



Our Ref: MCU243

26 March 2026

Stick Man Construction ATF Vickers Family Trust
PO Box 110
ST GEORGE QLD 4487

By email: admin@stickman.net.au

Dear Josh,

Decision Notice Approval- Minor Change application

(Given under section 83 of the *Planning Act 2016*)

The Change Application described below was properly made to the Balonne Shire Council on the 6 February 2026.

Applicant Details

Applicant name: Stick Man Construction ATF Vickers Family Trust
Applicant contact details: Attention: Josh Vickers
PO Box 110, St George QLD 4487
Phone: 0432 205 616
Email: admin@stickman.net.au

Application Details

Application number: MCU243
Approval Sought: Minor Change to existing Development Permit
Details of proposed development: Material Change of Use – “High Impact Industry” (Concrete Batching Plant – up to 10,000tpa)
Changes Changes made to the original decision are set out in **red** text. Deleted conditions are shown with ‘~~strikethrough~~’ of text and replaced with the amended condition in **blue** text. This amended decision notice does not affect the currency period for the development approval.

Location Details

Street address: 46-56 Buchan Bypass, St George

Real property description: Lot 31 on SP340426

Decision

Date of decision: 19 March 2026

Decision details: At the Ordinary Meeting of Council on 19 March 2026, a decision was made that Council issues a change decision notice to the applicant that states that Council approved the Minor Change application to the Development Approval for a "High Impact Industry" (Concrete Batching Plant – up to 10,000 tpa) located at 46-56 Buchan Bypass, St George (described as Lot 31 on SP340426 subject to the changes shown below in blue.

The conditions of approval are set out in Attachment 1 and are clearly identified to indicate whether the assessment manager or a concurrence agency imposed them.

Details of the approval

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

The following approval is given:

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Development assessable under the planning scheme, superseded planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval - Material change of use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

Further development permits

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

- Development Permit – Building Works (if required)
- Compliance Permit – Plumbing Works (if required)

Properly made submissions

No properly made submissions were made in relation to the application.

Referral agencies for the application

The development application was not referred any external agencies.

Approved plans, specifications and drawings

Copies of the following approved plans are enclosed.

Drawing/Document Number:	Title	Date:
Plan 01	Proposed Site Plan (Minor Change) (plan title amended in red by Council)	n.d.
Plan 02	Plant Plans (plan title amended in red by Council)	n.d.
V25-278-ANV-DAP-RPT-01	St George Concrete Batching Plant – Noise Impact Assessment	21/01/2026

Currency period for the approval (s.85 of the Planning Act)

This approval lapses if the first change of use does not commence before 24 September 2031.

Rights of appeal

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

A copy of the relevant appeal provisions are provided in Attachment 2.

For further information please contact Council via email at development@balonne.qld.gov.au or 07 4620 8888.

Yours sincerely



Kate Swepson

Consultant Planner

enc Attachment 1—Conditions of approval
Attachment 2—Appeal provisions
Attachment 3—Statement of Reasons
Attachment 4—Approved Plans

ATTACHMENT 1 – ASSESSMENT MANAGER CONDITIONS OF APPROVAL (BALONNE SHIRE COUNCIL)

CONDITIONS

Use

1. The approved development is for a Material Change of Use for a “High Impact Industry” (Concrete Batching Plant – up to 10,000 tpa) as defined in the Balonne Shire Planning Scheme 2024.
2. The maximum volume of material permitted to be batched is 10,000 tonnes per calendar year. A record of each year's output must be kept on-site and be available for review at the request of Council or an authorised delegate, within 48 hours of such request.

Approved plans and documents

3. The approved development is to be carried out in accordance with the following approved plans/documents and subject to the approval conditions. Where there is any conflict between the approval conditions and the details shown on the approved plans, the approval conditions prevail.

Drawing/Document Number:	Title	Date:
Plan 01	Proposed Site Plan (Minor Change) (plan title amended in red by Council)	n.d.
Plan 02	Plant Plans (plan title amended in red by Council)	n.d.
V25-278-ANV-DAP-RPT-01	St George Concrete Batching Plant – Noise Impact Assessment	21/01/2026

Compliance inspection

4. All conditions relating to the establishment of the approved development must be fulfilled within three (3) months of this approval taking effect, unless otherwise noted in these conditions or otherwise permitted by Council.
5. Within three (3) months of this approval taking effect, the applicant shall contact Council to arrange a development compliance inspection.

Applicable standards

6. All works must comply with:
 - i. the development approval conditions;
 - ii. any relevant provisions in the Planning Scheme;
 - iii. Balonne Shire Council Private Property Entrance Policy 2010;
 - iv. The Institute of Public Works Engineering Australasia Queensland Division (IPWEA);
 - v. any relevant Australian and Austroads Standards and the National Construction Code that applies to that type of work; and
 - vi. any alternative specifications that Council has agreed to in writing and which the

developer must ensure do not conflict with any requirements imposed by any applicable laws and standards.

Development works

7. The developer shall ensure that all approved works are carried out by appropriately qualified persons and the developer and the persons carrying out and supervising the work shall be responsible for all aspects of the works, including public and worker safety, and shall ensure adequate barricades, signage and other warning devices are in place at all times.
8. The developer is responsible for locating and protecting any Council and public utility services, infrastructure and assets that may be impacted on during construction of the development. Any damage to existing infrastructure (kerb, road pavement, existing underground assets, etc.) that is attributable to the progress of works on the site or vehicles associated with the development of the site shall be immediately rectified in accordance with the asset owners' requirements and specifications and to the satisfaction of the asset owners' representative(s).

Fencing and landscaping

9. A 2.0 metre wide landscaped buffer is to be provided along the western boundaries of the site, generally in accordance with the areas shown on the approved Site Plan. The landscape buffer is to include low, medium and high profile plants so as to provide a visual buffer.
10. A Landscaping Plan is to be submitted to and approved by Council within two (2) months of this approval taking effect.
11. Site landscaping is to be irrigated during an establishment period of two years, and ground covers should fully cover vegetated areas within one year of planting.
12. All site landscaping is to be maintained throughout the duration of the approved use. Any dead and/or unhealthy plants are to be promptly removed and replaced.
13. Site landscaping must not interfere with electrical infrastructure nor restrict maintenance access to any onsite infrastructure, public utility or easement.

Waste management

14. Potential contaminants or wastes, including but not limited to oil, paint, acids, solvents and other chemicals, tyres, scrap metal, machinery parts and batteries shall be stored in an approved manner and so as not to contaminate the environment.
15. All waste generated from construction of the premises must be effectively controlled on-site before disposal. All waste must be disposed of in accordance with the *Environmental Protection (Waste Management) Regulation 2000*.
16. Adequate refuse storage areas and facilities must be provided on the site to service the approved development. Refuse storage facilities are to be screened from view at the street frontage and from adjoining properties.

17. All waste generated on-site must be managed in accordance with the waste management hierarchy as detailed in the *Waste Reduction & Recycling Act 2011*.

Stormwater drainage

18. Stormwater drainage is to be provided in accordance with:
 - a. Queensland urban drainage manual.
 - b. Pilgrim, DH, (ed)., *Australian Rainfall & Runoff – A Guide to Flood Estimation*, Institution of Engineers, Australia, Barton, ACT, 1987.
19. Stormwater is collected and discharged so as to:
 - a. protect the stability of buildings and the use of adjacent land;
 - b. prevent water-logging of nearby land;
 - c. protect and maintain environmental values; and
 - d. maintain access to reticulated infrastructure for maintenance and replacement purposes.
20. Stormwater must not be discharged to adjoining properties and must not pond on the property being developed, or adjoining properties during the development process or after the development has been completed. The developer shall ensure that in all cases, discharge of stormwater runoff from the development drains freely to the legal point/s of discharge for the development.
21. There must be no increases in any silt loads or contaminants in any overland flow from the property being developed during the development process and after the development has been completed.
22. The stormwater disposal system must be designed to include appropriate pollution control devices or methods to ensure no contamination or silting of creeks or other waterways.

