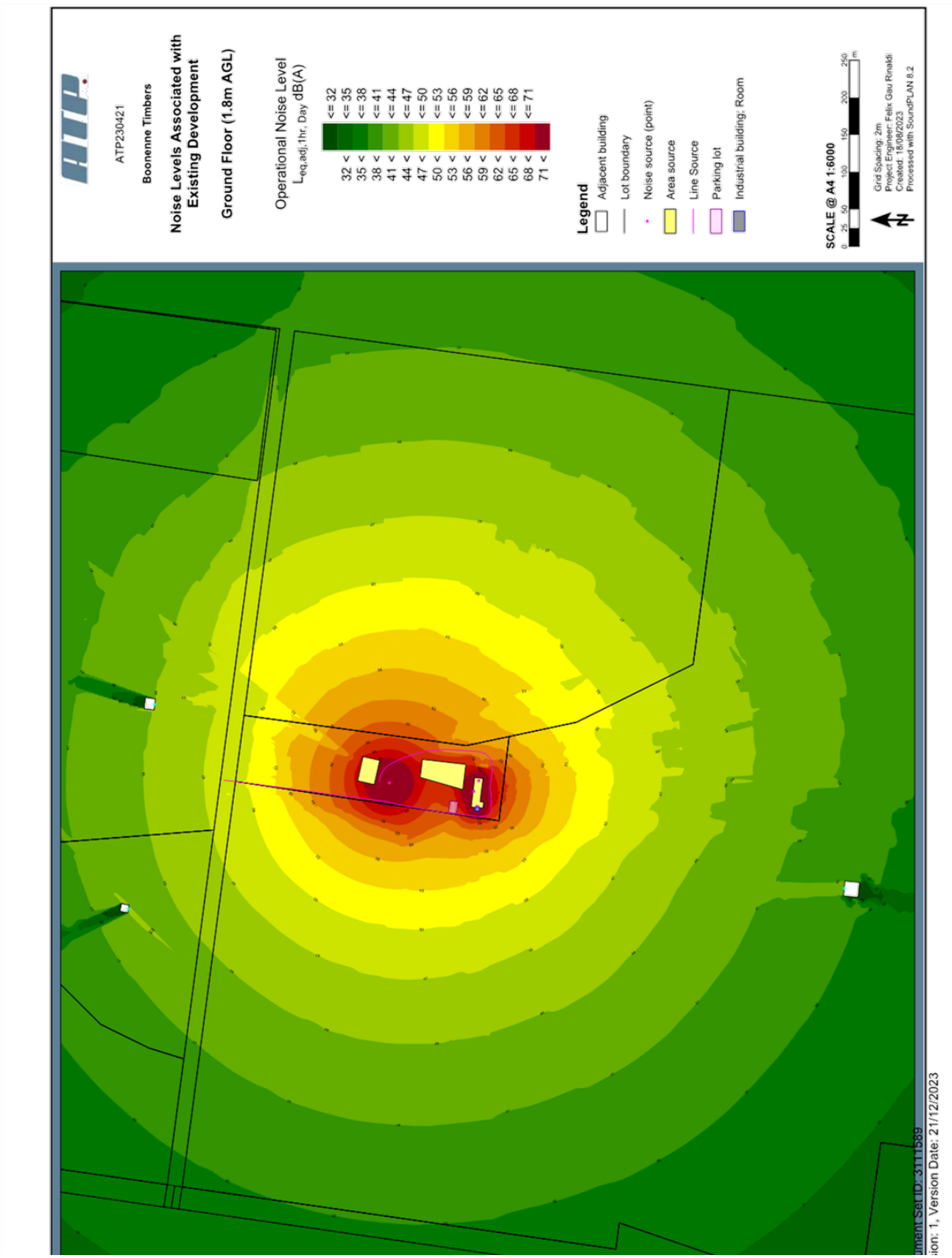
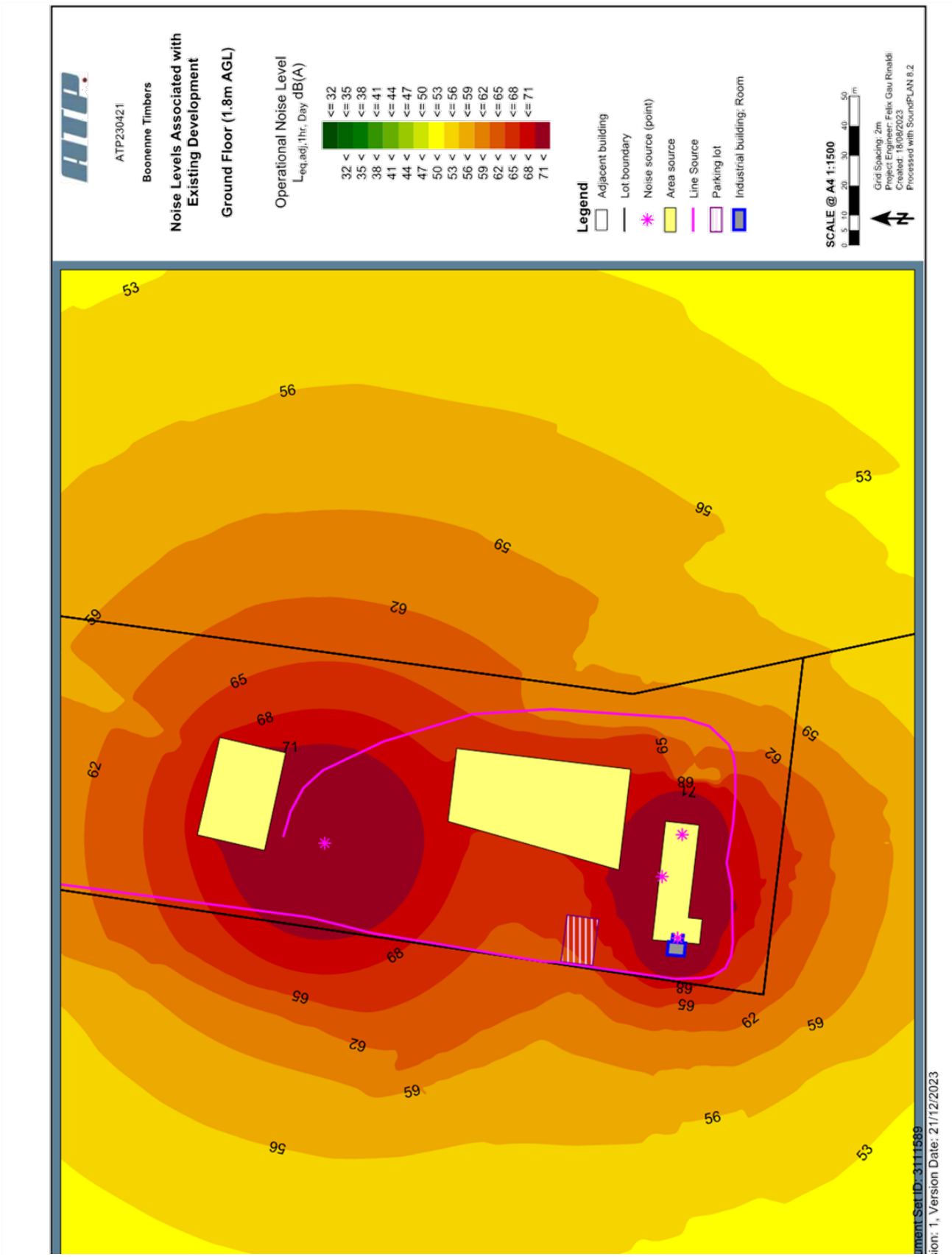
Boonenne Timbers
ISO9613 Calculation Method
Predicted Operational Noise Levels at Adjacent Uses
From Activities at Proposed Development

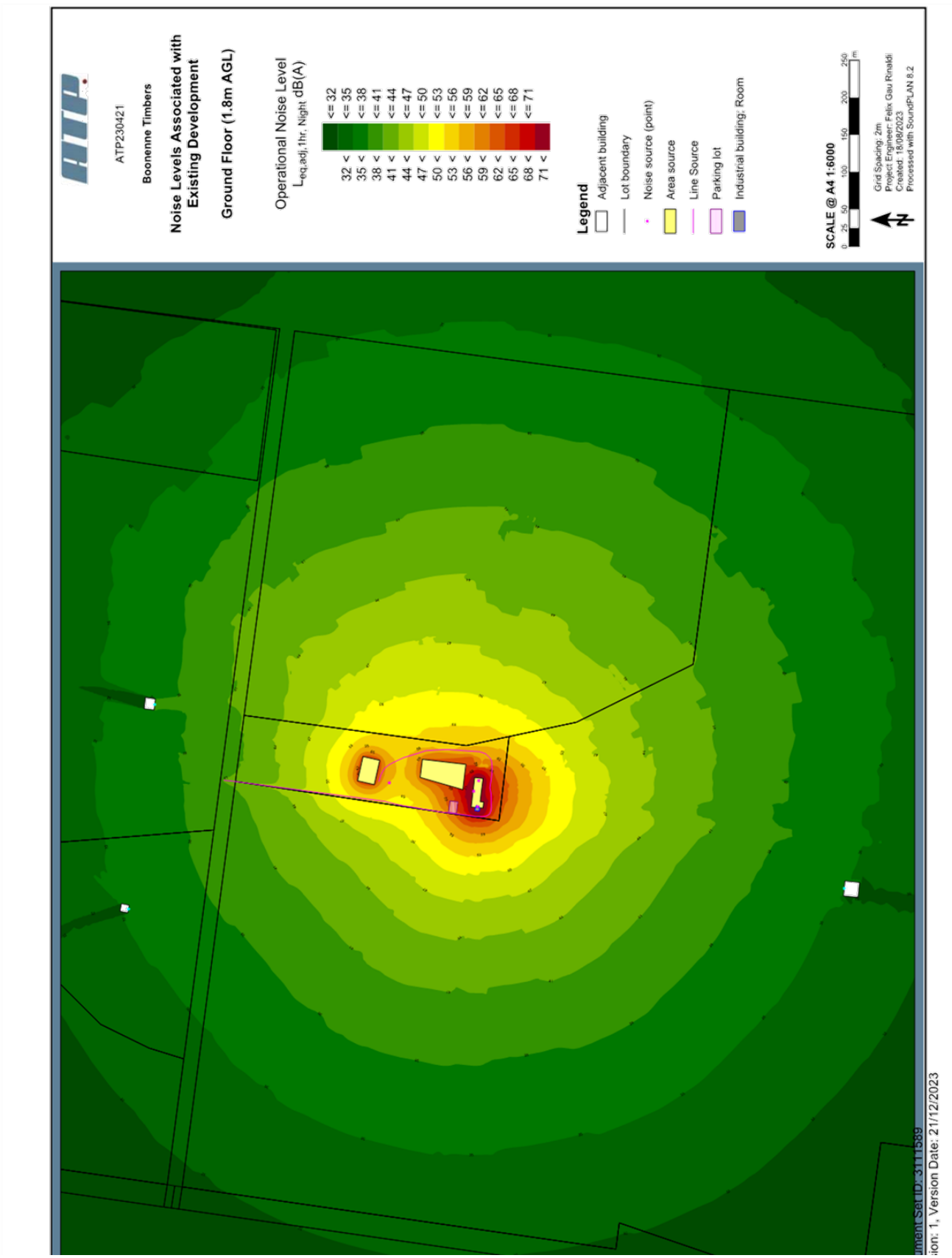
Source	Source type	time slice	Li	R'w	L'w	Lw	l or A	KI	KT	Ko	S	Adiv	Agr	Abar	Aatm	Amisc	ADI	dLrefl	Ls	dLw	Cmet	ZR	Lr
			B(A	dB	dB(A)	dB(A)	m,m²	dB	dB	dB	m	dB	dB	dB	dB	dB	dB	dB(A)	dB(A)	dB	dB	dB	dB(A)
Carpark	PLot	Leq,adj,1h			61.0	83.2	167.8	0.0	0.0	0	455.59	-64.2	-2.7	0.0	-2.8		0.0	0.0	13.6				
Carpark	PLot	Leq,adj,1h			61.0	83.2	167.8	0.0	0.0	0	455.59	-64.2	-2.7	0.0	-2.8		0.0	0.0	13.6	0.0	0.0	0.0	13.6
Carpark	PLot	Leq,adj,11			61.0	83.2	167.8	0.0	0.0	0	455.59	-64.2	-2.7	0.0	-2.8		0.0	0.0	13.6	-3.0	0.0	0.0	10.6
Carpark	PLot	Leq,adj,4h			61.0	83.2	167.8	0.0	0.0	0	455.59	-64.2	-2.7	0.0	-2.8		0.0	0.0	13.6		0.0		
Carpark	PLot	Leq,adj,9h			61.0	83.2	167.8	0.0	0.0	0	455.59	-64.2	-2.7	0.0	-2.8		0.0	0.0	13.6	-9.5	0.0	0.0	4.0

Appendix F – Noise Contour Maps

Client: IMEMS Pty Ltd
Doc No.: ATP230421-R-NIA-01
Doc Title: Noise Impact Assessment


ATP230421
Boonenne Timbers
Noise Levels Associated with Existing Development
Ground Floor (1.8m AGL)
Operational Noise Level
Leq,adj,1hr, Day dB(A)
<= 32
32 < <= 35
35 < <= 38
38 < <= 41
41 < <= 44
44 < <= 47
47 < <= 50
50 < <= 53
53 < <= 56
56 < <= 59
59 < <= 62
62 < <= 65
65 < <= 68
68 < <= 71
71 <
Legend
Adjacent building
Lot boundary
Noise source (point)
Area source
Line Source
Parking lot
Industrial building; Room
SCALE @ A4 1:6000
0 25 50 100 150 200 250 m
Grid Spacing: 2m
Project Engineer: Felix Gau Rinaldi
Created: 18/08/2023
Processed with SoundPLAN 8.2
ument Set ID: 3111589
ion: 1, Version Date: 21/12/2023


