

BUSINESS PAPER

Ordinary Meeting

Wednesday 10 March 2021

Roma Administration Centre

NOTICE OF MEETING

Date: 1 March 2021

Mayor: Councillor T D Golder

Deputy Mayor: Councillor G B McMullen Councillors: Councillor J R P Birkett

Councillor J K T Elikett
Councillor M C Edwards
Councillor J L Guthrie
Councillor J M Hancock
Councillor W L Ladbrook
Councillor C J O'Neil
Councillor W M Taylor

Chief Executive Officer: Ms Julie Reitano

Executive Management: Mr Rob Hayward (Deputy Chief Executive Officer/Director

Development, Facilities & Environmental Services)

Ms Sharon Frank (Director Corporate & Community Services)

Attached is the agenda for the **Ordinary Meeting** to be held at the Roma Administration Centre on 10 **March, 2021 at 9.00AM.**

Julie Reitano

Chief Executive Officer

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Next General Meeting

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To be held at the Roma Administration Centre on 24 March 2021.

Confidential Items

In accordance with the provisions of section 254J(3) of the *Local Government Regulation* 2012, a local government may resolve to close a meeting to the public to discuss confidential items that it's Councillors or members consider it necessary to close the meeting.

C Confidential Items

C.1 Unallocated State Land - Lot 16 on BWR25

Classification: Closed Access

Local Government Regulation 2012 Section 254J(3)(i) a matter the local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State.

C.2 State Government Surplus Properties - Maranoa Region Classification: Closed Access

Local Government Regulation 2012 Section 254J(3)(i) a matter the

Local Government Regulation 2012 Section 254J(3)(i) a matter the local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State.

C.3 Rates Payment Arrangement - 15006448

Classification: Closed Access

Local Government Regulation 2012 Section 254J(3)(d) rating concessions.

C.4 Outback Tourism Infrastructure Fund - Project Variation - The Bigger Big Rig

Classification: Closed Access

Local Government Regulation 2012 Section 254J(3)(i) a matter the local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State.

Closure

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NOTICE OF REPEAL OR AMENDMENT OF RESOLUTION

Meeting: Ordinary 10 March 2021 Date: 1 March 2021

Item Number: 8.1 File Number: D21/16396

SUBJECT HEADING: Heavy Vehicle Safety and Productivity Program

and Bridges Renewal Program - Offer of Funding

and Tender Exemption Request

Classification: Open Access

Officer's Title: Deputy Director / Strategic Road Management

Original Resolution Meeting Date: 09 December 2020

Resolution Number: OM/12.2020/20

Resolution:

That Council authorise the Chief Executive Officer to apply for a tender exception, including the provision of supporting documentation, under the Heavy Vehicle Safety and Productivity Program and Bridges Renewal Program at the time of signing the Offer of Funding for the relevant programs.

Rescission Recommendation:

That Council Rescind Resolution Number OM/12.2020/20 stating:-

That Council authorise the Chief Executive Officer to apply for a tender exception, including the provision of supporting documentation, under the Heavy Vehicle Safety and Productivity Program and Bridges Renewal Program at the time of signing the Offer of Funding for the relevant programs.

Recommendation:

That Council authorise the Chief Executive Officer to apply for a tender exception, including the provision of supporting documentation, for the Creek Street Upgrade Project (Amby) under the Heavy Vehicle Safety and Productivity Program.

Background:

Maranoa Regional Council was successful for funding under the Australian Government's Heavy Vehicle Safety and Productivity Program (HVSPP) and Bridges Renewal Program (BRP).

One of the conditions outlined in the funding agreement is the requirement that all works greater than \$100,000 must be subject to public tender. The report requests that Council authorise the CEO to apply for a tender exception.

The original resolution sought to have a tender exception for three projects under the Heavy Vehicle Safety and Productivity Program and Bridges Renewal Program.

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These projects included Muggins Lane Bridge Replacement, Primaries Road Construction and Creek Street Upgrade Project (Amby).

Having further reviewed the scope, available resources and methods of delivery available, it is recommended that Muggins Lane Bridge Replacement and Primaries Road Construction be offered to market via open tender. As such, a tender exemption request is no longer required for these projects.

Supporting Documentation:

Nil

Notice prepared by: Deputy Director / Strategic Road Management

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OFFICER REPORT

Meeting: Ordinary 10 March 2021 Date: 7 December 2020

Item Number: 11.1 File Number: D20/117025

SUBJECT HEADING: Distressed Animals and Welfare Concerns

Classification: Open Access

Officer's Title: Manager - Community Safety

Executive Summary:

This report details Council response to reports of distressed animals and welfare concerns within the Maranoa Region. The report clarifies which entity is responsible for responding to and addressing these concerns, and details actions undertaken by Council to assist the responsible entity – Biosecurity Queensland with the reporting and investigation of such issues.

Officer's Recommendation:

That Council continue to work closely with Biosecurity Queensland to increase public awareness of how to report welfare concerns and providing support where able in the investigation of these concerns, within the Maranoa Regional Council Local Government Area.

Individuals or Organisations to which the report applies:

Are there any individuals or organisations who stand to gain a benefit, or suffer a loss, (either directly or indirectly) depending on the outcome of consideration of this matter?

(Note: This is to assist Councillors in identifying if they have a Material Personal Interest or Conflict of Interest in the agenda item - i.e. whether they should participate in the discussion and decision making).

Department of Agriculture & Fisheries/Biosecurity Queensland Maranoa Regional Council

Acronyms:

Are there any industry abbreviations that will be used in the report?

Note: This is important as particular professions or industries often use shortened terminology where they refer to the matter on a regular basis. However, for individuals not within the profession or industry it can significantly impact the readability of the report if these aren't explained at the start of the report).

Acronym	Description
DAF	Department of Agriculture and Fisheries
QPS	Queensland Police Service
RSPCA	Royal Society for the Prevention of Cruelty to Animals
MRC	Maranoa Regional Council
AVA PET PEP	Australian Veterinary Association Pets & People Education
	Program

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Context:

Why is the matter coming before Council?

As requested by Council Resolution – OM/11.2020/70 a report be prepared for an upcoming Council meeting on how Council can assist the Department of Agriculture and Fisheries in reducing and responding to concerns raised relating to distressed animals and animal welfare within the Maranoa.

Background:

Has anything already happened in relation to this matter?

(Succinct overview of the relevant facts, without interpretation)

An item was added to the agenda for the ordinary meeting held on 25 November, 2020 titled distressed animals and welfare concerns. As the Manager was unable to attend the meeting an email was forwarded to all Councillors on 19 November, 2020 providing background information relating to the response and investigation of animal welfare matters within the Maranoa Region.

The email has been attached to this report. In way of summary the email covers the following points:

- Council's in Queensland do not have jurisdiction to investigate animal welfare concerns.
- The lead government agency for animal welfare activities, including the development, monitoring and enforcement of policy is Biosecurity Queensland.
- The relevant legislation is the Animal Care and Protection Act 2001 which is administered by Biosecurity Queensland.
- Specially trained Biosecurity Queensland or RSPCA animal welfare inspectors or the Queensland Police Service investigate complaints about alleged offences.
- How Council currently responds to welfare enquires.
- How Council works with the responsible agency (DAF) to assist with the reduction of animal welfare and cruelty concerns.

Council Response to Welfare Enquires

There are four common situations that occur that may involve Community Safety providing information or assistance relating to the welfare of animals within the region. The situations and council response are included below:

- Receipt of a customer request raising a concern.
- Detecting a welfare issue when conducting normal operations.
- Responding to a request to assist a local DAF/ Biosecurity QLD investigator or police.
- Educating animal owners on responsible animal ownership which includes topics such as food, shelter, exercise and general care of animals.

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Receipt of a customer request

When a concern is raised with Council relating to the welfare of an animal the following process is followed:

- The customer is informed that whilst welfare issues are a great concern to Council we have no jurisdiction to respond. The customer is referred to Biosecurity QLD/RSPCA. The customer is provided with the contact phone number and website details to enable them to take further action.
- During receipt of the enquiry as much information as possible is obtained from
 the customer to enable the Community Safety Team to make further enquires
 to ensure there are no other breaches of local law or other legislation that
 Council have the power to enforce such as registration, barking, number of
 animals being kept on the property. If so, this may give us power of entry or
 cause to investigate further.

Identification of an issue as part of normal operations

When a community safety officer suspects or identifies a possible welfare concern whilst conducting normal operations, the information is recorded and referred to the local Biosecurity team for investigation.

Assisting DAF/Biosecurity QLD or QPS

The Community Safety Team have an excellent working relationship with the local Biosecurity Queensland representative and support each other in achieving our obligations under legislation at every opportunity. Assistance has been provided by the way of site visits, animal seizures, rehoming of displaced animals or providing relevant information that may assist Biosecurity Queensland in their investigations.

Local team members of Biosecurity Queensland have attended Community Safety team meetings providing information on their role and their legislative responsibilities, with frequent discussions on ways that our two entities can support each other to achieve our objectives of responsible animal ownership. This has included being clear on powers of entry and other delegations to ensure that we are compliant with the relevant legislation.

Similar assistance has been provided to the Queensland Police Service in relation to animals trapped in vehicle incidents, animals abandoned due to incarceration of their owners or animals being dumped on the outskirts of towns in our local areas.

General information is included on our Council Website on how to report Animal Welfare issues with a link to the relevant site.

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Responsible Animal Ownership Education

Council educates animal owners about responsible animal ownership as part of the annual communications plan – this includes fact sheets and social media posts about topics that directly affect welfare – such as choosing the right pet, exercise, feeding and general care, vaccinations, taking care of pets in hot weather etc.

In the first semester of 2021, this relationship will be highlighted by our joint participation in the PET PEP education program which is to be rolled out to local schools within the region. Council, in conjunction with Biosecurity Qld and local vets will deliver small presentations to our younger residents on the importance of looking after your animals with the aim to reduce welfare issues and to increase responsible animal ownership within the Maranoa.

Biosecurity Queensland Local Update

On receipt of the action item from the ordinary meeting 25 November 2020, and to assist with preparation of this report, the Manager Community Safety approached the local representative from DAF/Biosecurity QLD. In response, an email was received on 1 December 2020 clarifying how animal welfare matters are managed, including responsibilities under legislation and Council's role/responsibilities. The email has been attached to this report and an extract provided below.

From the information provided by the Principle Biosecurity Officer, actions undertaken in response to the identification of a breach in the *Animal Care and Protection Act 2001* often start with education and close monitoring, keeping the animal in its own environment and attempting to achieve the right outcomes without enforcement action. This process is not dissimilar to the approach used by Council.

Extract of E-mail received from DAF/Biosecurity Queensland representative on 1 December 2020

In response to your request I am happy to provide any information necessary as I know both DAF and Maranoa Regional Council are strong advocates on animal welfare and management within our local community.

Within QLD there are two agencies who manage animal welfare. The Department of Agriculture and Fisheries (DAF), and RSPCA. DAF is the state government lead agency for animal welfare for commercial primary production animals where RSPCA is responsible for hobby/domestic productions (eg. cat/dog) up to 10 of the same species. As the primary administering agencies, DAF and RSPCA have broad responsibilities in educating and promoting agreed animal welfare standards, and in enforcing the legislation. DAF has formal agreements with the RSPCA that outline the major areas of responsibility of each agency within the scope of a Memorandum of Understanding (MOU).

These agreements describe the agreed working relationship for administering the Animal Care and Protection Act 2001. Where the RSPCA is not represented then DAF and/or Police will be responsible for enforcing the ACPA in accordance with the MOU. As there is no RSPCA any further West than Dalby, DAF officers take on the responsibility of animal welfare for ALL animals within the western regions, such as Maranoa.

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In recent years, there have been major advances in knowledge and understanding of animal biology. In parallel, there have been changes in community attitudes and expectations of how animals should be treated. The current animal welfare legislation is the Animal Care and Protection Act 2001. The ACPA adopts a proactive approach to animal care and protection, and reflects current community expectations and technical knowledge on animal welfare. The ACPA promotes the responsible treatment of animals by requiring a duty of care on all persons or organisations in charge of, or having custody of animals, to take all reasonable measures to ensure the proper care and protection of those animals. Through the adoption of codes of practice for the welfare of animals, the ACPA helps to define acceptable standards of animal care and protection.

A primary focus of the ACPA is to take a proactive approach to animal welfare by providing a "duty of care" for all persons in charge of animals, and by recognising agreed standards of animal welfare — as laid down in codes of practice and other available standards. Improvement of animal welfare standards is best achieved through education with the appropriate balance of regulation.

Within the western communities, it is always recognised that there is an importance in establishing a strong working relationship with other local agencies, such as local laws/council and police, as we understand that we are all on the frontline as regulators for animals within our own jurisdiction which will inevitably overlap. As a person, and as the only Animal Welfare and Biosecurity Officer within the Maranoa region, it has always been important to me to build and maintain a strong foundation with my local councils, and that is what has happened ever since I moved to Roma in Feb 2019. The Maranoa Community Safety team, as well as the Roma Saleyards team and myself (DAF) have an excellent working relationship and continually support and assist each other on matters that relate to animal welfare, both domestic and livestock.

I also have a great rapport and working relationships with Murweh Regional Council, Balonne Shire, and Western Downs as these are my 'sister' councils whom I have had to work with in the past. My day to day role not only is as an Animal Welfare and Biosecurity Officer, but I am also a Case Management Co-ordinator, where I manage all of the animal welfare reports received for DAF state wide. I am often liaising between other agencies and organisations within QLD on how to manage animal welfare, and what basic practises they can do to help manage animal welfare in their community before they develop into serious breaches of the Act.

You can say that I have a very strong passion for animal welfare and education as I believe you cannot have one without the other. The Community Safety Team and the Roma Saleyards have seen this first hand as I love to attend team meetings, advisory & agent meetings, cattle sales, and have provided briefings and education on current and new legislation and continually discuss the different roles and responsibilities we all have, as an authorised person and even as an individual.

I believe the current roles and responsibility between DAF and Maranoa Regional Council are well established and will continue to be long into the future.

Currently The Community Safety Team and myself are working together on some 'open' and overlapping juridictional matters within Maranoa (which is not a new thing), and myself and the officers communicate very regularly on updates and advice, and although they are probably sick of me telling them, but I have a huge appreciation for the work they already do to support me and the community in achieving our common goal of animal welfare and

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animal management. I am always speaking highly of the great work Maranoa achieve and this is also recognised within my own DAF team through my animal welfare reports.

If you wish for more information I welcome the opportunity to discuss this further.

Animal Welfare Statistics

DAF Welfare Statistics

On 6 January 2021 approval was granted to DAF to provide Council with Animal Welfare Statistics for Maranoa for the 2020 calendar year. During this period a total of 52 complaints were received. The two most common complaints received for the investigations tabled relates to animals in overall poor condition (weight, living conditions) and dogs allegedly tethered/confined for more than 24 hours at a time. It is also common for more than one allegation to be logged. For example-poor condition animals that have no food or water.

Please see table and notes below for detail.

Animal Welfare – Maranoa					
1 st Jan 2020 – 31 st Dec 2020					
Complaints Received	52				
Complaints Investigated	32				
Complaints Investigated – Animal Type	Cattle – 2	Horse – 8			
	Dog – 20	Cat - 2			

All complaints received are firstly filtered to verify jurisdiction, severity of alleged breach, and a risk assessment.

All complaints investigated have identified a level of breach of the ACPA ranging from secondary to critical priority. The most common breach is Section 17 of the ACPA - Duty of Care.

Council Statistics

The attached table displays customer requests logged against Community Safety type categories for the 2019 calendar year. There were 26 Animal Welfare requests logged during this time.

Animal Nuisance (Noise/Smell/Agressive	0	97	93	4	4	100	0	0
Behaviour)								
Animals Permitted/Prohibited (Type &	3	65	68	0	0	0	0	0
Number of animals allowed)								
Animal Welfare	0	26	26	0	0	0	0	0
Excess Cat	0	1	1	0	0	0	0	0
Desexing Program/Vouchers	0	83	83	0	0	0	0	0
Dog Breeding & Selling	0	1	1	0	0	0	0	0
Adoption/Rehoming	0	96	96	0	0	0	0	0
Dog Attack (Urgent)	1	140	138	3	2	67	1	33
Barking Dog	1	177	177	1	0	0	1	100
Excess Dog	0	29	29	0	0	0	0	0
Dog/Cat Registration	1	582	583	0	0	0	0	0
Dog Wandering (Stray/Roaming Dog)	0	404	402	2	1	50	1	50
Cats Wandering/Stray/Feral	0	90	90	0	0	0	0	0
Community Safety General Enquiry	2	947	948	1	0	0	1	100
Impound Enquiry	0	207	207	0	0	0	0	0
Infringement Notice Enquiry/Payment	0	13	13	0	0	0	0	0
Land - Overgrown/Unsightly Property	5	167	167	5	1	20	4	80
Selective Inspection Program	0	8	8	0	0	0	0	0
Live Stock Wandering (Town Area)	0	24	24	0	0	0	0	0
Hire Dog Cat Trap & Collar	0	108	108	0	0	0	0	0
Vehicle Abandoned	1	19	19	1	0	0	1	100
INACTIVE Vehicle Illegally Parked	0	2	2	0	0	0	0	0

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Moving Forward – Education and Awareness

General awareness and education of residents on how to report animal welfare issues and who is responsible has been raised with the local Biosecurity Officer. The request has been referred to their communications and media team for consideration on how to implement a targeted marketing campaign in areas that do not have an RSPCA presence.

The officer has advised that DAF is currently in the process of reviewing the Animal Care & Protection Act as well as some regulations and codes of practice. Once complete the roll out of this information will include an education and awareness campaign. The officer has indicated that improving community engagement is important to their organisation and has been considering mediums such as letter box drops, email notifications and conducting community/group information days in the future.

Legislation, Local Laws, State Policies & Other Regulatory Requirements: What does the legislation and other statutory instruments include about the matter under

consideration?(Include an extract of the relevant section's wording of the legislation – please do not just quote the section number as that is of no assistance to Councillors)

Council is not the responsible entity and has no jurisdiction under Local laws or State Legislation to investigate Animal Welfare concerns.

The responsible agency is Biosecurity QLD/Department of Agriculture and Fisheries, RSPCA or the Queensland Police Service.

Council Policies or Asset Management Plans:

Does Council have a policy, plan or approach ordinarily followed for this type of decision? What are relevant sections of the policy or plan?

(Quote/insert the relevant section's wording / description within the report)

Not applicable

Input into the Report & Recommendation:

Have others' views or input been sourced in developing the report and recommendation to Council? (i.e. other than the report author?) What did each say? (Please include consultation with the funding body, any dates of critical importance or updates or approvals required)

Principle Biosecurity Officer, Animal Biosecurity and Welfare/Biosecurity QLD Case Management Co-Ordinator Manager Community Safety

Funding Bodies:

Is the project externally funded (or proposed to be)? If so, are there any implications in relation to the funding agreement or grant application. (Please do not just include names)

Not applicable

This Financial Year's Budget:

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Will the matter under consideration impact how much Council collects in income or how much it will spend? How much (\$)? Is this already included in the budget? (Include the account number and description).

If the matter under consideration has not been included in the budget, where can the funds be transferred from? (Include the account number and description) What will not be done as a result?

Not applicable

Future Years' Budgets:

Will there need to be a change in future years' budgets to cater for a change in income or increased expenditure as a result of Council's decision? How much (\$)? (e.g. estimate of additional maintenance or operating costs for a new or upgraded project)

Not applicable

Impact on Other Individuals or Interested Parties:

Is there anyone who is likely to be particularly interested in or impacted by the decision, or affected by the recommendation if adopted? What would be their key interests or concerns? (Interested Parties Analysis - IS9001:2015)

Not applicable

Risks:

What could go wrong if Council makes a decision on this matter? (What is the likelihood of it happening and the consequence if it does) (List each identified risk in a table)

Not applicable

Report is for information only.

Advice to Council:

What do you think Council should do, based on your skills, qualifications and experience, your knowledge of this and related matters, and the facts contained in the report?

(A summary of what the employee thinks Council needs to hear, not what they think individual Councillors want to hear – i.e. employees must provide sound and impartial advice – the employee's professional opinion)

Whilst animal welfare is of great concern to the Community Safety, we do not have the resource capacity or legal jurisdiction to investigate or provide any further assistance than what we are providing currently. It is evident by the statistics provided that the animal control/community safety functional area has an extremely high workload responding to concerns raised that are within our power to investigate.

The support currently provided to Biosecurity Qld is highly valued as indicated in the correspondence included in this report by the local representative, with the two areas working well together to tackle welfare issues.

It is acknowledged that general awareness of who to contact or how to report a welfare concern may not be common knowledge to some Maranoa residents. Recommendations have been made to DAF/Biosecurity Queensland that some marketing or some type of awareness and education campaign may be beneficial to encourage reporting and subsequently investigation. The local DAF/Biosecurity Queensland representative has passed this on to their media and communications area for consideration.

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Recommendation:

What is the 'draft decision' based on the advice to Council?

Does the recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?

(Note: recommendations if adopted by Council become a legal decision of government and therefore must be clear and succinct about the action required by employees (unambiguous)).

That Council continue to work closely with Biosecurity Queensland to increase public awareness of how to report welfare concerns and providing support where able in the investigation of these concerns, within the Maranoa Regional Council Local Government Area

Does this recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?

No

Link to Corporate Plan:

Corporate Plan 2018-2023

Strategic Priority 3: Helping to keep our communities safe

3.1 Animal control and community safety

Supporting Documentation:

1 <u>↓</u>	Email to Councillors - Distressed Animals - Welfare	D20/117355
	Concerns	
2₫	Biosecurity Response - Animal Welfare - Distressed	D20/117356
	Animals	

Report authorised by:

Director - Corporate & Community Services

Samantha (Sam) Thrupp

From: Samantha (Sam) Thrupp

Sent: Thursday, 19 November 2020 1:10 PM

To: Cameron O'Neil; Geoffrey (Geoff) McMullen; Johanne (Joh) Hancock; John Birkett;

Julie Guthrie; Julie Reitano; Kelly Rogers; Mark Edwards; Office of the Mayor; Wayne

(George) Ladbrook; Wendy Taylor; Tyson Golder

Cc: Sharon Frank

Subject: HPRM: Background Information - Council Report 25 November - Distressed Animals

and Welfare Concerns

Record Number: D20/117311

Good Afternoon Councillors,

It has come to my attention that there is a report to be tabled at the next Council Meeting on 25 November 2020 on <u>Distressed Animals and Welfare Concerns</u> and how Council can work with the Department of Agriculture and Fisheries to assist in the management of these cases. I will be unable to attend the meeting as I will be on leave, and would like to provide some background information that I thought would assist in your consideration of this matter.

Biosecurity Queensland is the governments lead agency for animal welfare activities in Queensland. They develop, monitor and enforce animal welfare policy, legislation and standards and educate the community about animal welfare. The relevant legislation is the Animal Care and Protection Act, 2001 and the Animal Care and Protection Regulation 2012. The Animal Care and Protection Act 2001 (Qld) promotes the responsible care and use of animals. It places a legal duty of care on people in charge of animals to meet those animals' needs in an appropriate way. The Act is administered by Biosecurity Queensland. Specially trained Biosecurity Queensland or RSPCA animal welfare inspectors, or the police, investigate complaints about alleged offences.

Animal welfare issues are of a great concern to council, however we do not have any legal jurisdiction over animal cruelty or complaints about animal welfare. All of these types of matters need to be raised with the Department of Agriculture and Fisheries/Biosecurity Queensland. Council do however work closely with this Department and assist wherever possible. This information is passed on to customers who contact Council to report Animal Welfare type issues and is also on our website which does provide links to the relevant sites as well as contact phone numbers to make it as easy as possible for the customer. On receiving these concerns, whilst we do not have any jurisdiction our team will generally perform a history check on the address or the owner to see if the animals are registered or if any other breaches of our local laws or other State Legislation may be evident and if so this may give us power of entry or cause to investigate further. In addition, should our officers identify a possible welfare concern as part of their duties it is reported to Biosecurity for investigation.

The Community Safety Team have an excellent working relationship with the local Biosecurity Queensland representative and support each other in achieving our obligations under legislation at every opportunity. We have often assisted in the past with site visits, animal seizures, rehoming of displaced animals or providing relevant information that may assist Biosecurity Queensland in their investigations. Erin Platz is our local contact. Erin's position title is Biosecurity Officer, Animal Biosecurity and Welfare as well as Biosecurity QLD Case Management Coordinator. Erin and other members of Biosecurity Queensland have attended our team meetings and briefed our team on their role and their legislative responsibilities. We have discussed ways that we can support each other to achieve our objectives of responsible animal ownership, our powers of entry and other delegations to ensure that we are compliant with the relevant legislation.

In 2021, this relationship will be highlighted by our joint participation in the PET PEP education program which is to be rolled out to local schools within the region. It is my understanding that Biosecurity Queensland, local vets and our Community Safety Team will be working together to deliver this program, should COVID restrictions allow.

Biosecurity Qld only have one officer that is responsible for a large area and they do not have any facilities to impound animals. From the information provided by Erin, their visits often start with education and close monitoring, keeping the animal in its own environment, attempting to achieve the right outcomes without enforcement action, which is not dissimilar to our approach. If a situation does arise that an animal may need to be impounded, we have provided assistance. We have also provided similar assistance to the Queensland Police Service in relation to animals trapped in vehicle incidents, animals abandoned due to incarnation of their owners or animals being dumped on the outskirts of towns in our local areas.

We are currently working on three open issues at the moment, which are in the communities of Surat, Mitchell and Roma. On Tuesday of this week, I received a phone call from Erin providing an update on some of the joint cases we are working on and to pass on her thanks to our team for the assistance we have been providing. Erin made comment that it would be great if all Councils were as helpful and supportive as Maranoa.

It is my opinion that our team are assisting the best that we can at present with these types of issues, given our resources, workload and legal delegations.

Should more information be required about Councils legal powers/delegations and role in animal control and responsible animal ownership please do not hesitate to contact me. For more information pertaining to the management of Animal Welfare concerns, I would suggest that contact be made initially with Erin Platz. I have added the details from her email signature below if required.

Erin Platz

Biosecurity Officer, Animal Biosecurity and Welfare Biosecurity QLD Case Management (BQCM) Co-ordinator

Biosecurity Queensland

Department of Agriculture and Fisheries (DAF) – Roma QLD Address: Roma Research Facility, 290 Raglan St, Roma QLD 4455

Phone: (07) 4624 1594. **Mobile:** 0459 868 189.

Email: erin.platz@daf.qld.gov.au

Web: www.daf.qld.gov.au Customer Service Centre: 13 25 23

Queensland Government

I trust this information will be assistance and I look forward to watching the outcome on You tube

Kind Regards

Samantha (Sam) Thrupp

From: PLATZ Erin <Erin.Platz@daf.qld.gov.au>
Sent: Tuesday, 1 December 2020 1:57 PM

To: Samantha (Sam) Thrupp

Subject: RE: Distressed Animals & Welfare Concerns

Good Afternoon Sam and thank you for your email.

In response to your request I am happy to provide any information necessary as I know both DAF and Maranoa Regional Council are strong advocates on animal welfare and management within our local community.

Within QLD there are two agencies who manage animal welfare. The Department of Agriculture and Fisheries (DAF), and RSPCA. DAF is the state government lead agency for animal welfare for commercial primary production animals where RSPCA is responsible for hobby/domestic productions (eg. cat/dog) up to 10 of the same species. As the primary administering agencies, DAF and RSPCA have broad responsibilities in educating and promoting agreed animal welfare standards, and in enforcing the legislation. DAF has formal agreements with the RSPCA that outline the major areas of responsibility of each agency within the scope of a Memorandum of Understanding (MOU).

These agreements describe the agreed working relationship for administering the Animal Care and Protection Act 2001. Where the RSPCA is not represented then DAF and/or Police will be responsible for enforcing the ACPA in accordance with the MOU.

As there is no RSPCA any further West than Dalby, DAF officers take on the responsibility of animal welfare for ALL animals within the western regions, such as Maranoa.

In recent years, there have been major advances in knowledge and understanding of animal biology. In parallel, there have been changes in community attitudes and expectations of how animals should be treated. The current animal welfare legislation is the *Animal Care and Protection Act 2001*. The ACPA adopts a proactive approach to animal care and protection, and reflects current community expectations and technical knowledge on animal welfare. The ACPA promotes the responsible treatment of animals by requiring a **duty of care** on all persons or organisations in charge of, or having custody of animals, to take all reasonable measures to ensure the proper care and protection of those animals. Through the adoption of **codes of practice** for the welfare of animals, the ACPA helps to define acceptable standards of animal care and protection.

A primary focus of the ACPA is to take a proactive approach to animal welfare by providing a "duty of care" for all persons in charge of animals, and by recognising agreed standards of animal welfare — as laid down in codes of practice and other available standards.

Improvement of animal welfare standards is best achieved through education with the appropriate balance of regulation.

Within the western communities, it is always recognised that there is an importance in establishing a strong working relationship with other local agencies, such as local laws/council and police, as we understand that we are all on the frontline as regulators for animals within our own jurisdiction which will inevitably overlap. As a person, and as the only Animal Welfare and Biosecurity Officer within the Maranoa region, it has always been important to me to build and maintain a strong foundation with my local councils, and that is what has happened ever since I moved to Roma in Feb 2019. The Maranoa Community Safety team, as well as the Roma Saleyards team and myself (DAF) have an excellent working relationship and continually support and assist each other on matters that relate to animal welfare, both domestic and livestock.

I also have a great rapport and working relationships with Murweh Regional Council, Balonne Shire, and Western Downs as these are my 'sister' councils whom I have had to work with in the past. My day to day role not only is as an Animal Welfare and Biosecurity Officer, but I am also a Case Management Co-ordinator, where I manage all of the animal welfare reports received for DAF state wide. I am often liaising between other agencies and organisations

within QLD on how to manage animal welfare, and what basic practises they can do to help manage animal welfare in their community before they develop into serious breaches of the Act.

You can say that I have a very strong passion for animal welfare and education as I believe you cannot have one without the other. The Community Safety Team and the Roma Saleyards have seen this first hand as I love to attend team meetings, advisory & agent meetings, cattle sales, and have provided briefings and education on current and new legislation and continually discuss the different roles and responsibilities we all have, as an authorised person and even as an individual.

I believe the current roles and responsibility between DAF and Maranoa Regional Council are well established and will continue to be long into the future.

