



ATTACHMENTS

of the

General Meeting of the Council

held in the

Council Chambers, 118 Victoria Street, St George

on

Thursday 21st February 2019

Commencing at 9:00am

Table of Contents

**MCU 164 DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE -
INTENSIVE ANIMAL INDUSTRY EXPANSION (CATTLE FEEDLOT 2,300SCU) AND
ERA 2-1(B) INTENSIVE ANIMAL FEEDLOTING (KEEPING 1,000-10,000SCU) -
"EURABA" 12730 CASTLEREAGH HIGHWAY AND 700 EURABA ROAD,
DIRRANBANDI DESCRIBED AS LOT 10 ON BLM369, LOT 1 ON BLM662, LOT 2 ON
BLM368 AND LOT 3 ON BLM368**

1	Attachment 1 - MCU 164 Development Application Documents.pdf	2
2	Attachment 2 - DSDMIP Concurrence Agency Response.pdf	203

DA Form 1 – Development application details

Approved form (version 1.1 effective 22 JUNE 2018) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application involving **code assessment** or **impact assessment**, except when applying for development involving building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development** (i.e. **material change of use, operational work or reconfiguring a lot**), use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used within this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Abarue Pty Ltd
Contact name (only applicable for companies)	Premise Agriculture
Postal address (P.O. Box or street address)	PO Box 2175
Suburb / State / Postcode	Toowoomba QLD 4350
Country	Australia
Contact number	0439536646
Email address (non-mandatory)	matt.norton@premise.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application <input type="checkbox"/> No – proceed to question 3)	

PART 2 – LOCATION DETAILS



3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see [DA Forms Guide](#). Relevant plans.

3.1) Street address and lot on plan

☒ Street address **AND** lot on plan (all lots must be listed), or

☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon; all lots must be listed).

a)	Unit No.	Street No.	Street Name			Street Type
		13260	Castlereagh			Highway
	Suburb		Postcode	Lot No.	Plan type and number (e.g. RP,SP)	
	Dirranbandi			10	BLM369	
	Local Government Area(s)		Balonne Shire			
b)	Unit No.	Street No.	Street Name			Street Type
			Castlereagh			Highway
	Suburb		Postcode	Lot No.	Plan type and number (e.g. RP,SP)	
	Dirranbandi			1	BLM662	
	Local Government Area(s)		Balonne Shire			
c)	Unit No.	Street No.	Street Name			Street Type
		700	Euraba			Road
	Suburb		Postcode	Lot No.	Plan type and number (e.g. RP,SP)	
	Dirranbandi			2	BLM368	
	Local Government Area(s)		Balonne Shire			
d)	Unit No.	Street No.	Street Name			Street Type
			Castlereagh			Highway
	Suburb		Postcode	Lot No.	Plan type and number (e.g. RP,SP)	
	Dirranbandi			3	BLM368	
	Local Government Area(s)		Balonne Shire			

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row. Only one of the below options is required for this part.

<input type="checkbox"/> Coordinates of premises by longitude and latitude or by easting and northing						
Easting (s)	Northing (s)	Latitude	Longitude	Zone Ref.	Datum	Local Government Area (if applicable)

3.3) Additional premises
<input type="checkbox"/> Additional premises are relevant to this development application and their details have been attached in a schedule to this application
<input checked="" type="checkbox"/> Not required

4) Identify any of the following that apply to the premises and provide any relevant details	
<input type="checkbox"/> In or adjacent to a water body or watercourse or above an aquifer	
Name of water body, watercourse or aquifer:	
<input type="checkbox"/> On strategic port land under the <i>Transport Infrastructure Act 1994</i>	
Lot on plan description of strategic port land:	
Name of port authority for the lot:	
<input type="checkbox"/> In a tidal area	
Name of local government for the tidal area (if applicable):	
Name of port authority for tidal area (if applicable):	
<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>	
Name of airport:	
<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>	
EMR site identification:	
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>	
CLR site identification:	

5) Are there any easements over the premises?	
<i>Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see DA Forms Guide.</i>	
<input type="checkbox"/> Yes – All easement locations, types and dimensions are included in plans submitted with this development application	
<input checked="" type="checkbox"/> No	

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect	
a) What is the type of the development? (Please tick only one box)	b) What is the approval type? (Please tick only one box)
<input checked="" type="checkbox"/> Material change of use	<input checked="" type="checkbox"/> Development permit

<input type="checkbox"/> Reconfiguring a lot	<input type="checkbox"/> Preliminary approval
<input type="checkbox"/> Operational work	<input type="checkbox"/> Preliminary approval that includes a variation approval
<input type="checkbox"/> Building work	
c) What is the level of assessment?	
<input type="checkbox"/> Code assessment	
<input checked="" type="checkbox"/> Impact assessment	

Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):
Expansion of the existing feedlot to 2,300 SCU
Relevant plans Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans .
<input checked="" type="checkbox"/> Relevant plans of the proposed development are attached to the development application
Additional aspects of development
<input type="checkbox"/> Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
<input checked="" type="checkbox"/> Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete DA Form 2 – Building work details

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use				
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m2) (if applicable)	
Feedlot (2,300SCU)	Intensive Animal Industry	0	0	
8.2) Does the proposed use involve the use of existing buildings on the premises?				
<input type="checkbox"/> Yes				
<input checked="" type="checkbox"/> No				

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?
9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)

<input type="checkbox"/> Subdivision <i>(complete 10)</i>	<input type="checkbox"/> Dividing land into parts by agreement <i>(complete 11)</i>
<input type="checkbox"/> Boundary realignment <i>(complete 12)</i>	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a construction road <i>(complete 13)</i>

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				
10.2) Will the subdivision be staged?				
<input type="checkbox"/> Yes – provide additional details below <input type="checkbox"/> No				
How many stages will the works include?				
What stage(s) will this development application apply to?				

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current Lot		Proposed Lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)
12.2) What is the reason for the boundary realignment?			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? <i>(attach schedule if there are more than two easements)</i>				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?
--

<input type="checkbox"/> Road work	<input type="checkbox"/> Stormwater	<input type="checkbox"/> Water infrastructure
<input type="checkbox"/> Drainage work	<input type="checkbox"/> Earthworks	<input type="checkbox"/> Sewage infrastructure
<input type="checkbox"/> Landscaping	<input type="checkbox"/> Signage	<input type="checkbox"/> Clearing vegetation
<input type="checkbox"/> Other – please specify:		

14.2) Is the operational work necessary to facilitate the creation of new lots (e.g. subdivision)?

☐ Yes – specify number of new lots:

☐ No

14.3) What is the monetary value of the proposed operational work?(include GST, materials and labour)

\$

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

Balonne Shire Council

16) Has the Local Government agreed to apply a superseded planning scheme for this development application?

☐ Yes – a copy of the decision notice is attached to this development application

☐ Local government is taken to have agreed to the superseded planning scheme request – relevant documents attached

☒ No

PART 5 – REFERRAL DETAILS

17) Do any aspects of the proposed development require referral for any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

☐ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6.

Matters requiring referral to the **chief executive of the Planning Regulation 2017**:

- ☒ Clearing native vegetation
- ☐ Contaminated land (unexploded ordnance)
- ☒ Environmentally relevant activities *(only if ERA has not been devolved to a local government)*
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Queensland heritage place *(on or near a Queensland heritage place)*
- ☐ Infrastructure – designated premises
- ☒ Infrastructure – state transport infrastructure
- ☒ Infrastructure – state transport corridors and future state transport corridors
- ☐ Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure – near a state-controlled road intersection
- ☐ On Brisbane core port land near a State transport corridor or future State transport corridor
- ☐ On Brisbane core port land – ERA
- ☐ On Brisbane core port land – tidal works or work in a coastal management district
- ☐ On Brisbane core port land – hazardous chemical facility
- ☐ On Brisbane core port land – taking or interfering with water
- ☐ On Brisbane core port land – referable dams
- ☐ On Brisbane core port land – fisheries
- ☐ Land within Port of Brisbane's port limits
- ☐ SEQ development area
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
- ☐ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material *(from a watercourse or lake)*
- ☐ Water-related development – referable dams

<input type="checkbox"/> Water-related development – construction of new levees or modification of existing levees (<i>category 3 levees only</i>)
<input type="checkbox"/> Wetland protection area
Matters requiring referral to the local government:
<input type="checkbox"/> Airport land
<input type="checkbox"/> Environmentally relevant activities (ERA) (<i>only if ERA has been devolved to local government</i>)
<input type="checkbox"/> Local heritage places
Matters requiring referral to the chief executive of the distribution entity or transmission entity
<input type="checkbox"/> Electricity infrastructure
Matters requiring referral to:
<ul style="list-style-type: none"> The chief executive of the holder of the licence, if not an individual The holder of the licence, if the holder of the licence is an individual
<input type="checkbox"/> Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council:
<input type="checkbox"/> Brisbane core port land
Matters requiring referral to the Minister under the Transport Infrastructure Act 1994:
<input type="checkbox"/> Brisbane core port land (inconsistent with Brisbane port LUP for transport reasons)
<input type="checkbox"/> Strategic port land
Matters requiring referral to the relevant port operator:
<input type="checkbox"/> Land within Port of Brisbane's port limits (below high-water mark)
Matters requiring referral to the chief executive of the relevant port authority:
<input type="checkbox"/> Land within limits of another port (below high-water mark)
Matters requiring referral to the Gold Coast Waterways Authority:
<input type="checkbox"/> Tidal works, or work in a coastal management district in Gold Coast waters
Matters requiring referral to the Queensland Fire and Emergency Service:
<input type="checkbox"/> Tidal works marina (more than 6 vessel berths)

18) Has any referral agency provided a referral response for this development application?		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application		
<input checked="" type="checkbox"/> No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and the development application the subject of this form, or include details in a schedule to this development application (<i>if applicable</i>)		

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules

- ☒ I agree to receive an information request if determined necessary for this development application
- ☐ I do not agree to accept an information request for this development application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties
- Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.

Further advice about information requests is contained in the [DA Forms Guide](#).

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals (e.g. a preliminary approval)?

- ☐ Yes – please provide details below or include details in a schedule to this development application
- ☒ No

List of approval/development application references	Reference number	Date	Assessment manager

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

- ☐ Yes – a copy of the receipted QLeave form is attached to this development application
- ☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid.
- ☒ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause or required as a result of an enforcement notice?

- ☐ Yes, show cause or enforcement notice is attached.
- ☒ No

23) Further legislative requirements

23.1) [Environmentally relevant activities](#)

<input checked="" type="checkbox"/>	<p>This development application is also taken to be an application for an environmental authority for an Environmentally Relevant Activity (ERA) under section 115 of the <i>Environmental Protection Act 1994</i>. The required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application.</p> <p>Note: Application for an environmental authority can be found by searching "ESR/2015/1791" at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.</p>		
<input type="checkbox"/>	<p>Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.</p>		
Proposed ERA number:	2	Proposed ERA threshold:	1(a)
Proposed ERA name:	Intensive Animal Feedlotting		
23.2)	Hazardous chemical facilities		
<input type="checkbox"/>	<p>This development application is for a hazardous chemical facility. Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application.</p> <p>Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.</p>		
23.3)	Clearing native vegetation		
<input checked="" type="checkbox"/>	<p>This application involves clearing native vegetation that requires written confirmation that the chief executive of the Vegetation Management Act 1999 is satisfied the clearing is for a relevant purpose under section 22A of the Vegetation Management Act 1999 and includes written confirmation from the chief executive of the Vegetation Management Act 1999 (s22A determination).</p> <p>Note: Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development. See www.qld.gov.au/environment/land/vegetation/applying for further information on how to obtain a s22A determination.</p>		
23.4)	Environmental offsets		
<input type="checkbox"/>	<p>This development application is taken to be a prescribed activity that may have a significant residual impact on a prescribed environmental matter under the <i>Environmental Offsets Act 2014</i>. I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter.</p> <p>Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.</p>		
23.5)	Koala conservation		
<input type="checkbox"/>	<p>This development application involves a material change of use, reconfiguring a lot or operational work within an assessable development area under the Schedule 10, Part 10 of the Planning Regulation.</p> <p>Note: See guidance materials at www.des.qld.gov.au for further information.</p>		
23.6)	Water resources		
<input type="checkbox"/>	<p>This development application involves taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the Water Act 2000. The relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the <i>Water Act 2000</i> may be required prior to commencing development.</p> <p>Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrm.qld.gov.au for further information.</p> <p>DA templates are available from planning.dsdmp.qld.gov.au. If the development application involves:</p> <ul style="list-style-type: none"> Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1 Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2 Taking overland flow water: complete DA Form 1 Template 3. 		
23.7)	Waterway barrier works		
<input type="checkbox"/>	<p>This development application involves waterway barrier works. The relevant template is completed and attached to this development application.</p> <p>Note: DA templates are available from planning.dsdmp.qld.gov.au. For a development application involving waterway barrier works, complete DA Form 1 Template 4.</p>		
23.8)	Marine activities		

<input type="checkbox"/>	This development application involves aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants and, if required. An associated resource allocation authority is attached to this development application, if required under the Fisheries Act 1994 . Note: See guidance materials at www.daf.qld.gov.au for further information.				
23.9)	Quarry materials from a watercourse or lake				
<input type="checkbox"/>	This development application involves the removal of quarry materials from a watercourse or lake under the <i>Water Act 2000</i> . I acknowledge that a quarry material allocation notice must be obtained prior to commencing development. Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au and www.business.qld.gov.au for further information.				
23.10)	Quarry materials from land under tidal waters				
<input type="checkbox"/>	This development application involves the removal of quarry materials from land under tidal water under the <i>Coastal Protection and Management Act 1995</i> . I acknowledge that a quarry material allocation notice must be obtained prior to commencing development. Note: Contact the Department of Environment and Science at www.des.qld.gov.au for further information.				
23.11)	Referable dams				
<input type="checkbox"/>	This development application involves a referable dam required to be failure impact assessed under section 343 of the <i>Water Supply (Safety and Reliability) Act 2008</i> (the Water Supply Act). The 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the Water Supply Act is attached to this development application. Note: See guidance materials at www.dnrme.qld.gov.au for further information.				
23.12)	Tidal work or development within a coastal management district				
<input type="checkbox"/>	This development application involves tidal work or development in a coastal management district and if required, the following is included with this development application: <input type="checkbox"/> Evidence the proposal meets the code for assessable development that is prescribed tidal work (<i>only required if application involves prescribed tidal work</i>) <input type="checkbox"/> A certificate of title. Note: See guidance materials at www.ehp.qld.gov.au for further information.				
23.13)	Queensland and local heritage places				
<input type="checkbox"/>	This development application proposes development on or adjoining a place entered in the Queensland heritage register or on a place entered in a local government's Local Heritage Register . Details of the heritage place are provided in the table below. Note: See guidance materials at www.des.qld.gov.au for information requirements regarding development of Queensland heritage place.				
<table border="1"> <tr> <td>Name of heritage place:</td> <td></td> <td>Place ID:</td> <td></td> </tr> </table>		Name of heritage place:		Place ID:	
Name of heritage place:		Place ID:			
23.14)	Brothels				
<input type="checkbox"/>	This development application involves a material change of use for a brothel and demonstrates how the proposal meets the code for development applications for brothels under Schedule 3 of the <i>Prostitution Regulation 2014</i> .				
23.15)	Decision under section 62 of the <i>Transport Infrastructure Act 1994</i>				
<input type="checkbox"/>	This development application involves new or changed access to a state-controlled road, and will be taken to be an application for a decision under section 62 of the <i>Transport Infrastructure Act 1994</i> (subject to the conditions in section 75 of the <i>Transport Infrastructure Act 1994</i> being satisfied).				

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17 Note: See the Planning Regulation 2017 for referral requirements	<input checked="" type="checkbox"/> Yes
If building work is associated with the proposed development, Parts 4 to 6 of DA Form 2 – Building Work details have been completed and attached to this development application	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Supporting information addressing any applicable assessment benchmarks is included with the development application Note: This is mandatory and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms guide: Planning Report Template.	<input checked="" type="checkbox"/> Yes
Relevant plans of the development are attached to this development application Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant Plans.	<input checked="" type="checkbox"/> Yes
The portable long service leave levy for Qleave has been paid, or will be paid before a development permit is issued (see 21)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

25) Applicant declaration

- ☒ By making this development application, I declare that all information in this development application is true and correct.
- ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*.

Note: It is unlawful to intentionally provide false or misleading information.

Privacy—Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website. Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 9 – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

Prescribed assessment manager

Name of chosen assessment manager

Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

Qleave notification and payment	
<i>Note: For completion by assessment manager if applicable</i>	
Description of the work	
Qleave project number	
Amount paid (\$)	
Date paid	
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

Individual owner's consent for making a development application under the *Planning Act 2016*

I,

Douglas Charles Deshon

as owner of the premises identified as follows:

'Abarue', Castlereagh Highway, Lot 2 BLM368, Lot 3 BLM368, Lot 10 BLM369 and Lot 1 BLM662

consent to the making of a development application under the *Planning Act 2016* by:

Abarue Pty Ltd

on the premises described above for:

Material change of use for the expansion of the Abarue Feedlot to 2,300SCU



11/09/2018

Individual owner's consent for making a development application under the *Planning Act 2016*

I,

Susanne Carol Deshon

as owner of the premises identified as follows:

'Abarue', Castlereagh Highway, Lot 2 BLM368, Lot 3 BLM368, Lot 10 BLM369 and Lot 1 BLM662

consent to the making of a development application under the *Planning Act 2016* by:

Abarue Pty Ltd

on the premises described above for:

Material change of use for the expansion of the Abarue Feedlot to 2,300SCU



11/09/2018

Application form

Environmental Protection Act 1994

Development application Form 1 - Application details—attachment for an application for an environmental authority

This form is to be attached to the Development application Form 1 - Application details when making a development application for prescribed environmentally relevant activities (ERAs). Under section 115 of the Environmental Protection Act 1994 (EP Act) the development approval application is taken to be an application for an environmental authority for the prescribed ERAs.

It is recommended that prior to making an application for an environmentally relevant activity (ERA), you read the information on what to provide with an application. This information is located on the Business Queensland website (formerly the Queensland Government's Business and Industry Portal) at www.business.qld.gov.au (use the search term "Environmental licence"). This website also has a diagnostic tool called the "forms and fees finder" which will help identify any fees and supporting information you need to make an application.

Only use this application form if you are applying for a new environmental authority (EA) where:

- ☒ All applicants are registered suitable operators¹.
- ☒ The ERA/s being applied for do not form part of an ERA project under an existing EA.
- ☒ If more than one ERA is being applied for, the ERAs must be carried out as part of a single integrated operation:
 - the ERAs will be carried out under the day to day management of a single responsible individual (e.g. a site manager or operations manager); and
 - all of the ERAs are operationally interrelated, that is, the operation cannot function without all of the ERAs. Separate applications will need to be made for the ERAs that cannot be carried out as a single integrated operation; and
 - the ERA/s are, or will be, carried out at one or more places; and
 - the places where the ERAs will be carried out are close enough to make the integrated day to day management of the activities feasible.
- ☒ The ERA/s being applied for are prescribed under section 19 of the *Environmental Protection Act 1994* (EP Act).
- ☒ If any of the ERAs being applied for are to be carried out on a parcel of land within a state development area and a particular use for the parcel of land is not stated in the approved development scheme, you have applied for, or hold a current approval for the use under section 84(4)(b) of the *State Development and Public Works Organisation Act 1971*.
- ☒ The application is not to dredge or extract more than 10,000 tonnes of material a year in the North Stradbroke Island region.

¹ If you are not a registered suitable operator you cannot apply for a new environmental authority. To become a registered suitable operator apply online through Connect at www.qld.gov.au/environment/connect or request the form "Application to be a registered suitable operator - ESR/2015/1771" by emailing palm@des.qld.gov.au or phoning 1300 130 372 (option 4).



Application form

Development application Form 1 - Application details—attachment for an
application for an environmental authority

Privacy statement

Where ERAs are administered by the Queensland Government:

The Department of Environment and Science and Department of Agriculture and Fisheries are collecting the information on this form to process your application for an EA. The collection is authorised under Chapter 5 of the EP Act.

Please note that the administering authority is required to keep this application on a register of documents open for inspection by members of the public under section 540 of the EP Act, and must permit a person to take extracts from the register pursuant to section 542 of the EP Act. Your personal information will not be otherwise disclosed to any other parties unless authorised or required by law. For queries about privacy matters please email privacy@des.qld.gov.au or telephone: 13 74 68.

Where ERAs are administered by a local government:

Contact the local government for their privacy information.

Pre-lodgement meeting

If you would like to have a pre-lodgement meeting:

- for prescribed ERAs 2, 3 and 4—contact the Department of Agriculture and Fisheries by email at livestockregulator@daf.qld.gov.au
- for local government administered ERAs, contact the local government
- for any other ERA—please complete and lodge the form “Application for pre-lodgement services” (ESR/2015/1664²), prior to lodging this standard application for an environmental authority.

² This application form is available at www.qld.gov.au, using the publication number ESR/2015/1664 as a search term.

Application form

Development application Form 1 - Application details—attachment for an application for an environmental authority

The fields marked with an asterisk * are mandatory, if they are not completed then your application may be considered not properly made under section 128 of the *Environmental Protection Act 1994*.

1. Applicant details

To nominate a site or application contact for this application please provide details at Questions 14 and 15.

Is there more than one applicant? *	<input checked="" type="checkbox"/> No—provide applicant's details below. <input type="checkbox"/> Yes—provide the principal applicant's details below and all other applicants' details in Attachment 1—"Joint applicants and appointment of principal applicant"
Name - individual or contact person if applicant is a organisation* Frank Douglas Deshon	Suitable Operator Reference Number* 702775
Organisation name, including any trading name (*if an organisation)	ABN/ACN (*if an organisation)
Residential or registered business address (not a post office box)* 'Abarue' Castlereagh Highway	Phone* 07 4625 0969
Postal address (if same as above, write "AS ABOVE")*	Facsimile
Email* abarue@skymesh.com.au	<input checked="" type="checkbox"/> Indicate if you want to receive correspondence via email

1.1 Nomination of an agent for this application

I/we nominate the below agent to act on my/our behalf and to receive correspondence relating to this application.

Do you want to nominate an agent for this application? *	
<input type="checkbox"/> No → Go to Question Error! Reference source not found. <input checked="" type="checkbox"/> Yes → Complete the agent's details here.	
Name of agent – individual or contact person if agent is an organisation Matt Norton	
Organisation name, including trading name if an organisation Premise Australia Pty Ltd	ABN/ACN (if an organisation) 82 620 885 832
Postal address PO Box 2175, Toowoomba QLD 4350	Phone 0439 536 646
Email matt.norton@premise.com.au	<input type="checkbox"/> Indicate if you do not want to receive correspondence via email

2. Details of the ERA(s) being applied for

Complete the table below by advising which ERA(s) you are applying for. If the ERA has eligibility criteria and standard conditions³, identify whether you can comply with them. Select "N/A" where there are no eligibility criteria and standard conditions for that ERA. If you cannot comply with all of the applicable standard conditions, select "no" and attach details of the standard conditions you cannot comply with.

³ ERAs with eligibility criteria and standard conditions are listed at: www.business.qld.gov.au (use the search term "eligibility criteria").

Application form

Development application Form 1 - Application details—attachment for an application for an environmental authority

ERA number*	Threshold*	Name of ERA*	I can comply with the eligibility criteria*	I can comply with all the standard conditions*
2	1(a)	Intensive animal feedlotting	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No

☐ I have attached details of the standard conditions that I cannot comply with.

3. Description of land where the ERA/s will be carried out

Where activities will be undertaken at more than one location, provide details in Appendix 2.

Number*	Street Name*	Suburb/Town*	Postcode*
	Castlereagh Highway	Dirranbandi	4486
Real Property Description*		Specific area within the location ie GPS or other descriptor*	
Lot 3 Plan BLM368			
Port (*if applicable)		Project Name (*if applicable)	

4. Details of contaminated land

Is there a site management plan in effect for contaminated land that relates to the land that is the subject of this application?*		
<input checked="" type="checkbox"/> No	Go to Question 5.	
<input type="checkbox"/> Yes	Description of land*	
	Lot and plan number(s)	Local Government Area*
	Lot	Plan
	Lot	Plan
	Lot	Plan

5. Existing environmental authorities at the location

Do you have any existing environmental authorities at this location?*		
<input type="checkbox"/> No	Go to Question 6.	
<input checked="" type="checkbox"/> Yes	Existing EA number(s)*	Certification*
	F1-0097	<input type="checkbox"/> I certify that the ERA(s) being applied for do not form part of any existing environmental authority/ies

Application form

Development application Form 1 - Application details—attachment for an application for an environmental authority

6. Other related approvals

To avoid the possibility of your environmental authority application being invalid, you need to ensure any other required applications have been made prior to lodging this application. If you are not sure what approvals are required you should contact the planning area of your local government authority or if the area is within a State development area, visit the Department of State Development, Manufacturing, Infrastructure and Planning website at: www.dsdmip.qld.gov.au (search for state development area).

Are you required to obtain any of the following approvals to conduct the ERA(s)?*					
<ul style="list-style-type: none"> e.g. An approval for the use of land under the <i>State Development and Public Works Organisation Act 1971</i> 					
<input type="checkbox"/> No	Go to <i>Question 7</i>				
<input checked="" type="checkbox"/> Yes	Approval name*	Legislation*	Application number*	Date lodged*	Approval status*
	Development Approval	Planning Act 2016	N/A	N/A	N/A

7. Environmental offsets

An environmental offset, under the *Environmental Offsets Act 2014*, may be required for an ERA where, despite all reasonable measures to avoid and minimise impacts on certain environmental matters, there is still likely to be significant residual impact on one or more of those matters.

You must verify the presence, whether temporary or permanent, of those environmental matters. For more information refer to the Queensland Environmental Offsets Policy and the Significant Residual Impact Guideline at the Queensland Government website at www.qld.gov.au, using the search term "environmental offsets".

Will the ERA(s) being applied for result in a significant residual impact to a matter of State environmental significance (MSES)?*	
<input checked="" type="checkbox"/> No	Go to <i>Question 8</i> .
<input type="checkbox"/> Yes	<p>You must attach supporting information that:</p> <ol style="list-style-type: none"> Details the magnitude and duration of the likely significant residual impact on each prescribed environmental matter (other than matters of local environmental significance) for the entire activity; and Demonstrates that all reasonable measures to avoid and minimise impacts on each of those matters will be undertaken.

7.1 Notice of election

Has a notice of election been submitted to the administering authority, or is being submitted as part of this application?	
<input type="checkbox"/> No	Go to <i>Question 7.2</i> .
<input type="checkbox"/> Yes	<input type="checkbox"/> You can attach the notice of election, if it has not been submitted to the department. Go to <i>Question 7.3</i> .

7.2 Staged environmental offsets

Offset delivery can be staged, however for this to occur, the condition of any approved environmental authority needs to state that both the activity and the offset may be staged. As part of your notice of election for each stage under the *Environmental Offsets Act 2014*, you are required to provide a detailed assessment of the quantum of impact of that stage and the offset obligation requirement to be delivered for that stage.

Will the proposed ERA(s) and delivery of an environmental offset be undertaken in stages?	
<input type="checkbox"/> No	Go to <i>Question 7.3</i>

Application form

Development application Form 1 - Application details—attachment for an application for an environmental authority

<input type="checkbox"/> Yes	You must attach supporting information that details of how the activity/activities are proposed to be staged.
------------------------------	--

7.3 Nature conservation environmental offset

Has another authority issued under the <i>Nature Conservation Act 1992</i> required an environmental offset for the same, or substantially the same, impact and the same, or substantially the same, MSES?	
<input type="checkbox"/> No	Go to <i>Question 7.4</i>
<input type="checkbox"/> Yes	Provide permit number:

7.4 Marine parks environmental offset

Has marine park permit issued under the <i>Marine Parks Act 2004</i> required an environmental offset for the same, or substantially the same, impact and the same, or substantially the same, MSES?	
<input type="checkbox"/> No	Go to <i>Question 8</i>
<input type="checkbox"/> Yes	<input type="checkbox"/> You must attach a copy of the marine park permit to this application.

8. Matters of national environmental significance

There are currently nine matters of national environmental significance (MNES) which have been defined in the *Environment Protection and Biodiversity Conservation Act 1999 (Cth)* (EPBC Act). These are:

- world heritage properties
- national heritage places
- wetlands of international importance (listed under the Ramsar Convention)
- listed threatened species and ecological communities
- migratory species protected under international agreements
- Commonwealth marine areas
- the Great Barrier Reef Marine Park
- nuclear actions (including uranium mines)
- a water resource, in relation to coal seam gas development and large coal mining development

To determine whether the proposed ERA(s) will have a significant impact on MNES and for referral requirements, please refer to the guidance provided by the Federal Government's Department of Environment on www.environment.gov.au.

Would the carrying out of the proposed ERA(s) be likely to have a significant impact on a MNES?*	
<input checked="" type="checkbox"/> No	Go to <i>Question 9</i> .
<input type="checkbox"/> Yes	Has the proposal been referred to the Federal Department of Environment for formal assessment and approval? <input type="checkbox"/> No → Go to <i>Question 9</i> . <input type="checkbox"/> Yes → Go to <i>Question 8.1</i> .

8.1 EPBC Act approval for environmental offsets

Has an approval issued under the EPBC Act required an environmental offset for the same, or substantially the same, impact and the same, or substantially the same, MSES?	
<input type="checkbox"/> No	Go to <i>Question 9</i> .
<input type="checkbox"/> Yes	I have attached a copy of the approval under the EPBC Act. Are there any MNES which were assessed under the EPBC Act which are the same, or substantially the same as an MSES, but that were not conditioned in the approval? <input type="checkbox"/> No → Go to <i>Question 9</i> <input type="checkbox"/> Yes → List these MNES:

9. Environmental impact statement under the *State Development and Public Works Organisation Act 1971*

Certain stages of the EA application process may not apply if the proposed activities were assessed as part of a coordinated project declared under the *State Development and Public Works Organisation Act 1971* (State Development Act), you are only required to answer Questions 9 to 9.1 if you have a current CG's evaluation report for the project.

Has an environmental impact statement (EIS) process under State Development Act been completed?*	
<input checked="" type="checkbox"/> No	Go to <i>Question 10</i> .
<input type="checkbox"/> Yes	What is the title and project name of the completed EIS?*
	<input type="checkbox"/> The EIS was completed for all activities that are the subject of this application. <div style="margin-left: 20px;"> <input type="checkbox"/> The environmental risks or the way the activity/activities are proposed to be carried out have not changed since the EIS was completed. <input type="checkbox"/> The environmental risks or the way the activity/activities are proposed to be carried out have changed since the EIS was completed. </div>
	<input type="checkbox"/> The EIS was not completed for all activities that are the subject of this application. <div style="margin-left: 20px;"> <input type="checkbox"/> The environmental risks or the way the activity/activities are proposed to be carried out have not changed since the EIS was completed. <input type="checkbox"/> The environmental risks or the way the activity/activities are proposed to be carried out have changed since the EIS was completed. </div>
	Was the EIS completed for all activities that are the subject of this application?*
	<input type="checkbox"/> No <div style="margin-left: 20px;">Please list the activities that were not included in the EIS or attach documentation with this information to this application:</div> <input type="checkbox"/> I have attached the required supporting information.
	<input type="checkbox"/> Yes

9.1 Coordinator-General's conditions

Are there CG's conditions that relate to the ERA(s) being applied for?*	
<input type="checkbox"/> No →	Go to <i>Question 10</i> .
<input type="checkbox"/> Yes →	Name of the CG's evaluation report:

10. Assessment of the environmental impact

This question is **not applicable** if an EIS process under the State Development Act has been completed for all the ERA(s) that are the subject of this application and the environmental risks of the activities **and** the way they are proposed to be carried out has not changed since the EIS was completed.

You must attach to this application an assessment of the likely impact of each ERA on environmental values (*if applicable), including:

- a description of the environmental values likely to be affected by each relevant activity
- details of any emissions or releases likely to be generated by each relevant activity
- a description of the risk and likely magnitude of impacts on the environmental values
- details of the management practices proposed to be implemented to prevent or minimise adverse impacts

Application form

Development application Form 1 - Application details—attachment for an application for an environmental authority

- details of how the land the subject of the application will be rehabilitated after each relevant activity ceases

☒ I have attached an assessment of the environmental impact and specific supporting information.

11. Details of waste management

Describe the proposed measures for minimising and managing waste generated by the activity/ies below *
Please refer to attached report

☒ I have attached the proposed measures.

12. Take effect date (when fees will commence being charged)

You may nominate when the EA will take effect should it be approved. The date the environmental authority takes effect will be the date from which you can commence the activities as well as the date your annual fees will commence to be charged (your anniversary date). Under section 200 of the EP Act, if a development permit for a material change of use under the *Planning Act 2016* or a State development area (SDA) approval is required in order to carry out the ERA the EA cannot take effect until the development permit or SDA approval takes effect (known as taking effect pending development approval).

Do you want the EA to take effect on the decision date, nominated date, or pending development approval?*	
<input checked="" type="checkbox"/> Decision date	The take effect date will be the date of the decision.
<input type="checkbox"/> Nominated date	Details of nominated take effect date:

13. Nomination of site contact

An alternative contact nominated by the legal entity which holds, or will in future hold, a relevant authority issued by the department. The department may direct correspondence relating to actual or potential compliance matters to the site contact.

Do you want to nominate a site contact?*		<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, provide details below
Title*	First Name*	Surname*
Email Address*		<input type="checkbox"/> Indicate if you want to receive correspondence via email
Phone		

Application form

Development application Form 1 - Application details—attachment for an application for an environmental authority

14. Nomination of application contact

An alternative contact nominated by the legal entity which has submitted, or will in future submit, applications to be assessed by the department. All departmental correspondence relating to the assessment of applications will be directed to the application contact, however, if the application results in the issuing of a relevant authority, the relevant authority will be sent to the applicant.


Name or Position*
Matt Norton
Primary Phone*
0439 536 646
Secondary Phone
Email Address*
matt.norton@premise.com.au

15. Applicant declaration

I declare that the information I have provided is true and correct. I understand that it is an offence under the *Environmental Protection Act 1994* to give information that I know is false, misleading or incomplete.

I will comply with all conditions on my environmental authority as well as any relevant provisions in the *Environmental Protection Act 1994*.

I understand that I am responsible for managing the environmental impacts of these activities, and that approval of this application is not an endorsement by the administering authority of the effectiveness of the management practices proposed or implemented.

Applicant's full name*	Applicant's position*
Frank Douglas Deshon	MANAGER
Applicant's signature*	Date*
	11/09/18

Submit attachment, together with any additional information, with all relevant Development application Forms to the assessment manager for the development application.

Application form

Development application Form 1 - Application details—attachment for an application for an environmental authority

Attachment 1

Joint applicants and appointment of principal applicant

We are joint applicants for this environmental authority application and hereby appoint _____ as the principal applicant to receive statutory documents relating to this application.

Name - individual or contact person if applicant is an organisation*	Suitable Operator Reference Number*
Organisation name, including trading name (*if an organisation)	ABN/ACN (*if an organisation)
Residential or registered business address (not a post office box)*	Phone*
Postal address (if same as above, state "AS ABOVE") *	Facsimile
Email*	<input type="checkbox"/> Indicate if you want to receive correspondence via email
Signature*	Date*

Name - individual or contact person if applicant is an organisation*	Suitable Operator Reference Number*
Organisation name including trading name (*if an organisation)	ABN/ACN (*if an organisation)
Residential or registered business address (not a post office box)*	Phone*
Postal address (if same as above, state "AS ABOVE")*	Facsimile
Email*	<input type="checkbox"/> Indicate if you want to receive correspondence via email
Signature*	Date*

Name - individual or contact person if applicant is an organisation*	Suitable Operator Reference Number*
Business name including trading name (*if an organisation)	ABN/ACN (*if an organisation)
Residential or registered business address (not a post office box)*	Phone*
Postal address (if same as above, state "AS ABOVE")*	Facsimile
Email*	<input type="checkbox"/> Indicate if you want to receive correspondence via email
Signature*	Date*

Application form

Development application Form 1 - Application details—attachment for an application for an environmental authority

Attachment 2

List of locations where the ERA(s) will be carried out.

Where there is more than one location list all locations and which ERA(s) will be conducted at each location.

Number*	Street Name*	Suburb/Town*	Postcode*	ERA/s*
	Castlereagh Highway	Dirranbandi	4486	2(1)(a)
Real Property Description*		Specific area within the location ie GPS or other descriptor (*if applicable e.g. dredging)		
Lot 2 Plan BLM368				

Number*	Street Name*	Suburb/Town*	Postcode*	ERA/s*
	Castlereagh Highway	Dirranbandi	4486	2(1)(a)
Real Property Description*		Specific area within the location ie GPS or other descriptor (*if applicable e.g. dredging)		
Lot 10 Plan BLM369				

Number*	Street Name*	Suburb/Town*	Postcode*	ERA/s*
	Castlereagh Highway	Dirranbandi	4486	2(1)(a)
Real Property Description*		Specific area within the location ie GPS or other descriptor (*if applicable e.g. dredging)		
Lot 1 Plan BLM662				

Number*	Street Name*	Suburb/Town*	Postcode*	ERA/s*
Real Property Description*		Specific area within the location ie GPS or other descriptor (*if applicable e.g. dredging)		
Lot Plan				

Number*	Street Name*	Suburb/Town*	Postcode*	ERA/s*
Real Property Description*		Specific area within the location ie GPS or other descriptor (*if applicable e.g. dredging)		
Lot Plan				

Number*	Street Name*	Suburb/Town*	Postcode*	ERA/s*
Real Property Description*		Specific area within the location ie GPS or other descriptor (*if applicable e.g. dredging)		
Lot Plan				

Number*	Street Name*	Suburb/Town*	Postcode*	ERA/s*
Real Property Description*		Specific area within the location ie GPS or other descriptor (*if applicable e.g. dredging)		
Lot Plan				



Premise

AGRICULTURE

Development Application Report

Abarue Pty Ltd
Abarue Feedlot Expansion
MIS-0397/1802340 Rev: A
6 September 2018

Important Note

This report and all its components (including images, audio, video, text) is copyright. Apart from fair dealing for the purposes of private study, research, criticism or review as permitted under the Copyright Act 1968, no part may be reproduced, copied, transmitted in any form or by any means (electronic, mechanical or graphic) without the prior written permission of Premise Agriculture. This report has been prepared for the sole use of the Abarue Pty Ltd (herein, 'the client'), for a specific site (herein 'the site', the specific purpose specified in Section 1 of this report (herein 'the purpose'). This report is strictly limited for use by the client, to the purpose and site and may not be used for any other purposes.

Third parties, excluding regulatory agencies assessing an application in relation to the purpose, may not rely on this report. Premise Agriculture waives all liability to any third party loss, damage, liability or claim arising out of or incidental to a third party publishing, using or relying on the facts, content, opinions or subject matter contained in this report.

Premise Agriculture waives all responsibility for loss or damage where the accuracy and effectiveness of information provided by the Client or other third parties was inaccurate or not up to date and was relied upon, wholly or in part in reporting.

EXECUTIVE SUMMARY

Abarue Pty Ltd (Abarue) are proposing an expansion of their existing feedlot, "Abarue Feedlot", to 2,300 standard cattle units (SCU). Abarue's existing feedlot is located on Castlereagh Highway, Dirranbandi, Queensland, and has approval to operate at a level of 999 SCU. Abarue Feedlot is located within the Balonne Shire Council (BSC) Local Government Area. The existing feedlot and proposed development are located on Lot 3 BLM368.

The proposed expansion of Abarue Feedlot will increase the total capacity from 999 SCU to 2,300 SCU with the addition of five pens. The proposed feedlot will be serviced by two additional sedimentation basins and an effluent holding pond. Each pen will be approximately 38 m wide and 37 m deep with a capacity of 178 SCU at a stocking density of 12 m²/SCU.

The feed roads and cattle laneways will be extended from the existing feedlot pens to the expansion area. The additional sedimentation basins will have a volume of 1.3 ML and 0.8 ML and the proposed effluent holding pond will have a volume of 5.3 ML. There is 243 ha of land available for effluent and manure utilisation. The current access to the feedlot from Castlereagh Highway will remain unchanged.

The nearest sensitive receptor to the feedlot is approximately 6,400 m south-east of the existing feedlot. The S-factor calculation has been used to determine that the minimum required separation distance is 604 m.

The Department of Natural Resources, Mines and Energy has determined that the required clearing is for a relevant purpose. A total of 1.85 ha of Category B vegetation will be cleared for the proposed development. As the proposed expansion of the effluent holding pond is through an increase in depth, no additional waterway barrier works are proposed.

Pen cleaning and manure management will be undertaken in line with *Beef Cattle Feedlots: Waste Management and Utilisation* (2015) (Waste Management Guidelines).

