

ATTACHMENT 2

Existing Approval

Issued by:

Toowoomba Regional Council

Our Reference: MCUI/2018/5497/A
CS Portal Reference: N/A
Contact Officer: Bevan Koelmeyer
Contact: (07) 4688 6552
Email: development@tr.qld.gov.au

Decision Notice
CHANGE TO A DEVELOPMENT APPROVAL
Planning Act 2016 Section 83

Sunny Queen Farms Pty Ltd
C/- Property Projects Australia
PO Box 3686
TOOWOOMBA QLD 4350

Email: alec@propertyprojectsaustralia.com.au
james@propertyprojectsaustralia.com.au

7 February 2023

Dear Sir/Madam

Development Approval: Material Change of Use – Impact – High Impact Industry (Liquid Egg Production)
Location: Heinemann Road, WELLCAMP QLD 4350
Property Description: Lot 45 SP194167
Relevant Planning Scheme: *Toowoomba Regional Planning Scheme 2012 (Version 27)*

I refer to your application received on 30 June 2022 for a change to the development approval for a Material Change of Use – Impact – Medium Impact Industry approved on 22 March 2019.

The change application was assessed against the relevant assessment benchmarks as identified in the *Toowoomba Regional Planning Scheme 2012* for the development.

On the 3 February 2023, the change application was approved as per the attached Schedule. The changes are considered to be consistent with the relevant assessment benchmarks.

All deletions are identified by **bolded** strikethrough of text and all additions are identified by **bolded** text.

Rights of Appeal

Attached is an extract from the *Planning Act 2016* which details your appeal rights regarding this decision.

Yours faithfully



Richard Green
Senior Planner, Development Services



TOOWOOMBA REGIONAL COUNCIL

A.B.N. 997 8830 5360

SCHEDULE 1

DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE

APPLICATION NUMBER:	MCUI/2018/5497/A
APPLICANT:	Sunny Queen Farms Pty Ltd
LOCATION:	Heinemann Road, WELLCAMP QLD 4350
PROPERTY DESCRIPTION:	Lot 45 SP194167
APPROVED USE:	Material Change of Use for a High Impact Industry (Liquid Egg Production)
ZONING:	Rural Zone / 100 ha minimum precinct

A. ASSESSMENT MANAGER'S CONDITIONS:

PLANNING

APPROVED USE

1. This Development Approval is for a Material Change of Use for:
 - 1.1. **Medium High** Impact Industry with gross floor area of **2,350 2,106m²** for the purpose of **fruit and vegetable cold press juice liquid egg production, having an annual throughput of product of less than 10,000 tonnes; and**
 - 1.2. **A maximum of nine (9) full-time equivalent staff.**

CARRY OUT & MAINTAIN DEVELOPMENT

2. The development must comply with the provisions of Council's Local Laws, Planning Scheme Policies, Planning Scheme and Planning Scheme Codes to the extent they are not varied by this Development Approval.
3. Unless otherwise stated, all conditions must be complied with prior to the commencement of use and thereafter.
4. Complete all building work associated with this Development Approval, including work required by any of the conditions of this Development Approval prior to the commencement of use. Such building work is to be carried out generally in accordance with the Approved Plans and Documents and, where the building work is assessable development, in accordance with a current Building Works approval.
5. The development must be maintained generally in accordance with the Approved and Amended Plans and Documents subject to or modified by any conditions of this Development Approval.

APPROVED PLANS

6. The development must be carried out generally in accordance with the Approved Plans listed below, subject to the conditions of this Development Approval and the amendments listed below:

Plan No: 00REL002 Revision 3
Description: Site Plan dated 11 October 2018
Amendments: Nil

Plan No: 01REL302 Revision 3
Description: Elevations dated 11 October 2018
Amendments: Nil

Plan No: 01REL303 Revision 2
Description: Elevations dated 11 October 2018
Amendments: Nil

Plan No: ~~01REL111 Revision 3~~ SK-001 Revision M
Description: ~~Ground Floor Block Layout Plan dated 5 October 2018~~ Proposed Floor Plan dated 21 June 2022
Amendments: ~~Amended to include comment "Flowchart operational details do not form part of this approval".~~ To show the location of refuse storage for solid waste (egg shells) as per the required amendments to the Site Based Management Plan

Plan No: 00REL006 Revision 1
Description: Carpark dated 5 October 2018
Amendments: Nil

- 6A. The plan to be amended must only incorporate the amendment(s) listed within this Development Approval and must be resubmitted to Council for approval prior to the commencement of use.

APPROVED DOCUMENT

7. The development must be carried out generally in accordance with the Approved Document listed below, subject to the conditions of this Development Approval **and the amendments** listed below:

~~**Document:** Environmental Noise Impact Report
Description: Acoustic Impact Assessment Report prepared by CRG Acoustics and dated 6 March 2019
Amendments: The Environmental Noise Impact Report includes a Noise Complaints Register that is to be used for complaints management for the duration of approved operations.~~

~~**Document:** Environmental Noise Impact Report
Description: Acoustic Impact Assessment Report prepared by CRG Acoustics and dated 6 March 2019
Amendments: The Environmental Noise Impact Report includes a Noise Complaints Register that is to be used for complaints management for the duration of approved operations.~~

Document: Site Based Management Plan, Version No. Final
Description: Site Based Management Plan, Version No. Final, prepared by Integrity Ag and Environment and dated 22 November 2022
Amendments: The following amendments are required:

1. Table 1 to include the noise limit criteria within Condition 33 of this Development Approval;
2. Section 3.2.2 of the Site Based Management Plan to include the following odour and waste management measures:

Objective 2 – Solid waste disposal odour emissions

- Solid waste (egg shells) must be stored within a refrigerated cool room prior to dispatch from the facility. Solid waste bins will be cleaned on a regular basis; and

- No on-site disposal of solid waste; and

3. Attachment A to include the (amended) requirements of Section 3.2.2 of the Site Based Management Plan.

- 7A. The document to be amended must only incorporate the amendment(s) listed within this Development Approval and must be resubmitted to Council for approval prior to the commencement of use.

COUNCIL APPROVAL OF PLANS, DOCUMENTS & WORKS (FOR ENDORSEMENT)

8. Prepare and submit the following documents in accordance with the conditions of this Development Approval and obtain Council's endorsement:

8.1. Landscape Plan; and

8.2. Waste Management **Plan Report (if required)**

AVAILABILITY OF APPROVED DOCUMENTATION DURING WORKS

9. A legible copy of the Development Approval, including the Approved and Amended Plans and Documents bearing Council's approved stamp must be available on the subject land for inspection at all times during earthworks and construction.

DEVELOPMENT CONSTRAINTS

AIRPORT ENVIRONS

10. Any outdoor lighting, including street lighting must comply with the requirements of Chapter 9 of the *CASA Manual of Standards Part 139 – Aerodromes*.

WORKS

STORMWATER DRAINAGE

11. All private stormwater quality devices installed within the subject land as part of the development must be maintained for the life of the development, in accordance with the manufacturer's guidelines and to best management practice, to ensure continuing level of performance for water quality for stormwater discharged from the subject land.
12. All land adjoining the development must be protected from ponding or nuisance from stormwater resulting from the development for the life of the development.
13. The act of on-site stormwater discharge must not cause erosion and scouring and must utilise appropriate control devices at outlets to prevent such erosion and scouring.

EROSION & SEDIMENT CONTROL

14. Stockpiles of topsoil, sand, aggregate, spoil or other material capable of being moved by the action of wind or running water must be stored clear of drainage paths and not within the road reserve at any time.

15. Measures such as sediment fences, earth berms, temporary drainage, temporary sediment basins, dewatering or stormwater filtering devices to prevent eroded material, sediment or sediment laden water from being transported to adjoining properties, roads or stormwater drainage systems must be provided.
16. Where erosion and sediment control measures have been damaged, fail or are inadequate and erosion or the release of sediment or sediment laden stormwater has occurred from the subject land or associated works, any resultant property or environmental damage or interference caused must be repaired or cleaned up within 24 hours or upon the direction of Council, at no cost to the affected parties.
17. All disturbed areas must be mulched or turfed as soon as possible during construction.
18. Measures such as vehicle baths, wash-down and construction matting together with dust suppressants and wraps, exposed ground and stockpile sprinkling must be put in place to minimize site vehicles tracking sediment onto adjoining streets during the course of the construction period, and to prevent dust nuisance during construction and, where applicable the ensuing 'on-maintenance' period.

DAMAGE TO SERVICES & ASSETS

19. Protect Council and public utility services and assets during construction of the development.
20. Any damage caused to existing services and assets as a result of the development works must be repaired at no cost to the asset owner in accordance with the following timing:
 - 20.1. Where the damage would cause a hazard to pedestrian or vehicle safety or interrupts a service to the community, immediately; or
 - 20.2. Where otherwise, as soon as reasonably possible, but no later than completion of the works associated with the development or prior to the commencement of use, whichever is the earlier.
21. Any repair work which includes alteration to the alignment or the level of existing services and assets must first be referred to the relevant service authority for approval.
22. Construction, alterations and any repairs to Council infrastructure is undertaken in accordance with Council's relevant policies and requirements at no cost to Council.

Note: Council must be notified of any damage to water and sewer immediately 131 872

SERVICES & UTILITIES

WATER SUPPLY

23. The development must be connected to Council's reticulated water supply in accordance with Council's *Water Infrastructure Policy 2.03* at no cost to Council.

Note: This condition is imposed pursuant to Section 145 of the Planning Act 2016.

- 23A. **All water main fittings, services and meters must be located 1m clear of the driveway crossover to Heinemann Road. Any relocation of fittings clear of driveways must be undertaken by Council, at no cost to Council.**

24. The developments internal firefighting system must be designed and constructed in accordance with relevant Australian Standards at no cost to Council. If the internal firefighting system is proposed to be altered with an adjustment required to Councils existing water connection, applicant must confirm the compliant performance in existing Council system prior to request for any fire service connections. All pressure and flow tests within Council infrastructure must be undertaken by Council at no cost to Council
- 24A. Where the development requires higher fire flows than listed in Council's *Water Infrastructure Policy 2.03* for the relevant land zone, the Council water reticulation network must be upgraded, or fire break tanks must be provided at no cost to Council.**
25. Any works on Council's 'live' water supply must be carried out by Council. A Private Works Quotation must be requested from Council, payment made for the works, and the works completed by Council.

ELECTRICITY

26. An electricity supply must be made available to service the development. This supply must be in accordance with the relevant standards of the electricity distributor.

PROVISION OF VEHICULAR ACCESS

27. The vehicle access from the subject land to Heinemann Road must be sealed from the kerb and channel to the property boundary. The access must be designed by a Registered Professional Engineer Queensland (RPEQ) – Civil and must include the provision of adequate access width and flares to suit the proposed entry and exit manoeuvres. Such works must be constructed generally in accordance with any requirements below:
- 27.1. The vehicle access must be located as shown on the Approved Plans listed within this Development Approval;
- 27.2. The vehicle access (crossing the verge) must be constructed generally in accordance with the Institute of Public Works Engineering Australasia Drawing *RS-051 Heavy Duty Vehicle Crossing*, and in accordance with *Australian Standard AS 2890 – Parking Facilities (Part 1 and as relevant Part 2)*.
- 27.3. The vehicle access (crossing of the verge) must be located a minimum of one (1) metre clear of existing power poles, streetlights or any signage;
- 27.4. Undertake any necessary relocation of all existing services clear of the access that will serve the subject land and contact all relevant service authorities and comply with their requirements in relation to these works; and
- 27.5. The vehicle access (crossing of the verge) must include suitable tapers and flares to accommodate the required turning paths of an Articulated Vehicle.

Note: This condition is imposed pursuant to Section 145 of the Planning Act 2016.

ON-SITE CAR PARKING, SERVICE BAYS & MANOEUVRING

28. The premises must be provided with a minimum of 26 on-site car parking spaces, together with standing and manoeuvring for Articulated Vehicle (AV) service vehicles. Car parking and manoeuvring areas must be:
- 28.1. Constructed generally as shown on the Approved Plans listed within this Development Approval;

- 28.2. Provided with a sealed surface and be line marked or otherwise delineated to the minimum dimensions detailed in the *Toowoomba Regional Planning Scheme and Australian Standard AS2890 – Parking Facilities*;
- 28.3. Designed and constructed in accordance with the requirements of AS2890;
- 28.4. Designed to ensure disabled car parking spaces are located in close proximity to a primary building entrance and meet the requirements of AS2890.1 Clause 2.4.5, AS1428.1 and AS2890.6:2009;
- 28.5. Accessible and available to the general public and staff during approved hours of operation;
- 28.6. Provided with signage and pavement markings that indicate the location of parking areas and the proposed flow of traffic through the subject land;
- 28.7. Maintained as originally constructed and kept and used exclusively for vehicle parking and manoeuvring; and
- 28.8. Designed to enable all vehicles to enter and leave the subject land in a forward gear.