ATP230421
Boonenne Timbers
Noise Levels Associated with Existing Development
Ground Floor (1.8m AGL)
Operational Noise Level
Leq,adj,1hr, Day dB(A)
<= 32
32 < <= 35
35 < <= 38
38 < <= 41
41 < <= 44
44 < <= 47
47 < <= 50
50 < <= 53
53 < <= 56
56 < <= 59
59 < <= 62
62 < <= 65
65 < <= 68
68 < <= 71
71 <
Legend
Adjacent building
Lot boundary
Noise source (point)
Area source
Line Source
Parking lot
Industrial building; Room
SCALE @ A4 1:1500
0 5 10 20 30 40 50 m
Grid Spacing: 2m
Project Engineer: Felix Gau Rinaldi
Created: 18/08/2023
Processed with SoundPLAN 8.2
53
56
59
62
65
68
71
74
Document Set ID: 3111589
Version: 1, Version Date: 21/12/2023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Operational Noise Level
Leq,adj,1hr, Night dB(A)
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35 < <= 38
38 < <= 41
41 < <= 44
44 < <= 47
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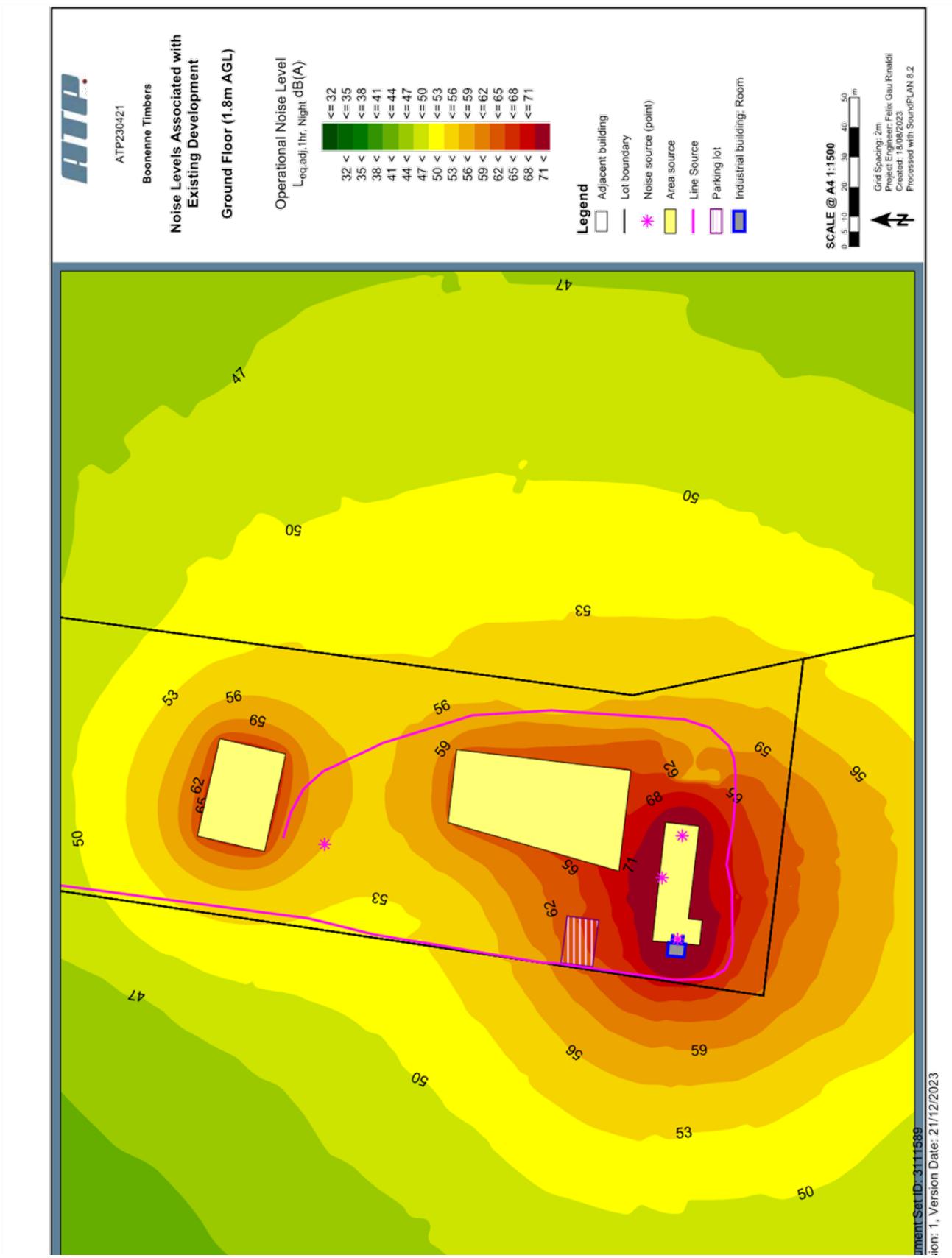
50 < <= 53
53 < <= 56
56 < <= 59
59 < <= 62
62 < <= 65
65 < <= 68
68 < <= 71
71 <
Legend
Adjacent building
Lot boundary
Noise source (point)
Area source
Line Source
Parking lot
Industrial building; Room
SCALE @ A4 1:6000
0 25 50 100 150 200 250 m
N
Grid Spacing: 2m
Project Engineer: Felix Gau Rinaldi
Created: 18/08/2023
Processed with SoundPLAN 8.2
ment Set ID: 3111589
ion: 1, Version Date: 21/12/2023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Ground Floor (1.8m AGL)
Operational Noise Level
Leq,adj,1hr, Night, dB(A)
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<= 35
<= 38
<= 41
<= 44
<= 47
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<= 56
<= 59
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SCALE @ A4 1:1500
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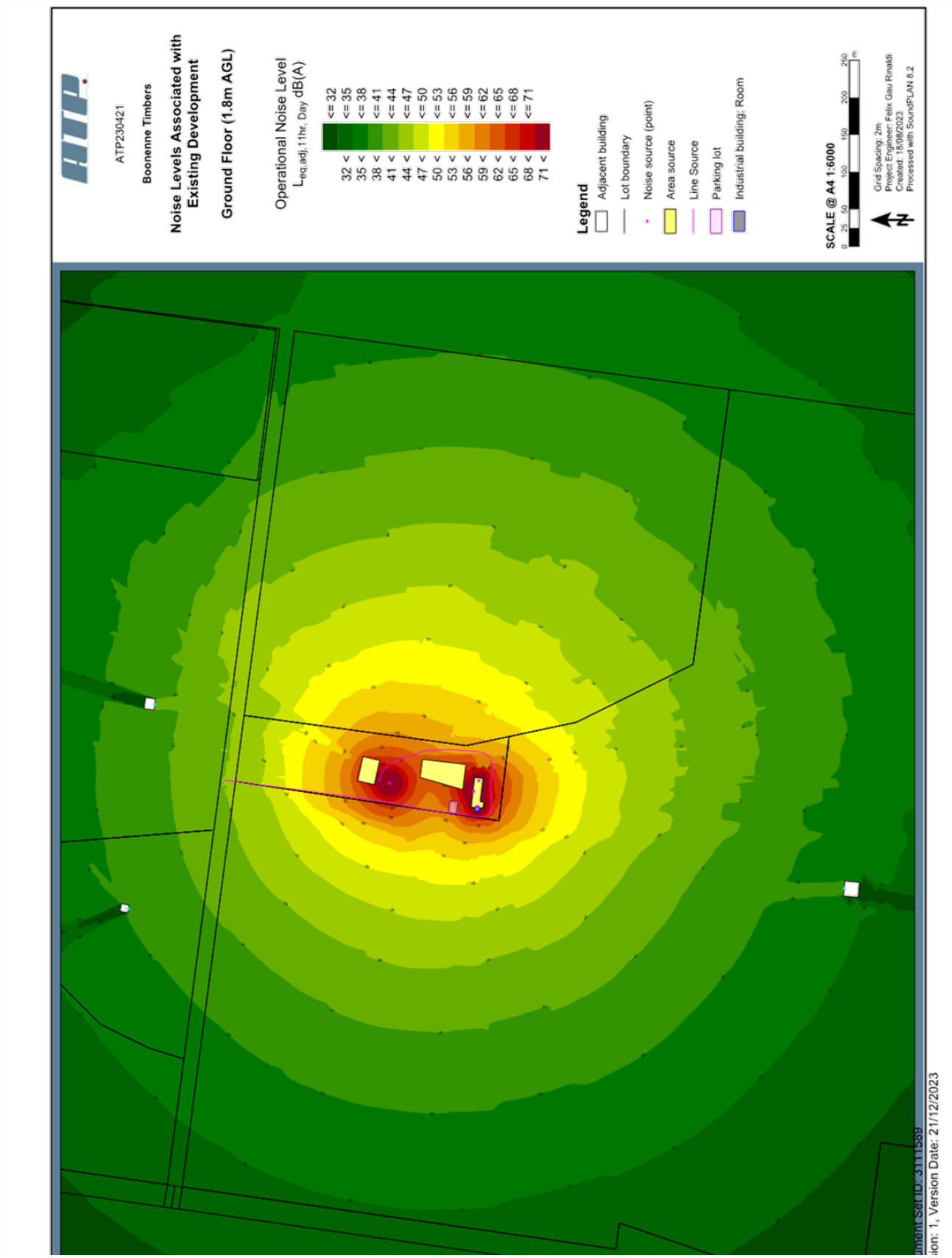
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35 < <= 38
38 < <= 41
41 < <= 44
44 < <= 47
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0 25 50 100 150 200 250 m
Grid Spacing: 2m
Project Engineer: Felix Gau Rinaldi
Created: 18/08/2023
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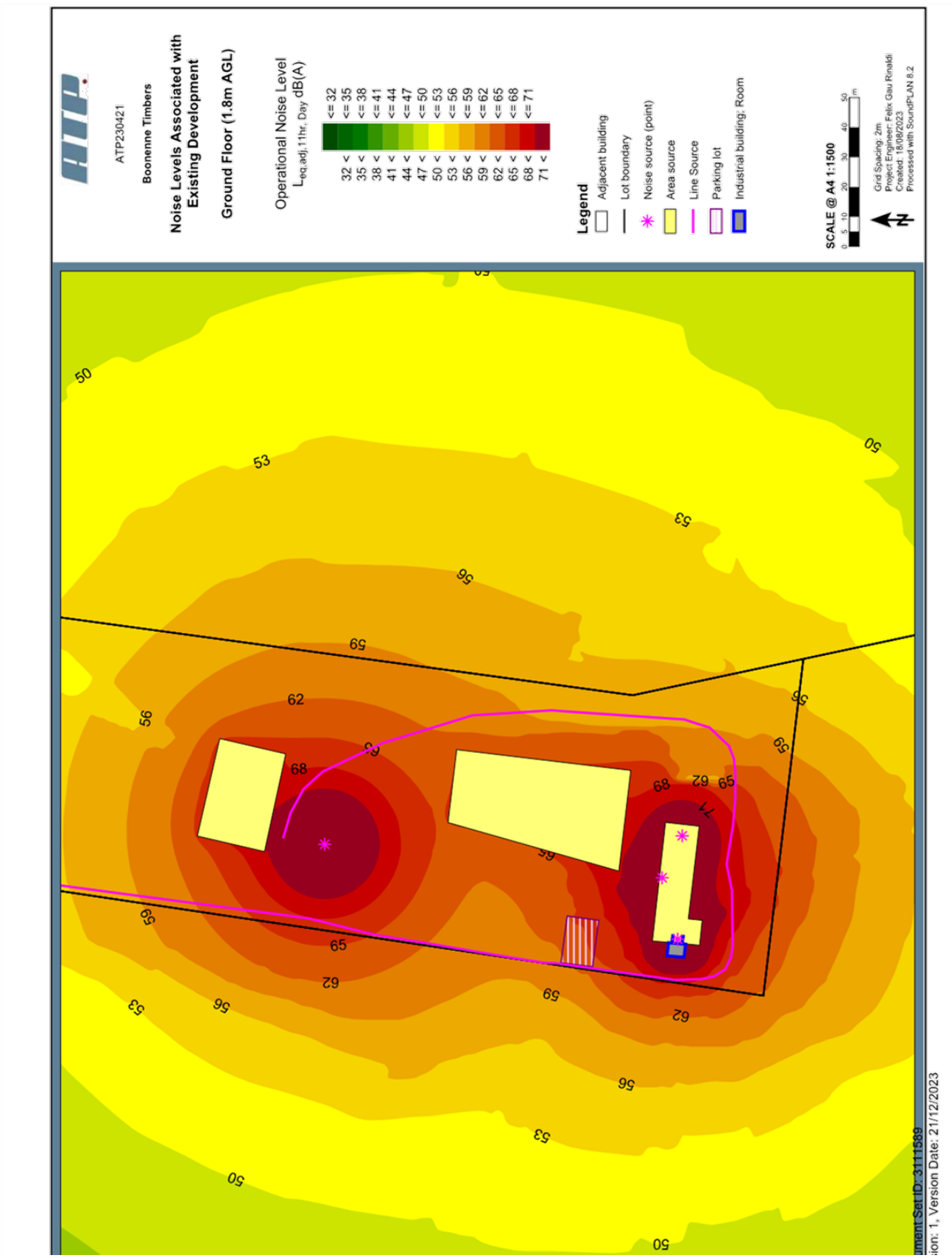
ion: 1, Version Date: 21/12/2023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SCALE @ A4 1:1500
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Project Engineer: Felix Gau Rinaldi
Created: 18/08/2023
Processed with SoundPLAN 8.2
50
53
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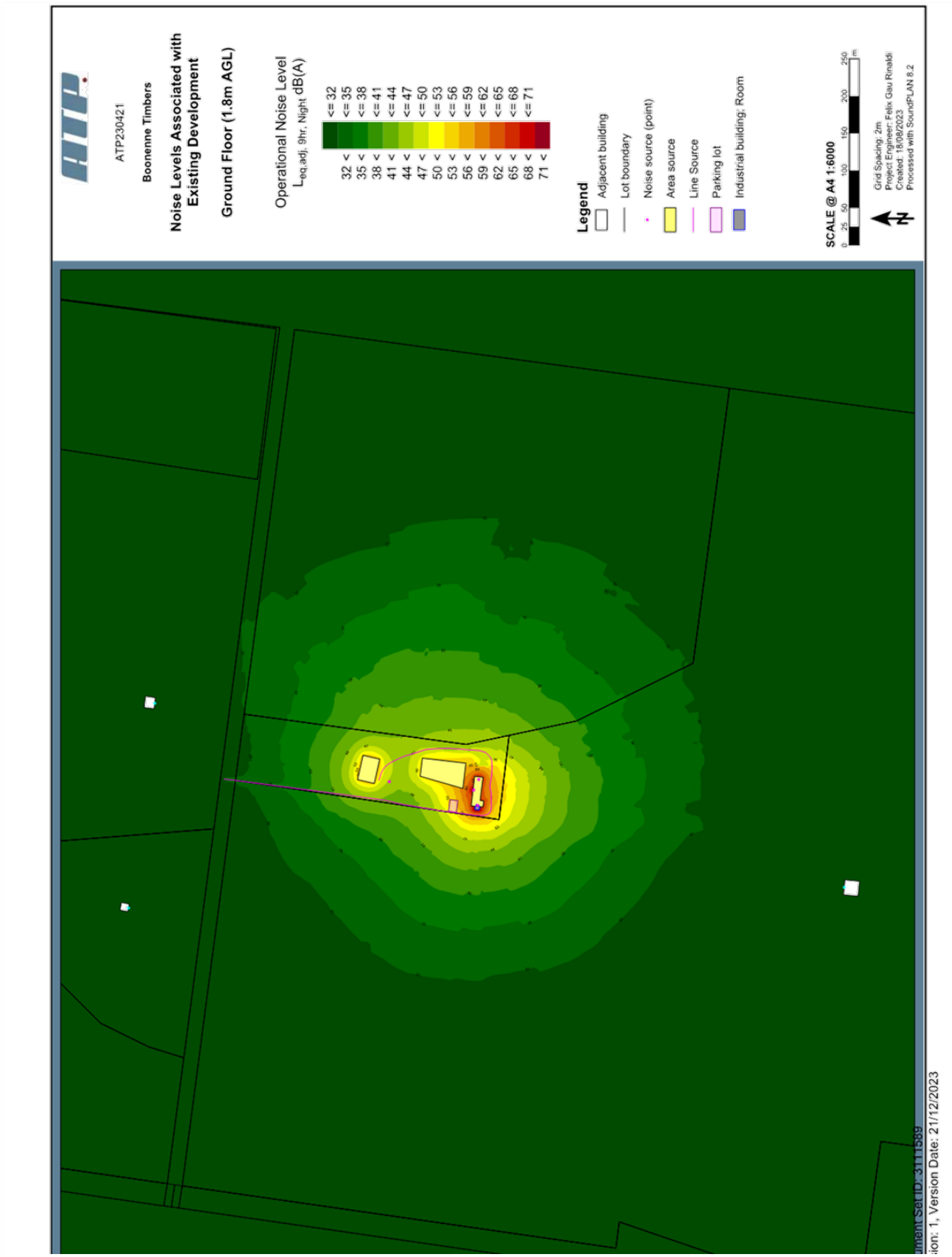
ument Set ID: 3111589
ion: 1, Version Date: 21/12/2023


ATP230421
Boonenne Timbers
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Operational Noise Level
$L_{eq,adj,\ 9hr,\ Night}$ dB(A)
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38 < <= 41
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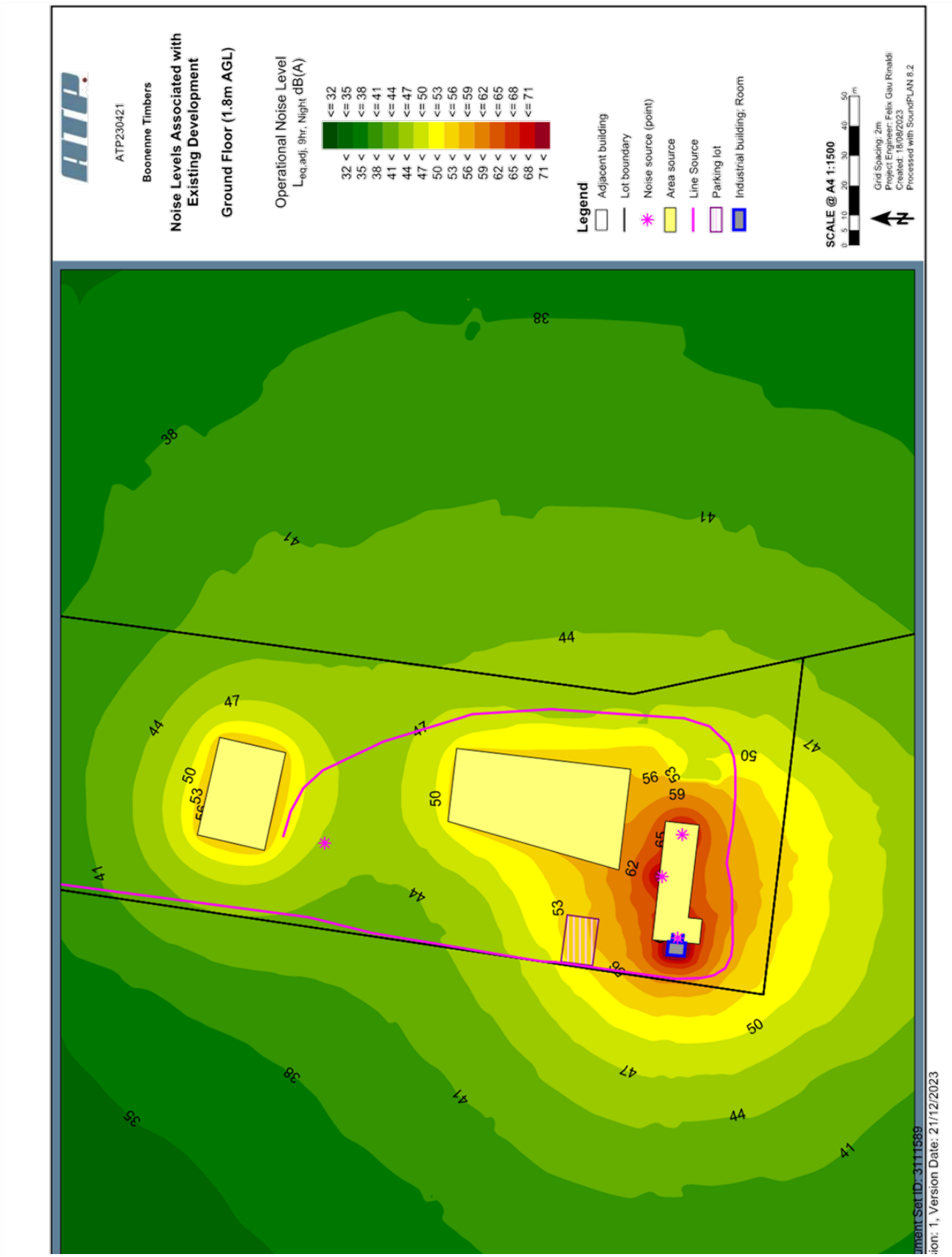
ATP230421
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0 5 10 20 30 40 50 m
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Grid Spacing: 2m
Project Engineer: Felix Gau Rinaldi
Created: 18/08/2023
Processed with SoundPLAN 8.2
ument Set ID: 3111589
ion: 1, Version Date: 21/12/2023

Appendix G – Acoustic Screening (Curtains)

Client: IMEMS Pty Ltd
Doc No.: ATP230421-R-NIA-01
Doc Title: Noise Impact Assessment

Flexshield

SONICCLEAR INDUSTRIAL PVC - STRIP CURTAINS

SonicClear PVC strip curtains are transparent curtains that are ideal for maintaining an ambient temperature for your warehouse. They also keep out dust/flies/pests, restrict the movement of air pollutants, and control noise.

Thanks to their clever design, SonicClear PVC strip curtains efficiently keep the temperature in your production area relatively stable by allowing smaller airflow.

Why use PVC strip curtains and doors?

They are durable

The versatile and durable SonicClear PVC strip curtains can withstand massive amounts of force and scrapes, and won't break easily.

They adhere to safety standards

SonicClear PVC Strip curtains help reduce workplace accidents by allowing employees to check pathways for potential hazards before entering.

They are more efficient

Staff can pass through the screens without needing to open them up completely. Even small vehicles such as forklifts won't have difficulty getting through the curtains.

They can keep pests out

Investing in SonicClear PVC curtains helps you prevent pest and insect infestations. The curtains are heavy enough to keep pests from entering, while still being lightweight for humans to pass through.

SonicClear Industrial PVC strip curtains for grinding bays.

SonicClear Industrial PVC strip curtains.

flex SHIELD

Manufacturing | Construction | Resources
Utilities | Education | Defence

Flexshield

SONICCLEAR PVC STRIP CURTAINS AND DOORS

SonicClear strip curtain doors

These PVC strip curtain doors allow rapid access into and out of doorways without the need to open and close a swinging door.

SonicClear strip curtain walls

Strip curtain walls divide work processes and, depending on your application, can stretch for a very long distance.

Your SonicClear PVC strip curtains are custom-made to suit your exact size and specifications. Flexshield can supply the easy-to-install curtains in kit form with step-by-step instructions, or we will gladly install them onsite. Once installed they provide immediate results.

Flexshield also manufacture a complete SonicClear support system that will cover all your fixing and support requirements.

NATA tested for sound insulation

SonicClear is available in 2 mm, 4 mm and 6 mm thick options, all of which are NATA tested.

Testing is per Australian Standard 1191-2002, Acoustics: Method for Laboratory Measurement of Airborne Sound Transmission Loss of Building Partitions.

The weighted sound transmission index (Rw) is determined as specified in AS/NZS ISO 717.1-2004 Acoustics – Rating of sound insulation in buildings and building elements, Part I: Airborne Sound Insulation.

Ask us for your copy of the full NATA Attenuation test results.

What is NATA testing?

NATA – the National Association of Testing Authorities – accredits organisations to perform testing and inspection activities for their products and services. This accreditation gives you the assurance you need to make safe, healthy and reliable choices.

SonicClear Industrial PVC strip curtains.

SonicClear Industrial PVC strip curtains for weather protection.

Wonderful product and great service

"This is just a message to congratulate Flexshield on its wonderful product and great service. You were prompt in the manufacture and delivered when you said you would. We wouldn't hesitate to use this wash bay curtain in the future, and we would be using Flexshield to supply us."

Scott Freitag
Site Supervisor | Premier Building & Construction Pty Ltd

flex SHIELD

Manufacturing | Construction | Resources
Utilities | Education | Defence

Flexshield

SONICCLEAR PVC STRIP CURTAINS AND DOORS

RESISTANCE OF FLEXSHIELD SONICCLEAR CURTAINS TO CHEMICALS

Key - Chemical effect ratings

- No effect - Excellent
- Minor effect - Good
- Moderate effect - Fair
- Severe effect - Poor

Key

- ● Satisfactory to 72°F
- ●○ Satisfactory to 120°F

	PVC
Hydrochloric Acid 37%	
Hydrochloric Acid 100%	●○
Hydrocyanic Acid	●
Hydrocyanic Acid (Gas 10%)	
Hydrofluoric Acid 20%	
Hydrofluoric Acid 100%	
Hydrofluosilicic Acid 20%	●○
Hydrofluosilicic Acid 100%	●
Hydrogen Gas	●○
Hydrogen Peroxide 50%	●
Hydrogen Peroxide 100%	●○
Hydrogen Sulfide (aqua)	●
Hydrogen Sulfide (dry)	●○
Hydroxyacetic Acid 70%	
Iodine	
Isopropyl Acetate	
Isopropyl Ether	
Jet Fuel (JP_3, -4, -5)	●
Kerosene	●○
Ketones	
Lacquers	
Lacquer Thinners	
Lactic Acid	●
Lard	●
Lead Acetate	●○
Lead Sulfamate	●○
Lime	●
Lubricants	●○
Magnesium Carbonate	●○
Magnesium Chloride	●○
Magnesium Hydroxide	●○
Magnesium Nitrate	●○
Magnesium Sulfate	●○
Maleic Acid	●○
Malic Acid	●○
Mercuric Chloride (Dilute)	●○
Mercuric Cyanide	●○
Mercury	
Methanol (Methyl Alcohol)	●
Methyl Acetate	
Methyl Alcohol 10%	●
Methyl Bromide	
Methyl Butyl Ketone	
Methyl Cellosolve	●○
Methyl Chloride	
Methyl Dichloride	
Methyl Ethyl Ketone	
Methyl Isobutyl Ketone	
Methylene Chloride	
Milk	●○
Molasses	●○
Naphtha	
Naphthalene	
Nickel Chloride	●○
Nickel Sulfate	●○

	PVC
Nitric Acid (5-10%)	●
Nitric Acid (20%)	●
Nitric Acid (50%)	●
Nitric Acid (concentrated)	
Nitrobenzene	
Corn	
Cotton Seed	●○
Creosote	
Diesel Fuel (20, 30, 40, 50)	●○
Fuel (1, 2, 3, 5A, 5B, 6)	●○
Linseed	●○
Mineral	●
Olive	
Pine	
Rosin	
Silicone	
Soybean	●
Turbine	●
Oleic Acid	●○
Oleum 25%	
Oleum 100%	
Oxaalic Acid (cold)	●
Paraffin	●
Pentane	
Perchloroethylene	●
Petrolatum	
Phenol (10%)	●
Phenol (Carbolic Acid)	●
Phosphoric Acid (<40%)	●○
Phosphoric Acid (>40%)	●○
Phosphoric Acid (Crude)	●○
Photographic Developer	
Picric Acid	
Potash	
Potassium Bicarbonate	
Potassium Bromide	
Potassium Carbonate	
Potassium Chlorate	
Potassium Chloride	
Potassium Chromate	
Potassium Cyanide Solutions	
Potassium Dichromate	
Potassium Ferrocyanide	
Potassium Hydroxide (caustic potash)	●
Potassium Nitrate	
Potassium Permanganate	●
Potassium Sulfate	●○
Potassium Sulfide	●○
Propane (liquified)	●
Propylene Glycol	●
Pyridine	
Pyrogallic Acid	
Rosins	●
Sea Water	●○
Silicone	

	PVC
Silver Nitrate	●
Soap Solutions	
Sodium Acetate	●
Sodium Bicarbonate	●○
Sodium Bisulfate	●○
Sodium Bisulfite	●○
Sodium Borate	●○
Sodium Carbonate	●○
Sodium Chlorate	●
Sodium Chloride	●○
Sodium Cyanide	●○
Sodium Fluoride	●○
Sodium Hydroxide (20%)	
Sodium Hydroxide (50%)	
Sodium Hydroxide (80%)	
Sodium Hypochlorite (20%)	
Sodium Hypochlorite (100%)	●○
Sodium Metaphosphate	●○
Sodium Metasilicate	
Sodium Nitrate	●○
Sodium Perborate	●○
Sodium Polyphosphate	●
Sodium Silicate	●○
Sodium Sulfate	●○
Sodium Sulfide	●○
Sodium Tetraborate	●○
Sodium Thiosulfate (hypro)	●○
Stannic Chloride	●○
Stannous Chloride	●○
Sulfur Dioxide	●○
Sulfur Dioxide (Dry)	●○
Sulfur Trioxide (Dry)	●
Sulfuric Acid (<10%)	●
Sulfuric Acid (10-75%)	●
Sulfurous Acid	●○
Tannic Acid	●
Tanning Liquors	●
Tartaric Acid	●
Tomato Juice	
Urine	
Vinegar	●○
Water, Acid, Mine	●○
Water, Distilled	●○
Water, Fresh	●○
Water, Salt	●○
Whiskey and Wines	●○
White Liquor (Pulp Mill)	●○
Xylene	
Zinc Chloride	
Zinc Sulfate	●○

*Does not include the track.