TABLE OF CONTENTS

1	Introduction.....	1
2	Existing Environment.....	2
2.1	SITE AND LOCALITY.....	2
2.2	CLIMATE	2
2.3	CURRENT LAND USE.....	5
2.4	SURROUNDING LAND USE AND RECEPTORS.....	5
2.5	TOPOGRAPHY, DRAINAGE AND FLOODING.....	7
2.6	WETLANDS	8
2.7	GROUNDWATER.....	8
2.8	FLORA AND FAUNA	11
2.9	CULTURAL HERITAGE	12
2.9.1	ABORIGINAL CULTURAL HERITAGE	12
2.9.2	NON-ABORIGINAL CULTURAL HERITAGE.....	12
2.10	SOIL	13
2.11	STATE PLANNING POLICY – STATE INTERESTS	15
2.11.1	REGULATED VEGETATION.....	15
2.11.2	ESSENTIAL HABITAT.....	18
2.11.3	WATERCOURSES.....	18
2.11.4	AGRICULTURAL LAND CLASSIFICATION.....	18
2.11.5	FLOOD HAZARD AREA.....	18
2.11.6	BUSHFIRE HAZARD AREA	18
2.11.7	STOCK ROUTE NETWORK.....	18
2.12	MATTERS OF NATIONAL ENVIRONMENTAL SIGNIFICANCE	19
2.13	CONTAMINATED LAND.....	20
2.14	ACID SULPHATE SOILS	20
2.15	MINERAL AND PETROLEUM RESOURCES.....	20
2.16	FIRE ANTS	20
2.17	UNEXPLODED ORDNANCE.....	20
3	Proposed Development.....	21
3.1	OVERVIEW.....	21
3.2	CATTLE NUMBERS AND ASSUMPTIONS.....	22
3.3	FEED INTAKE, STORAGE AND USAGE.....	23
3.4	TRAFFIC GENERATION	23
3.5	PARKING AND INTERNAL ROADS	25
3.6	PEN DESIGN	26
3.7	PEN CLEANING AND MAINTENANCE	27
3.8	CATTLE LANE	28
3.9	SOLIDS STORAGE AND PROCESSING METHOD	28

3.10	CARCASS DISPOSAL	28
3.11	MASS DISPOSAL OF CARCASSES	28
3.12	STORMWATER MANAGEMENT: RUNOFF DIVERSION BANKS AND DRAINS	29
3.13	SEDIMENTATION BASINS	30
3.14	EFFLUENT HOLDING PONDS	31
3.15	MANURE AND EFFLUENT UTILISATION	32
3.16	EROSION AND CONTROL PLAN	32
3.17	BUSHFIRE MANAGEMENT	33
4	Infrastructure	34
4.1	WATER SUPPLY AND STORAGE	34
4.2	CHEMICAL AND FUEL STORAGE	34
4.3	ELECTRICITY	35
4.4	SEWAGE	35
4.5	TELECOMMUNICATIONS	35
5	Operational Details	36
5.1	LIFE OF OPERATION	36
5.2	NUMBER OF PERSON EMPLOYED	36
5.3	HOURS OF WORK	36
6	Potential Environmental Impacts	37
6.1.1	IMPACTS ON COMMUNITY AMENITY	37
6.1.2	IMPACTS ON THE SUPPLY AND QUALITY OF GROUNDWATER	39
6.1.3	IMPACTS TO SURFACE WATER	39
6.1.4	IMPACTS TO FLORA AND FAUNA	39
6.1.5	IMPACTS TO SOILS	39
7	Risk Assessment	40
7.1	SPECIFIC PERFORMANCE OBJECTIVES	40
7.2	RISK CHARACTERISATION	43
7.3	RISK EVALUATION	44
8	Planning Framework	48
8.1	THE ENVIRONMENTAL PROTECTION ACT 1994	48
8.2	THE PLANNING ACT 2016	48
8.3	STATE DEVELOPMENT ASSESSMENT PROVISIONS	48
8.4	BALONNE SHIRE COUNCIL PLANNING SCHEME	49
8.4.1	INTRODUCTION	49
8.4.2	DEFINITION OF USE	49
8.5	ZONING AND ASSESSMENT STATUS	49
8.5.1	RURAL ZONE CODE	50
8.5.2	FILLING AND EXCAVATION CODE	61
8.5.3	FLOOD HAZARD OVERLAY CODE	64
9	References	73

FIGURES

FIGURE 1 – LOCALITY PLAN	3
FIGURE 2 – CADASTRAL PLAN	4
FIGURE 3 – SURROUNDING LAND USE AND SENSITIVE RECEPTORS	6
FIGURE 4 – IMAGERY OF THE PROPERTY DURING THE MARCH 2010 FLOOD	7
FIGURE 5 – TOPOGRAPHY, DRAINAGE, FLOODING AND WETLANDS	9
FIGURE 6 – GROUNDWATER BORES	10
FIGURE 7 – LAND SYSTEMS	14
FIGURE 8 – REGULATED VEGETATION MANAGEMENT MAP	16
FIGURE 9 – REGULATED VEGETATION MANAGEMENT SUPPORTING MAP	17

TABLES

TABLE 1- CLIMATIC INFORMATION (BOM, 2018A)	2
TABLE 2 – LAND SYSTEMS	13
TABLE 3 – THREATENED ECOLOGICAL COMMUNITIES	19
TABLE 4 – CRITICALLY ENDANGERED SPECIES	19
TABLE 5 – ESTIMATED CATTLE NUMBERS IN & OUT OF THE FEEDLOT/YEAR	22
TABLE 6 – FEED INTAKE AND PRODUCTION	23
TABLE 7 – BACKGROUND TRAFFIC ON CASTLEREAGH HWY	24
TABLE 8 – SUMMARY OF WEEKLY TRAFFIC IMPACTS TO CASTLEREAGH HWY (STATE-CONTROLLED ROAD)	24
TABLE 9 – ESTIMATED TRAFFIC MOVEMENTS	25
TABLE 10 – ROUTINE CLEANING AND MAINTENANCE SCHEDULE	27
TABLE 11 – SEDIMENTATION BASIN CAPACITY	30
TABLE 12 – EFFLUENT HOLDING POND CAPACITY	31
TABLE 13 – S FACTOR SEPARATION DISTANCES	38
TABLE 14 – NOISE LIMITS AT NOISE SENSITIVE & COMMERCIAL PLACES	41
TABLE 15 – RISK ASSESSMENT MATRIX	43
TABLE 16 – FEEDLOT RISK ASSESSMENT	45
TABLE 17 – CRITERIA FOR ASSESSABLE DEVELOPMENT	51
TABLE 18 – FILLING AND EXCAVATION CODE COMPLIANCE	62
TABLE 19 – FLOOD HAZARD OVERLAY CODE COMPLIANCE	65

APPENDICES

APPENDIX A -	EXISTING APPROVALS
APPENDIX B -	SITE PLANS
APPENDIX C -	WATER LICENCES AND BORECARDS
APPENDIX D -	FLORA AND FAUNA SEARCHES
APPENDIX E -	CULTURAL HERITAGE
APPENDIX F -	STATE PLANNING POLICY
APPENDIX G -	MATTERS OF NATIONAL ENVIRONMENTAL SIGNIFICANCE
APPENDIX H -	ENVIRONMENTAL MANAGEMENT REGISTER AND CONTAMINATED LAND REGISTER
APPENDIX I -	DAF FEEDLOT ASSESSMENT SPREADSHEET
APPENDIX J -	STATE DEVELOPMENT ASSESSMENT PROVISIONS (SDAP)

DOCUMENT AUTHORISATION						
Revision	Rev. Date	Author	Reviewer	Report Details	Authorised By	
					Signature	Date
A	18/06/2018	ML/MN	KW	Draft for client comment	KW	05/09/2018

1 INTRODUCTION

Abarue Pty Ltd (Abarue) are proposing to expand their existing feedlot to 2,300 SCU. Abarue's current feedlot is located on the Castlereagh Highway, Dirranbandi, Queensland, and has approval to operate at a level of 999 SCU. The purpose of this report is to provide an examination of the existing environment, an overview of the proposed development, and operational and environmental management measures that meet current industry and government standards. Some parts of the proposed development have already been constructed, including a small area of regulated vegetation that has been cleared.

The Abarue Feedlot is located within the Balonne Shire Council (BSC) Local Government Area. The proposed development will be located on Lot 3 BLM368. Other lots associated with the development are Lot 2 BLM368, Lot 10 BLM369 and Lot 1 BLM662.

For the proposed expansion, Abarue will require Development Approval for an Impact Assessable Material Change of Use from BSC. This application will also be taken to be an application for an Environmental Authority from the Department of Agriculture and Fisheries (DAF) via the State Assessment and Referral Agency (SARA). Copies of the existing approvals are available in Appendix A.

Feedlot site plans are attached in Appendix B.

2 EXISTING ENVIRONMENT

2.1 Site and Locality

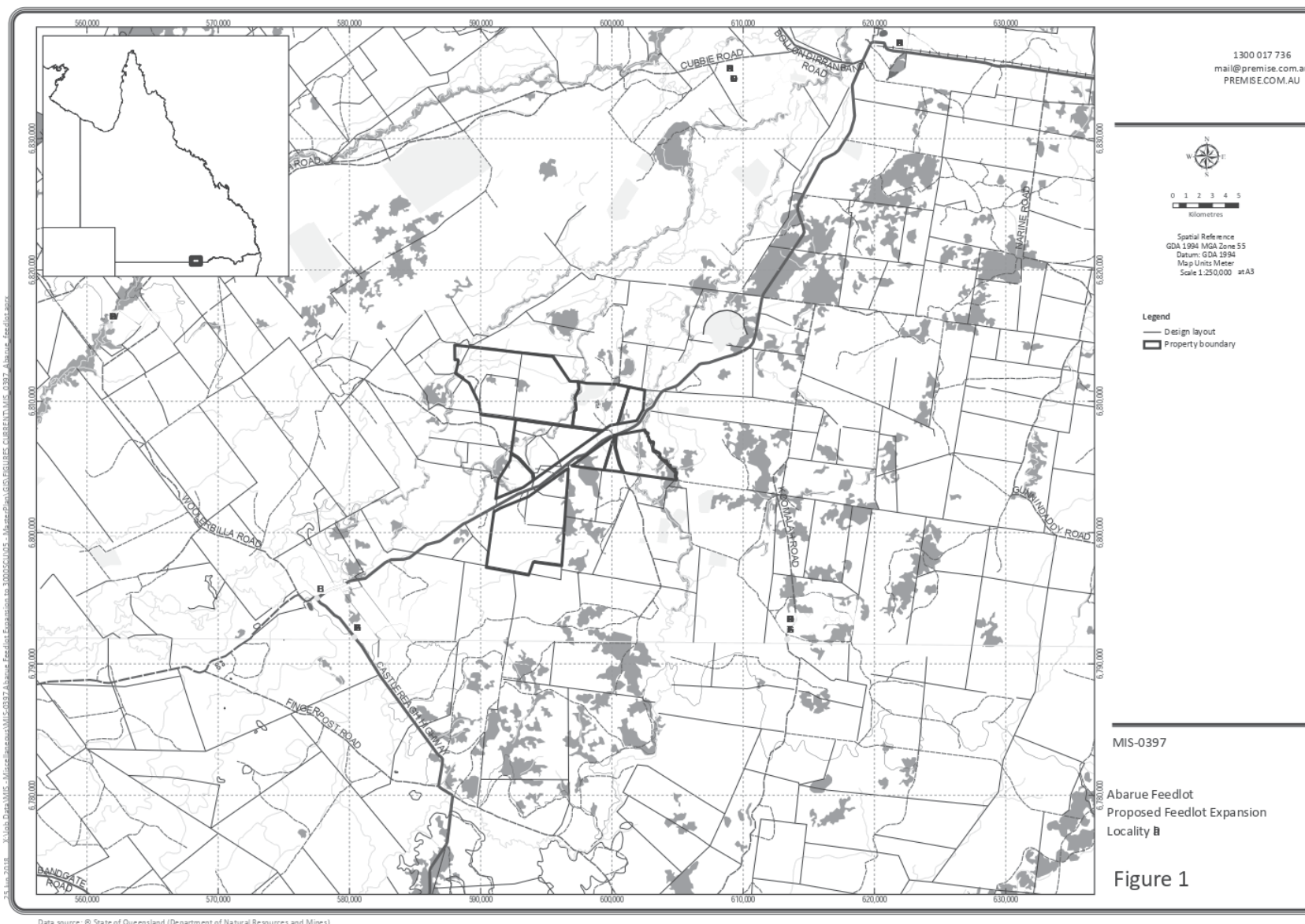
The property is zoned Rural and are located approximately 35 km south west of Dirranbandi (Figure 1). The property includes four individual parcels, Lot 2 BLM368, Lot 3 BLM368, Lot 10 BLM369 and Lot 1 BLM662, with a combined area of 14,407 ha. The existing feedlot is located on Lot 3 BLM368 (Figure 2), which is a 1,231.8 ha parcel. The feedlot expansion will be located on this site. The property is divided by Dirranbandi Hebel Road (state-controlled road) with the proposed development on the west of the road.

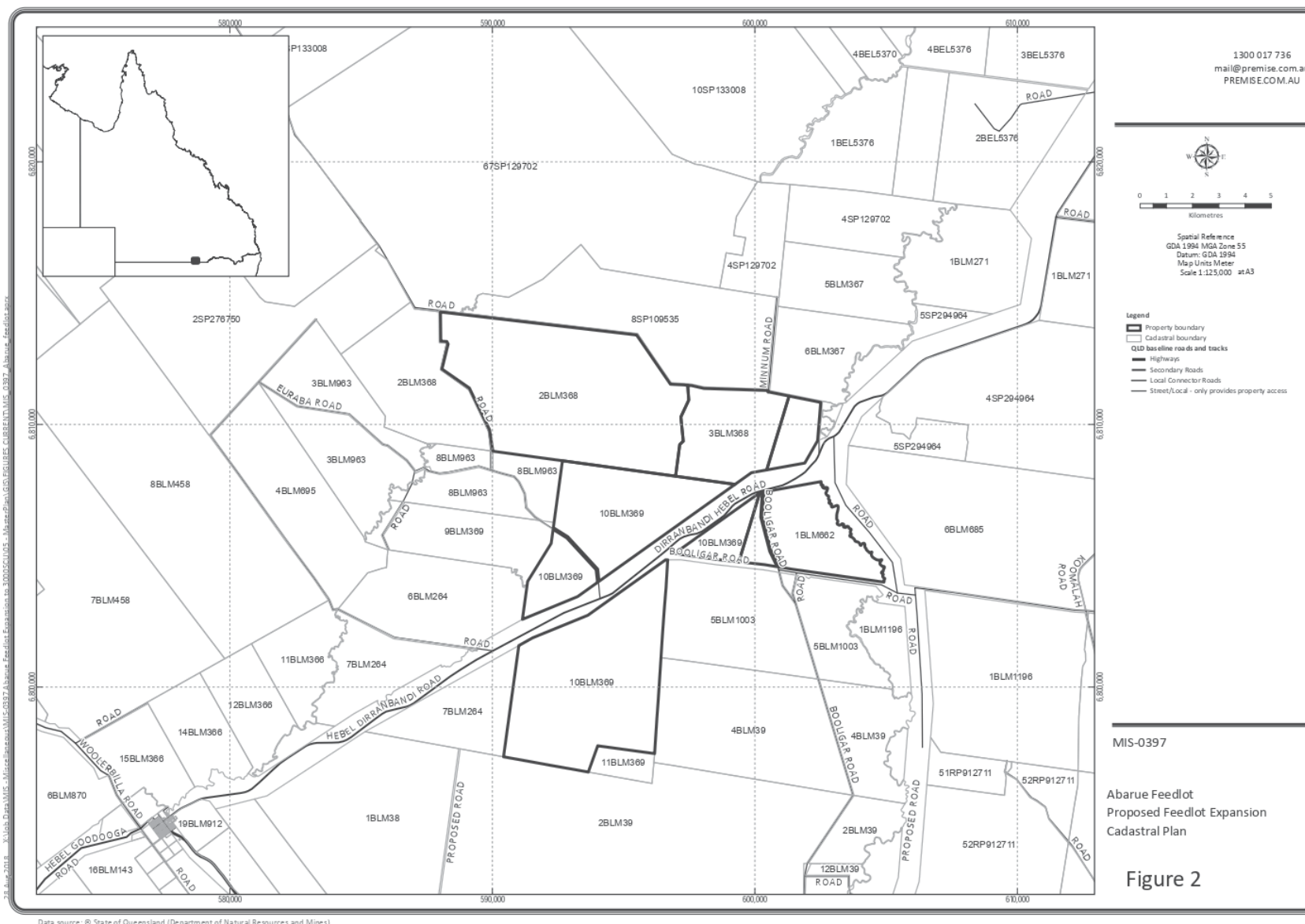
2.2 Climate

Rainfall is stable throughout most of the year with a grassland weather pattern resulting in slightly higher summer and autumn rainfall and lower winter and spring rainfall (Table 1). Rainfall statistics show a mean average rainfall at Hebel Store of 404 mm with approximately 59 % of total rainfall occurring in the summer and autumn months. The long-term temperature figures recorded at Lightning Ridge show a mid-summer maximum temperature of approximately 36.1°C and a mid-winter minimum temperature of approximately 4.9°C. Table 1 below shows the rainfall information for Hebel (1900-2018) and the temperature and radiation information for Lightning Ridge (1990-2018).

Table 1- Climatic Information (BOM, 2018a)

Enterprise Site:		Abarue Feedlot				Latitude: 28.84°S				Longitude: 148.01°E			
Weather Station:		Hebel Store				Latitude: 28.97°S				Longitude: 147.80°E			
		Lightning Ridge				Latitude: 29.43°S				Longitude: 147.97°E			
Annual Totals		10 th Percentile				50 th Percentile				90 th Percentile			
Rainfall (mm/year)		232.1				401.6				564.0			
Monthly	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
Rainfall (mm)	54.0	45.1	37.6	28.4	30.0	29.2	27.5	20.8	21.4	32.2	35.9	43.3	404.5
Average Max Temp (°C)	36.1	34.9	32.4	28.1	23.2	19.4	19.2	21.6	26.2	29.4	31.9	34.6	28.1
Average Min Temp (°C)	22.5	21.7	19.0	14.4	9.1	6.6	4.9	6.1	10.4	14.2	18.2	20.2	13.9
Radiation (MJ/m ² /Day)	26.9	24.4	21.6	17.3	13.5	11.4	12.5	15.8	19.8	23.5	25.3	27.1	19.9





2.3 Current Land Use

The properties have been largely cleared and areas outside the existing feedlot development are used for grazing with some cropping. The property also includes the existing 999 SCU feedlot and associated infrastructure.

2.4 Surrounding Land Use and Receptors

There are no sensitive receptors within 2 km of the existing feedlot. The nearest sensitive receptor is 6.4 km to the south-east. Other sensitive receptors are located 6.7 km south-west and 10 km west from the existing feedlot (Figure 3).

The surrounding land use is generally cropping and grazing land with large water storages to the north and east.

2.5 Topography, Drainage and Flooding

The property is slightly undulating, with average slopes in the range of 0.3-1.1%. The site on which the existing feedlot is currently located (Lot 3 BLM368) has elevations ranging from 161 m to 158 m in an easterly to westerly direction (Figure 5).

Lot 3 BLM368 contains a minor stream order (SO) 1 drainage line. The property is located in the Level 1 Flood Hazard Area under the State Planning Policy (SPP). The drainage line is yet to be mapped as a watercourse or drainage feature under the *Water Act 2000*.

Clean runoff excluded from the controlled drainage area flows into the SO 1 drainage line adjacent to the existing feedlot which flows four kilometres south where it terminates at a natural ephemeral water body. Two kilometres east of the existing feedlot, tributaries to the Narran River flow south where they juncture with the Narran River itself. No confluence of the SO 1 drainage line with the wider Narran River network is mapped.

Upstream of the feedlot, the SO 1 drainage line has been subject to several historical modifications. Satellite imagery shows that this drainage line has been bunded at five locations upstream. The overland flow structures located on the property were certified and approved by the Department of Natural Resources and Mines (DNRME) in 2006.

Flood risk based on SPP mapping indicates the property is subject to the level 1 flood hazard on both state and local planning maps. The 1 % Annual Exceedance Probability (AEP) mapping in Queensland Globe is not available for the property. Satellite imagery during the March 2010 flood (Figure 4) shows that the feedlot site and adjacent area was not impacted during this flood event. The Bureau of Meteorology Flood Warning System for the Balonne and Maranoa Rivers (BOM, 2018b) indicates that this flood event was the third highest event in recorded history. The imagery shows that the historical upstream modifications prevent floods impacting on the feedlot site. There is also no backing-up of flood water from the downstream flood plain.



Figure 4 Imagery of the property during the March 2010 flood

2.6 Wetlands

The Department of Natural Resources, Mines and Energy (DNRME) has established a program designed to develop and implement measures for the long-term conservation and management of wetlands in Queensland. Wetlands are not clearly defined; they can be both land and water, or seasonally aquatic, or terrestrial. Traditionally, wetlands can be defined as swamps, billabongs and mangrove areas. However, these areas represent only part of the landscape's features defined as wetlands.

Other areas included in this definition are:

- Rivers and creeks;
- Estuaries;
- Artificial wetlands for example ponds;
- Springs;
- Lakes, lagoons, billabongs;
- Swamps; and
- Bays and marine areas.

A search of the DES referable areas database was undertaken, and the resulting map identified no wetlands on or adjacent to the property (Figure 5). The nearest wetland, a wetland of General Ecological Significance, is upstream of the site.

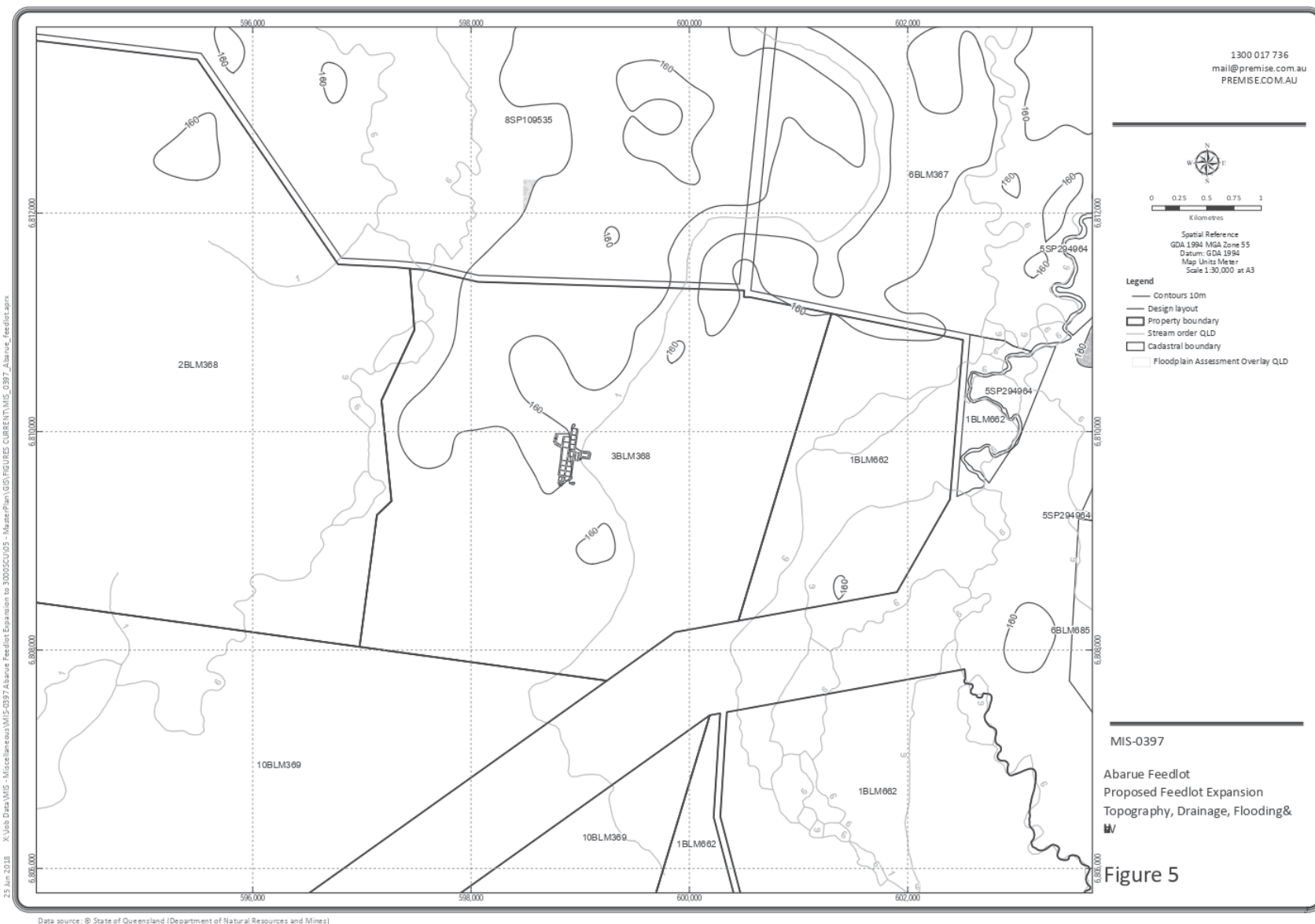
2.7 Groundwater

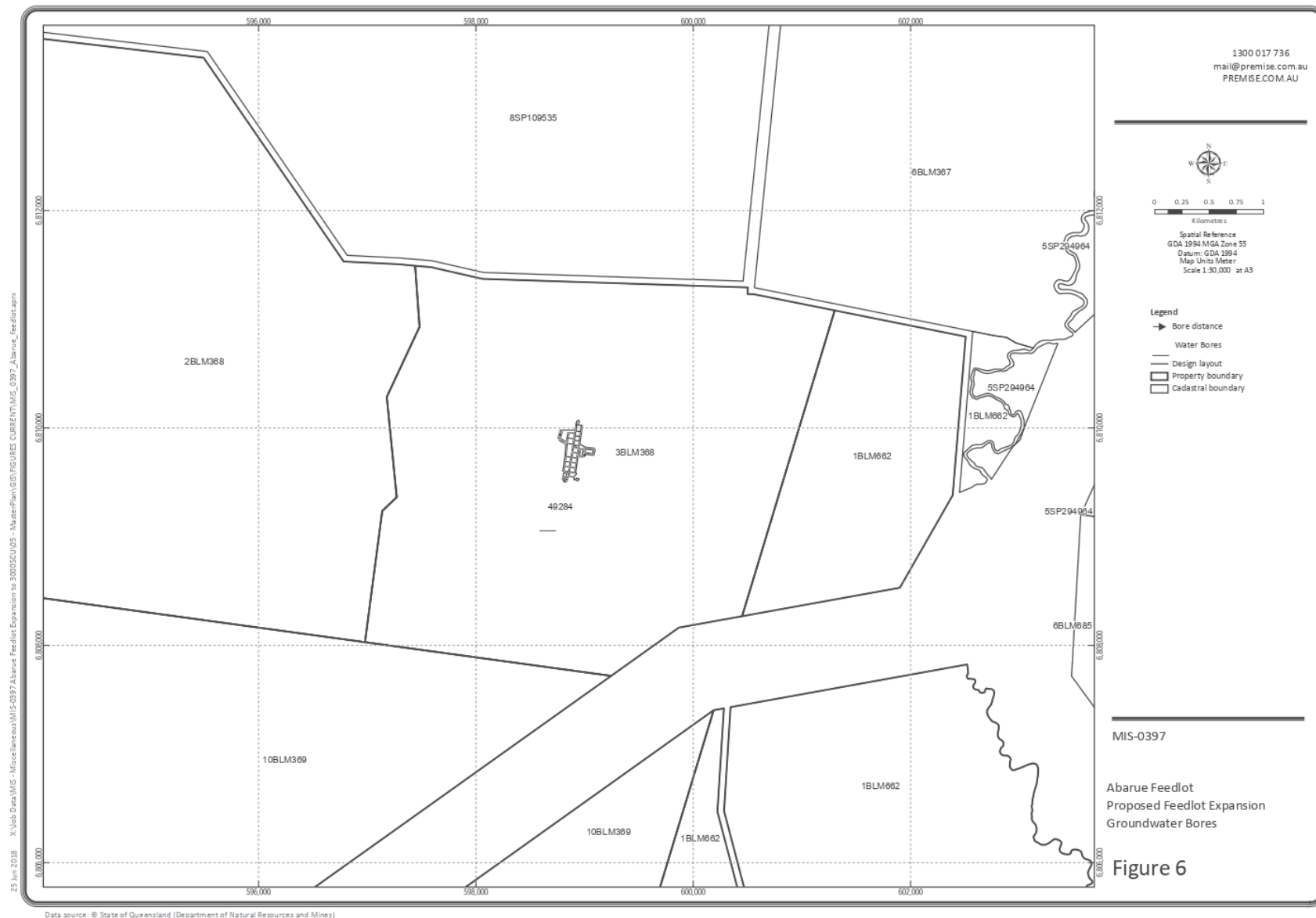
A search of the DNRME groundwater database was undertaken for data on the location, casing details, strata logs, aquifer details, water levels (by date) and water analysis (lab and field) for all registered water bores surrounding the subject property (Figure 6).

There is one registered bore located on the same lot as the existing feedlot facility (Lot 3 of Plan BLM368); RN49284 is an artesian bore located 380 m south of the existing feedlot. The bore has a total depth of some 1,034 m and intersects sandstone aquifers at various depths between 429 m and 1,020 m. Bore flow rates have been historically tested on three occasions, the most recent of which is 2011 and returned a discharge of 9.41 L/s. Water quality analysis was last conducted in 2010 and results indicate suitability for stock water.

The closest off property bore to the existing feedlot is 7 km to the south east. Limited data is available for this bore, subsequently a bore card has not been included.

The bore card for RN49284 is attached in Appendix C.





2.8 Flora and Fauna

A search of the Department of Environment and Science (DES) protected plants flora survey was undertaken for the lots where development is proposed. The Protected Plants Flora Survey Trigger Map shows high risk areas for protected plants. Clearing in areas shown on the map as high risk are subject to requirements under the *Nature Conservation Act 1992* (NC Act).

The search response (Appendix D) shows there are no high-risk areas for protected plants identified on the subject property.

The DES wildlife database (Wildlife Online) contains recorded wildlife sightings and listings of species in Queensland. Wildlife Online outputs contain kingdom, class, family, scientific name, common name, flag for introduced species, status under the NC Act, status under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), the number of records for the category selected and the number of specimens for each species recorded in the nominated area.

A search of the Wildlife Online Database flora and fauna species lists within a 3 km radius was undertaken for the site (Appendix D). The search identified that there are no Endangered, Vulnerable or Near Threatened (EVNT) species that have been recorded within 3 km of the proposed development.

2.9 Cultural Heritage

2.9.1 Aboriginal Cultural Heritage

A search of the Aboriginal Cultural Heritage Database and Register was undertaken on 12 June 2018 to determine if there is any cultural heritage identified on the subject property. The site was not recorded on the Cultural Heritage Database and Register. The search response for the parcel of land is provided in Appendix E. Notwithstanding, all future development works will be required to be conducted with a cultural heritage duty of care in accordance with the Cultural Heritage Duty of Care Guidelines.

There is no cultural heritage body or cultural heritage management plan recorded for the area. There are no Designated Landscape Areas (DLA) recorded in the specific search area. There are no Registered Study Cultural Heritage Areas recorded in the specific search area.

The Yuwaalaraay People and the Euahlayi People are identified as the cultural parties for the area. Refer to Appendix E for the relevant contact details

2.9.2 Non-Aboriginal Cultural Heritage

The Queensland Heritage Strategy manages and coordinates heritage issues that are central to community sustainability, ethos and identity. The Queensland Heritage Register protects the past and the present for the future. The Queensland Heritage Register is a list of places, trees, natural formations and buildings of cultural heritage significance. Developed under the *Queensland Heritage Act 1992*, the Register recognises the value of Queensland's cultural heritage.

To ensure that any non-aboriginal heritage on the subject property is protected for the enjoyment of future generations, a search of the Queensland Heritage Register (QHR) database was undertaken. The search returned no heritage listed places on the land on which the proposed development will be sited. The certificate of effect is attached in Appendix E.

2.10 Soil

A search of the Atlas of Australian Soils geodatabase (version soilAtlas2M) shows the investigated property falls within a single map unit. This map unit comprises rolling basaltic uplands, chiefly associated with dark cracking clays. Soils are generally of high quality, which would be ideal for effluent utilisation areas, and much of the area is mapped as strategic cropping land.

The Land Systems (LS) mapping for the Balonne Maranoa Area indicates that the property contains multiple land systems (Figure 7). Refer to Table 2 for further information on the relevant land systems. The feedlot site is located on duplex soils (LS 28) and the effluent irrigation area is located on cracking clay soils without gilgai (LS 31).

Table 2 Land Systems

Map Code	Land System	Description
28	ACp	Higher alluvial plains and levees; silver-leaved ironbark or poplar box woodland with cypress pine; duplex soils
30	AX	Alluvial plains; poplar box woodland with some belah; duplex soils
31	AC	Lower alluvial plains, subject to flooding; coolibah open-woodlands and grassland; cracking clay soils without gilgai
33	Af	Lower alluvial plains and back swamps; frequently flooded; coolibah open-woodland with flood-tolerant shrubs; cracking clay soils



2.11 State Planning Policy State Interests

Queensland's State Planning Policy (SPP) includes a biodiversity State interest that states:

'Matters of environmental significance are valued and protected, and the health and resilience of biodiversity is maintained or enhanced to support ecological processes.'

The following matters of state interest have been identified on the property:

- Regulated vegetation,
- Agricultural land classification,
- Flood hazard area,
- Bushfire prone area, and
- Stock route network.

Further detail on these matters of state interest is included below. Copies of the state planning policy maps are provided in Appendix F.

2.11.1 Regulated Vegetation

The *Vegetation Management Act 1999* (VMA) establishes the vegetation management framework for Queensland, which applies to all vegetation other than state forests, national parks, forest reserves and certain other tenures defined under the *Forestry Act 1959* and the NC Act.

The purpose of the VMA is to regulate the clearing of vegetation in a way that conserves remnant endangered, of concern and least concern regional ecosystems, vegetation in declared areas, ensures clearing does not cause land degradation, prevents the loss of biodiversity, and maintains ecological processes. It uses a series of maps to determine what vegetation is regulated and where clearing may not take place.

Regulated Vegetation Management Map

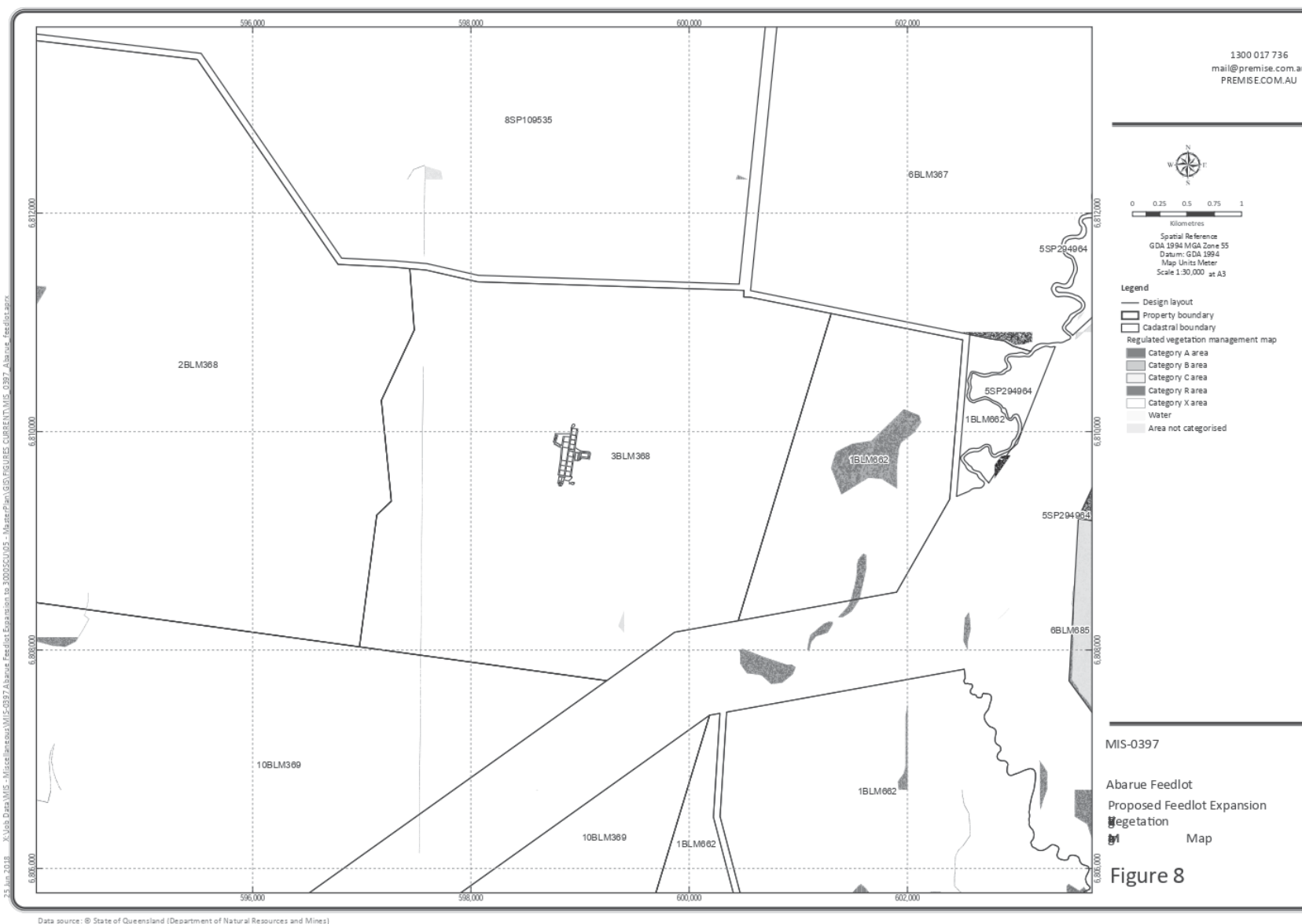
Regulated Vegetation mapping shows vegetation categories used to determine clearing requirements. Areas shown on the map as Category X are not regulated under the *Vegetation Management Act 1999* and can consist of cleared land or regrowth vegetation (excluding high-value regrowth). Areas shown on the map as Category A, B, C or R are subject to clearing requirements.

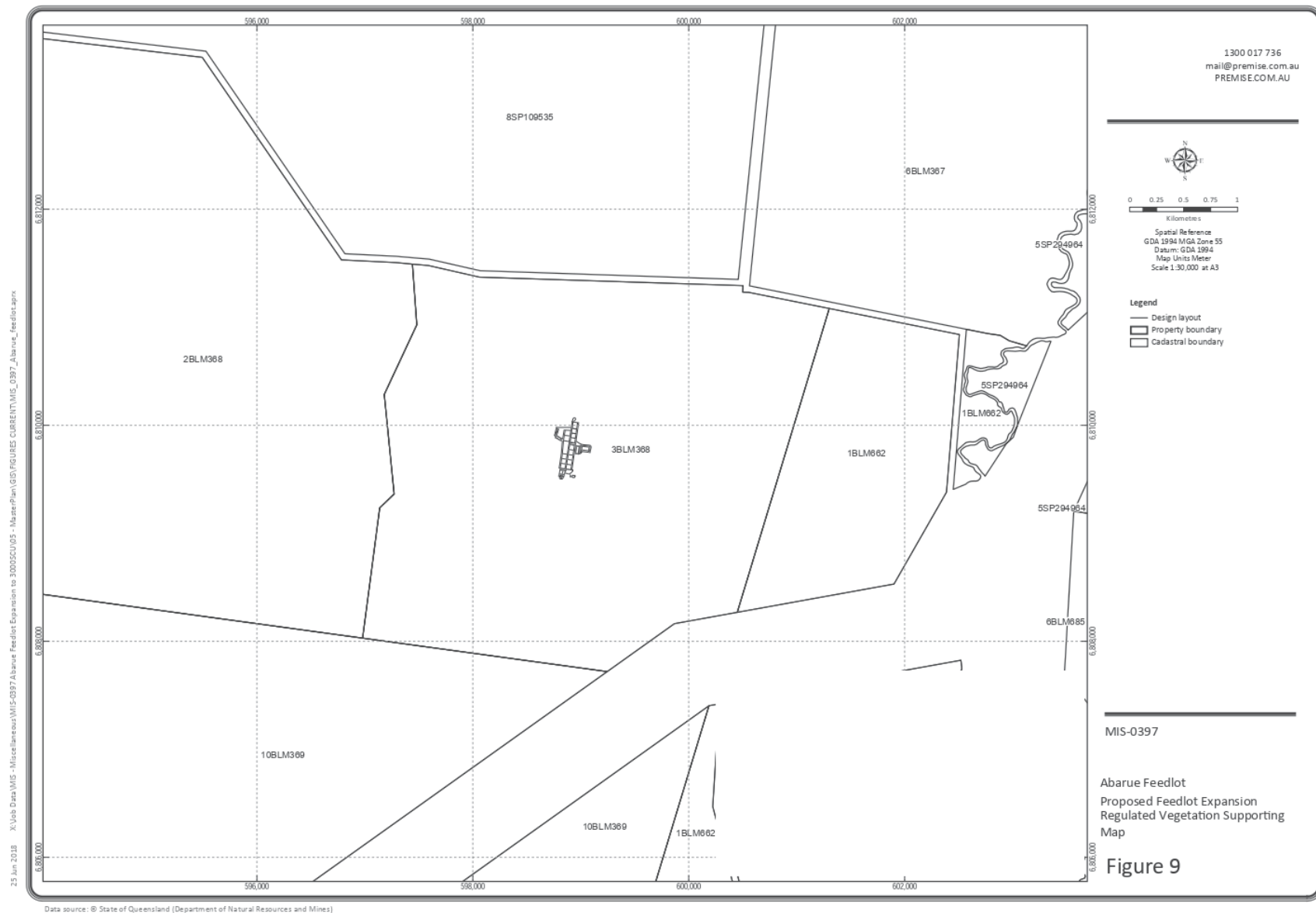
Lots 3 BLM368 contains an area of Category B remnant vegetation that transects the property in a north/south direction (Figure 8). Category B remnant vegetation is also located in the north-west corner of the property. A property Map of Assessable Vegetation (PMAV) is in place for the property.