Currently The Community Safety Team and myself are working together on some 'open' and overlapping juridictional matters within Maranoa (which is not a new thing), and myself and the officers communicate very regularly on updates and advice, and although they are probably sick of me telling them, but I have a huge appreciation for the work they alreay do to support me and the community in achieving our common goal of animal welfare and animal management. I am always speaking highly of the great work Maranoa achieve and this is also recognised within my own DAF team through my animal welfare reports.

If you wish for more information I welcome the opportunity to discuss this further.

Kind regards

Erin Platz

Principle Biosecurity Officer, Animal Biosecurity and Welfare Biosecurity QLD Case Management (BQCM) Co-ordinator

Biosecurity Queensland

Department of Agriculture and Fisheries (DAF) – Roma QLD Address: Roma Research Facility, 290 Raglan St, Roma QLD 4455

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Email: erin.platz@daf.qld.gov.au

Web: www.daf.qld.gov.au Customer Service Centre: 13 25 23





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From: Samantha (Sam) Thrupp <Samantha.Thrupp@maranoa.qld.gov.au>

Sent: Tuesday, 1 December 2020 12:23 PM

To: PLATZ Erin

Subject: Distressed Animals & Welfare Concerns

Good Afternoon Erin,

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As discussed in our phone conversation, at the recent Ordinary Meeting of Council on 25 November 2020, Council endorsed a decision to contact the Department of Agriculture and Fisheries to find out how Council can work with your organisation to address the amount of ongoing reports of animals with a history of being in distress and having welfare issues. It has been requested by Council that this information be presented in a report at a future meeting.

I have provided background information to the Councillors in preparation for this report highlighting relevant legislation and associated delegated powers, the sharing of information and resources and providing examples of how we are currently working together, however formal confirmation of such would be greatly appreciated and has now been formally requested.

If you could forward your response to this email at your earliest convenience it would be greatly appreciated.

Kind Regards Sam



Samantha (Sam) Thrupp

Manager Community Safety

P: 1300 007 662

D: (07) 4624 0802 • M: 0438 210 488

Email: Samantha.Thrupp@maranoa.qld.gov.au Postal Address: PO Box 620, Roma, QLD 4455





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Ordinary Meeting - 10 March 2021

OFFICER REPORT

Meeting: Ordinary 10 March 2021 Date: 9 February 2021

Item Number: 11.2 File Number: D21/10661

SUBJECT HEADING: Agreement for Licence to Use Facilties - Mitchell

Workshop

Classification: Open Access

Officer's Title: Operations Manager - Plant, Fleet & Workshops

Executive Summary:

The purpose of this report is to renew a long-standing Agreement for Licence to use Facilities between Maranoa Regional Council and the Department of Transport and Main Roads for the use of Councils Mitchell workshop facility for the period 1 April 2021 to 31 March 2022.

Officer's Recommendation:

That Council:

- Authorise the Chief Executive Officer or delegate to sign the Agreement for Licence to use Facilities between Department of Transport and Main Roads (TMR) and Maranoa Regional Council for the use of the Mitchell workshop facilities from 1 April 2021 to 31 March 2022;
- 2. Set the fee at \$127.20 (excluding GST) per day; and

Individuals or Organisations to which the report applies:

Are there any individuals or organisations who stand to gain a benefit, or suffer a loss, (either directly or indirectly) depending on the outcome of consideration of this matter?

(Note: This is to assist Councillors in identifying if they have a Material Personal Interest or Conflict of Interest in the agenda item - i.e. whether they should participate in the discussion and decision making).

Queensland Department of Transport and Main Roads.

Maranoa Regional Council.

Local heavy vehicle operators who use the service for vehicle compliance and COI.

Acronyms:

Are there any industry abbreviations that will be used in the report?

Note: This is important as particular professions or industries often use shortened terminology where they refer to the matter on a regular basis. However, for individuals not within the profession or industry it can significantly impact the readability of the report if these aren't explained at the start of the report).

Acronym	Description
COI	Certificate of Inspection
TMR	Queensland Department of Transport and Main Roads

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Context:

Why is the matter coming before Council?

The current agreement is due to expire on the 31st March 2021. The agreement renewal documents have been received from TMR requesting continuation of agreement for the period 1st April 2021 to 31st March 2022. The fee has been increased by 1.88% for the upcoming year, as per the calculation used by LGAQ, and as recommended by Accounting Services (D21/13551).

Background:

Has anything already happened in relation to this matter?

(Succinct overview of the relevant facts, without interpretation)

This has been a long standing agreement which has proven mutually beneficial;

MRC: Local inspection centre for residents.

Council Officers (Workshop) gain 'Transport industry related knowledge' through interactions with TMR Officers.

TMR: Fit for purpose facility ideally located and at a very reasonable cost.

On average TMR require the use of Councils Mitchell workshop facility six (6) days over the period of the agreement and generally not for the whole day.

Note: usage greatly depends on the local heavy vehicle operators using the service.

Legislation, Local Laws, State Policies & Other Regulatory Requirements: What does the legislation and other statutory instruments include about the matter under consideration? (Include an extract of the relevant section's wording of the legislation – please do not just quote the section number as that is of no assistance to Councillors)

Transport Operations (Road Use Management—Road Rules) Regulation 2009 Workplace Health and Safety Act 1995

Council Policies or Asset Management Plans:

Does Council have a policy, plan or approach ordinarily followed for this type of decision? What are relevant sections of the policy or plan?

(Quote/insert the relevant section's wording / description within the report)

Nil.

Input into the Report & Recommendation:

Have others' views or input been sourced in developing the report and recommendation to Council? (i.e. other than the report author?) What did each say? (Please include consultation with the funding body, any dates of critical importance or updates or approvals required)

Contractor – Accounting Services

Funding Bodies:

Is the project externally funded (or proposed to be)? If so, are there any implications in relation to the funding agreement or grant application. (Please do not just include names)

Nil.

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This Financial Year's Budget:

Will the matter under consideration impact how much Council collects in income or how much it will spend? How much (\$)? Is this already included in the budget? (Include the account number and description).

If the matter under consideration has not been included in the budget, where can the funds be transferred from? (Include the account number and description) What will not be done as a result?

Income from this agreement is estimated to be approximately \$763.18 (Excluding GST) per twelve (12) month term with zero expenditure.

Revenue generated from this agreement will be assigned to GL1551.1135.1015

Future Years' Budgets:

Will there need to be a change in future years' budgets to cater for a change in income or increased expenditure as a result of Council's decision? How much (\$)? (e.g. estimate of additional maintenance or operating costs for a new or upgraded project)

The value of the agreement is very low and therefore will have little effect if any on future budgets.

Impact on Other Individuals or Interested Parties:

Is there anyone who is likely to be particularly interested in or impacted by the decision, or affected by the recommendation if adopted? What would be their key interests or concerns? (Interested Parties Analysis - IS9001:2015)

General public (Mitchell area) – residents who have vehicles that require a TMR COI can have it performed locally rather than transporting their vehicles to Roma or other localities.

Risks:

What could go wrong if Council makes a decision on this matter? (What is the likelihood of it happening and the consequence if it does) (List each identified risk in a table)

Risk	Description of likelihood & consequences
•	Loss of services for local community/contractors and Maranoa Regional Council.

Advice to Council:

What do you think Council should do, based on your skills, qualifications and experience, your knowledge of this and related matters, and the facts contained in the report?

(A summary of what the employee thinks Council needs to hear, not what they think individual Councillors want to hear – i.e. employees must provide sound and impartial advice – the employee's professional opinion)

Council should continue the agreement with TMR and approve the Agreement for Licence to use Facilities and accompanying fee of \$127.20 excluding GST per day (when hired). There are no foreseeable negatives in continuing the current arrangement.

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Recommendation:

What is the 'draft decision' based on the advice to Council?

That Council:

- Authorise the Chief Executive Officer or delegate to sign the Agreement for Licence to use Facilities between Department of Transport and Main Roads (TMR) and Maranoa Regional Council for the use of the Mitchell workshop facilities from 1 April 2020 to 31 March 2021;
- 2. Set the fee at \$127.20 (excluding GST) per day; and

Does the recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?

(Note: recommendations if adopted by Council become a legal decision of government and therefore must be clear and succinct about the action required by employees (unambiguous)).

The recommendation does not contravene any known Council polices.

Link to Corporate Plan:

Corporate Plan 2018-2023
Strategic Priority 5: Managing our operations well 5.6 Plant, fleet, workshops and depots

Supporting Documentation:

Department of Transport and Main Roads - TMR - D21/10660
 Agreement for Licence to Use Facilities - Mitchell
 Workshop - 01 April 2021 - 31 March 2022 (Enclosure)

Report authorised by:

Manager - Procurement & Plant Director - Corporate & Community Services

Ordinary Meeting - 10 March 2021

OFFICER REPORT

Meeting: Ordinary 10 March 2021 Date: 24 February 2021

Item Number: 11.3 File Number: D21/15295

SUBJECT HEADING: New Fee - Community Safety

Classification: Open Access

Officer's Title: Manager - Community Safety

Executive Summary:

The state legislation pertaining to the requirements for keeping a regulated dog has recently been amended and now requires that a regulated dog wear a specific collar prescribed under regulation.

Council plans to order a number of collars in different sizes to hold in stock to ensure that regulated dog owners have the option to purchase this item from Council. This report is seeking the endorsement of Council to add the fees to purchase these collars to the fees and charges schedule.

Officer's Recommendation:

That Council adopt the proposed new fees and charges as follows:

- Regulated Dog Collar Small \$35.00 including GST
- Regulated Dog Collar Medium\$40.00 including GST
- Regulated Dog Collar Large \$45.00 including GST
- Regulated Dog Collar Extra Large \$50.00 including GST

Individuals or Organisations to which the report applies:

Are there any individuals or organisations who stand to gain a benefit, or suffer a loss, (either directly or indirectly) depending on the outcome of consideration of this matter?

Not applicable

Acronyms:

Are there any industry abbreviations that will be used in the report?

Not Applicable

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Context:

Why is the matter coming before Council?

It is council policy that any matters relating to the creation or amendment of fees and charges are bought before Council for consideration. There has recently been a change in legislation that requires regulated dogs to wear a specific type of collar as prescribed under regulation.

Background:

Has anything already happened in relation to this matter?

The state legislation pertaining to the requirements for keeping a regulated dog has been amended. The legislation now requires that a regulated dog wear a specific collar prescribed under regulation.

Council plans to order a number of collars in different sizes to hold in stock to ensure that regulated dog owners have the option to purchase this item from Council. This is similar to regulated dog signage and ID tags that are currently able to be sourced from Council, should the dog owner choose to do so.

The proposed fees for the collars (including GST) are included in the table below:

COLLAR SIZE	PRICE
Small	\$35
Medium	\$40
Large	\$45
Extra Large	\$50

The recommended fee incorporates actual cost of collars plus delivery/freight charges.

Dog owners are also able to source these collars from other suppliers should they choose.

An example of a collar has been included below:



Dangerous Dog Collar for Extra Large
Dogs

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Legislation, Local Laws, State Policies & Other Regulatory Requirements: What does the legislation and other statutory instruments include about the matter under consideration

Amendment of Animal Management (Cats and Dogs) Act 2008 (Amendments commencing on 1 July 2020)

Amendment of sch 1 (Permit conditions and conditions applying to declared dangerous and menacing dogs)

Schedule 1—

2A Distinctive collar

- (1) A relevant dog must, at all times, wear a distinctive collar.
- (2) The collar must—
 - (a) be of the dimensions, quality and type prescribed by regulation; and
 - (b) comply with other requirements prescribed by regulation.

Local Government Act 2009

97 Cost-recovery fees

- (1) A local government may, under a local law or a resolution, fix a cost-recovery fee.
- (2) A cost-recovery fee is a fee for—
- (a) an application for the issue or renewal of a licence, permit, registration or other approval under a Local Government Act (an application fee).

262 Powers in support of responsibilities

- (1) This section applies if a local government is required or empowered to perform a responsibility under a Local Government Act.
- (2) The local government has the power to do anything that is necessary or convenient for performing the responsibilities.
- (3) The powers include all the powers that an individual may exercise, including for example—
 - (c) power to charge for a service or facility, other than a service or facility for which a cost-recovery fee may be fixed.

Council Policies or Asset Management Plans:

Does Council have a policy, plan or approach ordinarily followed for this type of decision? What are relevant sections of the policy or plan?

The local government may by way of resolution fix a cost recovery fee.

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Input into the Report & Recommendation:

Have others' views or input been sourced in developing the report and recommendation to Council? (i.e. other than the report author?) What did each say?

No

Funding Bodies:

Is the project externally funded (or proposed to be)? If so, are there any implications in relation to the funding agreement or grant application. (Please do not just include names)

Not applicable

This Financial Year's Budget:

Will the matter under consideration impact how much Council collects in income or how much it will spend? How much (\$)? Is this already included in the budget? (Include the account number and description).

If the matter under consideration has not been included in the budget, where can the funds be transferred from? (Include the account number and description) What will not be done as a result?

This will enable council to cover the cost of the purchase of the regulated dog collars. The cost to purchase these collars and revenue from possible sale has not been included in the current budget. There are sufficient funds in the budget allocated to tools and equipment to cover the cost of purchase.

Future Years' Budgets:

Will there need to be a change in future years' budgets to cater for a change in income or increased expenditure as a result of Council's decision? How much (\$)?

Not applicable

Impact on Other Individuals or Interested Parties:

Is there anyone who is likely to be particularly interested in or impacted by the decision, or affected by the recommendation if adopted? What would be their key interests or concerns? (Interested Parties Analysis - IS9001:2015)

Not applicable

Risks:

What could go wrong if Council makes a decision on this matter? (What is the likelihood of it happening and the consequence if it does)

Not Applicable

Advice to Council:

What do you think Council should do, based on your skills, qualifications and experience, your knowledge of this and related matters, and the facts contained in the report?

Reasons for recommendations are included in the background information in the report. Based on skills, knowledge and experience I recommend that Council adopt the proposed fees and charges as presented.

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Recommendation:

What is the 'draft decision' based on the advice to Council?

That Council adopt the proposed new fees and charges as follows:

- Regulated Dog Collar Small \$35.00 including GST
- Regulated Dog Collar Medium\$40.00 including GST
- Regulated Dog Collar Large \$45.00 including GST
- Regulated Dog Collar Extra Large \$50.00 including GST

Does the recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?

No

Link to Corporate Plan:

Corporate Plan 2018-2023 Strategic Priority 3: Helping to keep our communities safe 3.1 Animal control and community safety

Supporting Documentation:

Nil

Report authorised by:

Director - Corporate & Community Services

Ordinary Meeting - 10 March 2021

OFFICER REPORT

Meeting: Ordinary 10 March 2021 Date: 28 February 2021

Item Number: 12.1 File Number: D21/16386

SUBJECT HEADING: Injune Memorial Hall Shade Structure

Classification: Open Access

Officer's Title: Deputy Director / Strategic Road Management

Executive Summary:

Since the removal of two mature trees in front of the Injune Memorial Hall, the area is currently without shade. The provision of shade at this location has been raised with Council from community members in Injune.

As part of the 2020/21 Budget, Council approved a budget allocation of \$75,000 to provide a shade structure to this location. Following initial investigation into options, the current allocation of funds will provide basic shade sail structure on support poles only.

Given the importance of the site, several architectural sketches were prepared to help visualise and gauge support of a potential solution for the site. When presented with a portfolio of five (5) options, initial stakeholder consultation in Injune identified a preference for an architecturally designed roofed structure. A reallocation of funds from other approved projects could provide the additional funding to provide the preferred structure.

This report provides Council with an update on project activities to date, and seeks guidance in relation to the next steps for the project.

Officer's Recommendation:

That Council:

- 1. undertake a final round of community consultation on options for the shade structure in the front of the Injune Memorial Hall, including:
 - a) architecturally designed flat roofed structure (Option 1); and
 - b) shade sail option (Option 4)
- 2. note that the delivery of the architecturally designed flat roofed structure (Option 1) will require an additional budget allocation of \$65,000 to complete.
- 3. be presented with a subsequent report following the community consultation so the scope and budget for the project can be confirmed.

Individuals or Organisations to which the report applies:

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Are there any individuals or organisations who stand to gain a benefit, or suffer a loss, (either directly or indirectly) depending on the outcome of consideration of this matter?

(Note: This is to assist Councillors in identifying if they have a Material Personal Interest or Conflict of Interest in the agenda item - i.e. whether they should participate in the discussion and decision making).

N/A

Acronyms:

Are there any industry abbreviations that will be used in the report?

Note: This is important as particular professions or industries often use shortened terminology where they refer to the matter on a regular basis. However, for individuals not within the profession or industry it can significantly impact the readability of the report if these aren't explained at the start of the report).

Acronym	Description
CHIPS	Cultural Heritage Injune Preservation Society
LDO	Local Development Officer

Context:

Why is the matter coming before Council?

The current budget allocated to this project is sufficient to provide a basic shade structure composed of some steel support poles and shade netting to the front for the Injune Memorial Hall.

The preferred structure would be an architecturally designed fix roof structure with some side overhangs and vine trellises.

It is requested that Council give direction if the shade netting is to be installed using the existing budget, or if additional budget using funds allocated to alternative projects is to be used to construct the preferred structure.

Background:

Has anything already happened in relation to this matter?

(Succinct overview of the relevant facts, without interpretation)

- Since the removal of two mature trees in front of the Injune Memorial Hall, the area is currently without shade. The provision of shade at this location has been raised with Council from community members in Injune.
- Council received funding from Works for Queensland COVID-19 stimulus package. \$75,000 of these funds were allocated to providing a shade structure to the front of the Injune Memorial Hall.
- Given the importance of the site, several architectural sketches were prepared to help visualise and gauge support of a potential solution for the site. An Architect has provided 5 options to provide shade to the front of the Hall.
- The existing budget will be able to provide a basic structure consisting of support poles and multiple shade sails.

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- After consultation with some Injune personnel, CHIPS and community members, Option 1 being an Architectural designed roofed structure is the preferred option.
- The preferred structure will cost approximately \$140,000 and there is currently not enough budget available for this option.

Legislation, Local Laws, State Policies & Other Regulatory Requirements: What does the legislation and other statutory instruments include about the matter under consideration? (Include an extract of the relevant section's wording of the legislation – please do not just quote the section number as that is of no assistance to Councillors)

Local Government Act 2009

- LGA S12 (1) A councillor must represent the current and future interests of the residents of the local government area
- LGA S12 (3) (c) participating in council meetings, policy development, and decision-making, for the benefit of the local government area

Council Policies or Asset Management Plans:

Does Council have a policy, plan or approach ordinarily followed for this type of decision? What are relevant sections of the policy or plan?

(Quote/insert the relevant section's wording / description within the report)

N/A

Input into the Report & Recommendation:

Have others' views or input been sourced in developing the report and recommendation to Council? (i.e. other than the report author?) What did each say? (Please include consultation with the funding body, any dates of critical importance or updates or approvals required)

- Injune LDO and some staff members
- CHIP
- Some Injune Community Members present at the CHIPS shed community consultation meeting.

Funding Bodies:

Is the project externally funded (or proposed to be)? If so, are there any implications in relation to the funding agreement or grant application. (Please do not just include names)

2020-21 Works for Queensland COVID-19 Stimulus Fund

This Financial Year's Budget:

Will the matter under consideration impact how much Council collects in income or how much it will spend? How much (\$)? Is this already included in the budget? (Include the account number and description).

If the matter under consideration has not been included in the budget, where can the funds be transferred from? (Include the account number and description) What will not be done as a result?

\$75,000 has been allocated to WO22168 for this project. The Option 1 would require an additional \$65,000 be allocated to the project. There is a potential that these funds can be sourced from other projects within the capital works program that

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Council may deem as a lesser priority / importance. An example of this could be the \$50,000 currently allocated to the Gwydir Laycock Park upgrades. If delayed, this project could be reconsidered by Council as part of the 2021/22 budget.

Future Years' Budgets:

Will there need to be a change in future years' budgets to cater for a change in income or increased expenditure as a result of Council's decision? How much (\$)? (e.g. estimate of additional maintenance or operating costs for a new or upgraded project)

If the shade netting structure is approved, future year's budgets will include some general maintenance to the structure.

If the roofed structure is approved, future year's budgets will include some power consumptions costs for lighting and general maintenance costs to the structure and plants.

Impact on Other Individuals or Interested Parties:

Is there anyone who is likely to be particularly interested in or impacted by the decision, or affected by the recommendation if adopted? What would be their key interests or concerns? (Interested Parties Analysis - IS9001:2015)

- CHIPS
- Injune District Tourism Association
- Community of Injune
- Visitors to Injune
- Prospective Construction Contractors.

Risks:

What could go wrong if Council makes a decision on this matter? (What is the likelihood of it happening and the consequence if it does) (List each identified risk in a table)

Risk	Description of likelihood & consequences
Construct shade netting	There is a strong likelihood that shade netting could look out of place or detract from the façade of the Injune Hall. This could result in dissatisfaction towards the project.
Allocate additional budget to the project at the expense of other approved projects	A medium likelihood that supporters of the other project will object to this project being lowered in priority. The consequence of this could be some dissatisfied community members.
Construct the preferred option for shade in front of the hall	There is a likelihood that some community members may feel that such a large expenditure on the facility is unwarranted.
Time is of the essence	The project is funded under the W4Q Fund, with expenditure to be acquitted by 30 June 2021.

Advice to Council:

What do you think Council should do, based on your skills, qualifications and experience, your knowledge of this and related matters, and the facts contained in the report?

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(A summary of what the employee thinks Council needs to hear, not what they think individual Councillors want to hear – i.e. employees must provide sound and impartial advice – the employee's professional opinion)

Council consider the recommendation as drafted. If there is no appetite to increase the current budget allocated to the project, it would be advised against completing community consultation on a solution that is unable to be funded. Should this be the case, Council could consider confirming to progress with the shade sail option (Option 4), and reallocate the funds to another project across the region.

Recommendation:

What is the 'draft decision' based on the advice to Council?

Does the recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?

(Note: recommendations if adopted by Council become a legal decision of government and therefore must be clear and succinct about the action required by employees (unambiguous)).

Does this recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?

That Council:

- 1. undertake a final round of community consultation on options for the shade structure in the front of the Injune Memorial Hall, including:
 - a) architecturally designed flat roofed structure (Option 1); and
 - b) shade sail option (Option 4)
- 2. note that the delivery of the architecturally designed flat roofed structure (Option 1) will require an additional budget allocation of \$65,000 to complete.
- 3. be presented with a subsequent report following the community consultation so the scope and budget for the project can be confirmed.

Link to Corporate Plan:

Corporate Plan 2018-2023

Strategic Priority 3: Helping to keep our communities safe

3.2 Building control and pool safety

Supporting Documentation:

1 <u>↓</u>	Injune Option 1 - Fixed Structure	D21/16671
2₫	Injune Option 4 - Shade Sails only	D21/16683

Report authorised by:

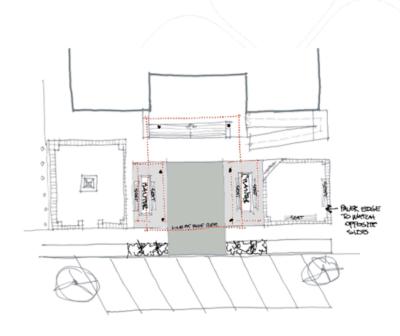
Deputy Chief Executive Officer/Acting Director Infrastructure Services

INJUNE COMMUNITY HALL - SHADING - Option 1



Street View







- High Roof, plywood underside, insulated to control heat, slatted or laser cut to a pattern
 Lower side roofs either slats to limit light, or covered with vines Star Jasmine as per Royal on 99 at Roma, best low water climber for the region.
- · Sandstone and timber seat / planters at base
- Opportunities for signage and information.
- Most insular and enclosed



Plan View



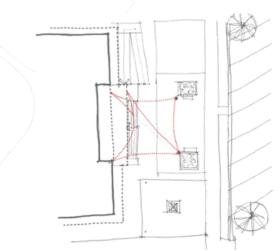








INJUNE COMMUNITY HALL - SHADING - Option 4 - Shade Sails Only







Street View



- Smallest cheapest option
- 2 shade sails suspended from building and posts
- No change to existing paving / garden beds
- · Not designed to fit with building style
- Open design
- Shade area reduced





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OFFICER REPORT

Meeting: Ordinary 10 March 2021 Date: 1 March 2021

Item Number: 12.2 File Number: D21/16403

SUBJECT HEADING: Request for Access Driveway Works -

Lot 3 on RP42263 and Lot 2 on RP42263

Classification: Open Access

Officer's Title: Deputy Director / Strategic Road Management

Executive Summary:

Council has received a request regarding access driveways in Roma. This request relates to access driveways to Lot 2 and 3 on RP42263 respectively.

In investigating each of the requests, it has been identified that works undertaken by Council (or its contractors) is likely to have contributed to the current issues that have been raised.

This report outlines the details and history of the request, and a recommendation for Council's consideration.

Officer's Recommendation:

That Council approve the proposed works on the access driveways to Lots 2 and 3 on RP42263 with funding to be provided from the 50% Footpath Contribution Allocation budget.

Individuals or Organisations to which the report applies:

Are there any individuals or organisations who stand to gain a benefit, or suffer a loss, (either directly or indirectly) depending on the outcome of consideration of this matter?

(Note: This is to assist Councillors in identifying if they have a Material Personal Interest or Conflict of Interest in the agenda item - i.e. whether they should participate in the discussion and decision making).

Maranoa Laundry, Roma Mohr's Garage, Roma

Acronyms:

Are there any industry abbreviations that will be used in the report?

Note: This is important as particular professions or industries often use shortened terminology where they refer to the matter on a regular basis. However, for individuals not within the profession or industry it can significantly impact the readability of the report if these aren't explained at the start of the report).

Acronym	Description
LGA 2009	Local Government Act 2009

Context:

Why is the matter coming before Council?

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The requests seek Council to incur expenses for works on access driveways into private property which may be considered inconsistent with Council's Property Accesses & Access Driveways – Design, Construction & Maintenance Policy.

Background:

Has anything already happened in relation to this matter?

(Succinct overview of the relevant facts, without interpretation)

Council has received a request regarding access driveways in Roma. This request relates to access driveways to Lots 2 and 3 on RP42263 respectively.

In investigating the request, it has been identified that works undertaken by Council is likely to have contributed to the current issues that have been raised.

Maranoa Laundry and Mohr's Garage, Roma Lots 2 and 3 on RP42263

- During flood restoration works to upgrade the kerb and channel along Quintin Street (circa 2012/13), the engaged contractor installed layback/semi mountable kerbing across the property access to both lots, rather than a driveway cut-out.
- At the time of the construction works, neither businesses were able to negotiate a suitable pour time with the contractor to re-instate the driveway crossover accesses, as a result, the contractor installed layback kerb which at the time was considered sufficient for use as a driveway.
- At the time the works were completed, the owner of Lot 2 contacted Council requesting the contractor carry out rectification works. This was organised and the contractor agreed to the works, however the contractor failed to return to complete this work.
- The owner of Lot 2 has recently contacted Council to re-instate the property crossover as the ongoing use of the semi-mountable kerb as a driveway has affected his fleet of vehicles from constantly "jumping" up over the kerb to gain access to the property.
- Several images have been included below to illustrate a historical timeframe of kerb profile at the site the subject of this report.

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Pre-construction works - Image of driveway with kerb cut-out (prior to 2012)



Post-construction works - Image of driveway with no kerb cut-out (post 2012)

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Proposed Works to Address:

 Re-instate the constructed driveway "cut-out" on the northern entrance to Lots 2 and 3 on RP42263 to match a similar profile that it was prior to the 2012/13 works completed at this location.

Legislation, Local Laws, State Policies & Other Regulatory Requirements: What does the legislation and other statutory instruments include about the matter under consideration? (Include an extract of the relevant section's wording of the legislation – please do not just quote the section number as that is of no assistance to Councillors)

Local Government Act 2009

Section 60 of the LGA 2009 outlined that Council, being a local government, has control of all roads in its local government area.

For the purposes of this section, a road:

- a) includes the entire area of land that is dedicated to public use as a road, including the footpath.
- b) does not include a State Controlled Road.

Under s60, Council's control includes being able to "construct, maintain and improve roads". The recommendation presented does not contravene the LGA 2009 and is consistent with s60 of the legislation.

Council Policies or Asset Management Plans:

Does Council have a policy, plan or approach ordinarily followed for this type of decision? What are relevant sections of the policy or plan?

(Quote/insert the relevant section's wording / description within the report)

Property Accesses & Access Driveways Policy

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Council's *Property Accesses & Access Driveways – Design, Construction & Maintenance Policy* sets out guidelines as to the location, size and standards for construction of both urban and rural property accesses crossing road reserves.

The policy also details the responsibilities for the design, construction and maintenance of property accesses.

Of note are following clauses of the policy:

4.6 Accesses and Driveways General

4.6.1 The costs of construction of any access crossing shall be borne by the property owner. 4.6.2 The cost of maintenance of any access crossing shall be borne by the property owner.

4.7 Other Considerations

The adoption of this policy does not limit in any way Council's right to impose differing conditions for proposals, nor limit the discretion of the Director of Infrastructure Services to vary as considered necessary, the engineering requirements in respect of a particular application or individual property having regard to good engineering practice.

Whilst Council's policy in relation to driveways notes the property owner is responsible for any costs associated with the construction and/or maintenance of their access crossing. In the relation to the matters the subject of this report, previous actions of Council have likely contributed to the current situation that have resulted in the owners contacting Council.

Input into the Report & Recommendation:

Have others' views or input been sourced in developing the report and recommendation to Council? (i.e. other than the report author?) What did each say? (Please include consultation with the funding body, any dates of critical importance or updates or approvals required)

Asset Officer – Transport Network

Department of Transport and Main Roads

 sought historic photos of network to corroborate claims of the driveway between Roma Laundry and Mohr's Garage.

Property Owners of the land the subject of this report.

 discussion held with property owners to establish a treatment that they would be satisfied with. The recommendation is consistent with the discussed treatments.

Funding Bodies:

Is the project externally funded (or proposed to be)? If so, are there any implications in relation to the funding agreement or grant application. (Please do not just include names)

N/A

This Financial Year's Budget:

Will the matter under consideration impact how much Council collects in income or how much it will spend? How much (\$)? Is this already included in the budget? (Include the account number and description).

If the matter under consideration has not been included in the budget, where can the funds be transferred from? (Include the account number and description) What will not be done as a result?