ENVIRONMENT & WASTE

ACOUSTIC AMENITY – GENERAL

- 29. Acoustic measures and treatments must be incorporated into the development in accordance with Section **63.1** of the approved **Acoustic Impact Assessment Report Site Based Management Plan** listed within this Development Approval.
- 30. Unless otherwise approved in writing by Council, the approved use must not operate outside the hours of:
 - 30.1. **7:00AM 6.00AM** to 6:00PM Monday to Friday.
- 31. Service vehicle movements (including loading and unloading) associated with the approved use must not occur outside the hours of:
 - 31.1. 6:00AM to 10:00PM Monday to Friday.
- 32. Waste Collection services must not operate outside the hours of:
 - 32.1. 7:00AM to 6:00PM Monday to Friday.

ACOUSTIC AMENITY – NOISE LIMITS

- 33. Noise from activity associated with the use of the subject land must not exceed the levels specified in **Table 1** when measured at **the façade of** any **sensitive** receptor and within the hours of operation specified in the conditions above.

Table 1 - Noise Limits

Noise Source	Receptor location	Hours	$L_{eq, 1hr}$	$L_{10, 1hr}$	$L_{01, 1hr}$	L_{max}
Production	External dwelling	7am to 5pm	47 db(A)	55 db(A)	65 db(A)	-
	Internal dwelling	7am to 5pm	35 db(A)	40 db(A)	45 db(A)	45 db(A)
Delivery and Service Vehicles	External dwelling	6am to 7am	47 db(A)	55 db(A)	65 db(A)	-
	Internal dwelling	7am to 10pm	30 db(A)	35 db(A)	40 db(A)	45 db(A)
Mechanical Plant	External dwelling	10pm to 7am	36 db(A)	-	-	-
	Internal dwelling	10pm to 7am	30 db(A)	-	-	-

	Noise level measured in dB(A)	
	Variable noise assessment criteria $L_{Aeq, adj, T}$	Continuous noise assessment criteria $L_{Aeq, adj, T}$
Day (7am-6pm)	47	42
Evening (6pm-10pm)	42	37
Night (10pm-7am)	39	36
Sleep Disturbance	45 dB(A) L_{Amax} internal noise limits	

34. Where considered warranted by Council and when requested in writing to do so, a noise investigation must be undertaken to investigate a complaint of noise nuisance. In such instances, a suitably qualified person must monitor, interpret and record all parameters that are required to be monitored in order to determine whether or not the Noise Emission Limits listed within this Development Approval have been exceeded. The results of the investigation must be provided to Council within 28 days of the request or a longer period if specified in any such request. Measurement of noise emissions (adjusted for tonality and impulse) must be generally in accordance with the most recent version of *Australian Standard AS1055.1 Acoustics – Description and measurement of environmental noise – General procedures*.

ACOUSTIC AMENITY – MECHANICAL PLANT

35. All “refrigeration equipment”, “pumps”, “regulated devices”, and “air conditioning equipment” as defined by the *Environmental Protection Act 1994* must be designed, installed, operated and maintained to comply with the noise standards as specified within the *Environmental Protection Act 1994*.
36. Any fixed mechanical plant that causes either tonal (L_{eq}) sound (e.g. from basement car-park exhaust, air conditioning unit or pool filtration unit), or impulse (L_{max}) sound, must be enclosed, shielded or positioned to achieve a nil increase in the background noise (L_{90}) level defined in the Environmental Noise Impact Report listed within this Development Approval when measured at any sensitive place or commercial place.

AIR QUALITY & AMENITY – AIR RELEASE LIMITS

37. Odours or airborne contaminants which are noxious or offensive to public amenity or safety, likely to cause environmental harm or environmental nuisance or exceed the Air Quality Objectives listed in the *Environmental Protection (Air) Policy 2008* as measured at any sensitive receptor place must not be released to the atmosphere.

- 37A. The air quality management and monitoring measures outlined within Section 3.2 and 3.3 of the approved Site Based Management Plan listed within this Development Approval must be implemented throughout the life of the development.**

OUTDOOR LIGHTING IMPACT MITIGATION

38. Outdoor lighting associated with the use must be designed, sited, and installed to comply with the relevant parameters of *Australian Standard AS4282-1997 Control of the obtrusive effects of outdoor lighting*.
- 38A. Outdoor lighting management and monitoring measures outlined within Section 3.4 of the approved Site Based Management Plan listed within this Development Approval must be implemented throughout the life of the development.**
39. All flood lighting must be of a type that gives no upward component of light when mounted horizontally (i.e. a full cut off luminaire).
40. Where considered warranted by Council and when requested in writing to do so, a lighting impact investigation must be undertaken to investigate a complaint of light nuisance. In such circumstances, a suitably qualified person must monitor, interpret and record all parameters that are required to be monitored in order to determine whether or not the lighting levels listed within this Development Approval have been exceeded. The results of the investigation must be provided to Council within 28 days of the request or a longer period if specified in any such request.

STORMWATER QUALITY

41. Contaminants or contaminated water must not be directly or indirectly released from the subject land or to the ground or groundwater at the subject land at any time except:
- 41.1. Following treatment using an appropriate stormwater quality improvement device (SQID) as uncontaminated overland stormwater flow;
 - 41.2. Following treatment using an appropriate stormwater quality improvement device (SQID) as uncontaminated stormwater to the stormwater system; and
 - 41.3. Contaminants released to the wastewater system under and in accordance with a trade waste permit issued by Council under the *Water Supply (Safety and Reliability) Act 2008*.
- 41A. Submit to Council for endorsement a Wastewater Management Report that demonstrates that any proprietary wastewater treatment devices on the site can effectively and safely treat the volume and quantity of wastewater produced by the development. The Wastewater Management Report must receive endorsement by Council prior to site operations commencing.**

WASTE MANAGEMENT (GENERAL)

42. All waste generated on the subject land must be managed in accordance with the waste management hierarchy as detailed in the *Waste Reduction and Recycling Act 2011*.

WASTE MANAGEMENT (BIN PROVISION & STORAGE)

43. Refuse storage facilities must be provided generally in accordance with the Approved Plans listed within this Development Approval and the following:

- 43.1. The size, mix and capacity of bins provided must be sufficient to accommodate the type and level of waste likely to be generated from the development having regard to the frequency of disposal or collection;
- 43.2. Provision of a constructed bulk bin store with an impervious hardstand base for the permanent storage location and service collection of all bulk bins, general and recycling, having minimum dimensions which exceed the combined size of bins by at least 300mm at the rear and both sides and 600mm at the front;
- 43.3. Refuse storage facilities must be screened from public vantage points with a minimum 1.5m high built enclosure or solid screen fencing; and
- 43.4. Bins must be kept in a clean state and in good repair and fitted with tight-fitting lid assemblies designed to prevent ingress of pests and water; **and**
- 43.5. **Solid waste (egg shells) must be stored within a refrigerated cool room prior to dispatch from the facility.**

WASTE MANAGEMENT (REMOVAL)

- 44. Unless otherwise endorsed by Council in a Waste Management Plan, arrangements for waste removal are provided in accordance with the following requirements:
 - 44.1. Disposal of waste generated must be undertaken in accordance with the *Environmental Protection Regulation 2008*.
 - 44.2. Bins must be located in a manner that allows the refuse vehicle to pick them up automatically without the driver or any other person having to relocate them;
 - 44.3. General waste must be collected and removed at periods not exceeding seven (7) days;
 - 44.4. Bins must be stored at their place of permanent storage other than times ahead of or during waste removal;
 - 44.5. Waste removal must not occur outside the hours of 7:00AM to 6:00PM;
 - 44.6. The waste collection method must ensure that waste is adequately managed to prevent escape of contamination; **and**
 - 44.7. **Solid waste (egg shells) must be collected and removed at periods not exceeding three (3) days.**

AMENITY & OPERATION OF USE

VISUAL AMENITY

- 45. Any graffiti on buildings, structures or fences on the subject land visible from public viewing locations must be removed within 24 hours or upon direction by Council.
- 46. Any graffiti deterrent building design elements and surface treatments are to be maintained at all times.
- 47. All buildings, structures and fences as well as the subject land must be maintained in a clean and tidy manner at all times.
- 48. All fixed mechanical plant must be contained within the building or visually screened to all street frontages, public viewing locations and adjoining premises.

49. Open storage areas, loading areas, bin storage areas and other unsightly areas, must be screened from view from all street frontages and public places.

FENCING & WALLS (GENERAL)

50. Any existing fence or wall not meeting the requirements of this Development Approval must be removed and replaced with a fence or wall that meets the requirements of this Development Approval.
51. Unless otherwise approved in writing by Council, boundary fences or walls must not be erected in a parallel arrangement with any existing fence or wall erected along the same boundary. The existing fence or wall is to be completely removed and replaced.
52. Unless otherwise specified elsewhere within this Development Approval, the required height of a fence or wall is measured from the highest adjacent finished ground level.
53. A minimum 2m high solid screen fence, which may be a 'butt-jointed' timber paling fence, or a transparent fence, which may be chain link, must be erected along the full length of the southern and western boundaries of the subject land.
54. Fences and walls provided adjacent to public places (streets, laneways, public walkways and open space areas) must be constructed generally in accordance with the Approved Plans listed within this Development Approval and in particular must:
- 54.1. Unless otherwise approved and erected for the purpose of acoustic attenuation, not exceed a maximum height of:
- i) 2m where at least 50% of the fence or wall is transparent; or
 - ii) 1.2m otherwise;
- 54.2. Unless approved and erected for the purposes of security fencing, not exceed a 15m in length without articulation or detailing such as panel inserts, recessed planter beds, and changes in material, colours or textures to provide visual interest and visual breaks in the appearance of the fence or wall; and
- 54.3. Maintain Safe Intersection Sight Distance (SISD) in accordance with the requirements of Austroads most recent version of its *Guide to Road Design Part 4A: Unsignalised and Signalised Intersections (AGRD04A-09)*.
55. Any fence provided adjacent to public spaces (to meet the requirements of this Development Approval) that functions as a security fence (i.e. designed to prevent trespassing or theft) must be located behind and screened by landscaping.

ACCESS FOR PEOPLE WITH DISABILITIES

56. Access must be provided for people with disabilities in accordance with *Australian Standard AS1428.1: Design for Access and Mobility* by means of an unimpeded continuous path of travel from any adjacent roadway, adjoining public open space and from any disabled access car parking bay, to all parts of the development that are normally open to the public.

LANDSCAPING WORKS

57. The development must be landscaped in accordance with the conditions of this Development Approval and the requirements listed in the Landscape Code contained within the *Toowoomba Regional Planning Scheme* in a manner that:

- 57.1. Maximises the retention of existing site vegetation which contributes to the site character;
- 57.2. Maintains or increases tree canopy cover;
- 57.3. Maximises the extent of new site vegetation to define boundaries, create shade and contribute to the site character;
- 57.4. **Provides a 5m wide landscape area along the Toowoomba Cecil Plains Road front boundary and a 3m wide landscape area along the Heinemann Road front boundary. Landscape areas are to include large scale canopy trees and tall shrubs between buildings and along boundaries to visually fragment the views and provide shade to bulk form of the buildings and car parking areas and pavement;**
- 57.5. Where gardens are intended to serve a stormwater function, sub soil drainage is installed and connected to the main system and soils and plant species are suited to the purpose;
- 57.6. **Designates variation in pavement colours and/or materials to define safe pedestrian movement areas;**
- 57.7. **Utilises plant species which are characteristic of the local area and provides seasonal variation, colour and texture;**
- 57.8. **Provides irrigation to all planted areas; and**
- 57.9. **Provide a high degree of shade (minimum of 25% canopy cover at maturity) over car park area and associated internal roadways. A minimum of ten (10) shade trees shall be provided.**
- 58. All landscape works must be established by a suitably qualified person and maintained in accordance with the conditions of this Development Approval for the life of the development, and in a manner that ensures healthy, sustained and vigorous plant growth. All plant material must be allowed to grow to full form and be replaced when its life expectancy is reached.
- 59. Certification must be submitted to Council from a suitably qualified person who certifies that landscaping established complies with the requirements of this Development Approval.
- 60. Prior to **commencement of any works on site or the issue of a Development Permit for lodgement of any Operational Works application or issue of any** Building Works **approval** (whichever occurs first) submit to Council for endorsement, a Landscape Plan prepared by a suitably qualified person prepared generally in accordance with *Toowoomba Regional Council's Landscape Work Information Sheet 006* and the conditions of this Development Approval, including the landscaping shown on all Approved Plans listed in this Development Approval, that details in particular:
 - 60.1. Information that all trees must be supplied in **45 25** litre or larger containers;
 - 60.2. Information that all root barrier devices must be installed where tree plantings are sited within two (2) metres of any services and or structures unless varied within the endorsed Landscape Plan. Barriers must be fit for purpose and installed in accordance with the manufacturer's specification;
 - 60.3. Information that all other plant material must be supplied in **200 140**mm or larger containers;
 - 60.4. Information that all planting beds and individual trees must be mulched with minimum 100mm depth organic mulch;

~~60.5. Provision of an irrigation system or watering points to all garden areas;~~

~~60.6. Provision of a minimum three (3) metre wide landscaping strip along Heinemann Road and Teewoomba Cecil Plains Road frontage of the subject site, exclusive of the access driveway, generally uncompromised by infrastructure items;~~

60.7. Measures to control all weeds species listed in the following standards and legislation:

- i) Declared plants under the *Land Protection (Pest and Stock Route Management) Act 2002* and subordinate regulation; and

60.8. Provision of sight lines at pedestrian and vehicle entrance points must be maintained through the use of trees with a clean trunk to 1.8m height and shrubs to a maximum height of 0.75m.

