TITLE:
POST DEVELOPED CATCHMENT PLAN

Engineering Certification RPEQ:	Drawn JRB	Check CMO	Design JRB	Verified
This document is uncontrolled and is not to be used for construction until this note is removed and a digital signature is provided in its place	Project No. —		Drawing No.	
	10942		F-SK0102	
	Horizontal Datum GDA202 Z56		Revision A	
Vertical Datum AHD				

Attachment D – Site Layout Plan





Attachment 3 – Infrastructure Charges Notice





Goondiwindi Customer Service
Centre
4 McLean Street
Goondiwindi
Inglewood Customer Service
Centre
18 Elizabeth Street
Inglewood

Locked Mail Bag 7
Inglewood QLD 4387

Telephone: 07 4671 7400
Fax: 07 4671 7433

Email: mail@grc.qld.gov.au

Infrastructure Charges Notice – Stage 1


Address	323 Boundary Road, Goondiwindi
Owner	Goondiwindi Pastoral and Agricultural Society
Applicant	SMK QLD Pty Ltd for Inland Rail Pty Ltd
Application No.	23/39
Lot and Survey Plan	Lot 2 on RP844649
Date	19 April 2024
Approval	Development Permit – Material Change of Use

Development Application Details

- "Accommodation activities" – "Non-resident Workforce Accommodation" (Inland Rail Workforce Accommodation (349 Dwelling Units, amenities and ancillary office);

Proposed Use	Charge Area	Type of Charge	Charge Amount (\$)	Unit	Total Charge (\$)
Non-resident workforce accommodation	A	Water, sewer, stormwater, transport and parks	4,000 per suite	349	\$1,396,000

Due Date	When the change happens	Total Charge (\$)	\$1,396,000
Charge to be paid to	Goondiwindi Regional Council		
Lapse Date	19 April 2030		

Authorised by: 

Print Name: **Mrs Ronnie McMahon**
Manager of Planning Services

Office Use – Receipt Number

Charges – 1250-1150-0000

In accordance the Planning Act 2016





Goondiwindi Customer Service
Centre
4 McLean Street
Goondiwindi
Inglewood Customer Service
Centre
18 Elizabeth Street
Inglewood

Locked Mail Bag 7
Inglewood QLD 4387

Telephone: 07 4671 7400
Fax: 07 4671 7433

Email: mail@grc.qld.gov.au

Infrastructure Charges Notice – Stage 2

Address	323 Boundary Road, Goondiwindi
Owner	Goondiwindi Pastoral and Agricultural Society
Applicant	SMK QLD Pty Ltd for Inland Rail Pty Ltd
Application No.	23/39
Lot and Survey Plan	Lot 2 on RP844649
Date	19 April 2024
Approval	Development Permit – Material Change of Use

Development Application Details	
•	“Accommodation activities” – “Non-resident Workforce Accommodation” (Inland Rail Workforce Accommodation (304 Dwelling Units, amenities and ancillary office); and
•	“Community Activities” – “Community Use” (Extension to Existing Showgrounds – Community Office)

Proposed Use	Charge Area	Type of Charge	Charge Amount (\$)	Unit	Total Charge (\$)
Non-resident workforce accommodation	A	Water, sewer, stormwater, transport and parks	4,000 per suite	304	\$1,216,000
Community Use	A	Water, sewer, transport and parks	\$8 per m ² GFA	270m ²	\$2,160
		Stormwater	\$1 per m ² GFA	270m ²	\$270

Due Date	When the change happens	Total Charge (\$)	\$1,218,430
Charge to be paid to	Goondiwindi Regional Council		
Lapse Date	19 April 2030		

Authorised by:

Print Name: **Mrs Ronnie McMahon**
Manager of Planning Services

In accordance the Planning Act 2016

Office Use – Receipt Number

Charges – 1250-1150-0000





Attachment 4 – Notice about decision - Statement of reasons



Notice about decision - Statement of reasons

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

The development application for "Accommodation activities" – "Non-resident Workforce Accommodation" (Inland Rail Workforce Accommodation (653 Dwelling Units in two (2) stages, amenities and ancillary office); and "Community Activities" – "Community Use" (Extension to Existing Showgrounds – Community Office))

23/39

323 Boundary Road, Goondiwindi

Lot 2 on RP844649

On 17 April 2024, the above development application was:

- approved in full or
 approved in part for _____ or
 approved in full with conditions or
 approved in part for _____, with conditions or
 refused.