Regulated Vegetation Management Supporting Map

Supporting maps are provided as attachments when a copy of the Regulated Vegetation Management map is requested. They provide information on regional ecosystems, wetlands, watercourses and essential habitat. Remnant regional ecosystems for all investigated lots have been mapped in Figure 9.

The area of Category B Remnant Vegetation on the property is comprised of the Of Concern *Eucalyptus coolabah*, woodland (11.3.15 and 11.3.28) and *Eucalyptus populnea*, woodland (11.3.2) regional ecosystems (RE).





2.11.2 Essential Habitat

Essential Habitat is vegetation in which an Endangered, Vulnerable or Near Threatened (EVNT) species has been known to occur and has been mapped by DES. Biological and/or non-biological habitat requirements of species are covered by specifying essential habitat factors.

There is no essential habitat mapped on the property (Figure 9).

2.11.3 Watercourses

Reference is made to Appendix F, which indicates there is one SO1 drainage line on the property. Please refer to Section 2.5 for further information on the surrounding watercourses.

2.11.4 Agricultural Land Classification

The SPP states that "Agricultural Land Classification (ALC) Class A and Class B land is protected for sustainable agricultural use". The SPP state interest guidance material for agriculture further states that, "While agricultural uses that depend on ALC Class A and B land should be prioritised, permit agricultural uses not directly dependent on ALC Class A and B land (such as aquaculture and intensive animal industries) on ALC Class A and B land where the impacts can be minimised and the development can allow for land remediation, as close as practical, to pre-development conditions."

Section 5.1 details the life of the operation and the simple steps that would be required to remediate the land following the decommissioning of the feedlot.

2.11.5 Flood Hazard Area

An effective planning system has a critical role to play in avoiding and minimising the potential impacts of hazards brought about by extreme weather events, natural processes and the result of human activities. These hazards, which are often unpredictable in nature, include flooding.

As has been described above in Section 2.5, the site is located within a flood hazard area.

2.11.6 Bushfire Hazard Area

A State-wide mapping methodology has been developed to identify Bushfire Prone Areas in support of bushfire hazard provisions of Queensland's State Planning Policy. The project produced a full series of mapping products for the state at 25 m resolution.

The State Planning Policy Report (Appendix F) shows lot 3BLM368 does contain mapped bushfire hazards areas. Mapping indicates a medium potential bushfire intensity prone area which generally coincides with woodland vegetation transecting the property in a north/south direction. There is also a bushfire hazard area located in the north-west corner of the property.

2.11.7 Stock Route Network

Stock routes used for moving, watering or the emergency agistment of stock are mapped as part of the state planning policy. Stock routes have no separate title or tenure and can overlay a road reserve or other title if deemed a customary stock walking route. The Stock Route Network is managed by state and local government under the *Stock Route Management Act 2002*.

The State Planning Policy Report (Appendix F) shows a mapped Stock Route Network adjacent to lot 3BLM368 in the south-east corner. The Stock Route Network overlays the A55 State-controlled road reserve (Castlereagh Hwy).

2.12 Matters of National Environmental Significance

A search of the Matters of National Environmental Significance (MNES) that may be located within 5 km of the proposed development was undertaken and the report has been attached in Appendix G. Although MNES may be present on site, an EPBC Act referral to the Australian Department of Environment is not required as clearing of a total of less than 5 ha is not considered a significant impact.

The summary lists two threatened ecological communities (TEC), seven threatened species and seven migratory species that may occur within 5 km of the development site. These TECs include Coolibah - Black Box Woodlands and Weeping Myall Woodlands.

The regional ecosystems (RE) located on the property (RE11.3.15, RE11.3.28 and RE11.3.2) indicate that these TECs are likely to occur on the site as the remnant vegetation on the property does contain the RE listed in Table 3.

Table 3 Threatened Ecological Communities

TEC	Status	Type of Presence	Relevant Regional Ecosystems
Coolibah - Black Box Woodlands of the Darling Riverine Plains and the Brigalow Belt South Bioregions	Endangered	Community likely to occur within area	11.3.3 11.3.15 11.3.16 11.3.28 11.3.37
Weeping Myall Woodlands	Endangered	Community likely to occur within area	11.3.2 11.3.28

There is one critically endangered species that may occur within vegetation on the property (Table 4). As the property is inland, it is unlikely that it contains habitat for the Curlew Sandpiper.

Table 4 Critically Endangered Species

Species	Status	Type of Presence	Habitat
Curlew Sandpiper <i>Calidris ferruginea</i>	Critically Endangered	Species or species habitat may occur within area	Prefers coastal habitats, including mudflats and nearby shallow water. May also be found in non-tidal wetlands.

2.13 Contaminated Land

The *Environmental Protection Act 1994* (EP Act) ensures appropriate management of Queensland's environment within the principles of ecologically sustainable development. Managing potentially contaminating activities and known contaminated sites in Queensland helps prevent environmental and health risks.

'Contaminated land' refers to land contaminated by hazardous substances that may pose a risk to human health or the environment. In the past, land has been contaminated by activities not known to be dangerous at the time, often involving chemicals that have since been banned or are now subject to much stricter controls.

A search of the DEHP Environmental Management Register (EMR) and the Contaminated Land Register (CLR) was undertaken for the site. The search results identify that the property is not listed on the EMR or CLR. A copy of this search document is included in Appendix H.

2.14 Acid Sulphate Soils

Deposits of Acid Sulphate Soils (ASS) are commonly found less than five metres above sea level, particularly in low-lying coastal areas. Mangroves, salt marshes, floodplains, swamps, wetlands, estuaries, and brackish or tidal lakes are ideal areas for acid sulphate soil formation.

As the property on which the proposed development is situated, is at elevations of approximately 160 m above sea level, it is unlikely that ASS are located within or adjoining the property. A search of National ASS mapping indicates the property is located within an area of no known occurrence.

2.15 Mineral and Petroleum Resources

There is currently no exploration or production permits within a 2 km search area of the feedlot site.

2.16 Fire Ants

The property is not currently within a Fire Ant Restricted Area according to the Department of Agriculture and Fisheries Fire Ant declaration notice.

2.17 Unexploded Ordnance

The proposed development area is not recorded on the unexploded ordnance (UXO) database.

3 PROPOSED DEVELOPMENT

3.1 Overview

The proposed expansion of the Abarue Feedlot will increase the total capacity from 999 SCU to 2300 SCU with the addition of five pens. Refer to Appendix B for the feedlot plans. The proposed pens on the western side of the feed road will be serviced by an additional sedimentation basin and effluent holding pond.

Each pen will be approximately 38 m wide and 37 m deep with a capacity of 173 SCU at a stocking density of 12 m²/SCU.

The feed road and cattle laneway will be extended north from the existing feedlot pens to the expansion area. The existing effluent holding pond will be re-sized to 9.5 ML, the additional sedimentation basin that services the existing effluent holding pond will have a volume of 1.3 ML. The proposed effluent holding pond will have a volume of 1.6 ML and will be serviced by a 0.8 ML sedimentation basin. The expansion of the existing effluent holding pond will not result in additional surface area as additional depth will account for the required volume.

A Development Approval for a Material Change of Use is required for the development. Some of the “proposed” infrastructure has already been constructed.

The proposed feedlot development has been designed in accordance with the *National Guidelines for Beef Cattle Feedlots in Australia* (MLA 2012b) (National Guidelines), the *National Beef Cattle Feedlot Environmental Code of Practice* (MLA 2012a) (Environmental Code of Practice) and the *Beef Cattle Feedlots: Design and Construction Guideline* (Watts *et al.*, 2016) (Feedlot Design Manual).

3.2 Cattle Numbers and Assumptions

Most of the cattle will be marketed to the domestic market via abattoirs located in South-East Queensland. This may vary slightly across the lifetime of the feedlot. The numbers in Table 5 and Table 9 have been based on an average entry weight of 450 kg for 100 days on feed. The mean occupancy of the feedlot is estimated at 80 % which is based on industry averages and current operations. These are the most representative values for the long-term operation of the feedlot.

The number of cattle entering and exiting the feedlot per year is examined below. The number of days on feed will determine how long each animal is fed in the facility. In turn, the market into which the cattle will be sold determines the number of days the cattle are on feed and live weight of the animals. Assumptions have been made to estimate these cattle numbers, these may change depending on market demands.

Table 5 details the anticipated number of cattle entering and exiting the feedlot per year for the proposed feedlot.

Table 5 Estimated Cattle Numbers In & Out of the Feedlot/Year

Cattle Type	Units	Existing Feedlot (999 SCU)	Proposed Feedlot (2,300 SCU)
SCU Conversion		1	
Maximum Capacity	head	999	2,300
Mean Occupancy	%	80	
Mean No. on Hand	head	799	1,840
Intake Weight	kg	450	
Mean Daily Gain	kg/day	1.5	
Days on Feed	days	100	
Final Weight	kg	600	
Gain per head	kg	150	
No. of Cattle IN per year	head	2,917	6,716
Mortality Rate (out-in/in)	%	1	
	head	29	67
No. of Cattle OUT per year	head	2,888	6,649

3.3 Feed Intake, Storage and Usage

Approximately 12,525 tonnes/year of feed is required for the proposed feedlot assuming a diet of approximately 68 % grain, 28 % roughage (hay/silage) and 4 % other (supplements and additives) (Table 6). Grain is both grown on-site and imported, and the ration prepared on-site. This increased demand for feed grain should improve the marketing and prices for grain growers, particularly within the local area to the feedlot. When suitable feed cannot be grown on-site, feedlot operations will be scaled down to minimise required feed purchases. As a result, the below traffic numbers are considered conservative.

Table 6 Feed Intake and Production

	Unit	Proposed Feedlot (2,300 SCU)
Total As-fed		
Required Feed	t/year	8,730
Feed Produced On-site	t/year	7,000
Portion of Required Feed Produced On-site	%	85 %
Grain		
Required Grain	t/year	5,940
Portion of As-fed Diet	%	68 %
Grain Produced On-site	t/year	5,000
Portion of Required Grain Produced On-site	%	89 %
Roughage		
Required Roughage	t/year	2,450
Portion of As-fed Diet	%	28 %
Roughage Produced On-site	t/year	2,000
Portion of Required Roughage Produced On-site	%	87 %
Additives		
Required Additives	t/year	350
Portion of As-fed Diet	%	4 %

3.4 Traffic Generation

To address the potential impact of the proposed feedlot development, the traffic numbers of the proposed haul route must be known. As Castlereagh Highway is a state-controlled road, the Queensland Department of Transport and Main Roads, traffic volumes are publicly available. Traffic census data for 2017 has been sourced from Queensland Government Data. It states, Castlereagh Hwy has an AADT of 242 vehicle movements, of which 51 (21 %) are heavy vehicles (Table 7). They generate the anticipated background traffic for when the future staged development is likely to take place, an annual traffic growth rate of 2.0 % was assumed (Table 7).

Table 7 Background Traffic on Castlereagh Hwy

Parameter	Value					
Date	2017 ¹	2018	2019	2020	2021	2022
Years since data collection	0	1	2	3	4	5
Assumed growth rate	2 %	2 %	2 %	2 %	20 %	2 %
Background Light Vehicles (VPD ²)	191	195	199	202	207	211
Commercial Vehicles	21 %	21 %	21 %	21 %	21 %	21 %
Background Heavy Vehicles (VPD)	51	52	53	54	55	57
Background Total Vehicles (VPD)	242	247	252	257	262	267

¹Data sourced from Queensland Government Data – traffic census

²Vehicles Per Day

To operate the proposed feedlot both heavy and light vehicles will be required. Light vehicles will be used by staff to get to and from work and are a small component of the total vehicles entering and exiting the feedlot. Heavy vehicles will be used to transport starter cattle, feed and clean bedding (sawdust) into the feedlot and finished cattle and spent bedding (sawdust and manure) out. The projected weekly traffic movements associated with the current (999 SCU) and proposed (2,300 SCU) developments are provided in Table 8 and Table 9.

The feedlot will be accessed via Castlereagh Hwy. This is an approved B-double route and it has been assumed that the majority of heavy vehicles accessing the property will be B-doubles. There are clear sight lines in both directions at the access point. Estimated traffic movements have been provided for operations following the proposed development. Estimates assume the following:

- traffic likely to be generated by the development from incoming and outgoing cattle, grain and feedstuffs and manure; and
- the number, type and frequency of vehicles for the existing development and after the proposed development.

Table 8 - Summary of weekly Traffic Impacts to Castlereagh Hwy (State-controlled road)

Parameter	Current (999 SCU)	Expansion (2,300 SCU)
Design Year	2017	2018
Light Vehicle Movements (VPD¹ Light)		
Background Traffic	1336	1362
Staff Traffic – Light	2	2
Feedlot Associated Increase	0.15%	0.15%
Heavy Vehicle Movements (VPD Heavy)		
Background Traffic	358	366
Incoming Cattle Delivery	0.72	1.66
Incoming Feed Delivery	0.08	1.16
Incoming Clean Bedding	-	-
Outgoing Cattle	0.93	2.13
Outgoing Spent Bedding	-	-
Total Heavy Vehicle	2	5
Feedlot Associated Increase	0.6%	1.4%

¹Traffic numbers represent vehicle movements in both directions

Table 9 - Estimated Traffic Movements

	Unit	Existing	Proposed
Incoming Cattle			
Cattle per year	head/yr	2,917	6,716
Livestock produced onsite	%	-	-
Typical truck type		B Double	B Double
No. of head/truck	entry	78	78
No. of trucks	no/year	37	86
Outgoing Cattle			
Cattle out per year	head/yr	2,888	6,649
Typical truck type		B Double	B Double
No. of Head/truck	exit	60	60
No. of trucks	no/year	48	111
Grain and Feedstuffs			
No. of trucks incoming	no/year	9	60
Manure			
Manure sold off-site per year	t/year	-	-
No. of trucks outgoing	no/yr	-	-
Total - Incoming and Outgoing Trucks			
No. of trucks - Incoming Cattle and Commodities	no/year	42	147
	no/wk	1	3
No. of trucks - Outgoing Cattle and Manure	no/year	48	111
	no/wk	1	2
TOTAL			
	no/year	95	257
	no/wk	2	5

Note: One truck movement refers to one loaded and one unloaded movement.

The increase of heavy vehicle traffic on the existing road network at the completion of the expansion will be 1.1 %. This increase is expected to have a minimal impact on the road network.

As light vehicle movements are related to staff working the site, these will all be located during peak times (6:00 - 7:00 am and 4:00pm - 6:00pm). The heavy vehicle movements will be scheduled where possible to arrive and depart on regular intervals throughout the day. Therefore, it is unlikely that feedlot associated traffic is set to impact on either road safety or create congestion.

3.5 Parking and Internal Roads

The Aerial Plan (Appendix B) shows the location of parking adjacent to the site office for staff and visitors. In addition to this, there are several open areas adjacent to the feed mill and cattle handling facilities for staff to safely park at those areas. Truck parking areas are located along the main access driveway, adjacent to the feed mill and adjacent to the cattle handling facilities. This will ensure there is never a queue of trucks beyond the feedlot property.

It is assumed that most traffic movements will be undertaken during daylight hours, between 6.00 am and 6.00 pm, 7 days a week. During summer months, hours of operation will vary according to animal welfare needs, hours of operation during this time will generally be between 5.00 am to 10.00 pm.

Internal roads around the existing feedlot have been constructed to withstand high traffic volumes and wheel loadings to provide reliable access to the feedlot. The roads around the proposed new sections of the expanded feedlot will be similarly constructed.

To ensure this is achieved, the following points will apply:

- Road surfaces will have 200 mm of compacted gravel placed on them;
- The road surface will slope away from the sheds with a cross fall of approximately 2% to ensure adequate drainage; and
- They will be trimmed to produce a smooth finish to minimise wear and tear on feed trucks and reduce feed spillage.

3.6 Pen Design

When completed, the proposed expanded feedlot will comprise of:

- 13 production pens;
- A cooling/hospital pen;
- One cattle handling facility including induction and dispatch yards;
- One manure stockpile and composting area;
- Two sedimentation basins; and
- Two effluent holding ponds.

The average stocking rate throughout the entire feedlot will be 12 m²/SCU. Land forming will be required to achieve a uniform down slope of approximately 3%. Any unsuitable topsoil will be removed from the pen area. The pen surface will be compacted to achieve the required standards in accordance with the National Guidelines.

The average area of a typical pen of the new feedlot is 2140 m² which will accommodate 178 SCUs. Pen self-feeders will be provided in each pen in line with the recommendation made in the Feedlot Design Manual.

Self-feeders will be located at the top of the slope in each pen, while the water troughs will be sited close to the bottom fence line. The water troughs will be of concrete construction with a reinforced concrete apron of approximately 3.0 m. Gateways will be located at the bottom of the pens.

Runoff from the feedlot pens contains organic and mineralised manure constituents that could pose a significant ecological hazard if they were released, uncontrolled, into the environment. A barrier may be needed between the contaminant and the groundwater. This is required if the permeability of underlying soil/rock strata exceeds 0.1 mm/day. This impermeable barrier is generally created using a liner made of compacted clay or other suitable compactable soil materials. Clay foundations tend to be the most common form employed in feedlot construction.

Design standard for clay foundations:

- Should have a maximum permeability of 1×10^{-9} m/s (0.1 mm/day) for distilled water with 1 m of pressure head; and
- Must be of sufficient depth so that the integrity of the structure is maintained throughout the general working of the feedlot.

Feedlot pen foundation preparation requires the pen surface to be graded to produce a smooth, uniform pen gradient, which is durable under the constant loading of cattle hooves.

3.7 Pen Cleaning and Maintenance

Pen cleaning operations should ensure that the dense, plastic, manure-soil interface layer that typically forms over feedlot pads remains intact. This interface layer is formed by the constant compacting action of the cattle's hooves on the moist pack that is deposited on the constructed pen surface.

This layer gradually builds up over a period of months following the introduction of cattle into the facility. The interface is virtually impermeable, and provided it is maintained in good condition, it forms an effective barrier against seepage of contaminants below the pen surface into the soil profile.

Regular cleaning and maintenance in and around the feedlot, in accordance with industry standards including the National Guidelines, Environmental Code of Practice and *Beef Cattle Feedlots: Waste Management and Utilisation* (2015) (Waste Management Guidelines), see Table 10, will ensure that the impact on the receptors and surrounding environs is minimal. Regular cleaning will have the following effects:

- optimise cattle performance and welfare;
- present animals for pre-slaughter inspection in a clean condition;
- provide a safe work environment for staff (particularly pen riders);
- minimise odour levels;
- minimise dust during hot, dry conditions;
- promote good pen drainage;
- promote good integrity of the pen surface; and
- minimise costs of pen maintenance.

Table 10 Routine Cleaning and Maintenance Schedule

Cleaning and Maintenance Practices	Frequency
Removal of spilt feed	Weekly
Elimination of wet patches	Weekly
Repairs to potholes	Monthly
Under fence cleaning	Monthly
Catch drain cleaning	After rainfall
Diversion banks	After rainfall
Sedimentation basin	After rainfall
Holding pond	Annually
Pen cleaning	At least every 13 weeks

3.8 Cattle Lane

Dual-purpose cattle lanes/drains will be provided directly below each row of pens. They will incorporate a minimum thickness of 200 mm of compacted clay gravel to resist erosion and to enable all-weather access for cattle movements, as well as access by cleaning machinery for maintenance purposes. The cattle lanes/drains will be a minimum of 5 m wide.

3.9 Solids Storage and Processing Method

Manure and spilt feed scraped from the feed pens, laneway and road around the feedlot will be stockpiled in the manure stockpiling and carcass composting area (Proposed Feedlot Layout, Appendix B) which is located within the proposed controlled drainage area (CDA).

The manure will be temporarily stockpiled prior to being spread on-site. Some manure will be utilised to compost mortalities. To reduce the risk of contamination of groundwater, the in-situ coefficient of permeability of the stockpile pad should not exceed 0.1 mm/day. Refer to Section for details of pad preparation.

Any windrows should be constructed with their long axes perpendicular to the contours within the stockpile area, to ensure free drainage.

3.10 Carcass Disposal

All cattle deaths at the feedlot will be recorded. Carcasses are composted in windrows using spilt feed and harvested manure. The carcass composting windrows will be located on the manure stockpile area.

Composting is undertaken by placing carcasses on a bed of manure then covered with manure or other co-composting material. This is common practice in many feedlots in Australia. Water (effluent) from the holding ponds may be used in the composting process.

Feedlots experience low mortality rates. In this case, 1 % mortalities have been assumed within the feedlot. For a feedlot with an annual throughput of 6,716 head, this equates to 67 mortalities per year for disposal. Carcass composting will be undertaken in line with the principles outlined in the Waste Management Guidelines.

3.11 Mass Disposal of Carcasses

In the event of a large number of deaths at the feedlot, government officers would be called to investigate the cause of the mortalities and advise of the most suitable disposal option for mass burial of carcasses.

Emergency animal diseases (EADs) have the potential to severely impact Queensland's economy or lifestyle. Some emergency diseases can affect large numbers of animals and have the potential to close Queensland's animal trade and animal products markets.

All EADs must be reported to Biosecurity Queensland on 13 25 23 as soon as they are suspected. All feedlot managers/staff should be aware of the signs of emergency diseases in the cattle.

In the case of an excessive number of cattle deaths, then:

- Immediately contact Biosecurity Queensland on 13 25 23 if there is a suspected disease outbreak;
- Contact DAF in the event of a suspected disease outbreak in accordance with relevant AUSVETPLAN manual procedures. DAF veterinary officers have the main responsibility and resources to combat an endemic disease outbreak;
- Contact the consultant veterinarian; and
- Contact DAF as required to assist in the disposal of the cattle (burial, composting) on or off-site (land fill site).

A copy of the AUSVETPLAN Enterprise Manual for the beef cattle feedlots and other supporting AUSVET documents is kept on-site. The manual provides guidelines on the feedlot manager's responsibilities during an EAD outbreak, as required by the relevant government authorities, and the strategies that may be adopted to improve preparedness for, or to handle, a suspected EAD.

Standard operating procedures for each government jurisdiction, agency support plans for the involvement of other areas of emergency management (e.g. police, local government), diagnostic resources and training materials also support the AUSVETPLAN core materials.

3.12 Stormwater Management: Runoff Diversion Banks and Drains

As the proposed development is a rural and agricultural development, the urban stormwater guidelines have not been used for the stormwater management of the site. Industry appropriate standards have been used, which involves locating the development within a CDA.

Diversion banks and/or drains will be built around the feedlot to exclude extraneous runoff (where the natural lie of the land does not facilitate this) and to contain all contaminated runoff within the CDA. All pens will have drains below the pens. They will be designed to carry the peak flow rate from the 1 in 20 years design storm, at non-scouring velocity. Typical feedlot pen drain slopes will be 0.7 % - 1.0 %.

All clean stormwater runoff will be diverted away from the pen area and manure stockpiling/carcass composting area. Contaminated stormwater runoff from within the feedlot area as well as the manure stockpile and carcass composting area, will be directed to the sedimentation basins and holding ponds.

The Catchment Plan (Appendix B) provides the layout of the CDA for the proposed feedlot.

3.13 Sedimentation Basins

Sedimentation systems are constructed to capture and detain rainfall runoff, allowing any entrained sediment to 'settle out' before the runoff enters the holding ponds. The system function is to reduce sediment deposition in the holding ponds and remove sediment from the system.

A sedimentation basin (basin 1) is proposed to be added to the existing eastern CDA and an additional sedimentation basin (basin 2) constructed in the western CDA. A weir across will regulate discharge from the basin into the effluent holding pond. Solids are deposited in thin layers over a large area, facilitating rapid drying. The dried solids are then removed at the earliest possible opportunity.

The volumes of the sedimentation basins are calculated to cater for the peak flow rate from a design storm having an average recurrence interval (ARI) of 1 in 20 years and using runoff coefficients of 0.8 from feedlot pens, roadways and other hard stand areas and 0.4 for grassed areas within the CDA. The calculations for the design volume of the sedimentation basin (Table 11) has been adopted from the DAF Cattle Feedlot Assessment Spreadsheet (Appendix I).

The proposed sedimentation basins will have adequate volume for the proposed capacity based on the stormwater catchment areas identified in the Catchment Plan (Appendix B). The additional pens to the north of the existing feedlot have been included in the calculation of the sedimentation basins for the existing CDA.

Table 11 Sedimentation Basin Capacity

Parameter	Units	Eastern CDA	Western CDA
Length to Width Ratio	—	2.5	2.5
Scaling Factor	—	2.5	2.5
Design Flow Velocity (generally 0.005 m/s)	m/s	0.005	0.005
Pen Overland Flow Length	m	38	38
Pen Overland Flow Time	min	4.3	6.7
Drain Length	m	180	280
Drain Flow Time	min	4.3	6.7
Time of Concentration	min	11.68	14.06
Average Rainfall Intensity for 20 year ARI Design Storm	mm/hr	127.46	117.19
Peak Inflow Rate for 20 year ARI Design Storm	m ³ /s	1.03	0.62
Required Sedimentation System Volume	m³	1,282	775
Proposed Sedimentation System Volume	m³	1,300	800

3.14 Effluent Holding Ponds

After the runoff has gone through the sedimentation basins, it may still contain substantial levels of organic matter, nutrients and salt. The holding ponds are then used at the end of the controlled drainage area. The holding ponds capture and store the runoff from the controlled drainage area until it can be sustainably used for irrigation.

The holding pond has been designed to temporarily store effluent from major storms or extended wet periods. The holding ponds were constructed with an impermeable base and internal embankments to minimise the risk of groundwater contamination by leaching of effluent. The depth of the existing holding pond will be increased allowing capacity to accommodate the increased catchment area from the addition of three pens. No changes will be made to the existing holding ponds surface area.

The calculations for the design volume of the effluent holding pond shown in Table 12 have been adopted from the DAF Cattle Feedlot Assessment Spreadsheet (Appendix I).

The current effluent pond volume has been estimated at 5.8 ML based on available LiDAR survey data. It is proposed to expand the eastern pond by increasing the depth of the pond from 0.9 m to 2.5 m with no change to the surface area. The expanded eastern (pond 1) and proposed western (pond 2) effluent holding ponds will have adequate volume for the expanded feedlot capacity based on the stormwater catchment areas identified in the Catchment Plan (Appendix B). The additional pens to the north of the existing feedlot have been included in the calculation of the holding ponds.

Table 12 Effluent Holding Pond Capacity

Reference Manual Standard Tabulated Method	Units	Eastern CDA	Western CDA
Pen Area	ha	1.60	1.17
Hard Catchment Area	ha	1.89	0.56
Soft Catchment Area	ha	0.26	1.30
Required Storage Capacity	ML	9.43	5.29
National Guidelines Method Major Storm Event Method	Units	Eastern CDA	Western CDA
1 in 20 yr, 24 hr Storm Intensity	mm/hr	5.70	5.70
Required Storage Capacity	ML	4.84	2.61
Required Effluent Holding Pond Storage Capacity	ML	9.43	5.29
Proposed Effluent Holding Pond Storage Capacity	ML	9.5	5.3

3.15 Manure and Effluent Utilisation

The feedlot management conforms to the waste and resource management hierarchy outlined in the *Waste Reduction & Recycling Act (2011)* and described in Section 7.1.

A total of 243 ha of land is available for effluent irrigation and manure application. The application frequency and application rates for the effluent will be determined by crop demand and effluent holding pond volume, which will be monitored by the farm manager using soil moisture monitoring equipment. As a result of high evaporation and low rainfall in the area, effluent irrigation is rarely required. It is expected that effluent irrigation will only occur in seasons of significant rainfall. Potential effluent areas have been identified in Figure 3 the Aerial Plan (Appendix B).

It is anticipated that most of the manure will be utilised on-site with a small amount used for composting mortalities.

3.16 Erosion and Control Plan

An Erosion and Sediment Control Plan (ESCP) will be developed and implemented to address strategies and management practices to be employed during and after construction of the proposed development. This will ensure minimisation of detrimental effects on the adjacent drainage features and watercourses.

The overriding operational objectives for the ESCP are to:

1. Control and minimise erosion activity within the construction site; and
2. Implement preventative measures to minimise sediment movement from the construction site.

This ESCP will ensure:

- The construction and operation of the feedlot development does not have a detrimental impact on the surface water quality and quantity; and
- All runoff from the site must undergo sedimentation control prior to entering adjacent watercourses to restrict silt access to the watercourses.

The ESCP will apply to all construction activities undertaken on the site, particularly where vegetation is removed or soil is exposed. Care will be taken in erosion sensitive areas, such as steep slopes.

Irrespective of the content of the ESCP, it is the responsibility of the Site Foreman to ensure that the construction and operation of the works does not have a detrimental impact on the surface water quality and quantity, and that all runoff from the site will undergo sedimentation control prior to entering adjacent watercourses.

The potential impacts on the existing environment of the feedlot construction may include:

- Impacts to the natural soil coverage and distribution; and
- Impacts to surface water quality and quantity.

These impacts may occur due to:

- Soil erosion of disturbed soil during the construction phase;
- The transport of sediment and organic matter from the construction site into adjacent watercourses and streams; and
- Erosion of exposed areas after construction has finished.

In order to minimise soil erosion of disturbed soil from the construction site during and after construction, the following management strategies are required to be implemented:

- Minimise stripping of vegetation to the smallest area required. Stockpile stripped topsoil and grass for revegetation after construction is completed. Store stockpile within the sediment-controlled zone;
- Minimise unnecessary clearance of vegetation;
- Stabilisation of one entry/exit point;
- Program work activities to complete one section before starting another section to minimise the area of disturbed ground that is exposed to erosion at any one time;
- As much as possible, large established trees will not be removed;
- Divert clean runoff around the construction site using diversion channels;
- When construction is completed, revegetation of disturbed areas will be undertaken. Planting of fast growing grass species will be carried out to promote rapid establishment of ground cover. Re-laying of stockpiled topsoil and grass will be undertaken to encourage quick re-establishment of vegetation; and
- Erosion control measures will be retained until sufficient ground cover becomes established.

Erosion and sediment control will be undertaken in accordance with the *International Erosion Control Association (IECA) Best Practice Sediment and Erosion Control Guidelines* (2008).

3.17 Bushfire Management

Due to water storages to the north, cropping land to the east and west, and sparse woodland to the south, the site of the feedlot is largely isolated from bushfire corridors. Additionally, the adjacent drainage line and the feedlot development itself are not densely treed. For these reasons, the site is considered to be at low risk of impacts from bushfires.

In the event of a bushfire, water for fire-fighting purposes can be sourced from both the on-site water storages and the effluent holding ponds. Where possible, cattle will be transported off-site or, at a minimum, released into surrounding paddocks. There is a fire fighting trailer permanently stationed on-site.

Firebreaks will be maintained around the facility.

There is clear access to the site for fire-fighting vehicles.

4 INFRASTRUCTURE

4.1 Water Supply and Storage

The National Guidelines suggests that the total average annual water requirement for feedlots in Queensland is approximately 24 ML/1000 head of pen capacity. A review of feedlot water use undertaken by Davis, Wiedemann and Watts (2010) indicated that a usage of 20 ML/1000 head/year is more accurate. Based on this, the feedlot will require 46 ML/year of water.

Long term occupancy rates are estimated at approximately 80 % of capacity. However, for the purposes of this report the estimated drinking water usage has been calculated on 100 % continuous occupancy.

The property has a groundwater licence for 11 ML/year to be used for domestic, stock or stock intensive uses. This groundwater licence will be supplemented with water from the six existing ring tanks which have a combined capacity of 14,300 ML. These ring tanks are supplied using overland flow water captured in the 6 ML and 14 ML overland flow storages. It is also supplemented with flood harvested water. Refer to Appendix C for copies of the relevant water licences.

During extended periods of drought, the feedlot will be opportunistically stocked when water and feed supply allow.

4.2 Chemical and Fuel Storage

Industry codes of practice, best management practices (BMP) and regulations apply to the storage, use and disposal of agricultural chemicals and chemical containers.

The following measures are used to ensure that agricultural chemicals are stored and handled to avoid contamination:

- Bunded storage area;
- Chemical only removed from storage area when used; and

Order chemical only as required.

Herbicides and pesticides are applied following advice from suppliers and agronomists. Most of the crops grown on the property are used for feed in the feedlot so the use of pesticides is minimal. Fertilisers, if required, are applied based on soil testing and agronomic advice.

Veterinary chemicals will also be stored in properly designed and lockable containers. In some cases, these chemicals need refrigeration and may be stored in a dedicated locked refrigerator at the site office or farm house.

4.3 Electricity

The site currently has power. There is no requirement for additional electricity or electrical infrastructure on-site for the proposed development.

4.4 Sewage

No additional dwellings or staff amenities are proposed. The existing office and dwellings are serviced by domestic septic systems.

4.5 Telecommunications

The proposed area has coverage of the mobile network. There are landlines at the dwellings and site office. There are no further requirements for telecommunications for the proposed feedlot development.

5 OPERATIONAL DETAILS

5.1 Life of Operation

The life of the feedlot is indefinite. The design of the feedlot and its associated effluent and manure management system is based on long-term environmental sustainability. At present, there are no proposals for further future development beyond those described in this report.

If the feedlot is required to be de-commissioned, effluent will be applied to crops / pasture on the subject property and all manure will be taken off-site. Facilities not needed for other operations on the site will be removed; the sedimentation basin and holding pond will be filled in and the site restored to pasture.

5.2 Number of Person Employed

Currently, the property employs a total of 10 staff. This includes both feedlot and farm operations. It is expected that employed staff at the feedlot will not increase when in full operation.

5.3 Hours of Work

It is assumed that the majority of operations will be undertaken during daylight hours, between 6.00 am and 6.00 pm, 7 days a week. During summer months, hours of operation are 5.00 am to 10.00 pm. This includes feed distribution, cattle handling, induction and dispatch, general maintenance procedures in and around the facility.

Some heavy transport movements will occur outside normal operating hours (e.g. in summer) when it is desirable to transport cattle either at night or in the early hours of the morning for animal welfare reasons.

6 POTENTIAL ENVIRONMENTAL IMPACTS

6.1.1 Impacts on Community Amenity

There are potential impacts on amenity of nearby land users due to:

- Increased traffic – Operation of the feedlot results in an increase in traffic generation on local roads. Traffic will access the site via the Castlereagh Highway.
- Odour generation – The pens, sedimentation basins, holding ponds, composting and stockpiling areas could generate some odours. Proper management and regular maintenance of these areas are the most important functions in controlling odour generation.
- Dust generation – Operation of the feedlot may result in an increase in dust around the feedlot, on internal access roads and on local roads. Construction of the proposed feedlot may also generate dust.
- Noise generation – Operation of the feedlot results in an increase in noise during construction of the proposed development and during on-going operation of the feedlot.
- Visual Amenity – The proposed feedlot may affect the visual character of the surrounding landscape.
- Vermin and Disease – An increase in the incidence of vermin and diseases is very unlikely, as the feeding activity will maintain high health standards. Sick cattle will be quickly identified and segregated from the rest of the cattle.

According to the National Guidelines, the S-factor equation can be used to determine minimum separation distances required between various types of receptors and a beef cattle feedlot development. The S-factor approach provides a conservative estimate as to the required separation distance and has been undertaken in line with the National Guidelines.

Based on the above assumptions, the required separation distance between the proposed development and the closest sensitive receptors are shown in Table 13 and Figure 3. The feedlot has been appropriately sited to mitigate the impacts on community amenity that may arise from odour, dust, noise and other possible emissions from feedlots.

Table 13 - S Factor Separation Distances

Receptor Number	Direction	Receptor Type S2	Terrain Description S3	Vegetation Description S4	S1	S2	S3	S4	S5	Separation Distances (m)		Comment
										Required	Available	
R 1	SE	Rural farm residence	Flat terrain	Woodland	60	0.3	1.0	0.9	1.0	777	6,400	OK
R 2	SW	Rural farm residence	Flat terrain	Woodland	60	0.3	1.0	0.9	1.0	777	6,700	OK
R 3	W	Rural farm residence	Flat terrain	Woodland	60	0.3	1.0	0.9	1.0	777	10,000	OK

Assumptions:

Proposed capacity: 2,300 SCU

Average rainfall (mm): 511 mm/yr

Stocking density: 12 m²/SCU

6.1.2 Impacts on the Supply and Quality of Groundwater

Impacts to the quality of groundwater of the site and the surrounding area could occur due to contamination of groundwater. Groundwater used for the feedlot will be no more than the approved volume in their water licence.

The feedlot pens, pads and drainage systems will be designed and constructed to meet the requirements of the National Guidelines and the Environmental Code of Practice. Any area in which there is a risk that soil leachate movement might contaminate groundwater will be underlain by a liner (most likely a clay liner) to satisfactorily mitigate that risk. These areas include, feedlot pen surfaces, sedimentation basins, holding ponds, manure stockpile and composting areas and drains.

6.1.3 Impacts to Surface Water

Impacts to the surface water of the site and the surrounding area could occur due to operation of the feedlot and its associated effluent irrigation and manure spreading areas. With careful management and appropriate buffer distances to the river, these activities are not likely to affect the quality of surface water moving off-property or into the adjacent SO 1 drainage line.

All proposed infrastructure has been located outside the high bank of the adjacent SO 1 drainage line. There will be no change in the surface area of the existing approved effluent holding pond which is located below the drainage line bank. Therefore, no additional waterway barrier works are proposed.

6.1.4 Impacts to Flora and Fauna

Impacts to flora and fauna may occur due to clearing of vegetation (which acts as a habitat for fauna). The area of mapped vegetation on the location of the proposed development will require the removal of a small number of isolated trees. There are very few large trees in the mapped area which will require clearing. A total area of 1.85 ha of regulated vegetation will require clearing. Some clearing of regulated vegetation has already been undertaken.

6.1.5 Impacts to Soils

Impacts to soils could occur due to the mismanagement of effluent and manure utilisation areas resulting in elevated nutrient and salt levels in the soil, waterlogging and/or erosion of the soil surface.

7 RISK ASSESSMENT

Environmental risk analysis considers the risks to the environment, ecosystems and community amenity as a result of adverse developmental impacts on the natural environment.

A risk assessment has been undertaken to ensure environmental risks from the proposed development are identified and addressed up-front with management strategies in place to mitigate the possible risks. The risk assessment approach has been used to identify the hazards that are not only industry-wide hazards but also the hazards posed due to the siting and operation of the proposed development. The risk assessment allows the proponents and staff to be aware of the highest risks and therefore manage these risks accordingly.

There are specific performance objectives outlined in the EP Act and subordinate legislation that are required to be met when constructing and operating a development.

7.1 Specific Performance Objectives

The siting of the development or any activity undertaken at the development site that has the potential to cause environmental risk will have a number of possible impacts to the environment or community such as: noise impact; odour impact; dust impact; light impact; and impact to groundwater or surface water. The following specific performance objectives outline the "acceptable" level of impact. In addition to the following specific performance objectives, the activity must comply with the conditions of the Environmental Authority.

Noise

The overall noise level generated by operation should comply with the requirements of the *Environmental Protection (Noise) Policy 2008*. This policy states that the environmental values to be enhanced or protected under this policy are the qualities of the acoustic environment that are conducive to:

- protecting the health and biodiversity of ecosystem; and
- human health and wellbeing, including by ensuring a suitable acoustic environment for individuals to do any of the following
 - i. sleep;
 - ii. study or learn;
 - iii. be involved in recreation, including relaxation; and
- protecting the amenity of the community.

The emission of noise must not exceed the levels specified in Table 14.

Table 14 Noise Limits at Noise Sensitive & Commercial Places

Noise level measured in dB(A)	Monday to Saturday			Sunday and Public Holidays		
	7am-6 pm	6pm-10pm	10pm-7am	9am-6pm	6pm-10pm	10pm-9am
Noise measured at a nuisance sensitive place						
$L_{Aeq\ a\ dj, T}$	Background +5	Background +3	Background +3	Background +5	Background +3	Background +3
$MaxL_{pA, T}$	Background +10	Background +8	Background +5	Background +10	Background +8	Background +5
Noise measured at a commercial place						
$L_{Aeq\ a\ dj, T}$	Background +10	Background +8	Background +5	Background +10	Background +8	Background +5
$MaxL_{pA, T}$	Background +15	Background +13	Background +10	Background +15	Background +13	Background +10

Odour

In accordance with the *Guideline for Odour Impact Assessment from Developments* (EPA QLD 2004), the specific performance indicator is that "any release of noxious or offensive odours will not cause a nuisance at any odour sensitive place". The sensitive places around the development are the significant receptors identified in Figure 3.

The development must also meet the objective of the EP Act: "to protect Queensland's environment while allowing for development that improves the total quality of life, both now and in the future, in a way that maintains the ecological processes on which life depends (ecologically sustainable development)".

Dust

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

No particulate matter or visible contaminant, including dust, feathers, smoke, fumes and aerosols likely to cause environmental harm is to emanate beyond the boundaries of the development.

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

Light

Light generation at the development should try to meet the standards of AS4282 1997 – *Control of Obtrusive Effects of Outdoor Lighting* (Standards Australia 1997b) and lights must be positioned and shielded to prevent light spillage outside the boundaries of the property.

Light impacts should not cause an impact on community amenity.

Pests and Vermin

The development must not increase the number or variety of the following animals:

- Flies;
- Rats and mice;
- Wild birds; and
- Dogs, cats and foxes.

Waters

The development must comply with the *Environmental Protection Policy (Water) 2009* in that it meets the specific water quality indicators outlined in the *Queensland Water Quality Guidelines*, *Australian Water Quality Guidelines* and any other relevant documents.