60.9. A plant schedule;

60.10. The typical planting detail including preparation, backfill, staking and mulching;

60.11. Internal dimensions of all planting areas;

60.12. Location, height and finish of fencing fronting public land (including street frontages);

60.13. Location and species of existing site vegetation to be removed and/or retained in accordance with this Development Approval, including adjacent street trees to be retained and/or removed;

~~60.14. Information to demonstrate a high degree of shade (minimum of 25% shade) over hardstand areas including:~~

- ~~i) Calculation of percentage hardstand (e.g. driveways and paths) and soft landscape areas (e.g. turf and garden beds);~~

- ~~ii) Calculation of percentage canopy cover to hardstand surfaces at maturity;~~

60.15. Construction details of proposed surfaces, surface level changes and structures;

60.16. Location and dimensions of any communal bin stores requiring vegetative screening; and

60.17. North point, scale and drawing number.

B. ADVICES:

GENERAL ADVICES

SUBMISSION OF PLANS FOR ENDORSEMENT

- 1) The conditions of this Development Approval require submission of plans to Council for endorsement. Please address the plans for endorsement to Council's Development Services Branch with the Reference No. MCUI/2018/5497, and send to development@tr.qld.gov.au.

INFRASTRUCTURE CHARGES

- 2) Infrastructure charges are levied by way of an Infrastructure Charges Notice, issued pursuant to section 119 of the *Planning Act 2016*.

OTHER LAWS & REQUIREMENTS

- 3) This Development Approval relates to development requiring approval under the *Planning Act 2016* only. It is the approval holder's responsibility to obtain any other necessary approvals, licenses or permits required under State and Federal legislation or Council local law, prior to carrying out the development. Information with respect to other Council approvals, licenses or permits may be found on the Toowoomba Regional Council website. For information about State and Federal requirements please consult with these agencies directly.
- 4) Any works impacting outside the property boundary will require a permit under *Subordinate Local Law 1.15 (Carrying Out Works on a Road or Interfering with a Road or its Operation) 2011*. Please contact Council's Road Operations Branch through our Customer Service Centre on 131 872. The application can be found on Council's website www.tr.qld.gov.au.
- 5) The development has only been assessed in accordance with the provisions of the *Toowoomba Regional Planning Scheme*. No assessment has been made in respect of the provisions of the *Building Code of Australia* and/or the *Queensland Development Code*.

WHEN APPROVAL STARTS TO HAVE EFFECT

- 6) This Development Approval starts to have effect in accordance with the provisions of Section 71 of the *Planning Act 2016*.

WHEN APPROVAL LAPSES

- 7) This Development Approval will lapse in accordance with the provisions contained in Sections 85 and 88 of the *Planning Act 2016*, unless otherwise stated elsewhere within this Development Approval.

EXCAVATION & FILLING

- 8) The Toowoomba Regional Planning Scheme (TRPS) declares excavation and filling activity involving less than 50m³ of material and excavation and filling activity to a depth or height lower than 1m to be accepted development. Any combination of excavation or filling where 50m³ or more of fill is deposited on, or 50m³ or more of excavated material is removed from the premises and excavation or filling is not associated with 'Building Work' as defined under the *Planning Act 2016*, must obtain an Operational Works approval from Council before commencing site works.

ENVIRONMENTAL HARM

- 9) The *Environmental Protection Act 1994* (EP Act) states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm.

Environmental harm includes environmental nuisance. In this regard persons and entities involved in the civil, earthworks, construction and operational phases of this development are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm. Environmental harm is defined by the EP Act as any adverse effect, or potential adverse effect (whether temporary or permanent and of whatever magnitude, duration or frequency) on an environmental value and includes environmental nuisance.

Therefore, no person should cause any interference with the environment or amenity of the area by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, sediment, oil or otherwise, or cause hazards likely in the opinion of the Administering Authority to cause

WATER POLLUTION

- 10) In accordance with the *Environmental Protection Act 1994*, all sand, silt, mud, paint, cement, concrete, construction material and demolition material, and other such waste material must not be deposited or placed where it could reasonably be expected to travel into a roadside gutter, stormwater drain or watercourse. On the spot fines apply for such offences.

WORKS WITHIN A WATERCOURSE

- 11) The development may involve works within a watercourse which will require referral to the Department of Natural Resources & Mines under the *Water Act 2000* and *Planning Act 2016* at the time of making an application for Operational Works.

ABORIGINAL CULTURAL HERITAGE ACT 2003

- 12) There may be a requirement to establish a Cultural Heritage Management Plan and/or obtain approvals pursuant to the *Aboriginal Cultural Heritage Act 2003* ("ACH Act").

The ACH Act establishes a cultural heritage duty of care which provides that: "*A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage.*" It is an offence to fail to comply with the duty of care. Substantial monetary penalties may apply to individuals or corporations breaching this duty of care. Injunctions may also be issued by the Land Court, and the Minister administering the ACH Act may also issue stop orders for an activity that is harming or is likely to harm Aboriginal cultural heritage or the cultural heritage value of Aboriginal cultural heritage.

You should contact the Department of Aboriginal and Torres Strait Islander Partnerships (DATSIP) Cultural Heritage Unit on 07 3247 6212 to discuss any obligations under the ACH Act.

FIRE ANTS

- 13) The State of Queensland has been declared a quarantine area for the Red Imported Fire Ant. Should this approval involve the movement of restricted items from areas of known infestation the provisions of the *Plant Protection Act 1989* apply, compliance with statutory provisions must be achieved.

TRADE WASTE APPROVAL

- 14) Development Approval does not infer or give approval to the owners or occupiers of the subject land to discharge trade waste to Council's sewerage infrastructure. The *Water Supply (Safety & Reliability) Act 2008* requires Council to approve all trade waste discharges to its sewerage system in accordance with Council's Trade Waste Policy and Trade Waste Management Plan. A copy of the Plan may be downloaded from Council's web site.

A person intending to discharge trade waste into sewer must obtain a Trade Waste Approval prior to commencing the discharge and must comply with the terms and conditions of the Trade Waste Management Plan. The applicant must contact Council's Trade Waste Services on telephone 131 872 to obtain advice about pre-treatment requirements and compliance matters before Building and Plumbing plans are submitted for approval.

SUITABLY QUALIFIED PERSON

- 15) For the purpose of preparing a Landscape Plan, a suitably qualified person is considered to be a Registered Landscape Architect or Landscape Designer with a minimum of three (3) years current experience in the field of landscape design.

C. ATTACHED POLICIES AND/OR STANDARDS:

- Concurrence Agency Conditions Schedule 2
- Approved Development Plans
- Approved Development Plan (to be Amended)
- Approved Document (to be Amended)
- Appeal provisions pursuant to the *Planning Act 2016*.

SCHEDULE 2

CONCURRENCE AGENCY (CONDITIONS AND COMMENTS)

**DEPARTMENT OF STATE DEVELOPMENT, INFRASTRUCTURE, LOCAL GOVERNMENT AND
PLANNING**



SARA reference: 2207-29943 SRA
Council reference: MCUI/2018/5497/A
Applicant reference: J000993

30 August 2022

Chief Executive Officer
Toowoomba Regional Council
PO Box 3021
TOOWOOMBA QLD 4350
development@tr.qld.gov.au

Attention: Mr Brian Pidgeon

Dear Mr Pidgeon

SARA response—Heinemann Road, Wellcamp

(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 22 July 2022.

Response

Outcome:	Referral agency response - No requirements Under section 56(1)(a) of the <i>Planning Act 2016</i> , SARA advises it has no requirements relating to the application.
Date of response:	30 August 2022
Advice:	Advice to the applicant is in Attachment 1 .
Reasons:	The reasons for the referral agency response are in Attachment 2 .

Development details

Description:	Development permit	Change Application (Other Change) - Material Change of Use – Impact - High Impact Industry (Liquid Egg Production)
SARA role:	Referral agency	
SARA trigger:	Schedule 10, part 9, division 4, subdivision 2, table 4, item 1 (Planning Regulation 2017)	

Material change of use of premises near a state transport corridor or that is a future state transport corridor

SARA reference: 2207-29943 SRA
Assessment Manager: Toowoomba Regional Council
Street address: Heinemann Road, Wellcamp
Real property description: Lot 45 on SP194167
Applicant name: James Juhasz and Alec Bravard (Property Projects Australia)
Applicant contact details: Level 1, 618 Brunswick Street
New Farm QLD 4005
alec@propertyprojectsaustralia.com.au

Representations

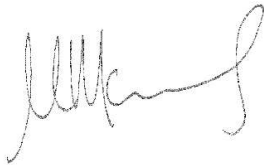
An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (section 30 of the Development Assessment Rules).

Copies of the relevant provisions are in **Attachment 3**.

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

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

Yours sincerely



Ursula McInnes
Planning Manager

enc Attachment 1 - Advice to the applicant
Attachment 2 - Reasons for referral agency response
Attachment 3 - Representations provisions
cc Sunny Queen Farms Pty Ltd, alec@propertyprojectsaustralia.com.au

Attachment 1—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) v3.0. If a word remains undefined it has its ordinary meaning.

Attachment 2—Reasons for referral agency response

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

The reasons for SARA's decision are:

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

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

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)
- The Development Assessment Rules
- SARA DA Mapping system

Attachment 3—Representations about a referral agency response

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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.



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Our reference: 1811-8485 SRA
Your reference: MCUI/2018/5497

29 November 2018

The Chief Executive Officer
Toowoomba Regional Council
PO Box 3021
TOOWOOMBA QLD 4350
development@tr.qld.gov.au

Attention: Mr Lachlan O'Sullivan

Dear Lachlan

Referral agency response—no requirements

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

The development application described below was properly referred to the Department of State Development, Manufacturing, Infrastructure and Planning on 19 November 2018.

Applicant details

Applicant name:	Botanica Brands Pty Ltd
Applicant contact details:	C/- Precinct Urban Planning PO Box 3038 Toowoomba QLD 4350 andrew@precinctplan.com.au

Location details

Street address:	Heinemann Road, Wellcamp
Real property description:	Lot 45 on SP194167
Local government area:	Toowoomba Regional Council

Application details

Development permit	Material change of use for Medium Impact Industry (beverage manufacturing).
--------------------	---

Referral triggers

The development application was referred to the department under the following provisions of the Planning Regulation 2017:

- 10.9.4.2.4.1 State transport corridors and future State transport corridors

No requirements

Under section 56(1)(a) of the *Planning Act 2016*, the department advises it has no requirements relating to the application.

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

For further information please contact Danica Clark, Senior Planner, on 4616 7305 or via email ToowoombaSARA@dsdmip.qld.gov.au who will be pleased to assist.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Andrew', is positioned above the printed name.

Andrew Foley
Manager

cc Botanica Brands Pty Ltd, C/- Precinct Urban Planning
andrew@precinctplan.com.au



Department of
**State Development,
 Manufacturing,
 Infrastructure and Planning**

Department of State Development, Manufacturing, Infrastructure and Planning

Statement of reasons for application 1811-8485 SRA

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

Departmental role: Referral agency

Applicant details

Applicant name: Botanica Brands Pty Ltd
 Applicant contact details: C/- Precinct Urban Planning
 PO Box 3038
 Toowoomba QLD 4350
 andrew@precinctplan.com.au

Location details

Street address: Heinemann Road, Wellcamp
 Real property description: Lot 45 on SP194167
 Local government area: Toowoomba Regional Council

Development details

Development permit: Material change of use for Medium Impact Industry (beverage manufacturing).