1. Reasons for the decision

The reasons for this decision are:

- Having regard to the relevant criteria in the Goondiwindi Region Planning Scheme 2018, the proposed development satisfied all relevant criteria, or relevant and reasonable conditions applied to address any areas of non-compliance.

2. Assessment benchmarks

The following are the benchmarks applying for this development:

Benchmarks applying for the development	Benchmark reference
Strategic Framework	Elements 1-7
Recreation and Open Space Zone Code	Purpose & Overall Outcomes PO1-PO5
Transport & Infrastructure Code	PO1-PO15
Natural Resources Overlay Code	PO5-PO8
Flood Hazard Overlay Code	PO1-PO4

3. Compliance with benchmarks

Benchmark reference	Reasons for the approval despite non-compliance with benchmark
Recreation and Open Space Zone Code	
<p>PO3 Development does not detract from the amenity of the local area through unacceptable impacts relating to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices (e) lighting; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions. <p>Editor's note: Any development involving a sensitive land use must take into account and mitigate any nuisance impacts from existing development in the locality.</p>	<p>Does not Comply The applicant states that the accommodation camp will be located and designed to avoid creating adverse impacts on the local amenity. The proposal is for a 653 unit accommodation camp, with ancillary offices and amenities. The scale of the use is such that traffic and visual amenity impacts will impact the local area. It is considered that lighting, odour and other emissions can be managed through conditions of approval.</p> <p>Based on the nature of the use, being not for a permanent development, and the separation of the site from sensitive land uses, it is considered that amenity impacts can be accepted and adequately managed.</p>
<p>PO4 <i>Business activities, limited to food and drink outlet and shop, are of a scale that:</i></p> <ul style="list-style-type: none"> (a) meet the needs of the open space / recreation area; (b) do not negatively impact the character and amenity of the area; (c) is compatible with surrounding development; and (d) does not compromise the viability of the Goondiwindi Region town centres network. <p>AO4 Development involving a <i>Food and drink outlet or Shop</i> does not exceed a maximum <i>gross floor area</i> of 100m² within the open space / recreation area.</p>	<p>Performance Solution The proposed accommodation activity includes a wet mess and general store. The proposed wet mess is not supported as it considered it will impact the viability of suitably located uses within the Goondiwindi CBD. The scale of the general store is subordinate to the accommodation activity and will be conditioned to remain ancillary.</p>
<p>PO5 Building scale:</p> <ul style="list-style-type: none"> (a) maintains a very low intensity and scale of development; and (b) remains subordinate to the predominant open space character of the zone. <p>AO5 <i>Site cover</i> does not exceed 20%.</p>	<p>Performance Solution The scale of the activity does not result in site cover of more than 20%. However, the use is not considered to be low intensity and will not appear subordinate to the open space character of the zone.</p> <p>As the proposal is associated with an infrastructure construction project, the nature of the use can be accepted in this instance. Conditions will be applied to ensure the site is returned to a suitable state upon cessation of the use.</p>
Transport & Infrastructure Code	
<p>AO2 Parking is provided on the site in accordance with the requirements identified in Table 9.4.4.2 - Car parking generation rates and service vehicle requirements.</p>	<p>Alternative Solution The submitted site plan shows adequate car parking for the accommodation activity, however parking for the extension to the community use does not meet the Acceptable Outcome.</p>