NATA
ACCREDITED FOR TECHNICAL COMPETENCE

Contact Flexshield to find out more

Phone:1300 799 969
Email:enquiry@flexshield.com.au
PO Box 243, Drayton North, QLD 4350

flex SHIELD

RMIT UNIVERSITY

Applied Physics

City Campus
GPO Box 2476V
Melbourne 3001
Victoria Australia

Tel +61 39925 2600
Fax +61 3 9925 5290

REPORT ON THE DETERMINATION OF AIRBORNE SOUND TRANSMISSION LOSS IN ONE-THIRD OCTAVE BANDS AND WEIGHTED SOUND REDUCTION INDEX (R_w) OF A 4mm SONICCLEAR STRIP CURTAIN WITH 120mm OVERLAPS.

Testing Procedure:	AS 1191-2002
Testing Laboratory:	Applied Acoustics Laboratory RMIT University, Applied Physics Discipline Melbourne, Victoria 3000, Australia NATA Accreditation Number 1421
Client:	Flexshield 40 Sowden Street Drayton, Queensland Australia 4350
Date of Test:	15/03/2006
Date of Report:	28/03/2006
Report Number:	121I/06-010/PD
Testing Officer:	Peter Dale

Peter Dale
Approved NATA Signatory

NATA
WORLD RECOGNISED
ACCREDITATION

REPORT ON THE DETERMINATION OF AIRBORNE SOUND TRANSMISSION LOSS IN ONE-THIRD OCTAVE BANDS AND WEIGHTED SOUND REDUCTION INDEX (R_w) OF A 4mm SONICCLEAR STRIP CURTAIN WITH 120mm OVERLAPS.

1 INTRODUCTION

The test described in this report was carried out at the request of Flexshield. on the 15th of March 2006 to determine the airborne sound transmission loss and the weighted sound transmission index (R_w) of a 4mm SonicClear strip curtain with 400mm panels with 120mm overlaps.

The test has been carried out using the pair of sound transmission rooms of the Applied Physics Discipline, RMIT University. The sample under test is mounted in the vertical aperture between a reverberant source room and a reverberant receiving room.

The sound pressure level difference resulting between these two rooms when a sound source operates in the source room is used in conjunction with the surface area of the sample and the equivalent absorption area of the receiving room to determine the airborne sound transmission loss of the sample.

Testing has been carried out in accordance with Australian Standard 1191-2002, Acoustics: Method for Laboratory Measurement of Airborne Sound Transmission Loss of Building Partitions. The weighted sound transmission index (R_w) has been determined as specified in AS/NZS ISO 717.1-2004 Acoustics – Rating of sound insulation in buildings and of building elements, Part I: Airborne Sound Insulation.

The measuring facilities and method have been accredited by the National Association of Testing Authorities, Australia (NATA) Accreditation No. 1421, and testing has been conducted fully in accordance with those terms of accreditation.

2. TEST FACILITIES

The sound transmission suite consists of a reverberant source room volume of 115.82 cubic metres and a reverberant receiving room of volume 114.73 cubic metres. Both rooms have an irregular geometry featuring a pentagonal floor plan with no two walls parallel, and with non-parallel floors and ceilings. The rooms are constructed of 305mm reinforced concrete, supported on laminated-rubber isolators, and acoustically de-coupled from one another by a 50mm closed cell polyurethane gasket.

The irregular room shape has been chosen to assist in the production of diffuse sound fields. Such diffuseness is further enhanced:

(a) In the receiving room by the inclusion of nine fixed non-rectangular panels, suspended in the room with random orientation. Six panels each have an area of 1.44 square metres and three each have an area of 1.67 square metres. The total one-sided area of these panel diffusers is 13.65 square metres, being 55.7% of that of the largest single boundary surface (the ceiling).

(b) In the source room by inclusion of nine fixed non-rectangular polyvinyl chloride panels suspended in the room with random orientation. Four panels each have an area 1.86 square metres, the other five each have an area 1.24 square metres. The total one-sided area of these panel diffusers is 13.64 square metres, being 56.5% of that of the largest single boundary surfaces (the ceiling).

The average sound absorption coefficient of the diffusers and the internal surfaces of the rooms is below 0.06 in each test frequency band.

3. EQUIPMENT

The equipment used in performing this test is listed below.

Real Time Analyser	Bruel & Kjaer Type 2133 S/N 1570243
Measuring Amplifier	Bruel & Kjaer Type 2610 S/N 1646952
Microphone Rx Room	Bruel & Kjaer Type 4192 S/N 2114482
Microphone Preamplifier RX Room	GRAS Type 26AK S/N 21137
Microphone Power Supply RX Room	Bruel & Kjaer Type 2804 S/N 619032
Microphone Tx Room	Bruel & Kjaer Type 4192 S/N 2114481
Microphone Power Supply TX Room	Bruel & Kjaer Type 2804 S/N 684339
Microphone Preamplifier TX Room	Bruel & Kjaer Type 2369 S/N 1748672
Band-pass Filter Set	Rockland Wavetek Type 852
Amplifier	Yamaha Type AX-500 S/N M53342910
Speakers	Lorantz Audio

4. PROCEDURES

Testing has been conducted in accordance with the methods of AS1191:2002 – Acoustics: Method for Laboratory Measurement of Airborne Sound Transmission Loss of Building Partitions.

Random noise is fed to a single loudspeaker placed in a corner of the source room. In each one-third octave band of centre frequency 100 to 5000Hz, the mean sound pressure level in each room is found by the use of a microphone connected to a Bruel & Kjaer 2133 real time analyser. Seven independent locations of the microphone are used in each room, with the signals temporally averaged for the sampling time of 128 seconds.

The equivalent absorption area of the receiving room is determined by measurement of the reverberation time in each one-third octave band, a loudspeaker is placed in one corner of the receiving room. Seven microphone positions are chosen, with eight decays obtained at each position, between 100 and 5000Hz. The microphone signal is relayed via a microphone amplifier, to a Bruel & Kjaer 2133 Real Time Analyser. The analyser is interfaced to a personal computer. A program running on the personal computer allows the determination of the reverberation time from the sound decays in accordance with AS1045:1988 - Acoustics: Measurements of Sound Absorption in a Room.

The measuring equipment has been calibrated by an external accredited calibration laboratory, and is in current calibration.

5 SAMPLE DESCRIPTION.

The test specimen was clear PVC curtain described as follows: 400 x 4 SonicClear panels with a 120mm overlap mounted on a 500 Series Acoustic Track.

The 500 series Acoustic Track was mounted horizontally on the upper vertical face of the test aperture on the receive room side. The curtain comprised of 400mm wide and 4mm thick panels. These panels were hung vertically from the 500 Series Acoustic Track. The panels were installed to provide a 120mm overlap with the previous panel. The panels drop was approximately 50mm longer than the aperture opening to allow sealing against the base of the aperture.

The nominal surface density of the 4mm SonicClear panels is 4.88

kg/m^2. Pictures 1 to 3 show curtain installation.

Picture 1: Curtain Sample mounted in test aperture.

Picture 2: View of Panel overlap.

Picture 3: Mounting of 500 Series Acoustic Track.

6. RESULTS

The measured airborne sound transmission loss, R dB, at each one-third octave bandwidth of centre frequencies between 100 – 5000 Hz is given in tubular form to the nearest decibel. The Weighted Sound Reduction Index (R_w) reference curve, in each one-third octave bandwidth of centre frequencies between 100 and 3150Hz are expressed in tabular form and are also represented graphically for the sample tested. There are no significant errors in transmission loss values due to flanking transmission, filler wall. The Weighted Sound Reduction Index of the sample is determined in accordance with AS/NZS ISO 717.1-2004.

The precision in the results is expressed as the 95% confidence interval in the determined sound transmission loss. The K value used to determine the 95% confidence interval is 2.5. This interval is estimated from the 95% confidence interval in each of the average source room level, the average receiving room level and the receiving room absorption/surface area of sample. These values are included in the table of results.

6.1 Sample - Test Conditions

Temperature:	Receive Room	: 23.0^{0}C.
	Send Room	: 23.0^{0}C.
Humidity:	Receive Room	: 53%.
	Send Room	: 53%.
Sample Surface Area:	10.69 m^2	
Room Volumes:	Receive room	: 115.74 m^3.
	Source room	: 121.61. m^3.
Date of test:	15/03/2006	

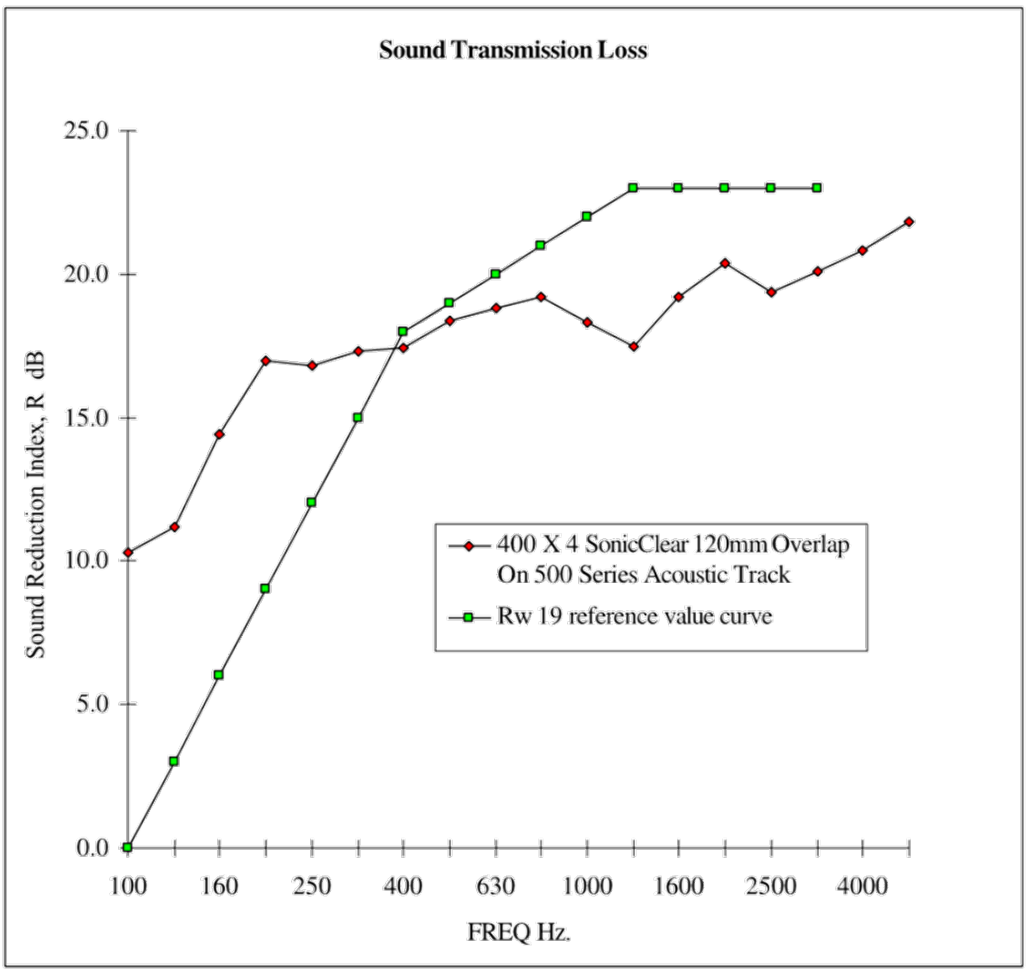
6.2 Sound Transmission Loss Results and Weighted Sound Reduction Index R_w:

The Weighted Sound Reduction Index of the test curtain is: R_w ($C;C_{tr}$) = 19(0;-1).
Based on laboratory measurements. Rating determined in accordance with AS/NZS ISO 717.1-2004

Table I: Table of results for the 400 x 4 SonicClear panels with a 120mm overlap mounted on a 500 Series Acoustic Track.

1/3 Octave Centre Frequency Hz	Sound Transmission Loss : R dB	R_w 19 Reference Curve	95% Confidence levels, dB.
100	10.3	0	3.5
125	11.2	3	2.7
160	14.4	6	1.4
200	17.0	9	1.3
250	16.8	12	1.4
315	17.3	15	0.8
400	17.4	18	0.8
500	18.4	19	1.0
630	18.8	20	1.1
800	19.2	21	0.7
1000	18.3	22	0.6
1250	17.5	23	0.6
1600	19.2	23	0.6
2000	20.4	23	0.5
2500	19.4	23	0.5
3150	20.1	23	0.5
4000	20.8	-	0.5
5000	21.8	-	0.5

Chart I: Graph of results for the 400 x 4 SonicClear panels with a 120mm overlap mounted on a 500 Series Acoustic Track.



Appendix 4: Boonenne Timbers DRAFT Environmental Issues Register

Qualitative Risk Assessment Matrix			LIKELIHOOD (how likely is it to happen?)				
			Once in 25 years	Once in 5-25 years	Once in 1-5 years	Once per 12 months	Once per 6 months
			Rare	Unlikely	Possible	Likely	Almost Certain
			E	D	C	B	A
CONSEQUENCE (how severe will the consequence be?)	Fatality or permanent severe disabilities. Huge financial loss greater than $500,000 Production loss greater than 1 month Event causing **serious environmental harm** (EP Act 1994) resulting in costs totalling more than the threshold amount (i.e. $50,000 or if a greater amount is prescribed by regulation, the greater amount) .....(maximum penalty units 6,250 or 5 years imprisonment) Event causing irreversible / serious environmental harm to ecosystems including offsite. Rehabilitation costs >$200,000	Catastrophic / Severe	5	M	H	E	E	E
	Serious injury without permanent severe disability Major financial loss of up to $500,000 Production loss 1 week to 1 month Event causing **serious environmental harm** (EP Act 1994) resulting in costs totalling more than the threshold amount (i.e. $50,000 or if a greater amount is prescribed by regulation, the greater amount) .....(maximum penalty units 6,250 or 5 years imprisonment) Temporary or permanent, onsite or offsite environmental harm caused. Rehabilitation costs >$50,000 but <$200,000	Major	4	M	H	H	E	E
	Recorded injury / medical treatment required High financial loss of up to $50,000 Production loss 8 hours to 1 week An event causing **material environmental harm** (EP Act 1994) resulting in costs totalling more than the threshold amount (i.e. $5,000 or if a greater amount is prescribed by regulation, the greater amount) .....(maximum penalty units 4,500 or 2 years imprisonment) Uncontained but localised emission. Rehabilitation costs >$5,000 but <$50,000	Moderate	3	L	M	M	H	H
	First aid treatment only Medium financial loss of up to $10,000 Production loss 2 hours to 8 hours Offence causing **environmental nuisance** being interference with an environmental value caused by aerosols, fumes, light, noise, odour, particles or smoke, creating an unhealthy, offensive or unsightly condition ..... (maximum 1,665 penalty units in EP Act 1994) An event causing localised environmental harm. Contained unintentional release onsite. Rehabilitation costs >$1,000 but <$5,000	Minor	2	L	L	L	M	M
	Insignificant injury / minor illness / first aid treatment only Small financial loss up to $2,000 Production loss less than 2 hours Contained event (spill, emission or disturbance) with negligible disturbance. Rehabilitation costs <$1,000	Insignificant	1	L	L	L	L	L

Notes: As at 1/07/2021, a penalty unit equals $137.85 (Penalties & Sentences Amendment Regulation 2015.

RISK ASSESSMENT

STEP 1 – Consider the CONSEQUENCES

What are the consequences of this event occurring?
Consider what could reasonably happen with existing controls in place or if an incident has occurred.
Look at the CONSEQUENCE descriptions on the Risk Matrix and choose the most suitable Consequence.

STEP 2 – Consider the LIKELIHOOD

What is the likelihood of the consequence identified in Step 1 happening?
Consider this without new or interim controls in place.
Look at the LIKELIHOOD descriptions on the Risk Matrix and choose the most suitable Likelihood.

STEP 3 – Calculate the RISK

Take the CONSEQUENCE rating and select the correct column.
Take the LIKELIHOOD rating and select the correct row.
Select RISK rating where the two ratings cross on the matrix.