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The works are expected to costs in the order of \$5,000. The current budget within the *50% Footpath Contribution Allocation* is \$19,000. There is sufficient budget in this allocation to complete the works provided Council's approval.

Future Years' Budgets:

Will there need to be a change in future years' budgets to cater for a change in income or increased expenditure as a result of Council's decision? How much (\$)? (e.g. estimate of additional maintenance or operating costs for a new or upgraded project)

Maranoa Laundry and Mohr's Garage, Roma

- Unlikely to impact future year's budget as the current situation is more of an inconvenience to users, than damaging any of Council's assets.

Impact on Other Individuals or Interested Parties:

Is there anyone who is likely to be particularly interested in or impacted by the decision, or affected by the recommendation if adopted? What would be their key interests or concerns? (Interested Parties Analysis - IS9001:2015)

Owners and users of Maranoa Laundry, Mohr's Garage and Barbeques Galore.

Risks:

What could go wrong if Council makes a decision on this matter? (What is the likelihood of it happening and the consequence if it does) (List each identified risk in a table)

Risk	Description of likelihood & consequences
Failure to undertake rework of current situation.	Potential vehicle damage for vehicles entering and exiting the lots in question. Ongoing frustration by property owner and users of the access crossings.
Insufficient funds remaining in the 50% Footpath Contribution Allocation budget for 2020/21	The recommendation seeks to fund the works from the 50% Footpath Contribution Allocation budget. This budget is established to help expedite the delivery of footpath upgrade that are prompted, and 50% funded by the property owner.
2020/21	Any projects under this scheme require Council approval, so should additional funds be required this will be a matter for Council's consideration should a request be received before the end of the financial year.

Advice to Council:

What do you think Council should do, based on your skills, qualifications and experience, your knowledge of this and related matters, and the facts contained in the report?

(A summary of what the employee thinks Council needs to hear, not what they think individual Councillors want to hear – i.e. employees must provide sound and impartial advice – the employee's professional opinion)

Whilst Council's policy in relation to driveways notes the property owner is responsible for any costs associated with the construction and/or maintenance of their access crossing. In the relation to the matters the subject of this report, previous

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actions of Council have likely contributed to the current situation that have resulted in the owners contacting Council.

To this end, the author is of the belief that this does not conflict with the intent of Council's *Property Accesses & Access Driveways – Design, Construction & Maintenance Policy* and therefore it is recommended that Council fund the proposed works to address the concerns that have been raised at the two locations.

Recommendation:

What is the 'draft decision' based on the advice to Council?

Does the recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?

(Note: recommendations if adopted by Council become a legal decision of government and therefore must be clear and succinct about the action required by employees (unambiguous)).

Does this recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?

That Council approve the proposed works on the access driveways to Lots 2 and 3 on RP42263 with funding to be provided from the *50% Footpath Contribution Allocation* budget.

Link to Corporate Plan:

Corporate Plan 2018-2023 Strategic Priority 1: Getting the basics right 1.3 Roads and drainage

Supporting Documentation:

Nil

Report authorised by:

Program Funding & Budget Coordinator
Deputy Chief Executive Officer/Acting Director Infrastructure Services

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PLANNING & BUILDING DEVELOPMENT REPORT

Meeting: Ordinary 10 March 2021 Date: 8 January 2021

Item Number: 13.1 File Number: D21/1968

SUBJECT HEADING: Development Application for Material Change of

Use - "Intensive Animal Industry" and ERA 2(1)b

(Ref: 2020/20025)

Classification: Open Access

Officer's Title: Planning Officer

Executive Summary: David and Carmel McInnerney C/- Premise Australia Pty Ltd are seeking a development approval for a Material Change of Use for an "Intensive Animal Industry" (3,200 Standard Cattle Units) and "Environmentally Relevant Activity" 2(1)b - Intensive Animal Feedlotting on land situated at 3154 Condamine Highway, Warkon QLD 4417, properly described as Lot 22 on WV1136 and Lot 212 on SP267094 (the subject premises).

The development application is subject to Impact assessment and must be assessed against the assessment benchmarks (to the extent relevant) provided by Section 45 of the *Planning Act 2016* and any matters prescribed by regulation. The Development Assessment Rules set out the procedural requirements for the development assessment process.

Public notification about the application was carried out in accordance with Part 4 of the Development Assessment Rules and for a period of no less than 15 business days between 6 October 2020 and 29 October 2020. There were 1,542 submissions received objecting to the proposed development, of which 20 submissions were properly made. One of the properly made submissions included in excess of 9,000 signatures.

The procedural requirements set out by the Development Assessment Rules to enable Council to make a decision on this application have been fulfilled, including a response by the applicant to an Information request issued by the State Assessment and Referral Agency (SARA), public notification about the application and receipt of a referral agency response. The development application is generally consistent with the assessment benchmarks provided by the *Planning Act 2016* and any perceived conflict with the assessment benchmarks can be addressed by way of conditions of development approval and having regard to the relevant matters.

Officer's Recommendation: The application for a Material Change of Use for an "Intensive Animal Industry" (3,200 Standard Cattle Units) and Environmentally Relevant Activity 2(1)b - Intensive Animal Feedlotting on land situated at 3154 Condamine Highway, Warkon QLD 4417, properly described as Lot 22 on WV1136 and Lot 212 on SP267094 be approved subject to the listed Development conditions and General advice:

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Development conditions:

Use

1. The approved development is for a Material Change of Use for a Material Change of Use for "Intensive Animal Industry" (3,200 Standard Cattle Units) and Environmentally Relevant Activity 2(1)b - Intensive Animal Feedlotting as defined in the Planning Scheme and as shown on the approved plans and documents.

Compliance inspection

- All conditions relating to the establishment of the approved development must be fulfilled prior to the commencement of use of each approved stage (as applicable), unless noted in these conditions or otherwise permitted by Council.
- 3. Prior to the commencement of use of each approved development stage, the applicant shall contact Council to arrange a development compliance inspection.

Approved plans and documents

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

Plan/Document Number	Plan/Document Name	Date
MIS-0618/1903208	Development Assessment Report	23/01/2020
Revision A	prepared by Premise Australia Pty	
	Ltd	

Environmental management

- 5. While the use continues all activities must be managed in accordance with:
 - a) The relevant Environmental Authority issued by the Department of Agriculture and Fisheries or any subsequent Environmental Authority that is issued for the approved use; and
 - b) The Development Assessment Report prepared by Premise Australia Pty Ltd dated 23 January 2020 (Reference: MIS-0618/1903208 Revision A).

Biosecurity plan

6. A Biosecurity Plan for the premises must be prepared and implemented in accordance with the *Biosecurity Act 2014*. A copy of the plan must be submitted to Council prior to commencement of the approved development.

Development works

7. During the course of constructing the development, the developer shall ensure that all works are carried out by appropriately qualified persons and the developer and the persons carrying out and supervising the work shall be

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responsible for all aspects of the works, including public and worker safety, and shall ensure adequate barricades, signage and other warning devices are in place at all times.

8. The developer is responsible for locating and protecting any Council and public utility services, infrastructure and assets that may be impacted on during construction of the development. Any damage to existing infrastructure (kerb, road pavement, existing underground assets, etc.) that is attributable to the progress of works on the site or vehicles associated with the development of the site shall be immediately rectified in accordance with the asset owners' requirements and specifications and to the satisfaction of the asset owners' representative(s).

Applicable Standards

- 9. All works must comply with:
 - a) the development approval conditions;
 - b) any relevant provisions in the Planning Scheme and the Capricorn Municipal Development Guidelines;
 - c) any relevant Australian Standard that applies to that type of work; and
 - d) any alternative specifications that Council has agreed to in writing and which the developer must ensure do not conflict with any requirements imposed by any applicable laws and standards.

Site maintenance

- 10. The development (including parking, access and other external spaces) shall be maintained in accordance with the Approved plans and documents referenced in Condition 4, subject to and modified by any conditions of this approval.
- 11. The area and its surrounds must be kept in an orderly fashion, free of rubbish and clear of weeds and long grasses. The approved development and the premises are to be maintained in a clean and tidy condition and not to pose any health and safety risks to the community.

Access

- 12. The landowner is responsible for the construction and maintenance of vehicle crossovers from the property boundary to the external road networks and access ways, and for obtaining any approvals that may be required and for complying with the applicable designs and standards.
- 13. Vehicle crossovers must be located a minimum distance of one metre from any power poles, road signage, stormwater gully pits or other Council assets, unless otherwise specified in the applicable development standards and specifications.

Internal access roads

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14. All weather internal vehicle access shall be provided for traffic movements within the development site area.

Avoiding nuisance

15. No unreasonable and sustained nuisance is to be caused to adjoining properties and occupiers by the way of noise, smoke, dust, rubbish, contaminant, stormwater discharge or siltation at any time during or after the establishment of the approved development.

Note: Refer to the *Environmental Protection Regulation 2019* for acceptable emission levels.

- 16. Dust emanating as a result of approved intensive animal industry (feedlot) operations (including feedlot areas and internal access road) onsite must be continually monitored and suppressed in order to prevent any dust drifting onto road networks, nearby properties and sensitive land uses.
- 17. Lighting of the site, including any security lighting, shall be such that the lighting intensity does not exceed 8.0 lux at a distance of 1.5 metres from the site at any property boundary.
- 18. All lighting shall be directed or shielded so as to ensure that no glare directly affects nearby properties.

Note: The Queensland Government *Environmental Protection Act 1994* includes controls for light nuisances. Council is responsible for investigating light pollution complaints and enforcing the controls for light nuisances. When investigating a lighting complaint, Council will consider amongst other matters, the amount, duration, characteristics and qualities of the lighting, as well as the sensitivity of the receptor and the potential impact of lighting on adjacent properties.

Services

19. The development must be provided with an on-site water supply with sufficient capacity to meet all operational needs, including watering to minimise dust nuisance, fire-fighting purposes and also a potable water supply sufficient to meet the needs of staff and visitors to the site.

Stormwater and drainage

- 20. Stormwater is to be managed in accordance with:
 - a) The Development Assessment Report prepared by Premise Australia Pty Ltd dated 23 January 2020 (Reference: MIS-0618/1903208 Revision A); and
 - b) Capricorn Municipal Development Guidelines D5 'Stormwater Drainage Design'.
- 21. Discharge of stormwater runoff from the development shall drain freely in all cases, and no nuisance of ponding is to be created within the vicinity of the

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development.

- 22. There shall be no increases in any silt loads or contaminants in any overland flow from the site being developed, or into creeks or roadways, either during the development process or after the development has been completed.
- 23. The holder of the development approval must ensure that the use is conducted in a manner that the Cattle Feedlot activities do not cause contamination of groundwater or stormwater runoff.
- 24. Stockpiles of material capable of being moved by the action of running water shall be stored clear of drainage paths and be prevented from entering the road and/or drainage system.
- 25. Should it be necessary for the road and/or drainage system to be reinstated or cleaned up due to erosion and/or sedimentation from the site, then such works shall be at no cost to Council. Such works shall be undertaken immediately where there is a potential hazard, including hazard to passing traffic.

Earthworks

26. All earthworks for the development shall be undertaken in accordance with Capricorn Municipal Development Guidelines D6 'Site Regrading' Design Guidelines.

Erosion control

- 27. Erosion and Sediment Control is to be managed in accordance with:
 - a) The Development Assessment Report prepared by Premise Australia Pty Ltd dated 23 January 2020 (Reference: MIS-0618/1903208 Revision A); and
 - b) Capricorn Municipal Development Guidelines D7 'Erosion Control and Stormwater Management'.

Emergency events

- 28. A Flood Hazard Management Plan, having regard to the site characteristics and management procedures in the event of a flood, shall be prepared prior to the commencement of use. The owner and/or operator, staff and visitors to the site shall be made aware of the Flood Hazard Management Plan, its content, and the procedures that need to be followed in the case of a flood event.
- 29. A Bushfire Hazard Management Plan, having regard to the site characteristics and management procedures in the event of a bushfire, shall be prepared prior to the commencement of use. The owner and/or operator, staff and visitors to the site shall be made aware of the Bushfire Hazard Management Plan, its content, and the procedures that need to be followed in the case of a bushfire event.

Note: A copy of the Flood and Bushfire Hazard Management Plans must be made available during any compliance inspection carried out by Council.

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30. The manufacture or storage of hazardous material on the premises is prohibited.

Advertising signage

- 31. Signage is to be provided at the entrance of the site displaying information including details of, and the contact phone numbers for;
 - a) The operator of the site; and
 - b) Person/s responsible for the management of the site.

Note: Signage is limited to the necessary contact information and must not impact upon the visual amenity of the locality.

- 32. Any proposed advertising signage in addition to that identified in the approved development plans, is subject to further development approval unless complaint with the requirements for "Accepted development" or "Accepted development subject to requirements" identified in the planning scheme in force at the time.
- 33. Any advertising signage associated with the approved use must be fully contained within the development site boundaries and must not encroach into adjoining properties or roads.

No cost to Council

34. The developer is responsible for meeting all costs associated with the approved development unless there is specific agreement by other parties, including the Council, to meeting those costs. This includes the costs of any services and infrastructure required in connection with the establishment of the development, survey, registration, document lodgment, easement documentation preparation and plan sealing.

Latest versions

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

Application documentation

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

General advice:

i. The Capricorn Municipal Development Guidelines apply to this development. Refer to http://www.cmdg.com.au/ for the Capricorn Municipal Development

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Guidelines (CMDG).

- ii. The relevant planning scheme for this development is the *Maranoa Planning Scheme 2017*. All references to the 'Planning Scheme' and 'Planning Scheme Schedules' within these conditions refer to the above Planning Scheme.
- iii. The approved development is an Environmentally Relevant Activity and requires an Environmental Authority to be issued by the Department of Agriculture and Fisheries prior to the commencement of use and must remain current while the use continues. All references to the 'Environmental Authority' within these conditions refer to the Environmental Authority for this approved use.
- iv. The related Environmental Authority is:
 - a. 2(1)b Intensive Animal Feeding: 1000 10,000 Standard Cattle Units (SCU)
- v. All Aboriginal Cultural Heritage in Queensland is protected under the *Aboriginal Cultural Heritage Act 2003* and penalty provisions apply for any unauthorised harm. Under the legislation a person carrying out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage. This applies whether or not such places are recorded in an official register and whether or not they are located in, on or under private land. The developer is responsible for implementing reasonable and practical measures to ensure the Cultural Heritage Duty of Care Guidelines are met and for obtaining any clearances required from the responsible entity.
- vi. The *Environmental Protection Act 1994* states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard, persons and entities involved in the operation of the approved development are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm to adjoining premises.
- vii. The land use rating category for the site may change upon commencement of any approved use on the site. Council's current Revenue Statement, which includes the minimum general rate levy for the approved use/s is available on the Council website: www.maranoa.gld.gov.au.
 - viii. It is the responsibility of the developer to obtain all necessary permits and approvals associated with the development of the site and submit all necessary plans and policies to the relevant authorities for the approved use.
- ix. This approval may be subject to future Operational Works approval/s. The Operational Works application/s (as applicable) must meet the requirements of the *Planning Act 2016*, the Maranoa *Planning Scheme 2017* and Council's adopted design standards in effect at the time of application.
- x. The movement of stock in and out of the site must comply with the National Heavy Vehicle Regulator (NHVR) for permitted use of the road network. Refer to

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www.nhvr.gov.au

- xi. All persons involved in the operation or use of the site have an obligation to take all reasonable and practical measures to prevent or minimise any biosecurity risk under the *Biosecurity Act 2014*.
- xii. The proposed development must be designed, constructed and operated in accordance with relevant Beef Cattle Feedlot Industry Guidelines and Codes of Practice.
- xiii. In completing an assessment of the proposed development, Council has relied on the information submitted in support of the development application as true and correct. Any change to the approved operations on the site may require a new or changed development approval. It is recommended to contact Council for advice in the event of any potential change in circumstances.

Individuals or Organisations to which the report applies:

Are there any individuals or organisations who stand to gain a benefit, or suffer a loss, (either directly or indirectly) depending on the outcome of consideration of this matter?

(Note: This is to assist Councillors in identifying if they have a Material Personal Interest or Conflict of Interest in the agenda item - i.e. whether they should participate in the discussion and decision making).

Council's decision regarding this matter is likely to affect;

David and Carmel McInnerney (applicant and landowner/s).

Acronyms:

Are there any industry abbreviations that will be used in the report?

Note: This is important as particular professions or industries often use shortened terminology where they refer to the matter on a regular basis. However, for individuals not within the profession or industry it can significantly impact the readability of the report if these aren't explained at the start of the report).

Acronym	Description
SCU	Standard Cattle Unit
MSES	Matters of State Environmental Significance

Context:

Why is the matter coming before Council?

This development application is subject to Impact assessment. A determination of an Impact assessable application sits outside the scope of Officer delegations and a decision about the application is required to be made by Council resolution.

Background:

Has anything already happened in relation to this matter?

(Succinct overview of the relevant facts, without interpretation)

Details of the development proposal and a planning assessment are provided in the Supporting Documents.

Legislation, Local Laws, State Policies & Other Regulatory Requirements:

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What does the legislation and other statutory instruments include about the matter under consideration? (Include an extract of the relevant section's wording of the legislation – please do not just quote the section number as that is of no assistance to Councillors)

The proposal constitutes a Material change of use as defined in the *Planning Act* 2016 (being the start of a new use on the premises) and requires a development permit to be issued by Council prior to the commencement of use.

Provisions of the Maranoa Planning Scheme 2017 make the required development application subject to Impact assessment. An Impact assessment is an assessment that must be carried out against the assessment benchmarks prescribed by the Planning Regulation 2017, in this case being:

- the Darling Downs Regional Plan;
- the State Planning Policy;
- the Maranoa Planning Scheme; and
- the Maranoa Regional Council LGIP.

An assessment of the application against these assessment benchmarks is attached in the Supporting Documents.

An Impact assessable application must also have regard to any other relevant matter, other than a person's personal circumstances, financial or otherwise, including any properly made submission about the application.

In accordance with Section 60 of the Planning Act 2016, after carrying its assessment Council must decide to:

- (a) approve all or part of the application; or
- (b) approve all or part of the application, but impose development conditions on the approval; or
- (c) refuse the application.

Council Policies or Asset Management Plans:

Does Council have a policy, plan or approach ordinarily followed for this type of decision? What are relevant sections of the policy or plan?

(Quote/insert the relevant section's wording / description within the report)

The *Maranoa Planning Scheme 2017* is applicable to the assessment of the application.

The relevant sections of the Maranoa Regional Planning Scheme 2017 include:

- Part 3 Strategic framework
- Part 5 Tables of assessment
- Part 6 Zones
 - o Part 6.2.1 Rural zone code
- Part 8 Overlays

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- o Part 8.2.1 Agricultural land overlay code
- Part 8.2.3 Biodiversity areas overlay code
- o Part 8.2.5 Flood hazard overlay code
- Part 8.2.6 Bushfire hazard overlay code
- Part 9 Development Codes
 - Part 9.3.5 Rural activities code

Input into the Report & Recommendation:

Have others' views or input been sourced in developing the report and recommendation to Council? (i.e. other than the report author?) What did each say? (Please include consultation with the funding body, any dates of critical importance or updates or approvals required)

- Lead Town Planner (internal)
- Manager, Planning and Building Development (internal)
- Rural Land Services & Funding Officer/Team Coordinator (internal)
- Environment, Health & Waste Officer (internal)
- Norton Rose Fulbright Australia (external)
- Erin Platz, Principal Biosecurity Officer, Animal Biosecurity and Welfare Biosecurity Queensland, Department of Agriculture and Fisheries (external)

Funding Bodies:

Is the project externally funded (or proposed to be)? If so, are there any implications in relation to the funding agreement or grant application. (Please do not just include names)

N/A – The project is a private development that will be funded by an external party.

This Financial Year's Budget:

Will the matter under consideration impact how much Council collects in income or how much it will spend? How much (\$)? Is this already included in the budget? (Include the account number and description).

If the matter under consideration has not been included in the budget, where can the funds be transferred from? (Include the account number and description) What will not be done as a result?

The costs of fulfilling any development approval obligations, financial or otherwise, remains the sole responsibility of the operators and landowner/s. There is potential for Council to incur costs only in the event that its decision regarding the application is appealed to the Court.

Future Years' Budgets:

Will there need to be a change in future years' budgets to cater for a change in income or increased expenditure as a result of Council's decision? How much (\$)? (e.g. estimate of additional maintenance or operating costs for a new or upgraded project)

As above.

Impact on Other Individuals or Interested Parties:

Is there anyone who is likely to be particularly interested in or impacted by the decision, or affected by the recommendation if adopted? What would be their key interests or concerns? (Interested Parties Analysis - IS9001:2015)

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- The landowners and applicants, David and Carmel McInnerney will be interested and impacted by Council's decision.
- The State Assessment and Referral Agency were a referral agency for this application and have provided Council with development conditions should Council resolve to approve the application.
- There were 1,542 submissions received about the application during the public notification, of which 20 submissions were properly made. It is expected these submitters will be interested in the decision made by Council.

Risks:

What could go wrong if Council makes a decision on this matter? (What is the likelihood of it happening and the consequence if it does) (List each identified risk in a table)

Risk	Description of likelihood & consequences
See below	

Potential risks associated with the proposal have been addressed in the development assessment. Other matters outside of this, which are not called up in the Planning Act 2016, cannot be considered in decision making.

As with any planning decision reached by Council, there is a risk that the applicant and submitters can appeal any aspect of the decision to the Planning and Environment Court (the Court).

Note: The likelihood of an appeal by any party is not a valid planning consideration and must not be used to inform Council's decision on any planning matter.

Advice to Council:

What do you think Council should do, based on your skills, qualifications and experience, your knowledge of this and related matters, and the facts contained in the report?

(A summary of what the employee thinks Council needs to hear, not what they think individual Councillors want to hear – i.e. employees must provide sound and impartial advice – the employee's professional opinion)

It is considered that on balance, the proposal presents no significant inconsistency with the applicable assessment benchmarks. Development conditions have been recommended to ensure compliance to the greatest extent possible. On this basis, Council should approve the application subject to the conditions detailed in the Officer's recommendation.

Recommendation:

What is the 'draft decision' based on the advice to Council?

Does the recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?

(Note: recommendations if adopted by Council become a legal decision of government and therefore must be clear and succinct about the action required by employees (unambiguous)).

Does this recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?

That Council endorse the Officer's recommendation and approve a Material Change of Use for an "Intensive Animal Industry" (3,200 Standard Cattle Units) and Environmentally Relevant Activity 2(1)b - Intensive Animal Feedlotting on land situated at 3154 Condamine Highway, Warkon QLD 4417, properly described as Lot

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22 on WV1136 and Lot 212 on SP267094 subject to reasonable, relevant and enforceable conditions.

This recommendation is consistent with existing Council policy.

Link to Corporate Plan:

Corporate Plan 2018-2023 Strategic Priority 4: Growing our region 4.8 Town planning

Supporting Documentation:

1 <u>↓</u>	Planning Assessment Report	D21/11685
2 <u>↓</u>	State Assesment and Referral Agency Response	D21/14355
3 <u>∏</u>	Applicant Planning Report	D21/11680
4 <u>∏</u>	Properly Made Submissions	D21/14381
5 <u>↓</u>	Response to Submissions	D20/97131

Report authorised by:

Manager - Planning & Building Development
Deputy Chief Executive Officer/Acting Director Infrastructure Services

Planning Assessment Report 2020/20025

Proposed land use

This application seeks approval for a Material Change of Use for an "Intensive Animal Industry" (3,200 Standard Cattle Units) and "Environmentally Relevant Activity" 2(1)b Intensive Animal Feedlotting on land situated at 3154 Condamine Highway, Warkon QLD 4417 properly described as Lot 22 on WV1136 and Lot 212 on SP267094.

Details of proposed development

The applicants, David and Carmel McInnerney, are applying to establish a cattle feedlot on their property "Combarngo". The proposed development will accommodate up to 3,200 standard cattle units (SCUs). The feedlot is intended to be used to finish (fatten) the landowner's cattle only. The feedlot is not intended to be used by other parties.

The proposed development will consist of 32 production pens, feed preparation and storage areas, manure stockpile and composting area, cattle facility (including induction and dispatch yards), sedimentation basin and effluent holding pond.

Key components of the development are described in further detail below.

Hours of operation and employees

The feedlot will be operated by the applicant with the assistance of four employees onsite (2 additional new jobs will be created as result of the development). Anticipated hours of operation are 6:00am to 6:00pm, seven days a week. This includes feed distribution, cattle handling, induction and dispatch, general maintenance procedures in and around the facility. During summer months, hours of operation will be 5:00am to 10:00pm.

Heavy vehicles will generally be limited to the hours of 6:00am to 6:00pm, however during the warmer months, times will vary as cattle will be transported either at night or early morning for welfare reasons.

Feedlot layout and pen design

The feedlot will be developed in stages as the demand requires. The first stage will consist of two rows of 16 pens, (1,600 SCUs) that are proposed to be constructed immediately if the application is to be approved by Council.

When fully constructed the feedlot will be configured of four rows of 16 pens (approximately 1,260m² in area), each with a stocking density of 15 m²/SCU, each pen accommodating 100SCUs. The sediment basin, effluent holding pond and manure stockpiling area will be constructed at full size as part of the first stage. The handling yards and associated infrastructure are already existing and will be used as part of the feedlot.

Refer to Figure 1 for feedlot concept plan.



Figure 1: Feedlot development concept plan

Source: Application materials

Cattle numbers and assumptions

The application material states the majority of cattle coming into the feedlot will be destined for the domestic market. Estimated cattle numbers in and out of the facility per year are based on the total capacity of 3,200 SCUs (includes entry and exit weight and holding period) shown in Figure 2 below.

Parameter		Proposed Feedlot
Maximum Capacity	SCU	3,200
	head	3,970
SCU Conversion		0.81
Mean Occupancy	%	80
Mean No. on Hand	head	3,176
Intake Weight	kg	320
Mean Daily Gain	kg/day	1.9
Days on Feed	days	70
Final Weight	kg	450
Gain per Head	kg	130
Cattle Produced On-site	head	600
Cattle In per Year	head	16,563
Mortality Rate	%	1.00
	head/year	166
Cattle Out per Year	head	16,397

Figure 2: Summary of cattle numbers In and Out of Feedlot

Source: Application materials

Haulage route and traffic generation:

Site access (shown in Figure 3) will be provided via a new access directly from Roma Condamine Road (a State controlled road).

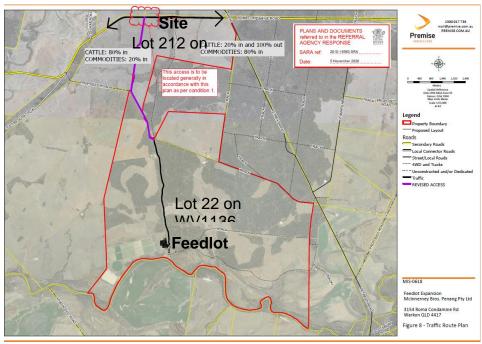


Figure 3: Traffic route plan

Source: Application materials

Both light and heavy vehicles will be involved in the operation of proposed development. All staff will live onsite, therefore resulting in insignificant change to light vehicle traffic on the Roma Condamine Road. Livestock will typically be transported in Road Train and B-Double vehicle combinations.

Estimated heavy traffic movements are shown in Figure 4 below (based on B-Double movements).

Table 7 - Estimated Traffic Movements

	Unit	1,600 SCU	3,200 SCU
Incoming Cattle			
Cattle per year ¹	head/yr	7,681	15,963
Typical truck type		B Do	uble
No. of head/truck	entry	9	6
No. of trucks	no/year	80	166
Outgoing Cattle			
Cattle out per year	head/yr	8,199	16,397
Typical truck type		B Do	uble
No. of Head/truck	exit	7	8
No. of trucks	no/year	105	210
Grain and Feedstuffs			
Feed imported ²	Tonnes/year	6,356	13,013
Truck Type		B Double	
No. of trucks incoming	no/year	147	311
Manure			
Manure sold off-site per year	t/year	0	0
No. of trucks outgoing	no/yr	0	0
Total - Incoming and Outgoing T	rucks		
Incoming Cattle and Commodities	no/year	271	565
	no/wk	5	11
Outgoing Cattle and Manure	no/year	105	210
	no/wk	2	4
TOTAL			
	no/year	376	775
	no/wk	7	15
	No/day	1	2

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

Figure 4: Traffic movements

¹This excludes the cattle produced on-site.

²This excludes feed grown on-site.

It is anticipated that traffic movements generated by the feedlot after Stage 1 will be 376 heavy vehicle movements per year, averaging to seven movements per week for the transportation of cattle. Once fully developed it is estimated that there will be 775 heavy vehicle movements per year, averaging to 15 movements per week. The application material states that as result of the development the increase of heavy vehicles movements on the Roma Condamine Road after completion of 3,200 SCU will be less than 3%.

Direction of traffic movements will vary depending on the source of cattle and commodities and market demands. The majority of incoming cattle (80%) will come from the west along Roma Condamine Road with some cattle being sourced from the east. All cattle leaving the feedlot are expected to travel east along Roma Condamine Road. The majority of the feed commodity (80%) will come from the east. Commodities from local sources may also come from the west.

Parking and internal roads

There is sufficient area onsite for parking areas for staff and visitors including adjacent to the existing dwellings. In addition, there are several areas adjacent to the feed mill and cattle handling facilities for staff to park. Truck parking areas will be located on the feed storage area and adjacent to the cattle handing facilities. If required, heavy vehicles can also park along the access road.

The internal access road and internal roads around the feedlot will be constructed of an all-weather gravel surface suitable to cater for the anticipated traffic volumes and wheel loadings.

Water supply

Water will be supplied from the Balonne River and Yuleba Creek for which the applicant has existing approved water allocations. Water is harvested from the river or creek into an existing ring tank (holding capacity of 1,450ML). A turkey's nest (holding capacity of 1.5ML) will be also be constructed to temporarily store water for the feedlot.

Drainage, waste management and utilisation:

Solid waste and effluent management areas will be constructed and managed in accordance with national cattle feedlot guidelines and codes of practice.

- The controlled drainage area excluding upslope 'clean water' with diversion banks or embankment formed from the pens themselves and all stormwater runoff is directed to the sedimentation basin and holding pond. The effluent is held in the holding pond until it can be irrigated onto crops.
- Manure and spilt feeds will be scraped and collected from within the feed pens and facilities and will be temporary stockpiled (manure, spoilt feed, animal carcass and holding tank sludge) pending application to land.