Benchmark reference	Reasons for the approval despite non-compliance with benchmark
<p>Note—where for a <i>supermarket</i> or <i>shopping centre</i> including a <i>supermarket</i> in the Central business district precinct or Pratten Street precinct of the Centre Zone or the Calladoon Street precinct or Marshall Street precinct of the General residential zone, a Traffic and Car Parking Impact Assessment and Street Improvement Plan is undertaken in support of any development application seeking car parking concessions.</p> <p>OR</p> <p>Where development is for a material change of use involving no building work or <i>minor building work</i>, the existing number of car parking spaces on the premises is maintained.</p>	<p>It is considered the proposed car parking spaces is sufficient, based on the nature of the use.</p>

4. Relevant matters for impact assessable development

The following matters were given regard to or assessment carried out against, in undertaking the assessment of this development application.

Other relevant matters to the assessment of the development under section 45(5)(b)	Assessment carried out against or assessment had regard to
<i>Regional significance of associated project</i>	<input type="checkbox"/> assessed against <input checked="" type="checkbox"/> had regard to
<i>Temporary nature of use</i>	<input type="checkbox"/> assessed against <input checked="" type="checkbox"/> had regard to

5. Matters raised in submissions for impact assessable development

6. Matters prescribed by Regulation



Attachment 5 – *Planning Act 2016* Extracts



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

Chapter 6 Dispute Resolution, Part 1 Appeal Rights

229 Appeals to tribunal or P&E Court

(1) Schedule 1 states—

(a) matters that may be appealed to—

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

(ii) only a tribunal; or

(iii) only the P&E Court; and

(b) the person—

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

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

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

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

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

(3) The **appeal period** is—

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

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

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

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

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

deemed approval notice to the assessment manager; or

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

Note—

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

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

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

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

(a) the adopted charge itself; or

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

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

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

230 Notice of appeal

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

(a) is in the approved form; and

(b) succinctly states the grounds of the appeal.

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

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

(a) the respondent for the appeal; and

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

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

principal submitter for the development application; and

- (d) for an appeal about a change application under schedule 1, table 1, item 2—each principal submitter for the change application; and
- (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and
- (f) for an appeal to the P&E Court—the chief executive; and
- (g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.

(4) The **service period** is—

- (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
 - (b) otherwise—10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.

231 Other appeals

- (1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The Judicial Review Act 1991, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the Judicial Review Act 1991 in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.

(4) In this section—

decision includes—

- (a) conduct engaged in for the purpose of making a decision; and
- (b) other conduct that relates to the making of a decision; and
- (c) the making of a decision or the failure to make a decision; and
- (d) a purported decision; and
- (e) a deemed refusal.

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

- (a) is final and conclusive; and
- (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the Judicial Review Act 1991 or otherwise, whether by the Supreme Court, another court, a tribunal or another entity; and
- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, a tribunal or another entity on any ground.

232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with rules of the P&E Court.

Part 2 Development tribunal

Division 1 General

233 Appointment of referees

- (1) The Minister, or chief executive, (the appointer) may appoint a person to be a referee, by an appointment notice, if the appointer considers the person—
 - (a) has the qualifications or experience prescribed by regulation; and
 - (b) has demonstrated an ability—
 - (i) to negotiate and mediate outcomes between parties to a proceeding; and

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

(iii) to analyse complex technical issues; and

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

(2) The appointer may—

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

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

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

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

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

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

(7) In this section—

appointment notice means—

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

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

234 Referee with conflict of interest

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

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

(i) the referee owns; or

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

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

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

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

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

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

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

235 Establishing development tribunal

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

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

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

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

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

236 Remuneration

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

237 Tribunal proceedings

- (1) *A tribunal must ensure all persons before the tribunal are afforded natural justice.*
- (2) *A tribunal must make its decisions in a timely way.*
- (3) *A tribunal may—*
 - (a) *conduct its business as the tribunal considers appropriate, subject to a regulation made for this section; and*
 - (b) *sit at the times and places the tribunal decides; and*
 - (c) *hear an appeal and application for a declaration together; and*
 - (d) *hear 2 or more appeals or applications for a declaration together.*
- (4) *A regulation may provide for—*
 - (a) *the way in which a tribunal is to operate, including the qualifications of the chairperson of the tribunal for particular proceedings; or*
 - (b) *the required fee for tribunal proceedings.*