PRIORITY LEVELS FOR PLANNED CONTROLS

Priority 1 - **Immediate** investigation of options / budget / pricing and implementation of process.
Priority 2 - Not immediate, but necessary **within 1-2 months.**
Priority 3 - **Within 2-3 months.**

Soil and Water Matters — **Boonenne Sawmill** — **Environmental Issues Register**

Activity Area	Mgmt Area	Aspect (Source of potential impact)	Environmental value/s (Potential Receptor)	Potential Pathway	Risk Rating Potential: Likelihood	Risk Rating Potential: Consequence	Risk Rating Potential: Level of Risk	Controls: ACTUAL	Frequency	Responsibility	Risk Rating Actual: Likelihood	Risk Rating Actual: Consequence	Risk Rating Actual: Level of Risk	Controls: PLANNED	Frequency	Responsibility	Timing of implementation (refer to Priority levels on Notes tab)	Risk Rating Planned: Likelihood	Risk Rating Planned: Consequence	Risk Rating Planned: Level of Risk	Monitoring
Site	SW	Oils and grease from vehicles, mobile plant and trucks	Health and well-being. Aesthetic environment.	Soil & water contamination	Possible	Moderate	M	Remediate spills with sawdust / spill kits for minor spills			Possible	Minor	L	Develop and implement site stormwater management plan			Priority 2	Possible	Minor	L	
								Regular maintenance and servicing of mobile plant						Training and familiarisation with use of spill kits and procedure for maintenance of spill kits			Priority 2				
								Induction of all mobile plant drivers.						Implement policy that contractors ensure vehicles are maintained and serviced regularly to minimise risk of oil / grease / fuel leaks.							
								Site emergency response procedure													
								Complaints Handling													
Green Mill	SW	Oils and grease from Saw Mill		Soil & water contamination	Likely	Moderate	H	Regular maintenance and vigilance			Possible	Minor	L	Develop and implement site stormwater management plan			Priority 2	Unlikely	Minor	L	
								Internal reporting						All hydraulic systems to have drip trays			Priority 2				
								Remediate spills with sawdust / spill kits for minor spills													
Log yard	SW	Suspended and dissolved solids from raw material		Soil & water contamination	Likely	Moderate	H	Majority of ground surface comprises compacted bark, a permeable and effective sediment & erosion control in all but very heavy rains			Possible	Minor	L	Develop and implement site stormwater management plan			Priority 2	Unlikely	Minor	L	
								Complaints Handling						Investigate options to redirect stormwater flow to minimise erosion, maximise silt capture			Priority 2				
Timber processing	SW	Suspended and dissolved solids from timber processing		Soil & water contamination	Likely	Moderate	H	Sawdust hoppers are emptied daily by contractor, with sawdust removed from site for reuse in landscaping / animal husbandry industries.			Possible	Minor	L	Develop and implement site stormwater management plan			Priority 2	Unlikely	Insignificant	L	
								Bark is stockpiled before being collected daily by contractor, with bark removed from site for reuse in landscaping / animal husbandry industries.						Written procedures for checking and maintenance of dust extraction and collection systems. Written procedure for "housekeeping" to remove incidental wood by-product from floors.			Priority 3				
								Dust collection units fitted						Procedure for regular checking and maintenance of dust extraction units			Priority 2				
								Site procedure to minimise stockpiles of by-products on Site									Priority 3				
								Regular maintenance and vigilance									Priority 2	Unlikely	Minor	L	
								Complaints Handling													
Site	SW	Hazardous goods storage (oils and greases)		Soil & water contamination	Likely	Moderate	H	Minor chemical storages in hazardous goods storage.			Possible	Minor	L	Develop and implement site stormwater management plan			Priority 2	Rare	Insignificant	L	
								Mobile plant maintenance / repair by mobile mechanic or at offsite mechanical service centre.						Audit hazardous goods storages and implement appropriate secondary containment (bunding) where necessary			Priority 2				
								Remediate spills with sawdust / spill kits for minor spills						All hydraulic systems have drip tray bunds.			Priority 2				
								Regular maintenance and vigilance									Priority 2	Rare	Minor	L	
								Site emergency response													
								Complaints Handling													
Site	SW	Fully bunded diesel storage		Soil & water contamination	Likely	Moderate	H	Refuelling mobile plant always supervised.			Unlikely	Minor	L	Develop written procedure for onsite fuel storage dispensing.			Priority 2	Unlikely	Minor	L	
								Remediate spills with sawdust / spill kits for minor spills													

Soil and Water Matters — **Boonenne Sawmill** — **Environmental Issues Register**

					Risk Rating Potential			Controls: ACTUAL			Risk Rating Actual			Controls: PLANNED				Risk Rating Planned			
Activity Area	Mgmt Area	Aspect (Source of potential impact)	Environmental value/s (Potential Receptor)	Potential Pathway	Likelihood	Consequence	Level of Risk	Controls	Frequency	Responsibility	Likelihood	Consequence	Level of Risk	Controls	Frequency	Responsibility	Timing of implementation (refer to Priority levels on Notes tab)	Likelihood	Consequence	Level of Risk	Monitoring
Site	SW	Superseded and decommissioned machinery		Soil & water contamination	Likely	Moderate	H	Store redundant equipment safely for the shortest time possible, then sell for reuse or to scrap metal merchant			Unlikely	Minor	L					Unlikely	Minor	L	
Site	SW	Dirt, mud and wood by-product from trucks dropped onto nearby roads		Soil & water contamination	Likely	Moderate	H	Truck drivers to check and clean-down running boards and wheel rims to remove loose materials, check load is covered securely			Unlikely	Minor	L	Develop written procedure directed to truck drivers for requirement to check and clean-down running boards and wheel rims to remove loose material and to cover load, before leaving site			Priority 2	Rare	Insignificant	L	
								Regular maintenance, vigilance and repair													
								Internal reporting													
								Complaints Handling													
Site	SW	Offsite Upstream contaminants migrating onto site		Soil & water contamination	Likely	Moderate	H	Sawdust / bark bunds to redirect surface water flows around site			Unlikely	Moderate	M	Develop emergency management plan			Priority 2	Unlikely	Minor	L	
								Regular maintenance and vigilance													
								Internal reporting													

Air Matters | **Boonenne Sawmill** | **Environmental Issues Register**

			Risk Rating Potential			Controls: ACTUAL			Risk Rating Actual			Controls: PLANNED			Risk Rating Planned			
Aspect (Source of potential impact)	Environmental value/s (Potential Receptor)	Potential Pathway	Likelihood	Consequence	Level of Risk	Controls	Frequency	Responsibility	Likelihood	Consequence	Level of Risk	Controls	Frequency	Responsibility	Timing of implementation (refer to Priority levels on Notes tab)	Likelihood	Consequence	Level of Risk	Monitoring
Dust emissions from processing logs	Health and well-being. Protection of the aesthetic environment.	Nuisance factor: Neighbour complaints Worker complaints	Likely	Moderate	H	Sawdust and shavings transported via pneumatic blowers			Likely	Minor	M	Develop written procedure for regular checks and maintenance of equipment			Priority 3	Rare	Insignificant	L	
						Operation and regular maintenance of equipment as per manufacturer and supplier specifications. Surveillance: Operator training and awareness													
						Equipment that is likely to generate sawdust from the process is guarded as far as practicable. Surveillance: Operator training and awareness													
Dust from neighbouring agricultural operations and smoke from neighbouring sawmill		Worker complaints. Worker health and wellbeing. Protection of equipment	Likely	Moderate	H	Temporary Mill shutdown during extremely dry windy conditions			Likely	Minor	M	Develop written procedure for monitoring weather conditions to inform likely Mill shutdown due to offsite generated dust (storms, windy conditions) and smoke.			Priority 3	Rare	Insignificant	L	
Complaints regarding dust	Health and well-being. Protection of the aesthetic environment.	Impact to dust sensitive place	Likely	Major	E	Procedures for dust control (watering and Mill shutdown during extreme conditions). Surveillance: Operator training and awareness.			Likely	Minor	M	Review procedure for complaints handling and corrective actions. Develop written procedure.			Priority 2	Unlikely	Minor	L	
Dust generation by onsite vehicle movement		Nuisance factor: Neighbour complaints	Likely	Moderate	H	Regular maintenance of trafficable area surfaces. Watering trafficable area surfaces during dry windy conditions.			Rare	Insignificant	L	Develop written procedure directed to truck drivers for requirement to check and clean-down running boards and wheel rims before leaving site			Priority 2	Rare	Insignificant	L	
						Surveillance: Operator training and awareness Onsite speed limits for all vehicles			Rare	Insignificant	L	Enforce onsite speed limits for all vehicles.			Priority 2	Rare	Insignificant	L	
Exhaust emissions from mobile plant	Health and well-being. Protection of the aesthetic environment.	Nuisance factor: Neighbour complaints	Likely	Moderate	H	Design: All vehicles comply with Australian emission requirements at time of purchase			Rare	Insignificant	L								
						Operation and regular maintenance as per manufacturer and supplier specifications Surveillance: Operator training and awareness			Rare	Insignificant	L								
Dust emissions from log and timber storages	Health and well-being. Protection of the aesthetic environment.	Nuisance factor: Neighbour complaints	Likely	Moderate	H	Watering stockpiles to reduce dust generation on windy days. Surveillance: Operator training and awareness			Rare	Insignificant	L	Implement program for planting of dense dust trapping vegetation (eg *Casuarina spp* and *Allocasuarina spp*) along eboundaries of site.			Priority 2	Rare	Insignificant	L	
						Maintenance of planted vegetation screens along site boundaries. Surveillance: Operators training and awareness			Rare	Insignificant	L	Maintenance of planted dust trapping vegetation screens.			Priority 2	Rare	Insignificant	L	
Dust emissions from by-product storage		Nuisance factor: Neighbour complaints Worker complaints	Likely	Moderate	H	Minimise by-product stockpiles. Low-profile stockpiles generate less dust. Daily removal of by-product by contractor.			Possible	Minor	L	Ongoing application of waste heirarchy to waste and resource management			Priority 2	Unlikely	Minor	L	
						Sawdust and shavings collected daily direct from hoppers by contractor			Rare	Insignificant	L								

			Risk Rating Potential			Controls: ACTUAL			Risk Rating Actual			Controls: PLANNED				Risk Rating Planned			
Aspect (Source of potential impact)	Environmental value/s (Potential Receptor)	Potential Pathway	Likelihood	Consequence	Level of Risk	Controls	Frequency	Responsibility	Likelihood	Consequence	Level of Risk	Controls	Frequency	Responsibility	Timing of implementation (refer to Priority levels on Notes tab)	Likelihood	Consequence	Level of Risk	Monitoring
						Watering stockpiles to reduce dust generation on windy days. Surveillance: Operator training and awareness			Possible	Minor	L								

Waste By-Products Matters — **Boonenne Sawmill** — **Environmental Issues Register**

					Risk Rating Potential			Controls: ACTUAL			Risk Rating Actual			Controls: PLANNED				Risk Rating Planned			
Activity Area	Mgmt Area	Aspect/s	Environmental value/s	Potential Impact	Likelihood	Consequence	Level of Risk	Controls	Frequency	Responsibility	Likelihood	Consequence	Level of Risk	Controls	Frequency	Responsibility	Timing of implementation (refer to Priority levels on Notes tab)	Likelihood	Consequence	Level of Risk	Monitorin
Log Yard	BP	Bark and log residues generated as **by-product** from Log Yard operations		Material stored on-site. Storage of large amounts of by-products leads to fire risk	Almost certain	Major	E	Bark and sawdust is removed from site daily and onsold to the landscaping / animal husbandry industries for **reuse / recycling**.			Almost certain	Moderate	H	Ongoing application of waste heirarchy to waste and resource management			Priority 3	Unlikely	Insignificant	L	
								Timber optimisation when docking; good operating practices to **reduce** waste generation and disposal. Surveillance: Operator training and awareness						Ongoing application of waste heirarchy to waste and resource management			Priority 3	Unlikely	Minor	L	
								Rotation of timber to limit reduction of timber quality (mould, rotting, etc)													
								Timber recovery processes													
Green Mill	BP	Sawdust and shavings generated as by-product from Green Mill and Dry Mill operations		Material stored on-site	Almost certain	Moderate	H	Sawdust and shavings removed from site daily and onsold to the landscaping / animal husbandry industries for **reuse / recycling.**			Unlikely	Minor	L	Ongoing application of waste heirarchy to waste and resource management							
Site	BP	Generation of empty chemical containers from site operations		Disposal to landfill Associated disposal costs	Almost certain	Moderate	H	Empty chemical containers disposed into appropriate waste containers (DrumMuster) at local waste management facility. Surveillance: Operator training and			Unlikely	Minor	L				Priority 2	Unlikely	Minor	L	
								Empty chemical containers returned to product supplier/s where possible.													
Site	W	Generation of general waste (paper, plastic, food scraps, bottles)		Disposal to local waste management facility Associated disposal costs	Almost certain	Minor	M	Separate bins for waste and recyclables			Likely	Minor	M	Develop procedure to minimise generation of general waste			Priority 3	Rare	Minor	L	
								Recycled through council recycling program													
								Cans collected separately for **recycling**													
Site	W	Generation of waste (strapping, plastic, cardboard, etc) from site operations		Disposal to local waste management facility Associated disposal costs	Almost certain	Moderate	H	Sorting and segregation of waste to appropriate recycling containers (steel, plastic, cardboard) at local waste management facility.. Surveillance: Operator training and awareness			Likely	Minor	M	Develop procedure and implement training of workers to encourage sorting and recycling of wastes			Priority 3	Unlikely	Minor	L	
Site	W	Superseded and decommissioned machinery		Redundent equipment stockpiled on site	Almost certain	Moderate	H	Limit storage of redundant equipment on site			Possible	Minor	L	Develop and implement procedure for ANNUAL removal of redundant equipment			Priority 3	Unlikely	Minor	L	
								Machinery sold as is or sold to scrap metal merchant													
Site	W	Energy Usage		Wastage of Electricity	Likely	Moderate	H	Consideration of best practice design eg utilising variable speed drives and power factor correction equipment			Unlikely	Insignificant	L								
								Lighting designed for fitness for application, zoning and energy efficency													
								Regular maintenance and vigilence													
								Surveillance: Operator training and awareness													
								Ongoing energy review by management													
Site	W	Water Usage		Wastage of Water	Likely	Moderate	H	Water usage is manually controlled in process to minimise wastage			Likely	Minor	M								

Waste By-Products Matters | Boonenne Sawmill | Environmental Issues Register

					Risk Rating Potential			Controls: ACTUAL			Risk Rating Actual			Controls: PLANNED				Risk Rating Planned			
ctivity rea	Mgmt Area	Aspect/s	Environmental value/s	Potential Impact	Likelihood	Consequence	Level of Risk	Controls	Frequency	Responsibility	Likelihood	Consequence	Level of Risk	Controls	Frequency	Responsibility	Timing of implementation (refer to Priority levels on Notes tab)	Likelihood	Consequence	Level of Risk	Monitorin
								Surveillance: Operator training and awareness													
								Regular maintenance and vigilence													

Noise Matters **Boonenne Sawmill** **Environmental Issues Register**

Activity Area	Mgmt Area	Aspect	Potential Impact	Risk Rating Potential: Likelihood	Risk Rating Potential: Consequence	Risk Rating Potential: Level of Risk	Controls: ACTUAL: Controls	Controls: ACTUAL: Frequency	Controls: ACTUAL: Responsibility	Risk Rating Actual: Likelihood	Risk Rating Actual: Consequence	Risk Rating Actual: Level of Risk	Controls: PLANNED: Controls	Controls: PLANNED: Frequency	Controls: PLANNED: Responsibility	Timing of implementation (refer to Priority levels on Notes tab)	Risk Rating Planned: Likelihood	Risk Rating Planned: Consequence	Risk Rating Planned: Level of Risk	Monitoring
Off Site	N	Noise generated by trucks on approaches to site	Nuisance factor: Neighbour complaints	Likely	Major	E	Limit use of truck exhaust brakes and training truck drivers to limit use of exhaust breaks on approaches to site			Likely	Insignificant	L	Site policy, notification to all suppliers and haulage contractors, induction and training of truck drivers. Annual re-induction of all personnel and contractors.			Priority 3	Unlikely	Insignificant	L	
													Develop site Traffic Management Policy			Priority 3				
Site	N	Noise generated by loaders on site	Nuisance factor: Neighbour complaints	Possible	Minor	L	Regular maintenance of equipment			Rare	Insignificant	L							#N/A	
							Regular maintenance of onsite roads													
							Complaints handling, incident reporting and corrective action procedures													
Site	N	Noise generated by mobile plant operation on site	Nuisance factor: Neighbour complaints	Almost Certain	Major	E	Regular maintenance of onsite roads			Unlikely	Insignificant	L							#N/A	
							White noise reversing beepers fitted to mobile plant													
							Complaints handling, incident reporting and corrective action procedures													
							Vigilence and regular maintenance													
Plant and Machinery	N	Noise generated by green milling operation	Nuisance factor: Neighbour complaints	Almost Certain	Major	E	Plant and enclosure design			Possible	Insignificant	L							#N/A	
							Vigilence and regular maintenance													
Timber processing	N	Noise generated by chipper and dust extraction	Nuisance factor: Neighbour complaints	Almost Certain	Major	E	Bunker / hopper design with insulation and noise curtains used for chip by-products.			Possible	Insignificant	L							#N/A	
							Complaints handling, incident reporting and corrective action procedures													
Green Mill	N	Noise generated by log infeed	Nuisance factor: Neighbour complaints	Almost Certain	Major	E	Vigilence and regular maintenance for noise attenuation equipment			Rare	Minor	L	Consider engagement of noise attenuation expert and implementation of procedures.			Priority 3	Rare	Insignificant	L	
							Complaints handling, incident reporting and corrective action procedures													
Site	N	Noise generated by use of chainsaws	Impact to health of on- and off-site persons	Likely	Major	E	Complaints handling, incident reporting and corrective action procedures. No chainsaw use before 7 am on work days			Rare	Minor	L	Review procedure for complaints handling and corrective actions. Develop & implement written procedure.			Priority 2	Rare	Insignificant	L	
Site	N	Noise complaints	Impact to health of on- and off-site persons	Likely	Major	E	Complaints handling, incident reporting and corrective action procedures			Rare	Minor	L	Review procedure for complaints handling and corrective actions. Develop & implement written procedure.			Priority 2	Rare	Insignificant	L	

IMEMS 22053_Boonenne SM_Enviro Issues Reg - DRAFT 231211
1, Version Date: 21/12/2023

Page 7 of 12

					Risk Rating Potential			Controls: ACTUAL			Risk Rating Actual			Controls: PLANNED				Risk Rating Planned			
Activity Area	Mgmt Area	Aspect/s	Environmental value/s	Potential Impact	Likelihood	Consequence	Level of Risk	Controls	Frequency	Responsibility	Likelihood	Consequence	Level of Risk	Controls	Frequency	Responsibility	Timing of implementation (refer to Priority levels on Notes tab)	Likelihood	Consequence	Level of Risk	Monitoring
Site	L&V	Landscaping	Aesthetic environment	Visual amenity and maintenance of on-site vegetation	Possible	Moderate	M	Revegetate selected portions of the site with local native species and grasses with low fire risk.			Rare	Insignificant	L	Implement program for planting dust trapping vegetation eg *Casuarina spp* and *Allocasuarina spp* endemic to Boonenne area along all boundaries of the site			Priority 3	Unlikely	Insignificant	L	
								Regular landscaping maintenance													
Site	L&V	Noxious and declared weeds		Establishment of noxious and declared weeds and their spread outside site	Likely	Moderate	H	Regular weed control			Unlikely	Minor	L	Implement procedure for regular check for established weeds on-site and actions to control same.			Priority 3	Unlikely	Minor	L	
								Complaints handling, incident reporting and corrective action procedures													
Site	L&V	Landscaping		Fire hazard	Possible	Major	H	Maintain fire break distances between vegetation and combustible materials			Unlikely	Moderate	M	Consider Sprinkler system for landscaped areas to double as fire control			Priority 3	Unlikely	Moderate	M	
								Regular maintenance of fire safety system (fire extinguishers, sprinkler system, fire hose reels)						Utilise fire retardent plant species in landscaping works where practicable			Priority 3				
								External audits of fire safety system													

				Risk Rating Potential			Controls: ACTUAL			Risk Rating Actual			Controls: PLANNED				Risk Rating Planned			
Activity Area	Mgmt Area	Aspect	Potential Impact	Likelihood	Consequence	Level of Risk	Controls	Frequency	Responsibility	Likelihood	Consequence	Level of Risk	Controls	Frequency	Responsibility	Timing of implementation (refer to Priority levels on Notes tab)	Likelihood	Consequence	Level of Risk	Monitoring
Off Site	T	Traffic & transport	Impact on road network	Possible	Minor	L	Complaints handling, incident reporting and corrective action procedures			Unlikely	Minor	L	Review and update procedures			Priority 3	Unlikely	Minor	L	
							Site procedure, notification to all suppliers and haulage contractors.													
Off Site	T	Traffic & transport	Loose material on road network	Likely	Major	E	Complaints handling, incident reporting and corrective action procedures			Unlikely	Minor	L	Prepare procedure directed to truck drivers for requirement to check and clean-down running boards and wheel rims to remove loose material and to cover load, before leaving site			Priority 2	Unlikely	Minor	L	
							Truck drivers required to check and clean-down running boards and wheel rims to remove loose material and to cover load before leaving site													
							All loads of timber must be properly secured						Process and procedures, chain of responsibility							
							Lost load insurance in place													

From: "Council Information General Email Account" <info@sbrc.qld.gov.au>
Sent: Mon, 10 Jun 2024 09:57:30 +1000
To: [redacted]
Subject: FW: [EXTERNAL] Public Submission Form
Attachments: Council 2024.pdf, Council Objection 2024.docx

SOUTH BURNETT REGIONAL COUNCIL

Council Information General Email Account

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southburnettregion

From: Rick & Tricia Davison <rtdavison2@gmail.com>
Sent: Sunday, June 9, 2024 4:59 PM
To: Council Information General Email Account <info@sbrc.qld.gov.au>
Subject: [EXTERNAL] Public Submission Form

Please be cautious
This email originated outside of SBRC..

Please find attached amended form
Regards
Richard & Tricia Davison
186 Boonenne Rd
Kingaroy Qld 4610

SOUTH BURNETT REGIONAL COUNCIL

FORM: CS-F055-V1
Planning and Land Management - Planning

Public Submission Form

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This form has been provided to assist you in lodging a submission with respect to a development application however; a signed letter or email is acceptable. The *Planning Act 2016* states that only a 'properly made submission' will be considered. A 'properly made submission' **MUST**:-

- Be signed by each person (the submission-makers) making the submission;
- Be received during the notification period;
- State the name and residential or business address and be signed by each person who made the submission;
- State clearly your objections to, or support for the proposed development; and
- Be made to South Burnett Regional Council via mail, fax or email to info@southburnett.qld.gov.au.

1) Application Details	
Proposal description	High Impact Industry (Sawmill) + Concurrent Era 47 - Timber Milling + Woodchipping
Applicant's name	Andrew + Elizabeth Keenan.
Application number	MCU 23/0034
Address of application	157 Boonenne Rd Goodger

2) Grounds for Submission *(Please attach more pages if required)*

I have extended the letter from 9.6.2024
Please take into account.

3) Details of Submitter/s	
Submitter/s name/s	Richard & Tricia Davison
Postal address	MS 189
Residential address	186 Boonenne Rd, Goodger.
Signature	RS Davison TM Davison
Date	2/6/2024

I would like to object to the extended working hours on Saturdays and public holidays of Boonenne Timbers as I live close to the mill and hear the noise very clearly. Public holidays are unacceptable, we have put up with their noise and have not complained but it needs to stop sometime. We have never been approached by Andrew or Elizabeth Keenan at any time ever to see if it is affecting us at all. They already run the mill after hours and weekends, I have heard them unloading log trucks 9.00pm at night and mobile woodchipper that arrives there frequently running to 5.00 to 6.00pm which I have measured at 85decibal from my front verandah.