Assessment matters

Aspect of development requiring code assessment	Applicable codes
1. Material change of use	State Development Assessment Provisions (SDAP) (version 2.3) State Code 1: Development in a state-controlled road environment

Reasons for decision

The reasons for the decision are that the proposed development:

- complies with the relevant provisions set out under State code 1 of the SDAP.
- does not involve a new access to the state-controlled road (Toowoomba Cecil Plains Road).
- does not create a safety hazard for users of the state-controlled road or result in a worsening of operating conditions.
- will have a negligible impact on the Heinemann Road/Toowoomba Cecil Plains Road intersection (round-a-bout).
- manages stormwater flow and does not increase peak discharge to the state-controlled road.

Decision

- The development application proposes to use the existing infrastructure on site to establish a cold pressed juice beverage manufacturing facility.
- The department's response advises the decision maker (Toowoomba Regional Council) that it has no requirements relating to the application.

Relevant material

- development application material
- State Development Assessment Provisions published by the Department of State Development, Manufacturing, Infrastructure and Planning
- *Planning Act 2016*
- Planning Regulation 2017

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 an appeal relating to the Plumbing and Drainage Act 2018—
 - (i) for an appeal against an enforcement notice given because of a belief mentioned in the Plumbing and Drainage Act 2018, section 143(2)(a)(i), (b) or (c)—5 business days after the day the notice is given; or
 - (ii) for an appeal against a decision of a local government or an inspector to give an action notice under the Plumbing and Drainage Act 2018—5 business days after the notice is given; or
 - (iii) otherwise—20 business days after the day the notice is given; or
 - (g) 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, section 1, table 1, item 1—each principal submitter for the application whose submission has not been withdrawn; and
 - (d) for an appeal about a change application under schedule 1, section 1, table 1, item 2—each principal submitter for the application whose submission has not been withdrawn; and
 - (e) each person who may elect to be a co-respondent for the appeal other than an eligible submitter for a development application or change application the subject of the appeal; 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 to an appeal by filing a notice of election in the approved form—
 - (a) if a copy of the notice of appeal is given to the person—within 10 business days after the copy is given to the person; or
 - (b) otherwise—within 15 business days after the notice of appeal is lodged with the registrar of the tribunal or the P&E Court.
 - (7) Despite any other Act or rules of court to the contrary, a copy of a notice of appeal may be given to the chief executive by emailing the copy to the chief executive at the email address stated on the department's website for this purpose.

231 Non-appealable decisions and matters

- (1) Subject to this chapter, section 316(2) 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, any tribunal or another entity; and
- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, any 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.



RECEIVED
27/02/2023

**TOOWOOMBA
REGIONAL COUNCIL**

INTEGRITY AG
& Environment

Site Based Management Plan

Prepared for: Sunny Queen Pty Ltd

Integrity Ag and Environment
10/2/2023
info@integrityag.net.au

Version Control

Project Title: Site Based Management Plan

Client: Oakey Sunny Queen Pty Ltd

Version	Date	Author
Draft Final	22/11/2022	KMc/EM
Final	22/11/2022	KMc/EM
Final V2	10/2/23	KMC/EM

Notes:

Draft Final – This version was prepared for internal checking following discussion with the client.

Final – this version is the final report.

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Table of Contents

VERSION CONTROL	I
DISCLAIMER.....	I
TABLE OF CONTENTS	II
LIST OF TABLES	IV
LIST OF FIGURES	IV
LIST OF ATTACHMENTS	IV
1 INTRODUCTION	1
1.1 Company Description	1
1.2 Description of Proposed Development	2
1.3 SBMP Responsibilities.....	3
1.4 Staff and Contractor Training.....	3
1.5 Review of Environmental Performance and Continuous Improvement.....	3
2 POTENTIAL IMPACTS	5
2.1 Separation Distances to Receptors	5
2.2 Impact of noise on nearby land uses.....	6
2.3 Impacts of odour on nearby land uses.....	6
2.4 Impacts of dust on nearby land uses	6
2.5 Impacts to community from light:	6
2.6 Impacts to community from traffic:	6
2.7 Impacts to the ground/surface water quality.....	7
2.8 Impacts to soils	7
3 MITIGATION AND MANAGEMENT	8
3.1 Impacts to Community Amenity Due to Noise.....	8
3.1.1 Objectives	8
3.1.2 Management Strategies	8
3.1.3 Specific Performance Indicators (Including Relevant Policies)	8
3.1.4 Monitoring and Recording Frequency (Including Relevant Policies)	9
3.1.5 Reporting and Review.....	10
3.1.6 Corrective Actions	10

3.2	Impacts to Community Amenity Due to Odour	11
3.2.1	Objectives	11
3.2.2	Management Strategies	11
3.2.3	Specific Performance Indicators (Including Relevant Policies and Standards)	11
3.2.4	Monitoring and Recording	12
3.2.5	Reporting and Review	12
3.2.6	Corrective Action	13
3.3	Impacts to Community Amenity Due to Dust	14
3.3.1	Objectives	14
3.3.2	Management Strategies	14
3.3.3	Specific Performance Indicators	14
3.3.4	Monitoring and Recording	14
3.3.5	Reporting and Review	15
3.3.6	Corrective Action	15
3.4	Impacts to Community Amenity Due to Light	17
3.4.1	Objectives	17
3.4.2	Management Strategies	17
3.4.3	Specific Performance Indicators (Including Policies and Standards)	17
3.4.4	Monitoring and Recording	17
3.4.5	Reporting and Review	17
3.4.6	Corrective Action	18
3.5	Impacts to Community Amenity Due to Pests/Vermin	19
3.5.1	Objectives	19
3.5.2	Management Strategies	19
3.5.3	Specific Performance Indicators	19
3.5.4	Monitoring and Recording	19
3.5.5	Reporting and Review	19
3.5.6	Corrective Action	20
3.6	Impacts to Community Amenity Due to Traffic	21
3.6.1	Objectives	21
3.6.2	Management Strategies	21
3.6.3	Specific Performance Indicators	21
3.6.4	Monitoring and Recording	21
3.6.5	Reporting and Review	21
3.6.6	Corrective Action	22
3.7	Impacts to Ground / Surface Water	23
3.7.1	Objectives	23
3.7.2	Management Strategies	23
3.7.3	Specific Performance Indicators	23
3.7.4	Monitoring and Recording	23
3.7.5	Reporting and Review	23
3.7.6	Corrective Action	24
3.9	Impact to Soils	25
3.9.1	Objectives	25
3.9.2	Management Strategies	25
3.9.3	Specific Performance Indicators	25
3.9.4	Monitoring and Recording	25
3.9.5	Reporting and Review (Including Responsibility and Timing)	25
3.9.6	Corrective Action	25

3.11	Contingency Plans.....	26
3.11.1	Recording of Emergencies and Incidents.....	26
3.11.2	Equipment Malfunction and Power Loss.....	26
3.11.3	Interruption to Solid Waste Transportation.....	26

List of Tables

Table 1 – Noise Limit Criteria from MCU/2018/5497	9
---	---

List of Figures

Figure 1. Sunny Queen’s Environmental Statement	1
Figure 2. Liquid Egg Production Flow Chart	2
Figure 3. Distance to Sensitive Receptors	5

List of Attachments

Attachment A: Site Layout (220621-SK-001-M.pdf)

1 Introduction

This Site Based Management Plan (SBMP) was commissioned by Sunny Queen Pty Ltd to identify and provide management strategies for any amenity and/or environmental risks associated with the production of liquid eggs at Lot 45 (SP194167) Heinemann Road, Wellcamp.

The SBMP is required by the Toowoomba Regional Council as part of the process to amend the approved use of the site from Medium Impact (Fruit and Vegetable Cold Press Juice Production) to High Impact Industry (Liquid Egg Production). The Toowoomba Regional Council reference number is MUCI/2018/5497/A. The proposed liquid egg operation will utilise the existing industrial building on the site, and all associated infrastructure service connections, with no change to the existing built form or site configuration.

1.1 Company Description

Sunny Queen is a farmer-owned company supplying eggs to supermarkets, restaurants, cafes, schools, and healthcare facilities around Australia. With farms, warehousing and manufacturing located across four states, Sunny Queen is a leading supplier of both shell eggs and egg products. Through all levels of management, Sunny Queen has a demonstrated commitment to a high level of environmental performance. Sunny Queen’s company wide environmental statement is provided in Figure 1.



ENVIRONMENTAL STATEMENT

POLICY
Sunny Queen Australia is an Australian farmer owned company specialising in supplying the highest quality fresh farm eggs and egg products across the country.

Sunny Queen is committed to the ecologically sound and sustainable use of resources and strives to operate in a manner which minimises waste and prevents pollution. Sunny Queen actively supports the protection of the environment and the role the recycling industry plays in conserving natural resources.

PROCESS
Our environmental policy includes the following;

- All Sunny Queen Australia operations are to comply with relevant statutory requirements. The statutory requirements are minimum standards to be exceeded where management considers it necessary and practical.
- We will regularly monitor environmental performance, objectives and targets and ensure that the support functions exist to effectively maintain and continually improve environmental standards.
- Environmental care is of equal importance to every other facet of the company’s management and operation.
- We will continue to promote individual commitment to safe and environmentally responsible behaviour through the training, education and information of all staff.

It is the responsibility of the Executive Team and functional leaders to ensure this policy is effectively communicated, understood and implemented.

It is recognised that the success of this Environmental Statement ultimately lies with the commitment and dedication of all Sunny Queen Australia employees. Management at all levels is to actively encourage the implementation of these broad principles in their area of business activity.

Figure 1. Sunny Queen’s Environmental Statement

1.2 Description of Proposed Development

Sunny Queen proposes to operate a liquid facility on the site, which involves the delivery of bulk (unbroken) eggs from surrounding farms, breaking and spinning of eggs within a controlled and sterilised environment located within the building, pasteurisation and final product packed into bags or containers. Packed egg liquid is kept in cold storage temporarily, prior to distribution for off-site food production. The production process is shown schematically in Figure 2. All eggs received at the site will be processed into liquid eggs.

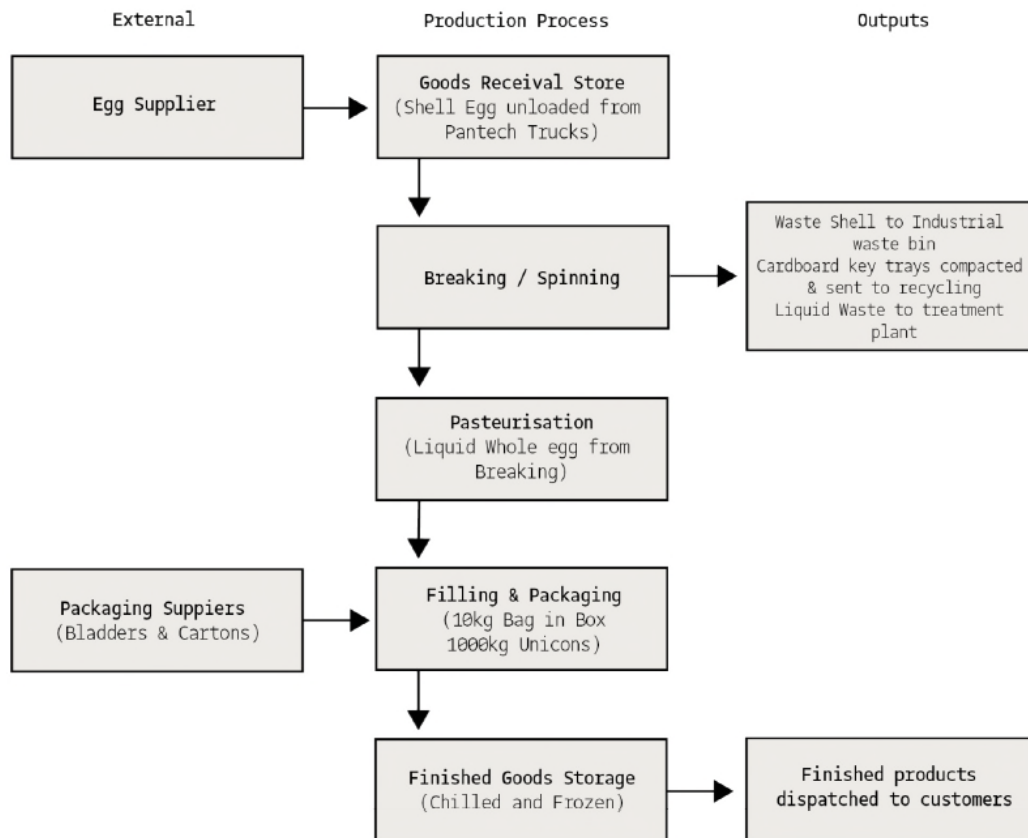


Figure 2. Liquid Egg Production Flow Chart

Equipment utilised in the production of liquid eggs includes:

- Breaker,
- Spinners,
- Hipex® Pasteuriser
- 2 x 3 tonne storage tanks,
- 10 tonne storage tank,
- Flexpack® filling unit,
- Conveyors,
- Palletising robot.