Waste

The operation should conform to the management hierarchy outlined in the *Waste Reduction & Recycling Act (2011)*, which states the following waste and resource management hierarchy:

"The *waste and resource management hierarchy* includes the following precepts, listed in the preferred order in which waste and resource management options should be considered:

- (a) AVOID unnecessary resource consumption;
- (b) REDUCE waste generation and disposal;
- (c) RE-USE waste resources without further manufacturing;
- (d) RECYCLE waste resources to make the same or different products;
- (e) RECOVER waste resources, including the recovery of energy;
- (f) TREAT waste before disposal, including reducing the hazardous nature of waste;
- (g) DISPOSE of waste only if there is no viable alternative."

7.2 Risk Characterisation

Risk characterisation describes the likelihood of exposure and consequences of exposure. Risk is described as the "hazard characterisation X the exposure characterisation". Risks are characterised as Low, Medium or High based on the risk assessment matrix in Table 15.

Hazard characterisation and exposure characterisation are explained below.

Hazard characterisation "Consequence"

Hazard characterisation in this report is the qualitative and/or quantitative evaluation of the potential environmental harm associated with the hazard. The scale of each potential adverse environmental effect has been evaluated in relation to specific performance objectives. The scale is expressed in quantitative or qualitative terms. Ordered descriptions of scale are:

- **Major** Serious or material environmental impacts, e.g., major pollution incident causing significant damage to the environment.
- **Significant** Long term or serious environmental harm
- **Moderate** Moderate Environmental Impact
- **Minor** Minimal environmental impact
- **Insignificant** Little or no environmental harm

Exposure Characterisation "Likelihood"

Exposure characterisation is the estimation of the likelihood of occurrence of a hazard or an impact. The aim of the exposure characterisation is the quantitative estimation of the likely exposure of either the community or environment to the impact of the potential hazard. Ordered descriptions of exposure are:

- **Almost certain** Expected to occur, quite common
- **Likely** Will probably occur
- **Possible** May occur at some time
- **Unlikely** Could occur at some time although unlikely
- **Rare** Might occur at some time in exceptional circumstances

Table 15 Risk assessment matrix

	Consequence					
		Major	Significant	Moderate	Minor	Insignificant
Likelihood	Almost certain	H	H	H	M	M
	Likely	H	H	H	M	M
	Possible	H	M	M	M	L
	Unlikely	M	M	L	L	L
	Rare	M	L	L	L	L

7.3 Risk Evaluation

Risk characterisation is the estimate of the likelihood of occurrence and magnitude of the consequences. The risk evaluation indicates what the likely impacts are and hence, the feedlot manager can take this into account daily.

Table 16 summarises the performance outcomes and potential risks associated with the proposed feedlot. The choice for the likelihood and consequence ratings are based on the siting of the development and design features that will be used to reduce the impacts.

From Table 16 it is evident that the proposed development does not pose a high risk to the environment once management strategies are applied. These risks can be mitigated or reduced by following the management strategies outlined in this report. As the adjacent drainage line does not flow, even during extreme flood events, the location of the feedlot adjacent to a SO 1 drainage line does not present a risk to the environment. The small amount of clearing is unlikely to have significant impacts on ecological communities. Generally, the proposed development is low risk.

Table 16 Feedlot Risk Assessment

Description of Environmental Value	Potential Adverse Effect	Goals and Objectives	Likelihood	Consequence	Risk	Management Strategies	Likelihood	Consequence	Residual Risk
Surface Water The site contains one SO 1, drainage line. The nearest drainage line is a SO 1 located directly adjacent to the proposed feedlot.	Release of effluent from the effluent holding pond and run-off from the utilisation areas resulting in increased sediment and nutrient levels in nearby watercourses.	Objective: The activity will be operated in a way that protects environmental values of waters. Goal: The activity does not result in an increase in nutrient or sediment levels in adjacent watercourse/s.	Possible	Minor	Medium	<ul style="list-style-type: none"> Contaminated water within effluent ponds is held within the controlled drainage area. The effluent holding pond and sedimentation basin have been designed in line with the National Guidelines. Effluent and manure will not be applied before or immediately after heavy rain. Application rates will be managed to prevent run-off from effluent irrigation. Irrigation will be undertaken to maintain the effluent holding pond at appropriate levels. 	Unlikely	Minor	Low
Groundwater The nearest borecard indicates that groundwater is approximately 429 m deep and the soil profile is dominated by layers of clay and solid sandstone.	Areas used for storing waste such as pens, sedimentation basin, effluent holding pond and stockpile areas are the main source of potential nutrient leaching. Waste utilisation areas and nutrient accumulation in these areas may also result in leaching of nutrients into groundwater.	Objective: The activity will be operated in a way that protects the environmental values of groundwater and any associated surface ecological systems. Goal: The activity does not result in an increase of nutrient levels in groundwater.	Rare	Minor	Low	<ul style="list-style-type: none"> Hard catchment areas including pens, sedimentation basin and effluent holding pond are compacted to achieve a permeability of at least 1×10^{-9} m/s (~0.1 mm/day). Waste utilisation rates will be managed to prevent the accumulation of nutrient in the soil profile and potential leaching of nutrients into groundwater. Soil monitoring will be periodically undertaken to monitor soil nutrient levels. 	Rare	Minor	Low
Wetlands The site does not contain wetlands and there are no wetlands located nearby.		Objective: The activity will be operated in a way that protects the environmental values of wetlands. Goal: The activity does not result in the damage of nearby wetlands and associated ecology.	Rare	Insignificant	Low	<ul style="list-style-type: none"> Management practices are as per management of surface water. 	Rare	Insignificant	Low

Description of Environmental Value	Potential Adverse Effect	Goals and Objectives	Likelihood	Consequence	Risk	Management Strategies	Likelihood	Consequence	Residual Risk
Flora and Fauna The site contains one area of Category B remnant vegetation containing of concern RE. This vegetation surrounds the feedlot. 1.85 ha of regulated vegetation will require clearing.	The clearing of native vegetation that may provide habitat for EVNT wildlife. Increased soil nutrient levels may also indirectly lead to adverse impacts to vegetation.	Objective: The activity is operated in a way that protects environmental values and associated flora and fauna. Goal: The activity and property management maintains the biodiversity of the property.	Almost certain	Insignificant	Medium	<ul style="list-style-type: none"> Where possible, required clearing has been minimised and the proposed expansion has been located immediately adjacent to the existing feedlot. During any further clearing activities, trees will be inspected for potential fauna and, if required, a professional catcher will be engaged to remove the fauna. A minimum 20 m buffer will be maintained between waste utilisation areas and remnant vegetation. Waste utilisation rates will be managed to prevent the accumulation of nutrient in the soil profile and potential leaching of nutrients into groundwater. 	Possible	Insignificant	Low
Soils The feedlot and effluent irrigation areas are generally located on dark cracking clay earths.	Nutrient accumulation in the soils within the utilisation area and potential erosion of top soil from construction and effluent irrigation	Objective: The activity is operated in a way that protects the environmental values of land including soils, subsoils and landforms. Goal: The activity and property management maintains soil health, avoids excessive nutrient build-up and minimises erosion of drainage lines and watercourses.	Unlikely	Minor	Low	<ul style="list-style-type: none"> Adequate area has been identified for effluent utilisation. Manure will be sustainably spread on site or taken off-site. Soil monitoring will be periodically undertaken to monitor soil nutrient levels. Sediment control structures will be in place during construction. Soil is high quality agricultural land suitable for irrigation. 	Rare	Minor	Low
Community Amenity Odour The nearest sensitive receptor is 6,400 m to the south-east.	The main sources of odour in the feedlot are the pens, sedimentation basins, effluent holding ponds and stockpile areas.	Objective: The activity will be operated in a way that protects the environmental values of air.	Unlikely	Moderate	Low	<ul style="list-style-type: none"> Regular cleaning will be undertaken as per Section 3.6 The feedlot has been adequately separated from the nearest sensitive receptors in accordance with the National Guidelines. Waste utilisation will be timed with consideration of wind conditions 	Unlikely	Minor	Low

Description of Environmental Value	Potential Adverse Effect	Goals and Objectives	Likelihood	Consequence	Risk	Management Strategies	Likelihood	Consequence	Residual Risk
Community Amenity Dust The nearest sensitive receptor is 6,400 m to the south-east.	The main sources of dust in the feedlot are the pen surface, manure stockpile, and on-site vehicle movements.	Goal: The activity does not result in odour or dust complaints.	Unlikely	Minor	Low	<ul style="list-style-type: none"> Regular cleaning will be undertaken as per Section 3.6. An interface layer will be maintained in the pens to prevent exposure of the pen surface. Internal roads will have a speed limit of 30 km/hr and will be watered as required during extended dry periods. 	Unlikely	Minor	Low
Community Amenity Noise The nearest sensitive receptor is 6,400 m south-east from the feedlot.	The main sources of noise from the feedlot are on-site traffic and machinery movements.	Objective: The activity will be operated in a way that protects the environmental values of the acoustic environment. Goal: The activity and does not result in noise complaints.	Unlikely	Minor	Low	<ul style="list-style-type: none"> The feedlot will generally be operated during daylight hours which will minimise noise during the evening, night and early morning. Internal roads will have a speed limit of 30 km/hr. 	Unlikely	Minor	Low
Community Amenity Light and Visual Amenity The nearest sensitive receptor is 6,400 m south-east from the feedlot.	The main sources of light from the feedlot are security lights, vehicle lights, and lights used around the commodities and machinery sheds.	Objective: The activity is operated in a way that protects the community amenity from the impacts of light from the development. Goal: The activity and does not result in light complaints.	Rare	Minor	Low	<ul style="list-style-type: none"> The feedlot will generally be operated during daylight hours which minimises the amount of artificial light required. The location of the main access is such that vehicle headlights are not directed towards nearby dwellings. 	Rare	Minor	Low

8 PLANNING FRAMEWORK

8.1 The Environmental Protection Act 1994

Cattle feedlots are a Prescribed Environmentally Relevant Activity (Prescribed ERA) under Schedule 2 of the *Environmental Protection Regulation 2008* (EP Reg) (ERA 2(1)). An Environmental Authority (EA) is required to conduct a Prescribed ERA. As the development is a concurrent ERA, the application for a development approval is taken to be an application for an EA.

8.2 The Planning Act 2016

The purpose of the *Planning Act 2016* (PA) is to establish an efficient, effective, transparent, integrated, coordinated, and accountable system of land use planning, development assessment and related matters that facilitates the achievement of ecological sustainability.

The development for which approval is sought comprises a Material Change of Use (MCU). Assessment against the Balonne Shire Council Planning Scheme (the Planning Scheme) indicates that the proposal is subject to impact assessment in accordance with Section 45 of PA.

8.3 State Development Assessment Provisions

The State Development Assessment Provisions (SDAP) set out the matters of interest to the State for development assessment. SDAPs are prescribed in the *Planning Regulation 2017* (PR) and contain the matters the chief executive may have regard to when assessing a development application. It is a statutory instrument made under PA and has effect throughout the state for development applications where the chief executive is the assessment manager or a referral agency.

The proposed feedlot development has the following triggers for assessment by the State Assessment and Referral Agency (SARA) in accordance with the PR:

- Schedule 10, Part 5, Division 4, Table 2: Environmentally Relevant Activities (ERA). A feedlot is considered an ERA under Schedule 2 of the EP Reg;
- Schedule 10, Part 9, Division 4, Subdivision 1, Table 1: Development Impacting on State Transport Infrastructure. The proposed feedlot development exceeds the threshold for development (>2,000 SCU);
- Schedule 10, Part 9, Division 4, Subdivision 2, Table 4: All or part of the premises are within 25 m of a State transport corridor; and
- Schedule 10, Part 3, Division 4, Table 3: Development application for an MCU and relates to a lot that is 5 ha or larger.

As the development application is for an MCU only, Schedule 10, Part 6, Division 4, Subdivision 3, Table 1: Operational work that is constructing or raising waterway barrier works is not applicable. As there are no new works proposed in the waterway, no new barrier works are proposed. If required, additional operational works approvals will be obtained following the MCU approval. The responses to the applicable state codes and the S22A determination of clearing for a relevant purpose are provided in Appendix J.

8.4 Balonne Shire Council Planning Scheme

8.4.1 Introduction

Pursuant to the provisions of Section 45 of *PA*, a development application must be assessed against the relevant planning scheme (categorising instrument). A summary of the assessment of the proposed development against the provisions of the Planning Scheme is outlined below.

8.4.2 Definition of Use

Under the provisions of the Planning Scheme, the proposed use is defined as "Intensive Animal Industry". The relevant use is defined as follows:

"Intensive Animal Industry" – means the use of premises including buildings, structures, pens, storage areas and effluent treatment areas for commercial or other non-domestic activities involving the breeding, keeping or depasturing of animals where the animals:

- a) are reliant on prepared or manufactured feed for production purposes; and/or
- b) are temporarily held pending transportation or marketing.

The term includes the use of premises for purposes such as cattle feedlots.

8.5 Zoning and Assessment Status

Under the Planning Scheme, the region is divided into two land use zones. The subject land is located in the Rural Zone. It is anticipated that the proposed development will be assessed against the following zones and overlay codes:

- Rural Zone Code; and
- Filling and Excavation Code; and
- Flood Hazard Overlay Code

8.5.1 Rural Zone Code

Purpose and overall outcomes of the Rural Zone Code

1. The overall outcomes are the purpose of the Rural Zone Code.
2. The Code seeks to ensure that development within the Rural Zone:
 - (a) reflects the economic potential of the Rural Zone
 - (b) is appropriately located within the Rural Zone and existing and future Rural Activities are not prejudiced by inappropriate development;
 - (c) maintains the environment, including soil, air and water, compatible with healthy natural systems and ensures public health and safety;
 - (d) protects Good Quality Agricultural Land (GOAL) from fragmentation, alienation or encroachment of incompatible land uses in accordance with State Planning Policy 1/92 – Development and Conservation of Agricultural Land;
 - (e) is located, designed and operated in a manner that protects and enhances the predominant rural scale, intensity, form and character;
 - (f) maintains the rural amenity;
 - (g) does not prejudice or impact adversely on other uses including those within other Zones;
 - (h) has an appropriately designed access to the road network, and traffic generated by the development does not impact adversely on the local road network, or the state-controlled road network.
 - (i) protects areas and sites of conservation importance, including cultural and high landscape values;
 - (j) is undertaken in an orderly and logical sequence to achieve an efficient provision of infrastructure;
 - (k) is located and designed in ways that minimise the need for flood, bushfire and landslide mitigation and to protect people and premises from such natural events;
 - (l) has water supply, stormwater disposal, sustainable effluent and waste disposal and power to appropriate standards adequate for the use; and
 - (m) does not impact adversely on infrastructure.

The proposed development aligns with the purpose and overall outcomes of the Rural Zone Code as it is an intensive animal industry and design and management practices will be implemented to prevent or minimise impacts on significant natural resources. Table 17 provide a response to the Performance Outcomes for the Rural Use Code.

Table 17 - Criteria for assessable development

Performance outcomes		Acceptable outcomes		Feedlot Compliance Assessment
A. For all of the Rural Zone				
Infrastructure				
PC 1	Electricity Premises are provided with a supply of electricity adequate for the activity.	AS 1.1	Premises have a supply of electricity.	No further electricity supply is required. Refer to Section 4.3.
PC 2	Water Supply Premises are provided with an adequate volume and supply of water for the activity	AS 2.1	Premises are connected to Council's reticulated water system and have a rain water tank connected to the premises with a minimum capacity of 22 500 litres; or	Adequate on-site water resources and storage are available for firefighting purposes. Refer to Section 4.1 and 3.17.
		AS 2.2	An approved water allocation as provided by the relevant agency and have a rain water tank connected to the premises with a minimum capacity of 45 000 litres	
		AS 2.3	Premises has an on-site storage of 20 000 litres of water for firefighting purposes.	
PC 3	Effluent Disposal To ensure that public health and environmental values are preserved, all premises provide for the treatment and disposal of effluent and other waste water.	AS 3.1	Premises have on-site effluent disposal systems designed and constructed by the applicant in accordance with Schedule 5: "Standards for Sewerage Supply"	No further sewage disposal is required (Section 4.4). The effluent disposal systems for the feedlot have been designed in accordance with the National Guidelines (Section 3)
PC 4	Stormwater inter-allotment drainage Stormwater is collected and discharged so as to: (a) protect the stability of buildings or the use adjacent land; (b) prevent the waterlogging of nearby land; (c) protect and maintain environmental values; and	AS 4.1	Stormwater inter-allotment drainage is collected and discharged in accordance with Schedule 6: "Stormwater Drainage Standards".	The increase in the existing holding pond size and the additional holding pond (Figure 11) is expected to attenuate any increase in runoff generated by the development. No infrastructure will be impacted by the stormwater runoff generated from the development. Effluent management will be in accordance with industry best practice and include utilisation of stored water for irrigation.

Performance outcomes		Acceptable outcomes		Feedlot Compliance Assessment
	(d) to ensure that safety and efficiency on the state-controlled roads is not compromised.			
PC 5	Vehicle Access Vehicle access is provided to a standard appropriate for the use.	AS 5.1	Access roads are sealed and are to connect into the existing road network. Access is to be designed and constructed by the applicant in accordance with Schedule 2: "Standards for Roads, Car parking, Access and Access and Manoeuvring Areas".	The existing access for the operation will continue to be used and is adequate to service the expanded feedlot. The feedlot is currently accessed by B-doubles. A modest increase in traffic is expected to be generated by the expanded feedlot, refer to section 3.4.
PC 6	Density The density of residential activities does not impact adversely on the residential and rural amenity of the area.	AS 6.1	No more than 1(one) detached house per lot.	N/A
PC 7	Parking and Manoeuvring Vehicle parking and service vehicle provision is adequate for the use whilst ensuring both safe and functional operation for motorists and pedestrians.	AS 7.1	All uses provide vehicle parking in accordance with Schedule 2: "Standards for Roads, car parking, access and manoeuvring areas".	The existing parking and manoeuvring infrastructure for the operation will continue to be used and is adequate to service the expanded feedlot.
		AS 7.2	All service vehicle manoeuvring is in accordance with Schedule 2: "Standards for Roads, Car Parking, Access and Manoeuvring Areas".	
PC 8	Roads All weather road access is provided between the premises and the existing road network.	AS 8.1	Roads are designed and constructed by the applicant in accordance with Schedule 2: "Standards for Roads, Car Parking, Access and Manoeuvring Areas".	The development is accessed on appropriately designed roads as the site is currently accessed by B-doubles.
PC 9	State-controlled Roads State Controlled Roads are maintained and enhanced as a link between major centres.	AS 9.1	No direct access to State controlled roads is permitted except at designated intersections as identified on Planning Scheme Map R1 – State Controlled Roads	The expanded feedlot will utilise the existing approved access road and Castlereagh Hwy intersection. A modest increase in traffic is expected to be generated by the expanded feedlot, refer to section 3.4.
PC 10	Development Adjacent to Highways Development adjacent to State Controlled Roads is located to ensure safe and efficient use of the	AS 10.1	No development is established within a 100 metre buffer either side of the Carnarvon, Balonne, Moonie and Barwon Highways and other State Controlled Roads as identified in	The development is not located within 100 m of a State-controlled road.

Performance outcomes		Acceptable outcomes		Feedlot Compliance Assessment
	highway and maintain the integrity of the highway as a commuter link.		Planning Scheme Map R1 – State Controlled Roads	
PC 11	Noise Sensitive Development Noise sensitive developments (residential, educational and community) must ensure that road traffic noise levels are appropriately managed to achieve acceptable levels of amenity.	AS 11.1	No specified solution	Separation distances (Section 2.4) and operating hours (Section 5.3) will prevent any noise impact on adjacent sensitive developments.
PC 12	Development in the Vicinity of Aerodrome Development in the vicinity of an aerodrome: a) does not adversely affect the operation of the aerodrome; b) is designed and located to achieve a suitable standard of amenity for the proposed activity; and c) does not restrict the future operational demands of the aerodrome.	AS 12.1	Buildings and structures within 100 metres of the boundary of an aerodrome are less than 7.5 metres in height at any point above natural ground level.	The development is not located near an aerodrome.
PC 13	Aerodrome Safety and Obstruction The development of premises does not cause an obstruction or other potential hazard to aircraft movement associated with the aerodrome by way of: a) the physical intrusion of buildings or other structures into the Obstacle Limitation Surface; b) attracting birds or bats to the area which could cause or contribute to bird strike hazard;	AS 13.1	No solution specified	N/A

Performance outcomes		Acceptable outcomes		Feedlot Compliance Assessment
	c) providing very bright lighting or lighting similar to aerodrome lighting which can distract or confuse pilots; d) interfering with navigation or communication facilities; e) emissions that may affect pilot visibility or aircraft operations; or f) transient intrusions into the aerodromes operational space.			
PC 14	Gas and Oil Pipelines Buildings are located at an appropriate distance from pipelines to ensure community safety and operation of the use is not compromised.	AS 14.1	No habitable structure is constructed within the buffer established 200 metres either side off the gas and oil pipeline corridors as identified in Planning Scheme Map P1.	No buildings will be constructed as part of the development.
PC 15	Refuse Tips and Effluent Treatment Plants Premises are located at an appropriate distance from refuse tips and effluent treatment plants to ensure community safety and operation of the uses are not compromised.	AS 15.1	Premises are not constructed within 500 metres of any boundary of a refuse tip or an effluent treatment plant.	The development is not located near a refuse tip or effluent treatment plant.
PC 16	Rail Corridors Development is at an appropriate distance from the rail corridor so as not to prejudice safety, speed or intended role of the existing and proposed rail corridors.	AS 16.1	The minimum buffer for residential, business, commercial and public facility uses are 100 metres from an existing or proposed rail corridors as identified on Planning Scheme Map P1	The development is not located near a rail corridor.
PC 17	Noise Attenuation Development adjoining the rail corridor is protected from the impact of noise	AS 17.1	No specified solution	N/A

Performance outcomes		Acceptable outcomes		Feedlot Compliance Assessment
PC 18	Electricity Transmission Line Easement Vegetation Transmission lines within an Electricity transmission line easement are protected from vegetation.	AS 18.1	Planted vegetation within an Electricity transmission line easement shall have a mature height not exceeding 2.5 metres as shown in Schedule 3: "Power and Electricity Easements".	N/A
			No part of planted vegetation at its mature size, is located closer than 2.5 metres to an electricity transmission line as shown in Schedule 3: "Power and Electricity Easements".	
PC 19	Electricity Transmission Line Easement Separation Distance Buildings and "community orientated uses" are located a minimum distance from lines to ensure community safety.	AS 19.1	Buildings and community-oriented uses maintain a minimum separation distance from the most proximate boundary of an Electricity transmission line easement in accordance with Schedule 3 "Power and Electricity Easements".	N/A
Environment				
PC 20	Watercourses Development ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.	AS 20.1	A minimum 10 metre wide buffer area is provided extending from the high bank of any watercourse. Buffer areas include a cover of vegetation, including grasses	The adjacent drainage line is not mapped as a watercourse under the <i>Water Act 2000</i> (Section 2.5).
PC 21	Deleted	AS 21.1	No solution specified	N/A
PC 22	Air Emissions Air emissions from premises do not cause environmental harm or nuisance to adjoining properties or sensitive land uses	AS 22.1	No solution specified	The feedlot meets the minimum separation distance required by the S-Factor method. Refer to Section 6.1.1.
PC 23	Noise Emissions Noise emissions from premises do not cause environmental harm or nuisance to adjoining properties or sensitive land uses	AS 23.1	No solution specified	Separation distances to the nearest sensitive receptor will ensure noise emissions do not cause environmental nuisance (Section 2.4).

Performance outcomes		Acceptable outcomes		Feedlot Compliance Assessment
PC 24	Water Quality The standard of effluent and/or stormwater runoff from premises ensures the quality of surface water is suitable for: a) the biological integrity of aquatic ecosystems; b) recreational use; c) supply as drinking water after minimal treatment; d) agricultural use; or e) industrial use	AS 24.1	No solution specified	The feedlot is located within an CDA and has been designed in accordance with the National Guidelines (Section 3).
PC 25	Excavation and Filling Excavation and filling of land ensures: a) that both the amenity and safety of users of the site and adjacent land holdings; and b) soil erosion is kept to a minimum with remedial works	AS 25.1	Batters have a minimum slope of 25%, are terraced at every rise of 1.5 metres and each terrace has a minimum depth of 750mm; and	The development will be designed in accordance with the Balonne Shire Council Planning scheme in terms of excavation and filling of earth.
		AS 25.2	Excavation and filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height; and	
		AS 25.3	Excavation and filling is undertaken in accordance with Schedule 7: "Standards for Construction Activity".	
PC 26	Construction Activities Both erosion control and silt collection measures are undertaken so as to ensure protection of environmental values during construction.	AS 26.1	During construction, soil erosion and sediment is managed in accordance with Schedule 7: "Standards for Construction Activity".	Refer to section 3.16
PC 27	Separation of Incompatible Land Uses Separation distances are provided to ensure: (a) the future of surrounding uses;	AS 27.1	For sensitive land uses and rural activities other than Intensive Animal Industry: Minimum separation between sensitive land uses and rural activities comply with the "Buffer Area Design Criteria" as contained in Table 2 of section 3.47 of SPP1/92 –	The feedlot meets the minimum separation distance required by the S-Factor method. Refer to Section 6.1.1. There are no nearby extractive industries.

Performance outcomes		Acceptable outcomes		Feedlot Compliance Assessment
	(b) infrastructure items are protected from incompatible development; (c) an appropriate standard of amenity and public safety; and (d) conflict arising from incompatible uses is minimised.		Planning Guideline – “Separating Agricultural and Residential Land Uses.”	
		AS 27.2	For Sensitive Land Uses: Minimum separation distances to Intensive Animal Industries are as stated in Schedule 10: “Separation Distances for Intensive Animal Industries”.	
		AS 27.3	For all other than Extractive Industries: Buildings, structures and outdoor activity areas maintain a minimum separation distance to Extractive Industries as stated in Schedule 11: “Separation Distances for Extractive Industries”.	
PC 28	Good Quality Agricultural Land Good Quality Agricultural Land areas as identified in Planning Scheme Map R4 – Good Quality Agricultural Land are conserved and managed for the longer term and protected from development that may lead to its alienation or diminished productivity	AS 28.1	No solution specified	No reconfiguration of the lot is required and, as per the SPP, rehabilitation measures have been provided to ensure the land is returned to previous productivity. The proposed feedlot relies on adjacent agricultural land for effluent and manure disposal as well as feed production.
PC 29	St George Irrigation Area The St George Irrigation Area as identified in Planning Scheme Map R7 – St George Irrigation Area, is conserved and protected from development	AS 29.1	No solution specified	N/A

Performance outcomes		Acceptable outcomes		Feedlot Compliance Assessment
	that may lead to damage or loss of irrigation infrastructure.			
PC 30	Vegetation Retention Development retains vegetation for the: a) protection of scenic quality; b) protection of general habitat; c) protection of soil quality; and d) establishment of open space corridors and networks	AS 30.1	No solution specified	Where possible, vegetation clearing has been minimised. The application has been submitted to DNRME via SARA for an assessment of the required clearing.
PC 31	Protected Areas Development is undertaken to ensure areas of significant biodiversity and habitat value are protected.	AS 31.1	A minimum distance of 100 metres is provided to protected areas as identified on Planning Scheme Map R3 – Protected Areas	Impacts to areas of significant biodiversity and habitat value have been minimised. Proposed clearing will be subject to assessment by DNRME.
PC 32	Sloping Land Development is undertaken to ensure: a) vulnerability to landslip erosion and land degradation is minimised; and b) Safety of persons and property is not compromised.	AS 32.1	Development is not undertaken on slopes greater than 15%.	The development is not located on sloping land.
PC 33	Bushfire Hazard Area Development maintains the safety of people and property by avoiding areas of high or medium bushfire hazard or mitigating the risk through: (a) the siting of buildings ensuring setbacks from hazardous vegetation are maximised and elements least susceptible to fire are sited closest to the bushfire hazard; and (b) the provision of firebreaks to ensure adequate setbacks between buildings, structures and hazardous vegetation	AS 33.1	Development is not undertaken in bushfire hazard areas as identified as high and medium hazard on Planning Scheme Map R4 – Bushfire Hazard Areas; or	Bushfire management practices are in place. The proposed expansion has been located in the lowest bushfire risk area and setbacks will be maintained. Refer to section 3.17.
		AS 33.2	For Development in areas of high or medium bushfire hazard as identified on Planning Scheme Map R4 – Bushfire Hazard Areas and on lots greater than 2500m ² : Buildings and Structures: (i) are sited within the lowest bushfire hazard area; (ii) achieve minimum setback distances from hazardous vegetation of 1.5 times the predominant mature canopy	

Performance outcomes		Acceptable outcomes		Feedlot Compliance Assessment
			tree height or 10 metres, which ever is the greater; and (iii) achieve a setback distance from any retained vegetation strips or small areas of vegetation of 10 metres.	
		AS 33.3	For Development in areas of high or medium bushfire hazard as identified on Planning Scheme Map R4 – Bushfire Hazard Areas and on lots less than or equal to 2500m ² : No solution specified	
		AS 33.4	For Development in areas of high or medium bushfire hazard as identified on Planning Scheme Map R4 – Bushfire Hazard Areas, firebreaks or fire maintenance trails are provided in accordance with Schedule 12: 'Standards for Roads in Bushfire Hazard Areas. Firebreaks and Fire Maintenance Trails'.	
PC 34	Character Buildings Development adjacent to buildings identified as heritage or character buildings within Schedule 9 incorporates design features, materials and details that blend with the existing character.	AS 34.1	No solution specified	N/A
PC 35	Cultural Heritage The significance of known places of indigenous and/or cultural heritage value is retained.	AS 35.1	A minimum separation distance of 20 metres is provided from the MCU and/or operational work to known indigenous and/or cultural heritage site	N/A
PC 36	Rural Outbuildings Rural amenity is to be maintained.	AS 36.1	Outbuildings are to be located a minimum of 100 metres from any boundary; and	No outbuildings are proposed for expansion of the feedlot.

Performance outcomes		Acceptable outcomes		Feedlot Compliance Assessment
		AS 36.2	The size of residential outbuildings is to be restricted to structures 8.5 metres in height and 250m ² in floor area.	
PC 37	Rural Outbuildings Buffers Adequate buffers are provided to protect the Rural Residential Precinct from Agricultural and Industrial Activities, whilst also ensuring the integrity and viability of such industries is maintained.	AS 37.1	No solution specified	N/A
C. Specific Land Uses -				
Intensive Animal Industry				
N/A – Intensive animal industry is not listed as specific land use in the rural zone code				

8.5.2 Filling and Excavation Code

Purpose and overall outcomes of the Filling and Excavation Code

1. The overall outcome is the purpose of the code;
2. The Filling and Excavation Code seeks to ensure that filling and excavation works
 - a. do not adversely impact on the surrounding environment and amenity;
 - b. avoid risk to human life and property;
 - c. do not adversely impact upon any public infrastructure including electricity, water cycle infrastructure, roads and rail, telecommunications, local and state government infrastructure and parks.

Table 18 provides a response to the Performance Outcomes for the Rural Use Code.

Table 18 Filling and Excavation Code Compliance

Performance outcomes		Acceptable outcomes		Feedlot Compliance Assessment
PC 1	Visual Amenity Impacts on visual amenity or instability of nearby land are minimised.	AS 1.1	No solution specified	Earthworks associated with the development will not impact on visual amenity.
PC 2	Environmental Values The environmental values of receiving waterways are protected.	AS 2.1	Batters have a minimum slope of 25% are terraced at every rise of 1.5 metres and each terrace has a minimum depth of 750 mm; and	The development will be designed in accordance with the Balonne Shire Council Planning scheme in terms of excavation and filling of earth.
		AS 2.2	Excavation and filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height; and	
		AS 2.3	Excavation and filling is undertaken in accordance with Schedule 7: "Standards for Construction Activity"	
PC 3	Drainage Existing drainage either upstream or downstream of the site, are maintained.	AS 3.1	No solution specified	Drainage of the site will not be impeded by the expansion of the feedlot.
PC 4	Amenity Filling and excavation minimises impacts from dust or noise.	AS 4.1	The excavation or fill material is watered to maintain water content and thereby prevent dust entrainment.	Separation distances will ensure any dust produced by the earthworks will not leave the site.
		AS 4.2	Operating hours are between 7.00am and 6.00pm, weekdays and Saturdays, with no operation on Sundays or public holidays.	
PC 5	Safety Filling and excavation is undertaken in a safe manner with respect to adjacent and overhead electricity infrastructure.	AS 5.1	Filling and/or excavation under or adjacent to electricity infrastructure items is not undertaken.	No filling or excavation will be undertaken adjacent to electricity infrastructure.

Performance outcomes		Acceptable outcomes		Feedlot Compliance Assessment
PC 6	Noise Noise generated from filling and excavation activities are within acceptable levels that do not adversely impact on surrounding amenity.	AS 6.1	Except for extractive industry, the total duration of filling and excavation operations does not exceed 4 weeks.	Separation distances will ensure any noise produced by the earthworks will not impact on adjacent sensitive receptors.
		AS 6.2	Within or adjacent to the urban area the adjusted average weighted sound pressure level does not exceed the background level by more than 5dB(A) measured at the property boundary of the subject land.	

8.5.3 Flood Hazard Overlay Code

Purpose and overall outcomes of the Filling and Excavation Code

1. The purpose of the Flood Hazard Overlay Code is to:
 - (a) provide for the assessment of the suitability of development in the Flood Hazard Overlay area to ensure that risk to life, property, community, economic activity and the environment during flood events is minimised; and
 - (b) ensure that development does not increase the potential for flood damage on-site or to other property.
2. The overall outcomes of the Flood Hazard Overlay Code are:
 - (a) the development siting, layout, and access responds to the risk of the flood hazard and minimises risk to personal safety;
 - (b) the development is resilient to flood events by ensuring siting and design accounts for the potential risks of flood hazards to property;
 - (c) the development supports, and does not unduly burden disaster management response or recovery capacity and capabilities;
 - (d) the development directly, indirectly and cumulatively avoids an unacceptable increase in severity of the flood hazard and does not significantly increase the potential for damage on the site or to other properties;
 - (e) the development avoids the release of hazardous materials as a result of a flood event; and
 - (f) natural processes and the protective function of landforms and/or vegetation are maintained in natural hazard areas. Table 18 provides a response to the Performance Outcomes for the Rural Use Code.

Table 19 Flood Hazard Overlay Code Compliance

Performance outcomes		Acceptable outcomes		Feedlot Compliance Assessment
PC 1	Built Form Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.	AS 1.1	Habitable floors (including extensions and/or redevelopment) are built to at least the Minimum Habitable Finished Floor Level (MHFFL) specified for the subject lot. Note: Refer to Maps R8 B1b, B3b, C2b, C3b and C3f – Minimum Habitable Finished Floor Levels. For the avoidance of doubt, the freeboard allocated (0.55m within designated Flood Hazard Areas) includes an allowance (0.25m) for the underside of the lowest component of flooring used (such as the underside of floor bearers or suspended slab) to also be constructed above floodwaters.	No construction of buildings is proposed as part of the feedlot expansion.
		AS 1.2	The design and layout of buildings used for residential purposes minimise risk from flooding by providing parking and other low intensity, non-habitable uses at ground level. Note: The highset 'Queenslander'-style house is a resilient low-density housing solution in floodplain areas. The use of floor area below the MHFFL for non-habitable use is acceptable (such as for storage, car garaging, laundries or bathrooms) where residents are aware of the risk of loss of this property from flood inundation and the possible implications for increased insurance premiums. It is acceptable for a slab to be placed underneath a high-set dwelling for non-habitable purposes. Note: Higher density residential development should also ensure only non-habitable rooms (e.g. garages, laundries) are located on the ground floor.	
		AS 1.3	The maximum building height for a dwelling house is 8.5m.	

Performance outcomes		Acceptable outcomes		Feedlot Compliance Assessment
			Note: Refer to Figure 1 for indicative built form for St George, and Figure 2 for indicative built form for Bollon.	
		AS 1.4	<p>The maximum site coverage for residential outbuildings does not exceed 5% of the total site area.</p> <p>Note: The Queensland Development Code specifies acceptable setbacks from property boundaries. Residents must also be aware of the risk of property loss associated with developing residential outbuildings in areas subject to flood.</p>	
		AS 1.5	<p>Boundary fences do not impede the flow of floodwater.</p> <p>Note: Fences should be designed to allow flow of floodwaters but remain in situ so as not to create a hazard.</p>	
		AS 1.6	<p>Non-residential uses and structures:</p> <p>a) are built above the minimum habitable finished floor level; or</p> <p>b) allow for flow through of flood waters.</p>	
		AS 1.7	<p>AS1.7 Materials stored on-site:</p> <p>a) are those that are readily able to be moved in a flood event;</p> <p>b) where capable of creating a safety hazard by being shifted by flood waters, are contained in order to minimise movement in times of flood.</p> <p>Note: Non-residential uses and structures need not comply with the minimum habitable finished floor levels for non-habitable rooms/areas, however in</p>	

Performance outcomes		Acceptable outcomes		Feedlot Compliance Assessment
			<p>this instance businesses should be aware of the flood risk they are subject to. To help mitigate this risk businesses should ensure that they have the necessary continuity plans in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upstairs level of a building or off site). Advice on the use of flood resilient building materials is also available from Building Codes Queensland.</p>	
PC 2	Development siting and layout Development siting and layout responds to flooding potential and maintains personal safety at all times.	AS 2.1	Where not located in Limited Residential Precinct New lots are: a) located outside the overlay area; b) are demonstrated to be above the flood level identified for the site; or c) located on the highest part of the site to minimise entrance of floodwaters. Note: If part of the site is outside the Flood Hazard Overlay, this is the preferred location for all lots (excluding park or other relevant open space and recreation lots). Note: Buildings subsequently developed on the lots created will need to comply with the relevant building assessment provisions under the Building Act 1975.	Historic upstream levee banks ensure that the property is not subject to flooding. The proposed expansion does not significantly increase the existing risk of flooding to the feedlot or downstream impacts from the feedlot.
		AS 2.2	Road and/or pathway layout ensures residents are not physically isolated from the adjacent flood free urban areas ⁶ and provides a safe and clear evacuation route path: a) by locating entry points into the reconfiguration above the flood level and	

Performance outcomes		Acceptable outcomes		Feedlot Compliance Assessment
			<p>avoiding culs-de-sac or other nonpermeable layouts; and</p> <p>b) by direct and simple routes to main carriageways that allow trafficable access up to a maximum flood depth of 300mm.</p>	
		AS 2.3	<p>Signage is provided on site (regardless of whether land is in public or private ownership):</p> <p>a) indicating the position and path of all safe evacuation routes off the site; and</p> <p>b) if the site contains or is within 100m of a floodable waterway, hazard warning signage and depth indicators are also provided at key hazard points, such as at floodway crossings or entrances to low-lying reserves.</p>	
PC 3	Effects on flood behaviour Development directly, indirectly and cumulatively avoids any increase in water flow velocity or flood level, and does not increase the potential for flood damage either on site or on other properties.	AS 3.1	<p>Development does not block or divert floodwaters in a manner that increases flood level or velocity on site or on other properties.</p> <p>Note: Berms/mounds are considered to be an undesirable built form outcome and are not supported.</p>	As per Section 2.5, historical upstream overland flow capture (on and off site) has resulted in the site being flood proofed. Therefore, the development of the feedlot will not impact on flood behaviour.
		AS 3.2	Works do not involve any physical alteration to a watercourse or floodway including vegetation clearing.	
		AS 3.3	<p>For operational works where located within the Residential Precinct or Limited Residential Precinct</p> <p>Development involves no net increase in filling on site.</p> <p>Note: Fill associated with building work must comply with the relevant sections of the building</p>	

Performance outcomes		Acceptable outcomes		Feedlot Compliance Assessment
			assessment provisions. So onsite compensatory cut and fill would achieve the 'No net increase' requirement.	
		AS 3.4	For operational works in all other zones/precincts Works (including buildings and earthworks) either: a) do not involve a net increase in filling greater than 500m ³ (compacted); or b) do not result in any reductions of on-site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or c) do not change flood characteristics outside the subject site in ways that result in: i. loss of flood storage; ii. loss of/changes to flow paths; iii. acceleration or retardation of flows; or iv. any reduction in flood warning times elsewhere on the floodplain	
PC 4	Hazardous materials Development avoids the release of hazardous materials or contaminants into floodwaters.	AS 4.1	Materials manufactured or stored on site are not hazardous or noxious, or comprise materials that may cause a detrimental effect on the environment if discharged in a flood event.	The expansion will not result in an increase in hazardous materials. A small amount of fuel and chemicals is stored in the existing buildings.
		AS 4.2	Where a MHFFL is adopted (refer to Maps R8 B1b, B3b, C2b, C3b and C3f), structures used for the manufacture or storage of hazardous materials are: a) located above the MHFFL level; or b) designed to prevent the intrusion of floodwaters.	