Extending the hours of work would require more log trucks on a road that is impassable with a 62-ton truck on it. The road is not wide enough for a truck by itself. There is a lot more trucks than Keenans say go into the mill, one load of milled timber requires approx. 4 loads off logs then there are wood chip B Doubles trucks there 2 to 3 at a time plus other trucks going in and out regularly that all cause a large amount of noise and dust, they turn in a the crest of a hill which then becomes dangerous to all traffic that uses the road which is sometimes a lot as the road is use as a shortcut to the Kumbia highway.

I have lived in Kingaroy all my life and have lived here on Boonenne Road for 34 years. I work in the building industry and think a bit of peace on weekends and public holidays is not too much to ask.

9.6.2024

I would just like to add sitting out enjoying a coffee at 7am this Sunday morning and heard a semi sneaking up the road to Keenans to get a load of timber and last night there were semis unloading. As we sit here for lunch on a Sunday another load of timber on a semi has just passed our place to Keenans. He doesn't abide by any rules. We put up with dust all the time and noise as we are only 30 meters away as we are 186 Boonenne Rd and they are 157 Boonenne Rd. You can't see trucks coming or going as there is a crest between our place and Keenans that is a blind spot, and no one has clear vision from 1.5kms away. I have complained before to the council about this blind spot as with all the extra traffic its only a accident waiting to happen. We love our country road and to see it be overrun by constant traffic is just not on. We have Koalas on both ends of the road which is also a worry with all the constant traffic. Some of the scrub around our place is still original scrub as I have historic plans that there was a slab hut somewhere up near the scrub near the road so lots of history, so I also object to widening roads as well.

Why are Keenans even allowed to have a sawmill on a 10-acre property. They work everyday of the week and into the night, they don't care about anyone else. We bought here as it was so peaceful.

I really hope someone from the council comes and see the effects of this problem. Keenans say this and that to appease everyone but its not whats really going on.

From: "Council Information General Email Account" <info@sbrc.qld.gov.au>
Sent: Mon, 17 Jun 2024 08:46:42 +1000
To: [redacted]
Subject: FW: MCU23/0034 - Development Application for a High Impact Industry and ERA 47 at 157 Boonenne Road, Goodger - Submission Ms Julie and Mr David Freeman
Attachments: Submmission 157 Boonenne Road DRAFT.docx, Submmission 157 Boonenne Road FINAL Reduced corrected.pdf

SOUTH BURNETT REGIONAL COUNCIL

Council Information General Email Account

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southburnettregion

From: Peter Swan <peter@revolutiontp.com.au>
Sent: Saturday, June 15, 2024 5:29 PM
To: Council Information General Email Account <info@sbrc.qld.gov.au>
Cc: Julie Freeman <fruitloop28@bigpond.com>
Subject: [EXTERNAL] Fw: MCU23/0034 - Development Application for a High Impact Industry and ERA 47 at 157 Boonenne Road, Goodger - Submission Ms Julie and Mr David Freeman

Please be cautious
This email originated outside of SBRC..

Good Afternoon,

Please find attached a corrected version of the submission delivered yesterday to Council by way of email. The corrections are only typographical in nature and improve the readability of the submission. No additional issues or planning grounds have been included. A word document showing track changes is also attached.

We request that the attached version of the submission is the copy that will be published on the Council website and considered by Council. We are aware that amendments to a submission must be made prior to the end of the notification period. However, no amendment has been made to the substantial content of the submission. Should Council consider that the corrected submission cannot replace the submission made yesterday, we note that Council has the discretion to consider the submission as properly made under Section 19.1 of the DA Rules.

We would like to stress that the submission made 14 June 2024 is not being withdrawn. Further, should Council accept the corrected submission attached as properly made under Section 19.1 of the DA Rules, it is requested that any assessment of the submission make it clear that while the corrected submission was accepted as properly made under Section 19.1 of the DA Rules, the corrections were typographical in nature and the submission is otherwise identical to the submitters initial properly made submission received 14 June 2024.

Regards

Peter Swan
Director

Phone | 0428 289 446
Email | peter@revolutiontp.com.au
Website | www.revolutiontp.com.au

PO Box 1978, Toowoomba Qld 4350

REVOLUTION TOWN PLANNING

Free Jeffery Lamar Williams (aka Young Thug)

RTP acknowledges the Traditional Owners of Country throughout Australia and recognise their continuing connection to land, waters and culture. We acknowledge that these lands were stolen and sovereignty was never ceded. We pay our respects to Elders past, present and emerging.

From: Council Information General Email Account <info@sbrc.qld.gov.au>
Sent: Friday, June 14, 2024 5:21 PM
To: Peter Swan <peter@revolutiontp.com.au>
Subject: Automatic reply: MCU23/0034 - Development Application for a High Impact Industry and ERA 47 at 157 Boonenne Road, Goodger - Submission Ms Julie and Mr David Freeman

Your email has been received at South Burnett Regional Council and will be forwarded to the relevant Council Officer for action.

For emergencies, please call 07 4189 9100

Records Section

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REVOLUTION TOWN PLANNING
FOR NOW AND FOR THE FUTURE

14 June 2024

Chief Executive Officer
South Burnett Regional Council
PO Box 336
Kingaroy QLD 4610

Email: info@sbrc.qld.gov.au;
cc: fruitloop28@bigpond.com

Attn: Chief Executive Officer, South Burnett Regional Council
Address: 157 Boonenne Road, Goodger
RPD: Lot 4 RP807137
Application: MCU23/0034 - Development Application for a Development Permit for a High Impact Industry and ERA 47 – Timber Milling and Woodchipping at 157 Boonenne Road, Goodger
Subject: Submission to a Development Application under Section 53 (6) of the *Planning Act 2016 and* Section 19 of the Development Assessment Rules, under the *Planning Act 2016, Section 68*

Background and Context

I write on behalf of Ms Julie and Mr David Freeman in regards Development Application MCU23/0034 - Development Application for a Development Permit for a High Impact Industry and ERA 47 – Timber Milling and Woodchipping at 157 Boonenne Road, Goodger QLD. Public Notification of the Development Application commenced on 23 May 2023 and the period for making a submission ends 14 June 2024. This correspondence represents the Freeman's submission to the development application under Section 53 (6) of the *Planning Act 2016* and Section 19 of the *Development Assessment Rules, under the Planning Act 2016, Section 68*.

This submission outlines why it is considered that on balance, the development application for a Development Permit for a High Impact Industry and ERA 47 – Timber Milling and Woodchipping must be refused by the Assessment Manager. The planning grounds on which this conclusion is based are outlined below. Plans of the proposed development are included in **Attachment 1**.

Reasons for Refusal

Ground 1 - ***The material change of use is not accurately described in the development application material***

As shown in **Figure 1** below, as of 1 January 2012, timber milling was not being carried out on the premises.

Figure 1 – Site Aerial 1 January 2012 (QLD Globe, 2024)

By 1 January 2013, works in the southern part of the site had commenced. Refer **Figure 2** below.

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Figure 2 – Site Aerial 1 January 2013 (QLD Globe, 2024)

On 1 July 2014, aerial imagery appears to confirm use of the site for timber milling had commenced. Refer **Figure 3.**

Figure 3 – Site Aerial July 1 2014 (QLD Globe, 2024)

Between 1 January 2013 and 1 July 2014, the Planning Scheme in effect in this part of the South Burnett Local Government Area was the Planning Scheme for the Shire of Kingaroy (PSSK). The subject site was designated within the Rural Zone by the PSSK. Upon its commencement use of the land for timber milling was not undertaken in association with the establishment, cultivation, management, silviculture, harvesting, removal, enrichment planting or limited initial processing of purpose-planted or native forests on the same site. As such, at the time the use commenced, the use did not satisfy the definition of a Forestry Business per Schedule 7 of the PSSK. The most appropriate land use term listed in Schedule 7 of the PSSK that used to describe the use of the land for timber milling at that time was Rural Service Industry.

Pursuant to Part 3, Table 3A of the PSSK, a Rural Service Industry was assessable development in the

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Rural Zone of the PSSK area and subject to Impact Assessment. The development application material does not provide any evidence that the requisite development permit was obtained to commence use of the land for the purposes of timber milling. As such, it is not clear if use of the site for these purposes is lawful. Further, while no Environmental Authority is required for a sawmill processing less than 5,000 tonnes of timber in a single year, an analysis of the existing traffic operations at the sawmill demonstrates that existing sawmill operations likely already exceed a throughput of 5,000 tonnes of timber in a year.

The development application material states that on average two (2) log trucks/week and a firewood truck/month deliver timber to the sawmill site. However, observation of sawmill related traffic over a number of months in 2024 indicates that a more accurate estimate of development related wood deliveries to the site is likely three (3) B-Double loads and one (1) 19m semi-trailer load of timber per week. It is considered this estimate of timber deliveries is conservative as timber deliveries to the site often exceed this amount. For example, in early March 2024 at least five (5) B-Double loads of timber were delivered to the site in a single week. Deliveries of timber to the site at this frequency appear to occur at least one (1) week a month, most months of the year.

Nevertheless, for the purposes of estimating the likely minimum throughput of the existing sawmill operations, assumptions regarding the number of timber deliveries to the site and the weight of the timber delivered has been deliberately kept conservative. For instance, if it is assumed that an average of three (3) B-Double vehicles per week and a 19m semi-trailer per fortnight deliver timber to the site and that their respective loads weigh 40 tonnes and 25 tonnes, the sawmill receives on average a total of 132.5 tonnes of timber each week for processing. Assuming the sawmill operates 50 weeks/year (allowing two weeks of non-operation for public holidays and the Christmas/New Year Period), the sawmill receives on average 6,625 tonnes of timber in a single year. This estimate is considered conservative for the reasons stated above. Nevertheless, where the sawmill's throughput exceeds 5,000 tonnes of timber in a year, the activity is considered an Environmentally Relevant Activity, and an Environmental Authority is required to carry out the activity. No Environmental Authority has been located for the existing sawmill operations on the site.

While it is acknowledged a complete and thorough search of property records has not been undertaken, in our view, it is highly likely that the existing sawmill operation at the site does not benefit from a development permit for a material change of use or environmental authority, both of which are required to operate the sawmill at its estimated current intensity. It should be noted that use of the land for the purposes of timber milling at a scale that exceeds that which might be reasonably considered ancillary to use of the 3.3ha. parcel of rural land for dwelling house purposes, required and still requires a development permit for a material change of use to be obtained. Consideration of a whether a change in the way land is used constitutes a material change of use under the repealed *Sustainable Planning Act 2009* or the *Planning Act 2016* is quite separate from where a Environmentally Relevant Activity was included in the definition of a material change of use in the *Sustainable Planning Act 2009* or whether Schedule 10 of *the Planning Regulation* 2017 is engaged in relation to Environmentally Relevant Activities.

It is this context within which the proposed development and its impacts must be considered by the Assessment Manager. However, this is not the context within which the proposed development is described in the development application material. Underlying the description of the development throughout the various technical reports submitted with the development application is an assumption that the existing industrial use of the land is lawful and that the proposed development and its impacts is limited in its extent to an increase in intensity of sawmill operations.

For example, the Town Planning Report submitted with the development application states in Section 1, paragraph 2 '*Boonenne Timbers currently operate a Sawmill processing less than 5,000 tonnes of logs per year and* ***are applying for increased activity, more than 10,000 tonnes per year but less than 20,000 tonnes per year'***. Further, in Section 2, paragraph 1 of the document titled *Application for Environmental Authority ERA 47(b) Sawmilling & Woodchipping dated 30 November 2023*, it is stated that '*Boonenne Timbers has operated a timber milling activity at the site since 1997*'. As demonstrated above, timber milling at the site commenced circa. 2014 and any assertion that use of the site for timber milling commenced prior to 2014 is clearly not factual. Statements and assumptions like those mentioned above are repeated throughout the development application material. As a result of this, any person of sound and reasonable mind reviewing the development application material does not illicit a complete and accurate description of

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the proposed development from the material. Further, the technical reports provided with the development application do not provide a complete and accurate assessment of the potential impacts of the proposed development.

Further, the development application is for a High Impact Industry processing up to 20,000 tonnes of timber in a year. The development application does not state at any point that sawmill throughput will be limited to less than 20,000 tonnes of timber (e.g. 15,000 tonnes). As such, a throughput of 20,000 tonnes must be used as the basis for quantifying, modelling and predicting the potential impacts of the proposed development. The development application material does not consider the impacts of the proposed development in this way. This results in an inaccurate description of the impacts of the proposed development being presented by the development application material. This is highlighted throughout the planning grounds of this submission.

As a result of the above, it is considered an accurate assessment of the proposed development is unable to be undertaken by the Assessment Manager. In our view, the Assessment Manager should request that the development application is changed to accurately describe the proposed development. Where such a change is requested by the assessment Manager and made by the Applicant, the change is not likely to be considered a minor change as defined in Schedule 2 of the Planning Act. As such, the development application as changed would return to the Confirmation Stage of the assessment process. Where Part 4 Public Notification of the DA Rukes again becomes relevant to assessment of the development application, the Applicant would be required to repeat Public Notification.

Ground 2 – ***The development application has not demonstrated there is an economic or planning need for the proposed development in this location.***

The subject site is located within the Rural Zone and the proposed development is for an industry activity. Further, the development application material states 80% of logs are sourced from Munduberra and 20% of logs are sourced from South Blackbutt. Mundubbera is located approximately 190km north-west of the proposed development by road. Blackbutt South is located approximately 58km south-east of the proposed development by road. Further, the development application material states finished timber product is transported to Brisbane and Nerangba, approximately 200km and 178km south-east of the proposed development by road.

With this in mind, it is noted where timber is received from the Munduberra region, the timber bypasses the regionally significant township of Kingaroy prior to reaching the site. Where timber is received from the South Blackbutt region, the timber bypasses the regionally significant township of Nanango on its way to the site. Again, when finished timber is transported to destinations on the east coast in South-east Queensland other regionally significant urban settlements are bypassed. All of these urban settlements (with the exception of Yarraman), have land located within in an industrial zone suitable to accommodate the proposed use. The State Planning Policy 2017 and the Wide Bay Burnett Regional Plan encourage such uses to be located in these areas.

The State Planning Policy 2017 encourages urban development around existing urban centres to ensure established infrastructure is utilized efficiently (Livable Communities Part E (2) (c) and (e)), while the Emissions and Hazourdous Activities state interest requires that industrial development is located to avoid impacts on sensitive land uses and the natural environment (Emissions and Hazardous Activities Part E (1)). The Infrastructure Integration (Infrastructure Integration Part E (2), (3) and (4)) and Transport Infrastructure (Transport Infrastructure Part E (1) – (6) inclusive) State Interests reinforce the requirement for development to be well located to ensure the sustainable growth of Queensland's Communities into the future. The proposed development is not consistent with these state interests.

This is reflected in the inconsistency the location of the development exhibits with the Regional Settlement Strategy (Figure 2, p. 44) and other regional objectives of the Wide Bay Burnett Regional Plan, including *Regional Objective 2.1 Transition into Queensland's powerhouse for advanced manufacturing* (Figure 3, p. 67) and *Regional Objective 2.2 Lead primary production into the mid-21st Century*. The location of the proposed development is also inconsistent with the following provisions of the South Burnett Planning Scheme:

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Strategic Framework

- Settlement Pattern Part 3.4 (4) '*The continued concentration of larger scale and higher impact industry on the southern approaches to town is logical from the perspectives of geography and transport…. With an ample supply of existing zoned industrial land, expansion beyond zoned areas is not preferred unless there is an overriding planning need'*.
- Rural Futures Part 3.3.1 (1) '*The capacity of important agricultural areas, as shown on Strategic Framework map and rural activities that contribute to the Region's economy is protected from incompatible land uses to optimise agricultural development opportunities'.*
- Rural Futures Part 3.3.1 (3) '*Non-rural activities are ancillary or subsidiary to principal rural land uses to widen the economic base for rural production provided that rural production in surrounding areas is not compromised and rural character is maintained'*
- Rural Futures 3.3.1 (4) '*Rural areas can potentially accommodate major industries, infrastructure projects, resource extraction enterprises and transport and aviation related opportunities involving land close to Kingaroy airport. However, they must be of a nature that is unable to be accommodated in towns, brings major local or regional economic benefits and respects overriding considerations of rural character and production values, scenic values and water quality and has direct access to substantial urban areas via high quality roads'*

No planning grounds in the form of a public benefit or otherwise have been provided within the development application material, that on balance overcome the level of inconsistency the proposed development exhibits with the strategic land use strategies found in key planning instruments of relevance. In fact, no planning grounds for locating the development on this site in the Rural Zone have been provided at all. This is not surprising, given, few, if any, exist in the context of the proposed development.

Ground 3 – *The proposed development will unduly adversely impact the safety and efficiency of the road network, including both the State and Local Road Network.*

At the outset, we note that the calculation of development generated traffic provided by the Applicant does not follow any logic. The Applicant contends that the current timber throughput at the sawmill is less than or equal to 5,000 tonnes per year and that for this throughput an average of five (5) heavy vehicles and 42 light vehicles (6 day working week) (94 vehicle trips) attend the site per week together with a few incidental monthly vehicle movements. Where timber throughput at the sawmill is proposed to quadruple to a maximum of 20,000 tonnes of timber per year, development generated traffic is only predicted to result in an additional 10 heavy vehicles and an additional light vehicle (an additional 22 vehicle trips in total) attending the site each week. Both the calculation of existing development traffic and the assumed increase in development traffic is nonsensical.

Firstly, it is stated in the development application that the sawmill employees 13 staff. This assumes an occupancy rate of 1.85 persons per vehicle. While, it may be the case that not all staff will be working on the site at any one time, where shifts or starting times are staggered additional light vehicle movements will result. However, there will likely be crossovers at changes of shifts and the like. In any case, images in Appendix A of the Town Planning Report show nine (9) light vehicles parked in the staff 'carparking area'. Further, the Applicant is asking it to be believed that a quadrupling of the allowable throughput at the sawmill will require only two (2) (rounded up) additional staff members to be employed. Either the existing 13 staff are working well under capacity (which makes one consider why thirteen (13) staff are employed at the site), or the sawmill is currently processing more than 5,000 tonnes of timber in a year or the two (2) additional staff members employed if the increase in the maximum allowable throughput is approved share DNA with Eugene 'Flash' Thompson (The Flash) of Marvel Comic fame.

The reasons why the traffic generated by the development has been calculated as it has been in the technical reports supporting the development application must be justified by the Applicant. However, regardless of whether the Applicant is able to support the development generated traffic calculations provided with logical and well-reasoned information, Boonenne Road and its connections to the surrounding

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road network are not suitable to carry the number and types of vehicles generated by the development.

No description of the existing road environment has been provided. Further, no assessment of the suitability of the existing vertical and horizontal geometry of Boonenne Road and its intersections with the state-controlled road network to carry development generated traffic has been undertaken. The composition of the existing Boonenne Road pavement and the impact of development generated traffic on the pavement is also unknown. Boonenne Road also functions as a school bus route and this is not mentioned in the development application material. Refer **Attachment 2** for photos of Boonenne Road approximately 175m west of the proposed access to the development.

As shown in the photos contained in **Attachment 2** Boonenne Road varies in width and formation. However, generally Boonenne Road has a 4m wide gravel pavement with 0.5 gravel shoulder. The road is neither formed nor has shoulders along the entire length of the road. The level of the road is also variable with access to the proposed development located on the eastern side of a crest. Five (5) dwellings associated with rural uses gain access from Boonenne Road.

Without traffic generated by the development, Boonenne Road likely carries approximately thirty-five (35) vehicle trips per day (seven (7) per dwelling), almost 100% of those trips being light vehicles. Using the calculations provided by the Applicant (which we maintain are nonsensical) vehicle trips per day with the sawmill; operating at its maximum intensity, average daily vehicle trips increase to approximately fifty-three (53), two (2) of which are heavy vehicle movements. As above, it is considered the projected development generated traffic will be significantly greater than this where sawmill throughput is equal to 20,000 tonnes of timber per year.

Using the Applicant's existing traffic data (10) heavy vehicle per week and 14 light vehicle trips per day) as the base scenario and assuming staff numbers increase from 13 to 20, it is considered likely traffic where the throughput of the sawmill is at 20,000 tonnes per year will equal approximately forty (40) heavy vehicle trips/week and twenty (20) light vehicle trips per day. Assuming a six (6) day working week, this equates to 27 vehicle trips/day, approximately one quarter of which are heavy vehicle trips (seven (7)). This would bring average daily traffic on Boonenne Road to sixty-two (62) vehicle trips per day, a 60% increase in overall traffic on Boonenne Road. Heavy vehicle trips would comprise of 11% of all vehicle trips on Boonenne Road. With reference to any well-regarded standard for road design, the existing road geometry and the construction standard of Boonenne Road is not suitable for the traffic likely to be generated by the development.