Characteristics of the site

The development site is zoned "Rural" in the *Maranoa Planning Scheme 2017 (MPS)*, and is located approximately 25.5km north east of township of Surat and 36km south west of the township of Yuleba. The current registered landowners are David and Carmel McInnerney. The premises is shown outlined in purple in Figure 5.

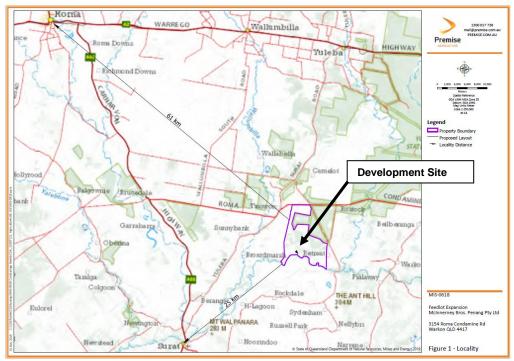


Figure 5: Site locality



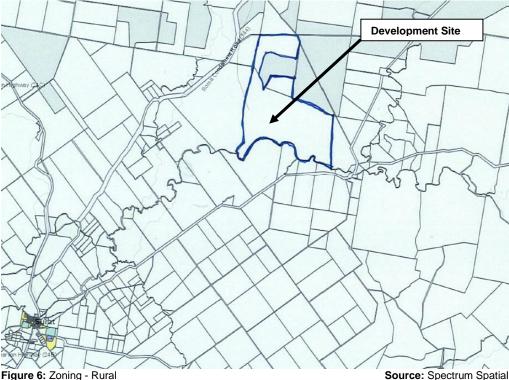


Figure 6: Zoning - Rural

The property consists of two large rural land parcels, described as Lot 22 on WV1136 and Lot 212 on SP267094. The land comprises a total area of 5,731.5 hectares. The site is occupied by dwellings, farm outbuildings/structures and water dams associated with agricultural activities carried out on the site. The land is currently used for grazing and irrigation.

Generally, land uses in the area are predominately agricultural activities, including stock grazing and cropping. However, the property located between the two lots (Lot 328 on FTY1860) is part of the Yuleba State Forest.

Aside from the existing residences on the subject property, the nearest sensitive receptors to the proposed feedlot are located 6.1 km east and 7.3 km north-west of the facility. The separation

distances achieved by the feedlot are significantly in excess of the minimum requirement of 895 metres according to the National Guidelines and taking into consideration the site characteristics including terrain, rainfall, vegetation, wind direction and receptor type. As a result, the feedlot is appropriately sited to mitigate the impacts on community amenity that arise from odour, dust, noise and other possible emissions.

Overlays

Biodiversity

The development site contains areas of the following Matters of State Environmental Significance (MSES) identified on the Queensland State Planning Policy (SPP) Interactive Mapping System.

- MSES Regulated vegetation (category B)
- MSES Regulated vegetation (category C)
- MSES Regulated vegetation (wetland)
- MSES Regulated vegetation (intersecting a watercourse)
- MSES High ecological significance wetlands

The proposed feedlot, excluding the cattle handling yards, will be located outside the identified vegetation areas. The existing cattle handling yards are currently located adjacent to MSES vegetation areas however there will be no change to this existing infrastructure as a result of the development. The application does not propose any clearing of regulated vegetation and therefore will not impact on MSES areas.

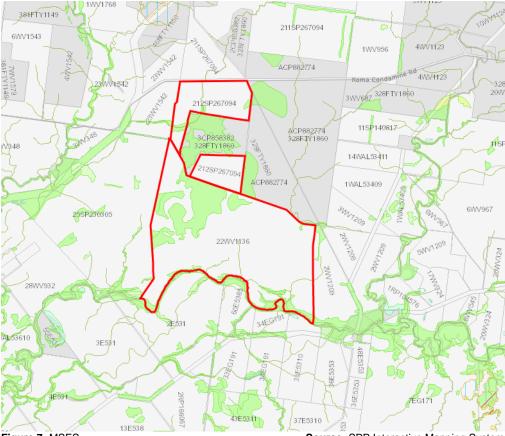


Figure 7: MSES Source: SPP Interactive Mapping System

Natural hazards

The development site is subject to bushfire and flood (Level 1 – Queensland Floodplain assessment overlay) hazards identified on the Queensland State Planning Policy Interactive Mapping System (SPP). The proposed feedlot will be located outside the bushfire and flood hazard areas.

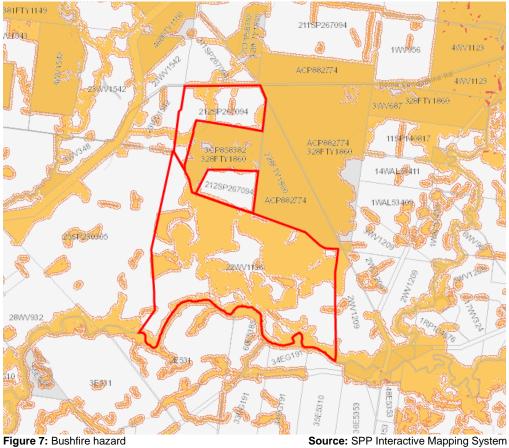


Figure 7: Bushfire hazard

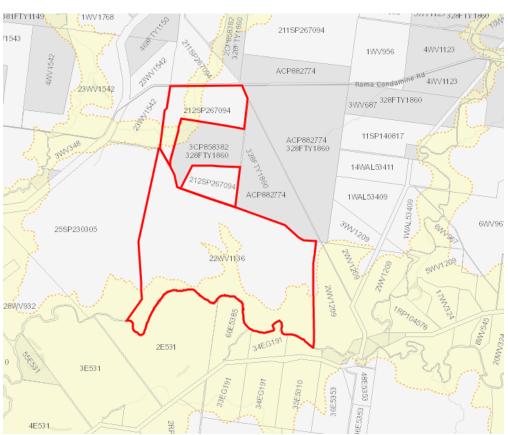


Figure 8: Flood hazard

Source: SPP Interactive Mapping System

Relevant environmentally authority

Under the *Environmental Protection Regulation 2019*, the application constitutes an 'Environmentally Relevant Activity' - ERA 2(1)b 'Intensive Animal Feedlotting'. The proposed thresholds constitute a "Concurrence ERA" under the *Planning Regulation 2017*, and therefore is to be considered in combination with this application.

Referrals

Under Schedule 10 of the *Planning Regulation 2017* the application was also referred to the state agencies via the State Assessment and Referral Agency (SARA) for the following triggers:

- Schedule 10, Part 9, Division 4, Subdivision 1, Table 4, Item 1 Material change of use of premises near a State transport corridor or that is a future State transport corridor
- Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 Aspect of Development Impacting of State infrastructure
- Schedule 10, Part 9, Division 4, Table 1, Item 1 Devolved Environmentally Relevant Activity

SARA have issued a concurrence agency referral response with conditions relating to access onto the Roma Condamine Road (State-controlled road). Refer to Attachment 2 – Concurrence Agency Response.

Public notification

Public notification about the application was carried out in accordance with Part 4 of the Development Assessment Rules and for a period of 15 business days between 6 October 2020 and 29 October 2020.

There were 1,542 submissions received about the application, of which 20 submissions were properly made. One of the properly made submissions included in excess of 9,000 supporting signatures. Consideration has been given to all matters raised in the submissions; however only the properly made submissions will have the right to appeal Council's decision in the Planning and Environment Court or join an appeal if filed by the applicant. Importantly, a lot of the matters that were raised in the submissions that were not properly made were also raised in those submissions that were properly made. Matters raised in submissions outside of what Council is required to consider by the *Planning Act 2016* did not form part of the Officer's assessment.

A summary of the issues raised about the proposal in the submissions and an assessment response is provided in Attachment 5.

Assessment

The proposal constitutes a *material change of use* as defined in the *Planning Act 2016* (being *the start of a new use of the premises*).

The proposed use is defined as "Intensive Animal Industry" in the Maranoa Planning Scheme 2017 (the Planning Scheme):

Intensive Animal Industry:

(a) means the use of premises for-

- (i) the intensive production of animals or animal products, in an enclosure, that requires food and water to be provided mechanically or by hand; or
- (ii) storing and packing feed and produce, if the use is ancillary to the use in subparagraph (i); but
- (b) does not include the cultivation of aquatic animals.

Examples of intensive animal industry— feedlot, piggery, poultry and egg production Pursuant to Section 45 of the *Planning Act 2016*, an Impact Assessable application is an assessment that:

- (a) must be carried out
 - i. against the assessment benchmarks in a categorising instrument for the development; and
 - ii. having regard to any matters prescribed by regulation for this subparagraph; and
- (b) may be carried out against, or having regard to, any other relevant matter, other than a than a person's personal circumstances, financial or otherwise.

The Assessment Benchmarks applicable to the development assessment are:

- the Regional Plan (Darling Downs Regional Plan);
- the State Planning Policy; and
- the Maranoa Planning Scheme 2017.

After completing an assessment of the proposal against the Assessment Benchmarks, Council must make a decision about whether to approve or refuse this development application in accordance with Section 60 of the *Planning Act 2016*.

Assessment Benchmarks

The Darling Downs Regional Plan

The *Darling Downs Regional Plan* was adopted in October 2013 and covers the local government areas of Balonne, Goondiwindi, Maranoa, Southern Downs, Toowoomba and Western Downs.

The intent of the Darling Downs Regional Plan is to provide direction to resolve competing State interests relating to the agricultural and resources sectors, and to enable the potential growth of the region's towns. It seeks to maximise opportunities for co-existence of resources and agricultural land uses.

The proposed development maintains the intent of the Darling Downs Regional Plan because it will promote agricultural activities without compromising resources activities. The premises is not located within the Priority Agricultural Area identified in the Darling Downs Regional Plan Map.

The State Planning Policy

Council is required to consider the State Planning Policy to the extent that the applicable sections have not been appropriately integrated in the Maranoa Planning Scheme. As the Maranoa Planning Scheme appropriately integrates all relevant aspects of the State Planning Policy a separate assessment of the application against this document is not required.

The Maranoa Planning Scheme 2017

The relevant sections of the Maranoa Regional Planning Scheme 2017 are;

- Part 3 Strategic framework
- Part 4 Local Government Infrastructure Plan
- Part 5 Tables of assessment
- Part 6 Zones
 - o Part 6.2.1 Rural zone code
- Part 8 Overlays
 - o Part 8.2.1 Agricultural land overlay code
 - o Part 8.2.3 Biodiversity areas overlay code
 - Part 8.2.5 Flood hazard overlay code
 - Part 8.2.6 Bushfire hazard overlay code
 - o Part 8.2.7 Infrastructure overlay code
- Part 9 Development Codes
 - Part 9.3.5 Rural activities code

Part 3 - Strategic framework

The Strategic framework sets the policy direction for the Planning Scheme and forms the basis for ensuring appropriate development occurs within the planning scheme area for the life of the planning scheme.

The Strategic framework is structured in the following way;

The Maranoa region including:

- (i) the region and the Darling Downs Regional Plan;
- (ii) the region and the Maranoa Community Plan 2020

The themes and key policies:

- (i) livable communities and housing;
- (ii) economic growth;
- (iii) environment and heritage;
- (iv) hazards and safety; and
- (v) infrastructure.

An assessment of the proposed development against the applicable key aspects of the Darling Downs Regional Plan, Maranoa Community Plan and Strategic framework of the Maranoa Planning Scheme is provided in the table below.

Policy Direction	Response
Darling Downs Regional Plan	The <i>Darling Downs Regional Plan</i> was adopted in October 2013 and covers the local government areas of Balonne, Goondiwindi, Maranoa, Southern Downs, Toowoomba and

Attachment 1 Flamming Assessment			
	Western Downs.		
	The intent of the <i>Darling Downs Regional Plan</i> is to provide direction to resolve competing State interests relating to the agricultural and resources sectors, and to enable the growth potential of the region's towns. It seeks to maximise opportunities for co-existence of resources and agricultural land uses.		
	The proposed development maintains the intent of the <i>Darling Downs Regional Plan</i> because it will promote agricultural activities without compromising the productive use of key mining resources.		
Maranoa Community Plan 2020	The proposed development supports the principles of the Maranoa Community Plan 2020 because:		
	 it is conveniently located and highly accessible by major transport networks; and 		
	 potential impacts can be mitigated through operational practices and development conditions. 		
	The proposed development is consistent with the applicable themes and key policies of the Strategic framework because:		
	 The development for intensive animal industry, offers value adding and opportunity for diversification on the subject premises. Additionally, it presents potential to generate a need for other materials and services in the region; 		
	 The proposed feedlot has been sited, designed and will be managed to ensure the surrounding natural environment and associated biodiversity is protected. The proposed development does not propose any clearing of vegetation; 		
	 It is easily accessible and utilises existing resources and infrastructure; 		
	 The feedlot has been adequately separated from urban areas to ensure further urban expansion is not limited or land use conflicts are created; 		
	It is located outside of natural hazard areas including flood and bushfire hazard areas; and		
	The feedlot has been located in accordance with the National Guidelines (Beef Cattle Feedlots in Australia) to protect the amenity of nearby sensitive receptors.		

Part 4 - Local Government Infrastructure Plan

The Maranoa Regional Council Local Government Infrastructure Plan (LGIP) was adopted by Council in 2018. The purpose of the LGIP is to:

(a) integrate infrastructure planning with the land use planning identified in the planning scheme;

- (b) provide transparency regarding a local government's intentions for the provision of trunk infrastructure:
- (c) enable a local government to estimate the cost of infrastructure provision to assist its long term financial planning;
- (d) ensure that trunk infrastructure is planned and provided in an efficient and orderly manner; and
- (e) provide a basis for the imposition of conditions about infrastructure on development approvals.

The proposed development is not located within Council's Priority Infrastructure Area nor is it serviced by Council's trunk infrastructure networks or networks identified for upgrade.

Part 5 - Tables of assessment

The Tables of Assessment identify the category of development, the category of assessment and the assessment benchmarks for assessable development in the planning scheme area. The Tables of Assessment identify the level of assessment for the proposed use in the proposed location as "Impact Assessment."

Part 6 - Zones

Zones organise the planning scheme area in a way that facilitates the location of preferred or acceptable land uses. The premises is located in the Rural Zone.

Part 6.2.1 - Rural zone code

The purpose of the Rural zone is to:

- (a) provide for a wide range of rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping, extractive industry, special industry (explosives manufacturing and storage) and other primary production activities on large lots without affecting urban areas;
- (b) provide opportunities for non-rural uses that are compatible with agriculture, the energy sector, the environment, and the landscape character of the rural area where they do not compromise the long-term use of the land for rural purposes;
- (c) protect or manage significant natural features, resources, cropping land, and processes, including the capacity for primary production;
- (d) ensure primary production is maintained by protecting the productive capacity of all rural land. This includes protecting rural land from alienation and fragmentation that may lead to loss in productivity.
- (e) ensure that development in the zone protects and enhances transport infrastructure; and,
- (f) ensure that development maintains the integrity and water quality of the Murray-Darling Basin Catchment.

The overall outcomes sought for the Rural zone code are as follows:

- areas for use for primary production are conserved and are not fragmented;
- the establishment of a wide range of rural pursuits is facilitated, including cropping, intensive horticulture, intensive animal industries, animal husbandry and animal keeping and other compatible primary production uses, ensuring that land use and amenity impacts are minimised at sensitive receptors;
- development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and transport use;
- development is reflective of and responsive to the environmental constraints of the land;

- development embraces sustainable land management practices and contributes to the amenity and landscape of the area;
- residential and other development is appropriate only where directly associated with the rural nature of the zone:
- the establishment of outdoor recreation and small-scale tourism facilities in suitable locations is facilitated only where they do not compromise the use of the land for rural activities;
- the establishment of outdoor recreation and small-scale tourism facilities in suitable locations is facilitated in a manner that minimises land use conflicts;
- natural features such as creeks, gullies, waterways, wetlands and bushland are retained, managed, enhanced and separated from adjacent development where possible;
- there is no net loss or degradation of natural wetlands for the life of the planning scheme;
- adverse impacts of land use both on-site and from adjoining areas are addressed and any unavoidable impacts are minimised through location, design, operation and management;
- visual impacts of clearing, building design and construction, materials, access ways and other aspects of development and land use are consistent with the zone purpose;
- the viability of both existing and future rural uses and activities are protected from the intrusion of incompatible uses and development impacts on cropping land are managed to preserve the productive capacity of the land for future generations;
- land which is susceptible to flooding or drainage problems, including difficulties associated with high ground water tables is protected from urban or inappropriate uses;
- rural land use is reflective of the surrounding character of the area;
- low-impact activities such as small-scale eco-tourism, outdoor recreation, and service industry are encouraged within the zone where they do not compromise the long-term use of the land for agricultural purposes; and,
- development such as non-resident workforce accommodation to service the energy sector is catered for only on a short term basis for periods not exceeding two years.

The proposed development complies with the Purpose and Overall Outcomes of the Rural Zone because;

- The subject premises is located in a rural area where intensive agricultural uses are supported by the Planning Scheme;
- The proposed feedlot has been located to minimise the potential fragmentation of agricultural land. The proposed feedlot complements the use of agricultural land and uses onsite;
- The feedlot has been located well in excess of the minimum separation distance nominated in the National Guidelines - Beef Cattle Feedlots in Australia, and the natural topography, existing vegetation and broad scale grazing increase the effect of this separation buffer, ensuring the amenity of potentially incompatible land uses and sensitive receptors will be maintained;
- The premises is adequately separated from urban areas to ensure further urban expansion is not limited or land use conflicts are created:
- The proposed feedlot has been sited, designed, and will be managed to ensure the surrounding natural environment and associated biodiversity is protected. The proposed development does not propose any clearing of vegetation;
- The proposed feedlot will be located outside of natural hazard areas including flood and bushfire hazard areas: and

• The proposed development embraces sustainable land management practices by using liquid and solid waste onsite for cropping as a natural fertilizer.

Assessment against the design criteria of the Rural Zone code is provided in the table below.

THE RURAL ZONE CODE				
for all the Rural zone:				
Performance outcomes	Response			
PLANNING				
Use, density and built form Agricultural land classification – in addition, refer to the Agricultural land overlay code where mapped in the SPP mapping as Class A or Class B Agricultural land.				
PO 1 Scale Non-rural activities are at a scale which protects the amenity of the area.	The proposed development for a cattle feedlot is a rural activity. The development footprint is relatively small scale being only 2.5ha which represents an area less than 1% of the overall site area.			
PO 2 Location Non-rural activities must be located where there is convenient access unless the development is for an Extractive Industry (whose location is dependent on the resource) in which case appropriate access will be developed.	The proposed development for a cattle feedlot is a rural activity and is located with convenient access directly onto the Roma Condamine Road (State-controlled road).			
Uses other than Rural activities or Dwelling house are located so as: (a) not to prejudice the consolidation of like non-rural uses in other more appropriate areas; (b) to be co-located with other non-rural uses wherever possible; (c) to be located on the major road network rather than local roads. Note: non-rural uses are any uses that are not associated with Rural activities or a Dwelling house.				
PO 3 Density and site coverage. The density of <i>Accommodation activities</i> does not impact adversely on the rural amenity or rural activities of the zone.	N/A – The application does not involve accommodation activities.			
PO 4 Setbacks Building setbacks: (a) assist in enhancing the character and amenity of the area; (b) are appropriate to the scale of the development; (c) are sufficient to minimise loss of privacy, overshadowing and overlooking of adjoining premises; and (d) provide adequate separation and buffering between residential and non-residential premises.	Associated building/structures with the proposed feedlot are appropriately setback from property boundaries, are in character with the rural area and are of appropriate scale for the development.			

PO 5 Separation

Rural activities are sufficiently separated from any existing or planned residential or rural residential area or other sensitive land use to avoid any adverse impacts with regard to noise, dust, odour, visual impact, traffic generation, lighting, radiation or other emissions or contaminants.

Note: Sensitive land uses are defined in the State Planning Policy.

The premises is located in a rural area and is located approx. 25.5km from the nearest township.

	r lanning Assessment N
PO 6 Outbuildings Rural amenity is to be maintained.	Associated building/structures with the proposed feedlot are what would be expected in the Rural zone for rural uses.
PO 7 Important agricultural areas Important agricultural areas are optimised for the promotion and enabling of increased agricultural production.	N/A - The premises is not mapped as Important agricultural areas on the SPP interactive mapping.
PO 8 ALC Class A and Class B agricultural land Avoid locating non-agricultural development on or adjacent to ALC Class A or Class B land.	Areas of the premises are mapped as ALC Class A and Class B agricultural land on the SPP mapping system. The proposed feedlot has been sited to avoid Class A and B land. The proposed development complements existing agricultural activities on the premises and will not risk the ongoing viability of agricultural productivity onsite.
PO 9 Sensitive land Rural land uses are "protected from encroaching incompatible land uses".	N/A – The proposed development is not a Sensitive land use.
Amenity	
Advertising signs - refer to the Operational	
Heritage places – in addition, refer to the Heritage mapped in the SPP Cultural heritage repolicy	ritage overlay code mapping or listed in the Heritage and character
PO 10 Cultural heritage The physical integrity and significance of cultural heritage discovered during development is retained.	The site is not identified on SPP mapping as containing cultural heritage; and
Note: Cultural heritage refers to indigenous and non-indigenous cultural heritage.	Should the application be approved by Council, conditions of the development approval will require that the operator implement reasonable measures to ensure the Cultural Heritage Duty of Care Guidelines are met.
Avoiding nuisance	
PO 11 Operating Hours Uses are operated in a manner that ensures that local amenity is protected.	Anticipated hours of operation are 6:00am to 6:00pm, seven days a week. This includes feed distribution, cattle handling, induction and dispatch, general maintenance procedures in and around the facility. During warmer months, hours of operation will be 5:00am to 10:00 pm.
	Heavy vehicles will generally be limited to the hours of 6:00am to 6:00pm, however during the warmer months times will vary as cattle will be transported either at night or early morning for welfare reasons.
	The feedlot is appropriately located to ensure that the local amenity is protected.
PO 12 Noise emissions Noise emissions from premises do not cause nuisance to adjoining properties or sensitive land uses.	The subject site is in a remote location. There are substantial separation distances between the proposed feedlot and sensitive land uses on adjoining properties (the nearest sensitive

land use is identified by the applicant as being approximately 6km away and there is physical separation of the proposed use from the proximate sensitive land uses provided by the natural topography, existing vegetation and broad scale grazing and cropping land. It is therefore not considered that the proposed development will produce noise emissions that will cause environmental harm or nuisance to the adjoining properties or sensitive land uses.

If approved, operations of the development will be required to comply with conditions of the development approval and the Environmental Authority for the use.

PO 13 Lighting

Lighting is designed in a manner to ensure ongoing amenity and safety in the activity area, whilst ensuring surrounding areas are protected from undue glare or lighting overspill.

Any lighting is unlikely to be visible to from the property boundary. Nevertheless, if the application be approved by Council, conditions of development approval will require that any lighting from the site does not exceed 8.0 lux at 1.5 metres from beyond the site boundary.

PO 14 Refuse storage

Refuse storage areas are screened from the road and adjoining uses.

General waste will be appropriately stored and disposed of. Given the size of the property the feedlot will not be visible from the road (Roma Condamine Road).

ENGINEERING

Earthworks – refer to the Excavation or filling code

Infrastructure - refer to the Operational works infrastructure code

Erosion control

PO 15 Construction activities

Both erosion control and silt collection measures are undertaken to ensure the protection of environmental values during construction.

Any construction activities will ensure both erosion control and silt collection measures are implemented to ensure the protection of environmental values.

Should the application be approved by Council, conditions of the development approval will require erosion control and silt collection measures be undertaken in accordance with the Capricorn Municipal Development Guidelines D7 'Erosion Control and Stormwater Management'.

Provision of services

PO 16 Electricity supply

Premises are provided with an adequate supply of electricity for the activity.

The subject site has access to reticulated electricity supply. No additional supply is required for the proposed development.

PO 17 Water supply

To ensure the provision of a potable and firefighting water supply:

- (a) premises are provided with a supply and volume of water adequate for the activity; and
- (b) access is maintained to the supply for fire-fighting purposes; and
- (c) access to reticulated water infrastructure is to be maintained for maintenance and replacement purposes.

Water will be supplied from the Balonne River and Yuleba Creek which the applicant has existing approved water allocations. Water is harvested from the river or creek into an existing ring tank (holding capacity of 1,450ML). A turkey's nest (holding capacity of 1.5ML) will also be constructed to temporarily store water for the feedlot.

The application does not propose to draw additional water, it is merely an alternative use of an existing water allocation which is of adequate capacity for both the existing activities and the proposed feedlot.

Should the application be approved by Council, conditions of the development approval will require on-site water supply with sufficient capacity to meet all operational needs including fire-fighting purposes.

PO 18 Effluent disposal

To ensure that public health and environmental values are preserved:

- (a) all premises provide for the effective treatment and disposal of effluent and other waste water; and
- (b) access to reticulated infrastructure is to be maintained for maintenance and replacement purposes.

Effluent management areas will be constructed in accordance with relevant national cattle feedlot guidelines. Solid waste will be temporary stockpiled in a compost area (manure, spoilt feed, animal carcass and

property.

Stormwater and drainage

PO 19 Stormwater and inter-allotment drainage

Stormwater is collected and discharged so as to:

- (a) protect the stability of buildings and the use of adjacent land;
- (b) prevent water-logging of nearby land; and,
- (c) protect and maintain environmental values.

Contaminated stormwater runoff from within the feedlot and the manure/carcass stockpile areas will be directed to the sediment basin and held in a holding pond prior to being irrigated onto crops.

holding tank sludge) prior to utilisation on the

Roads and Rail

Infrastructure - refer to the Infrastructure overlay code

for development in the proximity of, or potentially affecting State infrastructure.

PO 20 Protection of State controlled roads

Development adjacent to State controlled roads is located to ensure safe and efficient use of the highway, and maintain and enhance the integrity of the highway as a link between centres.

The development adjoins and gains direct access to the Roma Condamine Road (State-controlled road) and therefore the application was referred to the Department of Transport and Main Roads via the State Assessment and Referral Agency (SARA) who have imposed conditions relating to the construction of a new access off the Roma Condamine Road.

PO 21 Roads

An all-weather road is provided between the premises and the existing road network.

The development will gain access to the Roma Condamine Road via a new property access

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Attachment 1	Planning Assessment R
	designed and constructed in accordance with the Department of Transport and Main Roads requirements.
Access, parking and manoeuvring	
PO 22 Vehicle access Vehicle access is provided to a standard appropriate for the activity and the zone.	The internal access road and internal roads around the feedlot will be constructed of an all-weather gravel surface suitable to cater for the anticipated traffic volumes and wheel loadings.
PO 23 Parking and manoeuvring Vehicle parking and service vehicle provision is adequate for the activity, and ensures both safety and functionality for motorists and pedestrians.	There is sufficient area onsite for parking areas for staff and visitors including adjacent to the existing dwellings. In addition there are several areas adjacent to the feed mill and cattle handling facilities for staff to park. Truck parking areas will be located on the feed storage area and adjacent to the cattle handing facilities. If required, heavy vehicles can also park along the access road.
ENVIRONMENTAL	
Biodiversity – in addition, refer to the Biodive where mapped in the SPP mapping as MSES.	ersity areas overlay code
PO 24 Air emissions	✓
Air emissions including odour from premises do not cause environmental harm or nuisance to adjoining properties or sensitive land uses.	The subject site is in a remote location. There are substantial separation distances between the proposed feedlot and sensitive land uses on adjoining properties (the nearest sensitive land use is identified by the applicant as being approximately 6km away and there is physical separation of the proposed use from the proximate sensitive land uses provided by the natural topography, existing vegetation and broad scale grazing and cropping land. It is therefore not considered that the proposed development will produce noise emissions that will cause environmental harm or nuisance to the adjoining properties or sensitive land uses. Air emissions will be controlled by removal of spoilt feed, cleaning and regular maintenance of pens, the sedimentation basin, holding pond, solid storage areas, manure spreading and irrigation areas. If approved, operations of the development will
	If approved, operations of the development will be required to comply with conditions of the development approval and the Environmental Authority for the use.
PO 25 Energy use Non-renewable energy use is minimised through efficient design and the adoption of alternative energy sources.	N/A – The proposed development does not require additional power and therefore no opportunities to integrate alternative renewable energy sources.

PO 26 Vegetation retention

Development retains vegetation not mapped as MSES where it is:

- adjacent to water courses and protecting water quality (riparian);
- protecting an identified habitat; or
- minimising soil erosion.

The proposed feedlot excluding the cattle handling yards will be located outside the of vegetated areas. The existing cattle handling yards are currently located adjacent to the areas of vegetation. The application does not propose any change or clearing of vegetation therefore there will be no impact on the existing MSES areas.

PO 27 Pests

Development avoids the introduction of nonnative pest species (plant or animal), that pose a risk to ecological integrity. Should the application be approved by Council, conditions of development approval will require a Biosecurity Plan to be prepared and implemented in accordance with the *Biosecurity Act 2014* which will need to take into account the approved operations on the site and addressing the risk of spread of Priority Pest Plants detailed in Council's Pest Management Plan.

PO 28 Watercourse buffers

Development ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.

The proposed feedlot is located approximately 400 metres from the Balonne River which is the nearest watercourse adjacent to the southern boundary of Lot 22. The area between the feedlot and river provides a significant vegetated buffer. Additionally, erosion and sediment control measures will be implemented as part of the development to prevent any potential adverse impacts to watercourses.

The existing cattle handling facilities on the site will support the feedlot operation and are located approximately 150m to the nearest watercourse, however there will be no physical change or change to the use of this infrastructure.

PO 29 Watercourse integrity

Bank stability, channel integrity and in-stream habitat is protected from degradation and maintained or improved at a standard commensurate with pre-development environmental conditions.

Development ensures that the natural surface water and groundwater hydrologic regimes of watercourses and associated buffers are maintained to the greatest extent possible. The proposed feedlot is located approximately 400 metres from the Balonne River which is the nearest watercourse adjacent to the southern boundary of Lot 22. As result of the development there will be no interference or modification to the watercourse.

PO 30 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 industrial use; and

The proposed development will be sited and designed with controlled drainage areas to ensure all runoff will be captured to avoid contamination. Stormwater runoff and effluent produced, will be utilised onsite.