Earthworks and construction

23. During construction, erosion controls and silt collection measures are to be put in place to protect environmental values and mitigate potential impacts to adjoining properties and roadway/s.
24. All earthworks for the development shall be undertaken in accordance with the Institute of Public Works Engineering Australasia Queensland Division.

Note: An operational works approval will be required for excavation and/or filling works that would result in a change of 1m or more in the level of any part of the land or where any drainage path is affected.

Avoiding nuisance

25. Submit to Council for endorsement, designs and specifications for water capture and treatment system for overland flow water and for water used in dust suppression, batching and wash

down. System design will depict appropriate contaminant capture by, for example, first flush system or grease trap system and will depict flow directions for contaminated, dirty and clean water.

26. All material, including waste concrete, is to be accommodated in constructed material bin bays. No loose stockpiles are to be accommodated on site.
27. No nuisance is to be caused to adjoining properties and occupiers by the way of noise smoke, dust, rubbish, contaminant, stormwater discharge or siltation at any time during or after the establishment of the approved development.
28. Materials and surfaces capable of releasing dust including sand, soil, gravel, crushed rock, crusher dust and the like will be watered regularly and as often as necessary to prevent dust being transported off site.
29. Dust emanating as result of activities carried out onsite (both during construction and post construction) must be continually monitored and suppressed in order to prevent any dust drifting onto road networks and nearby properties and sensitive land uses.
30. All lighting shall be directed or shielded so as to ensure that no glare directly affects nearby properties.
31. The area and its surrounds shall be kept in an orderly fashion, free of rubbish and clear of weeds and long grasses. The approved development and the premises are to be maintained in a clean and tidy condition and not to pose any health and safety risks to the community.

Operations

32. Prepare and submit to Council for endorsement, an Environmental Management Plan addressing at a minimum, the following:
 - Identification of potential environmental risks from the activity
 - Control measures
 - Performance monitoring and review
 - Complaints recording and response procedure; and
 - Staff training procedure.

Hours of operation

33. Operating hours for the approved use are restricted to ~~4:30am~~ 2:00am to 4:30pm, Monday to Friday. No operations, deliveries, cleaning or maintenance associated with the concrete batching plant is permitted to occur outside these hours.
34. The operating hours specified in Condition 33 are valid for twelve (12) months from the date of this [change](#) approval.

In the event that bona fide complaints are received by Council in relation to noise emissions produced from the site during the twelve (12) month period, Council reserves the right to require the applicant to submit an [amended noise environmental](#) impact assessment report

prepared by a suitably qualified expert that complies with the relevant Australian Standards and includes on site noise surveys. Council may require further works to be carried out or management practices implemented to ensure any emissions from the site comply with the relevant standards.

35. Noise emissions from the development shall not cause environmental harm of nuisance to adjoining properties or “Sensitive Land Uses” in accordance with the *Environmental Protection (Noise) Policy 2019*.
36. Air emissions from the development shall not cause environmental harm of nuisance to adjoining properties or “Sensitive Land Uses” in accordance with the *Environmental Protection (Air) Policy 2019*.

Provision of services

37. The development must be connected to Council’s reticulated water supply network in accordance with the applicable standards and policies.
38. The development must be connected to an on-site effluent disposal system in accordance with the applicable standards and policies.

Note: The landowner/operator is responsible for obtaining any permits required to achieve compliance with the environmental laws relevant to the provision of onsite sewerage treatment and/or disposal.

39. The development must be connected to an electricity reticulation service in accordance with the relevant service provider’s requirements and specifications along with relevant building standards, requirements and specifications (as relevant). Alternatively, demonstrate that the site is serviced by an appropriate renewable energy system.
40. If the premises is connected to a telecommunications service, then such works shall be undertaken in accordance with the relevant service provider’s requirements and specifications along with relevant building standards, requirements and specifications (as relevant).
41. Any conflicts associated with existing and proposed services shall be forwarded by the developer to the appropriate controlling authority for approval for any proposed changes.

Access and manoeuvring

42. Maintain the existing crossover from the edge of bitumen seal on Buchan Bypass to the property boundary to an all-weather standard generally in accordance with IPWEA Drawing – RSD-102. The crossover must be designed to cater for the maximum vehicle size exiting the site, ensuring no damage to the roadway or kerb.
43. The developer shall be responsible for construction and maintenance of vehicle crossovers from the road carriageway to the property boundary and for obtaining any approvals that may be required, and for complying with the applicable designs and standards. Should any damage be caused at the approved access location, it is the landowner’s responsibility to ensure this

is reinstated. Any repair works are to be undertaken in consultation with Council and at the landowner's expense.

44. Vehicle driveways, access, car parking and manoeuvring areas are to be constructed of a compacted gravel surface to prevent dust nuisance.
45. Vehicle movements within the site are to be clear of proposed parking areas, buildings. Vehicle access, parking and manoeuvring areas are to be clearly delineated from pedestrian access ways within the site through the use of linemarking, signage, bollards or similar.
46. Vehicles entering and exiting the development site must be able to enter and leave in forward direction. Reversing out of the development site is not permitted. Vehicle manoeuvres in this regard are to be totally contained within the development site boundaries.
47. Obtain an approval for the route to be used by relevant vehicles, from the National Heavy Vehicle Regulator prior to allowing access for multi-combination vehicles via the above road section. Please refer to the following link for more information:
<https://www.nhvr.gov.au/road-access/access-management/applications-and-forms>

Car parking

48. All existing car parking areas are to be maintained in accordance with:
 - a. AS2890.1 – Parking Facilities
 - b. Austroads AP-34/95 - Design Vehicles and Turning Path Templates
 - c. The Access to Premises Standard' (Vol 1 of the National Construction Code).
 - d. Vehicle access, car parking and manoeuvring areas are to be sealed or compacted gravel surface to prevent dust nuisance.

No Cost to Council

49. The developer is responsible for meeting all costs associated with the approved development unless there is specific agreement by other parties, including the Council, to meeting those costs. This includes the costs of any services and infrastructure required in connection with the establishment of the development.

Latest versions

50. Where another condition refers to a specific published standard, manual or guideline, including specifications, drawings, provisions and criteria within those documents, that condition shall be deemed as referring to the latest versions of those publications that are publicly available at the commencement of the development works, unless a regulation or law requires otherwise.

Application documentation

51. It is the developer's responsibility to ensure that all entities associated with this Development Approval have a legible copy of the Decision Notice, Approved Plans and Approved Documents bearing 'Council Approval'.