The IPWEA Lower Order Road Design Guideline, specifies a 6m wide pavement (4m wide asphalt seal) on a 7m wide formation (0.5m wide unsealed shoulders) for the projected development generated traffic. Austroads Road Design Guidelines specifies (with consideration for the type of vehicles generated by the development) a 6m wide asphalt sealed pavement on an 8m wide formation (1m wide unsealed shoulders). Both standards require dedicated school bus set-down/pick-up areas to be provided.

The design of the intersection of Boonenne Road with the Bunya Highway and Kingaroy Cooyar Road also must be considered. As shown in the images of the intersections in **Attachment 2**, the existing road geometry does not accommodate the turning movements of heavy vehicles associated with the use and no acceleration or deceleration lanes or Basic Right Turn treatments are provided at either intersection. Vehicle swept paths through both intersections and entering and exiting the site access must be provided to enable a thorough assessment of the suitability of the intersections and the site access.

In relation to heavy vehicle access to the site, the application material mentions a NHVR Permit for access to Boonenne Road. A search of the NHVR route planner and network map indicates that Boonenne Road is not a gazetted heavy vehicle route and access and use of the road by heavy vehicle requires approval. The mapping does not indicate such an approval exists for Boonenne Road. The Applicant should provide a copy of the NHVR approval.

Lastly, it is noted that the proposed development has not demonstrated that the provisions of the South Burnett Planning Scheme listed below have been satisfied and insufficient information has been provided to enable reasonable and relevant conditions to be imposed to ensure the provisions will satisfied:

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- PO5 of the Services and works code *'Development is provided with infrastructure which: (a) conforms with industry standards for quality; (b) is reliable and service failures are minimised; and (c) is functional and readily augmented'.*
- PO6 of the Services and works code *'Vehicle parking and access is provided to meet the needs of occupants, employees, visitors and other users'.*
- Part 6.2.8.2 *(2) (d) 'Development maximises the use of existing transport infrastructure and has access to the appropriate level of transport infrastructure but does not compromise the efficiency of the local and State-controlled road network'.*
- Part 6.2.8.2 (2) (n) *'Activities generating high volumes of traffic, particularly heavy vehicle traffic, are located in areas having direct access to the major road network or access other than through residential areas or other sensitive receptors'.*

Ground 4 – The development will unduly adversely impact rural amenity in the locality and has the potential to cause environmental harm and nuisance.

The development application material fails to demonstrate that the proposed development will maintain an acceptable level of rural amenity in the locality as a result of the potential for the development to have undue and cumulative adverse impact on the existing noise environment, air quality, water quality and rural landscape in the locality. In this respect, it is noted that the technical reports outlining the potential impacts of the development and the mitigation measures and management procedures to be incorporated in site operations to manage such impacts, are deficient in several areas.

Firstly, the Noise Impact Assessment omits vital information and ignores industry standard noise measurement guidelines. In particular, the Noise Impact Assessment:

- Overstates the existing background noise environment and as such does not provide a true picture of likely acoustic impacts of the development;
- Does not clearly detail the methodology used in the modelling of noise impacts; and
- Omits sensitive receptor, including a sensitive receptor on the site itself.

With reference to the above, it is considered the Noise Impact Assessment fails to recognise that a development permit for a material change of use was required (but not obtained) to commence use of the land for sawmill purposes. As such, noise generated by the existing sawmill is not being lawfully generated and must be excluded from any measurement of background noise. Further, contributing to inaccuracies in the measurement of background noise was the position of the noise logger. Located adjacent a roadway, the logger was susceptible to recording higher sound pressure levels of background noise than would otherwise be experienced at sensitive receptors.

Analysis of the weather data provided, while not provided for the whole of the measurement period that results are presented for in Appendix D, nevertheless indicates wind exceeding 18.1km/hr were experienced on two mornings and six afternoons between 21 June 2023 and 30 June 2023.The data gathered during those periods is unreliable and it is standard practice to remove the data from the background noise calculations. The anomalies caused by these issues are shown in the background noise graphs in Appendix D where high LA_{max} in the form of a graph that shows higher sound pressure levels being experienced over a longer period during the respective day and less difference in the sound pressure levels between the day, evening and night periods. No wind roses are presented for the locality so the impact of prevailing winds on the noise environment throughout the year may be considered.

Even with these anomalies, sound pressure levels during the evening and night periods were often less than 35dB. In this context rating background levels should be calculated for the purposes of setting noise limits during these periods. Where the rating background noise level is found to be less than 30 dB(A) for the evening and night periods, then it is set to 30 dB(A); where it is found to be less than 35 dB(A) for the daytime period, then it is set to 35 dB(A).

Further, it is noted high LA_{max} sound pressure levels were frequently recorded during the day and evening periods. Variable noise has the potential to cause nuisance in terms of the frequency of the noise occurrence. No explanation is provided for the high LA_{max} sound pressure levels recorded and no analysis of th data using the LA_{max} criteria is provided in the report. Importantly, the Noise Report should consider

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the cumulative impacts of all noise sources on the existing acoustic environment operating simultaneously and present that data using the variable $LA_{max,}$ noting how frequently sound pressure levels presented using the LA_{max} variable exceed the Acoustic Quality Objectives in the Environmental Protection (Noise) Policy 2019.

Secondly, the site based environmental management plan provided with the development application does not include several critical parts a good site based environmental management plan (SBEMP) should include, such as:

- A section detailing the company structure and the chain of responsibility for environmental matters for the site;
- Information detailing how staff and visitors to the site will be trained and informed of their environmental responsibilities while on the site;
- How the requirements of the SBEMP will be implemented and monitored for efficacy;
- emergency procedures for responding to an environmental incidents;
- Comprehensive environmental management plans for waste management, air quality and water quality elements;
- Provision for review and update;.
- A complaint investigation procedure;
- A corrective action procedure; and
- A incident investigation record template..

Further, no assessment of the condition of the cyclone used for sawdust extraction from the workshop was undertaken. In any case, the risk of dust and particulate matter causing adverse air quality on the site is not from milling activities undertaken within a workshop but wind erosion and wheel generated dust from the large expanse of uncompacted fine dirt that loosely resembles a carparking and maneuvering area and outdoor storage area. Where external areas of the site are not proposed to be sealed with asphalt or similar (not preferred in rural areas), they should be constructed of coarse compacted aggregate treated with a dust suppressant to minimise the potential for air quality nuisance at the site boundaries and the escape of sediment from the site eventually making its way into nearby waterways and having adverse impacts on aquatic ecosystems.

It should be noted that a sensitive receptor is located approximately 500m south of the proposed development and this receptor has been omitted from all discussion outlining the impacts of the development on nearby sensitive receptors. Further, the existing dwelling house on the site is not proposed to be used as caretaker's accommodation as part of the application. It is noted that it is unlikely the dwelling will satisfy the requirements for Accepted Development for a Caretaker's Accommodation and to be used as such into the future, a development permit for a material change of use for caretaker's accommodation is required to be obtained. As this development permit is not part of the current application, the dwelling house must be treated as per any other sensitive receptor that may be impacted by the proposed development.

Additionally, it is considered the proximity of the use to the public road combined with the scale of the use and the lack of any screening or landscape planting on the site results in the development being out-of-character with the rural landscapes in the locality. As such, it will have a detrimental and adverse impact on visual amenity in the locality. Consequently, the locality will become a less desirable place to reside and this may adversely affect the value of adjacent land and agricultural productivity in the region.

As per the above, the proposed development is considered to be inconsistent with the following assessment benchmarks in the Planning Scheme:

- Part 6.2.8.2 (2) (b) 'Uses and works are located, designed, screened or buffered and managed to maintain safety to people, avoid adverse effects on the natural environment and minimise impacts on adjacent non-industrial land'.
- Part 6.2.8.2 (2) (d) 'Development maximises the use of existing transport infrastructure and has access to the appropriate level of transport infrastructure but does not compromise the efficiency of the local and state-controlled road network'.
- Part 6.2.8.2 (2) (f) 'Development is provided with appropriate infrastructure and essential services'.

ABN | 37 350 897 968
PH |0477 442 024

- Part 6.2.8.2 (2) (j) 'industrial uses are adequately separated from sensitive land use (as defined in the Regulation) to minimise the likelihood of environmental harm or environmental nuisance occurring'.
- Part 6.2.8.2 (2) (n) 'Activities generating high volumes of traffic, particularly heavy vehicle traffic, are located in areas having direct access to the major road network or access other than through residential areas or other sensitive receptors'.
- PO1 of the Rural Zone Code 'Development maintains rural amenity and character'.

Ground 5 – Missed Referral, Ergon Energy
The site is burdened by an easement in favour of Ergon Energy. As per Schedule 10, Part 9 , Division 2, Table 2, of the *Planning Regulation 2017* the development application is required to be referred to Ergon Energy. Council must issue a missed referral to the Applicant in accordance with the relevant provisions in the DA Rules.

Ground 6 - On-site stormwater management is inadequate and stormwater discharged from the development site may result in biosecurity/land contamination and actionable nuisance on adjacent properties
Stormwater discharged from the development site may cause actionable nuisance to downstream property owners in terms of stormwater quality and stormwater quality. The proposed stormwater detention basin and sediment pond is not adequately sized and no location for the basin is available or noted on the site plan. As such, the stormwater management system will have the effect of concentrating contaminated (sediment) runoff onto properties to the south of the site. Further, given the nature of the use, the origin of the timber delivered to the site and the lack on existing or proposed methods for controlling the spread of weeds and other pests, the proposed development will result in an undue risk of causing biosecurity issues on adjacent properties.

As such, it is considered the proposed development is inconsistent with the following parts of the Planning Scheme:

- PO4 Medium Impact Industry Zone Code '*Development is to be adequately serviced*'
- PO2 services and works code '*Development does not discharge wastewater to a waterway or off-site unless demonstrated to be best practice environmental management for that site*'.

Conclusion
This submission outlines the various provisions of the planning instruments which the proposed development does not satisfy or is not inconsistent with. It is considered many of the issues raised in this cannot be appropriately managed through the imposition of conditions of development approval. As such, it is considered that on balance, the development application for a Development Permit for a High Impact Industry and ERA 47 – Timber Milling and Woodchipping must be refused by the Assessment Manager pursuant ti Section 60 of the Planning Act 2016.

Thank you for considering this submission.

Regards,

Peter Swan, Director
Revolution Town Planning.
1 Ball Street
Drayton QLD 4350

On behalf of Ms Julie and Mr David Freeman
169 Boonenne Road, Kingaroy QLD 4610

ABN | 37 350 897 968
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Attachment 1 – Plans of the Proposed Development

ABN | 37 350 897 968 |0428 289 446

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Attachment 2 – Photos of Boonenne Road and its Intersections

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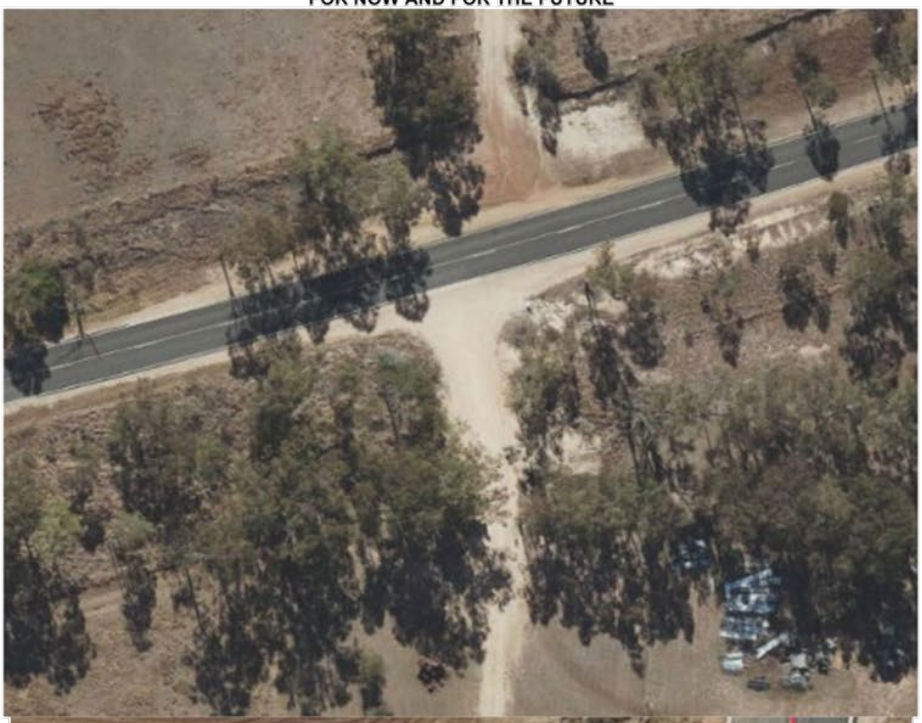

ABN | 37 350 897 968 |0428 289 446

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14 June 2024

Chief Executive Officer
South Burnett Regional Council
PO Box 336
Kingaroy QLD 4610

Email: info@sbrc.qld.gov.au;
cc: fruitloop28@bigpond.com

Attn: Chief Executive Officer, South Burnett Regional Council
Address: 157 Boonenne Road, Goodger
RPD: Lot 4 RP807137
Application: MCU23/0034 - Development Application for a Development Permit for a High Impact Industry and ERA 47 – Timber Milling and Woodchipping at 157 Boonenne Road, Goodger
Subject: Submission to a Development Application under Section 53 (6) of the *Planning Act 2016 and* Section 19 of the Development Assessment Rules, under the *Planning Act 2016, Section 68*

Background and Context

I write on behalf of Ms Julie and Mr David Freeman in regards Development Application MCU23/0034 - Development Application for a Development Permit for a High Impact Industry and ERA 47 – Timber Milling and Woodchipping at 157 Boonenne Road, Goodger QLD. Public Notification of the Development Application commenced on 23 May 2023 and the period for making a submission ends 14 June 2024. This correspondence represents the Freeman's submission to the development application under Section 53 (6) of the *Planning Act 2016* and Section 19 of the *Development Assessment Rules, under the Planning Act 2016, Section 68.*

This submission outlines why it is considered that on balance, the development application for a Development Permit for a High Impact Industry and ERA 47 – Timber Milling and Woodchipping must be refused by the Assessment Manager. The planning grounds on which this conclusion is based are outlined below. Plans of the proposed development are included in **Attachment 1**.

Reasons for Refusal

Ground 1 - ***The material change of use is not accurately described in the development application material***

As shown in **Figure 1** below, as of 1 January 2012, timber milling was not being carried out on the premises.

Figure 1 – Site Aerial 1 January 2012 (QLD Globe, 2024)

By 1 January 2013, works in the southern part of the site had commenced. Refer **Figure 2** below.

ABN | 37 350 897 968
PH |0477 442 024

Figure 2 – Site Aerial 1 January 2013 (QLD Globe, 2024)

On 1 July 2014, aerial imagery appears to confirm use of the site for timber milling had commenced. Refer **Figure 3.**

Figure 3 – Site Aerial July 1 2014 (QLD Globe, 2024)

Between 1 January 2013 and 1 July 2014, the Planning Scheme in effect in this part of the South Burnett Local Government Area was the Planning Scheme for the Shire of Kingaroy (PSSK). The subject site was designated within the Rural Zone by the PSSK. Upon its commencement use of the land for timber milling was not undertaken in association with the establishment, cultivation, management, silviculture, harvesting, removal, enrichment planting or limited initial processing of purpose-planted or native forests on the same site. As such, at the time the use commenced, the use did not satisfy the definition of a Forestry Business per Schedule 7 of the PSSK. The most appropriate land use term listed in Schedule 7 of the PSSK that used to describe the use of the land for timber milling at that time was Rural Service Industry.

Pursuant to Part 3, Table 3A of the PSSK, a Rural Service Industry was assessable development in the

ABN | 37 350 897 968
PH |0477 442 024

Rural Zone of the PSSK area and subject to Impact Assessment. The development application material does not provide any evidence that the requisite development permit was obtained to commence use of the land for the purposes of timber milling. As such, it is not clear if use of the site for these purposes is lawful. Further, while no Environmental Authority is required for a sawmill processing less than 5,000 tonnes of timber in a single year, an analysis of the existing traffic operations at the sawmill demonstrates that existing sawmill operations likely already exceed a throughput of 5,000 tonnes of timber in a year.

The development application material states that on average two (2) log trucks/week and a firewood truck/month deliver timber to the sawmill site. However, observation of sawmill related traffic over a number of months in 2024 indicates that a more accurate estimate of development related wood deliveries to the site is likely three (3) B-Double loads and one (1) 19m semi-trailer load of timber per week. It is considered this estimate of timber deliveries is conservative as timber deliveries to the site often exceed this amount. For example, in early March 2024 at least five (5) B-Double loads of timber were delivered to the site in a single week. Deliveries of timber to the site at this frequency appear to occur at least one (1) week a month, most months of the year.

Nevertheless, for the purposes of estimating the likely minimum throughput of the existing sawmill operations, assumptions regarding the number of timber deliveries to the site and the weight of the timber delivered has been deliberately kept conservative. For instance, if it is assumed that an average of three (3) B-Double vehicles per week and a 19m semi-trailer per fortnight deliver timber to the site and that their respective loads weigh 40 tonnes and 25 tonnes, the sawmill receives on average a total of 132.5 tonnes of timber each week for processing. Assuming the sawmill operates 50 weeks/year (allowing two weeks of non-operation for public holidays and the Christmas/New Year Period), the sawmill receives on average 6,625 tonnes of timber in a single year. This estimate is considered conservative for the reasons stated above. Nevertheless, where the sawmill's throughput exceeds 5,000 tonnes of timber in a year, the activity is considered an Environmentally Relevant Activity, and an Environmental Authority is required to carry out the activity. No Environmental Authority has been located for the existing sawmill operations on the site.

While it is acknowledged a complete and thorough search of property records has not been undertaken, in our view, it is highly likely that the existing sawmill operation at the site does not benefit from a development permit for a material change of use or environmental authority, both of which are required to operate the sawmill at its estimated current intensity. It should be noted that use of the land for the purposes of timber milling at a scale that exceeds that which might be reasonably considered ancillary to use of the 3.3ha. parcel of rural land for dwelling house purposes, required and still requires a development permit for a material change of use to be obtained. Consideration of a whether a change in the way land is used constitutes a material change of use under the repealed *Sustainable Planning Act 2009* or the *Planning Act 2016* is quite separate from where a Environmentally Relevant Activity was included in the definition of a material change of use in the *Sustainable Planning Act 2009* or whether Schedule 10 of *the Planning Regulation* 2017 is engaged in relation to Environmentally Relevant Activities.

It is this context within which the proposed development and its impacts must be considered by the Assessment Manager. However, this is not the context within which the proposed development is described in the development application material. Underlying the description of the development throughout the various technical reports submitted with the development application is an assumption that the existing industrial use of the land is lawful and that the proposed development and its impacts is limited in its extent to an increase in intensity of sawmill operations.

For example, the Town Planning Report submitted with the development application states in Section 1, paragraph 2 '*Boonenne Timbers currently operate a Sawmill processing less than 5,000 tonnes of logs per year and* ***are applying for increased activity, more than 10,000 tonnes per year but less than 20,000 tonnes per year'***. Further, in Section 2, paragraph 1 of the document titled *Application for Environmental Authority ERA 47(b) Sawmilling & Woodchipping dated 30 November 2023*, it is stated that '*Boonenne Timbers has operated a timber milling activity at the site since 1997*'. As demonstrated above, timber milling at the site commenced circa. 2014 and any assertion that use of the site for timber milling commenced prior to 2014 is clearly not factual. Statements and assumptions like those mentioned above are repeated throughout the development application material. As a result of this, any person of sound and reasonable mind reviewing the development application material does not illicit a complete and accurate description of

ABN | 37 350 897 968
PH |0477 442 024

the proposed development from the material. Further, the technical reports provided with the development application do not provide a complete and accurate assessment of the potential impacts of the proposed development.

Further, the development application is for a High Impact Industry processing up to 20,000 tonnes of timber in a year. The development application does not state at any point that sawmill throughput will be limited to less than 20,000 tonnes of timber (e.g. 15,000 tonnes). As such, a throughput of 20,000 tonnes must be used as the basis for quantifying, modelling and predicting the potential impacts of the proposed development. The development application material does not consider the impacts of the proposed development in this way. This results in an inaccurate description of the impacts of the proposed development being presented by the development application material. This is highlighted throughout the planning grounds of this submission.

As a result of the above, it is considered an accurate assessment of the proposed development is unable to be undertaken by the Assessment Manager. In our view, the Assessment Manager should request that the development application is changed to accurately describe the proposed development. Where such a change is requested by the assessment Manager and made by the Applicant, the change is not likely to be considered a minor change as defined in Schedule 2 of the Planning Act. As such, the development application as changed would return to the Confirmation Stage of the assessment process. Where Part 4 Public Notification of the DA Rukes again becomes relevant to assessment of the development application, the Applicant would be required to repeat Public Notification.