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(e) minimises nuisance or harm to adjoining land owners.	
PO 31 Sloping land Development is undertaken to ensure: (a) vulnerability to landslip erosion and land degradation is minimised; and (b) that the safety of persons and property is not compromised.	The development site is flat to gently sloping.

SAFETY AND RESILIENCE TO HAZARDS

Airport environs - refer to the Airport and aviation facilities overlay code

where areas are mapped in the SPP mapping as within an area of interest of an airport.

Bushfire - refer to the Bushfire hazard areas overlay code

where mapped in the SPP mapping as medium bushfire hazard or above.

Flooding - refer to the Flood hazard overlay code

where areas are mapped as within a defined flood area.

ACCOMMODATION ACTIVITIES - additional requirements

Note: Accommodation activities (Dual occupancy, Dwelling house, Dwelling unit, Home based business, Non-resident workforce accommodation, Rural worker's accommodation, Short-term accommodation, Tourist park) are code assessable, accepted development subject to requirements or accepted development in the Rural Zone.

For Home-based business - see also the Home-based business code.

For Accommodation activities - see also the Accommodation activities code.

BUSINESS ACTIVITIES - additional requirements

Note: Business activities (Garden centre, Showroom, Veterinary services) are either code assessable, accepted development subject to requirements or accepted development in the Rural Zone.

PO 32 Business activities (rural) - density, site coverage and location

Development must be located where there is convenient access, and where there is sufficient area for the activity.

PO 33 Business activities (rural) - amenity

Adequate separation of *Business activities* and *Accommodation activities* is achieved.

PO 34 Business activities (rural) - landscaping

Landscaping is designed and established in a manner which achieves high quality frontage and contributes positively to the rural character. **N/A** – The proposed development is not for "Business activities'.

CENTRE ACTIVITIES - additional requirements

Note: all centre activities are impact assessable in the Rural Zone.

COMMUNITY ACTIVITIES - additional requirements

(Community use)

Note: Community activities are either code assessable accepted development subject to requirements in the Rural Zone.

PO 35 Community use (rural) – landscaping

Landscaping is provided on-site to:

- (a) contribute to a pleasant and functional built form; and
- (b) contribute to the visual qualities of the locality.

N/A – The proposed development is not for a community use.

ENTERTAINMENT ACTIVITIES - additional requirements

Note: Entertainment activities (*Tourist attraction*) is code assessable in the Rural Zone.

INDUSTRY ACTIVITIES- additional requirements

Note: Industry activities are either code assessable or impact assessable in the Rural zone.

Extractive resources - refer to the Extractive resources overlay code

Where the resource area is mapped in the SPP mapping as a Key resource area.

For Extractive industry - see also the Extractive industry code.

RECREATION ACTIVITIES - additional requirements

Note: Rural activities (*Environment facility, Park*) are code assessable or accepted development in the Rural Zone.

RURAL ACTIVITIES - additional requirements

Note: Rural activities (*Animal husbandry, Animal keeping, Cropping, Intensive Horticulture, Permanent plantation, Roadside stall, Rural industry, Wholesale nursery, Winery*) are either code assessable, accepted development subject to requirements or accepted development in the Rural Zone.

For Rural activities - see also the Rural activities use code.

OTHER ACTIVITIES - additional requirements

Note: Other activities (*Air services, Landing, Major electricity infrastructure, Roads, Telecommunications Facility, Utility installation, Windfarm*) are either code assessable, accepted development subject to requirements or accepted development in the Rural zone.

Air services - refer to the Airport environs overlay code

Where the resource area is mapped in the SPP mapping as a Key resource area.

where the resource area is mapped in the SFF mapping as a key resource area.	
PO 36 Telecommunications facility - location Telecommunications facilities must be located where there is convenient access.	N/A – The proposed development is not for a telecommunication facility.
PO 37 Telecommunications facility - visual impact Telecommunication facilities are visually integrated with the landscape or townscape so as to not be visually dominant or unduly visually obtrusive.	
PO 38 Utility installation Utility installations are positioned unobtrusively, and do not have undue adverse impact on their surrounds.	N/A – The proposed development is not for a utility installation.

Part 8.2.1 - Agricultural Land overlay code

The purpose of the Agricultural land overlay code is to ensure that agricultural land is protected from development that leads to its alienation, fragmentation or diminished productivity.

The purpose of the code will be achieved through the following overall outcome:-

- that the ongoing productive use of Agricultural Land Classification (ALC) Class A and Class B land for agricultural purposes is maintained and protected by ensuring that:-
 - ALC Class A and Class B land is only used for appropriate rural and complementary uses;
 - conflict between farming activities and sensitive land uses is avoided;
 - further fragmentation of ALC Class A and Class B land as a result of reconfiguring a lot is avoided; and
 - development avoids adverse impacts on ALC Class A and Class B land from land degradation and stormwater run-off.

The proposed development complies with the Purpose and Overall Outcomes of the Agricultural Land Overlay Code because;

 Areas of the premises are mapped as ALC Class A and Class B agricultural land on the SPP mapping. The proposed feedlot has been sited to avoid Class A and B land. The proposed development complements existing agricultural activities on the premises and will not risk the ongoing viability of agricultural productivity onsite.

Assessment against the design criteria of the Agricultural Land Overlay Code is provided in the table below.

THE AGRICULTURAL LAND OVERLAY COD	
for agricultural land classification Class A ar	nd Class B land identified in the SPP
agricultural land mapping	
Performance outcomes	Response
PLANNING	
Use and density	
PO 1 Use	✓
Development on ALC Class A and Class B land is limited to:- (a) rural uses that make use of and rely upon the quality of the agricultural land resource; (b) complementary uses that are essential to on-site farming practice.	Areas of the premises are mapped as ALC Class A and Class B agricultural land on the SPP mapping. The proposed feedlot has been sited to avoid Class A and B land. The proposed development complements existing agricultural activities on the premises.
PO 2 Separation – residential uses	N/A - The proposed development is not for
Development for residential activities and other sensitive land uses does not adversely impact on the ongoing operational efficiency and productive agricultural use of ALC Class A and Class B land. Note: Sensitive land uses are defined in the State Planning Policy.	residential uses.
PO 3 Fragmentation - subdivision Reconfiguring a lot involving ALC Class A and Class B land does not result in lot sizes or lot configurations that lead to:- (a) fragmentation of rural land and loss of land for viable rural production; (b) proposed lots intended for general residential or rural residential use; (c) loss of flexibility in the way landholdings are used for agricultural production.	N/A - The proposed development is not for a reconfiguration of a lot.
realignment The boundaries of existing lots containing ALC Class A and Class B land are not rearranged, unless it can be demonstrated that a rearrangement of lot boundaries would: (a) aggregate ALC Class A and Class B land resources and maximise the utility of the land for agricultural purposes; (b) provide for better land management; and (c) not give rise to, or worsen, land use conflicts between agricultural and	N/A – The proposed development is not for a boundary realignment.

residential land uses.	
ENGINEERING	
Stormwater and Drainage	
PO5 Stormwater and Drainage Development for non-agricultural purposes is located, designed and constructed to minimise the impact of sediment and stormwater run-off on ALC Class A and Class B land.	The proposed development is for agricultural purposes. Stormwater and drainage will be designed, constructed and managed in accordance with relevant national cattle feedlot guidelines to ensure no impact of sediment and stormwater
	run-off on Class A and B land.

Part 8.2.3 Biodiversity areas overlay code

The purpose of the Biodiversity areas overlay code is to ensure that:-

- areas of environmental significance are protected;
- ecological connectivity is maintained or improved, habitat extent is maintained or enhanced and degraded areas are rehabilitated;
- wetlands and watercourses are protected, maintained, rehabilitated and enhanced.

The purpose of the code will be achieved through the following overall outcomes:-

- development conserves and enhances the Maranoa region's biodiversity values and associated ecosystems;
- development protects and establishes appropriate buffers to native vegetation and significant fauna habitat;
- development protects known populations and the supporting habitat of:-
 - (a) endangered, vulnerable and near threatened flora and fauna species, as listed in the (State) Nature Conservation Act 1992, Nature Conservation (Wildlife) Regulation 2006:
 - (b) threatened species and ecological communities as listed in the (Commonwealth) Environment Protection and Biodiversity Conservation Act 1999;
- development protects environmental values and achieves the prescribed water quality objectives for waterways and wetlands in accordance with the Environmental Protection Policy (Water) 2009;
- development protects and enhances ecological values and processes within watercourses and wetlands; and
- development provides effective buffering and maintains the physical extent of watercourses and wetlands.

The proposed development complies with the Purpose and Overall Outcomes of the Biodiversity Area Overlay Code because;

 The proposed feedlot, excluding the cattle handling yards, will be located outside of mapped regulated vegetated areas. The existing cattle handling yards are currently located adjacent to MSES vegetation however the application does not propose any change to this infrastructure nor any clearing that would impact on MSES areas. Areas of environmental significance and ecological connectivity will therefore be protected and maintained;

- The existing watercourse (Balonne River) located on the southern boundary of Lot 22 will not be impacted; and
- The proposed development will be sited and designed with controlled drainage areas to ensure all runoff will be captured to avoid contamination. Stormwater runoff and effluent produced, will be utilised onsite.

Assessment against the design criteria of the Biodiversity Areas Overlay Code is provided in the table below.

table below.	
THE BIODIVERSITY AREAS OVERLAY COD	
for areas identified in the SPP Biodiversity n	
Performance outcomes	Response
ENVIRONMENTAL	
PO 1 Biodiversity	✓
 (a) Development is located in areas that avoid significant adverse impacts on matters of State environmental significance; (b) facilitates the protection and enhancement of matters of State environmental significance; and, (c) preserves or enhances ecological connectivity. 	The proposed feedlot, excluding the cattle handling yards, will be located outside of mapped regulated vegetated areas. The existing cattle handling yards are currently located adjacent to MSES vegetation areas, however the application does not propose any change to this infrastructure nor clearing vegetation and therefore there will be no impact on existing MSES areas.
PO 2 Protected environment	✓
Development retains environments and vegetation described as matters of State environmental significance (MSES), protected under the following legislation: • Nature Conservation Act 1992 • Fisheries Act 1994 • Environmental Protection Act 1994 • Vegetation Management Act 1999 • Environmental Offsets Act 2014.	The proposed feedlot, excluding the cattle handling yards, will be located outside of mapped regulated vegetated areas. The existing cattle handling yards are currently located adjacent to MSES vegetation areas, however the application does not propose any change to this infrastructure nor clearing vegetation and therefore there will be no impact on existing MSES areas.
Watercourses and wetlands	
PO3 Wetland buffers An adequate buffer to wetlands is provided and maintained to assist in the maintenance of water quality, existing hydrological characteristics, habitat and visual amenity values.	N/A - The premises does not contain wetlands.
PO4 Watercourses	✓
Development:- (a) retains, enhances and maintains the environmental values and functioning of watercourses; (b) provides and maintains adequate vegetated buffers and setbacks to watercourses;	The proposed feedlot is located approximately 400 metres from the Balonne River which is the nearest watercourse adjacent to the southern boundary of Lot 22, therefore providing a significant buffer and not impacting on the physical characteristics of the watercourse.
(c) maintains and restores connectivity between aquatic habitats and access for fish along watercourses/waterways and into key habitats.	The existing cattle handling yards located in closer proximity to the watercourse (approx. 150m) will not be altered as a result of the development.
Vegetation Retention	
PO 5 Vegetation corridors	✓ The proposed feedlot, excluding the existing cattle

(a) effectively link habitats on and/or adjacent to the development site;(b) facilitate the effective movement of terrestrial or aquatic fauna using the development site as habitat.	propose any clearing except scattered trees and non- regulated vegetation. Therefore there will be no adverse impacts on native fauna feeding, nesting, breeding and roosting sites and native fauna movements.
PO 6 Habitat Development protects the habitat of endangered, vulnerable and near threatened species and local species of significance.	The development footprint avoids areas of regulated vegetation within the site. Whilst the existing cattle handling facility is located adjacent to MSES vegetation and will service the feedlot activity, there will be no physical alteration to or change in the use of this infrastructure and therefore existing habitats will be maintained and protected.

Part 8.2.5 Flood hazard overlay code

The purpose of the Flood hazard overlay code is to ensure that development (carried out under all categories of development or assessment) successfully mitigates the potential impacts of riparian flooding on property, and ensures the safety of people during flood events to the greatest extent possible. 'Property' includes all adjoining and all potentially affected property. The code, through the control of further development in known flood affected areas, also seeks to:

- preserve the existing levels of economic activity during and after flood events in affected towns;
- protect the environment from flood related erosion and pollution; and
- protect emergency services personnel from unnecessary risk during flood events.

The purpose of the code will be achieved through the following overall outcomes:- Development in the Significant, High and Extreme flood hazard areas shown on the Flood hazard overlay maps:

- maintains and enhances the hydrological function of the land;
- does not involve filling (earthworks) or changes to existing landform or drainage lines that results in a loss of the flood conveyance and flood storage capacity of the land;
- does not include further subdivision,
- is limited to:
 - a) flood proofed Recreation activities;
 - b) rural activities where for Animal husbandry, Cropping, and Permanent plantation;
 - c) flood proofed local Utility installations;
 - d) conservation and natural area management; and
 - e) replacement of existing lawful development, including Accommodation activities where habitable rooms are elevated above the Defined flood level.

Development in the Low flood hazard areas shown on the Flood hazard overlay maps:

- minimises risk to life and property;
- elevates habitable rooms for all Accommodation activities above the Defined flood level; and

• elevates the minimum floor level for all buildings housing uses other than Accommodation activities above the Defined flood level.

The development site is subject to areas of Flood hazard (Level 1 – Queensland Floodplain assessment overlay) identified on the Queensland State Planning Policy Interactive Mapping System (SPP). The proposed feedlot will be located outside the flood hazard areas.

Assessment against the design criteria of the Flood Hazard Overlay Code is provided in the table below.

THE FLOOD HAZARD OVERLAY CODE	
for areas within the defined flood area, or ma	apped as flood prone by QRA online mapping:
Performance outcomes	Response
PLANNING	
Use, density and built form	
PO 1 Scale The scale of development within the Defined flood area does not increase.	The development site is subject to areas of Flood hazard (Level 1 – Queensland Floodplain assessment overlay) identified on the Queensland State Planning Policy Interactive Mapping System (SPP).
PO 2 Location Premises are located to: (a) avoid flooding; (b) protect life and property; and (c) avoid changing the extent and magnitude of flooding. Note: Where no flood hazard map is available, assessment of potential flooding impacts will take account of the QRA online mapping that shows the likely extent of floodplains in the 'Interim Floodplain Assessment Overlay'. This is consistent with the Queensland Reconstruction Authority (QRA) model code within the document: Planning for stronger, more resilient floodplains guidelines. PO 3 Density and site coverage The number of people requiring assistance during flood events is minimised.	The proposed feedlot will be located outside the flood hazard areas.
Amenity	
PO 4 General amenity	✓
Surrounding land does not suffer a reduction in use value as a result of development within the floodplain. Note: Where any alteration of patterns of flooding is expected, a flood assessment report will be necessary to demonstrate compliance to the satisfaction of the assessment manager. This flood assessment report should include an assessment of the proposal against these outcomes and may require specific hydraulic and hydrologic investigation to be undertaken by a suitably qualified professional engineer.	The proposed feedlot will be located outside the flood hazard areas and does not require any physical alteration to areas of flood hazard or vegetation clearing.
PO 5 Building standards	N/A – The proposed development is for a feedlot.
Buildings are designed to be resilient to flooding. Note: The relevant building assessment provisions under the Building At 1975, including QDC MP3.5 – Construction of Buildings in Flood hazard areas, apply to building work within a flood hazard area.	
PO 6 Building materials and techniques Where construction is below the Defined flood level, materials and building techniques are	N/A – The proposed development is for a feedlot.

used that minimise the need for repair after a flood event.	
PO 7 Essential community infrastructure Essential community infrastructure maintains functionality during and after a Defined flood event.	N/A – The proposed development is not for essential community infrastructure.
ENGINEERING	
Floodwater	
PO 8 Flood storage capacity and the	N/A - The proposed feedlot will be located outside the
Defined flood area	flood hazard areas.
Development does not directly, indirectly or cumulatively change flood characteristics in a manner that may cause adverse impacts external to the development site. Note: Where any alteration of patterns of flooding is expected, a flood assessment report will be necessary to demonstrate compliance to the satisfaction of the assessment manager. This flood assessment report should include an assessment of the proposal against these outcomes and may require specific hydraulic and hydrologic investigation to be undertaken by a suitably qualified professional engineer.	
Access and parking	
PO 9 Access	√
An escape/safety route is identified and maintained for all development within the Defined flood area.	The proposed feedlot will be located outside the flood hazard areas.
PO 10 Parking and manoeuvring Vehicle parking and service vehicle provision may be provided within the Defined flood area where the vehicles can be removed before flooding occurs.	
ENVIRONMENTAL	
PO 11 Water quality The environment and so too public safety are not affected by the detrimental impacts of hazardous materials released to the environment during a flood event.	The proposed feedlot will be located outside the flood hazard areas.
SAFETY AND RESILIENCE TO HAZARDS	
PO 12 Personal safety	✓
Development maintains the safety of people during all floods up to and including a Defined Flood Event. Note: A Defined flood event (DFE) is identified first in an adopted flood hazard map under the planning scheme or, in the absence of an adopted flood hazard map, flood mapping prepared and maintained by the Queensland Reconstruction Authority or other Queensland Government Agency.	The proposed feedlot will be located outside the flood hazard areas.
PO 13 Temporary or movable structures	N/A - The proposed development does not involve
For development involving temporary or movable residential structures, clear escape from flooding is available, identified and maintained.	temporary or movable structures.
PO 14 Protection of essential services Essential services infrastructure maintains functionality during and after a Defined flood event. Note: Essential services infrastructure includes, but is not limited to, on-site electricity, gas, water supply, sewerage and telecommunications services.	N/A – The proposed development does not involve temporary or movable structures.

Part 8.2.6 Bushfire hazard overlay code

The purpose of the Bushfire hazard overlay code is to ensure that development avoids or mitigates the potential adverse impacts of bushfire on people, property, economic activity and the environment.

The purpose of the code will be achieved through the following overall outcomes:-

- development in areas at risk from bushfire hazard is compatible with the nature of the hazard:
- the risk to people, property and the natural environment from bushfire hazard is minimised;
- wherever practical, community infrastructure essential to the health, safe wellbeing of the community is located and designed to function effectively during and immediately after a bushfire event;
- development does not result in a material increase in the extent or severity of bushfire hazard;
- the loss of vegetation through inappropriately located development is minimised;
- development is sited and designed to assist emergency services in responding to any bushfire threat.

The proposed development complies with the Purpose and Overall Outcomes of the Bushfire Code because;

The risk to people, property and the natural environment from bushfire hazard can be reduced through the preparation and implementation of a bushfire hazard management plan.

Assessment against the design criteria of the Bushfire Hazard Overlay Code is provided in the table below.

THE BUSHFIRE HAZARD OVERLAY CODE	
for areas subject to bushfire hazard as ident	ified in the SPP bushfire hazard mapping
Performance outcomes	Response
PLANNING	
Siting and density	
PO 1 Density Development maintains the safety of people and property from the adverse impacts of bushfire by avoiding a higher concentration of people living or congregating in bushfire hazard areas.	Conditions of development approval will require that a bushfire hazard management plan, having regard to the site characteristics and management procedures in the event of a bushfire, be prepared prior to the commencement of use.
PO 2 Lot design The lot layout of new development is designed to:- (a) mitigate any potential bushfire hazard; (b) provide safe building sites.	N/A – The proposed development is not for a subdivision.
ENGINEERING	
Provision of Services	
PO 3 Water supply Dwellings are provided with an adequate water supply for fire fighting purposes which is reliable, safely located and freely accessible.	N/A – The proposed development does not include dwellings.
Roads	
PO 4 Firefighting and escape routes Where development involves provision of a	The application proposes use of existing internal

new public or private road, the layout, design and construction of the road:-

- (a) allows easy and safe movement away from any encroaching fire;
- (b) allows easy and safe access for fire fighting and other emergency vehicles; and,
- (c) provides for alternative safe access and evacuation routes should access in one direction be blocked in the event of a fire.

access roads that will ensure easy and safe movement and direct access to Roma Condamine Road if evacuation is required.

PO 5 Firebreaks

Fire breaking trails are located, designed and constructed to prevent the spread of fire by:-

- (a) ensuring adequate access for fire fighting and other emergency vehicles;
- (b) provides for alternative safe access and evacuation routes for both residents and emergency personnel should access in one direction be blocked in the event of a fire.
- (c) providing for the separation of developed areas and adjacent high or very high bushfire hazard areas.

The application proposes use of existing internal access roads that can also serve as safe evacuation routes and fire breaks.

SAFETY AND RESILIENCE TO HAZARDS

PO 6 Bushfire hazard mitigation plan

Bushfire mitigation measures are adequate for the potential bushfire hazard level of the site, having regard to the following:-

- (a) vegetation type;
- (b) slope;
- (c) aspect:
- (d) on-site and off-site bushfire hazard implications of the particular development:
- (e) bushfire history;
- (f) conservation values of the site;
- (g) ongoing maintenance.

Note—where a bushfire hazard assessment and management plan has previously been approved for the development proposed on the site (e.g. as part of a prior approval), design of the proposed development in accordance with that plan shall be taken as achieving compliance with this performance outcome of the code.

Conditions of development approval will require that a bushfire hazard management plan be prepared and implemented for the proposed feedlot, having regard to the site characteristics and management procedures in the event of a bushfire, prior to the commencement of use.

PO 7 Community infrastructure

Community infrastructure is able to function effectively during and immediately after bushfire events.

N/A – the proposed development is not for community infrastructure.

PO 8 Hazardous substances

Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials either manufactured or stored in bulk.

Conditions of development approval will prohibit the manufacture or storage of hazardous materials on the site.

Part 8.2.7 Infrastructure overlay code

The purpose of the Infrastructure overlay code is to ensure that development is compatible with, and does not adversely affect the viability, integrity, operation and maintenance of, the following existing and planned infrastructure and facilities within the region:

- gas pipelines;
- major electricity infrastructure and electricity substations;
- wastewater treatment plants;
- waste management facilities;
- State controlled roads;
- railways; and
- stock routes.

The purpose of the code will be achieved through the following overall outcomes:-

- development over or near major electricity and existing and planned infrastructure facilities, networks and corridors are protected from incompatible development;
- development in proximity to existing and planned infrastructure facilities, networks and corridors is appropriately located, designed, constructed and operated to:
 - avoid compromising the integrity, operational efficiency and maintenance of infrastructure and facilities;
 - protect the amenity, health and safety of people and property; and
- the number of people exposed to the potential adverse impacts emanating from existing and planned infrastructure facilities, networks and corridors is minimised.

The proposed development complies with the Purpose and Overall Outcomes of the Infrastructure Overlay Code because;

The premises is located in a rural area and is not located in close proximately to existing or planned infrastructure and electricity facilities, networks and corridors and therefore will not;

- Expose people to the potential adverse impacts emanating from existing and planned infrastructure facilities, networks and corridors;
- Compromise the integrity, operational efficiency and maintenance of infrastructure and facilities; or
- Impact on the amenity, health and safety of people and property.

Assessment against the design criteria of the Infrastructure Overlay Code that is relevant to the proposed development (i.e. State-controlled roads) is provided in the table below.

for development in the proximity of, or pote Performance outcomes	Response
State controlled roads	
PO 23 Transport noise corridors Noise sensitive developments (residential, educational and community) must ensure that road traffic noise levels are appropriately managed to achieve acceptable levels of amenity within the development.	N/A – The proposed development is not for a noise sensitive development.

9.3.5 Rural activities code

The purpose of the Rural activities code is to facilitate Rural activities and ensure that Rural activities are developed in a sustainable manner which conserves the productive characteristics of rural land, preserves environmental and landscape values and the amenity of surrounding premises.

The purpose of the code will be achieved through the following overall outcomes:-

- (a) Rural activities are compatible with the desired amenity and character of the locality and are designed and sited to integrate with the existing built form, topography and landscape setting to minimise adverse impacts on scenic amenity;
- (b) Rural activities are located on allotments that are of a size and configuration capable of accommodating the use and allow for adequate separation distances to be provided to between the development and potentially incompatible land use activities;
- (c) Agricultural Land Classification (ALC) Class A and Class B land is conserved and not alienated or encroached upon by incompatible land uses;
- (d) areas or values of environmental value including biodiversity, waterways, wetlands, water quality and soil quality, are protected from the adverse impacts of Rural activities.
- (e) noise, odour, dust, waste and waste water generated by Rural activities is managed and treated to preserve environmental values and maintain the amenity of adjoining and nearby land uses;
- (f) Rural activities are provided with a standard of infrastructure that reflects the operational needs and capacity of the development, and do not adversely impact on existing infrastructure;
- (g) the safety and efficiency of transport routes used by Rural activities is not detrimentally impacted by the development; and
- (h) the design and operation of Rural activities ensures animals are protected from vermin, wind, rain, sun and extreme weather conditions.

The proposed development complies with the Purpose and Overall Outcomes of the Rural Activities Code because;

- The proposed development is for a rural activity that is compatible with the desired amenity
 and character of the locality and is designed and sited to integrate with the existing built
 form, topography and landscape setting to minimise adverse impacts on scenic amenity;
- The subject property is a large rural land holding (5,731.5 hectares in area) which is of sufficient size and configuration capable of accommodating the proposed use, ensuring adequate separation distances between the development and potentially incompatible land use activities;
- The proposed feedlot has been sited to avoid Class A and B agricultural land and therefore the land will be conserved and not alienated;
- The proposed feedlot will be sited and designed in accordance with national guidelines for feedlots ensuring environmental values are maintained and protected from adverse impacts as result of the development;
- The proposed development includes infrastructure that will reflect the operational needs and capacity of the development;
- The subject premises has direct access to the Roma Condamine Road (a State-controlled road). Given the small scale and capacity of proposed feedlot there is unlikely to be any detrimental impact to the highway as result of the development. Additionally, the

Department and Transport and Main Roads have assessed the proposal and granted approval with conditions ensuring a suitably constructed access will be provided to the site;

 The proposed feedlot will be designed and operated in accordance with the National guidelines and codes of practice for beef cattle feedlots as well as the Environmental Authority granted for the use, ensuring animals are protected from vermin, wind, rain, sun and extreme weather conditions.

Assessment against the design criteria of the Rural Activities Code is provided in the table below.

THE RURAL ACTIVITIES CODE

Performance outcomes

Response

ANIMAL KEEPING, INTENSIVE ANIMAL INDUSTRY AND INTENSIVE HORTICULTURE

PLANNING

Use, density and built form

PO 1 Location

The site is suitable for *Rural activities* and has sufficient area and frontage to accommodate:

- (a) safe vehicular access and safe and efficient on site vehicular movements;
- (b) buildings and structures, including staff facilities;
- (c) parking areas for visitors and employees sited clear of the *Rural activities*;
- (d) the number and type of animals to be kept;
- (e) the keeping of animals consistent with the amenity of adjoining and nearby properties;
- (f) servicing requirements such as waste and recyclable material storage facilities and collection areas:
- (g) adequate separation between buildings, pens, waste disposal areas and other service facilities from wells or bores and adjoining sensitive receiving environments;
- (h) the preservation of any environmentally significant land such as riparian corridors, significant vegetation and the like; and
- (i) vegetated buffer areas.

Note: In determining the suitability of a site for Rural activities it is necessary to consider:

the location, size and dimension of the land;

the overall scale and nature of the use;

the topography;

geological and geo-technical characteristics;

visual impacts and the preservation of local amenity;

the retention of environmental values;

the availability of infrastructure and services;

adequate separation from adjoining land uses; and the management of declared plants on site.

PO 2 Separation

Rural activities are sufficiently separated from any existing or planned residential or rural residential area or other sensitive land use to avoid any adverse impacts with regard to The premises is located in a rural area and is located approx. 25.5km from the nearest township. The proposed feedlot has been sited in accordance with current 'National Guidelines for

The proposed feedlot will be sited on a large rural land holding in the Rural zone and will;

- be located outside flood hazard areas:
- not be within an overland flow path;
- not be located on land that exceed slopes of 10%; and
- is designed to facilitate ventilation and drainage.

noise, dust, odour, visual impact, traffic generation, lighting, radiation or other emissions or contaminants.

Note: Sensitive land uses are defined in the State Planning Policy.

Beef Cattle Feedlots in Australia'.

There are substantial separation distances between the proposed feedlot and sensitive land uses on adjoining properties (the nearest sensitive land use is identified by the applicant as being approximately 6km away) and there is physical separation of the proposed use from the proximate sensitive land uses provided by the natural topography, existing vegetation and broad scale grazing and cropping land.

It is therefore considered that the proposed development will not have adverse impacts with regard to noise, dust, odour, visual impact, traffic generation, lighting, radiation or other emissions or contaminants on sensitive land uses in the area.

PO 3 Buffers

The visual impact of *Rural activities* is minimised to integrate with the surrounding landscape and to the extent practical, is screened from roads, public vantage points and neighbouring properties, having regard to:

- (a) the characteristics of the site and surrounding area; and
- (b) the desired visual character of the locality.

Note: To demonstrate compliance to the assessment manager, information on the methods to be implemented to reduce potential adverse visual impacts of the development is required. These methods may include, but are not limited to:

locating exposed features behind natural barriers; constructing amenity banks and vegetation screens; carrying out timely rehabilitation works; minimising signage;

using building materials and colour schemes that integrate with the surrounding landscape;

limiting and containing artificial lighting within the site; and configuring access and transport routes to prevent direct views into the site.

✓

The subject premises is a large rural landholding and the feedlot will be sited significant distances from all property boundaries. The proposed feedlot will not be able to be viewed from the Roma Condamine Road or from neighbouring properties.

PO 4 Animal welfare

Rural activities are undertaken in a manner that ensures:

- (a) all animals are effectively contained within the site;
- (b) the safe, humane and hygienic keeping, breeding, training and care of animals; and
- (c) protection of animals from wind, rain, sun, extreme weather conditions and vermin.

The animals will be enclosed in pens. If the application is to be approved by Council, text will be included in the development approval requiring the feedlot to be established and operated in accordance with feedlot industry guidelines.

Sick animals will be removed from pens and either taken to the cattle handling facility or paddocks nearby for isolation if required.