GENERAL ADVICE

- a. Refer to <https://www.balonne.qld.gov.au/council/publications/policies-plansstrategies> for Council Policies.
- b. The relevant planning scheme for this development is Balonne Shire Planning Scheme 2024. All references to the 'Planning Scheme' and 'Planning Scheme Schedules' within these conditions refer to the above Planning Scheme.
- c. The Institute of Public Works Engineering Australasia Queensland Division is the applicable engineering design guideline for Balonne Shire Council.
- d. The land use rating category may change upon commencement of any new approved use on the site. Council's current Revenue Statement, which includes the minimum general rate levy for the approved use/s, can be viewed on the Council Website: www.balonne.qld.gov.au.
- e. The Environmental Protection Act 1994 states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard, persons and entities involved in the operation of the approved development are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm to adjoining premises.
- f. All Aboriginal Cultural Heritage in Queensland is protected under the Aboriginal Cultural Heritage Act 2003 and penalty provisions apply for any unauthorised harm. Under the legislation a person carrying out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage. This applies whether or not such places are recorded in an official register and whether or not they are located in, on or under private land. The developer is responsible for implementing reasonable and practical measures to ensure the Cultural Heritage Duty of Care Guidelines are met and for obtaining any clearances required from the responsible entity.
- g. It is the responsibility of the developer to obtain all necessary permits and submit all necessary plans and policies to the relevant authorities for the approved use.
- h. A Works in a Road Reserve Permit will be required from Council for any works associated with the development that are undertaken within the Council road reserve by private contractor/entity.
- i. An Operational works application will be required to be submitted to and approved by Council for:
 - a) Operational works that is excavation and/or filling where there would be a change 1m or more in the level of any part of the land or where any drainage path is affected; or
 - b) Operational works for urban purposes that involve disturbing more than 2,500m² of land.
- j. In completing an assessment of the proposed development, Council has relied on the information submitted in support of the development application as true and correct. Any change to the approved plans and documents may require a new or changed development approval. It is recommended to contact Council for advice in the event of any potential change in circumstances

ATTACHMENT 2: APPEAL PROVISIONS

Chapter 6 Dispute Resolution Part 1 Appeal Rights

229 Appeals to tribunal or P&E Court

(1) Schedule 1 states—

(a) matters that may be appealed to—

- (i) either a tribunal or the P&E Court; or
- (ii) only a tribunal; or
- (iii) only the P&E Court; and

(b) the person—

- (i) who may appeal a matter (the appellant); and
- (ii) who is a respondent in an appeal of the matter; and
- (iii) who is a co-respondent in an appeal of the matter; and
- (iv) who may elect to be a co-respondent in an appeal of the matter.

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

(3) The appeal period is—

- (a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or
- (b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or
- (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or
- (d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
- (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
- (f) for an appeal relating to the Plumbing and Drainage Act 2018—
 - (i) for an appeal against an enforcement notice given because of a belief mentioned in the Plumbing and Drainage Act 2018, section 143(2)(a)(i), (b) or (c)—5 business days after the day the notice is given; or
 - (ii) for an appeal against a decision of a local government or an inspector to give an action notice under the Plumbing and Drainage Act 2018—5 business days after the notice is given; or
 - (iii) for an appeal against a failure to make a decision about an application or other matter under the Plumbing and Drainage Act 2018—at anytime after the period within which

- the application or matter was required to be decided ends; or
- (iv) otherwise—20 business days after the day the notice is given; or
- (g) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

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

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
 - (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund—
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar, must, within the service period, give a copy of the notice of appeal to—
 - (a) the respondent for the appeal; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under schedule 1, section 1, table 1, item 1—each principal submitter for the application whose submission has not been withdrawn; and
 - (d) for an appeal about a change application under schedule 1, section 1, table 1, item 2—each principal submitter for the application whose submission has not been withdrawn; and
 - (e) each person who may elect to be a co-respondent for the appeal other than an eligible submitter for a development application or change application the subject of the appeal; and
 - (f) for an appeal to the P&E Court—the chief executive; and
 - (g) for an appeal to a tribunal under another Act—any other person who the registrar considers

appropriate.

- (4) The **service period** is—
- (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
 - (b) otherwise—10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent to an appeal by filing a notice of election in the approved form—
- (a) if a copy of the notice of appeal is given to the person—within 10 business days after the copy is given to the person; or
 - (b) otherwise—within 15 business days after the notice of appeal is lodged with the registrar of the tribunal or the P&E Court.
- (7) Despite any other Act or rules of court to the contrary, a copy of a notice of appeal may be given to the chief executive by emailing the copy to the chief executive at the email address stated on the department's website for this purpose.

231 Non-appealable decisions and matters

- (1) Subject to this chapter, section 316(2), schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The Judicial Review Act 1991, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the Judicial Review Act 1991 in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section—
- decision** includes—
- (a) conduct engaged in for the purpose of making a decision; and
 - (b) other conduct that relates to the making of a decision; and
 - (c) the making of a decision or the failure to make a decision; and
 - (d) a purported decision; and
 - (e) a deemed refusal.
- non-appealable**, for a decision or matter, means the decision or matter—
- (a) is final and conclusive; and

(b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the Judicial Review Act 1991 or otherwise, whether by the Supreme Court, another court, any tribunal or another entity; and

(c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, any tribunal or another entity on any ground.

232 Rules of the P&E Court

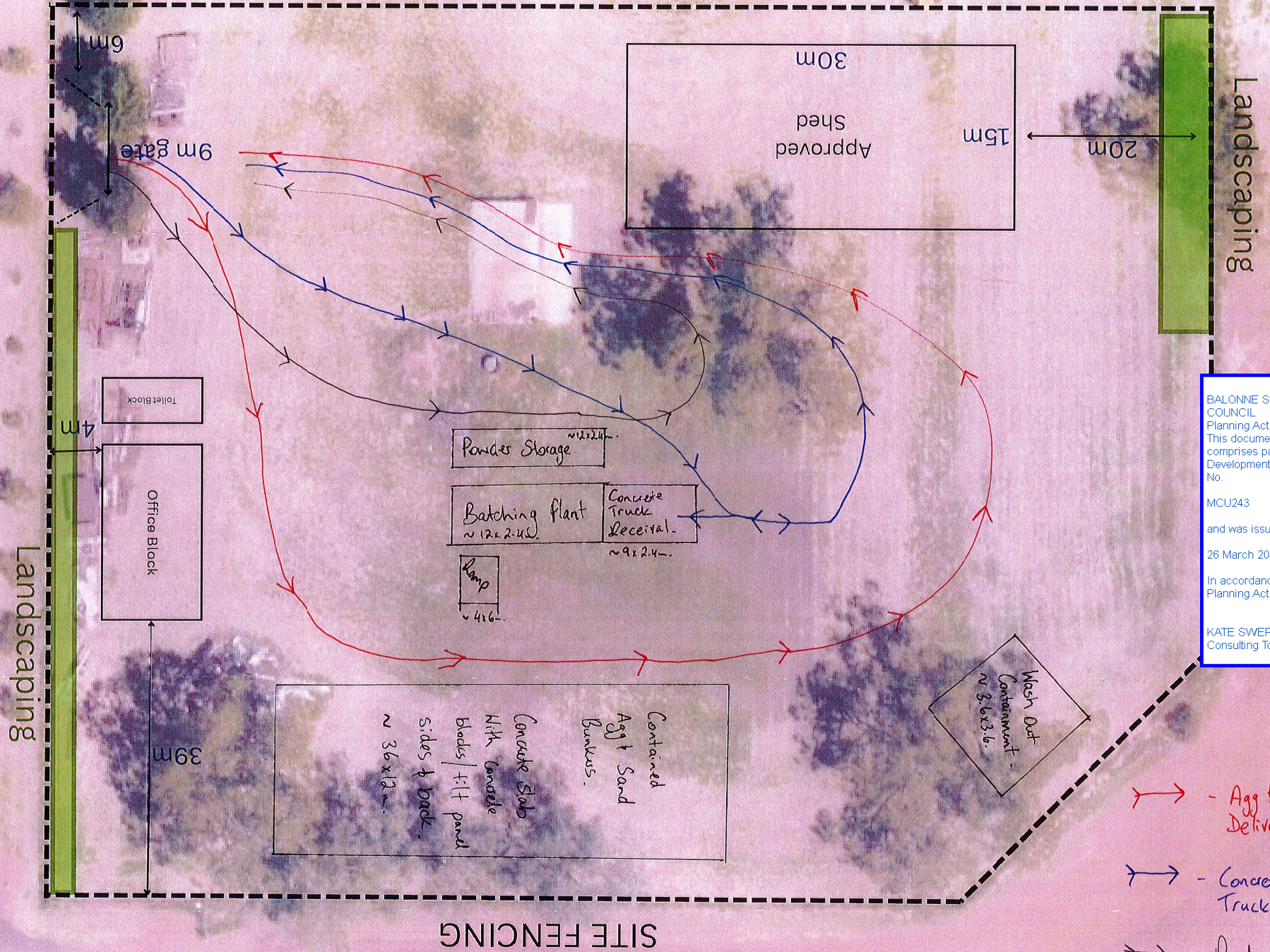
- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with rules of the P&E Court.

