

30 July 2015

Central Highlands Regional Council  
PO Box 21  
Emerald QLD 4720

Attention: Patterson Ngwira

Dear Patterson,

**INFORMATION REQUEST**  
***Sustainable Planning Act 2009 s.276***

**Application Number:** 4017/15  
**Proposal:** Material Change of Use: Extractive Industry (Quarry)  
**Address:** 1443 Montrose Road, Capella QLD 4723  
**Property Description:** Lot 2 on SP252456

After having completed a preliminary assessment of the abovementioned development application, it has been determined that additional information is required in order for Council to make a proper assessment of the development proposal.

In accordance with the *Sustainable Planning Act 2009* (SPA) s.276, Council requests the following information to assist in its assessment of the development application:

**1. Provision of Development Plans as per IDAS Form 5**

The IDAS Form 5 – ‘Material change of use assessable against a planning scheme’ – submitted as part of the development application confirmed that all mandatory supporting information had been provided in the application package. The form, as completed by the applicant, contains misleading representations, as no development plans were provided as part of the application package. The figures in the town planning report communicate assorted aerial imagery, cadastral, topographical and regional geology maps, and a schematic cross-section of the quarry. The provision of these figures is not deemed to comply with the statutory requirements for plans, as mandatory supporting information under IDAS Form 5.

It is requested that the following is provided in accordance with IDAS Form 5:

- A site plan drawn to an appropriate scale that shows all the items listed on IDAS Form 5;

- Plans, where involving the reuse of existing buildings, showing the size, location, existing floor area, existing site cover, existing maximum number of storeys and existing maximum height above natural ground level of the buildings to be reused; and
- Plans, where involving the reuse of other existing work, showing the nature, location, number of on-site car parking bays, existing area of landscaping, existing type of vehicular cross-over, and existing type of vehicular servicing arrangement of the work to be reused.

It is critical that the abovementioned plans are provided for development assessment purposes, otherwise any resulting development approval package will be incomplete, as no development plans will exist to be approved by Council.

## **2. Assessment against the Extractive Industry Code**

Under the *Peak Downs Shire Planning Scheme (Amendment No.1) 2011*, Part 6, Division 9 – Extractive Industry Code is deemed relevant to the development application. The town planning report has omitted the assessment of the development against the Extractive Industry Code, in accordance with matters that must be considered for impact assessable development applications under s314 of SPA. It is requested that the development is assessed in the context of the overall outcomes, specific outcomes and probable solutions of the Extractive Industry Code.

## **3. Provision of an Extractive Industry Assessment Report**

As part of the assessment of the development against the Extractive Industry Code, it is requested that Part 6, Division 9: Schedule A – Extractive Industry Assessment (EIA) Report Requirements is complied with. It is acknowledged that some items under Schedule A have been provided as part of the development application, however it is requested that these details are formalised as part of an EIA Report that is prepared as per the layout and information prescribed by Schedule A.

Specifically, under the ‘Impacts on environmental values’ of Schedule A, it is requested that a Stormwater Management Plan and an Erosion and Sediment Control Plan is provided. The assessment and recommendations comprising the aforementioned plans must be prepared in accordance with the *Peak Downs Shire Planning Scheme (Amendment No.1) 2011* and the *International Erosion Control Association (IECA), Best Practice Erosion and Sediment Control document*.

## **4. Provision of a Traffic Impact Assessment**

It is requested that a Traffic Impact Assessment (TIA) is prepared in accordance with the *Department of Transport and Main Roads Guidelines for Assessment of Road Impacts of Development*, as well as the *Capricorn Municipal Development Guidelines* that are applicable to the scale and intensity of the industrial land use. The TIA must provide appropriate recommendations for any external and internal roadworks or upgrades that should be undertaken in order to comply with DTMR’s and Council’s engineering guidelines and subsequent standards.

It is also highlighted that under s.279 of the SPA, failure to respond to this Information Request within six (6) months from the above date will result in the lapsing of this application. Please note that any request for extension to the information request response period will not be favourably considered by the Assessment Manager.

Should you require further information, please contact Council’s Development Assessment Unit on  (07) 4982 8359.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Michaela Lehman', written in a cursive style.

**Michaela Lehman**  
**Coordinator Development and Planning**