It should be noted that The Department of Agriculture and Fisheries is the responsible lead agency for animal welfare for commercial primary production animals in Queensland.

Amenity

PO 5 Advertising devices

Signage is sufficient for the display of information relevant to the operation of the *Rural activities*, including details required in the case of an emergency, whilst not

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Conditions of development approval will require signage to be provided at the entrance to the site displaying information including details of:

Contact phone numbers for the operator of

impacting upon the visual amenity of the locality.

the site; and

 person/s responsible for the management of the site.

PO 6 Buildings and structures

Buildings and structures, including pens, ponds and waste disposal areas:

- (a) are designed and sited to integrate with the landscape to the greatest extent possible;
- (b) do not have openings that face adjoining sensitive land uses;
- (c) incorporate noise attenuating measures where used to house animals; and
- (d) are ventilated to minimise potential for odour nuisance.

Note: Sensitive land uses are defined in the State Planning Policy.

Buildings and structures incorporated in the development are consistent with the types of buildings and structures typically anticipated in a rural area and will be screened from view from any road frontage and adjoining property by significant separation distances and existing vegetation on the property.

Avoiding nuisance

PO 7 Refuse storage

Refuse storage and collection facilities are provided in a manner that:

- (a) is not visually obtrusive or unsanitary; and
- (b) is conveniently accessible by service vehicles.

General waste will be appropriately stored and disposed of. Given the size of the property, the feedlot will not be visible from the road (Roma Condamine Road). Waste produced from the facility will be managed in accordance with the National waste management guidelines for beef cattle feedlots.

ENGINEERING

Roads and rail

PO 8 Roads

Vehicular traffic associated with *Rural* activities including the haulage of stock, goods and/or materials does not result in the deterioration of roads used by ensuring:

- (a) the roads used are of an adequate standard to accommodate the type and frequency of traffic generated;
- (b) transport routes are maintained, including the removal of dirt and other spillage from trucks; and
- (c) transport routes do not compromise traffic safety in the area.

Note: The submission of a traffic impact analysis prepared by a suitably qualified and experienced person will be necessary to demonstrate compliance to the assessment manager. The traffic impact analysis should identify the expected traffic movements generated by the proposal, any associated impacts on the road network, and any work that will be required to address the identified impacts.

The development adjoins and gains direct access to the Roma Condamine Road (State-controlled road) and therefore the application was referred to the Department of Transport and Main Roads via the State Assessment and Referral Agency (SARA) who have imposed conditions relating to the construction of a new access off the Roma Condamine Road.

The internal access road and internal roads around the feedlot will be constructed of an all-weather gravel surface suitable to cater for high traffic volumes and wheel loadings.

Access, parking and manoeuvring

PO 9 Access, car parking and manoeuvring

Vehicle access, parking and service vehicle provision:

- (a) is adequate for the activity;
- (b) ensures both safety and functionality for motorists and pedestrians; and
- (c) is appropriately located so as not to create nuisance.

✓

There is sufficient area onsite for parking areas for staff and visitors including adjacent to the existing dwellings. In addition, there are several areas adjacent to the feed mill and cattle handling facilities for staff to park. Truck parking areas will be located on the feed storage area and adjacent to the cattle handing facilities. If required, heavy vehicles can also park along the access road.

ENVIRONMENTAL

PO 10 Biodiversity

Operations of *Rural activities* do not result in unacceptable impacts on the natural environment or adversely affect the ecology of the locality.

PO 11 Watercourses

Rural activities do not adversely impact on natural waterways or wetlands, or downstream receiving environments.

There will be no clearing of regulated vegetation as a result of the development and all proposed infrastructure will be located outside of MSES vegetated areas, therefore preserving the natural environment and ecology of the locality.

All of the feedlot infrastructure and works proposed to be established on the site are located approximately 400 metres from the Balonne River which is the nearest watercourse adjacent to the southern boundary of Lot 22. The development will not result in any changes to the physical characteristics of the watercourse and will implement stormwater, erosion control and waste management in accordance with the applicable National guidelines, codes of practice and Environmental Authority issued to the operator, ensuring the surrounding environment is protected.

PO 12 Waste

The collection, treatment and disposal of waste and waste water:

- (a) does not adversely impact on the quality of receiving waters;
- (b) does not result in on-site or off-site soil contamination:
- (c) does not result in soil, groundwater or surface water salinity;
- (d) does not result in leaching of nutrients and/or pesticides, into surface water, groundwater or offsite areas that may be at risk (particularly areas down slope); and
- (e) minimises odour impacts on nearby sensitive receiving environments.

Solid waste and effluent management areas will be constructed and managed in accordance with national cattle feedlot guidelines.

- The controlled drainage area, excluding upslope 'clean water' with diversion banks or embankment formed from the pens themselves, and all stormwater runoff is directed to the sedimentation basin and holding pond. The effluent is held in the holding pond until it can be irrigated onto crops.
- Manure and spilt feeds will be scraped and collected from within the feed pens and facilities and will be temporary stockpiled (manure, spoilt feed, animal carcass and holding tank sludge) pending application to land.

PO 13 Biosecurity

Rural activities implement and maintain biosecurity measures that:

- (a) manage the introduction of infectious disease agents to the development;
- (b) prevent the spread of disease agents from an infected area to an uninfected area; and
- (c) manage the incidence and spread of pests and weeds.

If the application is to be approved by Council, conditions of the development approval will require a biosecurity management plan be implemented and maintained which is to address:

- the introduction of infectious disease agents to the development;
- prevention of the spread of disease agents from an infected area to an uninfected area; and
- management of the incidence and spread of pests and weeds.

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RA29-N



Queensland Treasury

Our reference: 2009-18560 SRA Your reference: 2020/20025

5 November 2020

The Chief Executive Officer Maranoa Regional Council PO Box 620 ROMA QLD 4405 planning@maranoa.qld.gov.au

Attention: Ms Jessica Reiser

Dear Jess

Changed referral agency response—with one condition

(Given under section 28 of the Development Assessment Rules)

On 20 October 2020 SARA received notice of a change to the development application described below. SARA has assessed the changes and now provides this changed referral agency response which replaces the response dated 8 October 2020.

Applicant details

Applicant name: David and Carmel McInnerney

Applicant contact details: PO Box 361

Fortitude Valley QLD 4006 matt.norton@premise.com.au

Location details

Street address: 3154 Roma Condamine Road, Warkon

Real property description: Lot 212 on SP267094 and Lot 22 on WV1136

Local government area: Maranoa Regional Council

Application details

Development permit Material change of use for Intensive Animal Industry (3,200 SCU feedlot

and associated infrastructure) and Environmentally Relevant Activity

2(1)(b) - Intensive Animal Feedlotting

Applicant contact details: PO Box 361

Fortitude Valley QLD 4006 matt.norton@premise.com.au

Darling Downs South West regional office 128 Margaret Street, Toowoomba PO Box 825, Toowoomba QLD 4350

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Environmental Authority

This referral included an application for an environmental authority under section 115 of the *Environmental Protection Act 1994*. Below are the details of the decision:

- Approved
- Reference: 2020-16
- Effective Date: Environmental Authority takes effect when the related development application (2020/20025) is approved.
- Prescribed environmentally relevant activity (ERA):ERA 2(1)(b) – Intensive Animal Feedlot (more than 1,000 but not more than 10,000 SCU)

If you are seeking further details about the environmental authority, please contact the Department of Agriculture and Fisheries (DAF) at: livestockregulator@daf.qld.gov.au

State-controlled road access permit

Permit:

This referral included an application for a road access location, under section 62A(2) of the *Transport Infrastructure Act 1994*. Below are the details of the decision:

Approved

Reference: TMR20-031035Date: 3 November 2020

Referral triggers

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

 Schedule 10, Part 5, Division 4, Table 2, Item 1 (10.5.4.2.1) Development application for a material change of use for an Environmentally Relevant Activity

 Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 (10.9.4.1.1.1) Development impacting on state transport infrastructure

 Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1

(10.9.4.2.4.1)

Material change of use of premises near a state transport corridor

Conditions

Under section 56(1)(b)(i) of Planning Act 2016, the conditions set out in Attachment 1 must be attached to any development approval.

Reasons for decision to impose conditions

SARA must provide reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

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

State Assessment and Referral Agency

Page 2 of 7

For further information please contact Bernadette Plummer, Principal Planning Officer, on (07) 4616 7307 or via email ToowoombaSARA@dsdmip.qld.gov.au who will be pleased to assist.

Yours sincerely

Darren Cooper

Manager - DDSW (Planning)

cc David and Carmel McInnerney, matt.norton@premise.com.au

enc Attachment 1—Changed conditions to be imposed

Attachment 2—Changed reasons for decision to impose conditions

Attachment 3—Changed advice to the applicant Attachment 4 – Approved plans and specifications

Attachment 1—Changed conditions to be imposed

No.	Conditions	Condition timing	
Material change of use			
10.9.4.2.4.1 and 10.9.4.1.1.1—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of Department of Transport and Main Roads 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.	(a) The road access location is to be located generally in accordance with Figure 8 – Traffic Route Plan prepared by Premise Australia Pty Ltd, Ref: MIS-0618, dated 1 September 2020.	(a) At all times.	
	(b) Road access works comprising a rural property access (at the road access location) is to be provided.	(b) and (c): Prior to the commencement of use.	
	(c) The road access works must be designed and constructed in accordance with Department of Transport and Main Roads' Rural Property Access Standard Drawing No. 1807 (dimensioned to accommodate the largest design vehicle associated with the approved use), and the Department of Transport and Main Roads Road Planning and Design Manual.		

Attachment 2—reasons for decision to impose conditions

The reasons for this decision are:

The development proposal complies with the provisions of State code 1 – Development in a state-controlled road environment, State code 6 – Development on state transport infrastructure and State code 22 – Environmentally Relevant Activity. Specifically, the development:

- · does not create a safety hazard for users of a state-controlled road
- does not result in a worsening of the physical condition or operating performance of state-controlled roads and the surrounding road network
- does not compromise the state's ability to construct, or significantly increase the cost to construct state-controlled roads and future state-controlled roads
- does not compromise the state's ability to maintain and operate state-controlled roads, or significantly increase the cost to maintain and operate state-controlled roads.
- has demonstrated mitigation measures to ensure that the noise impacts are able to be managed in accordance with the Environmental Protection (Noise) Policy 2019
- has demonstrated mitigation measures to ensure that the air quality impacts are able to be managed in accordance with the Environmental Protection (Air) Policy 2019
- will not have any direct release to water ways and complies with the Environmental Protection (Water) Policy 2019
- has been located and designed to avoid, mitigate environmental harm.

Material used in the assessment of the application:

- · The development application material and submitted plans
- Planning Act 2016
- Planning Regulation 2017
- The SDAP (version 2.4), as published by SARA
- The Development Assessment Rules
- SARA DA Mapping system

Attachment 3—Advice to the applicant

General advice

 Terms and phrases used in this document are defined in the Planning Act 2016 its regulation or the State Development Assessment Provisions (SDAP) v2.4. If a word remains undefined it has its ordinary meaning.

State controlled roads - Road access works approval

Under sections 62 and 33 of the *Transport Infrastructure Act 1994*, written approval is required from the Department of Transport and Main Roads (DTMR) to carry out road works that are road access works (including driveways) on a state-controlled road.

Please contact DTMR on (07) 4639 0828 to make an application for road works approval. This approval must be obtained prior to commencing any works on the state-controlled road reserve.

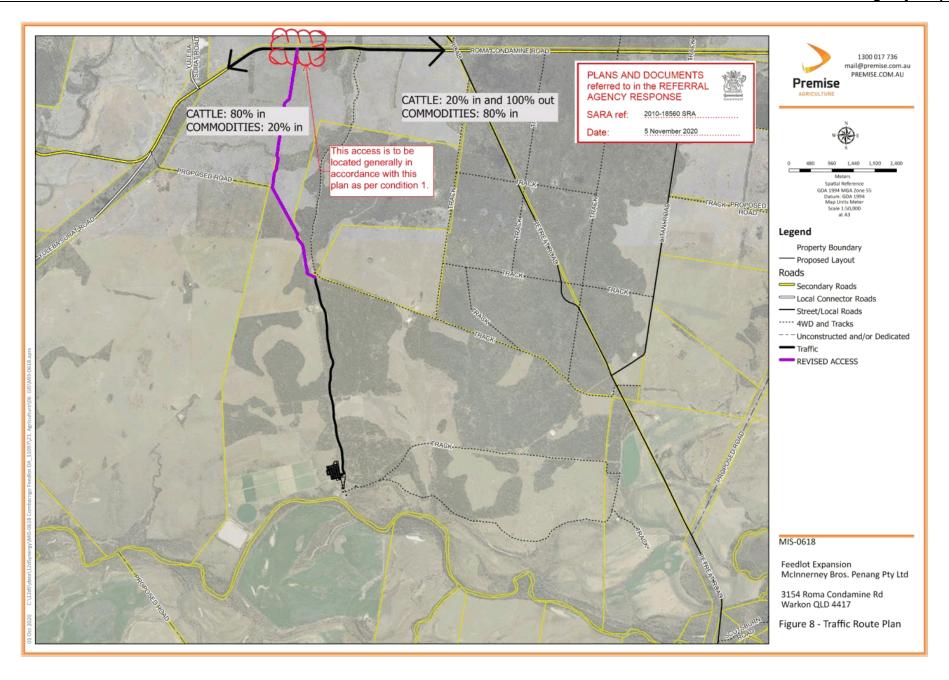
The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ).

The road access works approval process takes time – please contact Transport and Main Roads as soon as possible to ensure that gaining approval does not delay construction.

Attachment 4 —Approved plans and specifications

State Assessment and Referral Agency

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Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules¹ regarding representations about a referral agency response

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
 - (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
 - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
 - (c) the applicant has given written agreement to the change to the referral agency response.2
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
 - (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1;
 and
 - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

Page 1 of 2

¹ Pursuant to Section 68 of the *Planning Act 2016*

In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

Part 7: Miscellaneous

30 Representations about a referral agency response

30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.³

Page 2 of 2

³ An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.

Our ref TMR20-031035 Your ref Enquiries Jeff Lavey



Department of

Transport and Main Roads

5 November 2020

Decision Notice – Permitted Road Access Location (s62(1) Transport Infrastructure Act 1994)

This is not an authorisation to commence work on a state-controlled road1

Development application reference number 2020/20025, lodged with Maranoa Regional Council involves constructing or changing a vehicular access between Lot 212 SP267094, the land the subject of the application, and Roma-Condamine Road (a state-controlled road).

In accordance with section 62A(2) of the *Transport Infrastructure Act 1994* (TIA), this development application is also taken to be an application for a decision under section 62(1) of TIA.

Applicant Details

Name and address David and Carmel McInnerney c/- Premise Australia Pty Ltd

PO Box 361

Fortitude Valley QLD 4006

Application Details

Address of Property 3154 Condamine Highway, Warkon QLD 4417

Real Property Description Lot 212 SP267094

Aspect/s of Development Material Change of Use for Intensive Animal Industry

-

Decision (given under section 67 of TIA)

It has been decided to approve the application, subject to the following conditions:

Vehicular access to the state-controlled road			
No.	Conditions of Approval	Condition Timing	
1	(a) The road access location is to be located generally in accordance with Figure 8 – Traffic Route Plan prepared by Premise Australia Pty Ltd, Ref: MIS-0618, dated 1 September 2020.	(a) At all times.	

Program Delivery and Operations Southwest Region 30 McDowall Street Roma QLD 4455 PO Box 126 Roma QLD 4455
 Telephone
 +61 7 (07) 4639 0737

 Website
 www.tmr.qld.gov.au

 Email
 Downs.South.West.IDAS@tmr.qld.gov.au

 ABN: 39 407 690 291

¹ Please refer to the further approvals required under the heading 'Further approvals'

Reasons for the decision

The reasons for this decision are as follows:

a) The location of the vehicular access will maintain the efficiency, safety and operation of the state-controlled road network.

Please refer to **Attachment A** for the findings on material questions of fact and the evidence or other material on which those findings were based.

Information about the Decision required to be given under section 67(2) of TIA

- 1. There is no guarantee of the continuation of road access arrangements, as this depends on future traffic safety and efficiency circumstances.
- 2. In accordance with section 70 of the TIA, the applicant for the planning application is bound by this decision. A copy of section 70 is attached as **Attachment B**, as required, for information.

Further information about the decision

- 1. In accordance with section 67(7) of TIA, this decision notice:
 - a) starts to have effect when the development approval has effect; and
 - b) stops having effect if the development approval lapses or is cancelled; and
 - c) replaces any earlier decision made under section 62(1) in relation to the land.
- In accordance with section 485 of the TIA and section 31 of the *Transport Planning and Coordination Act 1994* (TPCA), a person whose interests are affected by this decision may apply for a review of this decision only within 28 days after notice of the decision was given under the TIA. A copy of the review provisions under TIA and TPCA are attached in **Attachment C** for information.
- 3. In accordance with section 485B of the TIA and section 35 of TPCA a person may appeal against a reviewed decision. The person must have applied to have the decision reviewed before an appeal about the decision can be lodged in the Planning and Environment Court. A copy of the Appeal Provisions under TIA and TPCA is attached in **Attachment C** for information.

Further approvals

The Department of Transport and Main Roads also provides the following information in relation to this approval:

1. Road Access Works Approval Required – Written approval is required from the department to carry out road works that are road access works (including driveways) on a state-controlled road in accordance with section 33 of the TIA. This approval must be obtained prior to commencing any works on the state-controlled road. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). Please contact the department to make an application.

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If further information about this approval or any other related query is required, Jeff Lavey, Planner, should be contacted by email at Jeffrey.J.Lavey@tmr.qld.gov.au or on (07) 4639 0698.

Yours sincerely

Jason McGuire

Senior Town Planner

Attachments: Attachment A - Decision evidence and findings

Attachment B - Section 70 of TIA Attachment C - Appeal Provisions

Attachment A

Decision Evidence and Findings

Findings on material questions of fact:

- Development application material submitted in support of Maranoa Regional Council application 2020/20025;
- State Development Assessment Provisions –Assessment Code 1 (Development in a state-controlled road environment);
- DTMR's Road Planning and Design Manual.

Attachment B

Section 70 of TIA

Transport Infrastructure Act 1994
Chapter 6 Road transport infrastructure
Part 5 Management of State-controlled roads

70 Offences about road access locations and road access works, relating to decisions under s 62(1)

- (1) This section applies to a person who has been given notice under section 67 or 68 of a decision under section 62(1) about access between a State-controlled road and adjacent land.
- (2) A person to whom this section applies must not—
 - (a) obtain access between the land and the State-controlled road other than at a location at which access is permitted under the decision; or
 - (b) obtain access using road access works to which the decision applies, if the works do not comply with the decision and the noncompliance was within the person's control;
 - (c) obtain any other access between the land and the road contrary to the decision; or
 - (d) use a road access location or road access works contrary to the decision; or
 - (e) contravene a condition stated in the decision; or
 - (f) permit another person to do a thing mentioned in paragraphs (a) to (e); or
 - (g) fail to remove road access works in accordance with the decision.

Maximum penalty—200 penalty units.

(3) However, subsection (2)(g) does not apply to a person who is bound by the decision because of section 68.

Attachment C

Appeal Provisions

Transport Infrastructure Act 1994 Chapter 16 General provisions

485 Internal review of decisions

- (1) A person whose interests are affected by a decision described in schedule 3 (the original decision) may ask the chief executive to review the decision.
- (2) The person is entitled to receive a statement of reasons for the original decision whether or not the provision under which the decision is made requires that the person be given a statement of reasons for the decision.
- (3) The Transport Planning and Coordination Act 1994, part 5, division 2—
 - (a) applies to the review; and
 - (b) provides—
 - for the procedure for applying for the review and the way it is to be carried out;
 - (ii) that the person may apply to QCAT to have the original decision stayed.

485B Appeals against decisions

- (1) This section applies in relation to an original decision if a court (the appeal court) is stated in schedule 3 for the decision.
- (2) If the reviewed decision is not the decision sought by the applicant for the review, the applicant may appeal against the reviewed decision to the appeal court.
- (3) The Transport Planning and Coordination Act 1994, part 5, division 3—
 - (a) applies to the appeal; and
 - (b) provides—
 - (i) for the procedure for the appeal and the way it is to be disposed of; and
 - (ii) that the person may apply to the appeal court to have the original decision stayed.
- (4) Subsection (5) applies if-
 - (a) a person appeals to the Planning and Environment Court against a decision under section 62(1) on a planning application that is taken, under section 62A(2), to also be an application for a decision under section 62(1); and

Page 6 of 9

- (b) a person appeals to the Planning and Environment Court against a decision under the Planning Act on the planning application.
- (5) The court may order—
 - (a) the appeals to be heard together or 1 immediately after the other; or
 - (b) 1 appeal to be stayed until the other is decided.
- (6) Subsection (5) applies even if all or any of the parties to the appeals are not the same.
- (7) In this section—

original decision means a decision described in schedule 3.

reviewed decision means the chief executive's decision on a review under section 485.

Transport Planning and Coordination Act 1994
Part 5, Division 2 – Review of Original Decisions

31 Applying for review

- (1) A person may apply for a review of an original decision only within 28 days after notice of the original decision was given to the person under the transport Act.
- (2) However, if-
 - (a) the notice did not state the reasons for the original decision; and
 - (b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)

the person may apply within 28 days after the person is given the statement of the reasons.

- (3) In addition, the chief executive may extend the period for applying.
- (4) An application must be written and state in detail the grounds on which the person wants the original decision to be reviewed.

32 Stay of operation of original decision

- (1) If a person applies for review of an original decision, the person may immediately apply for a stay of the decision to the relevant entity.
- (2) The relevant entity may stay the original decision to secure the effectiveness of the review and any later appeal to or review by the relevant entity.
- (3) In setting the time for hearing the application, the relevant entity must allow at least 3 business days between the day the application is filed with it and the hearing day.
- (4) The chief executive is a party to the application.
- (5) The person must serve a copy of the application showing the time and place of the hearing and any document filed in the relevant entity with it on the chief executive at least 2 business days before the hearing.
- (6) The stay-
 - (a) may be given on conditions the relevant entity considers appropriate; and
 - (b) operates for the period specified by the relevant entity; and
 - (c) may be revoked or amended by the relevant entity.
- (7) The period of a stay under this section must not extend past the time when the chief executive reviews the original decision and any later period the relevant entity allows the applicant to enable the applicant to appeal against the decision or apply for a review of the decision as provided under the QCAT Act.

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- (8) The making of an application does not affect the original decision, or the carrying out of the original decision, unless it is stayed.
- (9) In this section-

relevant entity means-

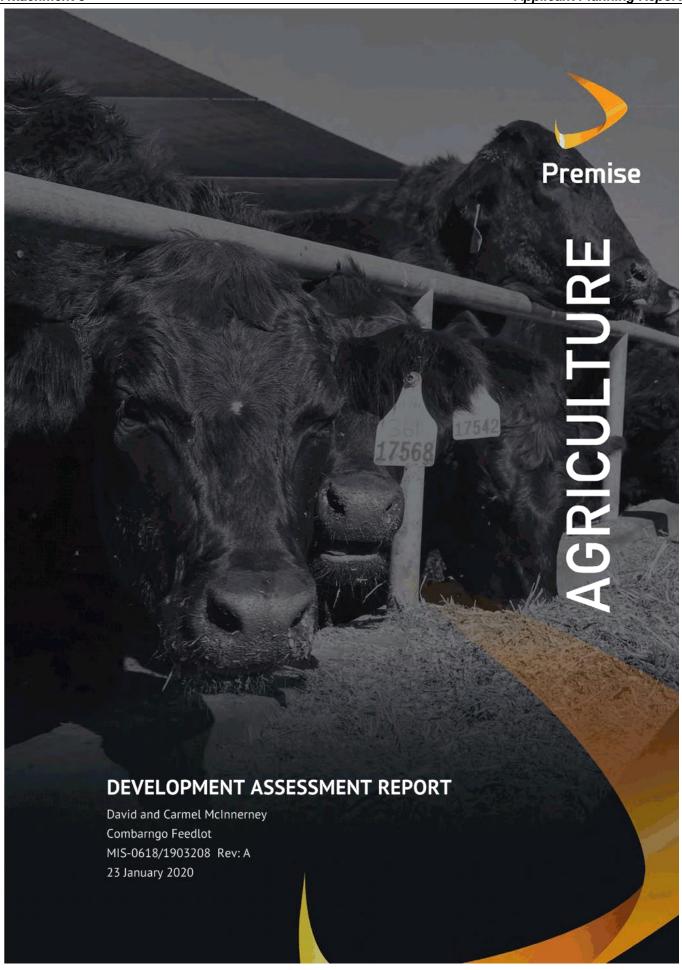
- (a) if the reviewed decision may be reviewed by QCAT—QCAT; or
- (b) if the reviewed decision may be appealed to the appeal court—the appeal court.

35 Time for making appeals

- (1) A person may appeal against a reviewed decision only within—
 - (a) if a decision notice is given to the person—28 days after the notice was given to the person; or
 - (b) if the chief executive is taken to have confirmed the decision under section 34(5)—56 days after the application was made.
- (2) However, if-
 - (a) the decision notice did not state the reasons for the decision; and
 - (b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)(a);

the person may apply within 28 days after the person is given a statement of the reasons.

(3) Also, the appeal court may extend the period for appealing.





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APPENDIX I - FEEDLOT DEVELOPMENT ASSESSMENT SPREADSHEET

APPENDIX J - STATE DEVELOPMENT ASSESSMENT PROVISIONS (SDAP)

DOCUMENT AUTHORISATION									
Revisio	Aut		Reviewe	Report	Authorised By				
n	Rev. Date	r r		Details	Signature	Date			
FINAL	30/08/2019	MRN	KBW	Draft for Client Comment	Kulck	08/10/2019			



1 INTRODUCTION

In 2007, a 3,200 standard cattle unit (SCU) feedlot was approved for the 'Combarngo' property, Lot 22 WV1136, Roma-Condamine Road. The property is leased by David and Carmel McInnerney (the applicants). As the development never commenced, this approval lapsed. As such, a new development permit is required for the feedlot and Lot 212 SP267094 has also been included in this application. The property is located in the Rural Zone and the proposed development is impact assessable under the Maranoa Regional Council (MRC) Planning Scheme.

The proposed feedlot has been based on the feedlot layout that was previously approved with minor changes to the effluent treatment system based on updated design criteria. The proposed capacity of 3,200 SCU will be constructed as demand requires with the first two rows (1,600 SCU) to be constructed following approval. The sedimentation basin, effluent holding pond and manure stockpiling area will be constructed to the full size as part of the first stage.

The cattle handling yards and associated infrastructure identified on the plans are already constructed and utilised for the existing grazing operation. Although these facilities are located in regulated vegetation, no clearing required as a part of the development application.

Copies of the previous approvals are available in Appendix A.

Copies of the site plans are available in Appendix B.

David and Carmel McInnerney Combarngo Feedlot Expansion Development Assessment Report



2 EXISTING ENVIRONMENT

2.1 Site and Locality

The property is located on Roma-Condamine Road, approximately 25.5 km north east of Surat and 36 km south, south west of Yuleba (Figure 1). The property includes two land parcels, Lot 22 WV1136 and Lot 212 SP267094 with a total area of 5,731.5 ha. Lot 22 WV1136 is leasehold land owned by the Department of Natural Resources, Mines and Energy (DNRME). Consent is required from DNRME for the development application and has been provided. Lot 212 SP267094 is freehold land owned by the applicant. The property is currently accessed via State forest land, but the land parcel has direct access to an unnamed road reserve.

The property is located in the Rural Zone under the Maranoa Regional Council (MRC) planning scheme and is currently used for grazing and irrigation as well as large tracts of native vegetation.

The site includes an existing cattle handling facility currently used for grazed and supplementary fed cattle. These yards include fences used to corral cattle from the paddocks into the yards. This infrastructure will continue to be used for the feedlot with no change proposed. Additionally, there is a hardstand pad constructed which is used to store machinery and supplementary feed for grazed cattle.

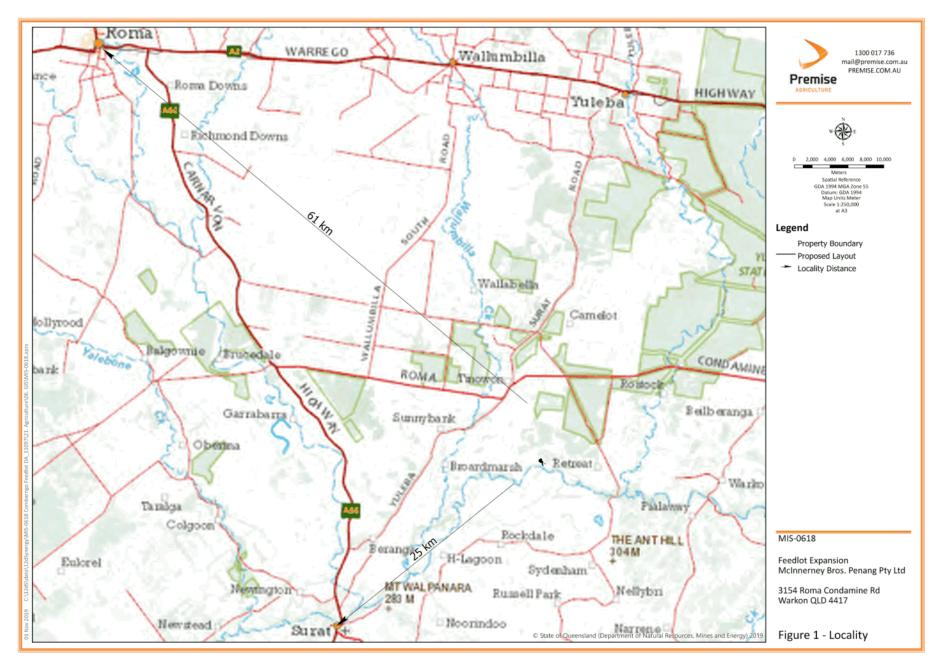
2.2 Climate

Rainfall varies with a seasonal weather pattern resulting in higher summer rainfall and lower winter rainfall (Table 1). Rainfall statistics show a mean average rainfall at Warkon of 538.6 mm per annum with approximately 64 % of total rainfall occurring in the spring and summer months. The long-term temperature figures show a mid-summer maximum temperature of approximately 34.3 °C and a mid-winter minimum temperature of approximately 4.3 °C. Table 1 below shows the rainfall and solar radiation information for Warkon for the years 1916-2019 and the temperature information for Surat for the years 1938-2018.