Performance outcomes		Acceptable outcomes		Feedlot Compliance Assessment
		AS 4.3	<p>If a specific MHFFL for the site is not adopted, hazardous materials and their manufacturing equipment are located on the highest part of the site to enhance flood immunity and are designed to prevent the intrusion of floodwaters.</p> <p>Note: Refer to the Work Health and Safety Act 2011 and associated Regulation and Guidelines, the Environmental Protection Act 1994 and the relevant building assessment provisions under the Building Act 1975 for requirements related to the manufacture and storage of hazardous substances.</p>	
PC 5	Disaster management responses The development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities.	AS 5.1	<p>Development does not:</p> <ul style="list-style-type: none"> a) increase the number of people calculated to be at risk from flooding; b) increase the number of people likely to need evacuation; c) shorten flood warning times; and, d) impact on the ability of traffic to use evacuation routes, or unreasonably increase traffic volumes on evacuation routes. 	The development will not result in an increase in habitable buildings and no additional staff are required for the expansion. No change is proposed to the site access.
PC 6	Community infrastructure Development involving community infrastructure (defined as Sensitive Land Uses and Community Oriented Uses under this Scheme):	AS 6.1	Where not located within the Resilient Residential Precinct Sensitive Land Uses and Community Oriented Uses are not located on land inundated during a 1% AEP flood event; or	N/A

Performance outcomes		Acceptable outcomes		Feedlot Compliance Assessment
	a) remains functional to serve community need during and immediately after a flood event; b) is designed, sited and operated to avoid adverse impacts on the community or the environment due to the impacts of flooding on infrastructure, facilities or access and egress routes; c) retains essential site access during a flood event; d) and is able to remain functional even when other infrastructure or services may be compromised in a flood event;	AS 6.2	Sensitive Land Uses and Community Oriented Uses incorporate an area on site above the MHFFL with sufficient space to accommodate the likely population of the development in safety for a relatively short time until flooding subsides or people can be evacuated.	
		AS 6.3	Sensitive Land Uses and Community Oriented Uses have direct access to low hazard evacuation routes as defined in Table 10.	
		AS 6.4	Any components of infrastructure that are likely to fail to function or may result in contamination when inundated by flood, such as electrical switch gear and motors, telecommunications connections, or water supply pipeline air valves are: a) located above the MHFFL for the site; and b) designed and constructed to exclude floodwater intrusion/infiltration.	
		AS 6.5	Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by a flood.	
		AS 6.6	The following uses are not located on land inundated during a 0.5% AEP flood event: a) emergency shelters; and b) police facilities.	
		AS 6.7	The following uses are not located on land inundated during a 0.2% AEP flood event: a) correctional facilities; b) emergency services;	

Performance outcomes		Acceptable outcomes		Feedlot Compliance Assessment
			c) power stations; and d) major switch yards.	

9 REFERENCES

BOM (2018a) *Climate Data Online*. Available at: <http://www.bom.gov.au/climate/> (Accessed: 9 July 2018).

BOM (2018b) *Flood Warning System for the Balonne and Maranoa Rivers*. Available at: http://www.bom.gov.au/qld/flood/brochures/condamine_balonne/condamine_balonne.shtml (Accessed: 28 August 2018).

Davis, R. J., Wiedemann, S. G. and Watts, P. J. (2010) *Quantifying the water and energy usage of individual activities within Australian feedlots -Part B report: Energy usage at Australian feedlots 2007-2009*. North Sydney, NSW: Meat & Livestock Australia Limited.

Watts, P. J. *et al.* (2016) *Beef cattle feedlots : design and construction*. Meat and Livestock Australia (MLA).

APPENDIX A - EXISTING APPROVALS

Registration certificate

Environmental Protection Act 1994

No: F1-0097

This registration certificate authorises:

Frank Douglas Deshon

to carry out the environmentally relevant activity of:

Cattle Feedlotting (2c) at a level of 999 Standard Cattle Units

at:

'Euraba' Castlereagh Highway, Dirranbandi

Lot 3 on BLM368 Parish of Euraba Shire of Balonne

Signed *Danette McLean*
(Danette McLean - Delegate of Administering Authority)

This *NINETEEN* day of *FEBRUARY* 2007

Note: A development permit under the *Integrated Planning Act 1994* is necessary before any assessable development can occur.



Queensland Government
Department of Primary Industries and Fisheries

Decision Notice
APPROVAL
Integrated Planning Act 1997 S 3.5.15

Application No: 841/05/MCU5
Contact: Steve Mizen

24th July, 2006:

Mr F Deshon
ABARUE PTY LTD
"Nee Nee"
DIRRANBANDI
Q 4486

RE: Application for Extension of Feedlot on "Euraba" Dirranbandi
EURABA, CASTLEREAGH HIGHWAY, DIRRANBANDI QLD 4486
3/BLM368

Dear Sir

I wish to advise that, on 21st July, 2006, the above development application was approved in full with conditions. The conditions relevant to this approval are attached. These conditions are clearly identified to indicate whether the assessment manager or a concurrence agency imposed them;

1. Details of the approval

The following type of approval has been issued -

- Material change of use made assessable by the planning scheme Development Permit

Balonne Shire Council conditions:-

Nil

Department of Main Roads conditions:-

Condition 1:

The developer must retain the existing access to Lot 3 on BLM 368 as the only access to the subject land from the Castlereagh Highway (St George – Hebel) for the proposed development.

189391.DOC

Condition 2:

The developer must improve the existing access, as part of the proposed development.

Plan TP_ABARUE1 and the Main Roads Border (Warwick) District conditions for Type 5 Road Access Works in State-Controlled Road Reserves (MRWP010 Issue 13/11/2002) show the department's requirements for the road access works/improvements.

The developer must sign and return the acceptance form for these access works (as Clause 16 of these conditions requires), prior to the commencement of any road access construction/improvement works.

Condition 3:

Main Roads' conditions for the development are for the current level of proposed development (extension of existing feedlot – 999 SCU's). However, any further development of the subject land will require Main Roads to consider the need for additional conditions and/or works. Future owners/operators of this development must maintain these conditions.

Department of Primary Industries conditions:

Referral Agency Response to Development Application: Abarue Pty Ltd dated 20th June, 2006 (copy attached.)

Department of Natural Resources & Mines conditions:

Referral Agency Response to Development Application: Abarue Pty Ltd dated 3rd July, 2006 (copy attached.)

Condition 1

The application area contains remnant of concern regional ecosystems (11.3.15, 11.3.2, 11.3.28.) and a remnant not of concern regional ecosystem (11.3.19)

Condition 2

The application area is zoned rural, making all remnant regional ecosystems within the application area assessable vegetation.

Condition 3

The proposed material change of use is for a cattle feedlot extension.

Condition 4

The proposed cattle feedlot extension is located within an area mapped as remnant of concern regional ecosystems.

Condition 5

The applicant has stated: "The proposed extension from 499 SCU to 999 SCU as shown on image based map will not require any clearing of native vegetation".

189391.DOC

Condition 6

Available resources do not adequately confirm whether any clearing of remnant regional ecosystems would be required for the material change of use to take effect.

Condition 7

There is no woody vegetation within the area of the proposed cattle feedlot extension.

Condition 8

No clearing of assessable vegetation will be required for the material change of use to take practical effect. Firebreaks will not be required, vegetation surrounding the proposed feedlot extension site will be maintained for shade.

Condition 9

No clearing of assessable vegetation will be required for the material change of use to take effect.

Condition 10

Clearing of assessable vegetation will not occur unless it is already exempt under Schedule 8 of the Integrated Planning Act 1997 in the absence of an approval for the material change of use.

2. The currency period

The standard currency periods stated in section 3.5.21 of IPA apply to each aspect of development in this approval.

3. Submissions -

There were no properly made submissions about the application.

In accordance with s 4.1.40 of IPA a list of the names and addresses of any submitters will be made available to the applicant upon request, if an appeal is lodged.

4. Appeal rights -

Attached is an extract from the Integrated Planning Act 1997 which details your appeal rights regarding this decision.

5 When the development approval takes effect -

This development approval takes effect -

- ☒ from the time the decision notice is given, if there is no submitter and the applicant does not appeal the decision to the court
- OR
- when the submitter's appeal period ends, if there is a submitter and the applicant does not appeal the decision to the court
- OR
- subject to the decision of the court, when the appeal is finally decided, if an appeal is made to the court.

189391.DOC

This approval will lapse unless substantially started within the above stated currency periods (refer to sections 3.5.19 and 3.5.20 of IPA for further details).

If you wish to discuss this matter further, please contact me on the above telephone number.

Yours sincerely,


A J Young
CHIEF EXECUTIVE OFFICER

189391.DOC

CONCURRENCE AGENCY RESPONSE TO DEVELOPMENT APPLICATION

Section 3.3.16(1) Integrated Planning Act 1997



**Queensland
Government**
Department of
Primary Industries
and Fisheries

CATTLE FEEDLOTING

Responsibility for the administration of the environmentally relevant activity "Cattle Feedlotting" has been delegated to officers of the Department of Primary Industries, appointed under the *Environmental Protection (EP) Act 1994*. Furthermore, the Department of Primary Industries is a concurrence agency for this environmentally relevant activity, in accordance with Schedule 2 of the *Integrated Planning Regulation 1998*.

Accordingly, under the provisions of Section 3.3.18 of the Integrated Planning Act 1997, the Department of Primary Industries has determined that any Development Permit issued for the development described below, shall be subject to the conditions under the EP Act that are prescribed in the attached Schedules A to G:

Development Permit Applicant: Abarue Pty Ltd

Address of Development Permit Applicant: "Nee Nee"
Dirranbandi Qld 4486

in respect of carrying out the environmentally relevant activity "cattle feedlotting" at the following place(s):

Lot 3 on BLM368, Parish of Euraba, Shire of Balonne

Located at: 'Euraba', Castlereagh Highway, Dirranbandi

ENVIRONMENTALLY RELEVANT ACTIVITY: 2(c) Cattle Feedlotting

FEEDLOT NAME: Euraba

DPI PROPERTY NUMBER: QIBL0029

LICENSED CAPACITY: 999 SCU (Standard Cattle Units)

STOCKING DENSITY: 18m²/SCU

CLASS of FEEDLOT: Two (2)

The conditions set out in the attached schedules A to G form part of this section of the development permit.

Signed *Don McLean*
(Delegate of Administering Authority, EP Act)

This *twentieth* day of *JUNE* 2006.

Department of Primary Industries

20 June 2006

SCHEDULE A - GENERAL CONDITIONS

- (A1) The environmentally relevant activity to which this development permit relates must be established and operated in accordance with the following conditions, the Reference Manual for the Establishment and Operation of Cattle Feedlots in Queensland (2000) and the documents, plans, specifications and drawings described below ("the development information"):

- Abarue Cotton Dirranbandi Plan/Existing Property Layout dated 31/05/2004; and
- Abarue Pty Ltd – Feedlot Facility Controlled Drainage Area Plans 1 and 2 dated 01/06/2006.

In the event of any inconsistency between the conditions of this Development Permit, the Reference Manual for the Establishment and Operation of Cattle Feedlots in Queensland (2000) and the development information, the documents will prevail in the following order to the extent of the inconsistency:

- the conditions of this Development Permit;
- the Reference Manual for the Establishment and Operation of Cattle Feedlots in Queensland (2000); and
- the development information.

The environmentally relevant activity will consist of the following as detailed in the attached site plans:

- Eight (8) production pens with a total pen area of 19200m²; and
- The feedlot production pens including the hospital pen and cattle induction/despatch yards contained within one (1) controlled drainage area serviced by:
 - Sediment basin with a minimum capacity of 1500m³; and
 - Effluent pond with a capacity of at least 14.4ML.

Cattle Capacity

- (A2) The maximum number of cattle accommodated in the feedlot at any one time shall not exceed the equivalent of 999 SCUs.

Stocking Density

- (A3) The average production pen area, over the entire feedlot, shall not be less than 18m² per SCU.

Access to a copy of this Development Permit

- (A4) A copy of this Development Permit must be kept in a location readily accessible to all personnel carrying out the activity.

Competency

- (A5) In carrying out the Environmentally Relevant Activity, the holder of the Development Permit must ensure that all reasonable and practicable measures, to prevent and/or minimise the likelihood of environmental harm, are being implemented.
- (A6) The holder of the Development Permit shall ensure that the operation and maintenance of the feedlot is carried out by, or under the supervision of, a competent person.

Records

- (A7) Any record or document required to be kept under a condition of these schedules of the Development Permit must be kept at the approved place for a period of at least five (5) years and be available for examination by an authorised person. The record retention requirements of this condition will be satisfied if any daily and weekly records are kept for a period of at least three (3) years and these records are then kept in the form of annual summaries after that period.

Alterations

- (A8) The holder of this Development Permit shall not make any material alteration to the premises which

which may affect the operating capacity of the premises or change the way in which the premises including the waste management and disposal systems operate, without the prior written approval of the delegate of the administering authority.

Environmental Management Plan (EMP)

- (A9) The holder of this Development Permit shall develop and submit to the delegate of the administering authority, an EMP (Environmental Management Plan), within 6 months of the date of issue of the development permit.

(The EMP may incorporate relevant sections of other existing documents such as an Development Permit/Development Permit Application, an EIS (Environmental Impact Study) or a NFAS (National Feedlot Accreditation Scheme) Quality Assurance Manual.)

- (A10) The EMP must provide details of the procedures to be implemented to minimise the risk of environmental harm arising from the current feedlot enterprise including the proposed expansion.

- (A11) The EMP shall include a detailed description of the site, including its land and water resources, an assessment of the potential environmental risks associated with the development and the relevant procedures, schedules, plans, and responsibilities for:-

- * operating, maintaining and managing the feedlot enterprise;
- * monitoring, recording and reporting of feedlot operations and their impact on the environment; and
- * implementing corrective measures and actions in the event of operational problems and emergencies.

- (A12) A copy of the EMP must be kept in a location readily accessible to personnel carrying out the activity, or at the premises where the activity is carried out, or at another place negotiated between the holder of this Development Permit and the delegate of the administering authority.

GENERAL OPERATIONAL REQUIREMENTS

- (A13) Feeding out equipment shall be operated to minimise spillage.

- (A14) Stock watering facilities shall be maintained to minimise overflows and spillage.

- (A15) Facilities shall be managed to ensure that wastewater generated by routine water trough cleaning operations is disposed of without causing erosion or significant ponding on the pen surface.

- (A16) Diversion banks/drains shall be maintained as soon as practically possible following any damage.

- (A17) Deposited sediment shall be removed from drains as soon as practically possible after observation that the flow of liquid effluent is being significantly impeded.

- (A18) Erosion damage of feedlot drains shall be rectified as soon as practically possible.

- (A19) With the exception of grassed waterways, effluent collection drains shall be maintained free of vegetative growth, which is likely to significantly impede the flow of effluent.

- (A20) Sedimentation basins and terraces shall be cleaned and maintained as soon as practically possible following the deposition of a significant amount of sediment.

- (A21) Runoff storage ponds (holding ponds) shall be de-sludged as soon as practically possible after the storage volume is reduced by more than 25% due to sediment buildup.

Manure Mounding (if practised)

- (A22) The manure mound area in each pen shall not exceed 25% of the pen area.

- (A23) Mounds shall be constructed in a manner, which ensures that they remain in a stable condition under normal cattle loadings and climatic conditions.

- (A24) Mounds shall be shaped to avoid ponding and aligned in the down-slope direction so that they do not interfere with pen drainage.

am

Manure Pack Removal

- (A25) The manure pad shall be left intact during pack removal.
- (A26) Following removal of the pack, the surface of the manure pad shall be left in a smooth, durable, uniform state.

Pen Foundation Renovations

- (A27) The pen foundation shall be restored to its original specifications if damaged during cleaning operations.

SCHEDULE B - WATER

- (B1) Contaminants that may cause environmental harm must not be released from any source or be so placed that they can directly or indirectly enter any waters at any location.
- (B2) Any unscheduled or unauthorised release of contaminants to water must be recorded and immediately reported to the delegate of the administering authority.
- (B3) All runoff from the controlled drainage areas must enter the liquid effluent pond.
- (B4) Any storm water runoff from the feedlot complex and solid waste utilisation areas shall not be of an inferior quality than that in the watercourse, which it may enter.

SCHEDULE C - UTILISATION, MANAGEMENT AND DISPOSAL OF SOLID AND LIQUID WASTES

- (C1) The cattle feedlot shall be managed so that the nutrient, organic matter and water content of feedlot solid wastes are utilised in accordance with the principles of **ESD (Ecologically Sustainable Development)**. The cattle feedlot enterprise shall be managed so that the production capacity of the waste utilisation areas are maintained or improved, so that these lands are not degraded.
- (C2) Feedlot manure application rates shall not exceed the rates at which the critical constituents of the effluent, ie. water, nutrients (especially nitrogen and phosphorus) and salts, are either:-
- * taken up by plants and removed from the site by harvesting;
 - * safely stored within the soil profile; or
 - * released into the surrounding environment in an acceptable form.

Liquid Effluent Utilisation

- (C3) Runoff storage ponds (holding ponds) shall be managed to prevent over-topping.
- (C4) Runoff collected in feedlot holding ponds shall be applied uniformly to crops or pastures, using a managed irrigation system. Alternatively, effluent may be applied to yards and roads on the feedlot property for dust suppression purposes.
- (C5) The rate and volume of effluent applied to utilisation areas shall be such that surface runoff is kept to a practical minimum and excessive deep percolation is avoided.

Stockpiling/Composting of Manure, Sludge and Other Solid Waste Products

- (C6) Manure removed from feedlot pens, drain, spilt and/or spoilt feedstuffs, shall be:
- * stored within the designated stockpile area(s) of the feedlot complex;
 - * exported from the feedlot property; or
 - * applied immediately, at sustainable rates, to crop or pasture on the feedlot property.
- (C7) Solid waste stockpile areas shall be protected from rainfall runoff by diversion banks or drains and shall be located within a controlled drainage area.
- (C8) Stockpiles of manure and spilt or spoilt feedstuffs shall be managed to avoid burning, including by spontaneous combustion. Any fires shall be extinguished as soon as practically possible.

Carcass Disposal

- (C9) Animal carcasses shall be disposed of so as not to cause environmental harm or nuisance. The preferred method of disposal is composting. The permeability of the base of composting areas must not exceed 0.1mm/day. Sufficient absorbent material shall be available to prevent any form of liquid leaving the constructed pad. Alternately carcasses may be buried in pits where the permeability of the banks, base and batters do not exceed 0.1mm/day. The permeability of burial pits must not exceed 0.1mm/day. Carcasses deposited in these pits must at all times be covered with a minimum of 300mm of soil or sawdust.
- (C10) A site suitable for the mass disposal of carcasses shall be identified on the property and disposal procedures incorporated in the environmental management plan.

SCHEDULE D - COMMUNITY AMENITY

- (D1) The feedlot shall be operated so as not to cause unreasonable interference with the comfortable enjoyment of life and property off-site, or with off-site commercial activity.
- (D2) Any release or utilisation of feedlot solid waste products shall be carried out so as to minimise environmental harm.

SCHEDULE E - MONITORING, RECORDING AND REPORTING**MONITORING**

- (E1) All results of monitoring undertaken as a condition of this Development Permit shall be kept for recording purposes and copies of the results are to be forwarded to the delegate of the administering authority within 30 days of receipt.
- (E2) All sampling for monitoring purposes, carried out under any condition of this Development Permit, shall be in accordance with the most recent edition of the Department of Primary Industries and Fisheries Sampling Manual, or any similar publication which may supersede this document.
- (E3) All measurement and analysis of contaminants released to waters must be made in accordance with methods prescribed in the Water Quality Sampling Manual, 3rd Edition, December 1999, Environmental Protection Agency or more recent editions or supplements to that document.
- (E4) The analysis of all samples collected for monitoring purposes must be performed by either a laboratory accredited by the NATA (National Association of Testing Authorities), or a laboratory with equivalent standards for the tests undertaken.
- (E5) All instruments and devices used for the measurement and monitoring of any parameter under any condition of this Development Permit must be calibrated, operated and maintained in accordance with the relevant Australian Standard (if in existence), otherwise to a relevant international standard as nominated by the delegate of the administering authority.

Utilisation Area Soil Monitoring

- (E6) The following analyses are required for soil samples collected from the specified depth intervals from representative sites within the liquid waste utilisation areas:

Parameter	Depth Intervals
Colwell Phosphorus (Colwell P)	0 - 10 cm, 50 - 60 cm, 90 - 100 cm.
Nitrate Nitrogen (NO ₃ ⁻ - N)	0 - 30 cm, 50 - 60 cm, 90 - 100 cm.
Exchangeable Sodium Percentage (ESP)	0 - 30 cm, 50 - 60 cm, 90 - 100 cm.
Electrical Conductivity (EC)	0 - 30 cm, 50 - 60 cm, 90 - 100 cm.
pH and chloride	0 - 30 cm, 50 - 60 cm, 90 - 100 cm.

- (E7) Soil monitoring samples are to be collected at approximately the same time every year, to fit in with normal agricultural practices.

Surface Water Monitoring

- (E8) The following analyses are required for surface water samples collected from water courses on an event basis, i.e. when runoff from the feedlot and/or associated waste utilisation areas is entering a watercourse. For comparison purposes, samples are to be collected directly upstream and down stream of the point where runoff from the feedlot complex or waste utilisation areas enters the watercourse:

Parameter
Total Phosphorus (Total P)
Ortho Phosphorous (Ortho P).
Sodium Adsorption Ratio (SAR).
Electrical Conductivity (EC)
pH.
Total Nitrogen or Total Kjeldahl Nitrogen (TKN)
Ammonium-Nitrogen ($\text{NH}_4^+ - \text{N}$)
Potassium (K)

- (E9) Surface water samples are to be collected from water courses on an event basis, i.e. when runoff from the feedlot and/or associated waste utilisation areas is entering a watercourse. For comparison purposes, samples are to be collected directly upstream and down stream of the point where runoff from the feedlot complex or waste utilisation areas enters the watercourse.

RECORDING**Operational Recording**

Details (including the date and location) of the following feedlot operations are to be recorded:

- (E10) Details of all cattle introduced to and removed from the premises, including:-
- number, and actual or average liveweight of cattle;
 - date of introduction/removal; and
 - cattle mortalities.
- (E11) Routine operating procedures undertaken to prevent or minimise environmental harm, including:-
- pen cleaning and manure removal, storage and utilisation;
 - fly and insect treatment and control; and
 - maintenance of the controlled drainage areas within the feedlot complex.
- (E12) Maintenance works carried out, including:-
- drainage channel maintenance;
 - diversion bank maintenance.
- (E13) Results of all monitoring undertaken as a condition of this Development Permit.
- (E14) Details of staff training to enhance environmental management skills and awareness of environmental issues.
- (E15) For each application of solid waste material, the date, rate of application and the location of the land area receiving the solid waste material must be recorded.
- (E16) Details of the removal of solid wastes (other than by a release as permitted under another schedule of this Development Permit) from the premises where the feedlot activity is carried out, including the following:-
- * The date, quantity and type of waste removed; and
 - * The name and address of the purchaser of the waste.

Incident Recording

- (E17) Records of all incidents must be maintained, including the following:-

- * The time, date and duration of equipment malfunctions or other operational problems which may have resulted in a direct or indirect impact on the environment;
- * Details of any corrective measures implemented;
- * Details of any uncontrolled release of contaminants reasonably likely to cause environmental harm;
- * The results of assessments of the environmental impact of any releases of contaminants into the environment;
- * Details of any emergency involving the release of contaminants reasonably likely to cause material or serious environmental harm, including effluent holding pond overflows;
- * Details of any substantial increase in livestock mortalities; and
- * Details of any changes in management practices, which may have resulted in enhanced environmental performance.

Complaint Recording

- (E18) All complaints (including those associated with the release of a contaminant such as odour or noise), regarding the feedlot enterprise authorised by this Development Permit, received by either the holder of this Development Permit, or the holder's employee, must be recorded. The complaint records shall include the following details:-
- * Time and date of detection and details of the complaint;
 - * Method of communication (telephone, letter, personal etc);
 - * Name, contact address and contact telephone number of complainant (Note: if the complainant does not wish to be identified then, "not identified" is to be recorded);
 - * Wind direction and strength and any other relevant climatic conditions;
 - * Details of complaint investigation undertaken and findings;
 - * Any management practices that may have contributed to the complaint;
 - * Name of person responsible for investigating the complaint;
 - * Action taken as a result of the complaint investigation and signature of responsible person; and
 - * Details of notification of the delegate of the administering authority (if applicable).

REPORTING

- (E19) As soon as practicable after becoming aware of any emergency or incident resulting in the release of a contaminant, other than those released during normal daily operations, which has caused or is likely to cause environmental harm, the holder of this Development Permit or the person in charge, must notify the delegate of the administering authority by telephone or facsimile. Written confirmation is required following notification by telephone. This condition applies to such incidents as holding pond spills.
- (E20) The delegate of the administering authority must be immediately notified of any substantial increase in cattle mortalities.

SCHEDULE F - SPECIAL CONDITIONS

Specific Operational Requirements

The following operating conditions are based on the requirements for a Class Two (2) cattle feedlot, as outlined in the *Reference Manual for Establishment and Operation of Beef Cattle Feedlots in Queensland*.

- (F1) Pen cleaning by removal or mounding shall be carried out at a maximum interval of 20 weeks weather permitting or more frequently if the pack depth exceeds 100mm.
- (F2) Cleaning under fences shall be carried out **quarterly** or as soon as practically possible when accumulated manure obstructs drainage.
- (F3) Wet patches shall be eliminated **monthly** or as soon as practically possible after rainfall.
- (F4) Potholes shall be repaired **monthly** or as soon as practically possible after rainfall.

(F5) Feed residues shall be removed from the trough at least weekly.

(F6) Spilt feed shall be cleaned at each pen cleaning.

Construction of Effluent Holding Ponds and Sedimentation Systems

(F7) These systems shall be designed and constructed in accordance with accepted engineering practice, to ensure long term structural integrity. The in-situ coefficient of permeability of the finished base, batters and embankments shall not exceed 0.1mm/day. If this standard cannot be achieved using the in-situ material, lining shall be carried out in accordance with the specification in Appendix E of the *Reference Manual for the Establishment and Operation of Beef Cattle Feedlots in Queensland*. The holder of this Development Permit is to carry out compaction testing to demonstrate compliance with this specification.

(F8) Following the completion of pond construction, the holder of this Development Permit shall arrange for 'as-built' surveys to be carried out to confirm the storage volume(s) of all effluent treatment and storage pond(s). The results of these surveys shall be submitted to the delegate of the Administering Authority, prior to the commencement of operation of the premises.

Pre - Operation Inspection and Approval of the Facility

(F9) Prior to commencing operation of the expanded facility as a cattle feedlot, the Development Permit holder shall arrange for an inspection of the facility by the delegate of the administering authority. Cattle shall not be introduced into the facility until approval has been granted following this inspection.

Effluent Utilisation

(F10) An area of up to 36ha shall be made available for the development of effluent irrigation areas, subject to the results of ongoing soil monitoring analyses, as specified in Schedule E of this Development Permit.

Manure Utilisation

(F11) An area of up to 73ha shall be made available for the development of solid waste disposal areas, subject to the results of ongoing soil monitoring analyses, as specified in Schedule E of this Development Permit.

Vegetative Buffers

(F12) Vegetated buffers having a minimum width of 20m shall be established and maintained along all watercourses adjacent to areas where manure or effluent is utilised within the feedlot property. Effluent and manure shall not be applied to land within these buffers.

SCHEDULE G - DEFINITIONS

For the purposes of this Development Permit the following definitions apply:

(G1) **Annual Return:** A return is to be submitted annually under Section 316 of the *EP Act* in conjunction with the payment of the appropriate annual licence fee to the delegate of the administering authority.

(G2) **Class of Feedlot:** As defined in the *Reference Manual for the Establishment and Operation of Beef Cattle Feedlots in Queensland* (2000).

(G3) **Controlled Drainage Area:** The feedlot pens, receival and load out yards, cattle lanes and handling areas on site where stormwater runoff may be contaminated and is therefore directed to effluent ponds through sedimentation systems.

(G4) **Delegate of the Administering Authority:** Officers of the Department of Primary Industries (DPI) Intensive Livestock Systems Unit (ILSU) have been delegated the responsibility for the administration of the ERA (Environmentally Relevant Activity) "cattle feedlotting" by the Chief Executive of the Environmental Protection Agency.

- (G5) **"Environmental harm"** is any adverse effect, or potential adverse effect (whether temporary or permanent and of whatever magnitude, duration or frequency) on an environmental value, and includes environmental nuisance.
- (G6) **"Environmental nuisance"** is unreasonable interference or likely interference with an environmental value caused by:
- noise, dust, odour, light; or
 - an unhealthy, offensive or unsightly condition because of contamination; or
 - another way prescribed by regulation.
- (G7) **EP Act:**
Includes: The Environmental Protection Act 1994;
The Environmental Protection Regulation 1998;
The Environmental Protection Interim Waste Regulation 1996;
The Environmental Protection Waste Management Regulation 2000;
The Environmental Protection (Waste Management) Policy 2000;
The Environmental Protection (Air) Policy 1997;
The Environmental Protection (Noise) Policy 1997;
The Environmental Protection (Water) Policy 1997; and
Any subsequent amendments to the above legislation.
- (G8) **ESD (Ecologically Sustainable Development):** Development that improves the total quality of life, both now and in the future, in a way that maintains the ecological processes on which life depends.
- (G9) **Holder** – of the Development Permit. This refers to the person undertaking the activity of cattle feedlotting and includes the owner/licensee/lessee/operator of the enterprise. The holder may also be the owner of the land on which the activity is carried out.
- (G10) **Manure Pad:** The highly dense layer of compacted soil/manure mix, which forms a low permeability seal on the surface of feedlot pens. This layer is nominally considered to have a thickness of 50mm above the original pen surface. The manure pad should be left undisturbed during pen cleaning operations.
- (G11) **Manure Pack:** Nominally taken to be the manure deposited on the pen surface, above the manure pad, ie. all manure more than 50mm above the original pen surface.
- (G12) **SCU (Standard Cattle Unit):** The number of SCU's per beast shall be calculated in accordance with the following table:

Approximate Weight of Beast at Turnoff (kg liveweight)	Number of Standard Cattle Units
750	1.18
700	1.12
650	1.06
600	1.00
550	0.94
500	0.87
450	0.81
400	0.74
350	0.67

- (G13) **Stocking density:** The minimum pen area provided at the feedlot per SCU, as specified on the Development Permit.

Signed *Don't Leon*
(Delegate of Administering Authority, EP Act)