The site layout, including the new liquid egg equipment is provided in Attachment A (220621-SK-001-M.pdf).

1.3 SBMP Responsibilities

Responsibility for implementing the management actions contained within the SBMP lies with the onsite production manager.. The current manager is:

- Brendan Andrews – Production Manager

The effectiveness of the SBMP will be monitored on an ongoing basis by comparing monitoring results with the objectives for each identified environmental impact. Individual components of the SBMP will be assessed as necessary and an entire system evaluation conducted annually. Modifications will be made to the SBMP as necessary.

All documents pertaining to the SBMP will be held in the processing facility office where they are accessible by all staff.

1.4 Staff and Contractor Training

Upon employment, all staff/contractors will be inducted in the SBMP.

The Production Manager is responsible for ensuring that all staff members are then regularly trained in the components of the SBMP that are relevant to their duties and responsibilities.

Training will be conducted using a combination of techniques including direct supervision of tasks, group training courses and independent reading of relevant information by staff members.

Staff will be updated as needed e.g. when relevant sections of the SBMP are upgraded by the facility manager or company management.

Staff performance in relation to environmental management duties and responsibilities will be reviewed when the SBMP is reviewed on an annual basis. However, where unsatisfactory environmental performance occurs, relevant staff and procedures will be investigated promptly.

The Production Manager will be responsible for ensuring that all contract staff are made aware of sections of the SBMP as appropriate to their contracted duties. Where unsatisfactory performance occurs, relevant contractors and procedures will be investigated.

1.5 Review of Environmental Performance and Continuous Improvement

The SBMP will be reviewed by the Production Manager and Company management at least every three years to ensure that it is working effectively. This process will identify changes (if needed) and make appropriate recommendations. The review will assess the way in which procedures are actually carried out compared to the way in which they are written, an analysis of monitoring data to determine future monitoring needs and also put forward recommendations regarding future monitoring and analysis.

The frequency of monitoring and the results of the monitoring data will be compared with the requirements listed in the SBMP. This is to establish if monitoring is being undertaken as described in the SBMP, if there are recent changes to the system that are not covered by the SBMP or if changes need to be made to the SBMP.

An assessment of the data from the monitoring activities will be undertaken. This is to confirm that there is compliance with the level of impact stated in the objectives. It is also used to determine whether the type and frequency of monitoring is appropriate. For example, if no noise nuisance is recorded at the

property boundary following three or more consecutive tests, it may be possible for the frequency of testing to be reduced. Conversely, if noise nuisance is occurring, additional monitoring or different testing and analysis procedures may need to be undertaken to identify the source.

Justification for changing monitoring regimes will be recorded prior to implementation.

2 Potential Impacts

2.1 Separation Distances to Receptors

Potential environmental and amenity impacts are dependent facility design and management and the distance to sensitive receptors from the proposed development. Figure 3 shows the distance to three isolated dwellings which are located within 250m of the property boundary, with the closest receptor 60m south of the property. Properties to the north and east of the site include transport equipment, transport depots, and a recycling facility.



Figure 3. Distance to Sensitive Receptors

Installation and commissioning of the liquid egg facility is unlikely to have any significant impact as the changes in process equipment will entirely happen within the existing building onsite. The potential impacts that may be caused during normal operation include:

- Impacts to community amenity due to noise.
- Impacts to community amenity due to odour.
- Impacts to community amenity due to dust.
- Impacts to community amenity due to light.
- Impacts to community due to pests and/or vermin.
- Impacts to ground/surface waters.
-

Each of the potential impacts and the management strategies that are detailed in the following sections.

2.2 Impact of noise on nearby land uses

Potential noise impacts resulting from the development may include:

- Liquid egg processing - Operation of equipment including breakers, spinners, and packing.
- Traffic- Traffic on local roads will generate noise as a result of the truck movements to and from the facility and staff movements on a daily basis.
- Egg delivery and product loading – Unloading of whole eggs and loading of product using forklifts will potentially generate noise from the site.

2.3 Impacts of odour on nearby land uses

Potential odour impacts resulting from the development may include:

- Liquid egg processing building – The liquid egg process occurs within the existing onsite building and as such has limited potential for offsite odour generation.
- Solid waste – Egg shell and cardboard are the only solid waste stream generated by the process. Egg shells will be spun to remove any residual product, and then placed into on-site industrial waste binds that are collected from site on a daily basis.
- Wastewater –a small volume of wastewater is generated from the daily washing and sanitising of processing equipment. Wastewater is treated through an onsite activated treatment unit (ATU) system, with treated water used to irrigate the onsite landscaped area.

2.4 Impacts of dust on nearby land uses

Potential dust impacts resulting from the development may include:

- Liquid egg processing building – The liquid egg process does not generate dust and occurs within the existing onsite building and as such has limited potential for offsite impacts.
- Traffic movements - Traffic movements are restricted to sealed and blue metal roads and access points, resulting in minimal dust generation.

2.5 Impacts to community from light:

Potential light impacts resulting from the development may include:

- Traffic and vehicles will be a source of light.
- Security lights will be a source of light. Lighting at the facility will not be changed, and will comply with the requirements of Chapter 9 of the *CASA Manual of Standards Part 139 – Aerodromes*.

2.6 Impacts to community from traffic:

Potential traffic impacts resulting from the development may include:

- Traffic movements - Traffic movements are restricted to sealed roads and blue metal covered access points, resulting in minimal dust generation.
- Traffic- Traffic on local roads will generate noise as a result of the truck movements to and from the facility and staff movements on a daily basis.

- Traffic congestion – Increased vehicle movements to the site may result in an increase in the local congestion.

2.7 Impacts to the ground/surface water quality

Potential ground/surface water impacts resulting from the development may include:

- Main processing building - As all loading, unloading and processing occurs inside the building there should be no releases into the surrounding environment and therefore no impacts to groundwater or surface water.
- Irrigation of wastewater - Treated wastewater from onsite unit is irrigated to landscaped area. If not undertaken appropriate rates groundwater or surface water impacts could potentially occur.

2.8 Impacts to soils

Potential soil impacts resulting from the development may include:

- Irrigation of wastewater. If wastewater is not irrigated at appropriate rates, excess wastewater containing nutrients and contaminants could potentially impact soil quality.

The factors that could potentially cause or contribute to the environmental impacts listed above are detailed in the sections that follow.

3 Mitigation and Management

Details the mitigation measures required to ensure that any impacts are appropriately managed to achieve a low risk rating for environmental impacts/or and community amenity.

3.1 Impacts to Community Amenity Due to Noise

3.1.1 Objectives

- Objective 1: To minimise noise generation during operations.
- Objective 2: To minimise noise complaints.

3.1.2 Management Strategies

Objective 1 – Operational noise emissions

- Noise generation from processing equipment will be minimised through the installation of all equipment completely within the enclosed existing building onsite. Doors will be kept closed at all times during operation.
- Noise generation will be controlled by regular maintenance of all onsite equipment.
- Noise generation will be controlled by limiting the hours of production, and the resulting vehicle movements to:
 - 6:00am and 6:00pm for Monday to Friday for production.
 - 6:00am to 10:00pm Monday to Friday for servicing.
 - 7:00am to 6:00pm for waste collection.
- Loading and unloading will utilise the existing loading area on the northern side of the building. Forklift operation for loading will occur within the existing building, minimising potential noise generation.

Objective 2: Noise complaints

- Maintain a noise Complaints Register.
- Instruct all staff on the appropriate handling of noise complaints.

3.1.3 Specific Performance Indicators (Including Relevant Policies)

The overall noise level generated by the processing facility must comply with the requirements of the *Environmental Protection (Noise) Policy 2019*. This policy states that the environmental values to be enhanced or protected under this policy are the qualities of the acoustic environment that are conducive to:

- (a) protecting the health and biodiversity of ecosystems; and
- (b) human health and wellbeing, including by ensuring a suitable acoustic environment for individuals to do any of the following

- (i) sleep;
 - (ii) study or learn;
 - (iii) be involved in recreation, including relaxation and conversation; and
- (c) protecting the amenity of the community.

Noise from the activity associated with the use of the subject land for use as a the processing facility must not cause environmental harm or environmental nuisance, and noise shall not exceed levels identified in MCU/2018/5497/A when measured at the façade of any sensitive receptor and within the hours of the operation specified. The noise limits are provided in Table 1.

Table 1 – Noise Limit Criteria from MCU/2018/5497/A

	Noise level measured in dB(A)	
	Variable noise assessment criteria	Continuous noise assessment criteria
	$L_{Aeq, adj, T}$	$L_{Aeq, adj, T}$
Day (7am – 6pm)	47	42
Evening (6pm – 10pm)	42	37
Night (10pm – 7am)	39	36
Sleep Disturbance	45 db(A) L_{Amax} internal noise limits	

3.1.4 Monitoring and Recording Frequency (Including Relevant Policies)

Noise Assessments

The Production Manager will undertake assessments of potential noise emissions six monthly or following any noise complaint. Assessments will be undertaken as close as practical to nearby significant receptors. The noise monitoring must occur:

- When the wind is light to moderate.
- During a period of high activity.
- Along the southern and eastern boundary, or at the boundary point closest to complainant.

Noise Monitoring

Where considered warranted by Council and when requested in writing, Sunny Queen will undertake a noise investigation. This will include a suitably qualified person to monitor, interpret and record all parameters that are requirement to be monitored to determine whether or not the Development Approval noise limits (Table 1) have been exceeded. The results of the investigation must be provided to Council within 28 days of the request or a longer period if specified in any such request. Measurement of noise emissions (adjusted for tonality and impulse) must be generally in accordance with the most recent version of *Australian Standard AS1055.1 Acoustics – Description and measurement of environmental noise – General procedures*.

Complaint Recording

A Complaints Register will be used to record all noise complaints. Details will be logged immediately and the following recorded:

- Date, time and the method by which the complaint was made.

- Any personal details of the complainant or a note about the complainant.
- Nature of the complaint.
- Whether conditions at the time of the complaint, including wind direction and speed.

All noise monitoring records will be kept for at least 3 years.

3.1.5 Reporting and Review

Where noise assessments indicate that noise levels are unacceptable, details of the problem and the proposed method of solving the problem, will be recorded.

At least six-monthly, noise assessment results will be reviewed by the Production Manager to determine the effectiveness of the implemented tasks to meet the objectives. Any areas where deficiencies consistently, and/or unnecessarily, occur will be investigated further and appropriate corrective actions undertaken.

Recorded complaints will be conveyed to the Production Manager within 48 hours, and following information will be reported in the Complaints Register:

- Management options available to reduce or solve the problem.
- Corrective action taken to eliminate the source of each complaint.
- Effectiveness of method used.
- Response of complainant/s about the level of impact after steps have been put into place to solve the problem.
- Details of further monitoring (through assessment by the Production Manager and consultation with the complainants).

3.1.6 Corrective Actions

After determining the specific source of noise, and analysing the cause of the noise, the following will be undertaken:

- Adjustment or replacement of faulty equipment, and/or
- Reschedule noisy activities if practical, and/or
- Relocate noisy activities, and/or
- Investigation of additional actions to reduce noise generation.

3.2 Impacts to Community Amenity Due to Odour

3.2.1 Objectives

- | | |
|-------------|---|
| Objective 1 | To minimise odour emissions from processing. |
| Objective 2 | To minimise odour emissions from solid waste disposal. |
| Objective 3 | To minimise odour emissions from wastewater treatment and disposal. |
| Objective 4 | To minimise odour complaints. |

3.2.2 Management Strategies

Objective 1 – Processing odour emissions

- Processing building is fully enclosed reducing odour emissions from the building.
- Processing equipment is washed and sanitised on a regular basis to maintain high levels of hygiene.
- Continual maintenance of site cleanliness to meet company hygienic and sanitisation standards.

Objective 2 – Solid waste disposal odour emissions

- Solid waste (egg shells) must be stored within a refrigerated cool room prior to dispatch from the facility.
- Solid waste bins will be cleaned on a regular basis.
- No on-site disposal of solid waste.