Table 1- Climatic Information (BOM, 2019)

Enterprise Site:	Enterprise Site: Combarngo I			Latitude: 26.98°S			Longitude: 149.29°E						
\\\+bC+-+:		Warkon			Latitude: 27.00°S			Longitude: 149.50°E					
Weather Station	:	Surat				Latitude	e: 27.16	°S		Longit	ude: 14	9.07°E	
Annual Totals		1	0 th Perc	entile		5	0 th Per	centile			90 th Pei	rcentile	
Rainfall (mm/yea	ar)		366.	9		509.1			731.6				
												7 %	
Monthly	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
Rainfall (mm)	73.2	66.3	48.9	29.9	30.7	31.2	31.3	25.4	25.8	47.9	59.0	70.2	538.6
Average Max Temp (°C)	34.3	33.5	31.8	28.2	23.6	20.2	19.8	21.8	25.7	29.2	32.0	33.9	27.8
Average Min Temp (^o C)	20.8	20.3	18.0	13.2	8.8	5.6	4.3	5.6	9.4	13.9	17.1	19.4	13.1
Radiation (MJ/m²/Day)	26.1	23.6	21.6	18.0	14.5	12.5	13.7	16.9	20.6	23.4	25.3	26.2	20.2

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2.3 Surrounding Land Use and Receptors

There are only two sensitive receptors within 7.5 km of the proposed feedlot (Figure 2). The nearest receptor (R2) is over 6.1 km from the proposed feedlot. This property is also owned by the applicant but has not been included in the development application. The nearest sensitive receptor not owned by the applicant (R1) is over 7.3 km from the proposed feedlot.

Generally, land us in the region relates to grazing and cropping. However, the property (Lot 328 FTY1860) located between the two lots included in the application is part of the Yuleba State Forest.

2.4 Topography, Drainage and Flooding

The property is gently undulating but ultimately drains south to the Balonne River which forms the southern boundary of the property. Elevations vary from 270 m above sea level (asl) to 248 m asl at the most downstream point of the Balonne River. There are multiple Stream Order (SO) 1 drainage lines located on the property (Figure 3). These are generally located to the east of the feedlot site in a different drainage catchment. The Balonne River is a SO 2 watercourse. All overland flow water from the property drains into the Balonne River which is identified as a watercourse under the *Water Act 2000*. All other drainage features are yet to be mapped.

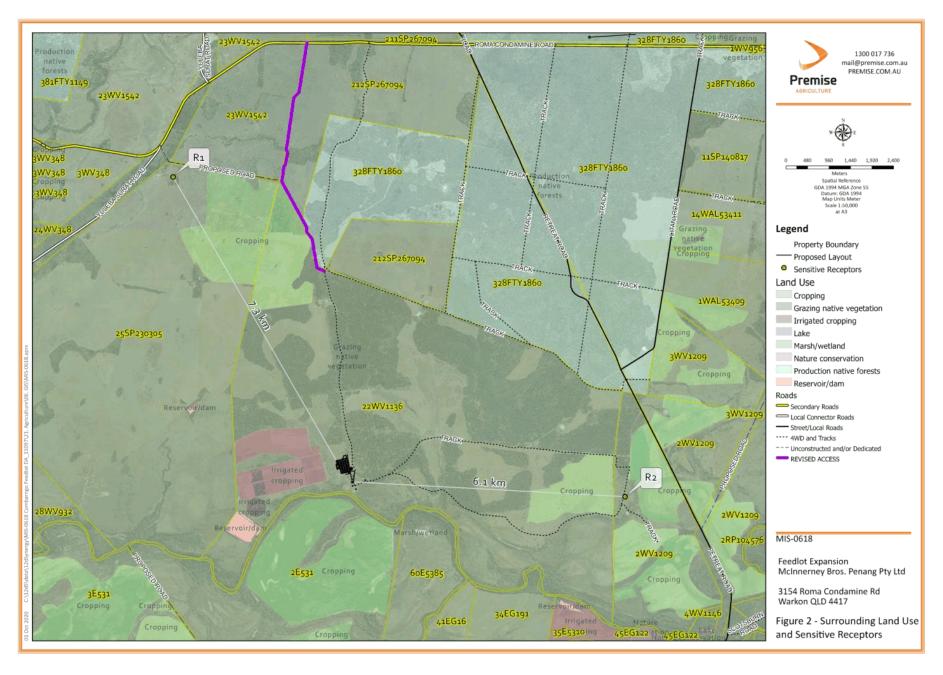
Some parts of the property are subject to inundation during a 1 % Annual Exceedance Probability (AEP) flood event. The feedlot site is free from inundation during a 1 % AEP event. The Balonne River floodplain generally extends to the south, away from the property. Some of the adjacent cultivation land is mapped as being inundated but this is likely due to the potential for pooling of water from local rainfall in depressions on the surface and not flood water from the Balonne River. Therefore, if the Balonne River is in flood as a result of heavy rainfall higher up in the catchment and not localised rainfall, the majority of the cultivation areas are unlikely to be inundated.

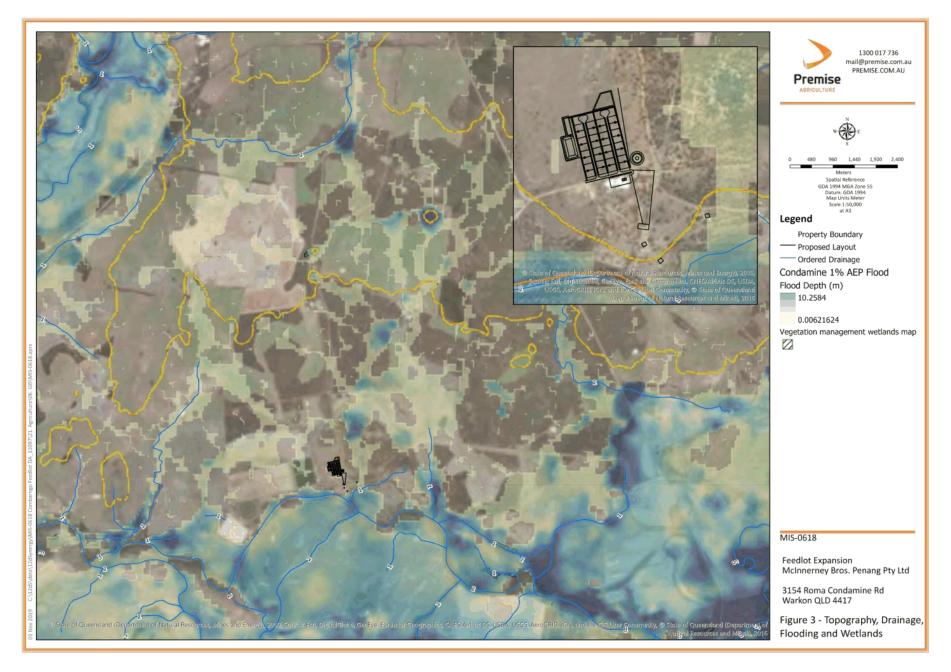
2.5 Wetlands

The Department of Environment and Science (DES) 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.

A search of the DES referable areas database was undertaken, and the resulting map identified that the Balonne River is mapped as a wetland of General Ecological Significant (GES) (Figure 3). Additionally, there is a small wetland on the northern boundary of the property adjacent to the access road. There are several wetlands of High Ecological Significance (HES) in the region. None of these are on the property or downstream of the site.

David and Carmel McInnerney Combarngo Feedlot Expansion Development Assessment Report







2.6 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 4). Two nearby bores were identified (RN10841 and RN22622) but due to the age of the bores, accuracy is limited. Bore reports for these bores are attached in Appendix C

RN10841 (Combarngo No. 1 Bore) is identified as an artesian bore that has ceased to flow. The bore report states that it is drilled to a depth of 500 m with steel casing to 460 m. It intersects sandstone aquifers at multiple depths with the shallowest depth being at 88 m in the Doncaster Member aquifer which was identified as salty water. Water was sourced from the Mooga Sandstone aquifer using this bore at a depth of 355 m and 498 m. The shallowest aquifer is overlain by layers of sand, clay and shale.

RN22622 is identified as being closest to the feedlot but due to the age of the bore accuracy may be limited. The bore report identifies it as a controlled flow artesian bore drilled to a depth of 854 m. There is no strata log information for this bore.

2.7 Flora and Fauna

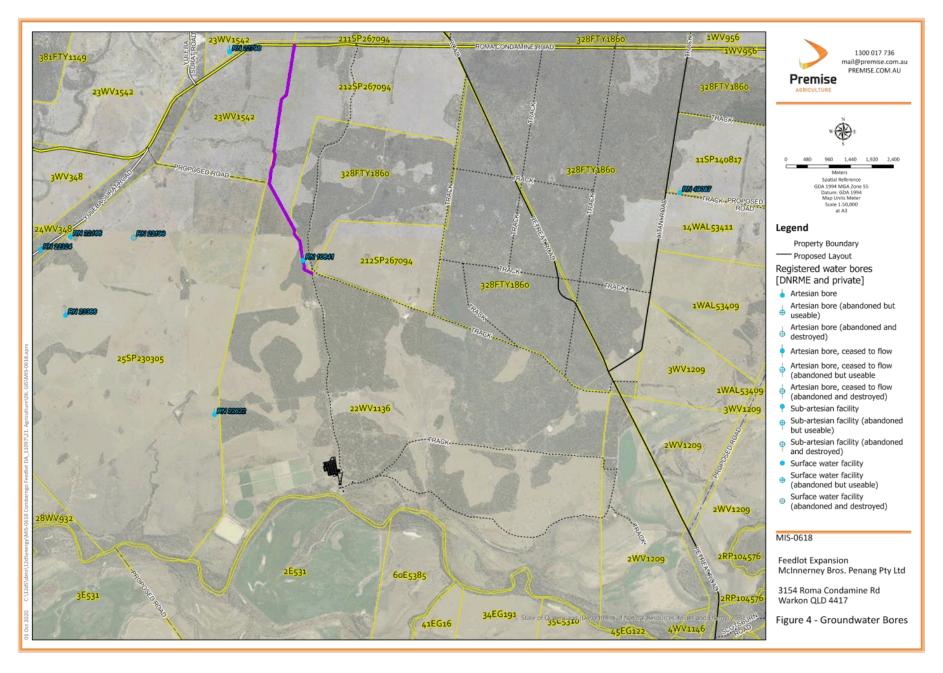
A search of the Department of Environment and Science (DES) protected plants flora survey was undertaken for the lots where development is proposed. The Protected Plants Flora Survey Trigger Map shows high risk areas for protected plants and if clearing is proposed in areas shown on the map as high risk, under the *Nature Conservation Act 1992* (NC Act), a protected plants survey is required to be undertaken by a suitable qualified person.

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 *Nature Conservation Act 1992* (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 5 km radius was undertaken for the site (Appendix D). The search identified that no species that have been recorded within 5 km of the proposed development.

David and Carmel McInnerney Combarngo Feedlot Expansion Development Assessment Report





2.8 Cultural Heritage

2.8.1 Aboriginal Cultural Heritage

A search of the Aboriginal Cultural Heritage Database and Register was undertaken on 6 September 2019 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. However, there were sites identified nearby. 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 (Cultural Heritage Guidelines). In accordance with the Cultural Heritage Guidelines, as the development site has been significantly disturbed, further advice from the Aboriginal cultural heritage party is not required.

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 Mandandanji People are identified as the cultural parties for the area and Mandandanji Cultural Heritage Services Pty Ltd is the cultural heritage body for the area. There are two Cultural Heritage Management Plans for the area Refer to Appendix E for the relevant contact details

2.8.2 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 affect is attached in Appendix E.

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2.9 Soil

There are four different Land Resource Areas (LRA) identified the property are in the Roma District Land Management Manual as (Macnish, 1987) (Table 2, Figure 5). The feedlot site and adjacent cultivation are both located in the Brigalow Uplands LRA which is dominated by grey brown and red clay soils. These soils are generally suitable for improved pasture and cultivation.

Table 2 - Land Resource Areas

Map Land Resource		Landscape	Predominant Soil Description		
Code	Area				
2	Brigalow	Gently undulating plains (1-3 %) and	Cracking and non-cracking grey		
	Uplands	short segments to 8% associated	brown and red clays.		
		with low hills and ridges; developed			
		on weathered sandstones and shales			
4	Coogoon	Gently undulating plains (1-2 %) and	Red earths and red brown earths with		
		short slopes to 5 %; developed on	solodic intergrades.		
		shales, mudstones and sandstones.	_		
6	Balonne	Flat plains (0-1 %; current floodplains	Deep cracking clays with minor areas		
		and backswamps of the Balonne	of deep sandy alluvia.		
		River.			
9	Yuleba	Undulating plains (1-5 %) to scarps	Skeletal soils and shallow stony		
		and low hills developed mainly on	texture contrast soils.		
		coarse grained sandstones and			
		poorly weathered sediments.			





2.10 State Planning Policy – State Interests

The State Planning Policy (SPP) provides a comprehensive set of principles which underpin Queensland's planning system to guide local government and the state government in land use planning and development assessment. The SPP defines the Queensland Government's policies about matters of state interest in land use planning and development. A copy of the SPP mapping is provided in Appendix F.

2.10.1 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 VMA 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.

There are multiple areas of Category B Remnant Vegetation and Category C High Value Regrowth present across the site including areas adjacent to the existing cattle handling yards and surrounding grazing infrastructure (Figure 6).

Regulated Vegetation Management Supporting Map

Supporting maps are provided as attachments when you request a copy of the Regulated Vegetation Management map. They provide information on regional ecosystems, wetlands, watercourses and essential habitat.

There are a range of Least Concern, Of Concern and Endangered Regional Ecosystems (RE) located on the property (Table 3, Figure 7).

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Table 3 - On-site Regional Ecosystems

Regional Ecosystem	VMA Class	Description	Structure Category
11.5.13	Of Concern	Eucalyptus populnea +/- Acacia aneura +/- E. melanophloia woodland on Cainozoic sand plains and/or remnant surfaces	Sparse
11.9.5	Endangered	Acacia harpophylla and/or Casuarina cristata open forest on fine-grained sedimentary rocks	Mid-dense
11.3.18	Least concern	Eucalyptus populnea, Callitris glaucophylla, Allocasuarina luehmannii shrubby woodland on alluvium	Sparse
11.3.3	Of Concern	Eucalyptus coolabah woodland on alluvial plains	Sparse
11.3.25	Least Concern	Eucalyptus tereticornis or E. camaldulensis woodland fringing drainage lines	Sparse

2.10.2 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. No essential habitat has been identified on the property.

2.10.3 Watercourses

Reference is made to Appendix F, which indicates there are several drainage lines mapped under the VMA as watercourses intersecting vegetation. Please refer to Section 2.4 for further information on the surrounding watercourses.

2.10.4 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."

The property includes areas with an ALC of Class A or B. However, the feedlot site is generally not identified as Class A or B land. This ensures that the feedlot development has been located on land which has the lowest agricultural value. Regardless, 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.

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2.10.5 Flood Hazard Area

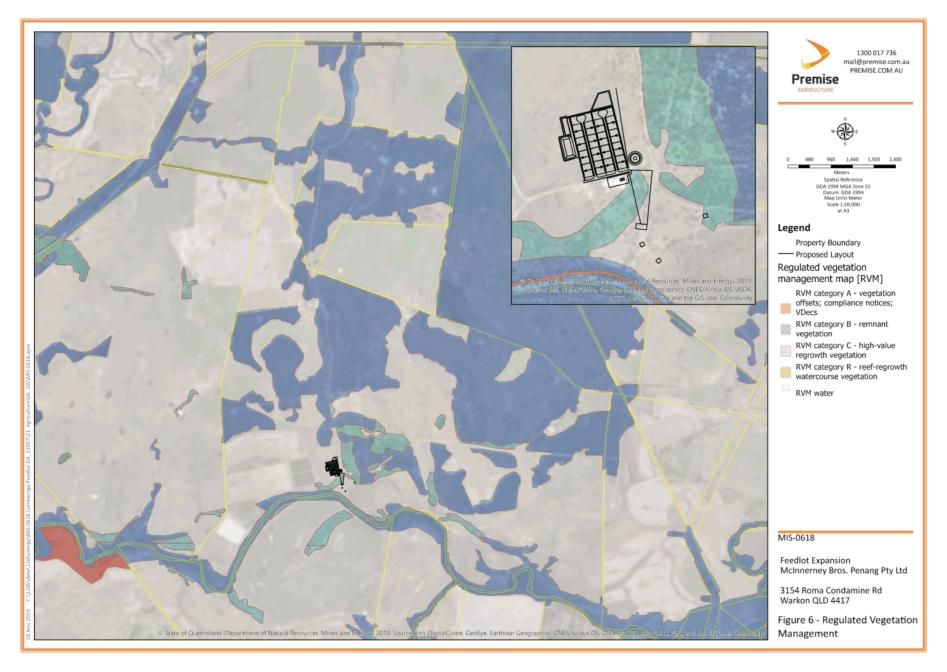
An effective planning system has a critical role to play in avoiding and minimising the potential impacts of hazards brought about by extreme weather events, natural processes and the result of human activities. These hazards, which are often unpredictable in nature, include flooding.

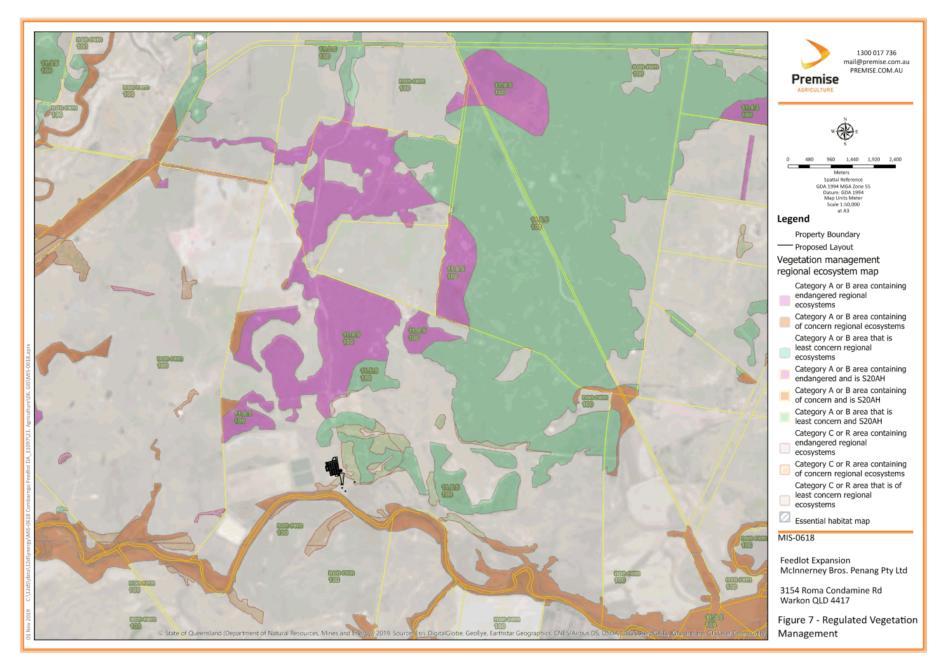
Southern parts of the property adjacent to the Balonne River and associated drainage lines are within the Level 1 Flood hazard Area. However, this does not include the feedlot site.

2.10.6 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 that the vegetation across the property is mapped as having a medium potential bushfire intensity. The feedlot site is located on land that has been historically cleared with scattered vegetation remaining. The cattle handling yards are located within the medium potential bushfire intensity area.







2.11 Matters of National Environmental Significance

A search of the Matters of National Environmental Significance (MNES) that may be located within 2 km of the proposed development was undertaken and the report has been attached in Appendix G. An EPBC Act referral to the Australian Department of Environment will not be required as there will be no significant impact on MNES.

The summary lists four threatened ecological communities (TEC), 14 threatened species and nine migratory species that may occur within 5 km of the development site.

The regional ecosystems (RE) located on the property (Section 2.10.1) indicate that both the Brigalow and Coolibah TECs appear to be located on-site (Table 4). However, as only clearing of scattered trees and not regulated vegetation is proposed, there is unlikely to be any impact on these TECs.

Table 4 - Threatened Ecological Communities

TEC	Status	Type of Presence	Relevant Ecosystems	Regional
Brigalow (Acacia	Endangered	Community known to	6.4.2	11.9.1
harpophylla dominant and codominant)		occur within area	11.3.1	11.9.5
and codominant)			11.4.3	11.9.6
			11.4.7	11.11.14
			11.4.8	11.12.21
			11.4.9	12.8.23
			11.4.10	12.9-10.6
			11.5.16	12.12.26
Coolibah - Black Box	Endangered	Community likely to	11.3.3	11.3.28
Woodlands of the Darling Riverine Plains		occur within area	11.3.15	11.3.37
and the Brigalow Belt South Bioregions			11.3.16	
Poplar Box Grassy Woodland on Alluvial	Endangered	Community likely to	11.3.2	11.4.12
Plains		occur within area	11.3.17	12.3.10
T tamb			11.4.7	
Weeping Myall	Endangered	Community may	11.3.2	
Woodlands		occur within area	11.3.28	

The Curlew Sandpiper is critically endangered (Appendix G) and the species or species habitat may occur within the area. As habitat for the Curlew Sandpiper is generally on tidal mudflats and wetlands, it is unlikely to occur on the property (Department of Environment and Energy, 2019). Regardless, as works are only proposed in historically cleared areas not subject to inundation, impacts to the Curlew Sandpiper or its habitat are unlikely.



2.12 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 DES 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.

2.13 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 250 m above sea level, it is unlikely that ASS are located within or adjoining the property. The property is not mapped as containing ASS or Possible ASS.

2.14 Mineral and Petroleum Resources

Four petroleum and gas exploration permits have been granted for an area within 2 km of the property. These four exploration permits converge on the property and the entire property is included as part of an exploration permit. One petroleum and gas production permit has been granted for the search area. This permit does not include the property.

2.15 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.

2.16 Unexploded Ordnance

The property is not recorded on the unexploded ordnance (UXO) database.

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3 PROPOSED DEVELOPMENT

3.1 Overview

The proposed feedlot has been based on the feedlot layout that was previously approved with minor changes to the effluent treatment system based on updated design criteria. The proposed capacity of 3,200 SCU will be constructed as demand requires with the first two rows (1,600 SCU) to be constructed following approval. The sedimentation basin, effluent holding pond and manure stockpiling area will be constructed to the full size as part of the first stage.

The proposed feedlot consists of 32 pens with an average stocking density of 12.5 m²/SCU in a back to back configuration with every two rows sharing a feed road. The existing cattle handling facility will continue to be used and there is already some fence infrastructure in place adjacent to this area which will be used for the transfer of animals between the handling facility and the feedlot pens.

The feedlot's controlled drainage area (CDA), including the manure stockpile and carcass composting area, will be serviced by a sedimentation basin and effluent holding pond. Effluent will be transferred from the effluent holding pond to the irrigation channels prior to irrigation using lateral irrigators. Manure will be spread on improved pastures across the property.

The proposed feedlot development has been designed in accordance with the *National Guidelines* for Beef Cattle Feedlots in Australia (MLA, 2012b) (National Guidelines) and The *National Beef Cattle Feedlot Environmental Code of Practice* (MLA, 2012a) (Environmental Code of Practice).

A Development Approval for a Material Change of Use is required for the development. Refer to Appendix B for relevant site plans.

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3.2 Cattle Numbers and Assumptions

The majority of cattle coming into the feedlot will be for the domestic market. The numbers in Table 5 have been based on an average entry weight of 320 kg for 70 days on feed resulting in a finished weight of 450 kg or 0.81 SCU. The mean occupancy of the feedlot is estimated at 80 % which is based on industry averages and anticipated 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

Parameter		Proposed Feedlot
Maximum Capacity	SCU	3,200
	head	3,970
SCU Conversion		0.81
Mean Occupancy	%	80
Mean No. on Hand	head	3,176
Intake Weight	kg	320
Mean Daily Gain	kg/day	1.9
Days on Feed	days	70
Final Weight	kg	450
Gain per Head	kg	130
Cattle Produced On-site	head	600
Cattle In per Year	head	16,563
Mortality Rate	%	1.00
	head/year	166
Cattle Out per Year	head	16,397



3.3 Feed Intake, Storage and Usage

Total feed intake is estimated at 13,900 tonnes/year with all grain and supplements imported to site and all roughage and/or silage produced on-site. Imported commodities will be stored in silos on the existing feed storage and preparation area which currently stores feed to supplement grazing cattle. There are two silos existing and additional silos will be erected on the pad. Silage will be stored in silage pits and hay will be stored in a hay shed.

This increased demand for feed grain should significantly improve the marketing and prices for grain growers, particularly within the local area to the feedlot.

3.4 Traffic Generation

Roma-Condamine Road, from which the property is accessed, is a state-controlled road and an approved road train route. Traffic data is available for this road from the 2018 traffic census (Table 6). The most relevant census point is on the outskirts of Condamine, approximately 85 km east of the site. There is a census point 5.5 km west of the site, but this point is at a location in which Roma Condamine Road and Yuleba Surat Road converge. Therefore, background traffic would be overestimated using data from this census point.

Table 6 - Background Traffic on Roma Condamine Road

Parameter	Value						
Date	2018 ¹	2019	2020	2021	2022	2030	
Years since data collection	0	1	2	3	4	12	
Assumed annual growth rate	2.00 %						
Annual Average Daily Traffic (VPD²)	255	260	265	271	276	323	
Heavy Vehicles	42 %						
Annual Average Daily Heavy Vehicle Traffic	107	109	111	114	116	137	

¹Data sourced from Queensland Globe – Traffic Census: Average annual daily traffic 2018

To operate the proposed feedlot both heavy and light vehicles will be required. As all staff will live on-site, there will be a negligible change to light vehicle traffic as a result of the feedlot development. Heavy vehicles will be used to transport starter cattle and feed into the feedlot and finished cattle out (Table 7). The projected traffic movements associated with the 1,600 SCU and 3,200 SCU capacities are provided in Table 8.

It is anticipated that heavy vehicle types will be a mixture of B doubles and road trains. Vehicle movements have been estimated assuming B doubles are generally used.

²Vehicles Per Day



Table 7 - Estimated Traffic Movements

	Unit	1,600 SCU	3,200 SCU
Incoming Cattle			
Cattle per year ¹	head/yr	7,681	15,963
Typical truck type		B Do	uble
No. of head/truck	entry	9	6
No. of trucks	no/year	80	166
Outgoing Cattle			
Cattle out per year	head/yr	8,199	16,397
Typical truck type		B Do	uble
No. of Head/truck	exit	7	8
No. of trucks	no/year	105	210
Grain and Feedstuffs			
Feed imported ²	Tonnes/year	6,356	13,013
Truck Type		B Double	
No. of trucks incoming	no/year	147	311
Manure			
Manure sold off-site per year	t/year	0	0
No. of trucks outgoing	no/yr	0	0
Total - Incoming and Outgoing T	rucks		
Incoming Cattle and Commodities	no/year	271	565
	no/wk	5	11
Outgoing Cattle and Manure	no/year	105	210
	no/wk	2	4
TOTAL			
	no/year	376	775
	no/wk	7	15
	No/day	1	2

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

Table 8 - Summary of Traffic Impacts to Roma-Condamine Road (State Controlled Road)

Parameter	1,600 SCU	3,200 SCU
Design Year	2020	2030
Background Traffic (VPD)	265	323
Total Heavy Vehicle	111	137
Feedlot Heavy Vehicles	2	4
Feedlot Associated Increase	1.8 %	2.9 %

¹Traffic numbers represent vehicle movements in both directions

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¹This excludes the cattle produced on-site.

²This excludes feed grown on-site.



The increase of heavy vehicle traffic on the existing road network at the completion of 3,200 SCU is less than 3 %. The heavy vehicle movements will be scheduled where possible to arrive and depart on regular intervals throughout the day.

Direction of traffic will vary depending on the source of cattle and commodities and various market demands. Generally, the majority of cattle (80 %) coming into the property will come from the west along Roma-Condamine Road with some cattle sourced from the east (Figure 8). Feed will be the reverse, with the majority (80 %) of commodities originating from the east of the property. Commodities from local sources may come from the west.

3.5 Parking and Internal Roads

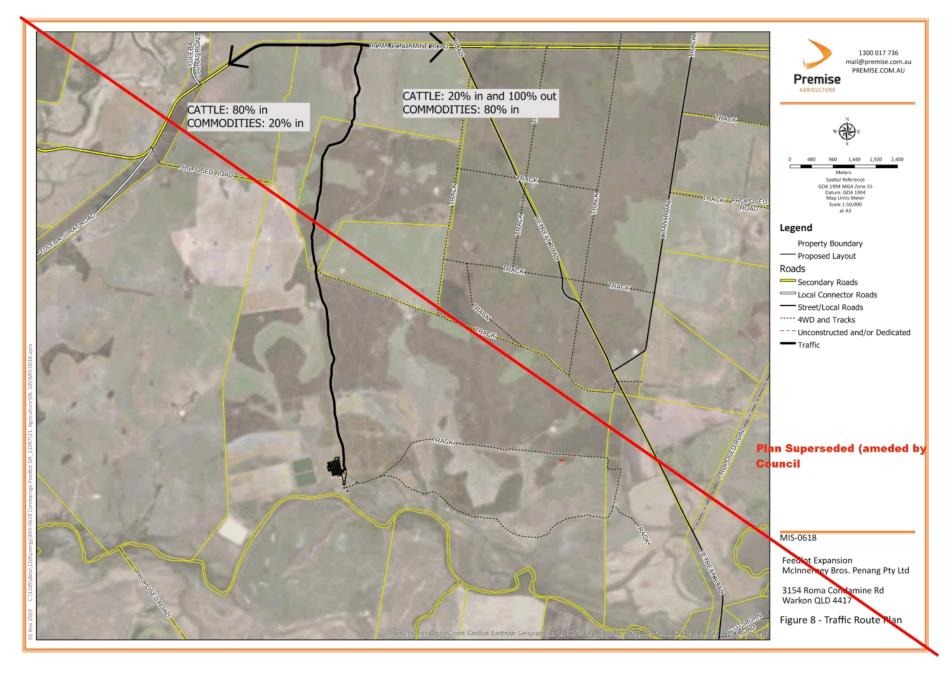
There are suitable parking areas adjacent to the existing dwellings for staff and visitors and adjacent to feedlot infrastructure for service vehicles. In addition to this, there are several open areas adjacent to the feed mill and cattle handling facilities for staff to safely park at those areas. Truck parking areas are located on the feed storage area and adjacent to the cattle handing facilities. If required, heavy vehicles can also park along the access road. This will ensure there is never a queue of trucks beyond the feedlot property.