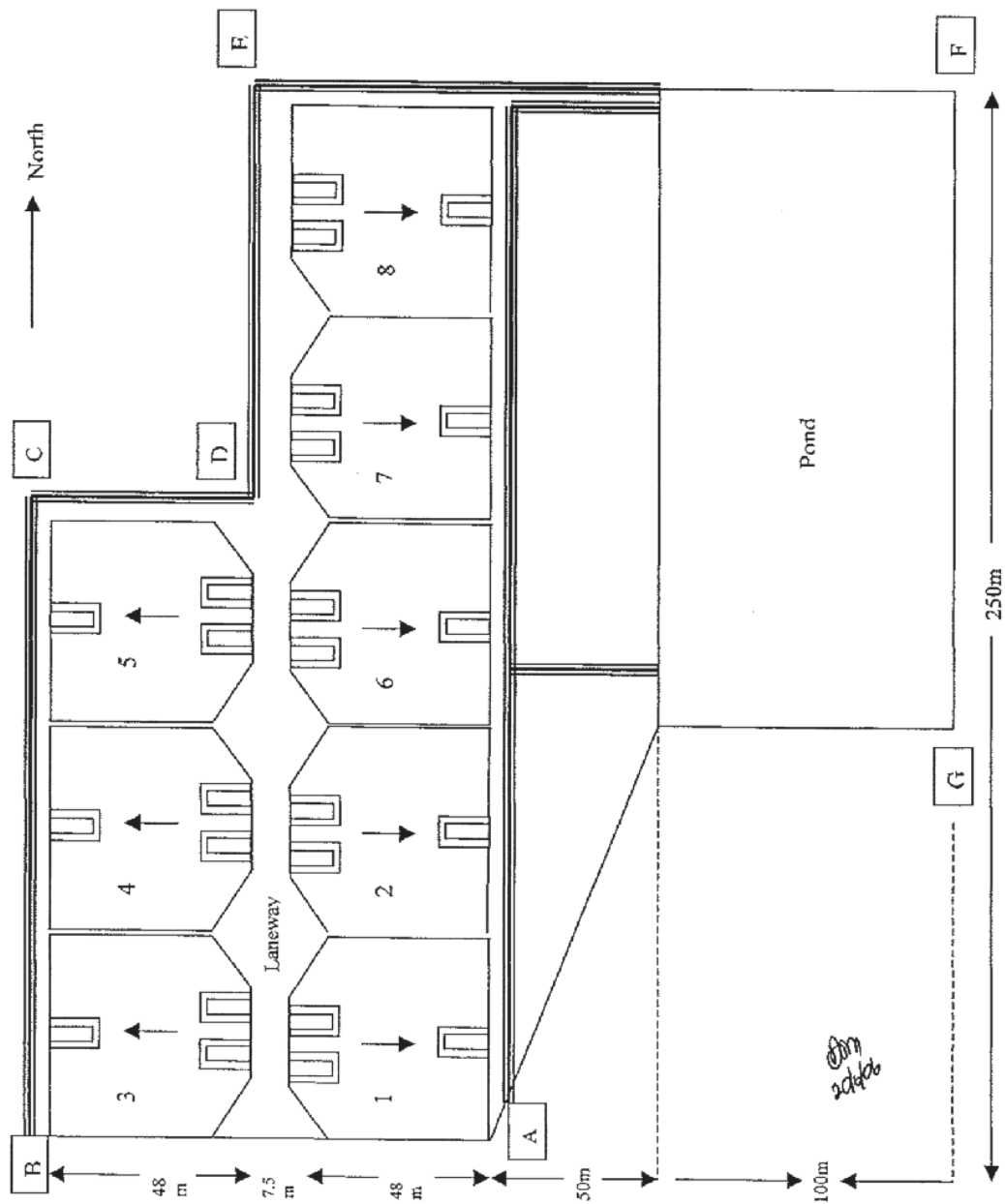
This *Twentieth* day of *June* 2006

Department of Primary Industries and Fisheries

Page 9

dm
20 June 2006

Abarue Pty Ltd – Feedlot Facility – Controlled Drainage Area Plan 1

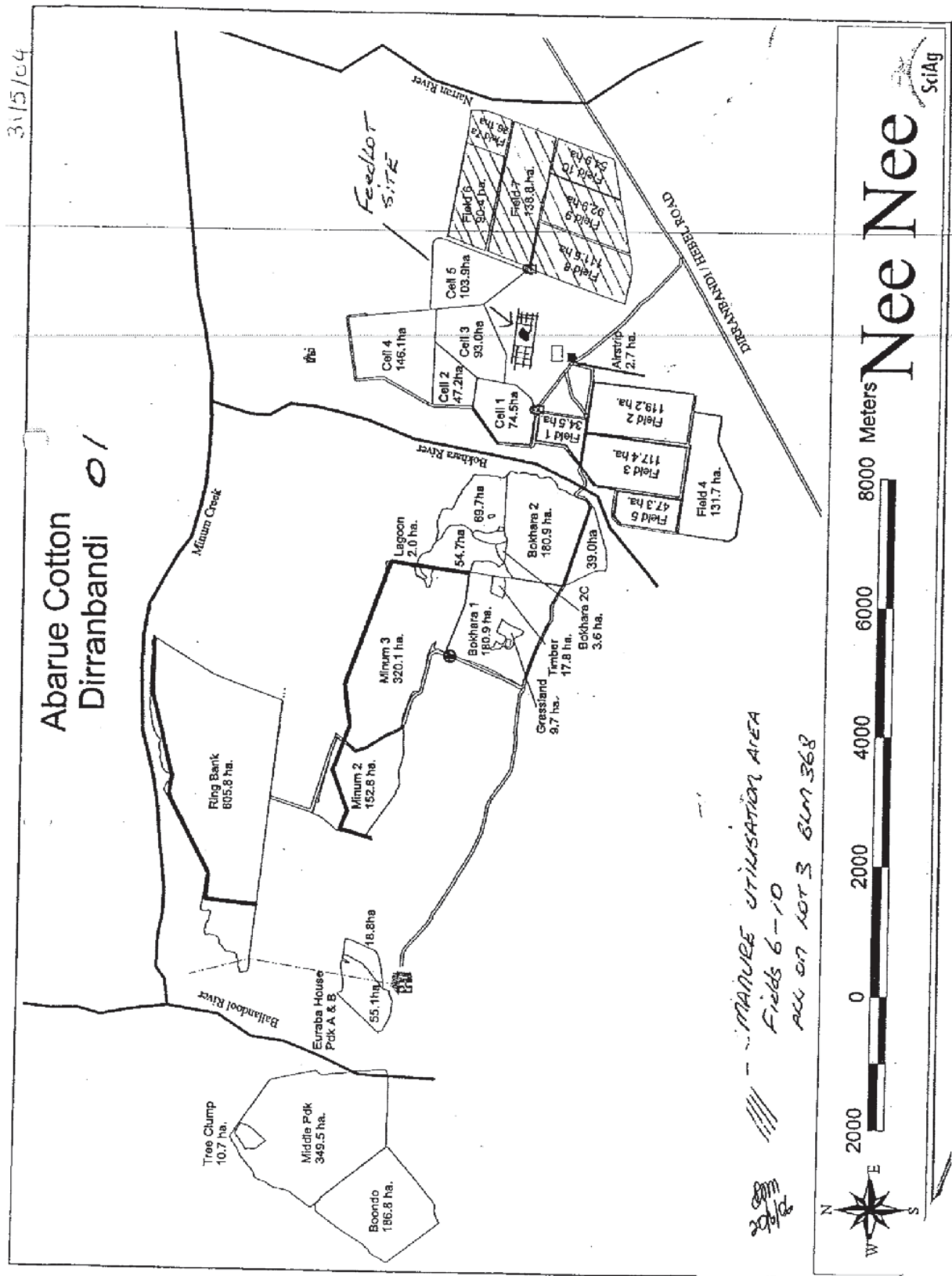


Plan 2

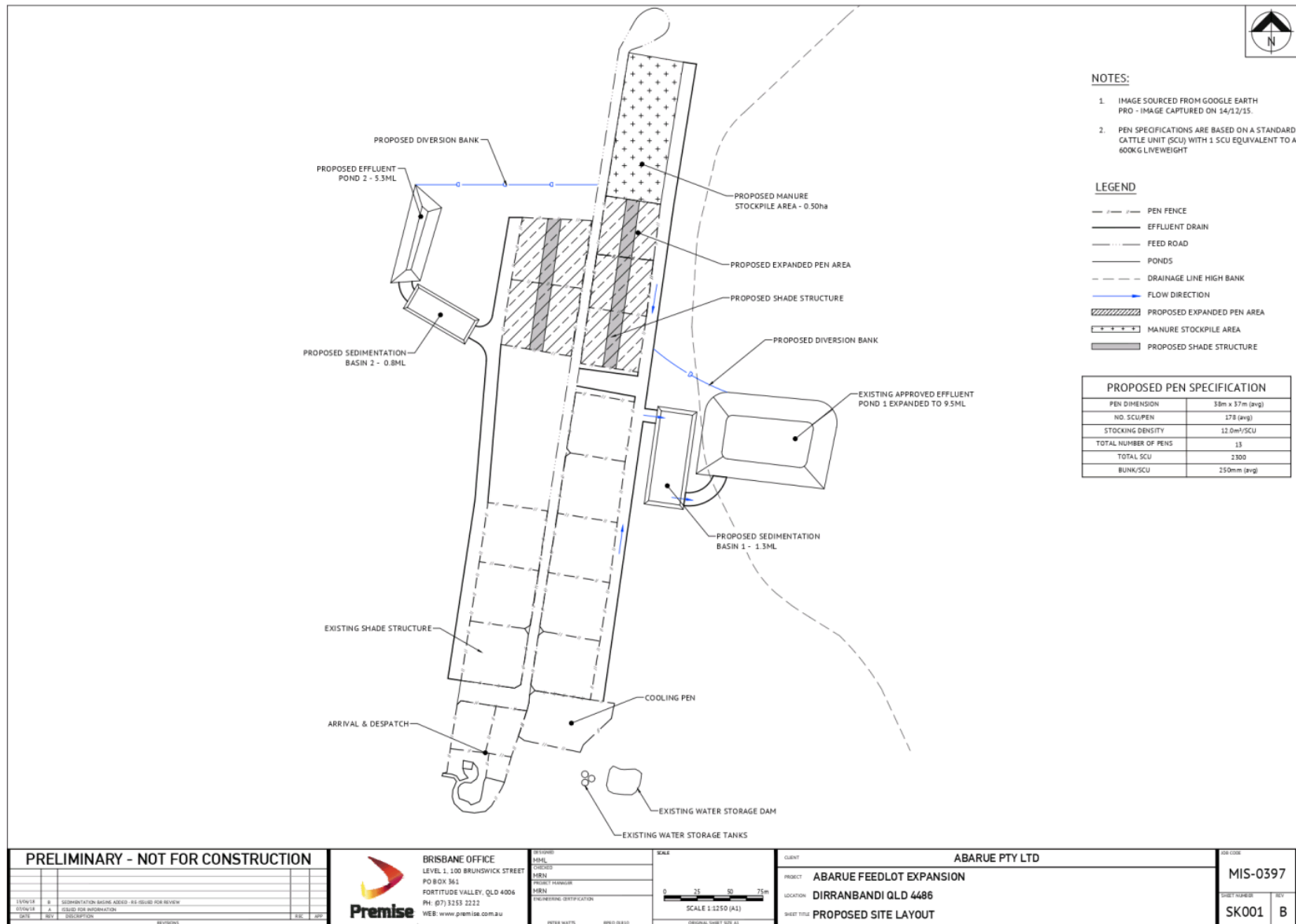


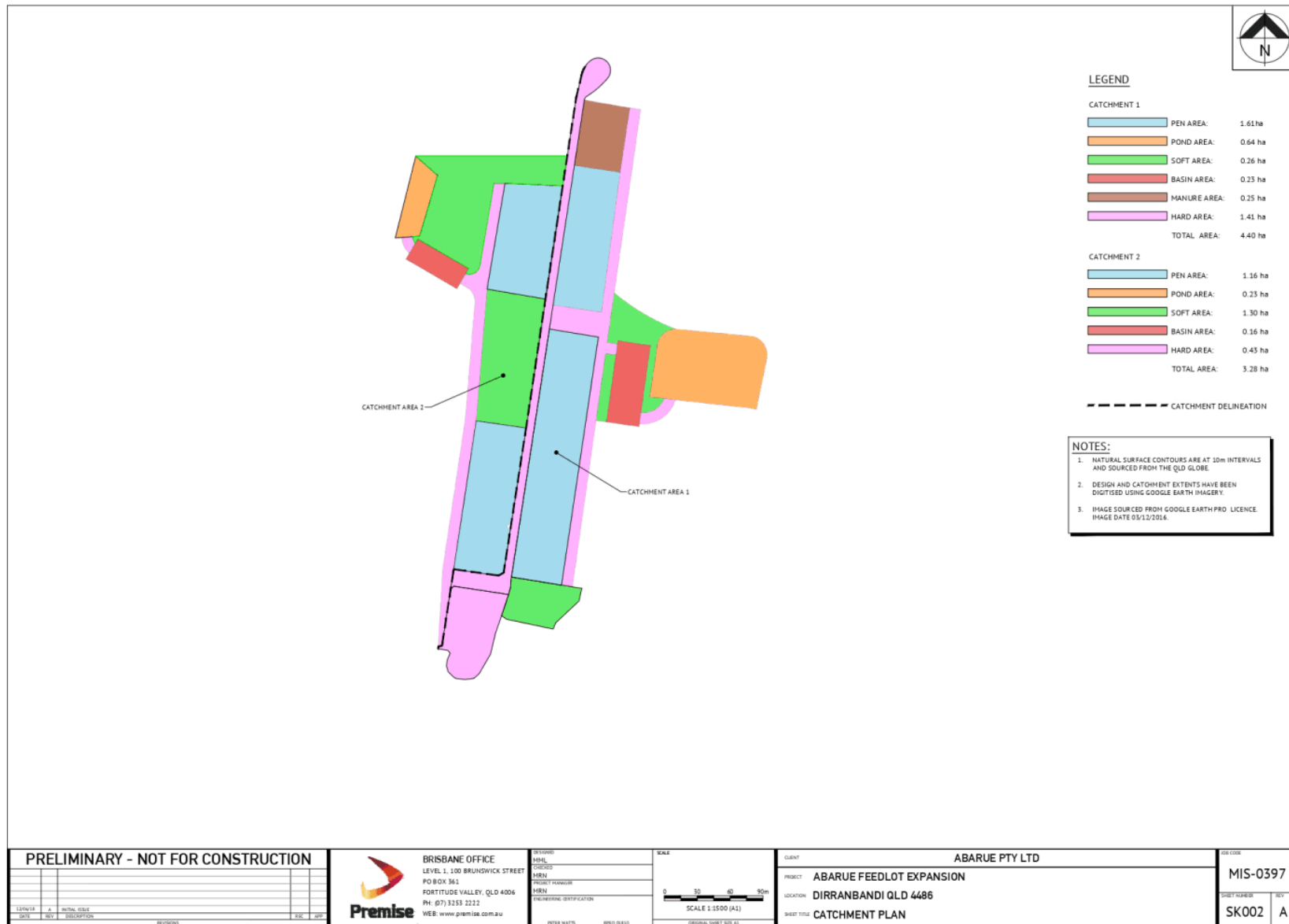
Version 3

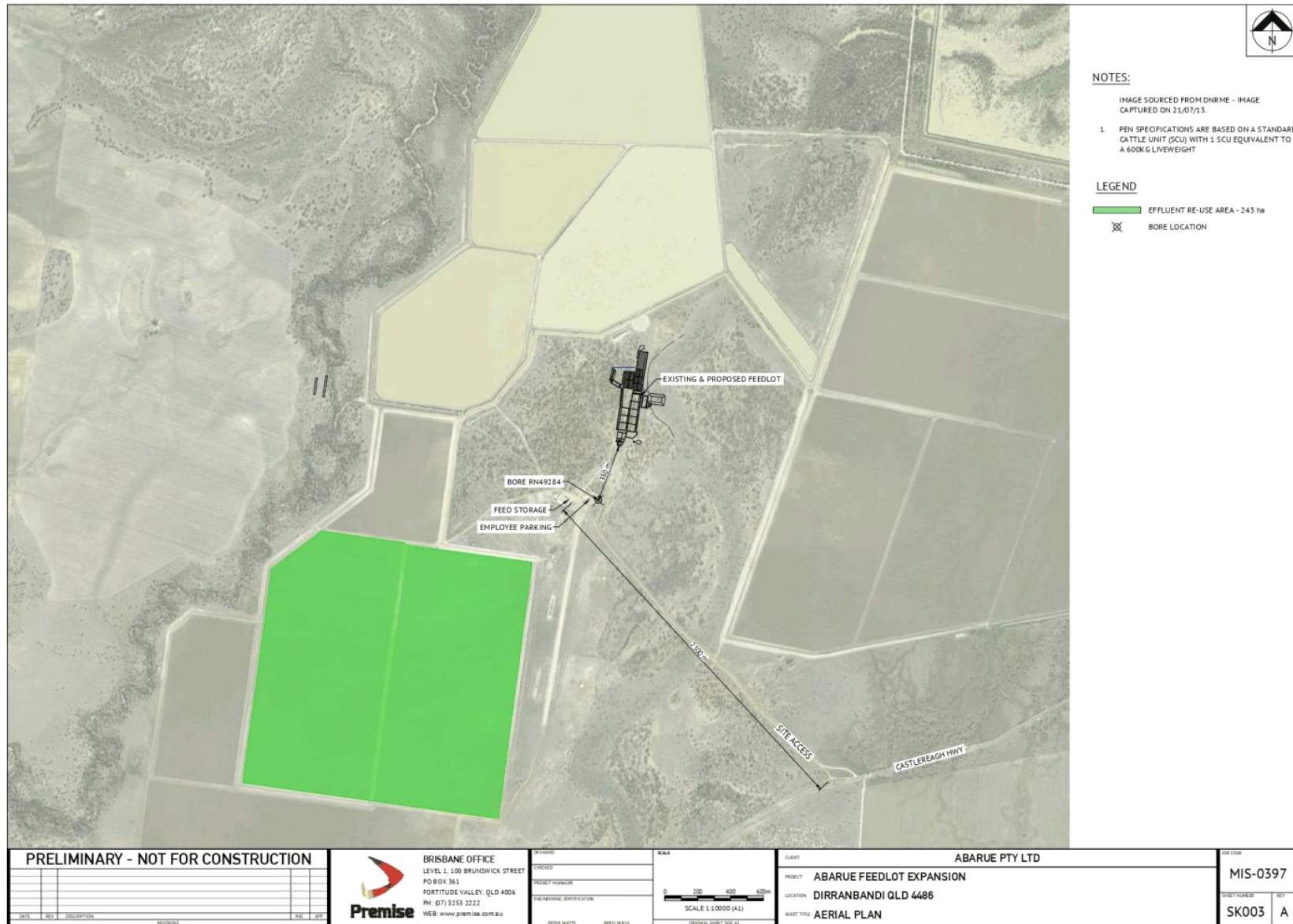
31/5/04



APPENDIX B - SITE PLANS







APPENDIX C - WATER LICENCES AND BORECARDS

BORE REPORT

REG NUMBER 49284

REGISTRATION DETAILS

OFFICE St. George	BASIN 4222	LATITUDE 28-50-11	MAP-SCALE 104
DATE LOG RECD	SUB-AREA	LONGITUDE 148-00-49	MAP-SERIES M
D/O FILE NO. 515/222334	SHIRE 300-BALONNE	EASTING 598891	MAP-NO 8540
R/O FILE NO.	LOT 3	NORTHING 6809722	MAP NAME DIRRANBANDI
H/O FILE NO.	PLAN BLM368	ZONE 55	PROG SECTION
	ORIGINAL DESCRIPTION POR 3	ACCURACY GPS	PRES EQUIPMENT HW
		GPS ACC 3	
GIS LAT -28.8415332	PARISH NAME 1812-EURABA		ORIGINAL BORE NO
GIS LNG 148.0113706	COUNTY BELMORE		BORE LINE -
CHECKED Y			
			POLYGON
			RN OF BORE REPLACED
			DATA OWNER
FACILITY TYPE Artesian - Controlled Flow	DATE DRILLED 08/09/1989		
STATUS Existing	DRILLERS NAME A.B.HOUSE		
ROLES	DRILL COMPANY ARTESIAN DRILLING CONTRACTORS		
	METHOD OF CONST. FAILING 2500		

CASING DETAILS

PIPE	DATE	RECORD NUMBER	MATERIAL DESCRIPTION	MAT SIZE (mm)	SIZE DESC	OUTSIDE DIAM (mm)	TOP (m)	BOTTOM (m)
A	08/09/1989	1	Steel Casing	4.800	WT	165	0.00	119.00
A	08/09/1989	2	Grout	25.500	WT	216	0.00	119.00
A	25/02/1991	3	Steel Casing	4.760	WT	127	0.00	610.00
A	25/02/1991	4	Grout			155	0.00	610.00
A	08/04/1991	5	Steel Casing	4.760	WT	101	596.00	1034.20
A	08/04/1991	6	Perforated or Slotted Casing	12.700	AP	101	925.40	1034.20

STRATA LOG DETAILS

RECORD NUMBER	STRATA TOP (m)	STRATA BOT (m)	STRATA DESCRIPTION
1	0.00	0.60	SANDY LOAM
2	0.60	10.00	CLAY
3	10.00	40.00	SAND & PACKED SAND SEAMS

BORE REPORT

REG NUMBER 49284

RECORD NUMBER	STRATA TOP (m)	STRATA BOT (m)	STRATA DESCRIPTION
4	40.00	43.00	CLAY
5	43.00	51.00	SANDY CLAY
6	51.00	62.00	PACKED SAND
7	62.00	77.00	CLAY & SANDY CLAY SEAMS
8	77.00	99.00	WHITE SANDY SHALE
9	99.00	104.00	MULTICOLOURED CLAY
10	104.00	116.00	CONGLOMERATE
11	116.00	128.00	GREY SHALE
12	128.00	146.00	SANDSTONE
13	146.00	157.00	BROWN SHALE & SOME COAL
14	157.00	271.00	DARK SHALE & SANDY SHALE SEAMS
15	271.00	345.00	DARK BROWN SHALE
16	345.00	372.00	LIGHT GREY SOAPY SHALE
17	372.00	393.00	DARK GREY SHALE & SANDY SHALE
18	393.00	429.00	SANDSTONE WATER BEARING
19	429.00	434.00	GREY SHALE
20	434.00	452.00	SANDY SHALE
21	452.00	470.00	DARK SHALE WITH HARD BANDS
22	470.00	560.00	DARK SHALE
23	560.00	620.00	BROWN FINE SANDY SHALE & SHALE SEAMS
24	620.00	638.00	BROWN SHALE DRILLER ABD HOLE AS
25			DRILLER COULD NOT COMPLETE IT
26	638.00	689.00	GREY PUGGY SHALE DEEPEND 1991
27	689.00	735.00	GRITTY CLAY
28	735.00	742.00	HARD FINE SANDSTONE
29	742.00	778.00	GRITTY GREY CLAY
30	778.00	784.00	GREY SHALE
31	784.00	792.00	BROWN STICKY CLAY
32	792.00	805.00	WHITE SANDY CLAY
33	805.00	832.00	BROWN CLAY
34	832.00	847.00	WHITE STICKY CLAY

BORE REPORT

REG NUMBER 49284

RECORD NUMBER	STRATA TOP (m)	STRATA BOT (m)	STRATA DESCRIPTION
35	847.00	875.00	WHITE SANDY CLAY
36	875.00	909.00	GREY CLAY
37	909.00	916.00	VERY HARD SANDSTONE
38	916.00	921.00	SANDSTONE WATER BEARING
39	921.00	984.00	VERY HARD FINE SANDSTONE
40	984.00	994.00	SANDSTONE WATER BEARING
41	994.00	995.00	VERY HARD BAND
42	995.00	1010.00	SANDSTONE WATER BEARING
43	1010.00	1012.00	HARD SANDSTONE
44	1012.00	1020.00	SANDSTONE WATER BEARING
45	1020.00	1034.00	VERY HARD BAND

STRATIGRAPHY DETAILS

**** NO RECORDS FOUND ****

AQUIFER DETAILS

**** NO RECORDS FOUND ****

PUMP TEST DETAILS PART 1

PIPE	DATE	REC RN OF NO. PUMP-BORE	TOP (m)	BOTTOM (m)	DIST METH (m)	TEST TYPES	PUMP TYPE	SUCTION SET (m)	Q PRIOR TO TEST (l/s)	DUR OF Q PR (min)	PRES ON ARRIV (m)	Q ON ARRIV (l/s)
A	15/10/1991	1 49284	916.00	1020.00	1.35	ART	FR DT ST				39.02	0.00
A	13/10/2010	1 49284	925.40	1034.00	1.20	ART	AC ST FR ST		0.00	20	35.60	1.02
A	15/09/2011	1 49284	925.40	1034.20	1.20	ART	AC ST FR ST		0.00	20	34.38	1.46

PUMP TEST DETAILS PART 2

PIPE	DATE	REC	TEST DUR (mins)	SWL (m)	RECOV. TIME (mins)	RESID. DD (m)	MAX DD or P RED (m)	Q at MAX DD (l/s)	TIME TO MAX DD (mins)	Max Q (l/s)	CALC STAT HD (m)	DESIGN YIELD (l/s)	DESIGN BP (m)	SUCT. SET (m)	TMSY (m2/DAY)	STOR
A	15/10/1991	1	340	39.02			37.49	8.75	1	9.93	45.24				14	

BORE REPORT

REG NUMBER 49284

PIPE	DATE	REC	TEST DUR (mins)	SWL (m)	RECOV. TIME (mins)	RESID. DD (m)	MAX DD or P RED (m)	Q at MAX DD (l/s)	TIME TO MAX DD (mins)	Max Q (l/s)	CALC STAT HD (m)	DESIGN YIELD (l/s)	DESIGN BP (m)	SUCT. SET (m)	TMSY (m2/DAY)	STOR
A	13/10/2010	1	90	38.93			38.58	9.10	30	10.65	41.33				23	
A	15/09/2011	1	90	39.37	60		38.95	9.41	30	11.12	41.13				29	

BORE CONDITION

DATE	DRAIN DETAILS		HEADWORKS			FLOW	PRECIPITATE	EST USE	STOCK	COMMENT	
	TOT LEN (km)	MAX C RUN D (km) N	RET LEN (km)	C D N	C T L	IRREGULARITY		(ML/yr)	CATTLE	SHEEP	
13/10/2010				F	F	GAS					This bore is on a feed lot.
15/09/2011			100.00	G	F	SAN		45	2000		Bore also supplies 5 dwellings.

ELEVATION DETAILS

PIPE	DATE	ELEVATION	PRECISION	DATUM	MEASUREMENT POINT	SURVEY SOURCE
A	08/09/1989	160.50	EST	AHD	R	NATURAL SURFACE PLUS 50CM
X	08/09/1989	160.00	EST	AHD	N	QLD 9SEC DEM
X	13/10/2010	157.50	GPS	AHD	N	J YOUNG

WATER ANALYSIS PART1

PIPE	DATE	RD ANALYST	QAN	DEPT H (m)	RMK	SRC	COND (uS/cm)	pH	Si (mg/L)	TOTAL IONS (mg/L)	TOTAL SOLIDS (mg/L)	HARD	ALK	FIG. OF MERIT	SAR	RAH
A	08/09/1989	1 GCL	131626	390.00	PU	GB	5100	8.0	4	3026.43	2971.98	79	96		53.7	0.33
A	15/10/1991	1 GCL	141510	1034.00	PU	GB	1234	8.8	24	1009.45	724.25	7	543	0.0	48.4	10.71
A	15/10/1991	2 GCL	141511	1034.00	PU	GB	1194	8.8	25	999.46	721.15	3	533	0.0	70.3	10.58
A	13/10/2010	1 GCL	231791	925.40	PU	GB	1150	8.4	28	979.00	690.00	4	527	0.0	59.0	10.00

WATER ANALYSIS PART 2

PIPE	DATE	RD	Na	K	Ca	Mg	Mn	HCO3	Fe	CO3	Cl	F	NO3	SO4	Zn	Al	B	Cu
A	08/09/1989	1	1100.0	7.1	27.0	2.9	0.08	115.0	0.05	1.1	1750.0	0.40	7.3	15.5				
A	15/10/1991	1	290.0	2.0	1.9	0.5	0.02	608.3	0.15	26.4	79.0	0.70	0.0	0.5				
A	15/10/1991	2	302.0	2.6	1.4	0.0	0.01	597.1	0.14	25.9	69.0	0.70	0.0	0.6				
A	13/10/2010	1	276.0	1.8	1.5	0.1	< 0.01	623.0	0.02	9.4	66.0	0.72	< 0.5	< 1.0	< 0.01	< 0.05	0.28	< 0.03

BORE REPORT

REG NUMBER 49284

WATER LEVEL DETAILS

**** NO RECORDS FOUND ****

WIRE LINE LOG DETAILS

**** NO RECORDS FOUND ****

FIELD MEASUREMENTS

PIPE	DATE	DEPTH (m)	COND (uS/cm)	pH	TEMP (C)	NO3 (mg/L)	DO (mg/L)	Eh (mV)	ALK (mEq)	METH	SOURCE
A	15/10/1991	925.40			50.0					PU	GB
A	13/10/2010		1162	8.7	49.7					PU	GB
A	15/09/2011		1161	8.2	50.1					PU	GB

SPECIAL WATER ANALYSIS**** NO RECORDS FOUND ****

BORE REPORT

Open Licence (Single Supply) ☐☐Permitted use: ☐

- You may use the supplied data for your own purposes (including supply to consultants for a specific consultancy project for you but the consultants must return or destroy the supplied data when the project is finished). You must not sell or distribute the supplied data. ☐
- You must display this copyright notice on any copies of the supplied data however altered, reformatted or redisplayed if you supply to a consultant or copy for back up purposes: "© State of Queensland 2018". ☐
- You may create and distribute hardcopy and digital products based on or containing the supplied data, provided all the following conditions are met: ☐
- You must display this acknowledgment on the product(s): "Based on or contains data provided by the State of Queensland 2018. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws." ☐
- You must include metadata with the product(s) you create that use or incorporate the supplied data and the metadata must incorporate as a minimum the metadata provided with this supplied data.

1 Obligations:

- You must not use the data for direct marketing or in breach of the privacy laws.

2 Ownership:

The State of Queensland is the owner of the intellectual property rights in and to the supplied data or has the right to make this supplied data available.

3 Disclaimer and indemnity: ☐

You agree to accept all responsibility and risks associated with the use of the supplied data. The State makes no representations or warranties in relation to the supplied data, and, you agree that, to the extent permitted by law, all warranties relating to accuracy, reliability, completeness, currency or suitability for any particular purpose and all liability for any loss, damage or costs (including consequential damage) incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the supplied data are excluded or limited. You agree to continually indemnify the State of Queensland (and its officers and employees) against any loss, cost, expense, damage and liability of any kind (including consequential damage and liability in negligence) arising directly or indirectly from or related to any claim relating to your use of the supplied data or any product made from the data.

**** End of Report. Produced:** 12/06/2018 02:55:38 PM ******



Queensland
Government

Your Reference: Unknown
Local Authority Reference: 84.1(151086?)02927-1
Our Reference: TOO/310/101(0006)/IC1205TBA0001
Contact: Geoff Smith
Directorate / Unit: Planning and Environment
Phone: 46 881585

Natural Resources and Mines

30th January 2006

Ken Day
A/Manager
Western and Central Qld Planning Division
Dept Local Government, Planning, Sport and Recreation
PO Box 113
Rockhampton Qld 4700

Dear Mr Day,

**Re: Material Change of Use (Feedlot) on Lot 3 BLM368, Castlereagh Highway,
Balonne Shire. – Information Request**

Native Vegetation

See enclosed document: "Information Request – Material Change of Use".

Water Resources

Overland Flow Water

Overland flow water is regulated under the provisions of the *Water Resource (Condamine - Balonne Rivers) Plan 2004* which states that all works taking overland flow, other than stock and domestic works, are assessable development for the *Integrated Planning Act 1997* and new works require a development permit application.

Any feedlot proposals that require the construction of new sedimentation basins and holding ponds will need to be assessed.

Proposed works designed to intercept overland flow for stock and domestic purposes only, can be constructed under the *Water Resource (Condamine & Balonne) Plan 2004*. Notification of the constructed works is required within 30 business days of completing the works. Interception of overland flow for any other purpose requires a development application before any new construction work can begin.

PO Box 318
Toowoomba 4350
Queensland Australia
Telephone + 61 7 46881065
Facsimile + 61 7 46881487
Website www.nrm.qld.gov.au

Notification of Existing Overland Works

All existing overland flow works on the property are required to be notified to the Department by the 1st February 2006. This notification does not apply to works used only for stock and domestic purposes. At this stage the Department has received the following notifications regarding existing overland flow works on the property:

- Notification 184552 . A 1.4 metre high & 6 megalitres capacity drain tank and a 1800 metre long catch drain.
- Notification 186548. A 2.0 metre high & 14 megalitres capacity house tank and a 1400 metre long catch drain.

As the owner has notified the Department, the notified works are authorised to continue to take overland flow water from the 1st February 2006. There is no record of the 2 megalitres rainwater dam mentioned in the Proposal Report. If this is an existing stock and domestic dam, water cannot be use for the feedlot.

Should you have any questions about the above, please contact Geoff Smith on telephone number 46 881585, quoting the above reference number.

Yours sincerely



Andrew Hamilton
Regional Coordinator (Environment & Development)
Toowoomba

Enclosed documents:

- o Information Request – Material Change of Use
- o Concurrence Agency Policy for Material Change of Use

CC:

Frank Deshon
'Nee Nee'
Dirranbandi Qld 4486

WATER LICENCE
Water Act 2000



Reference	617219	Expiry Date	30/06/2111
Licensee	DOUGLAS CHARLES DESHON EDWARD WILLIAM DESHON SUZANNE CAROL DESHON		
Authorised Activity	The taking of overland flow water from the Lower Balonne Floodplain on land described as Lot 3 on BLM368.		
Authorised Purpose	Any		
Description of Land	Attached to the land described as Lot 8 on SP109535, Lot 10 on BLM369, Lot 2 on BLM368, Lot 3 on BLM368 and Lot 1 on BLM662.		

This water licence is subject to the conditions endorsed hereon or attached hereto.

Under the *Sustainable Planning Act 2009* a development permit may be required for operational works to take or interfere with the water described in this licence. The licensee must ensure that the relevant development approvals have been obtained prior to installing or constructing new or additional operational works.

Given at St George this FIFTEENTH day of MARCH 2017.

**Delegate of the Chief Executive
Department of Natural Resources and Mines**

Client Ref: 233844 File Ref: stg/515/111(34)
Location: 126 Alfred Street, St George
Postal: PO Box 310, St George, QLD, 4487
Telephone: +61 7 46253299 Facsimile: +61 7 46253892

Page 1 of 3

Water Licence: 617219
Expiry Date: 30/06/2111

Conditions: Schedule A

1.15

The water year is the period from 1 July to 30 June.

2.46

The taking of water under the authority of this water licence is permitted only during those periods announced by the chief executive or local representative.

9.011

Taking of water under the authority of this water licence during an announced period is in accordance with the rates and flows conditions as follows:

- Maximum rate of 95 megalitres per day at a passing flow of 30000 megalitres per day at St George Weir (for the taking of floodwater from the Bokhara River)
- Maximum rate of 112 megalitres per day at a passing flow of 30000 megalitres per day at St George Weir (for the taking of floodwater from the Narran River)

9.55

The take of overland flow water under the authority of this licence is limited by works upstream of the associated control points for overland flow diversion works that exist at the locations shown on Administrative Plan 18822. No alterations may be made upstream of these works that would increase the volume of overland flow reaching the control points.

9.56

Water taken under the authority of this licence must only be stored on the land shown on Administrative Plan 18822.

Client Ref: 233844 File Ref: stg/515/111(34)
Location: 126 Alfred Street, St George
Postal: PO Box 310, St George, QLD, 4487
Telephone: +61 7 46253299 Facsimile: +61 7 46253892

Page 2 of 3

Water Licence: 617219
Expiry Date: 30/06/2111

Conditions: Schedule B

Condition 1

Water taken under the authority of this water licence is managed under a multiyear accounting water sharing rule.

Condition 2

The multiyear accounting water sharing rule is applied as follows –

- (a) The volumetric account established for this water licence has a limit that is equal to the volumetric limit of this water licence multiplied by two.
- (b) The volumetric limit of this water licence for management of the volumetric account mentioned in Condition 2(a) is for the taking of floodwater –
 - (i) from the Bokhara River - 394 megalitres per water year; and
 - (ii) from the Narran River - 1107 megalitres per water year.
- (c) Water taken under this water licence is debited from the volumetric account mentioned in Condition 2(a).
- (d) At the start of each water year the volumetric account mentioned in Condition 2(a) must be credited with the lesser of –
 - (i) the volumetric limit multiplied by two; or
 - (ii) the volumetric limit plus the volume of water remaining in the account at the end of the previous water year.

Condition 3

On each occasion that water is taken under this water licence the licensee must record the following for each works used to take water;

- (i) the date and the time at the beginning of the period when take commenced; and
- (ii) the date and time at the end of the period that take ceased; and
- (iii) an estimate of the volume of water taken.

Such records must be given to the chief executive at St George Water Services, PO Box 310, St George Q 4487 within 10 business days of the end of each water year and within 10 business days of request.

Client Ref: 233844 File Ref: stg/515/111(34)
Location: 126 Alfred Street, St George
Postal: PO Box 310, St George, QLD, 4487
Telephone: +61 7 46253299 Facsimile: +61 7 46253892

Page 3 of 3

D C DESHON and S C DESHON
EURABA
DIRRANBANDI, QLD 4486

31 August 2005

Dear Sir/Madam

Overland Flow Works Notification Acknowledgement 184552

This letter confirms that notification of the following works that allow taking of overland flow water has been received. The person notifying should ensure the details below accurately reflect the original notice given to the Department.

The works detail below represents the information provided on the notification form for the water storage on the lot shown. Each of the works described below has been assigned a reference.

Works Reference 18043

Earth Excavated Tank with the following dimensions:

Height to Top	1.4m	Depth at Full Supply Level	3.5m
Capacity	6.0 megalitres	Full Supply Surface Area	0.3HA
Freeboard	1.0m		

Located on Lot 3 on BLM368.

STORAGE NO. 7 - DRAIN TANK

CIRCA 1980

Works Reference 18045

Gravity diversion works via a Channel with the following dimensions:

Length 1800.0m

Located on Lot 3 on BLM368.

BELOW GROUND CATCH DRAIN

CIRCA 1980

Authority to take water using the works is subject to the requirements of the *Water Act 2000* and the relevant water resource plan. This receipt is not an acceptance that:

- the notified information is accurate;
- the works notified are in existence; or
- the works have been constructed lawfully.

The Department may seek to verify these matters at any time.

WATER LICENCE

Water Act 2000

Page 1 of 2



Reference	49284Q	Expiry Date	30/04/2021
Licensee	DOUGLAS CHARLES DESHON SUZANNE CAROL DESHON		
Activity	The taking of underground water from GUBBERAMUNDA SANDSTONE under land described as Lot 3 on BLM368.		
Purpose	Domestic Supply, Stock, Stock Intensive		
Description of Land	Attached to the land described as Lot 3 on BLM368		
Nominal Entitlement	11 megalitres per water year		

This water licence is subject to the conditions endorsed hereon or attached hereto.

Under the *Integrated Planning Act 1997* a development permit may be required for operational works to take or interfere with the water described in this licence. Development applications are made to the Local Authority or the Department of Natural Resources, Mines and Energy. The licensee must ensure that the relevant development approvals have been obtained prior to installing or constructing new or additional operational works.

Given at St George this THIRTIETH day of MARCH 2004.



Terry Hogan
DIRECTOR-GENERAL
DEPARTMENT OF NATURAL RESOURCES, MINES AND ENERGY

Client No: 20746Q File No: STG-515/222(334)
126 Alfred Street, PO Box 310, ST GEORGE, 4487
Telephone: (07) 4625 3299 Facsimile: (07) 4625 3892

30/03/2004 14:45:06



**Queensland
Government**
Natural Resources
and Mines

D C DESHON and S C DESHON
EURABA
DIRRANBANDI, QLD 4486

31 August 2005

Dear Sir/Madam

Overland Flow Works Notification Acknowledgement 184548

This letter confirms that notification of the following works that allow taking of overland flow water has been received. The person notifying should ensure the details below accurately reflect the original notice given to the Department.

The works detail below represents the information provided on the notification form for the water storage on the lot shown. Each of the works described below has been assigned a reference.

Works Reference 18041

Earth Excavated Tank with the following dimensions:

Height to Top	2.0m	Depth at Full Supply Level	5.0m
Capacity	14.0 megalitres	Full Supply Surface Area	0.8HA
Freeboard	1.0m		

Located on Lot 3 on BLM368.

STORAGE 6 - HOUSE TANK

CIRCA 1980

Works Reference 18042

Gravity diversion works via a Channel with the following dimensions:

Length 1400.0m

Located on Lot 3 on BLM368.

BELOW GROUND CATCH DRAIN

CIRCA 1980

Authority to take water using the works is subject to the requirements of the *Water Act 2000* and the relevant water resource plan. This receipt is not an acceptance that:

- the notified information is accurate;
- the works notified are in existence; or
- the works have been constructed lawfully.

The Department may seek to verify these matters at any time.

Client No: 10123Q File No: CONDAMINE - BALONNE
126 Alfred Street, PO Box 310, ST GEORGE, 4487
Telephone: (07) 4625 3299 Facsimile: (07) 4625 3892

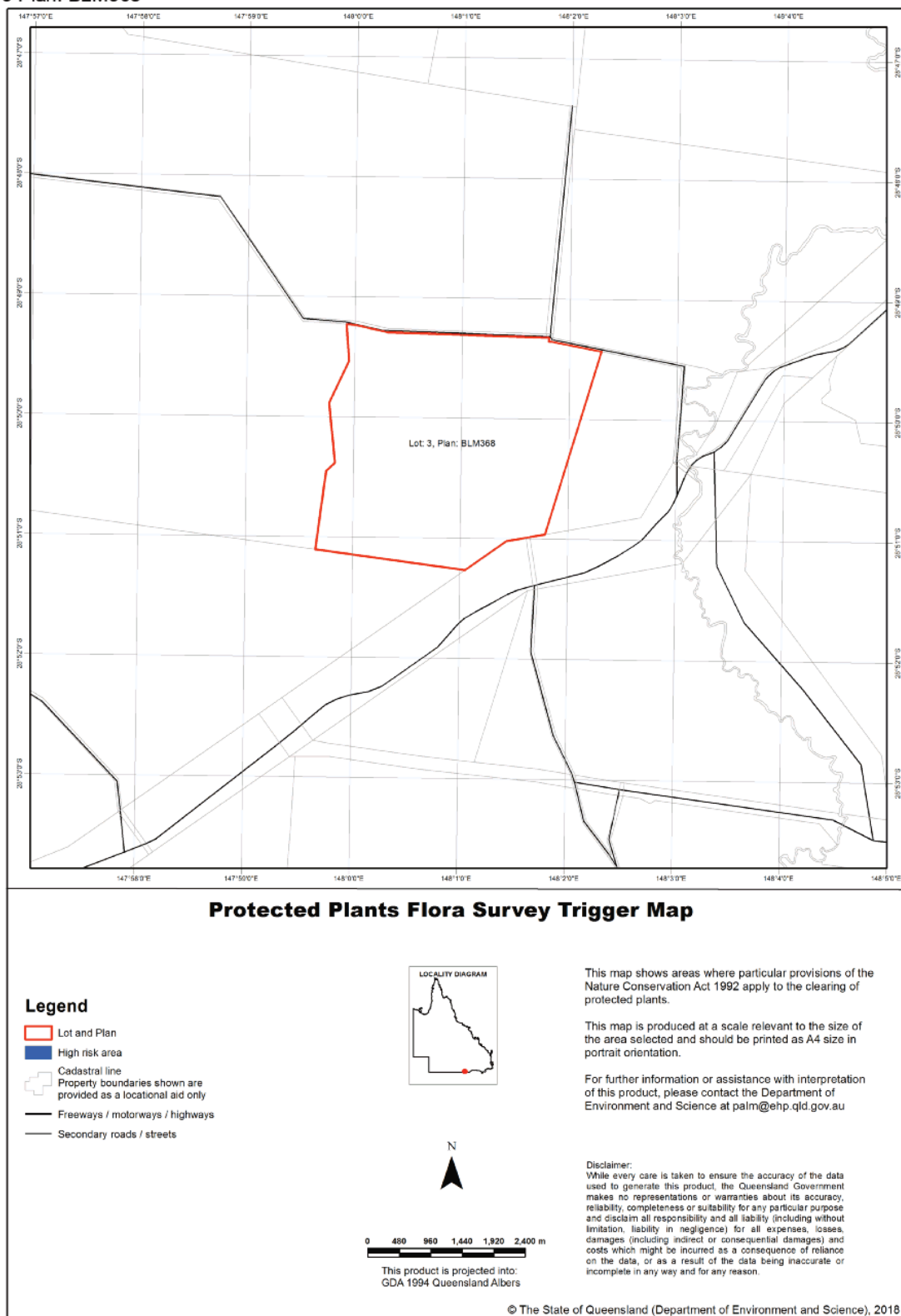
31/08/2005 11:14:55

Page 1 of 2

APPENDIX D - FLORA AND FAUNA SEARCHES

12/06/2018 14:32:39

Lot: 3 Plan: BLM368





Queensland Government

Wildlife Online Extract

Search Criteria: Species List for a Specified Point
Species: All
Type: All
Status: All
Records: All
Date: All
Latitude: -28.84
Longitude: 148.01
Distance: 3
Email: mark.lowry@premise.com.au
Date submitted: Tuesday 12 Jun 2018 14:36:00
Date extracted: Tuesday 12 Jun 2018 14:40:02

The number of records retrieved = 3

Disclaimer

As the DSITIA is still in a process of collating and vetting data, it is possible the information given is not complete. The information provided should only be used for the project for which it was requested and it should be appropriately acknowledged as being derived from Wildlife Online when it is used.

The State of Queensland does not invite reliance upon, nor accept responsibility for this information. Persons should satisfy themselves through independent means as to the accuracy and completeness of this information.

No statements, representations or warranties are made about the accuracy or completeness of this information. The State of Queensland disclaims all responsibility for this information and all liability (including without limitation, liability in negligence) for all expenses, losses, damages and costs you may incur as a result of the information being inaccurate or incomplete in any way for any reason.

Kingdom	Class	Family	Scientific Name	Common Name	I	Q	A	Records
plants	higher dicots	Loranthaceae	<i>Lysiana subfalcata</i>			C		1/1
plants	higher dicots	Mimosaceae	<i>Acacia excelsa subsp. excelsa</i>			C		1/1
plants	monocots	Poaceae	<i>Cenchrus setaceus</i>		Y			1

CODES

I - Y indicates that the taxon is introduced to Queensland and has naturalised.

Q - Indicates the Queensland conservation status of each taxon under the *Nature Conservation Act 1992*. The codes are Extinct in the Wild (PE), Endangered (E), Vulnerable (V), Near Threatened (NT), Least Concern (C) or Not Protected ().

A - Indicates the Australian conservation status of each taxon under the *Environment Protection and Biodiversity Conservation Act 1999*. The values of EPBC are Conservation Dependent (CD), Critically Endangered (CE), Endangered (E), Extinct (EX), Extinct in the Wild (XW) and Vulnerable (V).

Records – The first number indicates the total number of records of the taxon for the record option selected (i.e. All, Confirmed or Specimens).

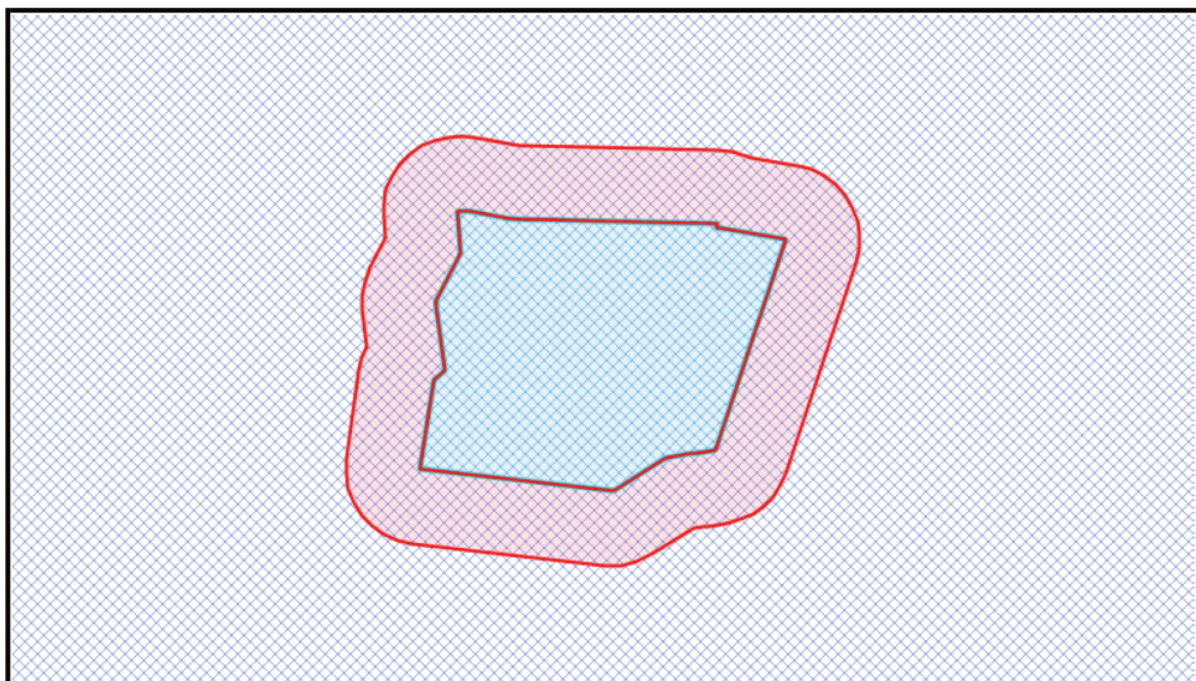
This number is output as 99999 if it equals or exceeds this value. The second number located after the / indicates the number of specimen records for the taxon.

This number is output as 999 if it equals or exceeds this value.

APPENDIX E - CULTURAL HERITAGE

Lot on Plan Search

Reference Number:	38190
Lot:	3
Plan:	BLM368
LGA:	Balonne Shire
Buffer Distance:	1000 metres



There are no Aboriginal cultural heritage site points recorded in your specific search area.

There are no Aboriginal cultural heritage site polygons recorded in your specific search area.

Jun 12, 2018, 2:59 PM

Lot on Plan Search

Cultural heritage party for the area is:

QC Ref Number	QUD Ref Number	Party Name	Contact Details
QC2017/001	QUD32/2017	Yuwaalaraay/Euahlayi People and State of Queensland	Timothy Wishart Queensland South Native Title Services Limited Level 10, 307 Queen Street BRISBANE QLD 4000 Phone: (07) 3224 1200 Fax: (07) 3229 9880

There is no cultural heritage body recorded in your specific search area.

There are no cultural heritage management plans recorded in your specific search area.

There are no Designated Landscape Areas (DLA) recorded in your specific search area.

There are no Registered Study Cultural Heritage Areas recorded in your specific search area.

Regional Coordinator:

Name	Position	Phone	Mobile	Email
Andrew Rutch	Cultural Heritage Coordinator Southern Region	1300 378 401	0459 840 294	Andrew.Rutch@atsip.qld.gov.au

Jun 12, 2018, 2:59 PM

Lot on Plan Search

I refer to your submission in which you requested advice regarding Aboriginal or Torres Strait Islander cultural heritage recorded at your nominated location.

The Cultural Heritage Database and Register have been searched in accordance with the location description provided, and the results are set out in the above report.

Aboriginal or Torres Strait Islander cultural heritage which may exist within the search area is protected under the terms of the *Aboriginal Cultural Heritage Act 2003* and the *Torres Strait Islander Cultural Heritage Act 2003*, even if the Department of Aboriginal and Torres Strait Islander Partnerships has no records relating to it.

Under the legislation a person carrying out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal or Torres Strait Islander cultural heritage. This applies whether or not such places are recorded in an official register and whether or not they are located on private land.

Please refer to our website <https://www.datsip.qld.gov.au/people-communities/aboriginal-torres-strait-islander-cultural-heritage> for a copy of the gazetted Cultural Heritage Duty of Care Guidelines, which set out reasonable and practicable measure for meeting the cultural heritage duty of care.

In order to meet your duty of care, any land-use activity within the vicinity of recorded cultural heritage should not proceed without the agreement of the Aboriginal or Torres Strait Islander Party for the area, or by developing a Cultural Heritage Management Plan under Part 7 of the legislation.

If your proposed activity is deemed a Category 5 activity pursuant to the Duty of Care Guidelines, there is generally a high risk that it may harm cultural heritage. In these circumstances, the activity should not proceed without cultural heritage assessment.

Where a category 5 activity is proposed, it is necessary to notify the Aboriginal or Torres Strait Islander Party and seek:

- a. Advice as to whether the area is culturally significant;
- b. If it is, agreement on how best the activity may be managed to avoid or minimise harm to any cultural heritage values.

The extent to which the person has complied with Cultural Heritage Duty of Care Guidelines and the extent the person consulted Aboriginal or Torres Strait Islander Parties about carrying out the activity – and the results of the consultation – are factors a court may consider when determining if a land user has complied with the cultural heritage duty of care.