Objective 3 – Wastewater treatment and disposal odour emissions

- Liquid waste (wash water) will be treated through the onsite treatment unit in accordance with the specifications.
- Liquid waste (wash water) will not be maintained in sealed pipes prior to discharge to the wastewater treatment unit.
- Treated wastewater will be irrigated to the landscaped area using low-pressure sprinklers.

Objective 4 – Complaints from odour

- Maintain Complaints Register.
- Instruct all staff on the appropriate handling of odour complaints.

3.2.3 Specific Performance Indicators (Including Relevant Policies and Standards)

The processing facility meets the objective of the *Environmental Protection Act 1994*:

“to protect Queensland’s environment while allowing for development that improves the total quality of life, both now and in the future, in a way that maintains the ecological processes on which life depends (ecologically sustainable development)”.

In accordance with the Guideline for Odour Impact Assessment from Developments (EPA 2004), the specific performance indicator is that “any release of noxious or offensive odours will not cause a nuisance at any odour sensitive place”.

3.2.4 Monitoring and Recording

Odour Intensity Assessments

The Production Manager will undertake assessments of potential odour emissions six monthly or following any odour complaint. Assessments will be undertaken as close as practical to nearby significant receptors. The monitoring must occur:

- At least six monthly
- In response to validated odour complaint
- During periods of light winds
- Along the southern and eastern boundary, or at the boundary point closest to complainant.

When the assessment is undertaken the assessor must not be desensitised to the odour, therefore the assessor can only make the assessment if they have not been working proximate to odour sources for a minimum of three hours.

Odour sampling frequency will be reviewed with the Administering Authority if results indicate no increase in emission rate or offensiveness and there are no verified odour complaints over a two year period.

Complaint Recording

A Complaints Register will be used to record all odour complaints. Details will be logged immediately and the following recorded:

- Date, time and the method by which the complaint was made.
- Any personal details of the complainant or a note about the complainant.
- Nature of the complaint.
- Whether conditions including wind speed and direction at the time of the odour incident.

All odour monitoring records will be kept for at least 3 years.

3.2.5 Reporting and Review

Ongoing Reporting and Reviewing

Where the odour intensity assessment indicates that odour levels are unacceptable, corrective action is required. This involves the Production Manager recording the details of the problem and the proposed method of solving the problem.

At least six-monthly, odour monitoring results will be reviewed by the Production Manager to determine the effectiveness of the implemented tasks to meet the objectives. Any areas where deficiencies consistently, and/or unnecessarily occur, will be investigated further and appropriate corrective actions undertaken.

Recorded complaints will be reviewed and the following information will be reported in the Complaints Register:

- Management options available to reduce or solve the problem.
- Corrective action taken to eliminate the source of each complaint.
- Effectiveness of method used.
- Response of complainant/s about the level of impact after steps have been put into place to solve the problem.
- Details of further monitoring (through assessment by the Production Manager and consultation with the complainants).

3.2.6 Corrective Action

Objective 1 – Processing odour emissions

- Adjustment or replacement of faulty equipment.
- Adjustment of building ventilation system.

Objective 2 – Solid waste disposal odour emissions

- Regularly wash and sanitise solid waste storage container.
- Replace/repair damaged solid waste storage container to prevent odour emissions.
- Reduce the time between removals of solid waste from the facility.

Objective 3 – Wastewater and irrigation odour emissions

- Ensure onsite treatment unit is maintained in accordance with the manufacturers' specifications.
- Consider biodegradable bactericide additive to prevent odour generation between irrigation periods.

Objective 5 – Odour complaints

- Determine the specific source of odour.
- Analyse the cause of the complaint.
- Take appropriate remedial action (modify the design or operation accordingly).

3.3 Impacts to Community Amenity Due to Dust

3.3.1 Objectives

- | | |
|-------------|--|
| Objective 1 | To minimise dust emissions from operations - processing, loading, unloading and transport. |
| Objective 2 | To minimise dust complaints. |

3.3.2 Management Strategies

Objective 1 – Minimise dust emissions from operations.

- Keep building and surrounding area clean.
- Regularly clean air-conditioning ventilation filters.
- Ensure sufficient blue metal cover on loading access.

Objective 2 – Complaints from dust

- Maintain a Complaints Register.
- Instruct all staff on the appropriate handling of dust complaints.

3.3.3 Specific Performance Indicators

The processing facility must comply with the *Environmental Protection Policy (Air) 2008* in that it protects “the qualities of the air environment that are conducive to human health and well being, protecting the aesthetics of the environment, including the appearance of buildings, structures and other property; and to protecting agricultural use of the environment”.

Therefore, the dust emissions from the operation must not cause any dust exposure of a serious and persistent nature to any sensitive place located at or beyond the boundaries of the property.

3.3.4 Monitoring and Recording

Dust Assessments

The Production Manager will undertake visual assessments to monitor dust emissions. Assessments will be undertaken:

- At least six monthly.
- In response to validated dust complaints.
- More frequently during prolonged dry periods or after a validated complaint.
- When the wind speed is moderate to strong.
- During daylight hours.

The results of the visual assessments will be placed stored on file.

Complaint Recording

A Complaints Register will be used to record all dust complaints. Details will be logged immediately and the following recorded:

- Date, time and the method by which the complaint was made.
- Any personal details of the complainant or a note about the complainant.
- Nature of the complaint.

3.3.5 Reporting and Review

Where the visual assessment indicates that dust levels are unacceptable, corrective action is required. The details of the problem, and the proposed method of solving the problem will be recorded in the by the Production Manager. At least six-monthly, dust monitoring results will be reviewed by the Production Manager to determine the effectiveness of the implemented tasks to meet the objectives. Any areas where deficiencies consistently, and/or unnecessarily occur, will be investigated further and appropriate corrective actions undertaken.

The Complaints Register will be monitored monthly. Recorded complaints will be reviewed and the following information will be reported in the Complaints Register:

- Management options available to reduce or solve the problem.
- Corrective action taken to eliminate the source of each complaint.
- Effectiveness of method used.
- Response of complainant/s about the level of impact after steps have been put into place to solve the problem.
- Details of further monitoring (through assessment by the Production Manager, and consultation with the complainants).

3.3.6 Corrective Action

Objective 1 – To minimise dust emissions from operations - processing, loading, unloading and transport.

- Adjustment or replacement of faulty equipment.
- Adjustment of air conditioning filtration system.
- Ensure road maintenance is maintained, repairing of any holes or cracks and ensuring sufficient cover of blue metal at loading points.

Objective 2 – Dust complaints

- Determine the specific source of dust.
- Analyse the cause of the complaint.
- Take appropriate remedial action (modify the design or operation accordingly).

3.4 Impacts to Community Amenity Due to Light

3.4.1 Objectives

Objective 1 Minimise light impacts on neighbouring houses.

Objective 2 – Complaints from light

- Maintain a Complaints Register.
- Instruct all staff on the appropriate handling of light complaints.

3.4.2 Management Strategies

- Security lights will be positioned and angled away from neighbours.
- Maintenance of a Complaints Register.
- Instruct all staff on the appropriate handling of light complaints.

3.4.3 Specific Performance Indicators (Including Policies and Standards)

Light generation at the facility must meet the standards of AS4282 1997 – Control of Unobtrusive Effects of Outdoor Lighting and also Chapter 9 of the CASA Manual of Standards Part 139 – Aerodromes.

3.4.4 Monitoring and Recording

The Production Manager will undertake regular subjective checks of light nuisance. The subjective checks will be undertaken by viewing the operation from the property boundary and neighbouring residences. Checks are to be done at night and strong lights shall be noted.

The frequency of the monitoring will be dependent upon environmental and management conditions. Monitoring will also be undertaken if changes to the potential light impact occur (e.g. change in vegetative screening, modification to lighting at the facility).

A Complaints Register will be used to record all complaints. Details will be logged immediately and the following recorded:

- Date, time and the method by which the complaint was made.
- Any personal details of the complainant or a note about the complainant.
- Nature of the complaint.

3.4.5 Reporting and Review

Light Intensity Assessments

Where the light intensity assessment indicates that levels are unacceptable, details of the problem and the proposed method of solving the problem will be recorded in the Environmental Data Record.

If the problem persists further investigation will be implemented to determine whether the lights exceed the vertical luminance criteria provided in the AS4282 *Control of Obtrusive Effects of Outdoor Lighting* (Standards Australia 1997b). If they do exceed these criteria, then corrective action is required.

Light Complaints

The Complaints Register will be monitored monthly. Recorded complaints will be reviewed and the following information will be reported in the Complaints Register:

- Management options available to reduce or solve the problem.
- Corrective action taken to eliminate the source of each complaint.
- Effectiveness of method used.
- Responses of complainant/s about the level of impact after steps have been put into place to solve the problem.
- Details of further monitoring (through assessment by the Production Manager and consultation with the complainants).

3.4.6 Corrective Action

After determining the specific source of the lighting complaint, the following will be investigated:

- Analyse the cause of the complaint.
- Take appropriate remedial action (modify the design or operation accordingly).
- Change the location of security lighting.
- Adjust the direction of security lighting.
- Install additional buffers and/or barriers between facilities and receptors.
- Install additional buffers and/or barriers between roads and receptors.

3.5 Impacts to Community Amenity Due to Pests/Vermin

3.5.1 Objectives

- | | |
|-------------|--|
| Objective 1 | Minimise the incidence of pests/vermin around the processing building. |
| Objective 2 | Minimise the incidence of pests/vermin complaints. |

3.5.2 Management Strategies

Objective 1 – Pests/Vermin around processing building

- Strategic baiting programs will be used to control rodents and pests inside and outside the processing building as necessary
- Place bait in a bait station that does not allow access to the bait by pets, wildlife or children.
- Keeping all solid waste in sealed containers prior to collection by waste contractor.
- Keep processing building doors closed unless trucks are exiting or exiting loading and unloading bays. The loading bays are separated from the rest of the building.

Objective 2 – Pests/Vermin complaints

- Production Manager to maintain a Complaints Register.
- Instruct all staff on the appropriate handling of complaints.

3.5.3 Specific Performance Indicators

The processing facility must not be the cause of an increase in the number or variety of the following animals:

- Rats and Mice.
- Flies.

3.5.4 Monitoring and Recording

The Production Manager will monitor mice and rat populations using traps and visual inspection.

The Production Manager will monitor fly populations using traps and visual inspection.

3.5.5 Reporting and Review

Where the monitoring indicates that pest/vermin numbers or varieties are increasing, corrective action will be undertaken. The Production Manager will record details of the problem, and the proposed method of solving the problem.

From time to time, pest/vermin monitoring will be reviewed by the Production Manager to determine the effectiveness of the actions. Any areas where deficiencies occur will be investigated further and appropriate corrective actions undertaken.

3.5.6 Corrective Action

If flies, rats and mice, or flies become a problem the following corrective action will be undertaken.

Objective 1 – Pests/Vermin from processing facility

- Maintaining a baiting program of anticoagulant rodenticides, tracking powders (poisonous dust) or gels and fumigants.
- If there is resistance to some baiting chemicals use an alternative product.
- Use a ‘pulse’ baiting regime to avoid excessive levels of poison in vermin.
- Cleaning up any spilled solid or liquid waste immediately.
- Maintaining fly monitoring programs.

Objective 2 – Pests/Vermin complaints

- Determine the specific source of pests/vermin.
- Analyse the cause of the complaint.

3.6 Impacts to Community Amenity Due to Traffic

3.6.1 Objectives

- | | |
|-------------|---|
| Objective 1 | To minimise dust emissions from traffic. |
| Objective 2 | To minimise noise emission from traffic. |
| Objective 3 | To minimise unacceptable impacts on local traffic congestion. |

3.6.2 Management Strategies

Objective 1 – Minimise dust emissions from traffic.

- Ensure internal roads are maintained to a high standard, and sufficient blue metal cover on loading access.

Objective 2 – Minimise noise emission from traffic.

- Noise generation from traffic will be controlled by limiting the hours of production, and the resulting vehicle movements to:
 - 6:00am and 6:00pm for Monday to Friday for production.
 - 6:00am to 10:00pm Monday to Friday for servicing.
 - 7:00am to 6:00pm for waste collection.
- Ensure internal roads are maintained to a high standard, and sufficient blue metal cover on loading access.
- Ensure onsite speed limits of 10km per hour are maintained.

Objective 3 – Minimise unacceptable traffic congestion

- No net increase in traffic movements compared with prior operation.

3.6.3 Specific Performance Indicators

Performance indicators from dust and noise associated with traffic will be addressed in accordance with Sections 3.1 and 3.3

3.6.4 Monitoring and Recording

Monitoring of dust and noise associated with traffic will be addressed in accordance with Sections 3.1 and 3.3

Monitoring and recording of traffic impacts include:

- Monitoring and regulation of speed of cars and vehicles onsite.