238 Registrar and other officers

- (1) *The chief executive may, by gazette notice, appoint—*
 - (a) *a registrar; and*
 - (b) *other officers (including persons who are public service officers) as the chief executive considers appropriate to help a tribunal perform its functions.*
- (2) *A person may hold the appointment or assist concurrently with any other public service appointment that the person holds.*

Division 2 Applications for declarations

239 Starting proceedings for declarations

- (1) *A person may start proceedings for a declaration by a tribunal by filing an application, in the approved form, with the registrar.*
- (2) *The application must be accompanied by the required fee.*

240 Application for declaration about making of development application

- (1) *The following persons may start proceedings for a declaration about whether a development application is properly made—*
 - (a) *the applicant;*
 - (b) *the assessment manager.*
- (2) *However, a person may not seek a declaration under this section about whether a development application is accompanied by the written consent of the owner of the premises to the application.*
- (3) *The proceedings must be started by—*
 - (a) *the applicant within 20 business days after receiving notice from the assessment manager, under the development assessment rules, that the development application is not properly made; or*
 - (b) *the assessment manager within 10 business days after receiving the development application.*
- (4) *The registrar must, within 10 business days after the proceedings start, give notice of the proceedings to the respondent as a party to the proceedings.*
- (5) *In this section—*

respondent means—

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

241 Application for declaration about change to development approval

- (1) *This section applies to a change application for a development approval if—*
 - (a) *the approval is for a material change of use of premises that involves the use of a classified building; and*
 - (b) *the responsible entity for the change application is not the P&E Court.*
- (2) *The applicant, or responsible entity, for the change application may start proceedings for a*

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

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

(4) In this section—

respondent means—

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

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

Division 3 Tribunal proceedings for appeals and declarations

242 Action when proceedings start

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

(a) establish a tribunal for the proceedings; and

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

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

243 Chief executive excusing noncompliance

(1) This section applies if—

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

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

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

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

because of the noncompliance, to the person who filed the document.

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

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

244 Ending tribunal proceedings or establishing new tribunal

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

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

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

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

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

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

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

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

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

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

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

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

245 Refunding fees

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

- (a) not to establish a tribunal; or
- (b) to end the proceedings.

246 Further material for tribunal proceedings

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

Examples of information that the registrar may require—

- material about the proceedings (plans, for example)
- information to help the chief executive decide whether to excuse noncompliance under section 243
- for a deemed refusal—a statement of the reasons why the entity responsible for deciding the application had not decided the application during the period for deciding the application.

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

247 Representation of Minister if State interest involved

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

248 Representation of parties at hearing

A party to tribunal proceedings may appear—

- (a) in person; or
- (b) by an agent who is not a lawyer.

249 Conduct of tribunal proceedings

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

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

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

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

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

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

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

- (6) When hearing proceedings, the tribunal—

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

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

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

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

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

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

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

250 Tribunal directions or orders

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

Examples of directions—

- a direction to an applicant about how to make their development application comply with this Act
- a direction to an assessment manager to assess a development application, even though the referral agency's response to the assessment manager was to refuse the application

251 Matters tribunal may consider

- (1) This section applies to tribunal proceedings about—
 - (a) a development application or change application; or
 - (b) an application or request (however called) under the Building Act or the Plumbing and Drainage Act.
- (2) The tribunal must decide the proceedings based on the laws in effect when—
 - (a) the application or request was properly made; or
 - (b) if the application or request was not required to be properly made—the application or request was made.
- (3) However, the tribunal may give the weight that the tribunal considers appropriate, in the circumstances, to any new laws.