Jun 12, 2018, 2:59 PM

Lot on Plan Search

Should you have any further queries, please do not hesitate to contact the Search Approval Officer on 1300 378 401.

Kind regards

The Director
Cultural Heritage | Community Participation | Department of Aboriginal and Torres Strait Islander Partnerships

Jun 12, 2018, 2:59 PM



CERTIFICATE OF AFFECT
QUEENSLAND HERITAGE REGISTER

Client Reference:

Certificate Number: CA006470
Result 1 of 1

Matt Norton
PO Box 2175

QLD 4350

This is a certificate issued under section 33(1)(b) of the *Queensland Heritage Act 1992* (Heritage Act) as to whether a place is affected by: entry in the Queensland Heritage Register (QHR) as a Queensland heritage place, a current QHR application, or is excluded from entry in the QHR.

RESULT

This response certifies that the place identified as:

Place Ref: None
Place Name: None
Lot: 3 Plan: BLM368
Located at:

is neither on the QHR nor the subject of a QHR application under the Heritage Act.

ADDITIONAL ADVICE

Note: This certificate is valid at the date of issue only

If you have any queries in relation to this search please contact the Heritage Branch on 13QGOV or heritage@des.qld.gov.au.

*Issued on behalf of the Chief Executive,
Department of Environment and Science*

Date of issue: 28/08/2018
Receipt No: 3924940

APPENDIX F - STATE PLANNING POLICY



Date: 13/06/2018

Department of State
Development, Manufacturing,
Infrastructure and Planning

© The State of Queensland 2018.

State Planning Policy

Making or amending a local planning instrument
and designating land for community infrastructure

0 1,100 2,200 3,300 4,400
Metres


Disclaimer:
This map has been prepared with due care based on the best available information at the time of publication. However, the State of Queensland (acting through the department) makes no representations, either express or implied, that the map is free from errors, inconsistencies or omissions. Reliance on information contained in this map is the sole responsibility of the user. The State disclaims responsibility for any loss, damage or inconvenience caused as a result of reliance on information or data contained in this map.

Legend


Drawn Polygon Layer

Override 1


Cadastre (100k)

 Cadastre (100k)


Important agricultural areas

 Important agricultural areas

Stock route network

 Stock route network

Agricultural land classification - class A and B

 Agricultural land classification - class A and B



Date: 13/06/2018

Department of State
Development, Manufacturing,
Infrastructure and Planning

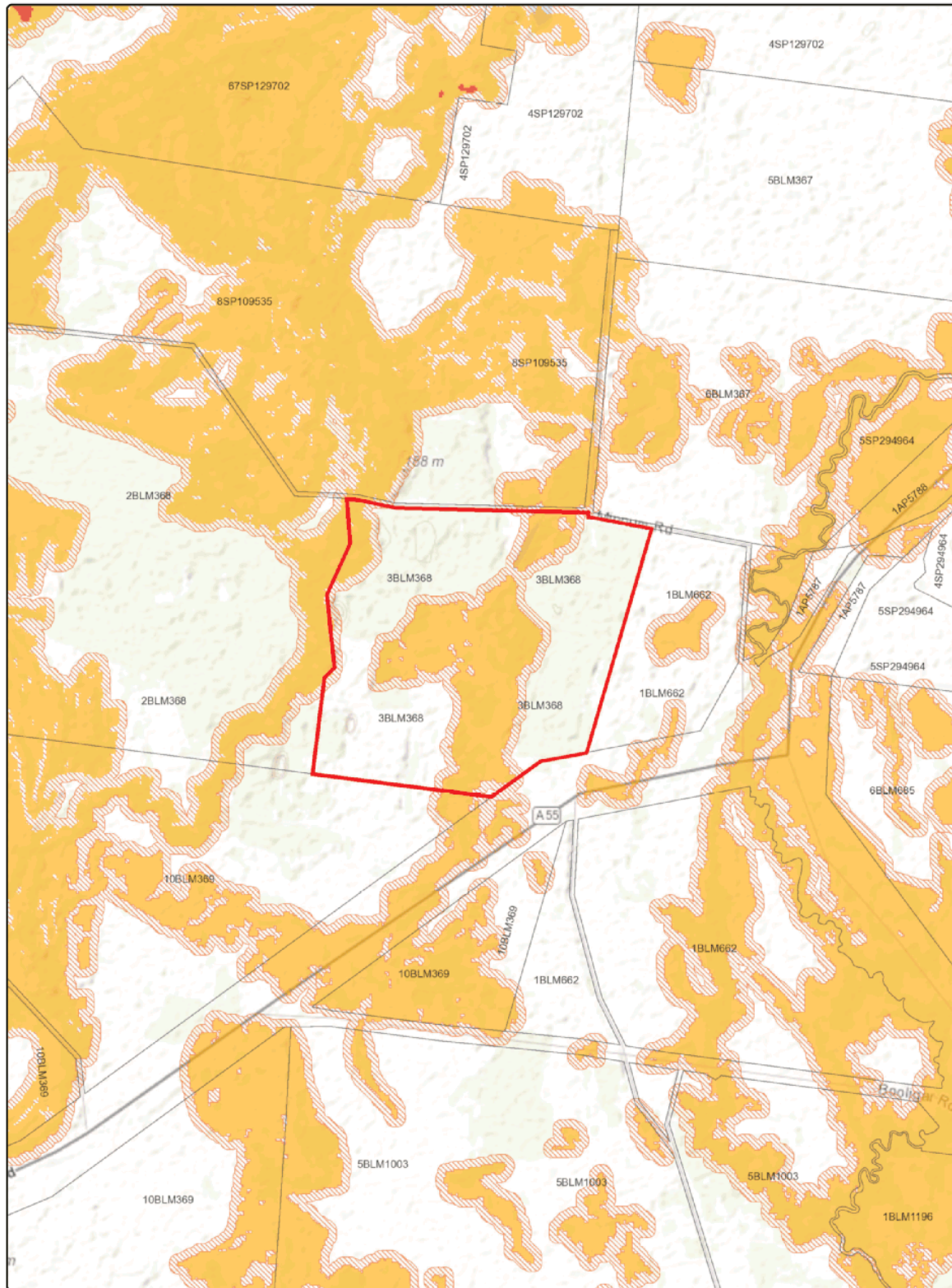
© The State of Queensland 2018.

State Planning Policy

Making or amending a local planning instrument
and designating land for community infrastructure

Disclaimer:

This map has been prepared with due care based on the best available information at the time of publication. However, the State of Queensland (acting through the department) makes no representations, either express or implied, that the map is free from errors, inconsistencies or omissions. Reliance on information contained in this map is the sole responsibility of the user. The State disclaims responsibility for any loss, damage or inconvenience caused as a result of reliance on information or data contained in this map.



Date: 13/06/2018

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

© The State of Queensland 2018.

State Planning Policy

Making or amending a local planning instrument
and designating land for community infrastructure

Disclaimer:


This map has been prepared with due care based on the best available information at the time of publication. However, the State of Queensland (acting through the department) makes no representations, either express or implied, that the map is free from errors, inconsistencies or omissions. Reliance on information contained in this map is the sole responsibility of the user. The State disclaims responsibility for any loss, damage or inconvenience caused as a result of reliance on information or data contained in this map.

Legend

Drawn Polygon Layer


Override 1


Cadastral (100k)

 Cadastral (100k)

Bushfire prone area

 Very High Potential Bushfire Intensity

 High Potential Bushfire Intensity

 Medium Potential Bushfire Intensity

 Potential Impact Buffer



Date: 13/06/2018

Department of State
Development, Manufacturing,
Infrastructure and Planning

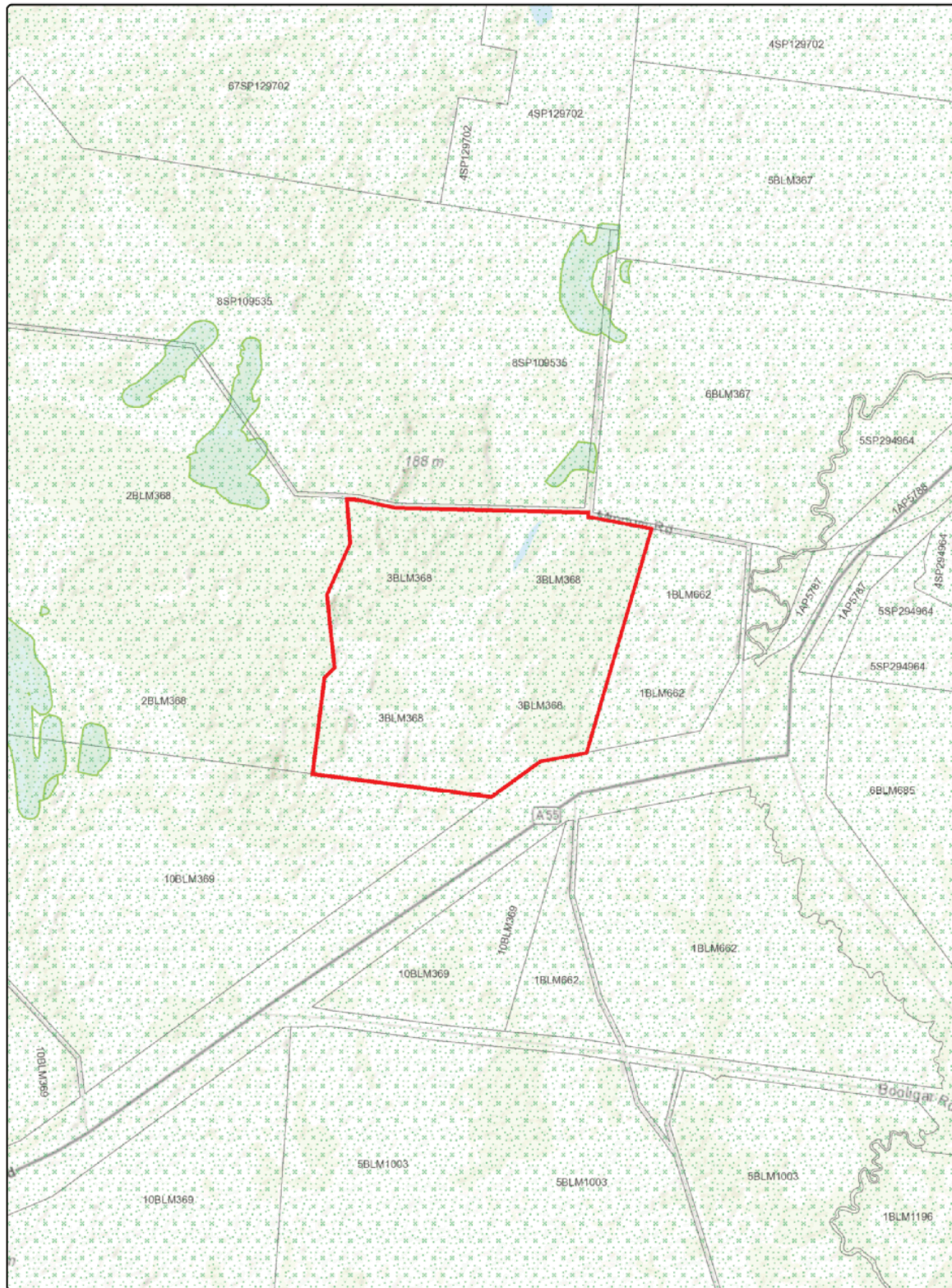
© The State of Queensland 2018.

State Planning Policy

Making or amending a local planning instrument
and designating land for community infrastructure

Disclaimer:

This map has been prepared with due care based on the best available information at the time of publication. However, the State of Queensland (acting through the department) makes no representations, either express or implied, that the map is free from errors, inconsistencies or omissions. Reliance on information contained in this map is the sole responsibility of the user. The State disclaims responsibility for any loss, damage or inconvenience caused as a result of reliance on information or data contained in this map.



Date: 13/06/2018

Department of State
Development, Manufacturing,
Infrastructure and Planning

© The State of Queensland 2018.

State Planning Policy

Making or amending a local planning instrument
and designating land for community infrastructure

0 1,100 2,200 3,300 4,400
Metres

Disclaimer:
This map has been prepared with due care based on the best available information at the time of publication. However, the State of Queensland (acting through the department) makes no representations, either express or implied, that the map is free from errors, inconsistencies or omissions. Reliance on information contained in this map is the sole responsibility of the user. The State disclaims responsibility for any loss, damage or inconvenience caused as a result of reliance on information or data contained in this map.

Legend


Drawn Polygon Layer

Override 1

Cadastral (100k)

 Cadastral (100k)

Flood hazard area - local government flood mapping area

 Flood hazard area - local government flood mapping area

MSES - Regulated vegetation (wetland)

 MSES - Regulated vegetation (wetland)



Date: 13/06/2018

Department of State
Development, Manufacturing,
Infrastructure and Planning

© The State of Queensland 2018.

State Planning Policy

Making or amending a local planning instrument
and designating land for community infrastructure

Disclaimer:

This map has been prepared with due care based on the best available information at the time of publication. However, the State of Queensland (acting through the department) makes no representations, either express or implied, that the map is free from errors, inconsistencies or omissions. Reliance on information contained in this map is the sole responsibility of the user. The State disclaims responsibility for any loss, damage or inconvenience caused as a result of reliance on information or data contained in this map.

Legend


Drawn Polygon Layer

Override 1

Cadastral (100k)

 Cadastral (100k)

Flood hazard area - Level 1 - Queensland floodplain assessment overlay

 Flood hazard area - Level 1 - Queensland floodplain assessment overlay

MSES - Regulated vegetation (wetland)

 MSES - Regulated vegetation (wetland)



Date: 13/06/2018

Department of State
Development, Manufacturing,
Infrastructure and Planning

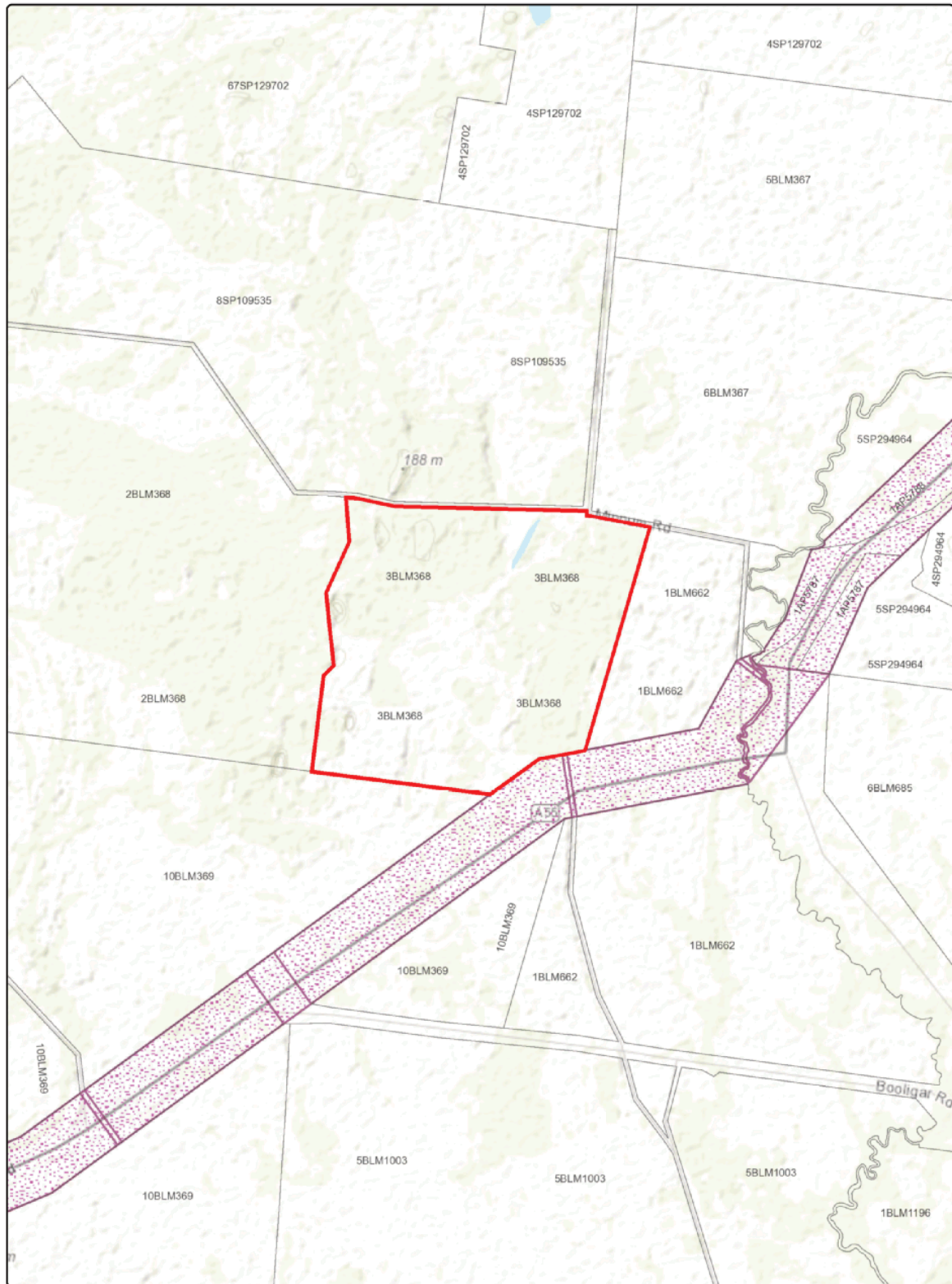
© The State of Queensland 2018.

State Planning Policy

Making or amending a local planning instrument
and designating land for community infrastructure

Disclaimer:

This map has been prepared with due care based on the best available information at the time of publication. However, the State of Queensland (acting through the department) makes no representations, either express or implied, that the map is free from errors, inconsistencies or omissions. Reliance on information contained in this map is the sole responsibility of the user. The State disclaims responsibility for any loss, damage or inconvenience caused as a result of reliance on information or data contained in this map.



Date: 13/06/2018

Department of State
Development, Manufacturing,
Infrastructure and Planning

© The State of Queensland 2018.

Legend


Drawn Polygon Layer

Override 1

Cadastral (100k)

 Cadastral (100k)

State-controlled road

 State-controlled road



Date: 13/06/2018

Department of State
Development, Manufacturing,
Infrastructure and Planning

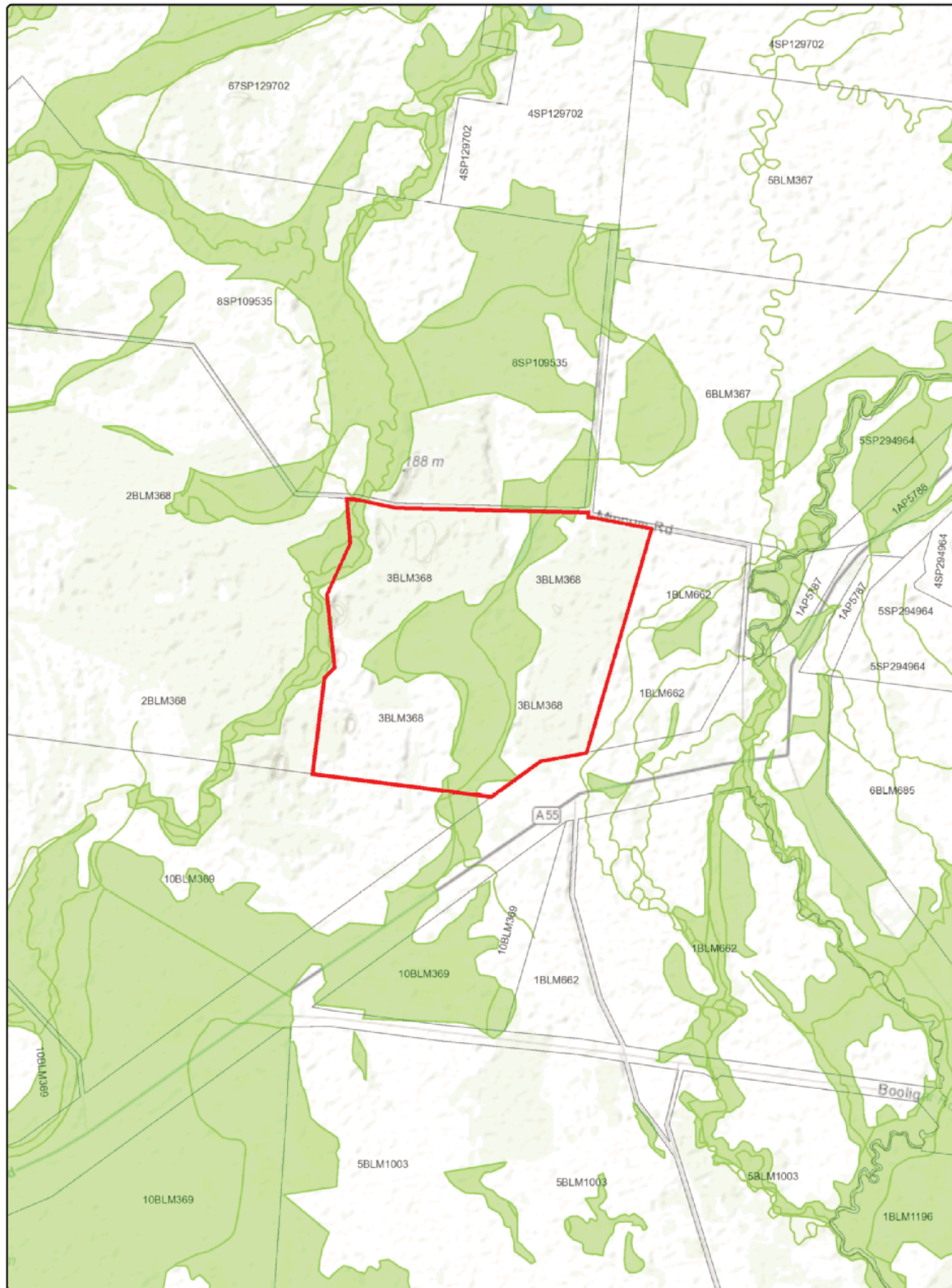
© The State of Queensland 2018.

State Planning Policy

Making or amending a local planning instrument
and designating land for community infrastructure

Disclaimer:

This map has been prepared with due care based on the best available information at the time of publication. However, the State of Queensland (acting through the department) makes no representations, either express or implied, that the map is free from errors, inconsistencies or omissions. Reliance on information contained in this map is the sole responsibility of the user. The State disclaims responsibility for any loss, damage or inconvenience caused as a result of reliance on information or data contained in this map.



Date: 13/06/2018

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

© The State of Queensland 2018.

State Planning Policy

Making or amending a local planning instrument
and designating land for community infrastructure

0 1,100 2,200 3,300 4,400
Metres


Disclaimer:
This map has been prepared with due care based on the best available information at the time of publication. However, the State of Queensland (acting through the department) makes no representations, either express or implied, that the map is free from errors, inconsistencies or omissions. Reliance on information contained in this map is the sole responsibility of the user. The State disclaims responsibility for any loss, damage or inconvenience caused as a result of reliance on information or data contained in this map.

Legend


Drawn Polygon Layer

Override 1

Cadastral (100k)

 Cadastral (100k)

MSES - Regulated vegetation (intersecting a watercourse)

 MSES - Regulated vegetation (intersecting a watercourse)

MSES - Regulated vegetation (category B)

 MSES - Regulated vegetation (category B)



Date: 13/06/2018

Department of State
Development, Manufacturing,
Infrastructure and Planning

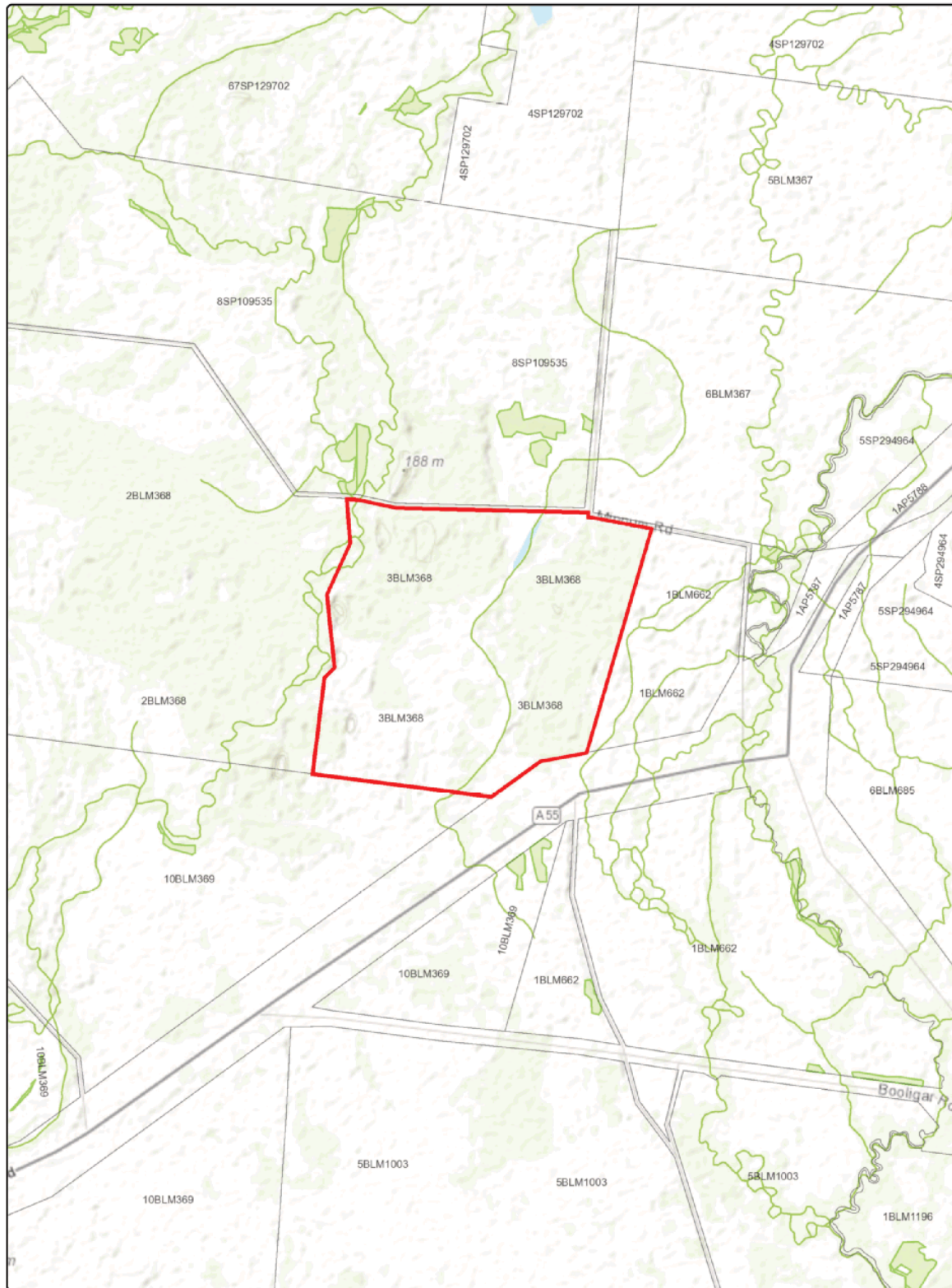
© The State of Queensland 2018.

State Planning Policy

Making or amending a local planning instrument
and designating land for community infrastructure

Disclaimer:

This map has been prepared with due care based on the best available information at the time of publication. However, the State of Queensland (acting through the department) makes no representations, either express or implied, that the map is free from errors, inconsistencies or omissions. Reliance on information contained in this map is the sole responsibility of the user. The State disclaims responsibility for any loss, damage or inconvenience caused as a result of reliance on information or data contained in this map.



Department of State
Development, Manufacturing,
Infrastructure and Planning

© The State of Queensland 2018.

Date: 13/06/2018

State Planning Policy

Making or amending a local planning instrument
and designating land for community infrastructure

0 1,100 2,200 3,300 4,400
Metres

Disclaimer:
This map has been prepared with due care based on the best available information at the time of publication. However, the State of Queensland (acting through the department) makes no representations, either express or implied, that the map is free from errors, inconsistencies or omissions. Reliance on information contained in this map is the sole responsibility of the user. The State disclaims responsibility for any loss, damage or inconvenience caused as a result of reliance on information or data contained in this map.

Legend


Drawn Polygon Layer

Override 1


Cadastral (100k)

 Cadastral (100k)

MSES - Regulated vegetation (intersecting a watercourse)

 MSES - Regulated vegetation (intersecting a watercourse)

MSES - Regulated vegetation (category C)

 MSES - Regulated vegetation (category C)



Date: 13/06/2018

Department of State
Development, Manufacturing,
Infrastructure and Planning

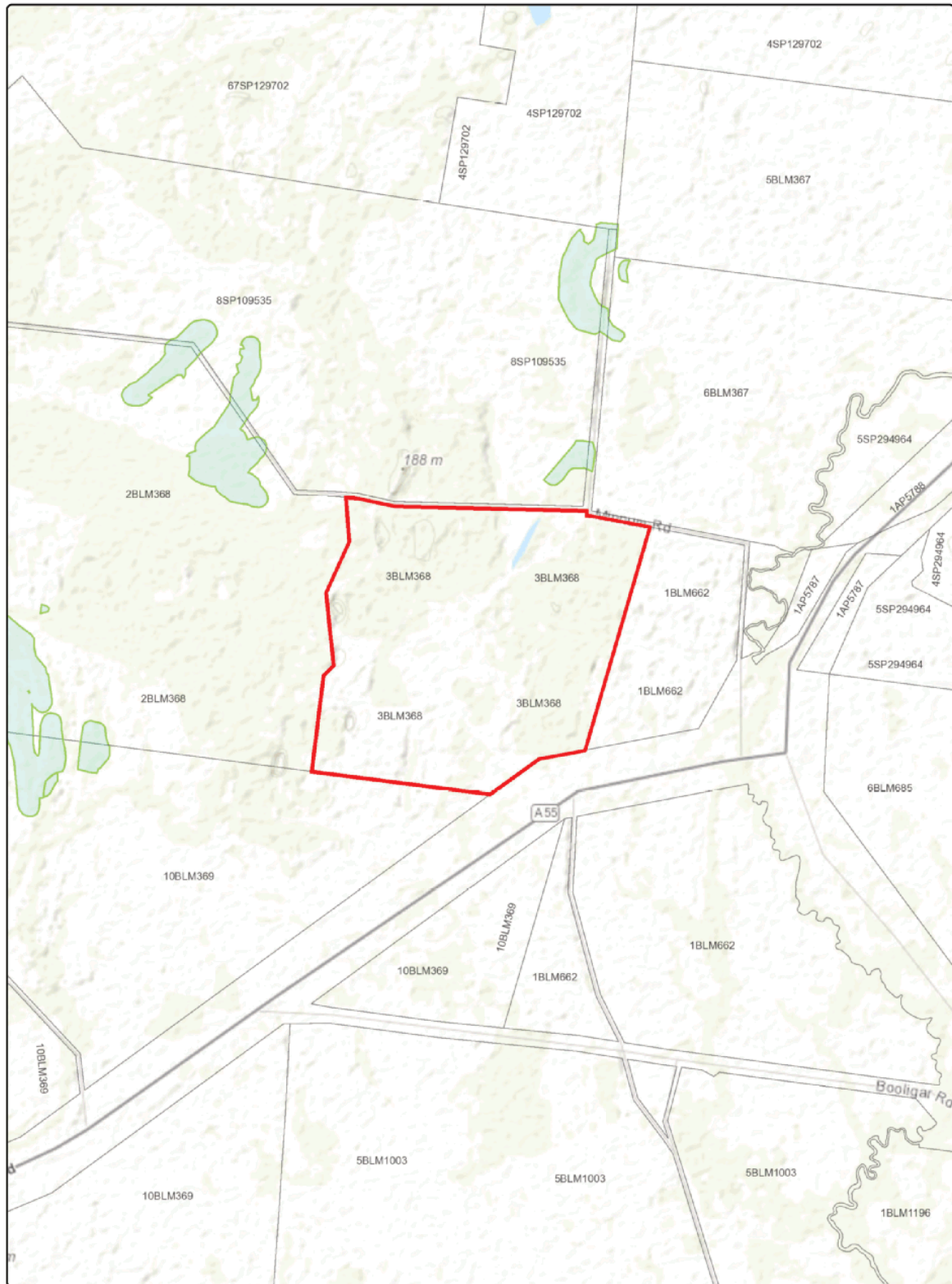
© The State of Queensland 2018.

State Planning Policy

Making or amending a local planning instrument
and designating land for community infrastructure

Disclaimer:

This map has been prepared with due care based on the best available information at the time of publication. However, the State of Queensland (acting through the department) makes no representations, either express or implied, that the map is free from errors, inconsistencies or omissions. Reliance on information contained in this map is the sole responsibility of the user. The State disclaims responsibility for any loss, damage or inconvenience caused as a result of reliance on information or data contained in this map.



Date: 13/06/2018

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

© The State of Queensland 2018.

State Planning Policy
Making or amending a local planning instrument
and designating land for community infrastructure

0 1,100 2,200 3,300 4,400
Metres


Disclaimer:
This map has been prepared with due care based on the best available information at the time of publication. However, the State of Queensland (acting through the department) makes no representations, either express or implied, that the map is free from errors, inconsistencies or omissions. Reliance on information contained in this map is the sole responsibility of the user. The State disclaims responsibility for any loss, damage or inconvenience caused as a result of reliance on information or data contained in this map.

Legend


Drawn Polygon Layer

Override 1

Cadastral (100k)

 Cadastral (100k)

MSES - Regulated vegetation (wetland)

 MSES - Regulated vegetation (wetland)



Date: 13/06/2018

Department of State
Development, Manufacturing,
Infrastructure and Planning

© The State of Queensland 2018.

State Planning Policy

Making or amending a local planning instrument
and designating land for community infrastructure

Disclaimer:

This map has been prepared with due care based on the best available information at the time of publication. However, the State of Queensland (acting through the department) makes no representations, either express or implied, that the map is free from errors, inconsistencies or omissions. Reliance on information contained in this map is the sole responsibility of the user. The State disclaims responsibility for any loss, damage or inconvenience caused as a result of reliance on information or data contained in this map.

APPENDIX G - MATTERS OF NATIONAL ENVIRONMENTAL SIGNIFICANCE



EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected.

Information on the coverage of this report and qualifications on data supporting this report are contained in the caveat at the end of the report.

Information is available about [Environment Assessments](#) and the EPBC Act including significance guidelines, forms and application process details.

Report created: 12/06/18 14:29:52

[Summary](#)

[Details](#)

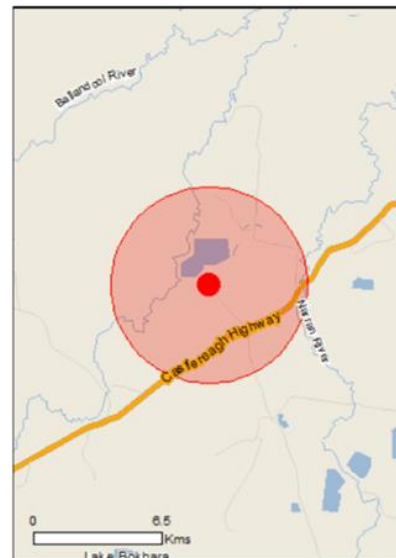
[Matters of NES](#)

[Other Matters Protected by the EPBC Act](#)

[Extra Information](#)

[Caveat](#)

[Acknowledgements](#)



This map may contain data which are
©Commonwealth of Australia
(Geoscience Australia), ©PSMA 2010

[Coordinates](#)

Buffer: 5.0Km



Summary

Matters of National Environmental Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the [Administrative Guidelines on Significance](#).

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance:	4
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	2
Listed Threatened Species:	7
Listed Migratory Species:	7

Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at <http://www.environment.gov.au/heritage>

A [permit](#) may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

Commonwealth Land:	None
Commonwealth Heritage Places:	None
Listed Marine Species:	12
Whales and Other Cetaceans:	None
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Commonwealth Reserves Marine:	None

Extra Information

This part of the report provides information that may also be relevant to the area you have nominated.

State and Territory Reserves:	None
Regional Forest Agreements:	None
Invasive Species:	11
Nationally Important Wetlands:	None
Key Ecological Features (Marine)	None

Details

Matters of National Environmental Significance

Wetlands of International Importance (Ramsar)	[Resource Information]
Name	Proximity
Banrock station wetland complex	900 - 1000km upstream
Narran lake nature reserve	100 - 150km upstream
Riverland	800 - 900km upstream
The coorong, and lakes alexandrina and albert wetland	1000 - 1100km

Listed Threatened Ecological Communities [Resource Information]

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Name	Status	Type of Presence
Coolibah - Black Box Woodlands of the Darling Riverine Plains and the Brigalow Belt South Bioregions	Endangered	Community likely to occur within area
Weeping Myall Woodlands	Endangered	Community likely to occur within area

Listed Threatened Species [Resource Information]

Name	Status	Type of Presence
------	--------	------------------

Birds

Calidris ferruginea		
Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
Grantiella picta		
Painted Honeyeater [470]	Vulnerable	Species or species habitat likely to occur within area
Rostratula australis		
Australian Painted Snipe [77037]	Endangered	Species or species habitat may occur within area

Fish

Maccullochella peelii		
Murray Cod [66633]	Vulnerable	Species or species habitat may occur within area

Mammals

Nyctophilus corbeni		
Corben's Long-eared Bat, South-eastern Long-eared Bat [83395]	Vulnerable	Species or species habitat may occur within area
Phascolarctos cinereus (combined populations of Qld, NSW and the ACT)		
Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) [85104]	Vulnerable	Species or species habitat may occur within area

Reptiles

Egernia rugosa		
Yakka Skink [1420]	Vulnerable	Species or species habitat may occur within area

Listed Migratory Species [Resource Information]

* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.

Name	Threatened	Type of Presence
Migratory Marine Birds		
Apus pacificus		
Fork-tailed Swift [678]		Species or species habitat likely to occur within area
Migratory Terrestrial Species		
Motacilla flava		
Yellow Wagtail [644]		Species or species habitat may occur within area
Migratory Wetlands Species		
Actitis hypoleucos		
Common Sandpiper [59309]		Species or species habitat may occur within area
Calidris acuminata		
Sharp-tailed Sandpiper [874]		Species or species habitat may occur within area
Calidris ferruginea		
Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
Calidris melanotos		
Pectoral Sandpiper [858]		Species or species habitat may occur within area
Gallinago hardwickii		
Latham's Snipe, Japanese Snipe [863]		Species or species habitat may occur within area

Other Matters Protected by the EPBC Act

Listed Marine Species		[Resource Information]
* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.		
Name	Threatened	Type of Presence
Birds		
Actitis hypoleucos		
Common Sandpiper [59309]		Species or species habitat may occur within area
Apus pacificus		
Fork-tailed Swift [678]		Species or species habitat likely to occur within area
Ardea alba		
Great Egret, White Egret [59541]		Species or species habitat likely to occur within area
Ardea ibis		
Cattle Egret [59542]		Species or species habitat may occur within area
Calidris acuminata		
Sharp-tailed Sandpiper [874]		Species or species habitat may occur within area
Calidris ferruginea		
Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
Calidris melanotos		
Pectoral Sandpiper [858]		Species or species habitat may occur within area
Gallinago hardwickii		
Latham's Snipe, Japanese Snipe [863]		Species or species

Name	Threatened	Type of Presence
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		habitat may occur within area Species or species habitat may occur within area
Merops ornatus Rainbow Bee-eater [670]		Species or species habitat may occur within area
Motacilla flava Yellow Wagtail [644]		Species or species habitat may occur within area
Rostratula benghalensis (sensu lato) Painted Snipe [889]	Endangered*	Species or species habitat may occur within area

Extra Information

Invasive Species [Resource Information]

Weeds reported here are the 20 species of national significance (WoNS), along with other introduced plants that are considered by the States and Territories to pose a particularly significant threat to biodiversity. The following feral animals are reported: Goat, Red Fox, Cat, Rabbit, Pig, Water Buffalo and Cane Toad. Maps from Landscape Health Project, National Land and Water Resources Audit, 2001.

Name	Status	Type of Presence
Birds		
<i>Columba livia</i> Rock Pigeon, Rock Dove, Domestic Pigeon [803]		Species or species habitat likely to occur within area
<i>Passer domesticus</i> House Sparrow [405]		Species or species habitat likely to occur within area
<i>Sturnus vulgaris</i> Common Starling [389]		Species or species habitat likely to occur within area
Mammals		
<i>Canis lupus familiaris</i> Domestic Dog [82654]		Species or species habitat likely to occur within area
<i>Capra hircus</i> Goat [2]		Species or species habitat likely to occur within area
<i>Felis catus</i> Cat, House Cat, Domestic Cat [19]		Species or species habitat likely to occur within area
<i>Oryctolagus cuniculus</i> Rabbit, European Rabbit [128]		Species or species habitat likely to occur within area

Name	Status	Type of Presence
Sus scrofa Pig [6]		Species or species habitat likely to occur within area
Vulpes vulpes Red Fox, Fox [18]		Species or species habitat likely to occur within area
Plants		
Cylindropuntia spp. Prickly Pears [85131]		Species or species habitat likely to occur within area
Opuntia spp. Prickly Pears [82753]		Species or species habitat likely to occur within area

Caveat

The information presented in this report has been provided by a range of data sources as acknowledged at the end of the report.

This report is designed to assist in identifying the locations of places which may be relevant in determining obligations under the Environment Protection and Biodiversity Conservation Act 1999. It holds mapped locations of World and National Heritage properties, Wetlands of International and National Importance, Commonwealth and State/Territory reserves, listed threatened, migratory and marine species and listed threatened ecological communities. Mapping of Commonwealth land is not complete at this stage. Maps have been collated from a range of sources at various resolutions.