3.6.5 Reporting and Review

The Complaints Register will be monitored monthly. Recorded complaints will be reviewed and the following information will be reported in the Complaints Register:

- Management options available to reduce or solve the problem.
- Corrective action taken to eliminate the source of each complaint.
- Effectiveness of method used.
- Response of complainant/s about the level of impact after steps have been put into place to solve the problem.
- Details of further monitoring (through assessment by the Production Manager, and consultation with the complainants).

3.6.6 Corrective Action

Objective 1 – To minimise dust emissions from traffic

- Improve trafficable surface to minimise dust emissions.
- Ensure road maintenance is maintained, repairing of any holes or cracks and ensuring sufficient cover of blue metal at loading points.
- Reduce speed of onsite traffic, potentially through traffic calming methods.

Objective 2 – To minimise noise emissions from traffic

- Improve trafficable surface to reduce vibration and road noise.
- Educate drivers about driving practices to promote low noise.
- Ensure vehicles only coming to site during approved operation and maintenance hours.
- Reduce speed of onsite traffic, potentially through traffic calming methods.

Objective 3 – To minimise traffic congestion

- Monitor location of traffic issues and schedule shifts to minimise impacts.

3.7 Impacts to Ground / Surface Water

3.7.1 Objectives

- | | |
|-------------|---|
| Objective 1 | Minimise ground/surface water impacts from operation – including processing, loading and unloading. |
| Objective 2 | Minimise groundwater impacts through irrigation of treated wastewater. |

3.7.2 Management Strategies

Objective 1 – Minimise groundwater/surface water impacts through operation – including processing, loading and unloading

- The foundation and floor of the processing building are constructed from concrete to provide an impervious surface. The floor will be designed to provide controlled drainage areas for equipment washing and sanitisation operations.
- Sanitation and washing water will be collected and directed to the onsite wastewater treatment system.
- The existing building has been constructed to ensure no ingress of surface water.
- Loading and unloading of materials will occur within the footprint of the sealed building.

Objective 2 – Minimise ground/surface water impacts through irrigation of treated wastewater.

- Ensure wastewater treatment system is maintained in accordance with the manufacturer's recommendations.
- Irrigate to dedicated wastewater irrigation area only.
- Only apply irrigations when the soil is sufficiently dry to absorb the water.

3.7.3 Specific Performance Indicators

The production facility does not have an impact on ground/surface water quality.

3.7.4 Monitoring and Recording

Monitoring and recording of ground/surface water impacts include:

- Site walkover to determine any ponding of surface water following heavy rain, and any visual sign of potential contamination.
- Ensure wastewater treatment unit is maintained in accordance with the manufacturers specifications.

3.7.5 Reporting and Review

The details of any ground/surface water contamination and the proposed method of solving the problem will be recorded.

3.7.6 Corrective Action

Objective 1 – Ground/surface water contamination from processing

- Repair and/or seal any blocked drains or cracks in the impermeable surface onsite.

Objective 2 – Ground/surface water contamination from irrigation of treated wastewater.

- Review and modify irrigation practices, including area and rates.

3.9 Impact to Soils

3.9.1 Objectives

To ensure that soils are not degraded as a result of the liquid egg processing with respect to the following objectives:

Objective 1 Minimise impacts to soil from irrigation.

3.9.2 Management Strategies

Objective 1 – Soil impacts from irrigation of treated wastewater

- Irrigation is undertaken to over the area and at rates specified by the wastewater treatment unit manufactures specifications.
- Checks to the irrigation area are to be undertaken following heavy rain to identify any erosion, or disruption to the irrigation system.

3.9.3 Specific Performance Indicators

Inspections undertaken to determine performance of irrigation area, including growth of vegetation which may indicate uneven irrigation distribution.

3.9.4 Monitoring and Recording

After a period of significant rain, the Production Manager will check the integrity of the following infrastructure:

- Wastewater treatment unit
- Stability of the irrigation area and irrigation units

3.9.5 Reporting and Review (Including Responsibility and Timing)

The details of any soil impacts and the proposed method of solving the problem will be recorded.

3.9.6 Corrective Action

Objective 1 – Soil impacts from irrigation

- Review irrigation area management practices, including area, flow rates and vegetation.

3.10 Contingency Plans

3.10.1 Recording of Emergencies and Incidents

All emergencies and incidents must be recorded in the Emergencies and Incidents Record. The following information is to be recorded:

- The location of the emergency or incident.
- The time of the release.
- The time that the Production Manager became aware of the release.
- The suspected cause of the release.
- Actions taken to prevent any further release and mitigate any environmental harm and/or environmental nuisance caused by the release.

3.10.2 Equipment Malfunction and Power Loss

The Production Manager and maintenance staff (or dedicated local contractors) have the skills required to fix most minor equipment malfunctions. Commonly needed spare parts will be kept on-site. In the case of equipment failure, liquid egg production will cease until the problem is solved.

3.10.3 Interruption to Solid Waste Transportation

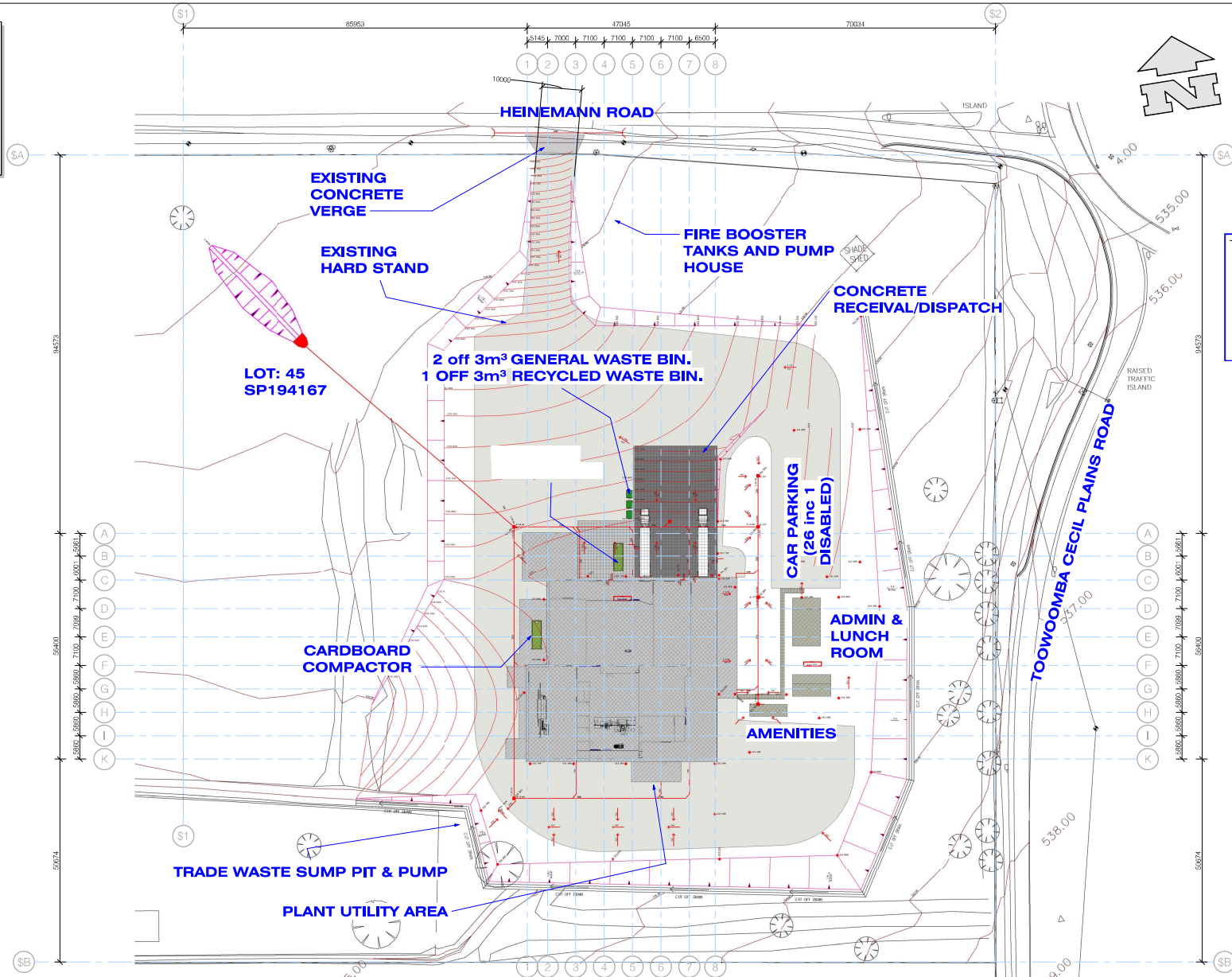
In situations where solid waste cannot be taken off-site, it will be temporarily stored in sealed bins within the building. All measures will be taken to prevent the incidence of pests and vermin, especially flies, becoming a nuisance. If solid waste collection can not occur 5 days or greater, production will stop until waste is collected.

Attachment A: Site Layout (220621-SK-001-M.pdf)



DEVELOPMENT SUMMARY

- TOTAL FLOOR AREA = 2800m²
- GROSS FLOOR AREA = 2350m²
- EXTERNAL IMPERVIOUS AREA = 950m²
- TOTAL IMPERVIOUS AREA = 3750m²
- MAXIMUM BUILDING HEIGHT 9.5m ABOVE GROUND
- SITE AREA = 40 500m²
- SITE COVERAGE = 5%



TOOWOOMBA REGIONAL COUNCIL
APPROVED PLAN
referred to in Council's Decision Notice dated
7 February 2023
This plan is subject to conditions of Approval Number
MCU20178/0497/A
Assessment Manager

00REL002 - SITE PLAN
A1 = 1:500

Rev	Description	Init	Date
3	FOR DA		11-10-18
2	FOR DA		26-10-18
1	FOR DA		02-10-18

PRELIMINARY

RECEIVED
30/06/2022
TOOWOOMBA
REGIONAL COUNCIL

matthewson
CONSULTING PTY LTD
ABN: 50 621 933 828

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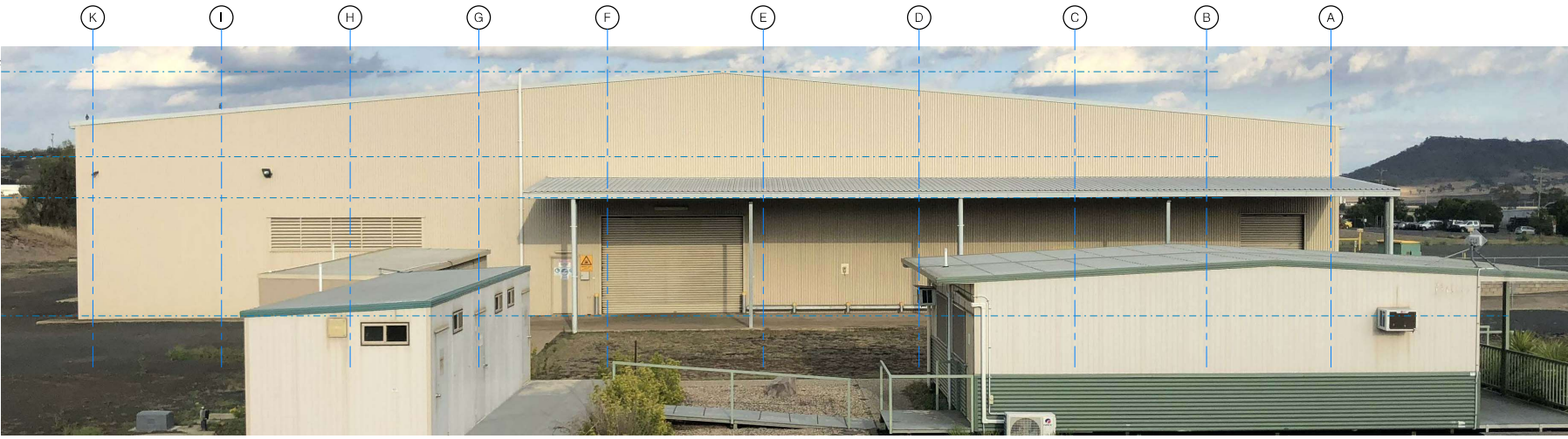
Project:
PROCESSING PLANT RELOCATION
38-32 Heinemann Rd
Charlton QLD 4350