252 Deciding no jurisdiction for tribunal proceedings

- (1) A tribunal may decide that the tribunal has no jurisdiction for tribunal proceedings, at any time before the proceedings are decided—
 - (a) on the tribunal's initiative; or
 - (b) on the application of a party.
- (2) If the tribunal decides that the tribunal has no jurisdiction, the tribunal must give a decision notice about the decision to all parties to the proceedings.
- (3) Any period for starting proceedings in the P&E Court, for the matter that is the subject of the tribunal proceedings, starts again when the tribunal gives the decision notice to the party who started the proceedings.

- (4) The decision notice must state the effect of subsection (3).
- (5) If the tribunal decides to end the proceedings, the fee paid to start the proceedings is not refundable.

253 Conduct of appeals

- (1) This section applies to an appeal to a tribunal.
- (2) Generally, the appellant must establish the appeal should be upheld.
- (3) However, for an appeal by the recipient of an enforcement notice, the enforcement authority that gave the notice must establish the appeal should be dismissed.
- (4) The tribunal must hear and decide the appeal by way of a reconsideration of the evidence that was before the person who made the decision appealed against.
- (5) However, the tribunal may, but need not, consider—
 - (a) other evidence presented by a party to the appeal with leave of the tribunal; or
 - (b) any information provided under section 246.

254 Deciding appeals to tribunal

- (1) This section applies to an appeal to a tribunal against a decision.
- (2) The tribunal must decide the appeal by—
 - (a) confirming the decision; or
 - (b) changing the decision; or
 - (c) replacing the decision with another decision; or
 - (d) setting the decision aside, and ordering the person who made the decision to remake the decision by a stated time; or
 - (e) for a deemed refusal of an application—
 - (i) ordering the entity responsible for deciding the application to decide the application by a stated time and, if the entity does not comply with the order, deciding the application; or
 - (ii) deciding the application.

- (3) However, the tribunal must not make a change, other than a minor change, to a development application.
- (4) The tribunal's decision takes the place of the decision appealed against.
- (5) The tribunal's decision starts to have effect—
- (a) if a party does not appeal the decision—at the end of the appeal period for the decision; or
 - (b) if a party appeals against the decision to the P&E Court—subject to the decision of the court, when the appeal ends.

255 Notice of tribunal's decision

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

256 No costs orders

A tribunal must not make any order as to costs.

257 Recipient's notice of compliance with direction or order

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

258 Tribunal may extend period to take action

- (1) This section applies if, under this chapter, an action for tribunal proceedings must be taken within a stated period or before a stated time, even if the period has ended or the time has passed.
- (2) The tribunal may allow a longer period or a different time to take the action if the tribunal considers there are sufficient grounds for the extension.

259 Publication of tribunal decisions

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

Schedule 1 Appeals

section 229

Appeal rights and parties to appeals

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

- (a) the P&E court; or
- (b) a tribunal.

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

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

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

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

(b) a provision of a development approval for—

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

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

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

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

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

(d) a development condition if—

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

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

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

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

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

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

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

(h) a decision to give an enforcement notice—

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

(ii) under the Plumbing and Drainage Act; or

(i) an infrastructure charges notice; or

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

(l) a matter prescribed by regulation.

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

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

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

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

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

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

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

(6) In each table—

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

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

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

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

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

(8) In this section—

storey see the Building Code, part A1.1.

Table 1

Appeals to the P&E Court and, for certain matters, to a tribunal

1. Development applications

For a development application other than a development application called in by the

Minister, an appeal may be made against—

(a) the refusal of all or part of the development application; or

(b) the deemed refusal of the development application; or

(c) a provision of the development approval; or

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

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

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

85 Lapsing of approval at end of current period

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

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

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

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

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

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

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

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

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

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

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