Not all species listed under the EPBC Act have been mapped (see below) and therefore a report is a general guide only. Where available data supports mapping, the type of presence that can be determined from the data is indicated in general terms. People using this information in making a referral may need to consider the qualifications below and may need to seek and consider other information sources.

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Threatened, migratory and marine species distributions have been derived through a variety of methods. Where distributions are well known and if time permits, maps are derived using either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc) together with point locations and described habitat; or environmental modelling (MAXENT or BIOCLIM habitat modelling) using point locations and environmental data layers.

Where very little information is available for species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc). In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More reliable distribution mapping methods are used to update these distributions as time permits.

Only selected species covered by the following provisions of the EPBC Act have been mapped:

- migratory and
- marine

The following species and ecological communities have not been mapped and do not appear in reports produced from this database:

- threatened species listed as extinct or considered as vagrants
- some species and ecological communities that have only recently been listed
- some terrestrial species that overfly the Commonwealth marine area
- migratory species that are very widespread, vagrant, or only occur in small numbers

The following groups have been mapped, but may not cover the complete distribution of the species:

- non-threatened seabirds which have only been mapped for recorded breeding sites
- seals which have only been mapped for breeding sites near the Australian continent

Such breeding sites may be important for the protection of the Commonwealth Marine environment.

Coordinates

-28.84 148.01

Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

- [Office of Environment and Heritage, New South Wales](#)
- [Department of Environment and Primary Industries, Victoria](#)
- [Department of Primary Industries, Parks, Water and Environment, Tasmania](#)
- [Department of Environment, Water and Natural Resources, South Australia](#)
- [Department of Land and Resource Management, Northern Territory](#)
- [Department of Environmental and Heritage Protection, Queensland](#)
- [Department of Parks and Wildlife, Western Australia](#)
- [Environment and Planning Directorate, ACT](#)
- [Birdlife Australia](#)
- [Australian Bird and Bat Banding Scheme](#)
- [Australian National Wildlife Collection](#)
- [Natural history museums of Australia](#)
- [Museum Victoria](#)
- [Australian Museum](#)
- [South Australian Museum](#)
- [Queensland Museum](#)
- [Online Zoological Collections of Australian Museums](#)
- [Queensland Herbarium](#)
- [National Herbarium of NSW](#)
- [Royal Botanic Gardens and National Herbarium of Victoria](#)
- [Tasmanian Herbarium](#)
- [State Herbarium of South Australia](#)
- [Northern Territory Herbarium](#)
- [Western Australian Herbarium](#)
- [Australian National Herbarium, Canberra](#)
- [University of New England](#)
- [Ocean Biogeographic Information System](#)
- [Australian Government, Department of Defence](#)
- [Forestry Corporation, NSW](#)
- [Geoscience Australia](#)
- [CSIRO](#)
- [Australian Tropical Herbarium, Cairns](#)
- [eBird Australia](#)
- [Australian Government – Australian Antarctic Data Centre](#)
- [Museum and Art Gallery of the Northern Territory](#)
- [Australian Government National Environmental Science Program](#)
- [Australian Institute of Marine Science](#)
- [Reef Life Survey Australia](#)
- [American Museum of Natural History](#)
- [Queen Victoria Museum and Art Gallery, Inveresk, Tasmania](#)
- [Tasmanian Museum and Art Gallery, Hobart, Tasmania](#)
- Other groups and individuals

The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

Please feel free to provide feedback via the [Contact Us](#) page.

© Commonwealth of Australia
Department of the Environment
GPO Box 787
Canberra ACT 2601 Australia
+61 2 6274 1111

APPENDIX H - ENVIRONMENTAL MANAGMENT REGISTER AND CONTAMINATED LAND REGISTER



Department of Environment and Science (DES)
ABN 46 640 294 485
400 George St Brisbane, Queensland 4000
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA
www.des.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

Matt Norton
PO Box 2175
Toowoomba QLD 4350

Transaction ID: 50480066 EMR Site Id: 28 August 2018
Cheque Number:
Client Reference:

This response relates to a search request received for the site:

Lot: 3 Plan: BLM368
CASTLEREAGH
DIRRANBANDI

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.


The EMR/CLR does NOT include:-


1. land which is contaminated land (or a complete list of contamination) if DES has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DES has not been notified


If you have any queries in relation to this search please phone 13QGOV (13 74 68)


Administering Authority


APPENDIX I - DAF FEEDLOT ASSESSMENT SPREADSHEET

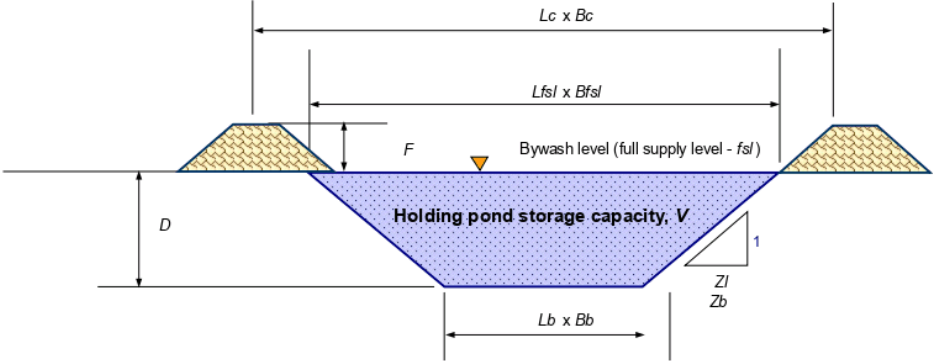
 General	
Landholders' name(s)	Frank Deshon
Cattle feedlot name	Abarue
PIC (Property Identification Code)	
Feedlot locality	Dirranbandi
Feedlot LGA	Balonne
Most representative climatic locality	St George
Average annual rainfall (mm)	511
Maximum feedlot cattle capacity (SCU)	2,300
Effluent management system	Sedimentation system, holding pond & effluent irrigation
Spreadsheet user name	MML
Assessment identification	
Assessment date	06 June 2018
Staged development	
Is it intended to develop the proposed feedlot in stages?	Yes
Cattle capacity per stage	<div>Stage 1</div> <div>1,000</div> <div>Stage 2</div> <div>2,300</div> <div>Stage 3</div> <div></div>
Pen numbers (as per plan)	<div>8</div> <div>5</div> <div></div>
Anticipated completion date	


 Pens					
No of controlled drainage areas	<input type="text" value="2"/>			CDA's	
Controlled drainage area	<input type="text" value="1"/>	<input type="text" value="2"/>	<input type="text" value="3"/>	Total	Units
Stocking density	<input type="text" value="12.0"/>			m ² /SCU	
Comment	<input type="text" value="OK"/>				
Number of production pens	<input type="text" value="11"/>	<input type="text" value="2"/>		13	pens
Proposed cattle capacity	<input type="text" value="1,325"/>	<input type="text" value="975"/>		2,300	SCU
Comment	<input type="text" value="OK"/>				
Proposed average occupancy	<input type="text" value="80%"/>			%	
Comment	<input type="text" value="OK"/>				
Average operational capacity	<input type="text" value="1,060.0"/>	<input type="text" value="780.0"/>	<input type="text" value="-"/>	1,840	SCU
Pen area	<input type="text" value="1.60"/>	<input type="text" value="1.17"/>		2.77	ha
Comment	<input type="text" value="OK"/>				
Hard catchment area	<input type="text" value="1.89"/>	<input type="text" value="0.56"/>		2.45	ha
Comment	<input type="text" value="OK"/>				
Soft catchment area	<input type="text" value="0.26"/>	<input type="text" value="1.30"/>		1.56	ha
Pond catchment area	<input type="text" value="0.64"/>	<input type="text" value="0.24"/>		0.88	ha
Comment	<input type="text" value="OK"/>				
Pen down-slope	<input type="text" value="2.5%"/>	<input type="text" value="2.5%"/>			%
Comment	<input type="text" value="OK"/>	<input type="text" value="OK"/>			
Pen cross-slope	<input type="text" value="2.0%"/>	<input type="text" value="2.0%"/>			%
Comment	<input type="text" value="OK"/>				
Drain slope	<input type="text" value="0.7%"/>	<input type="text" value="0.7%"/>			%

 Separation Distance															
Feedlot cattle capacity (SCU): 2,300 OK			Average annual rainfall (mm): 511					Stocking density (m ² /SCU): 12.0							
Receptor number	Receptor name	Direction	Receptor Type	Terrain Description	Vegetation	Wind Frequency	S1	S2	S3	S4	S5	Separation distances (m)		Comment	Max cattle capacity (SCU)
												Available	Required		
R1		SE	Rural farm dwelling	Flat	Open grassland, few trees long grass	Normal wind conditions	60.0	0.30	1.0	0.9	1.0	6,400	777	OK	156,074
R2		SW	Rural farm dwelling	Flat	Open grassland, few trees long grass	Normal wind conditions	60.0	0.30	1.0	0.9	1.0	6,700	777	OK	171,049
R3		W	Rural farm dwelling	Flat	Open grassland, few trees long grass	Normal wind conditions	60.0	0.30	1.0	0.9	1.0	10,000	777	OK	381,039
Method used for determining available separation distance: Scaled from aerial photo															Overall comment: OK

 Sedimentation System					
Controlled drainage area	1	2	3	Total	Units
Proposed sedimentation system type	Basin	Basin			
Length to width ratio (L/W)	2.5	2.5			
Scaling factor (λ)	2.5	2.5			
Design flow velocity (v)	0.005	0.005			m/s
Pen overland flow length	38	38			
Pen overland flow time	7.4	7.4			minutes
Drain length	180	280			m
Drain flow time	4.3	6.7			minutes
Time of concentration (t_c)	11.68	14.06			minutes
Average rainfall intensity for 20 year ARI design storm ($^{20\text{yr}} I_{tc}$)	127.46	117.19			mm/hr
Peak inflow rate for 20 year ARI design storm (Q_p)	1.03	0.62			m ³ /s
Required sedimentation system volume (V)	1,282	775	0	2,056	m ³
Proposed sedimentation system volume	1,300	800		2,100	m ³
Comment	OK	OK	OK	OK	
Average water depth	0.5	0.5			
Minimum surface area of proposed	0.26	0.16	-	0.42	ha

 Effluent Holding Pond(s)					
Controlled drainage area	1	2	3	Total	Units
<i>Standard tabulated method for determining holding pond volume (Skerman, 2000)</i>					
Effluent holding pond storage capacity (V)	9.43	5.29		14.73	ML
<i>Major storm event holding pond volume calculation (National Guidelines, ARMCANZ, 1997)</i>					
1 in 20 yr, 24 hr storm intensity ($^{20 \text{ yr}} I_{24 \text{ hr}}$)	5.70	5.70			mm/hr
Effluent holding pond storage capacity (V)	4.84	2.61		7.44	ML
Required effluent holding pond storage capacity (V)	9.43	5.29	0.00	14.73	ML
Proposed effluent holding pond storage capacity (V)	9.50	5.30		14.80	ML
Comment	OK	OK	OK	OK	
<i>Proposed Pond Dimensions (based on fully excavated, rectangular based storage, constructed on flat, horizontal site)</i>					
Depth - base to bywash level, (D)	2.50	4.50			m
Batter - lengthwise, Zl (1 vertical : z horizontal)	3.00	2.00			
Batter - breadthwise, Zb (1 vertical : z horizontal)	3.00	2.00			
Freeboard - bywash to crest, (F)	0.90	0.90			m
Length - at embankment crest, (Lc)	85.00	78.00			m
Breadth - at embankment crest, (Bc)	65.34	30.20			m
Length - At bywash level, (Lfs)	79.60	74.40			m
Breadth - at bywash level, (Bfs)	59.94	26.60			m
Length - at base, (Lb)	64.60	56.40			m
Breadth - at base, (Bb)	44.94	8.60			m
Surface Area at Embankment Crest	0.555	0.236		0.791	ha




 Soil Type and Phosphorus Storage			
Soil type and properties			
<i>Phosphorus sorption analyses may be required for representative soil samples collected from the effluent and manure utilisation areas. However, if P sorption analyses have not been carried out, the typical values in the following table may be used to provide a preliminary estimate of the safe P storage capacity of the soils in the effluent and manure utilisation areas.</i>			
Australian soil classification	Great soil group	Soil bulk density (kg/m ³)	P sorption capacity ¹ (mg P/kg soil)
Brown sodosol	Soloths	1,300	50
Stratic rudosol	Podzol	1,500	45
Grey vertosol	Grey clay	1,200	73
Black vertosol	Black earth	1,300	73
Brown dermosol	Prairie soil	1,200	102
Brown kandosol	Yellow earth	1,300	142
Brown chromosol	Yellow podzolic	1,200	194
Red ferrosol	Krasnozom	1,300	280
Red chromosol	Red podzolic	1,200	304
Soil safe P storage capacity ²		Liquid effluent	Manure
Soil type ³		Black vertosol	Black vertosol
Soil depth to the base of the root zone (m)		1.0	1.0
Bulk density of the soil (kg/m ³)		1,300	1,300
Measured P sorption capacity of the soil (mg P/kg soil)			
P sorption capacity of the soil (mg P/kg soil)		73	73
² Safe P storage capacity of soil (kg/ha)		949	949


¹ P sorption capacity (mg P/kg soil) at soil solution concentration of 0.5 mg P /L. Determined using method 9J1 'Phosphate sorption curve - manual colour' described by: Rayment, G. E. and Higginson, F. R. (1992). 'Australian Laboratory Handbook of Soil and Water Chemical Methods', Inkata Press, Melbourne.

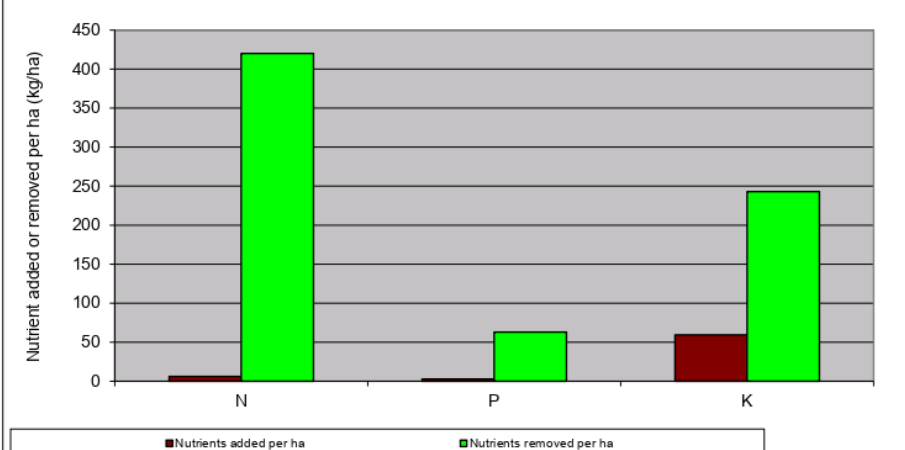
² Based on method described by Redding, M (2000), 'Calculating P sorption capacity of soil', Appendix F in: Streeten, T and McGahan, E (2000) Environmental code of practice for Queensland piggeries, DPI and QPPInc, Department of Primary Industries, Information series QI00048.

<http://www.dpi.qld.gov.au/environment/1093.html>


³ The Department of Natural Resources and Mines (DNR&M) has produced land management manuals that provide guidance on identifying soil types in many areas of Queensland.

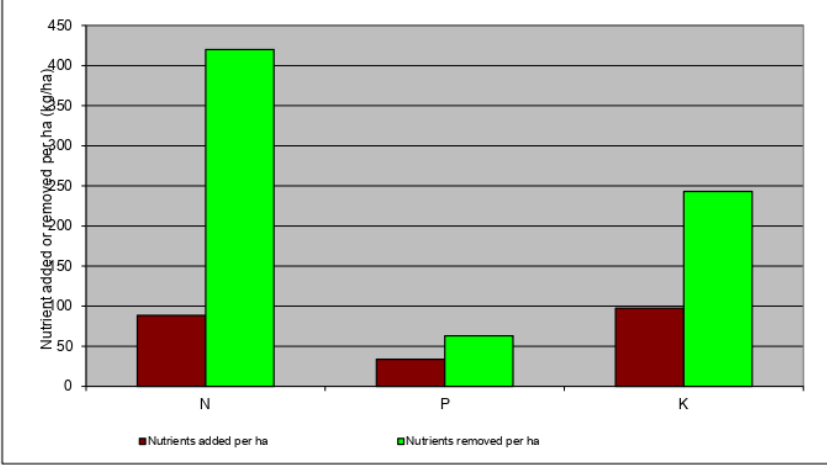
 Cropping Information				
	Liquid effluent irrigation area		Manure application area	
	Summer	Winter	Summer	Winter
Utilisation method	Cut and cart	Cut and cart	Cut and cart	Cut and cart
Cut and cart				
Crop or fodder produced	Grain sorghum	Irrigated pasture	Grain sorghum	Irrigated pasture
Normal yield range	2 to 8 t/ha/yr	8 to 20 t/ha/yr	2 to 8 t/ha/yr	8 to 20 t/ha/yr
Anticipated DM yield (t/ha/yr)	6.0	15.0	6.0	15.0
DM N content (%)	2.0%	2.0%	2.0%	2.0%
DM P content (%)	0.3%	0.3%	0.3%	0.3%
DM K content (%)	0.3%	1.5%	0.3%	1.5%
N removal (kg/ha/yr)	120	300	120	300
P removal (kg/ha/yr)	18	45	18	45
K removal (kg/ha/yr)	18	225	18	225
Grazing				
Pasture or forage cropping situation				
Suggested stocking rate (ha/AE)	#N/A	#N/A	#N/A	#N/A
Stocking rate (ha/AE)				
Suggested growth rate (kg/AE/year)	#N/A	#N/A	#N/A	#N/A
Stock growth rate (kg/AE/year)				
Stock growth N removal (kg/ha/year)	0.00	0.00	0.00	0.00
Total N excreted on pasture (kg/AE/day)	0.15	0.15	0.15	0.15
Total N excreted on pasture (kg/ha/year)	0.00	0.00	0.00	0.00
Total N loss on pasture (%)	50%	50%	50%	50%
Net total N removal (kg/ha/year)	0.00	0.00	0.00	0.00
Cattle growth P removal (kg/ha/year)	0.00	0.00	0.00	0.00
Cattle growth K removal (kg/ha/year)	0.00	0.00	0.00	0.00
Total annual N removal (kg/ha/yr):	120	300	120	300
Total annual P removal (kg/ha/yr):	18	45	18	45
Total annual K removal (kg/ha/yr):	18	225	18	225

 Effluent Irrigation Area				
Reference manual method				
Minimum required effluent irrigation area	20.7			ha
Maximum effluent application rate	50			mm/yr
Estimated average annual effluent irrigation volume			10.33	ML/yr
Nutrient	N	P	K	
Average pond effluent nutrient composition	188	65	1,399	mg/L
N losses during effluent irrigation	15%			
N losses from soil surface following effluent irrigation	10%			
Irrigated effluent available for plant uptake	1,486	672	14,459	kg/yr
Total crop nutrient removal	420	63	243	kg/ha/yr
Safe P storage capacity of soil		949		kg/ha
Minimum effluent irrigation areas, based on:				
1. Total nutrient uptake	3.5	10.7	59.5	ha
2. Soil P storage over 20 year life span		6.1		ha
Minimum required effluent irrigation area	20.7		6.1	ha
Maximum effluent application rate	50		170	mm/yr
Proposed effluent irrigation area			243.0	ha
Proposed effluent irrigation rate			4	mm/yr
Comment:			OK	
Proposed effluent irrigation method				
Proposed irrigator type / system				
Proposed effluent irrigation area nutrient balance				
	N	P	K	
Nutrients added (after losses)	1,486	672	14,459	kg/yr
Nutrients added (after losses) per ha	6	3	60	kg/ha/yr
Nutrients removed by crop	102060	15309	59049	kg/yr
Nutrients removed by crop per ha	420	63	243	kg/ha/yr
Nutrient excess per ha	0	0	0	kg/ha/yr
Nutrient deficiency per ha	414	60	183	kg/ha/yr
Inorganic fertiliser replacement value				
	Urea	Super phosphate	Muriate of potash	
Fertiliser nutrient content	46.0%	8.8%	50.0%	%
Equivalent fertiliser mass	3,231	7,634	28,917	kg / year
Fertiliser cost				\$ / tonne
Annual fertiliser value	\$0	\$0	\$0	\$ / year
Total annual fertiliser value		\$0		\$ / year





Nutrient	Nutrients added per ha	Nutrients removed per ha
N	420	414
P	63	60
K	243	183

 Manure Application Area					
Proposed maximum cattle capacity	2,300	SCU			
Average occupancy	80%				
Average operational capacity	1,840	SCU			
Average annual manure available for spreading (per SCU)	0.8	t/SCU/yr (wb)			
Average annual manure harvested	1,472	t/yr (wb)			
Manure exported off-site annually	0%	%			
Manure exported off-site annually	-	t/yr (wb)			
Manure transport typical truck type	B double				
Tonnes of manure/truckload	36				
No. outgoing trucks/year	0				
Average annual manure available for spreading on-site	1,472	t/yr (wb)			
Stockpiled manure moisture content (wet basis)	30%				
Nutrient	N	P	K		
Average manure nutrient composition	2.20%	0.80%	2.30%	%	
N losses during manure spreading	5%				
Manure nutrients available for plant uptake	21,535	8,243	23,699	kg/yr	
Total crop nutrient removal	420	63	243	kg/ha/yr	
Safe P storage capacity of soil		949		kg/ha	
Minimum manure application areas, based on					
1. Total nutrient uptake	51.3	130.8	97.5	ha	
2. Soil P storage over 20 year life span		74.6		ha	
Minimum on-site manure application area	230	77	58	74.6	ha
Maximum manure application rate	5	15	20	19.7	t/ha/yr (wb)
Proposed manure application area				243.0	ha
Proposed manure application rate				6.1	t/ha/yr (wb)
Comment:				OK	
Proposed manure application method					
Proposed manure application area nutrient balance					
	N	P	K		
Nutrients added (after losses)	21,535	8,243	23,699	kg/yr	
Nutrients added (after losses) per ha	89	34	98	kg/ha/yr	
Nutrients removed by crop	102,060	15,309	59,049	kg/yr	
Nutrients removed by crop per ha	420	63	243	kg/ha/yr	
Nutrient excess per ha				kg/ha/yr	
Nutrient deficiency per ha	331	29	145	kg/ha/yr	
Inorganic fertiliser replacement value					
	Urea	Super phosphate	Muriate of potash		
Fertiliser nutrient content	46.0%	8.8%	50.0%	%	
Equivalent fertiliser mass	46,816	93,673	47,398	kg / year	
Fertiliser cost				\$ / tonne	
Annual fertiliser value	\$0	\$0	\$0	\$ / year	
Total annual fertiliser value	\$0	\$0	\$0	\$ / year	





Nutrient	Nutrients added per ha	Nutrients removed per ha
N	89	420
P	34	63
K	98	243

 Livestock Throughput						
Expansion Stage	1	2	3	4	5 Total	Units
Maximum SCU	999	2,300				3,299 SCU
<i>Comment</i>						Total cattle capacity must e
Occupancy Rate			80%			80% %
Average Cattle in Feedlot	799	1,840	-	-	-	2,639 SCU
Entry Weight	450	450				kg
Exit Weight	600	600				kg
Average Weight	525	525	-	-	-	kg
Total Days on Feed	100	100				Days
Feed cycles per year	3.65	3.65	-	-	-	
Total Cattle Entering the Feedlot	2,917	6,716	-	-	-	9,633 Head
Average Mortality			1.0%			1% %
Annual Deaths	29	67	-	-	-	96 Head
Outgoing Cattle	2,888	6,649	-	-	-	9,537 Head
Cattle Produced Onsite						- Head
	0%	0%				0% %
Cattle Transported In	2,917	6,716	-	-	-	2,639 Head
	100%	100%				100% %
Cattle Truck Movements						
Incoming Cattle Cattle	2,917	6,716	-	-	-	
Incoming Cattle Truck Type	B Double	B Double				Type
Incoming Cattle Weight	450	450	-	-	-	kg
Incoming Cattle/Truck	78.0	78.0	-	-	-	Head
Incoming Cattle Trucks/year	37.40	86.10	-	-	-	123.5 Trucks/year
Outgoing Cattle	2,888	6,649	-	-	-	
Outgoing Cattle Truck Type	B Double	B Double				Type
Outgoing Cattle Weight	600	600	-	-	-	kg
Outgoing Cattle/Truck	60	60	-	-	-	Head
Outgoing Cattle Trucks/Year	48	111	-	-	-	159 Trucks/year

 Feed Commodities						
Expansion Stage	1	2	3	4	5 Total	Units
SCU	999	2,300	-	-	-	3,299 SCU
<i>Comment</i>						Total cattle capacity must equal the max
Occupancy Rate		80%				80% %
Average Cattle in Feedlot	799	1,840	-	-	-	2,639 SCU
Entry Weight	450	450	-	-	-	kg
Exit Weight	600	600	-	-	-	kg
Average Weight	525	525	-	-	-	kg
Feed Consumption						
As fed intake	2.5%	2.5%	0.0%	0.0%	0.0%	% LWT
As fed intake	13.0	13.0				kg/day
Days on Feed	100.0	100.0	-	-	-	days
Daily Gain	1.5	1.5	-	-	-	kg/day
FCR (as fed)	8.7	8.7	-	-	-	
Feed consumed onsite/day	10.4	23.9	-	-	-	34.3 t/day
Feed consumed onsite/week	72.7	167.4	-	-	-	240.2 t/week
Feed consumed onsite/year	3,792.2	8,730.8	-	-	-	12,523.0 t/year
Diet & Ingredient Volumes						
Grain	68.0%	68.0%				%
Roughage (Hay/Straw)	28.0%	28.0%				%
Roughage (Silage)						%
Liquids + Supplements	4.0%	4.0%				%
Total	100.0%	100.0%	0.0%	0.0%	0.0%	%
<i>Comment</i>	OK	OK	CHECK	CHECK	CHECK	
Annual Feed Requirements						
Grain	2,578.7	5,936.9	-	-	-	8,515.6 t/year
Roughage (Hay/Straw)	1,061.8	2,444.6	-	-	-	3,506.4 t/year
Roughage (Silage)	-	-	-	-	-	- t/year
Liquids + Supplements	151.7	349.2	-	-	-	500.9 t/year
Total	3,792.2	8,730.8	-	-	-	12,523.0 t/year
<i>Comment</i>	OK	OK	OK	OK	OK	OK
Annual Farm Grown Feed						
Grains produced onsite	2,578.7	5000				7,579 t/year
	100%	84%				89% % supplied from on farm
Roughage (Hay/Straw) produced onsite	1,061.8	2000				3,062 t/year
	100%	82%				87% % supplied from on farm
Roughage (Silage) produced onsite						- t/year
						% supplied from on farm
Liquid + Supplements produced onsite	0	0				- t/year
						% supplied from on farm
Total feed produced onsite	3640.51584	7000				10,641 t/year
	96.0%	80.2%				85.0% % supplied from on farm

Commodity Truck Movements						
Grain - <i>Ex. Farm Grown</i>	-	937	-	-	-	937 t/year
Grain Truck Type	B Double	B Double				Type
Grain Truck Capacity	36	36	-	-	-	t/vehicle
Grain Truck Loads	-	26	-	-	-	26 Trucks/yr
Roughage (Hay/Straw) - <i>Ex. Farm Grown</i>	-	445	-	-	-	445 t/year
Roughage (Hay/Straw) Truck Type	B Double	B Double				Type
Roughage (Hay/Straw) Truck Capacity	18	18	-	-	-	t/vehicle
Rough (Hay/Straw) Truck Loads	-	25	-	-	-	25 Trucks/yr
Roughage (Silage) - <i>Ex. Farm Grown</i>	-	-	-	-	-	- t/year
Roughage (Silage) Truck Type	B Double	B Double				Type
Roughage (Silage) Truck Capacity	36	36	-	-	-	t/vehicle
Rough (Silage) Truck Loads	-	-	-	-	-	- Trucks/yr
Liquids + Supplements - <i>Ex. Farm Grown</i>	152	349	-	-	-	501 t/year
Liquids + Supplements Truck Type	B Double	B Double				Type
Liquids + Supplements Truck Capacity	36	36	-	-	-	t/vehicle
Liquids + Supplements Truck Loads	4	10	-	-	-	14 Trucks/yr

 Staged Manure Production						
Expansion Stage	1	2	3	4	5 Total	Units
SCU	999	2,300	-	-	-	3,299 SCU
<i>Comment</i>	xal cattle capacity must equal the max cattle capacity entered on '1 - General' sheet.					
Occupancy Rate			80%			80% %
Average Cattle in Feedlot	799	1,840	-	-	-	2,639 SCU
Average annual manure available for spreading (per SCU)	0.8	0.8	-	-	-	t/SCU/yr
Average annual manure harvested	639	1,472	-	-	-	2,111 t/year
<i>Comment</i>	Check sheet 10 - Manure area					
Manure exported off-site annually	0.0	0.0				- t/yr
Manure exported off-site annually						%
<i>Comment</i>						OK
Manure transport typical truck type	B double	B double	-	-	-	
Tonnes of manure/truckload	36	36	-	-	-	t/vehicle
No. outgoing trucks/year	-	-	-	-	-	truck/yr

 Traffic Assessment - Individual Stages						
Expansion Stage	1	2	3	4	5 Total	Units
Incoming Cattle (Excludes farm grown)						
Average Occupancy	80%	80%	0%	0%	0%	%
Cattle per year	2,917	6,716	-	-	-	9,633 head/year
Typical truck type	B Double	B Double	-	-	-	
No. of head/truck	78	78	-	-	-	entry
No. of trucks	37	86	-	-	-	124 no/year
No. of trucks	0.72	1.66	-	-	-	2 no/week
Outgoing Cattle						
Cattle out per year	2,888	6,649	-	-	-	9,537 head/year
Typical truck type	B Double	B Double	-	-	-	
No. of Head/truck	60	60	-	-	-	exit
No. of trucks	48	111	-	-	-	159 no/year
No. of trucks	0.93	2.13	-	-	-	3 no/week
Grain and Feedstuffs						
Total feed Imported Ex. Farm Grown	152	1,731	-	-	-	1,882 t/year
Typical truck type	B Double	B Double	-	-	-	
No. of trucks incoming	4	60	-	-	-	65 no/year
No. of trucks incoming	0.08	1.16	-	-	-	1 no/week
Outgoing Manure						
Manure transported off-site	-	-	-	-	-	- t/year
Typical truck type	B double	B double	-	-	-	
No. of trucks outgoing	-	-	-	-	-	- no/year
No. of trucks outgoing	-	-	-	-	-	- no/week
Total - Incoming and Outgoing Trucks						
No. of trucks - Incoming Cattle, Commodities & Bedding	42	147	-	-	-	188 no/year
	1	3	-	-	-	4 no/week
No. of trucks - Outgoing Cattle & Manure	48	111	-	-	-	159 no/year
	1	2	-	-	-	3 no/week
TOTAL	90	257	-	-	-	347 no/year
	2	5	-	-	-	7 no/week

Traffic Assessment - Cumulative						
Expansion Stage	1	1+2	1+2+3	1+2+3+4	1+2+3+4+5	Units
Incoming Cattle (Excludes farm grown)						
Average Occupancy	80%	80%	0%	0%	0%	%
Cattle per year	2,917	9,633	-	-	-	head/year
Typical truck type	B Double	B Double	-	-	-	
No. of head/truck	78	78	-	-	-	entry
No. of trucks	37	124	-	-	-	no/year
No. of trucks	1	2	-	-	-	no/week
Outgoing Cattle						
Cattle out per year	2,888	9,537	-	-	-	head/year
Typical truck type	B Double	B Double	-	-	-	
No. of Head/truck	60	60	-	-	-	exit
No. of trucks	48	159	-	-	-	no/year
No. of trucks	1	3	-	-	-	no/week
Grain and Feedstuffs						
Total feed Imported Ex. Farm Grown	152	1,882	-	-	-	t/year
Typical truck type	B Double	B Double	-	-	-	
No. of trucks incoming	4	65	-	-	-	no/year
No. of trucks incoming	0	1	-	-	-	no/week
Outgoing Manure						
Manure transported off-site	-	-	-	-	-	t/year
Typical truck type	B double	B double	-	-	-	
No. of trucks outgoing	-	-	-	-	-	no/year
No. of trucks outgoing	-	-	-	-	-	no/week
Total - Incoming and Outgoing Trucks						
No. of trucks - Incoming Cattle, Commodities & Bedding	42	188	-	-	-	no/year
	1	4	-	-	-	no/week
No. of trucks - Outgoing Cattle & Manure	48	159	-	-	-	no/year
	1	3	-	-	-	no/week
TOTAL	90	347	-	-	-	no/year
	2	7	-	-	-	no/week

APPENDIX J - STATE DEVELOPMENT ASSESSMENT PROVISIONS (SDAP)



Queensland
Government

Department of
Natural Resources,
Mines and Energy

30 July 2018

Abarue Pty Ltd
C/- Peter Tannock (Leichardt Group)
'Abarue'
Dirranbandi Qld 4486
Via email: peter.tannock@leichardt.com.au

Dear Peter,

RE: Proposal to undertake vegetation clearing for the relevant purpose of necessary infrastructure on Lots 2 & 3 on Plan BLM368, Lot 10 on Plan BLM369 and Lot 1 on Plan BLM662 – Balonne Shire Council

I refer to your request submitted to the Department of Natural Resources, Mines and Energy (the department) on 9 July 2018, to determine if proposed vegetation clearing on the lots listed above is for a relevant purpose under section 22A of the *Vegetation Management Act 1999* (VMA).

The Chief Executive has considered your request and is satisfied that the proposed clearing in Category B areas for the purpose of necessary infrastructure meets the relevant requirements of section 22A(2)(d) of the VMA.

This decision is based on the development proposal and information you submitted to the department on 9 July 2018 and further information provided via email on 20 and 27 July 2018. Should your proposal change, you will need to request another section 22A relevant purpose determination before submitting your application.

Please be advised that clearing for or as a result of irrigation/manure spreading is not considered to be for a relevant purpose under section 22A of the VMA. It is therefore recommended that these areas be located in category X areas.

Please note that this letter is not a development approval to carry out vegetation clearing. You will need to apply for a development approval from the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) under the *Planning Act 2016*. DSDMIP will assess the impacts of your clearing activity to ensure that matters of environmental significance are maintained and that the proposed clearing will not result in land degradation.

Other relevant Commonwealth or State approvals may also be required to undertake vegetation clearing. An indicative list of other legislation is provided in Attachment 1.

Should you have any enquiries please do not hesitate to contact Andrea Gundrum on telephone 07 4529 1362 or via email vegsouthregion@dnrm.qld.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'A Gundrum'.

Andrea Gundrum
Natural Resource Management Officer

DNRME - Toowoomba
203 Tor Street
PO Box 318
Toowoomba Qld 4350
Telephone: (07) 4529 1362
Website www.dnrm.qld.gov.au
ABN 59 020 847 551

Attachment 1 - Legislation and Acts

Act(s)	Agency
<ul style="list-style-type: none"> • <i>Water Act 2000</i> • <i>Soil Conservation Act 1986</i> 	Department of Natural Resources, Mines and Energy
<ul style="list-style-type: none"> • <i>Aboriginal Cultural Heritage Act 2003</i> • <i>Torres Strait Islander Cultural Heritage Act 2003</i> 	Department of Aboriginal and Torres Strait Islander and Multicultural Affairs
<ul style="list-style-type: none"> • <i>Nature Conservation Act 1992</i> • <i>Environmental Protection Act 1994</i> • <i>Coastal Protection and Management Act 1995</i> • <i>Queensland Heritage Act 1992</i> • <i>Wild Rivers Act 2005</i> 	Department of Environment and Science
<ul style="list-style-type: none"> • <i>Fisheries Act 1994</i> 	Department of Agriculture and Fisheries
<ul style="list-style-type: none"> • <i>Environment Protection and Biodiversity Conservation Act 1999</i> 	Australian Government - Department of the Environment
<ul style="list-style-type: none"> • <i>Wet Tropics World Heritage Protection and Management Act 1993</i> • <i>Wet Tropics Management Plan 1998</i> 	Wet Tropics Management Authority
<ul style="list-style-type: none"> • <i>Local Government Act 1993</i> • <i>Planning Act 2016 (PA)</i> 	Local Government

DNRME - Toowoomba
203 Tor Street
PO Box 318
Toowoomba Qld 4350
Telephone: (07) 4529 1362
Website www.dnrme.qld.gov.au
ABN 59 020 847 551



RA6-N



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

Our reference: 1809-7487 SRA
Your reference: MCU 164

4 January 2019

The Chief Executive Officer
Balonne Shire Council
PO Box 201
ST GEORGE QLD 4487
council@balonne.qld.gov.au

Attention: Ms Fiona MacLeod

Dear Fiona

Referral agency response—with conditions
(Given under section 56 of the *Planning Act 2016*)

The development application described below was properly referred to the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) on 26 September 2018.

Applicant details

Applicant name:	Abarue Pty Ltd
Applicant contact details:	PO Box 2175 Toowoomba QLD 4350 matt.norton@premise.com.au

Location details

Street address:	13260 Castlereagh Highway & 700 Euraba Road, Dirranbandi QLD 4486
Real property description:	Lot 10 on BLM369 Lot 1 on BLM662 Lot 2 & 3 on BLM368
Local government area:	Balonne Shire Council

Application details

Development permit	Material change of use for expansion of the existing feedlot to 2,300 standard cattle units.
--------------------	--

Page 1 of 4

Darling Downs South West regional
office
PO Box 825, Toowoomba QLD 4350

Referral triggers

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

- 10.3.4.3.1 Clearing native vegetation
- 10.5.4.2.1 Environmentally relevant activities(ERA) (only if ERA has not been devolved to a local government)
- 10.9.4.1.1.1 Infrastructure - state transport infrastructure
- 10.9.4.2.4.1 State transport corridors and future State transport corridors

Conditions

Under section 56(1)(b)(i) of the *Planning Act 2016* (the Act), the conditions set out in Attachment 1 must be attached to any development approval.

Reasons for decision to impose conditions

DSDMIP must provide reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

Approved plans and specifications

DSDMIP requires that the plans and specifications set out below and enclosed must be attached to any development approval.

Drawing/report title	Prepared by	Date	Reference no.	Version/issue
Aspect of development: Material change of use				
Referral Agency Response (Vegetation) Plan (amended in red)	Department of Natural Resources, Mines and Energy	05 October 2018	RARP 1809-7487 SRA	
Proposed Site Layout	Premise	06 December 2018	MIS-0397	C

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

For further information please contact Maria Johnson, Senior Planning Officer, on 46167302 or via email ToowoombaSARA@dsdmip.qld.gov.au who will be pleased to assist.

Yours sincerely



Andrew Foley
Manager

cc Abarue Pty Ltd, matt.norton@premise.com.au

enc Attachment 1—Conditions to be imposed
Attachment 2—Reasons for decision to impose conditions
Approved plans and specifications

Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Material change of use – expansion of the existing feedlot to 2,300 standard cattle units.		
10.3.4.3.1—Clearing of native vegetation—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of Department of Natural Resources, Mines and Energy to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition:		
1.	The clearing of vegetation under this development approval is limited to the area identified as Area A as shown on attached Referral Agency Response (Vegetation) Plan, RARP 1809-7487-SRA, dated 05 October 2018 (amended in red).	At all times.
10.5.4.2.1—Environmental Relevant Activity—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of Department of Agriculture and Fisheries to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition:		
2.	The development must be carried out generally in accordance with the following plan: Proposed Site Layout, prepared by Premise, dated 6 December 2018, Job Code MIS-0397, Revision C.	Prior to the commencement of use and to be maintained at all times.

Attachment 2—Reasons for decision to impose conditions

The reasons for this decision are:

- to ensure compliance with the performance outcome of state code 16
- to ensure development is carried out generally in accordance with the plans of development submitted with the application.

Findings on material questions of fact:

- State Development Assessment Provisions published by DSDMIP
- *Environmental Protection Act 1994*
- *Transport Infrastructure Act 1994*
- *Vegetation Management Act 1999*
- *Planning Act 2016*
- Planning Regulation 2017.



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

Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP)

Statement of reasons for application 1809-7487 SRA

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

Departmental role: Referral agency

Applicant details

Applicant name: Abarue Pty Ltd
Applicant contact details: PO Box 2175
Toowoomba QLD 4350
matt.norton@premise.com.au

Location details

Street address: 13260 Castlereagh Highway & 700 Euraba Road, Dirranbandi QLD 4486
Real property description: Lot 10 on BLM369
Lot 1 on BLM662
Lot 2 & 3 on BLM368
Local government area: Balonne Shire Council

Development details

Development permit: Material change of use for expansion of the existing feedlot to 2,300 standard cattle units (SCU).

Assessment matters

Aspect of development requiring code assessment	Applicable codes
1. Material change of use	State Development Assessment Provisions (SDAP) – state codes 1, 16 and 22.

Reasons for DSDMIP's decision are:

- to ensure compliance with the performance outcome of state code 16
- to ensure development is carried out generally in accordance with the plans of development submitted with the application.

Decision:

- Material change of use for expansion of the existing feedlot to 2,300 SCU – approved with conditions
- Decision issued 3 January 2019.

Evidence or other material on which the findings were based:

- development application
- response to an information request
- SDAP published by DSDMIP

- *Environmental Protection Act 1994*
- *Transport Infrastructure Act 1994*
- *Vegetation Management Act 1999*
- *Planning Act 2016*
- Planning Regulation 2017.