ATTACHMENT 3 — STATEMENT OF REASONS

The following information is provided in accordance with section 63 of the *Planning Act 2016*.

Description of development	Minor Change to existing Development Permit for Material Change of Use for “High Impact Industry” (Concrete Batching Plant – up to 10,000 tpa)
Assessment benchmarks	The assessment manager has assessed the application against the following— <ul style="list-style-type: none"> • Schedule 2 of the Planning Act 2016 • Schedule 1 of the Development Assessment Rules • Balonne Shire Planning Scheme 2019 • Balonne Shire Planning Scheme 2024
Relevant matters	The following relevant matters were considered in the assessment of the application: <ul style="list-style-type: none"> • Existing approvals for similar uses in the Balonne Shire. • General environmental duty - Code of practice for the concrete batching industry
Matters raised in submissions	One (1) not properly made submission was received in relation to the original development application. The matters raised were considered by Council in the assessment of the original application and matters continue to be applicable in the assessment of the change. The matters raised were: <ul style="list-style-type: none"> • Commencement of use on site • Stormwater drainage and quality management • Management of dust and noise emissions • Traffic management on site • Limited information available in application.
Reasons for the decision	At the Ordinary Meeting on 19 March 2026, Council resolved to approve the change application development subject to conditions and for reasons including: <ul style="list-style-type: none"> • The proposal change was not considered to be substantially different development. • The proposed change will not impact traffic flow to the site as the total scale of the development remains limited to 10,000 tonnes per annum. • The proposed change is not expected to result in an increase in the severity of the known impacts. The Noise Impact Assessment has determined that noise emissions will remain within approved limits during the extended operating hours. • No conflicts with the relevant assessment benchmarks have been identified.

ATTACHMENT 4: APPROVED PLANS



BALONNE SHIRE COUNCIL
 Planning Act 2016
 This document comprises part of Development Permit No. MCU243
 and was issued on 26 March 2026
 In accordance with the Planning Act 2016
 KATE SWEPSON
 Consulting Town Planner

- - Agg + Stone Deliveries
- - Concrete Agi Trucks
- - Powder Tanker Deliveries

SITE FENCING

Landscaping

Landscaping

Buchan Bypass

39m

4m

Toilet Block

Office Block

9m gate

6m

Approved Shed
 30m
 15m

20m

Powder Storage
 ~12x24m

Batching Plant
 ~12x24m

Concrete Truck Reception
 ~9x24m

Ramp
 ~4m

Contained Agg + Sand Bunkers.
 Concrete Slab With concrete blocks tilt panel sides + back.
 ~36x12m

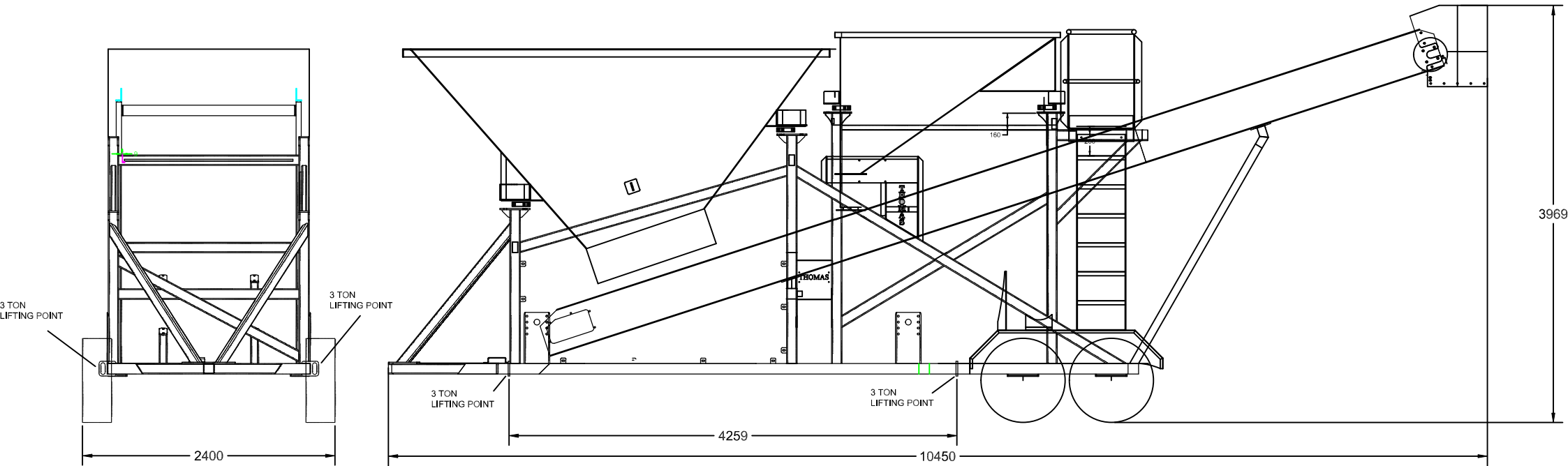
Wash Out Containment
 ~8.6x3.6m

Plan 02

Plan title amended in red by Council

BALONNE SHIRE COUNCIL
Planning Act 2016
This document comprises part
of
Development Permit No.
MCU243
and was issued on
24 September 2025
In accordance with the :-
Planning Act 2016
KATE SWEPSON
Consultant Town Planner

TOTAL WEIGHT 6500 KG



St George Concrete Batching Plant

Noise Impact Assessment

Contract/Project number: V25-278

Document No: V25-278-ANV-DAP-RPT-01

Revision: 01

Date: 21 January 2026

BALONNE SHIRE COUNCIL
Planning Act 2016
This document comprises part
of
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and was issued on

26 March 2026

In accordance with the :-
Planning Act 2016

KATE SWEPSON
Consulting Town Planner

WWW.VIRID.AU

(07) 3190 2959

ADMIN@VIRID.AU

527 GREGORY TERRACE,
FORTITUDE VALLEY QLD 4006

Address

Project Site Address:

46 Buchan Bypass, St George, QLD

Project Commencement Date:

5 January 2026

Document Information



Document No.	V25-278-ANV-DAP-RPT-01
Project Name	St George Concrete Batching Plant - Noise Impact Assessment
Client Name	Stick Man Constructions
Project Manager	Alex Vuillemin

Revisions and Authorisation

Document Version

Version	Date	Revision Description
01	21/01/2026	Draft

Document Authorisation

Role	Name	Position	Signature	Date Signed
Author	Scott Henley	Acoustic Engineer		21/01/2026
Reviewer	Alex Vuillemin	Noise and Vibration Lead		21/01/2026