Ground 2 – *The development application has not demonstrated there is an economic or planning need for the proposed development in this location.*

The subject site is located within the Rural Zone and the proposed development is for an industry activity. Further, the development application material states 80% of logs are sourced from Munduberra and 20% of logs are sourced from South Blackbutt. Mundubbera is located approximately 190km north-west of the proposed development by road. Blackbutt South is located approximately 58km south-east of the proposed development by road. Further, the development application material states finished timber product is transported to Brisbane and Nerangba, approximately 200km and 178km south-east of the proposed development by road.

With this in mind, it is noted where timber is received from the Munduberra region, the timber bypasses the regionally significant township of Kingaroy prior to reaching the site. Where timber is received from the South Blackbutt region, the timber bypasses the regionally significant township of Nanango on its way to the site. Again, when finished timber is transported to destinations on the east coast in South-east Queensland other regionally significant urban settlements are bypassed. All of these urban settlements (with the exception of Yarraman), have land located within in an industrial zone suitable to accommodate the proposed use. The State Planning Policy 2017 and the Wide Bay Burnett Regional Plan encourage such uses to be located in these areas.

The State Planning Policy 2017 encourages urban development around existing urban centres to ensure established infrastructure is utilized efficiently (Livable Communities Part E (2) (c) and (e)), while the Emissions and Hazourdous Activities state interest requires that industrial development is located to avoid impacts on sensitive land uses and the natural environment (Emissions and Hazardous Activities Part E (1)). The Infrastructure Integration (Infrastructure Integration Part E (2), (3) and (4)) and Transport Infrastructure (Transport Infrastructure Part E (1) – (6) inclusive) State Interests reinforce the requirement for development to be well located to ensure the sustainable growth of Queensland's Communities into the future. The proposed development is not consistent with these state interests.

This is reflected in the inconsistency the location of the development exhibits with the Regional Settlement Strategy (Figure 2, p. 44) and other regional objectives of the Wide Bay Burnett Regional Plan, including *Regional Objective 2.1 Transition into Queensland's powerhouse for advanced manufacturing* (Figure 3, p. 67) and *Regional Objective 2.2 Lead primary production into the mid-21st Century*. The location of the proposed development is also inconsistent with the following provisions of the South Burnett Planning Scheme:

ABN | 37 350 897 968
PH |0477 442 024

Strategic Framework

- Settlement Pattern Part 3.4 (4) '*The continued concentration of larger scale and higher impact industry on the southern approaches to town is logical from the perspectives of geography and transport…. With an ample supply of existing zoned industrial land, expansion beyond zoned areas is not preferred unless there is an overriding planning need'.*
- Rural Futures Part 3.3.1 (1) '*The capacity of important agricultural areas, as shown on Strategic Framework map and rural activities that contribute to the Region's economy is protected from incompatible land uses to optimise agricultural development opportunities'.*
- Rural Futures Part 3.3.1 (3) '*Non-rural activities are ancillary or subsidiary to principal rural land uses to widen the economic base for rural production provided that rural production in surrounding areas is not compromised and rural character is maintained'*
- Rural Futures 3.3.1 (4) '*Rural areas can potentially accommodate major industries, infrastructure projects, resource extraction enterprises and transport and aviation related opportunities involving land close to Kingaroy airport. However, they must be of a nature that is unable to be accommodated in towns, brings major local or regional economic benefits and respects overriding considerations of rural character and production values, scenic values and water quality and has direct access to substantial urban areas via high quality roads'*

No planning grounds in the form of a public benefit or otherwise have been provided within the development application material, that on balance overcome the level of inconsistency the proposed development exhibits with the strategic land use strategies found in key planning instruments of relevance. In fact, no planning grounds for locating the development on this site in the Rural Zone have been provided at all. This is not surprising, given, few, if any, exist in the context of the proposed development.

Ground 3 – *The proposed development will unduly adversely impact the safety and efficiency of the road network, including both the State and Local Road Network.*

At the outset, we note that the calculation of development generated traffic provided by the Applicant does not follow any logic. The Applicant contends that the current timber throughput at the sawmill is less than or equal to 5,000 tonnes per year and that for this throughput an average of five (5) heavy vehicles and 42 light vehicles (6 day working week) (94 vehicle trips) attend the site per week together with a few incidental monthly vehicle movements. Where timber throughput at the sawmill is proposed to quadruple to a maximum of 20,000 tonnes of timber per year, development generated traffic is only predicted to result in an additional 10 heavy vehicles and an additional light vehicle (an additional 22 vehicle trips in total) attending the site each week. Both the calculation of existing development traffic and the assumed increase in development traffic is nonsensical.

Firstly, it is stated in the development application that the sawmill employees 13 staff. This assumes an occupancy rate of 1.85 persons per vehicle. While, it may be the case that not all staff will be working on the site at any one time, where shifts or starting times are staggered additional light vehicle movements will result. However, there will likely be crossovers at changes of shifts and the like. In any case, images in Appendix A of the Town Planning Report show nine (9) light vehicles parked in the staff 'carparking area'. Further, the Applicant is asking it to be believed that a quadrupling of the allowable throughput at the sawmill will require only two (2) (rounded up) additional staff members to be employed. Either the existing 13 staff are working well under capacity (which makes one consider why thirteen (13) staff are employed at the site), or the sawmill is currently processing more than 5,000 tonnes of timber in a year or the two (2) additional staff members employed if the increase in the maximum allowable throughput is approved share DNA with Eugene 'Flash' Thompson (The Flash) of Marvel Comic fame.

The reasons why the traffic generated by the development has been calculated as it has been in the technical reports supporting the development application must be justified by the Applicant. However, regardless of whether the Applicant is able to support the development generated traffic calculations

ABN | 37 350 897 968
PH |0477 442 024

provided with logical and well-reasoned information, Boonenne Road and its connections to the surrounding road network are not suitable to carry the number and types of vehicles generated by the development.

No description of the existing road environment has been provided. Further, no assessment of the suitability of the existing vertical and horizontal geometry of Boonenne Road and its intersections with the state-controlled road network to carry development generated traffic has been undertaken. The composition of the existing Boonenne Road pavement and the impact of development generated traffic on the pavement is also unknown. Boonenne Road also functions as a school bus route and this is not mentioned in the development application material. Refer **Attachment 2** for photos of Boonenne Road approximately 175m west of the proposed access to the development.

As shown in the photos contained in **Attachment 2** Boonenne Road varies in width and formation. However, generally Boonenne Road has a 4m wide gravel pavement with 0.5 gravel shoulder. The road is neither formed nor has shoulders along the entire length of the road. The level of the road is also variable with access to the proposed development located on the eastern side of a crest. Five (5) dwellings associated with rural uses gain access from Boonenne Road.

Without traffic generated by the development, Boonenne Road likely carries approximately thirty-five (35) vehicle trips per day (seven (7) per dwelling), almost 100% of those trips being light vehicles. Using the calculations provided by the Applicant (which we maintain are nonsensical) vehicle trips per day with the sawmill; operating at its maximum intensity, average daily vehicle trips increase to approximately fifty-three (53), two (2) of which are heavy vehicle movements. As above, it is considered the projected development generated traffic will be significantly greater than this where sawmill throughput is equal to 20,000 tonnes of timber per year.

Using the Applicant's existing traffic data (10) heavy vehicle per week and 14 light vehicle trips per day) as the base scenario and assuming staff numbers increase from 13 to 20, it is considered likely traffic where the throughput of the sawmill is at 20,000 tonnes per year will equal approximately forty (40) heavy vehicle trips/week and twenty (20) light vehicle trips per day. Assuming a six (6) day working week, this equates to 27 vehicle trips/day, approximately one quarter of which are heavy vehicle trips (seven (7)). This would bring average daily traffic on Boonenne Road to sixty-two (62) vehicle trips per day, a 60% increase in overall traffic on Boonenne Road. Heavy vehicle trips would comprise of 11% of all vehicle trips on Boonenne Road. With reference to any well-regarded standard for road design, the existing road geometry and the construction standard of Boonenne Road is not suitable for the traffic likely to be generated by the development.

The IPWEA Lower Order Road Design Guideline, specifies a 6m wide pavement (4m wide asphalt seal) on a 7m wide formation (0.5m wide unsealed shoulders) for the projected development generated traffic. Austroads Road Design Guidelines specifies (with consideration for the type of vehicles generated by the development) a 6m wide asphalt sealed pavement on an 8m wide formation (1m wide unsealed shoulders). Both standards require dedicated school bus set-down/pick-up areas to be provided.

The design of the intersection of Boonenne Road with the Bunya Highway and Kingaroy Cooyar Road also must be considered. As shown in the images of the intersections in **Attachment 2**, the existing road geometry does not accommodate the turning movements of heavy vehicles associated with the use and no acceleration or deceleration lanes or Basic Right Turn treatments are provided at either intersection. Vehicle swept paths through both intersections and entering and exiting the site access must be provided to enable a thorough assessment of the suitability of the intersections and the site access.

In relation to heavy vehicle access to the site, the application material mentions a NHVR Permit for access to Boonenne Road. A search of the NHVR route planner and network map indicates that Boonenne Road is not a gazetted heavy vehicle route and access and use of the road by heavy vehicle requires approval. The mapping does not indicate such an approval exists for Boonenne Road. The Applicant should provide a copy of the NHVR approval.

Lastly, it is noted that the proposed development has not demonstrated that the provisions of the South

ABN | 37 350 897 968
PH |0477 442 024

Burnett Planning Scheme listed below have been satisfied and insufficient information has been provided to enable reasonable and relevant conditions to be imposed to ensure the provisions will satisfied:

- PO5 of the Services and works code *'Development is provided with infrastructure which: (a) conforms with industry standards for quality; (b) is reliable and service failures are minimised; and (c) is functional and readily augmented'.*
- PO6 of the Services and works code *'Vehicle parking and access is provided to meet the needs of occupants, employees, visitors and other users'.*
- Part 6.2.8.2 *(2) (d) 'Development maximises the use of existing transport infrastructure and has access to the appropriate level of transport infrastructure but does not compromise the efficiency of the local and State-controlled road network'.*
- Part 6.2.8.2 (2) (n) *'Activities generating high volumes of traffic, particularly heavy vehicle traffic, are located in areas having direct access to the major road network or access other than through residential areas or other sensitive receptors'.*

Ground 4 – The development will unduly adversely impact rural amenity in the locality and has the potential to cause environmental harm and nuisance.

The development application material fails to demonstrate that the proposed development will maintain an acceptable level of rural amenity in the locality as a result of the potential for the development to have undue and cumulative adverse impact on the existing noise environment, air quality, water quality and rural landscape in the locality. In this respect, it is noted that the technical reports outlining the potential impacts of the development and the mitigation measures and management procedures to be incorporated in site operations to manage such impacts, are deficient in several areas.

Firstly, the Noise Impact Assessment omits vital information and ignores industry standard noise measurement guidelines. In particular, the Noise Impact Assessment:

- Overstates the existing background noise environment and as such does not provide a true picture of likely acoustic impacts of the development;
- Does not clearly detail the methodology used in the modelling of noise impacts; and
- Omits sensitive receptor, including a sensitive receptor on the site itself.

With reference to the above, it is considered the Noise Impact Assessment fails to recognise that a development permit for a material change of use was required (but not obtained) to commence use of the land for sawmill purposes. As such, noise generated by the existing sawmill is not being lawfully generated and must be excluded from any measurement of background noise. Further, contributing to inaccuracies in the measurement of background noise was the position of the noise logger. Located adjacent a roadway, the logger was susceptible to recording higher sound pressure levels of background noise than would otherwise be experienced at sensitive receptors.

Analysis of the weather data provided, while not provided for the whole of the measurement period that results are presented for in Appendix D, nevertheless indicates wind exceeding 18.1km/hr were experienced on two mornings and six afternoons between 21 June 2023 and 30 June 2023.The data gathered during those periods is unreliable and it is standard practice to remove the data from the background noise calculations. The anomalies caused by these issues are shown in the background noise graphs in Appendix D where high LA_{max} in the form of a graph that shows higher sound pressure levels being experienced over a longer period during the respective day and less difference in the sound pressure levels between the day, evening and night periods. No wind roses are presented for the locality so the impact of prevailing winds on the noise environment throughout the year may be considered.

Even with these anomalies, sound pressure levels during the evening and night periods were often less than 35dB. In this context rating background levels should be calculated for the purposes of setting noise limits during these periods. Where the rating background noise level is found to be less than 30 dB(A) for the evening and night periods, then it is set to 30 dB(A); where it is found to be less than 35 dB(A) for the daytime period, then it is set to 35 dB(A).

ABN | 37 350 897 968
PH |0477 442 024

Further, it is noted high LA_{max} sound pressure levels were frequently recorded during the day and evening periods. Variable noise has the potential to cause nuisance in terms of the frequency of the noise occurrence. No explanation is provided for the high LA_{max} sound pressure levels recorded and no analysis of th data using the LA_{max} criteria is provided in the report. Importantly, the Noise Report should consider the cumulative impacts of all noise sources on the existing acoustic environment operating simultaneously and present that data using the variable $LA_{max,}$ noting how frequently sound pressure levels presented using the LA_{max} variable exceed the Acoustic Quality Objectives in the Environmental Protection (Noise) Policy 2019.

Secondly, the site based environmental management plan provided with the development application does not include several critical parts a good site based environmental management plan (SBEMP) should include, such as:

- A section detailing the company structure and the chain of responsibility for environmental matters for the site;
- Information detailing how staff and visitors to the site will be trained and informed of their environmental responsibilities while on the site;
- How the requirements of the SBEMP will be implemented and monitored for efficacy;
- emergency procedures for responding to an environmental incidents;
- Comprehensive environmental management plans for waste management, air quality and water quality elements;
- Provision for review and update;.
- A complaint investigation procedure;
- A corrective action procedure; and
- A incident investigation record template..

Further, no assessment of the condition of the cyclone used for sawdust extraction from the workshop was undertaken. In any case, the risk of dust and particulate matter causing adverse air quality on the site is not from milling activities undertaken within a workshop but wind erosion and wheel generated dust from the large expanse of uncompacted fine dirt that loosely resembles a carparking and maneuvering area and outdoor storage area. Where external areas of the site are not proposed to be sealed with asphalt or similar (not preferred in rural areas), they should be constructed of coarse compacted aggregate treated with a dust suppressant to minimise the potential for air quality nuisance at the site boundaries and the escape of sediment from the site eventually making its way into nearby waterways and having adverse impacts on aquatic ecosystems.

It should be noted that a sensitive receptor is located approximately 500m south of the proposed development and this receptor has been omitted from all discussion outlining the impacts of the development on nearby sensitive receptors. Further, the existing dwelling house on the site is not proposed to be used as caretaker's accommodation as part of the application. It is noted that it is unlikely the dwelling will satisfy the requirements for Accepted Development for a Caretaker's Accommodation and to be used as such into the future, a development permit for a material change of use for caretaker's accommodation is required to be obtained. As this development permit is not part of the current application, the dwelling house must be treated as per any other sensitive receptor that may be impacted by the proposed development.

Additionally, it is considered the proximity of the use to the public road combined with the scale of the use and the lack of any screening or landscape planting on the site results in the development being out-of-character with the rural landscapes in the locality. As such, it will have a detrimental and adverse impact on visual amenity in the locality. Consequently, the locality will become a less desirable place to reside and this may adversely affect the value of adjacent land and agricultural productivity in the region.

As per the above, the proposed development is considered to be inconsistent with the following assessment benchmarks in the Planning Scheme:

- Part 6.2.8.2 (2) (b) 'Uses and works are located, designed, screened or buffered and managed to maintain safety to people, avoid adverse effects on the natural environment and minimise impacts on adjacent non-industrial land'.

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- Part 6.2.8.2 (2) (d) 'Development maximises the use of existing transport infrastructure and has access to the appropriate level of transport infrastructure but does not compromise the efficiency of the local and state-controlled road network'.
- Part 6.2.8.2 (2) (f) 'Development is provided with appropriate infrastructure and essential services'.
- Part 6.2.8.2 (2) (j) 'industrial uses are adequately separated from sensitive land use (as defined in the Regulation) to minimise the likelihood of environmental harm or environmental nuisance occurring'.
- Part 6.2.8.2 (2) (n) 'Activities generating high volumes of traffic, particularly heavy vehicle traffic, are located in areas having direct access to the major road network or access other than through residential areas or other sensitive receptors'.
- PO1 of the Rural Zone Code 'Development maintains rural amenity and character'.

Ground 5 – Missed Referral, Ergon Energy
The site is burdened by an easement in favour of Ergon Energy. As per Schedule 10, Part 9 , Division 2, Table 2, of the *Planning Regulation 2017* the development application is required to be referred to Ergon Energy. Council must issue a missed referral to the Applicant in accordance with the relevant provisions in the DA Rules.

Ground 6 - On-site stormwater management is inadequate and stormwater discharged from the development site may result in biosecurity/land contamination and actionable nuisance on adjacent properties
Stormwater discharged from the development site may cause actionable nuisance to downstream property owners in terms of stormwater quality and stormwater quality. The proposed stormwater detention basin and sediment pond is not adequately sized and no location for the basin is available or noted on the site plan. As such, the stormwater management system will have the effect of concentrating contaminated (sediment) runoff onto properties to the south of the site. Further, given the nature of the use, the origin of the timber delivered to the site and the lack on existing or proposed methods for controlling the spread of weeds and other pests, the proposed development will result in an undue risk of causing biosecurity issues on adjacent properties.

As such, it is considered the proposed development is inconsistent with the following parts of the Planning Scheme:

- PO4 Medium Impact Industry Zone Code '*Development is to be adequately serviced*'
- PO2 services and works code '*Development does not discharge wastewater to a waterway or off-site unless demonstrated to be best practice environmental management for that site*'.

Conclusion
This submission outlines the various provisions of the planning instruments which the proposed development does not satisfy or is not inconsistent with. It is considered many of the issues raised in this cannot be appropriately managed through the imposition of conditions of development approval. As such, it is considered that on balance, the development application for a Development Permit for a High Impact Industry and ERA 47 – Timber Milling and Woodchipping must be refused by the Assessment Manager pursuant ti Section 60 of the Planning Act 2016.

Thank you for considering this submission.