Project #:
M0006
Drawing Title:
SITE PLAN

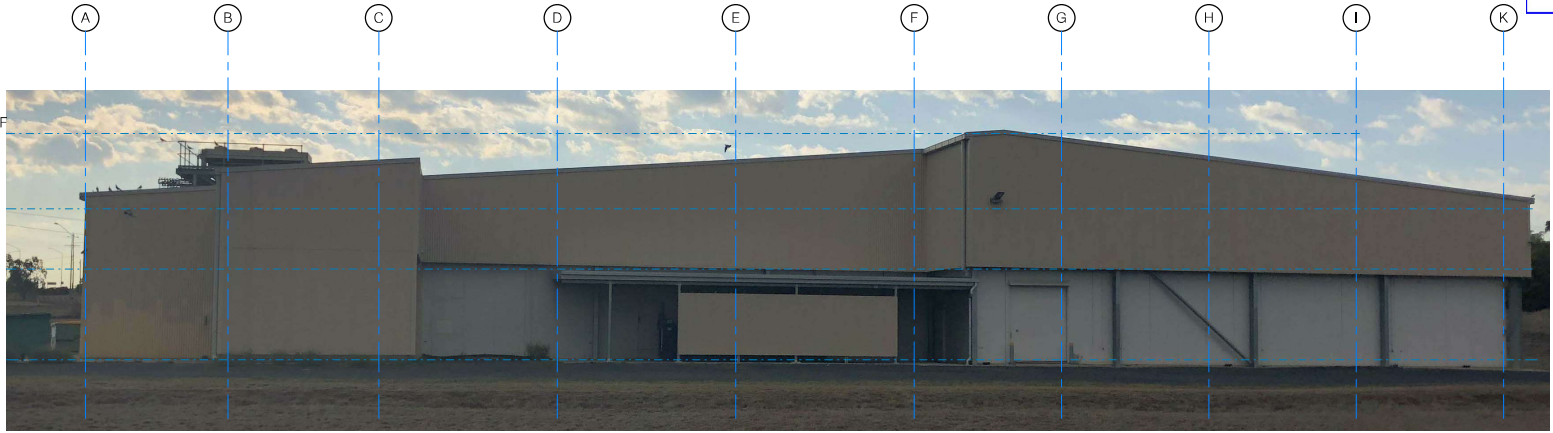
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00REL002-3
Rev:

Bldg #:
00



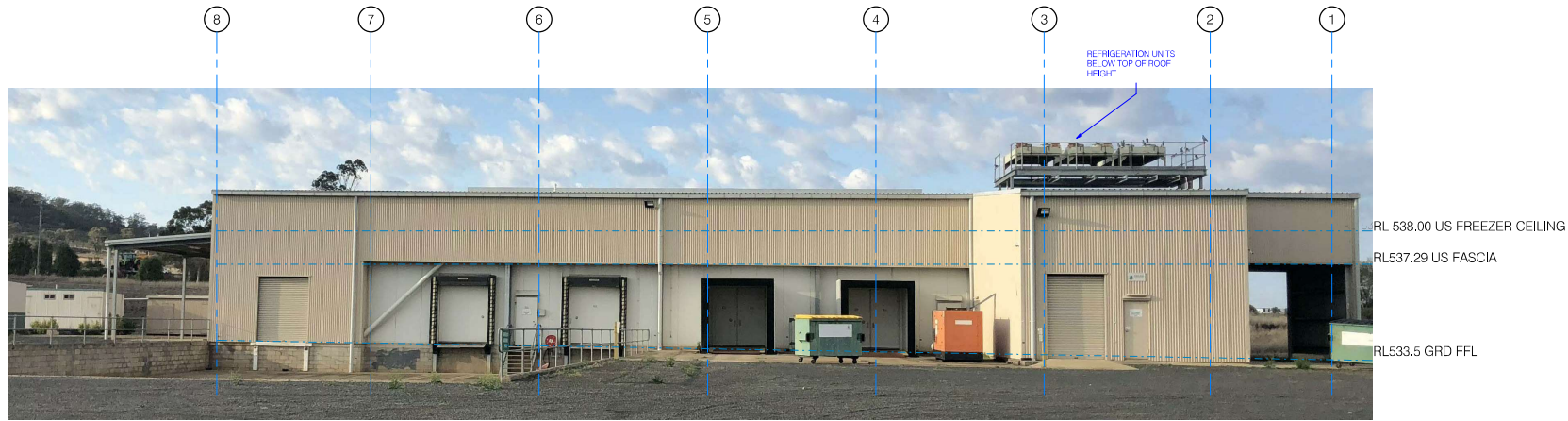
2 03-101 EAST ELEVATION
A1 = 1 : 100 (A3= 1:200)

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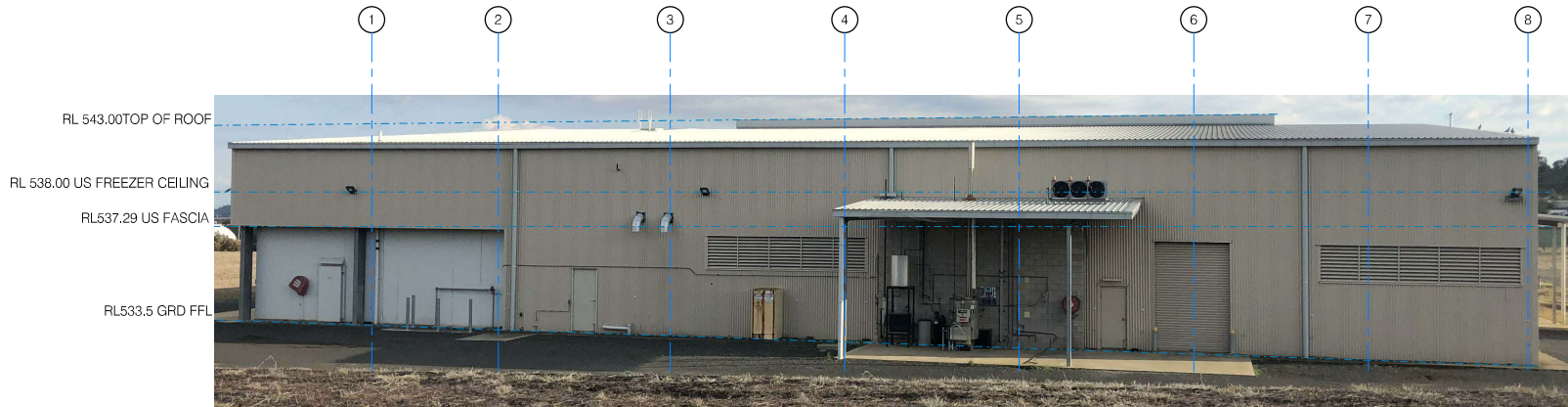
1 101 WEST ELEVATION
A1 = 1 : 100 (A3= 1:200)

Drawn: CMS		Date: 09/29/18	Plot Date: 11/10/2018 3:20:57 PM	PRELIMINARY		 CONSULTING PTY LTD ABN: 50 621 933 828	THIS DOCUMENT AND ITS DESIGNS, DRAWINGS, SPECIFICATIONS AND COPYRIGHTS ARE THE PROPERTY OF MATTHEWSON CONSULTING PTY LTD THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. USE OF THIS DOCUMENT IN ANY OTHER FORM WHATSOEVER IS PROHIBITED.	Project: PROCESSING PLANT RELOCATION 38-32 Heinemann Rd Charlton QLD 4350 	Project #: M0006	Bkg #: 01
									Drawing Title: ELEVATIONS	Drawing #: 01REL302- 3



3 04-101 NORTH ELEVATION
A1 = 1 : 100 (A3 = 1:200)

TOOWOOMBA REGIONAL COUNCIL
APPROVED PLAN
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[Signature]
Assessment Manager

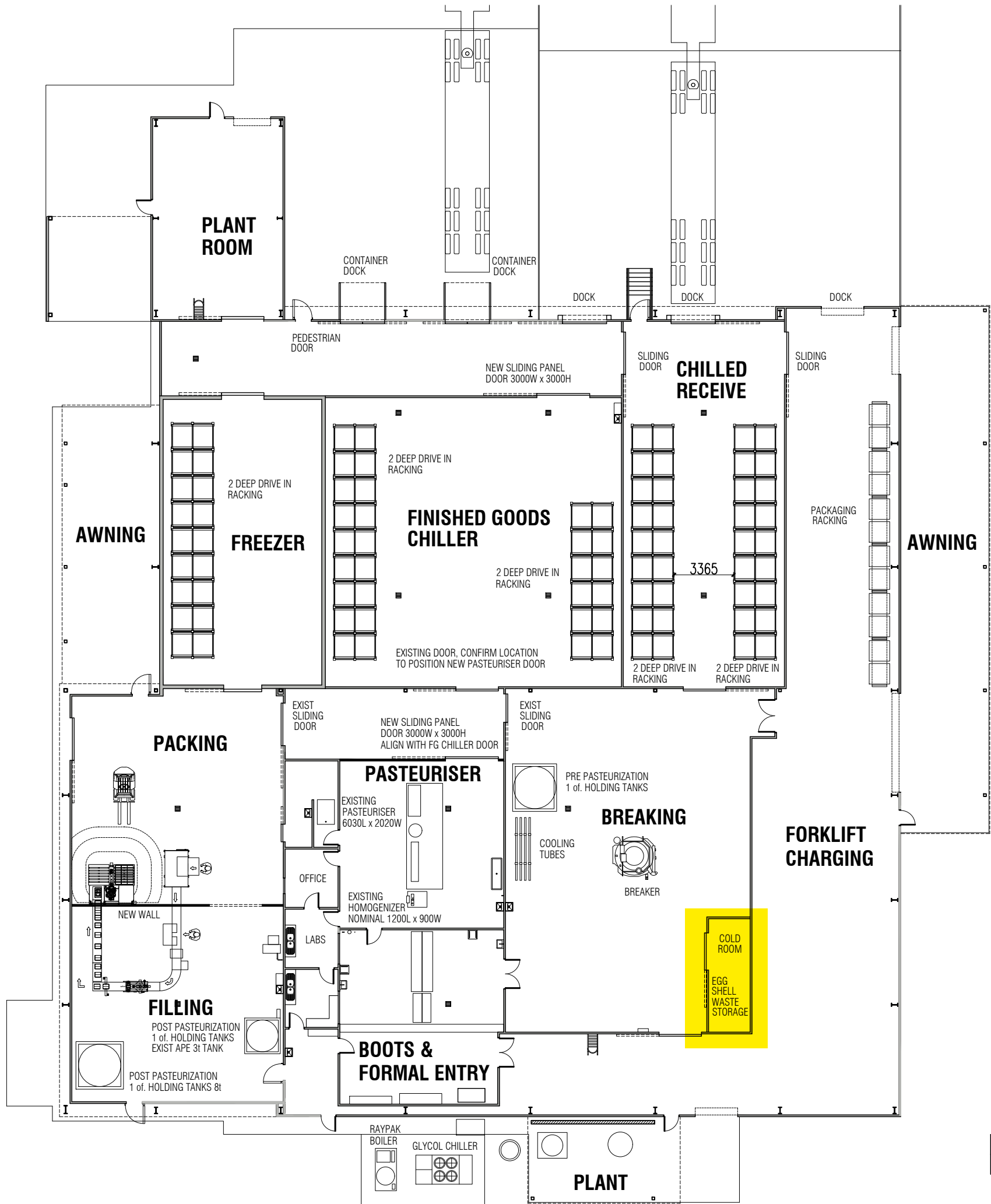


4 03-101 SOUTH ELEVATION
A1 = 1 : 100 (A3 = 1:200)

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Drawn: CMS	Date: 10/08/18	Plot Date: 11/10/2018 3:21:10 PM	Rev	Description	Init	Date		
			2	FOR DA		11-10-18		

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CONSULTING PTY LTD
ABN: 50 621 933 828



BUILDING AREAS:

EXISTING INTERNAL BUILDING AREA: 2 106 sqm
EXISTING COVERED AWNINGS AREA: 277 sqm
EXISTING COVERED UNENCLOSED PLANT AREA: 42 sqm

PROPOSED INTERNAL BUILDING AREA: 2 106 sqm
PROPOSED COVERED AWNINGS AREA: 277 sqm
PROPOSED COVERED UNENCLOSED PLANT AREA: 42 sqm

GROSS FLOOR AREAS MAINTAINED AS EXISTING.

NOTES:

CEILING HEIGHTS
LOWER POINT EXTERNAL SHED = 6.6 m
HIGHER POINT EXTERNAL SHED = 8.6 m
BREAKING ROOM = 3.6m
CHILLED RECEIVE ROOM = 3.6m
PASTEURISER = 3.6m
FINISHED GOODS = 3.6m
PACKING = 6.0m
FREEZER = 4.5m

NOMINAL EXISTING WALL THICKNESS
MAIN WALLS: 100mm
FREEZER WALLS: 200mm

01 PROPOSED FLOOR PLAN

SK-001

SCALE 1:250