Terms and Abbreviations

Abbreviation	Definition of term
'A' weighted	A frequency adjustment which represents how humans hear sounds.
Background Noise Level	The underlying level of noise present in ambient noise, generally excluding the noise source under investigation, when extraneous noise is removed. This is described using the L_{AF90} descriptor.
dB / dBA	Decibel / 'A' weighted decibel
Facade affected	A monitoring location which is influenced by facade reflections. Measurements at facades are typically taken at a distance of 1 m away and the measured noise level generally regarded as being +2.5 dB higher than 'free field'.
Free field	A monitoring location where the microphone is positioned sufficiently far from nearby surfaces for the measured data to not be influenced by reflected noise.
Impulsive noise	Noise with a high peak of short duration, or a sequence of such peaks.
L_{90} , L_{10} , etc.	Statistical exceedance levels, where LN is the sound pressure level exceeded for N% of a given measurement period.
L_{Aeq}	The 'A' weighted equivalent noise level. It is defined as the steady sound level that contains the same amount of acoustical energy as the corresponding time-varying sound.
L_{Amax}	The 'A' weighted maximum sound pressure level of an event.
Low frequency	Noise containing energy in the low frequency range.
LP or SPL	Sound Pressure Level
Lw or SWL	Sound Power Level
Noise logger	A self-contained, battery powered item of equipment that is used to measure noise levels over several days.
Noise reduction	The difference in sound pressure level between any two areas.
NR noise rating	Single number evaluation of the background noise level in a space. The NR level is typically around 5 to 6 dB below the 'A' weighted noise level.
Octave-band	A frequency band where the highest frequency is twice the lowest frequency.
Offensive noise	Noise that is considered harmful or which interferes unreasonably with affected receivers.
Rating background level (RBL)	The overall single-figure background level representing each assessment period (for example, Standard hours, Non-Standard hours).
Sound Insulation	A reference to the degree of acoustical separation between any two areas.
Steady state noise	Noise which remains relatively constant in level over time, as opposed to time-varying noise which fluctuates over time.
Time weighting	Sound level meters can be set to 'fast' or 'slow' response. 'Fast' corresponds to a 125 ms time constant and 'slow' corresponds to a 1 second time constant.

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1 Introduction

1.1 Project overview

Stick Man Constructions owns a concrete batching plant on Buchan Bypass, St George, Queensland. The plant is currently operating from 4:30 am to 4:30 pm and has received no noise complaints to date.

ViridAU has been commissioned by Stick Man Constructions to prepare a noise impact assessment to support a material change of use application to change the current hours of operations to between 2:00 am and 4:30 pm. No additional operational activities, beyond the extension of existing activities, is proposed.

1.2 Purpose of this report

This report serves as a noise impact assessment to support the development applications to be lodged for the proposed material change of use application.

1.3 Limitations

Publicly available data/design information provided by the Queensland Government, Geoscience Australia, and PSMA Australia Ltd were used as inputs to the noise models developed for this assessment. Various assumptions were made, and these are provided as part of the assessment methodology.

This assessment was based on best practice methodologies at the time it was prepared. No other warranty, expressed or implied, is made as to the professional advice included in this document. Where this document indicates that information has been provided by third parties, no independent verification of this information has been completed except as stated. No liability is assumed for any inaccuracies in, or omissions to, that information. Furthermore, this assessment should be read in its entirety. No responsibility is accepted for use of any part of this document in any other context or for any other purpose or by third parties.

2 Existing environment

2.1 Project site

The site is located at 46 Buchan Bypass, St George, Queensland (Lot 2 RP224597) and is zoned as *Industry* in the current *Balonne Shire Council Planning Scheme 2024*.

The land surrounding the batching plant site is zoned as *Industry* on all sides, with *Residential* zones located 290 m to the north-east.

The current site and surrounding land uses are shown in Figure 1.



Figure 1: Site and surrounding land uses (source: Balonne Shire Council)

2.2 Existing and proposed operations

The proposed operations are consistent with current activities, with no additional activities planned as part of the material change of use application. Based on email correspondence received on 11th December 2025, typical hourly operations consist of the following activities:

- 2x light vehicles parking/moving on and off the site
- 2x trucks delivering aggregate
- 1x wheeled caterpillar loader (938K) offloading aggregate from trucks to aggregate and sand bunkers
- 2x concrete agitator trucks collecting concrete and leaving site
- Batching plant mixing the materials into concrete
- Conveyor belt between the bunkers and the batching plant.

Appendix A presents the site layout, location of equipment and related vehicular movements.

2.3 Sensitive receptors

The nearest residential receptors are located to the north-west of the site along Arthur Street, with the closest residence located at 85 Arthur Street (Receptor R1). Non-residential uses, such as King’s Church St George (COM1), Mitre 10 St George (COM2) and a rural Elders St George (COM3) are relatively closer to the site, located to the west and south of the site.

The site and nearby sensitive receptors are shown on Figure 2.

2.4 Noise environment

Due to project constraints, no noise survey was conducted on-site to quantify the existing noise environment. Accordingly, reference has been made to the Australian Standard AS 1055:2 1997 *Acoustics - Description and Measurement of Environmental Noise Part 2: Application to Specific Situations* for guidance regarding background noise levels in the vicinity of the project site. This standard specifies estimated average background A-weighted sound pressure levels ($L_{A90,T}$) for various residential areas across Australia.

The background noise levels representative to the nearest sensitive (residential) receptors identified for the project (Section 2.3) as detailed in AS 1055 are presented in Table 1.

Table 1: AS 1055 Average background sound pressure level

Noise area category	Average background sound pressure level, $L_{A90,T}$, dBA					
	Monday - Saturday			Sunday and public holidays		
	7:00 am - 6:00 pm	6:00 pm- 10:00 pm	10:00 pm - 7:00 am	7:00 am - 6:00 pm	6:00 pm- 10:00 pm	10:00 pm - 7:00 am
R2 ¹	45	40	35	45	40	35

Note 1: Area with low density transportation

Note 2: Day 7:00 am - 6:00 pm; Evening 6:00 pm- 10:00 pm; Night 10:00 pm - 7:00 am



Figure 2 - Sensitive Receptor Locations

Legend

- Site Boundary
- DCDB
- Receptors
- Residential
- Commercial / retail

ViridAU

0 25 50 75 100 Meters

3 Legislation and criteria

3.1 Balonne Shire Council Planning Scheme 2024

The concrete batching plant is located in an *Industry* zone in the current *Balonne Shire Council Planning Scheme 2024* and therefore requires compliance with the acoustic requirements in Table 6.2.3.2 of the scheme. These are listed in Table 2.

Table 2: Balonne Shire Council Planning Scheme – Acoustic requirements for Industrial Zones

Performance Outcomes	Acceptable Outcomes
<p>PO5</p> <p>Commercial and industrial uses that support and service the residential areas are centrally located where they can be conveniently and safely accessed without having an adverse impact on residential amenity including privacy, safety, noise, odour and fumes, lighting and traffic generation.</p>	<p>AO5</p> <p>No acceptable outcome is prescribed.</p>
<p>PO7</p> <p>Industrial development does not result in sensitive land uses located outside of the industrial zone being affected by industrial air, noise and odour emissions.</p>	<p>AO7</p> <p>No acceptable outcome is prescribed.</p>

3.2 Environmental Protection Policy (Noise) 2019

No quantitative assessment is required to demonstrate compliance with the *Ballone Shire Council Planning Scheme 2024*. Therefore, the *Environmental Protection (Noise) Policy 2019* (EPP 2019) will be referenced and used to assess the predicted noise levels at the plant.

The EPP 2019 provides Acoustic Quality Objectives (AQOs) to assess the impact to noise sensitive receptors in Schedule 1. The AQOs for receptor types within 430 m of the site are reproduced in Table 3.