Regards,

Peter Swan, Director
Revolution Town Planning.
1 Ball Street
Drayton QLD 4350

On behalf of Ms Julie and Mr David Freeman
169 Boonenne Road, Kingaroy QLD 4610

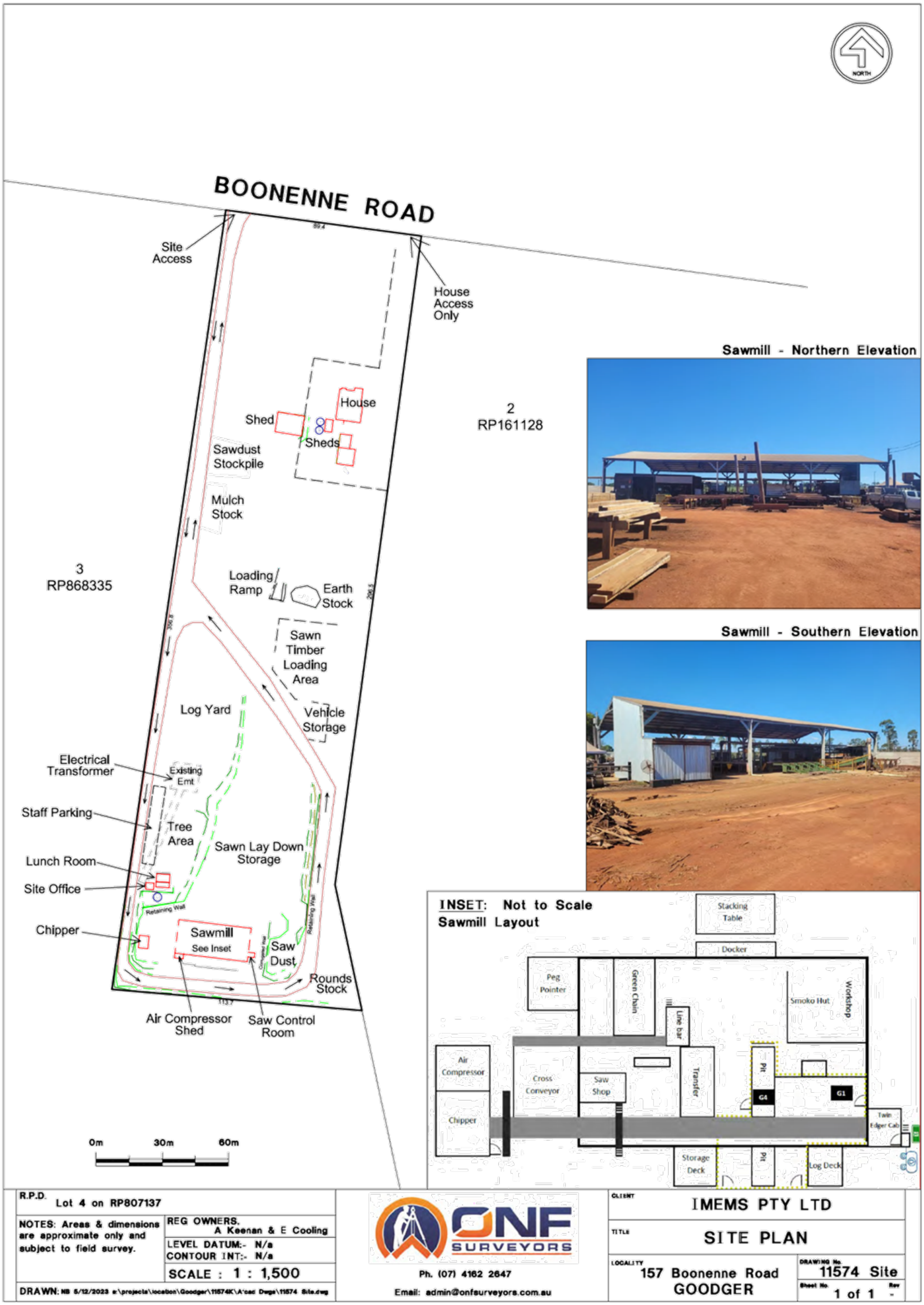
ABN | 37 350 897 968
PH |0477 442 024

REVOLUTION TOWN PLANNING

FOR NOW AND FOR THE FUTURE

Attachment 1 – Plans of the Proposed Development

ABN | 37 350 897 968 |0428 289 446


NORTH
BOONENNE ROAD
Site Access
House Access Only
2 RP161128
3 RP868335
House
Shed
Sheds
Sawdust Stockpile
Mulch Stock
Loading Ramp
Earth Stock
Sawn Timber Loading Area
Log Yard
Vehicle Storage
Electrical Transformer
Existing Emt
Staff Parking
Tree Area
Sawn Lay Down Storage
Lunch Room
Site Office
Retaining Wall
Chipper
Sawmill See Inset
Saw Dust
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Saw Control Room
0m 30m 60m
Sawmill - Northern Elevation
Sawmill - Southern Elevation
INSET: Not to Scale
Sawmill Layout
Stacking Table
Docker
Peg Pointer
Green Chain
Line bar
Smoko Hut
Workshop
Air Compressor
Cross Conveyor
Saw Shop
Transfer
Pit
G4
G1
Twin Edger Cab
Chipper
Storage Deck
Log Deck
R.P.D. Lot 4 on RP807137
NOTES: Areas & dimensions are approximate only and subject to field survey.
REG OWNERS. A Keenan & E Cooling
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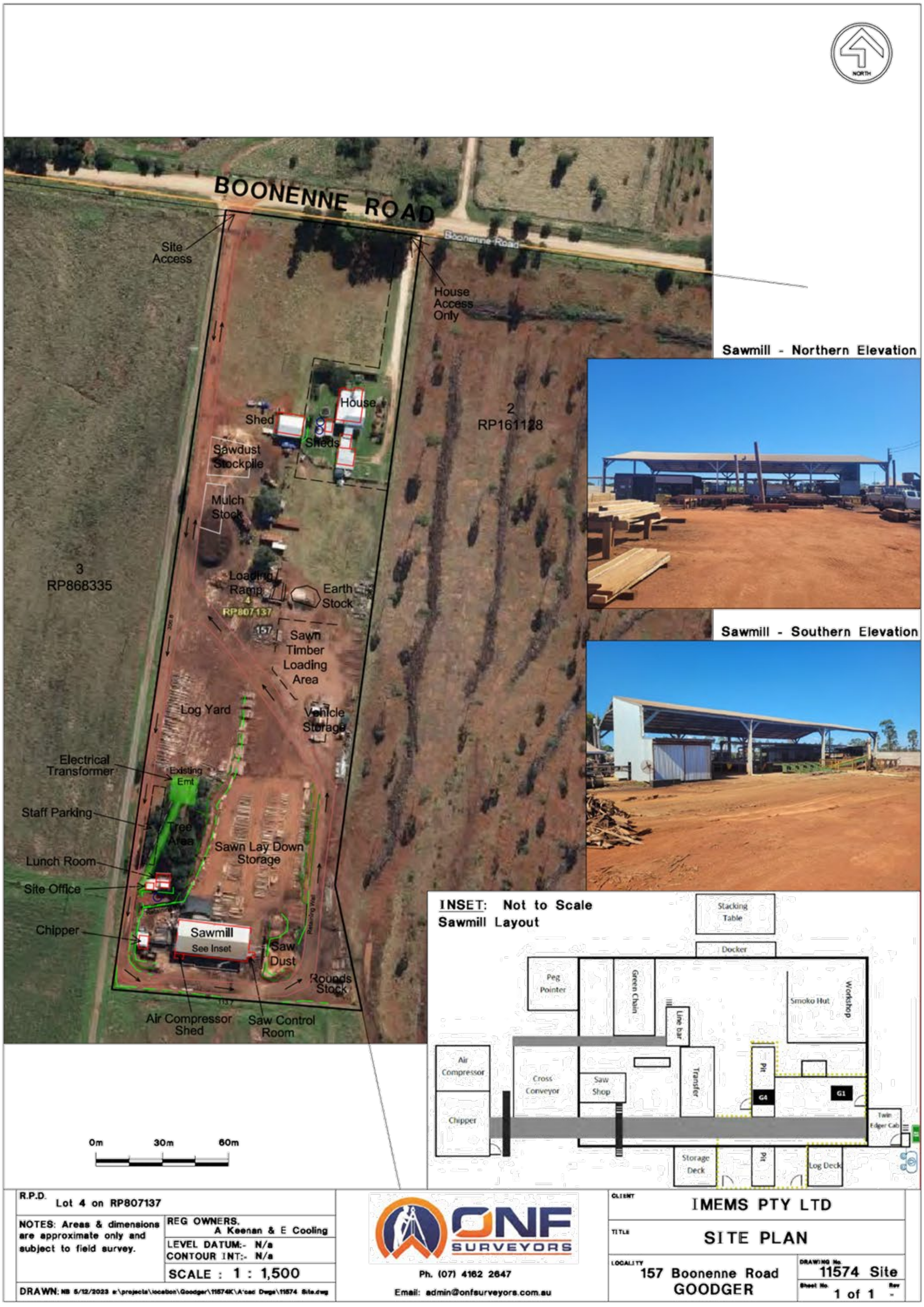
CONTOUR INT:- N/a
SCALE : 1 : 1,500
DRAWN: NB 5/12/2023 e:\projects\location\Goodger\11574K\A'cad Dwgs\11574 Site.dwg
ONF SURVEYORS
Ph. (07) 4162 2647
Email: admin@onfsurveyors.com.au
CLIENT IMEMS PTY LTD
TITLE SITE PLAN
LOCALITY 157 Boonenne Road GOODGER
DRAWING No. 11574 Site
Sheet No. 1 of 1
Rev -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LOCALITY 157 Boonenne Road GOODGER
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REVOLUTION TOWN PLANNING

FOR NOW AND FOR THE FUTURE

Attachment 2 – Photos of Boonenne Road and its Intersections

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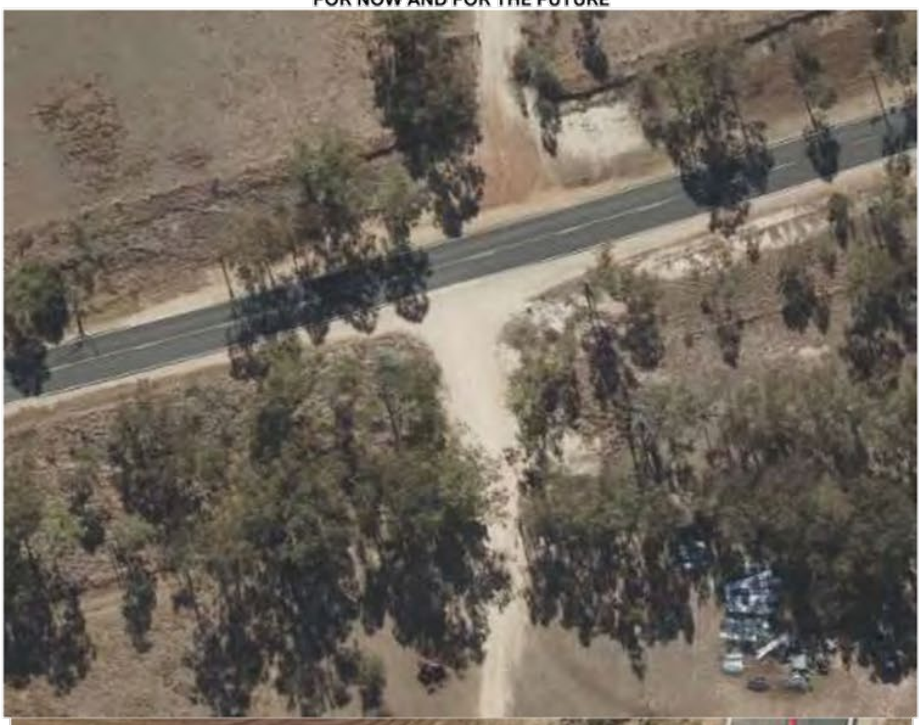
REVOLUTION TOWN PLANNING

FOR NOW AND FOR THE FUTURE



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SUPPORTING DOCUMENT

Development Application Material Change of Use,

Application for Environmental Authority

ERA 47(b) Sawmilling & Woodchipping

30 NOVEMBER 2023

Boonenne Timbers

157 Boonenne Road, Goodger Qld 4610

Lot 4 RP807137

for

BOONENNE TIMBERS

ABN 74 624 946 904

PROJECT INFORMATION

Report Title:	Supporting Document for Application for Environmental Authority ERA 47(b)
Report Preparation:	IMEMS PTY LTD

Document Status

Version	Personnel	Activity	Date completed	Signature
DRAFT	DB, MT, PA	Draft Supporting Document for client review & meeting with Council	16 January 2023	
DRAFT	DB, MT, PA	Draft Supporting Document for RA Application	30 OCTOBER 2023	
FINAL	DB, MT, PA	Supporting Document for RA Application	30 NOVEMBER 2023	

Distribution	Final Copies to:	Number
	South Burnett Regional Council, Department of Environment & Science (DES)	1 electronic
	Boonenne Timbers	1 electronic
	IMEMS Pty Ltd	1 electronic

Project Manager	Paul Anderson (CEnvP no.197, CEnvP Contaminated Land Specialist no.40010, MEnvMan, MSc, BAppSc) of IMEMS Pty Ltd. Fellow EIANZ, Full member: ASM (Aus), ASSSI, ALGA, WMAA, IECA.
Client:	BOONENNE TIMBERS
Client Contact/s:	Andrew Keenan and Elizabeth Keenan
Prepared by	IMEMS Pty Ltd Ph: 5478 8422 Fax 5478 8633 PO Box 411 PALMWOODS Q 4555
Version:	**© NOVEMBER 2023**
Document file path:	N:\2023\Clients 2023\Boonenne Timbers\22053_EA Appln\Supporting Document EA Application\22053_Supporting doc_ERA47(b)_BT - DRAFT 231130.docx

LIMITATIONS OF REPORT

The scope is limited to presenting relevant information and documentation to support application for Environmental Authority (EA) for ***ERA 47(b) – Timber milling and woodchipping more than 10,000t but not more than 20,000t in a year*** on behalf of the Boonenne Timbers and is based on information supplied and site inspections undertaken. The outcomes are based upon the following:

- Observations of the project site and its vicinity;
- Review of information provided by Boonenne Timbers; and
- Publicly available data published by Local Authority and Qld Government departments.

Neither IMEMS Pty Ltd, nor any reputable consultant can provide unqualified warranties, nor does IMEMS Pty Ltd assume any liability for:

- Site conditions not observed or accessible during the time of site visits and inspections;
- Site characteristics and operations that have changed since the time of site visits; and
- Information, data or documentation not made available during the review process or that which has changed since the site visit or since being made available.

TABLE OF CONTENTS

LIST OF TABLES

LIST OF DIAGRAMS

APPENDICES

Appendix 1: Boonenne Timbers Hazardous Chemicals Register.

Appendix 2: Environmental Policy Statement.

Appendix 3: Noise Impact Assessment Report (ATP Consulting Engineers, August 2023).

Appendix 4: Boonenne Timbers DRAFT Environmental Issues Register

1 INTRODUCTION

ETK Enterprises Pty Ltd trading as Boonenne Timbers currently operates a sawmilling operation, at <5,000 tonne/year at 157 Boonenne Road, Goodger described as Lot 4 RP807137 (the site). ***Diagram 1*** shows the site location. ***Section 3*** describes the site setting in more detail.

Boonenne Timbers proposes to submit to Department of Environment & Science (DES) an Application for Environmental Authority (EA) for prescribed Environmentally Relevant Activity (ERA) ***47 – Timber milling and woodchipping (b) more than 10,000t but not more than 20,000t in a year.***

Along with this EA application, Boonenne Timbers is submitting to South Burnett Regional Council (SBRC) a Development Application (DA) Material Change of Use for the proposed activity – operating a sawmill > 10,000 tonnes per annum (tpa), < 20,000 tpa.

ETK Enterprises Pty Ltd trading as Boonenne Timbers has acquired Registered Suitable Operator number 100522897, as required by EA holders under current legislation. `

This supporting document has been prepared to accompany the application for an EA proposed to be made to DES and is also provided to SBRC for information to assist the DA MCU process. It describes the site setting and proposed activities. ***Section 7*** identifies the environmental values potentially impacted by timber milling (**the activity**), evaluates potential impacts of the activity on environmental values, and details strategies to manage potential impacts on environmental values. A Draft Environmental Issues Register detailing environmental issues, risks and opportunities associated with the activity has been prepared for inclusion with the application to DES.

2 BACKGROUND

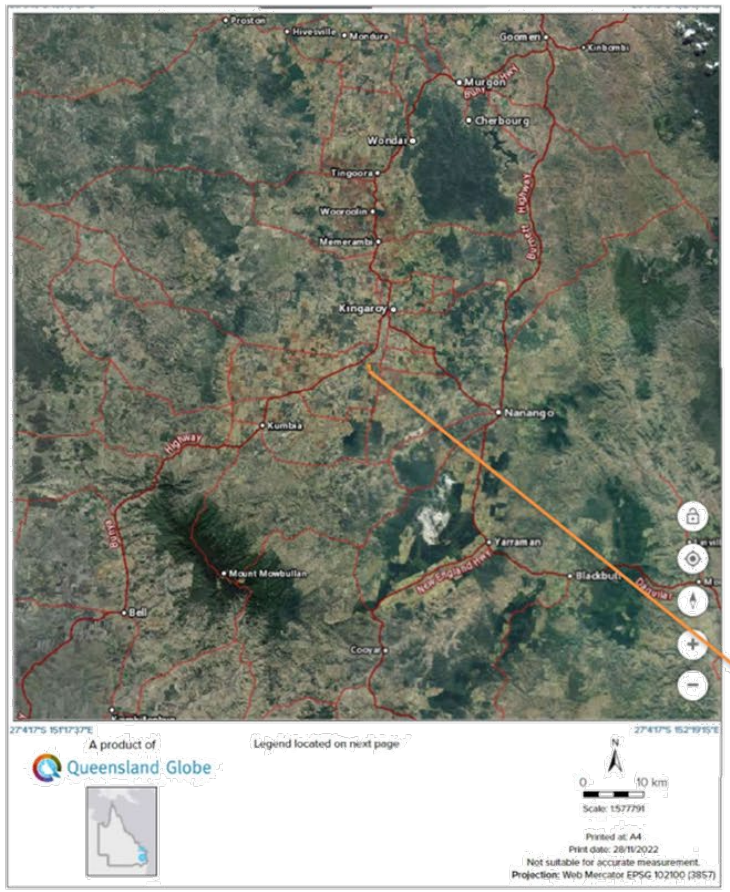
Boonenne Timbers has operated a timber milling activity at the site since 1997, initially producing hardwood railway sleepers. The business has since established a market for hardwood landscaping and construction timbers. Boonenne Timbers currently employees 13 full time and casual staff on site, 10 contractors (log haulage, by-product management) and additional off site sales staff in the Brisbane office.

During early 2022, a complaint (considered vexatious) was made to Department of Environment & Science (DES) by an adjoining sawmill (which is unauthorised under local or state government legislation) regarding alleged dust and release of contaminants in stormwater associated with timber milling on the Boonenne Timbers site. This resulted in DES issuing a procedural fairness letter (reference C-CPLRC-100292915) to Boonenne Timbers requesting details on the quantity of timber milled and a description of the product produced.

IMEMS was engaged by Boonenne Timbers to respond to DES's request, to confirm that log throughput was under 5,000t per year and that hardwood timber logs were milled to produce quality construction and landscaping timbers. Consequently, DES confirmed that due to Boonenne Timbers milling logs below the minimum threshold (i.e. 5,000t per year), that DES currently has no jurisdiction over the activity.

Due to demand for the Boonenne Timbers quality product and based on projected log availability, Boonenne Timbers predict that yearly log throughput will increase to between 10,000t and 20,000t within 3 to 5 years. Therefore, Boonenne Timbers proposes to seek an EA for ERA47(b) 10,000t to 20,000t per year.

Accordingly, with proposed future increase in capacity, Boonenne Timbers requires direction from SBRC regarding the need for a Development Application (DA) for material change of use (MCU) or whether the activity is considered to have an "as of rights land use".



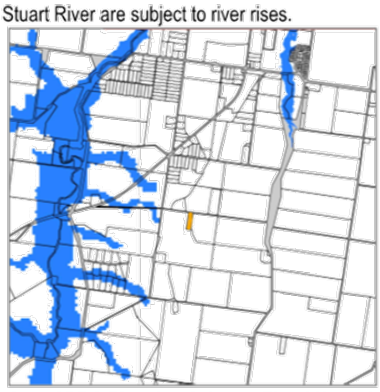
Boonenne Timbers (the site)

Diagram 1: Site location.

3 SITE DESCRIPTION & SETTING

Key site details are provided in ***Table 1***.

Table 1: Site details

Item	Comment
Street address:	157 Boonenne Road, Goodger Qld 4610 (Refer to ***Diagram 1*** for site location)
Real property description	Lot 4 RP807137
Area:	3.305 ha
Central co-ordinates:	Lat -26.61396 Long 151.80959
Registered owner:	Andrew Roy Keenan and Elizabeth Dianne Cooling
Occupancy:	Boonenne Timbers – a business owned and operated by A.R. Keenan & E.D. Cooling. The onsite residential home is occupied by A.R. Keenan & E.D. Cooling
Local Authority	South Burnett Regional Council (SBRC)
Zoning	The site is zoned **Rural** (Kingaroy Shire Council – Locality & Zoning Map 1A - Version 28 July 2006).
Rainfall & Evaporation	Average Annual rainfall of 648 mm, lowest of 295 mm, maximum of 1079 mm[1]. Average daily evaporation of 4.4 mm, lowest of 2.1mm in June, highest of 6.7 mm in December (equates to an annual evaporation of 1606mm).
Flood potential:	SBRC flood mapping indicates the site is not impacted by flooding (refer to ***Diagram 2*** below). The Stuart River is located approximately 2.5 km west of the site and the drainage lines flowing west into the Stuart River are subject to river rises.  Diagram 2: Excerpt from SBRC Planning Scheme *Flood Hazard Overlay* (2017) – site shown in orange.

[1] Bureau of Meteorology Kingaroy weather station No. 040922.

Item	Comment
Contours:	The site is flat with a gentle slope towards the south-east corner which is the lowest point on the site. To mitigate potential for movement of sediments off-site, a sediment is proposed to be constructed in the south-east corner to capture overland stormwater flows and allow for settling of any suspended solids (refer to *Section 7.5.1 Surface Waters*). Those works are planned within the next week. Stormwater drainage analysis is currently being undertaken for inclusion with the EA application to DES to inform planning for stormwater management (as required by DES).

4 SURROUNDING LAND USE

Surrounding land uses largely comprise intensive agriculture, grazing largely for beef cattle production, intensive animal production (piggeries and beef cattle feedlots), Duboisia cropping, local government activities (quarry, wastewater treatment plant, landfill). There is another sawmill on an adjoining land parcel, south of the site. North of the site, and closer to the township of Kingaroy, there are the airport, shooting range and a sewage treatment plant. These activities and the potential environmental impacts are referenced further in *Section 7 Environmental Objectives Assessment*.

With respect to the site activities, potential sensitive receptors are residential homes set within agricultural activities, the closest being approximately 350 m north and 360 m and 650 m north-west across Boonenne Road. There is another residential home site approximately 550 m south, however this is associated with the neighbouring sawmill, Duboisia cropping / processing and cattle grazing on former agroforestry land. There is also a residential home on the Boonenne Timbers site, occupied by the Keenans. ***Diagram 3*** shows the location of those houses in relation to the site.

Other potential sensitive receptors include the remnant vegetation west, south-west, north and east of the site. The likelihood of impact by site activities is discussed in *Section 6 Environmental Searches*.