Table 3: Queensland Environmental Protection Policy (Noise) 2019: Acoustic Quality Objectives

Sensitive receptor	Time of day	Acoustic Quality Objectives (measured at the receptor) dB(A)		
		L _{Aeq,adj,1hr}	L _{A10,adj,1hr}	L _{A1,adj,1hr}
Residence (outdoors)	Day and Evening	50	55	65
Residence (indoors)	Day and Evening	35	40	45
	Night	30	35	40
Commercial and retail activity (for indoors)	When the activity is open for business	45	-	-

In order to demonstrate compliance with the Residence (for indoors) AQOs, a correction is required to determine a corresponding outdoor noise level, which considers an appropriate level of attenuation across a façade to indoor areas. A +7 dB correction was applied to the Residence (for indoors) AQOs in order to determine an appropriate outdoor criterion. This then considers noise passing through an open window to the inside of the residence. With this correction applied, it is no longer an internal noise limit to be assessed against, rather it is an outdoor noise limit.

The +7 dB correction is considered to be conservative, given that studies have shown attenuation provided by a partially open window to be in the range of 5-10 dB¹², with some studies showing 10-15 dB may be more appropriate³. The British Standard BS 8233 *Guidance on sound insulation and noise reduction for buildings* (BS 8233) states that an approximate 15 dB reduction may be expected across a partially open window.

For non-residential building, a higher level of reduction can be expected as buildings are generally well constructed and likely to comprise primarily of non-light-weight material.

The corrected, outdoor free-field AQOs are presented in Table 4.

Table 4: AQOs corrected to outdoor, free-field levels

Sensitive receptor	Time of day ¹	Acoustic Quality Objectives (measured at the receptor) dBA			Environmental values
		L _{Aeq, adj, 1hr}	L _{A10, adj, 1hr}	L _{A1, adj, 1hr}	
Residence ²	Day and evening	42	47	52	Health and wellbeing
	Night	37	42	47	Health and wellbeing in relation to the ability to sleep
Commercial and retail activity ³	when the activity is open for business	60	-	-	health and wellbeing, in relation to the ability to converse

Note 1: Day 7:00 am - 6:00 pm; Evening 6:00 pm- 10:00 pm; Night 10:00 pm - 7:00 am

Note 2: 7 dB correction for outdoor to indoor

Note 3: 15 dB correction for outdoor to indoor

3.3 Background creep

The EPP 2019 states that – *to the extent it is reasonable to do so, noise must be dealt with in a way that ensures-*

- *the noise does not have any adverse effect, or potential adverse effect, on an environmental value under this policy; and*
- *background creep in an area or place is prevented or minimised*

Background creep is not quantified in EPP 2019 and therefore, guidance is thought in the superseded EPP 2008 which states that - *to the extent that it is reasonable to do so, noise from an activity must not be*

- *for noise that is continuous noise measured by L_{A90,T} more than nil dB(A) greater than the existing acoustic environment measured by L_{A90,T}; or*
- *for noise that varies over time measured by L_{Aeq,adj,T} more than 5 dB(A) greater than the existing acoustic environment measured by L_{A90,T}.*

¹ Ryan, M., Lanchester, M. and Pugh, S. (2012) *Noise Reduction through Facades with Open Windows* in Acoustics 2011: Breaking new ground: Gold coast, Australia, 2-4 November 2011. Red Hook, NY: Curran Associates, Inc.

² Noise and vibration - EIS information guideline, DETSI, 2024 - https://www.des.qld.gov.au/policies?a=272936:policy_registry/eis-tm-noise-vibration-information-guide.pdf

³ Difference between Outdoor and Indoor Sound Levels for Open, Tilted and Closed Windows, International Journal of Environmental Research and Public Health, January 2018 (<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5800248/>)

Table 5 presents the background creep criteria derived based on the background measurements as discussed in Section 2.4.

Table 5: Background creep criteria

Description	Noise criteria, dBA	Background creep criteria $L_{Aeq, adj, 1hr}$ dBA		
		Day	Evening	Night
Project RBL ¹	-	45	40	35
Residence (outdoor)	Variable noise	50	45	40

Note 1: Refer to Section 2.4.

4 Noise modelling

4.1 Noise modelling software

The noise model was developed using SoundPLAN v8.2, an environmental noise modelling software suite from SoundPLAN GmbH. SoundPLAN facilitates the development of detailed 3D models comprising ground contours, noise sources, building footprints and heights, noise barriers and other factors that influence the emission and propagation of noise.

The model considered noise sources, receivers and the effect of distance, ground topography, atmospheric attenuation, and obstacles such as barriers and buildings. To predict noise emissions, SoundPLAN implements the international standard ISO 9613-2:1996 *Acoustics — Attenuation of sound during propagation outdoors — Part 2: General method of calculation*.

4.2 Calculation parameters and assumptions

The noise modelling parameters used in the SoundPLAN model are listed in Table 6 below.

Table 6. Noise modelling parameters

Modelling input	Source
Digital Ground Model (DGM)	2019 1m LiDAR elevation data, Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development (via QSpatial)
SoundPLAN module	ISO9613-2:1996
Receptors	Point receptors representative of the nearest receptors to the project site, alongside locations representative of nearby non-sensitive non-industrial locations
Receptor height (m)	1.5 m above ground
Noise source height (m)	See Table 7
Ground absorption coefficient	0 for hard surfaces such as roads and hardstands 1 for soft ground such as vegetation and grass
Noise contour resolution	5 m grid
Calculation tolerance	±0.1 dBA

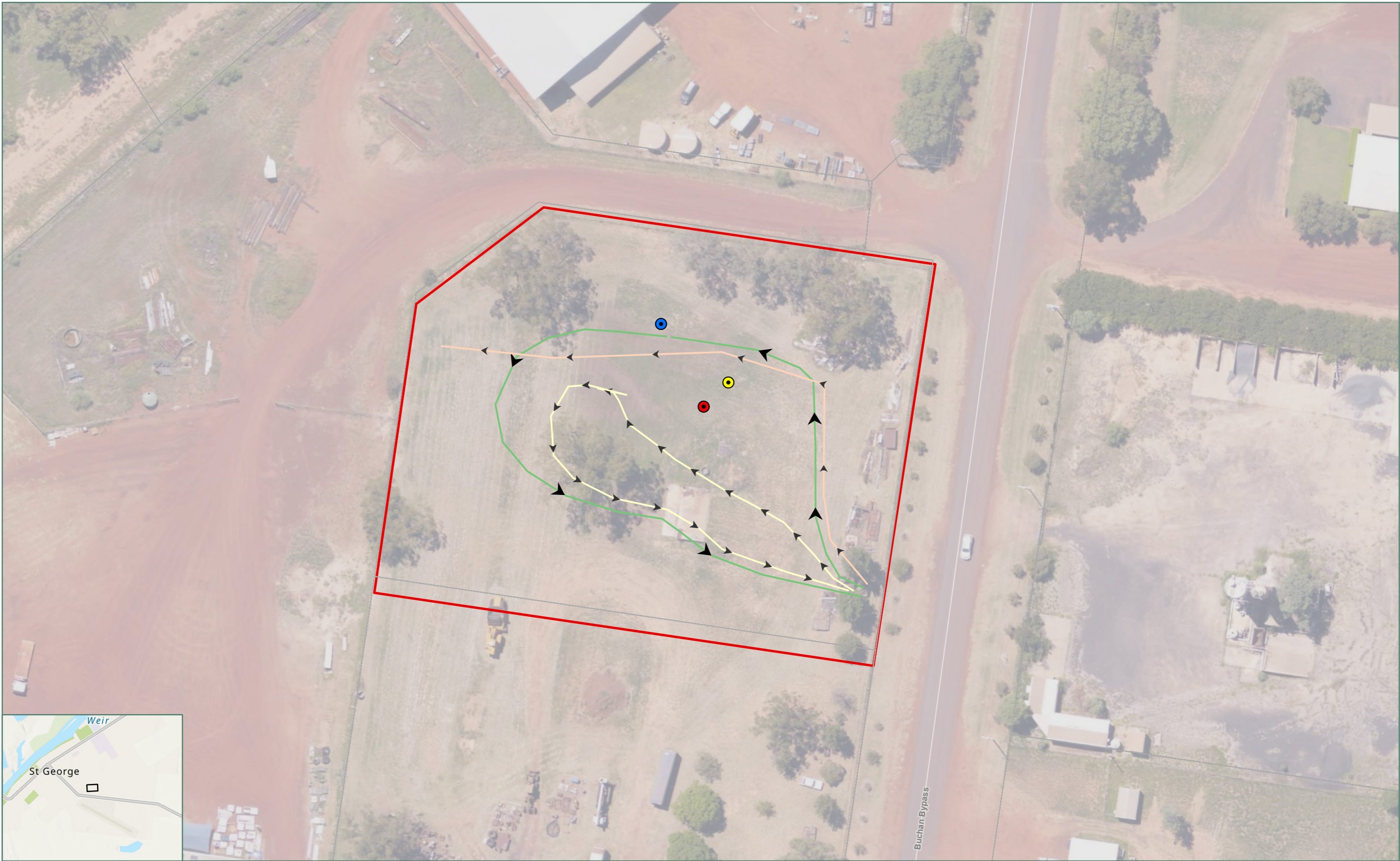
4.3 Modelled scenarios

The only proposed change is the extension of operating hours during the night period from 4:30 am to 2:00 am. No additional plants or activities beyond those already occurring is proposed.

Based on email correspondence received on Wednesday 14th January 2026, the noise plants detailed in Table 7 below were modelled in the site. The location and/or pathways of these noise plants are outlined in Figure 3.

Table 7: Modelled noise sources and sound power levels

Equipment	Moving / fixed source	Source height (m)	Spectral sound power level (dBA)								L _{eq}	Number of plants	Utilisation (%)	Overall L _{eq} level per plant type (dB(A))
			63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz				
Concrete batching plant	Fixed	3.5	77	78	77	77	78	73	69	68	82	1	100%	85
Conveyor belt	Fixed	2.5	84	75	76	74	75	85	70	58	87	1	100%	88
Concrete agitator	Moving (10km/h)	1.5	89	87	86	95	99	108	90	83	109	2	100%	112
Dump truck	Moving (10km/h)	1.5	96	100	97	105	104	103	97	91	110	2	100%	113
Caterpillar wheeled loader	Fixed	1.5	88	89	89	95	98	97	93	85	103	1	50%	100
Light vehicles	Moving (10km/h)	1.5	28	32	37	40	43	40	36	31	47	2	100%	50



- Legend**
- Site Boundary
 - DCDB
 - Noise sources
 - Batching Plant
 - Conveyor Belt
 - Caterpillar Wheeled Loader
 - Aggregate
 - Agitator
 - Light Vehicles

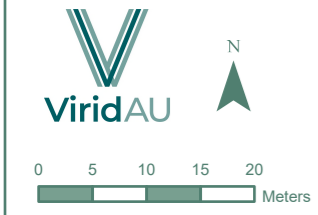


Figure 3 - On-site modelled operational noise sources

5 Modelling results

Table 8 presents the predicted noise levels for the night period at the nominated surrounding receptors. The predicted noise levels are presented graphically in Appendix B.

Table 8: Predicted noise levels

Receptor ID	Address	Predicted noise levels $L_{Aeq,adj,1hr}$ dB(A)	Night criteria $L_{Aeq,adj,1hr}$ dB(A)		Compliant
			AQOs (EPP 2019)	Background creep	
R1	85 Arthur St, St George	37	37	40	✓
R2	90 Church St, St George	36	37	40	✓
R3	101 Arthur St, St George	34	37	40	✓
COM1	Kings Church, St George	38	60	N/A	✓
COM2	Mitre 10, St George	47	60	N/A	✓
COM3	Elders, St George	41	60	N/A	✓

Predicted noise levels at all modelled sensitive receivers are predicted to comply with the EPP 2019 AQOs and background creep criteria during the night period. This also demonstrates that current night operations comply with outdoor and indoor criterion.

6 Conclusion

ViridAU has been commissioned by Stick Man Constructions to conduct a noise assessment to support a material change of use application. The site is located at 46 Buchan Bypass, St George within the Balonne Shire, approximately 300 m southeast of St George's residential outskirts.

The site is currently seeking approval to extend the site's hours of operation, from 4:30 am - 4:00 pm to 2:00 am - 4:00 pm. No changes will be made to the nature of the operational activities or existing infrastructure to support this application.

The nearest residential receptors are located approximately 330 m to the northeast of the site along Arthur Street. Three residences along this road were used in the assessment to represent the nearest sensitive receptors.

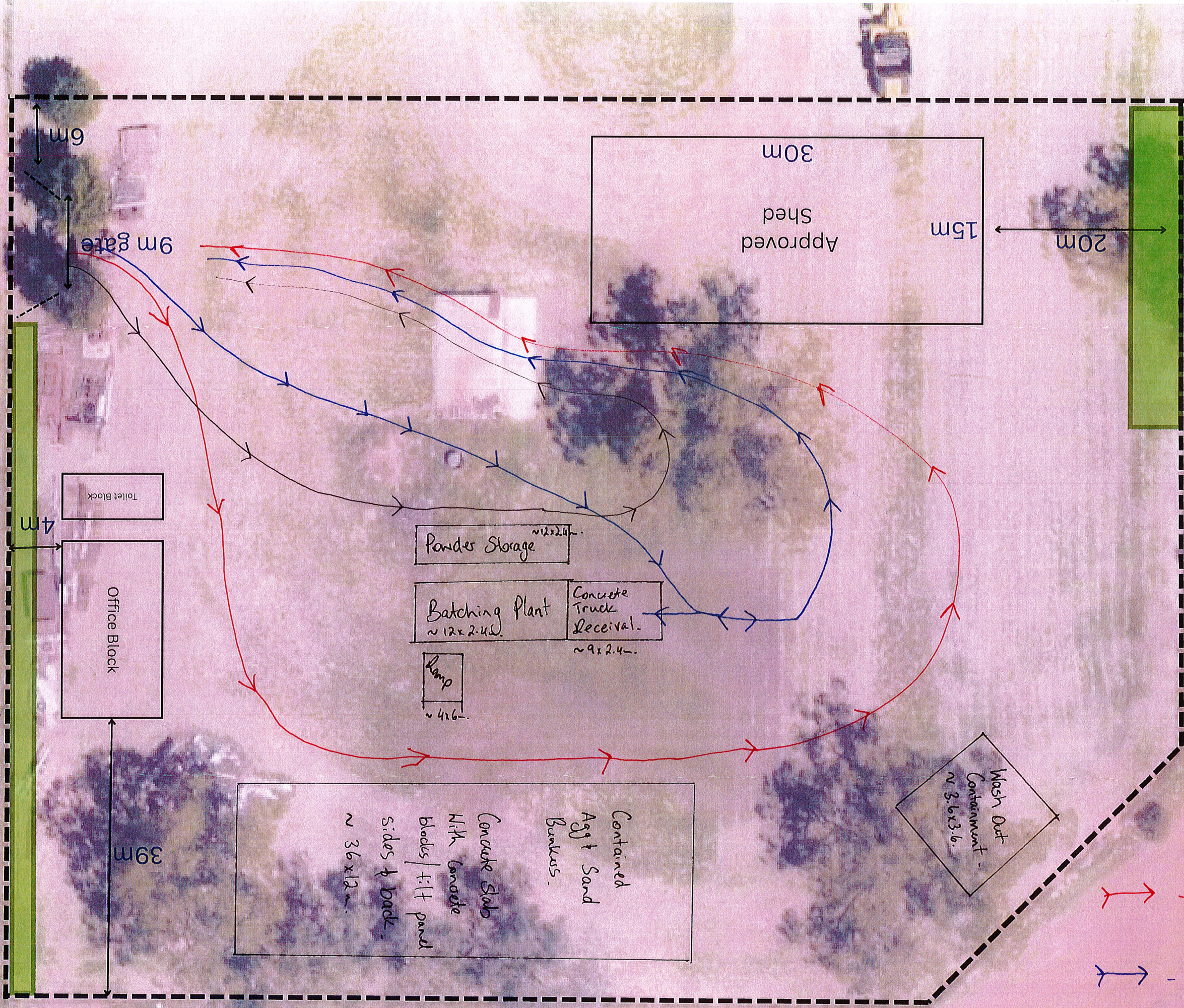
The site is located in an *Industry* zone in the current *Balonne Shire Council Planning Scheme 2024*. As there are no prescribed quantitative criteria in the Scheme for operational activities within an *Industry* zone, operational noise was assessed against acoustic quality objectives detailed in the *Environmental Protection (Noise) Policy 2019*.

Operational noise was modelled in SoundPLAN 8.2 using the ISO9613-2:1996 propagation algorithm. One worst-case scenario was modelled, which considered noise from light vehicles, delivery trucks, concrete agitator trucks, a wheeled loader and stationary noise plants on the site.

Predicted noise levels indicate compliance with the acoustic quality objectives at the closest noise-sensitive receptors to the site during the proposed extended hours of operation.

The extension of the hours of operations from 4:30 am - 4:00 pm to 2:00 am - 4:00 pm is not predicted to have an adverse impact on the community.

Appendix A. Site layout

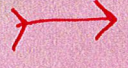
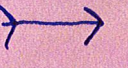
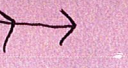


SITE FENCING

Landscaping

Landscaping

Buchanan Bypass

-  - Agg & Stone Deliveries.
-  - Concrete Agi Trucks
-  - Powder Tanker Deliveries.

Approved Shed
30m
15m

20m

Toilet Block

Office Block

4m

6m

9m gate

Powder Storage
~12 x 2.4

Batching Plant
~12 x 2.4

Concrete Truck Reception
~9 x 2.4

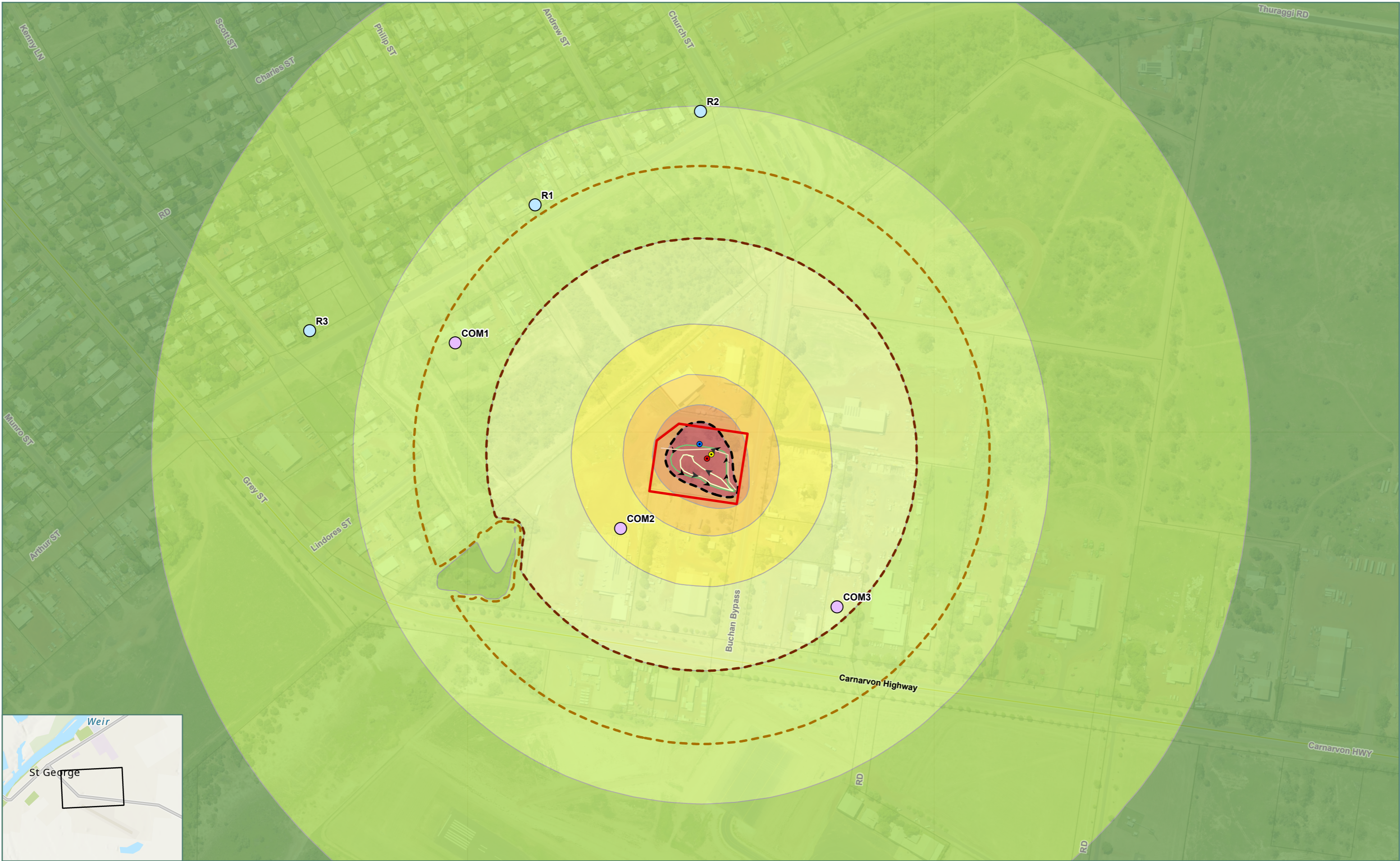
Ramp
~4 x 6

Wash Out Containment
~3.6 x 3.6

Contained Agg & Sand Bunkers.
Concrete Slabs With concrete blocks / tilt panel sides & back.
~36 x 12

39m

Appendix B. Predicted noise contours



Legend

- Site Boundary
- DCDB
- Receptors
- Residential
- Commercial / retail

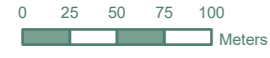
- Noise sources
- Batching Plant
- Conveyor Belt
- Caterpillar Wheeled Loader
- Aggregate
- Agitator
- Light Vehicles

- $L_{Aeq,1hr}$ noise level
- > 60 dBA
- 55 to 60 dBA
- 50 to 55 dBA
- 45 to 50 dBA

- 40 to 45 dBA
- 35 to 40 dBA
- 31 to 35 dBA
- ≤ 30 dBA

- Night Time Criteria $L_{Aeq,1hr}$
- EPP 2019 L_{Aeq} noise criteria (37 dB) Residential
- EPP 2008 L_{Aeq} noise criteria (40 dB) Background Creep
- EPP 2019 L_{Aeq} noise criteria (60 dB) Commercial / Retail

ViridAU



Appendix B - Operational Noise Predictions