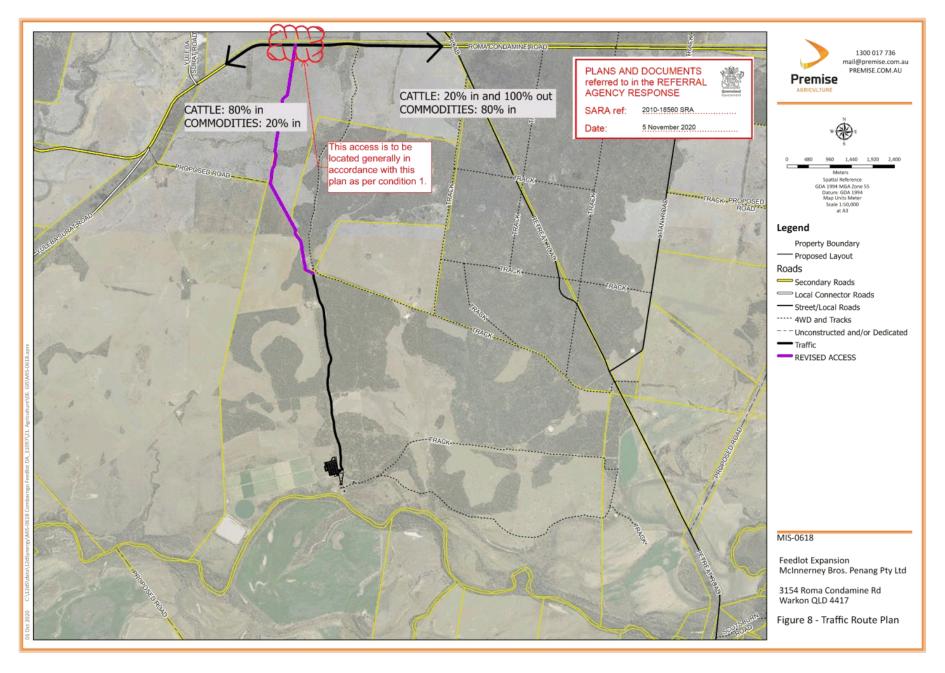
It is assumed that most traffic movements will be undertaken during daylight hours, between 6.00 am and 6.00 pm, 7 days a week. During summer months, hours of operation will vary according to animal welfare needs, hours of operation during this time will generally be between 5.00 am to 10.00 pm.

Internal roads around the proposed feedlot will be constructed to withstand high traffic volumes and wheel loadings to provide reliable all-weather access to the feedlot. 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 be sloped 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.

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3.6 Pen Design

When completed, the proposed expanded feedlot will comprise:

- 32 production pens;
- A cattle handling facility including induction and dispatch yards;
- A manure stockpile and composting area;
- A sedimentation basin; and
- An effluent holding pond.

The average stocking rate throughout the entire feedlot will be approximately 12.5 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 area of a typical pen of the new feedlot is 1,260 m², which will accommodate 100 SCUs. Feed bunks with a length of 30 m will be provided in each pen (Typical Pen Layout, Appendix B). This equates to 300 mm of bunk length per SCU. This amount of feed bunk space per SCU is in accordance with recommended values in the National Guidelines.

Feed bunks 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 feed bunks and 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 x 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 Cattle Lane

Dual-purpose cattle lanes/drains will be provided directly below each row of pens. Due to the back to back configuration, the second and third rows will share a lane/drain. Lanes/drains will incorporate a minimum thickness of 200 mm of compacted 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 4 m wide.

3.8 Feed Bunks and Water Troughs

The feed troughs will be concrete and designed for ease of cleaning, allow drainage of rainwater, and minimise feed spillage and wastage. Concrete aprons will be constructed to withstand the weight of cleaning equipment. They will extend into the pen to a minimum distance of 3 m and slope away from the trough to facilitate drainage.

The water troughs will also be of concrete construction and fully enclosed. This will prevent any manure build up under the trough. The aprons around the water trough will be constructed of reinforced concrete capable of withstanding the weight of cleaning equipment. They will extend into the pen to a minimum distance of 3 m and slope away from the trough to facilitate drainage.

Any overflow from the water troughs will be directed into the main drains by way of underground sewer pipes or a concrete drain. This prevents any wet spots occurring in the pens as a result of damaged float valves in the water troughs.

3.9 Stormwater Management

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 year 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 Stormwater catchment Plan (Appendix B) provides the layout of the CDA for the proposed feedlot.

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3.10 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's function is to remove sediment thereby reducing sediment deposition in the holding ponds.

The base of the proposed basin will slope gently approximately (0.1 %) towards a weir that regulates 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 volume of the sedimentation basin is designed 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 9) have been summarised from the DAF Feedlot Assessment Spreadsheet (Appendix I).

The proposed sedimentation basin will have adequate volume for the proposed capacity based on the stormwater catchment areas identified in the Stormwater Catchment Plan (Appendix B).

Table 9 - Sedimentation Basin Capacity

Parameter	Units	Proposed Feedlot CDA
Length to Width Ratio	_	2.5
Scaling Factor	_	2.5
Design Flow Velocity	m/s	0.005
(generally 0.005 m/s)		
Pen Overland Flow Length	m	42
Pen Overland Flow Time	min	7.37
Drain Length	m	480
Drain Flow Time	min	11.43
Time of Concentration	min	18.80
Tabulated Rainfall Intensity for	mm/hr	126.7
5 % AEP event		
Peak Inflow Rate for a 5 % AEP	m³/s	1.8
event		
Required Sedimentation	m³	2,309
System Volume		
Proposed Sedimentation	m³	2,400
System Volume		



3.11 Effluent Holding Ponds

After the runoff has gone through the sedimentation basin, it may still contain substantial levels of organic matter, nutrients and salt. The effluent holding pond is then used at the end of the controlled drainage area. The effluent holding pond captures and stores the runoff from the controlled drainage area until it can be sustainably used for irrigation.

The effluent holding pond has been designed to temporarily store effluent from major storms or extended wet periods. The effluent holding ponds will be constructed with an impermeable base and internal embankments to minimise the risk of groundwater contamination by leaching of effluent.

The proposed effluent holding ponds will have adequate volume for the proposed feedlot capacity based on the stormwater catchment areas identified in the Stormwater Catchment Plan (Appendix B). The calculations for the design volume of the effluent holding pond (Table 10) have been summarised from the DAF Feedlot Assessment Spreadsheet (Appendix I).

Table 10 - Effluent Holding Pond Capacity

	Units	Feedlot CDA							
Reference Manual Standard Tabulated Method	Reference Manual Standard Tabulated Method								
Pen Area	ha	4.02							
Hard Catchment Area	ha	2.01							
Soft Catchment Area	ha	0.85							
Sedimentation System Area	ha	0.21							
Effluent Holding Pond Area	ha	0.51							
Storage Capacity	ML	8.22							
National Guidelines Method Major Storm Event Me	thod								
5 % AEP 24-hour Storm Intensity	mm/hr	5.68							
Storage Capacity	ML	7.52							
Required Effluent Holding Pond Storage Capacity	ML	8.22							
Proposed Effluent Holding Pond Storage Capacity	ML	8.50							

3.12 Bushfire Management

As there is a State Forest near to the site and connectivity of on-site vegetation with the state forest is high, there is a potential risk of bushfire on the proposed development. There are firebreaks between the feedlot pens and nearby vegetation. The cattle handling yards are not stocked permanently and there is minimal risk resulting from these areas being located amongst sparse vegetation. In the event of an encroaching bushfire, stock will be released from the pens into the adjacent cultivation or grazing land where their chance of survival is higher.

If the main access road is blocked, there are alternate escape routes to the west along internal roads or over the neighbouring property via open paddocks. As the access road is designed for B Doubles, it will be suitable 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 feedlot of 3,200 SCU capacity will therefore require approximately 77 ML/year. 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 an existing ring tank with a capacity of 1,450 ML. Water is harvested from the Balonne River to supply this ring tank. Additionally, a 1.5 ML turkey's nest will be constructed to temporarily store water for the feedlot.

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 in an on-site dwelling.

4.3 Electricity

The proposed development will not require any additional power supply. There will be no change to the existing handling yards which is the only location that may require power. Any maintenance work in other areas will be powered by portable generators.

4.4 Sewage

The existing dwellings are serviced by a septic system, which uses biological methods to treat waste before discharging through a below ground system. As all staff generally live on-site, these dwellings will also form staff amenities.



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 and manure will be applied to crops or pasture on the subject property. 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

It is anticipated that the feedlot will employ approximately two full time staff in addition to staff already employed at the farm. Additional staff to those already employed at the farm will not be required for 1,600 SCU.

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.

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6 POTENTIAL ENVIRONMENTAL IMPACTS

6.1.1 Community Amenity

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 Roma-Condamine Road.
- 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 11. The feedlot has been appropriately sited to mitigate the impacts on community amenity that arise from odour, dust, noise and other possible emissions from feedlots.

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Table 11 - S Factor Separation Distances

Receptor Number	Direction	Receptor Type	Terrain Description	Vegetation Description	S1	S2	S 3	S4	S5	Separation (n	n Distances n)
		S2	S3	S4						Required	Available
R 1 ¹	NNW	Rural farm residence	Undulating Low Relief	Crops only ²	59	0.30	0.9	1.0	1.0	895	7,300
R 2	E	Rural farm residence	Undulating Low Relief	Crops only*	59	0.30	0.9	1.0	1.0	895	6,100

¹This receptor is owed by the applicant.

Assumptions:

Proposed capacity: 3,200 SCU Average rainfall (mm): 573 mm/yr Stocking density: 12.5 m²/SCU

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²Crops only has been assumed for a conservative assessment as there are several patches of dense woodland between the receptors and the feedlot.



6.1.2 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 will not be used for the feedlot.

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 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 buffer distances to the river, these activities are not likely to affect the quality of surface water moving off-property or into the Balonne River. An effluent holding pond spill event is the only thing likely to result in an impact to surface water. This event is unlikely and will only occur during periods of high surface water flows which will dilute any effluent released from the effluent holding pond.

6.1.4 Flora and Fauna

Impacts to flora and fauna generally result from clearing of vegetation (which acts as a habitat for fauna). The proposed feedlot is not located within regulated vegetation and minimal established vegetation is located in the development area. The existing cattle handling infrastructure and paddock fences are located in Category C vegetation, but no further works are proposed in these areas. Any historic clearing for this infrastructure was exempt as these yards are used for ons-0ite grazing activities.

6.1.5 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 as well as erosion of the soil surface. Adequate utilisation area is available on the property and a soil monitoring program will be implemented to assist in managing the long term sustainability of effluent and manure utilisation.

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7 ENVIRONMENTAL MANAGEMENT

7.1 Pen Cleaning and Maintenance

Pen cleaning operations should ensure that the dense, pliable, 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* (Tucker *et al.*, 2015) (Waste Management Guidelines), see Table 12, 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 12 - 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		



7.2 Carcass Disposal

All cattle deaths at the feedlot will be recorded. Carcasses are composted in windrows using feedmill trash 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 or sawdust 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 16,563 head, this equates to 166 mortalities per year for disposal. Carcass composting will be undertaken in line with the principles outlined in the Waste Management Guidelines.

7.3 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.

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7.4 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 *8.1*.

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 (Concept Plan, Appendix B) which is located within the proposed controlled drainage area (CDA). 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.

The manure will be temporarily stockpiled prior to utilisation on the property. There is over 900 ha of cleared grazing or cropping land on the property for manure utilisation.

The 267 ha irrigation area identified (Figure 9) includes a 250 ha area with lateral irrigators and a 17 ha centre pivot. The laterals source water from drains adjacent to the irrigation area. As such, effluent will be shandled with irrigation water in these drains prior to irrigation.

The application frequency and application rates for the shandied 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.

7.5 Erosion and Sediment 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 control and minimise erosion activity within the construction site and 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.

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These impacts may occur due to:

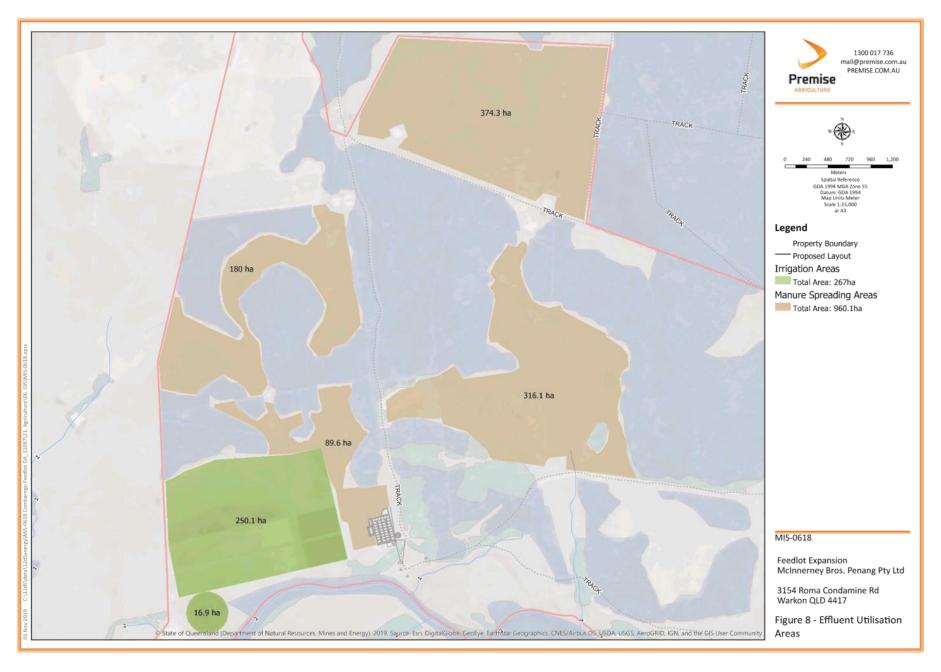
- Soil erosion of disturbed soil during the construction phase;
- The transport of sediment and organic matter from the construction site into adjacent watercourses and streams; and
- Erosion of exposed areas after construction has finished.

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).

Attachment 3 Applicant Planning Report





7.6 Environmental Monitoring

It is anticipated that an environmental monitoring program will be required as a condition of the EA. It is proposed that soil and event-based surface water sampling and analysis will be undertaken. Groundwater monitoring is not proposed due to the location of on-site bores, depth of the aquifers and overlying strata. Given the extensive on-site irrigation and manure utilisation areas, effluent or manure analysis is not proposed and soil sampling will guide utilisation rates and locations.

7.6.1 Soil

Soil sampling and analysis will be undertaken annually for three sites across the property encompassing both manure spreading and effluent irrigation areas. Samples will be taken from depths of 0 - 10 cm, 20 - 30 cm and 50 - 60 cm. Initially, it is proposed that sample sites will include an indicative site for the lateral irrigators, centre pivot and manure spreading areas.

7.6.2 Surface Water

Surface water monitoring will be undertaken during an effluent spill event. The indicative locations for monitoring are adjacent to the dwellings (upstream) and at the western property boundary (downstream).



8 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.

8.1 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 13.

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Table 13 - Noise Limits at Noise Sensitive & Commercial Places

Noise Monday to Saturday				Sunday and Public Holidays			
measured in dB(A)	7am-6 pm	6pm-10pm	10pm-7am	9am-6pm	6pm-10pm	10pm-9am	
		Noise measur	ed at a nuisanc	e sensitive place	9		
L Aeq adj, T	Background	Background	Background	Background	Background	Background	
	+5	+3	+3	+5	+3	+3	
$MaxL_{pA,T}$	Background	Background	Background	Background	Background	Background	
	+10	+8	+5	+10	+8	+5	
		Noise mea	sured at a com	mercial place			
L _{Aeq adj,} T	Background	Background	Background	Background	Background	Background	
	+10	+8	+5	+10	+8	+5	
MaxL _{pA,T}	Background	Background	Background	Background	Background	Background	
	+15	+13	+10	+15	+13	+10	

Odour

In accordance with the *Guideline for Odour Impact Assessment from Developments* (DEHP, 2013), 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 2.

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, 1997) 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.

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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."

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8.2 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 14.

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 14 - Risk assessment matrix

	Consequence					
		Major	Significant	Moderate	Minor	Insignificant
	Almost certain	High	High	High	Medium	Medium
b	Likely	High	High	High	Medium	Medium
Likelihood	Possible	High	Medium	Medium	Medium	Low
e l	Unlikely	Medium	Medium	Low	Low	Low
=	Rare	Medium	Low	Low	Low	Low



8.3 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 15 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 15 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. The largest risk from the proposed development will be impacts to surface water during a spill event which is likely to be an unlikely event.



Table 15 – Feedlot Risk Assessment

Description of Environmental Value	Potential Adverse Effect	Goals and Objectives	Likelihood	Consequence	Risk	Management Strategies	Likelihood	Consequence	Residual Risk
multiple SO 1,	from the effluent holding pond and run- off from the utilisation areas resulting in increased sediment	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	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.		Minor	Low
groundwater is	waste such as pens, sedimentation basin, effluent holding pond and stockpile areas are the main source of potential nutrient leaching. Waste utilisation areas and	that protects the environmental values of groundwater and any associated surface ecological systems. Goal: The activity and does not result in an increase of nutrient	Unlikely	Insignificant	Low	 Hard catchment areas including pens, sedimentation basin and effluent holding pond are compacted to achieve a permeability of at least 1 x 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 undertaken annually to monitor soil nutrient levels. 	Rare	Insignificant	Low
Wetlands The Balonne River is a GES wetland.		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.	Possible	Minor	Medium	 Management practices are as per management of surface water. 	Unlikely	Minor	Low



Description of Environmental Value	Potential Adverse Effect	Goals and Objectives	Likelihood	Consequence	Risk	Management Strategies	Likelihood	Consequence	Residual Risk
multiple areas of Category B and C vegetation containing least concern, of concern and	vegetation that may provide habitat for EVNT wildlife. Increased soil nutrient levels may also indirectly lead to adverse impacts to	Objective: The activity is operated in a way that protects environmental values and associated flora and fauna. Goal: The activity and property management maintain the biodiversity of the property.	Rare	Insignificant	Low	 As the proposed development is located on agricultural land, no additional clearing is required. There will be no change to the existing infrastructure located within Category C vegetation. 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. 	Rare	Insignificant	Low
Soils The feedlot and	in the soils within the utilisation area and potential erosion of topsoil from	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 maintain soil health, avoids excessive nutrient build-up and minimises erosion of drainage lines and watercourses.	Unlikely	Minor	Low	On-site effluent and manure utilisation areas are well in excess of the required area for sustainable utilisation. Soil monitoring will be undertaken annually to monitor soil nutrient levels. Sediment control structures will be in place during construction. Soil is high quality agricultural land suitable for irrigation.	Unlikely	Insignificant	Low
Community Amenity Odour The nearest sensitive receptor is 6.1 km to the east.	odour in the feedlot are the pens,	Objective: The activity will be operated in a way that protects the environmental values of	Rare	Minor	Low	 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. 	Rare	Insignificant	Low

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Description of Environmental Value	Potential Adverse Effect	Goals and Objectives	Likelihood	Consequence	Risk	Management Strategies	Likelihood	Consequence	Residual Risk
	dust in the feedlot are the pen surface,	Goal: The activity does not result in odour or dust complaints.	Rare	Minor	Low	 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. 	Rare	Insignificant	Low
Community Amenity - Noise The nearest sensitive receptor is 6.1 km to the east.	noise from the feedlot are on-site traffic and	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.	Rare	Minor	Low	 The feedlot will generally be operated during daylight hours which will minimise noise during the evening, night and early morning. 	Rare	Insignificant	Low
- Light and Visual Amenity The nearest sensitive	light from the feedlot are security lights, vehicle lights, and lights used around the	Objective: The activity is operated in a way that protects the community amenity from the impacts of light from the development. Goal: The activity does not result in light complaints.	Rare	Minor	Low	 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	Insignificant	Low



9 PLANNING FRAMEWORK

9.1 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.

9.2 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. Assessment against the Maranoa Regional Council Planning Scheme (the Planning Scheme) indicates that the proposal is subject to impact assessment in accordance with Section 45 of PA.

9.3 State Development Assessment Provisions

The State Development Assessment Provisions (SDAP) sets out the matters of interest to the State for development assessment, where the chief executive administering PA, being the Director-General of the Department, is responsible for assessing or deciding development applications.

SDAPs are prescribed in the *Planning Regulation 2017* (PR) and contains 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 2, Table 4: Development impacting on state transport infrastructure. The proposed feedlot development exceeds the threshold for development (>2,000 SCU);

The cattle handling yards and associated fence lines are located within Category C vegetation but are existing infrastructure for the current grazing use of the property. The clearing previously undertaken for these structures is considered exempt clearing. As no change to this infrastructure is proposed, clearing of regulated vegetation is not required and the Schedule 10, Part 3, Division 4, Table 3 referral does not apply.

The responses to the applicable state codes are provided in Appendix J.

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9.4 Maranoa Regional Council Planning Scheme

9.4.1 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.

9.4.2 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 Industries" - means the use of premises for:

- (i) the intensive production of animals or animal products, in an enclosure, that requires food and water to be provided mechanically or by hand; or
- (ii) storing and packing feed and produce, if the use is ancillary to the use in subparagraph (i); but does not include the cultivation of aquatic animals.

9.5 Zoning and Assessment Status

Under the Planning Scheme, the region is divided into 10 land use zones. The subject land is located in the Rural Zone. It is anticipated that the proposed development will be assessed against the planning scheme including the following zone and development codes:

- · Rural Zone Code;
- · Rural Activities Code;

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9.5.1 Rural Zone Code

Purpose

The purpose of the zone is to:

- (a) provide for a wide range of rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping, extractive industry, special industry (explosives manufacturing and storage) and other primary production activities on large lots without affecting urban areas;
- (b) provide opportunities for non-rural uses that are compatible with agriculture, the energy sector, the environment, and the landscape character of the rural area where they do not compromise the long- term use of the land for rural purposes;
- (c) protect or manage significant natural features, resources, cropping land, and processes, including the capacity for primary production;
- (d) ensure primary production is maintained by protecting the productive capacity of all rural land. This includes protecting rural land from alienation and fragmentation that may lead to loss in productivity.
- (e) ensure that development in the zone protects and enhances transport infrastructure; and,
- (f) ensure that development maintains the integrity and water quality of the Murray-Darling Basin Catchment.

Overall Outcomes

The overall outcomes sought for the Rural zone code are as follows:

- (a) areas for use for primary production are conserved and are not fragmented;
- (b) the establishment of a wide range of rural pursuits is facilitated, including cropping, intensive horticulture, intensive animal industries, animal husbandry and animal keeping and other compatible primary production uses, ensuring that land use and amenity impacts are minimised at sensitive receptors;
- (c) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and transport
 use;
- (d) development is reflective of and responsive to the environmental constraints of the land;
- (e) development embraces sustainable land management practices and contributes to the amenity and landscape of the area;
- (f) residential and other development is appropriate only where directly associated with the rural nature of the zone;
- (g) the establishment of outdoor recreation and small-scale tourism facilities in suitable locations is facilitated only where they do not

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- compromise the use of the land for rural activities;
- (h) the establishment of outdoor recreation and small-scale tourism facilities in suitable locations is facilitated in a manner that minimises land use conflicts;
- (i) natural features such as creeks, gullies, waterways, wetlands and bushland are retained, managed, enhanced and separated from adjacent development where possible;
- (j) there is no net loss or degradation of natural wetlands for the life of the planning scheme;
- (k) adverse impacts of land use both on-site and from adjoining areas are addressed and any unavoidable impacts are minimised through location, design, operation and management;
- (I) visual impacts of clearing, building design and construction, materials, access ways and other aspects of development and land use are consistent with the zone purpose;
- (m) the viability of both existing and future rural uses and activities are protected from the intrusion of incompatible uses and development impacts on cropping land are managed to preserve the productive capacity of the land for future generations;
- (n) land which is susceptible to flooding or drainage problems, including difficulties associated with high ground water tables is protected from urban or inappropriate uses;
- (o) rural land use is reflective of the surrounding character of the area;
- (p) low-impact activities such as small-scale eco-tourism, outdoor recreation, and service industry are encouraged within the zone where they do not compromise the long-term use of the land for agricultural purposes; and,
- (q) development such as non-resident workforce accommodation to service the energy sector is catered for only on a short term basis for periods not exceeding two years.



Table 16 - Rural Zone Code Compliance Assessment

Performance outcomes	Acceptable outcomes	Compliance Assessment						
PLANNING								
Use, density and built form								
Agricultural land classification								
PO 1 Scale		The feedlot is a rural activity and has						
Non-rural activities are at a scale which protects the		been sited appropriately.						
amenity of the area.								
PO 2 Location	AO 2.1	The feedlot is a rural activity and access						
Non-rural activities must be located where there is	Accommodation activities and their associated	is via the existing property access.						
convenient access unless the development is for an	outbuildings are located below ridgelines.							
Extractive Industry (whose location is dependent on the	AO 2.2							
resource) in which case appropriate access will be	Accommodation activities are located to ensure the rural							
developed.	amenity and landscape views are protected and enhanced.							
Uses other than Rural activities or Dwelling house		The feedlot is a rural activity.						
are located so as:								
(a) not to prejudice the consolidation of like non-								
rural uses in other more appropriate areas;								
(b) to be co-located with other non-rural uses								
wherever possible;								
(c) to be located on the major road network rather								
than local roads.								
Note: non-rural uses are any uses that are not associated with								
Rural activities or a Dwelling house.								
PO 3 Density and site coverage.		N/A – the feedlot is not an						
The density of Accommodation activities does not		accommodation activity.						
impact adversely on the rural amenity or rural activities								
of the zone.								
PO 4 Setbacks	AO 4.1	N/A – no buildings proposed.						



Performance outcomes	Acceptable outcomes	Compliance Assessment
Building setbacks:	Buildings and car parking areas are setback a minimum of	
(a) assist in enhancing the character and amenity of	15 metres from the primary street frontage, 15 metres from	
the area;	any secondary frontage and 5 metres from side and rear.	
(b) are appropriate to the scale of the development;		
(c) are sufficient to minimise loss of privacy,	For development on a corner allotment:	
overshadowing and overlooking of adjoining	AO 4.2	
premises; and	No structure exceeding 2 metres in height is to be built	
(d) provide adequate separation and buffering	within a 20 metre by 20 metre truncation at the corner of	
between residential and non-residential premises.	the two road frontages.	
PO 5 Separation		The proposed feedlot has been
Rural activities are sufficiently separated from any		adequately separated from the nearest
existing or planned residential or rural residential area		sensitive receptors (rural dwellings) to
or other sensitive land use to avoid any adverse impacts		mitigate any potential impacts to
with regard to noise, dust, odour, visual impact, traffic		amenity (Section 6.1.1).
generation, lighting, radiation or other emissions or		
contaminants.		
Note: Sensitive land uses are defined in the State Planning		
PO 6 Outbuildings	AO 6.1	Additional silos will be required to
Rural amenity is to be maintained.	Outbuildings are to be located a minimum of 15 metres	
Rufal afficility is to be maintained.	from the boundary fronting the public road and a minimum	
	of 5 metres from any other boundary; and	The lot is greater than 1,000 ha.
	AO 6.2	The lot is greater than 1,000 ha.
	For lots equal to or greater than 1000 hectares,	
	outbuildings for rural uses may be any size.	
	AO 6.3	
	For lots equal to or greater than 10 hectares and less than	
	1000 hectares outbuildings for rural uses may be up to 8.5	
	metres in height and 300 square metres floor area.	
	AO 6.4	



Performance outcomes	Acceptable outcomes	Compliance Assessment
	For lots less than 10 hectares outbuildings for rural uses	
	may be up to 4.2 metres in height and 120 square metres	
	floor area.	
	nioor area.	
	Note: Outbuildings' include any form of shipping container,	
	railway carriage, pre-fabricated building or the like, that is used	
	for the purposes of storage that is ancillary to the primary land	
	use. These forms of outbuildings are an acceptable outcome in	
	the Rural zone.	
PO 7 Important agricultural areas	AO 7.1	The property is not mapped as an
Important agricultural areas are optimised for the	Development does not significantly reduce the agricultural	important agricultural area on the SPP
promotion and enabling of increased agricultural	capacity of important agricultural areas.	mapping.
production.		
ľ	Note: Important agricultural areas are mapped on the SPP	
	Interactive Mapping System (Plan Making).	
PO 8 ALC Class A and Class B agricultural land	AO 8.1	The feedlot site generally avoids Class
Avoid locating non-agricultural development on or	Development on or adjacent to ALC Class A or Class B land	A and B land. The development site is
adjacent to ALC Class A or Class B land.	is complementary to agriculture and does not diminish or	right on the edge of Class A/B land. The
	risk the viability of future agricultural productivity.	feedlot is an agricultural use.
PO 9 Sensitive land	AO 9.1	The proposed feedlot is not a sensitive
Rural land uses are "protected from encroaching	Sensitive land uses and non-rural activities do not	
incompatible land uses".	compromise the viability of existing or future rural	
	activities.	
	Note: Sensitive land uses are defined in the State Planning Policy.	
Amenity		
Heritage places		
PO 10 Cultural heritage	AO 10.1	
The physical integrity and significance of cultural	Protection of cultural heritage is achieved by	



Performance outcomes	Acceptable outcomes	Compliance Assessment
heritage discovered during development is retained.	demonstrated agreement with the appropriate aboriginal	
	or cultural heritage body responsible for the care of that	
Note: Cultural heritage refers to indigenous and non-	heritage.	
indigenous cultural heritage.		
Avoiding nuisance		
PO 11 Operating Hours	For Business and Entertainment activities:	Daily operations at the feedlot
Uses are operated in a manner that ensures that local	AO 11.1	(feeding, vehicle movements, cattle
amenity is protected.	Uses are operated between the hours of 6.00 am and 6.00	loading/unloading) will generally occur
	pm.	within daylight hours. However, some
	For Community activities:	after hours operations will occur
	AO 11.2	sporadically. The feedlot is adequately
	Community activities are operated between the hours of	separated to ensure there are no
	7.00 am and 8.00 pm where adjoining land in the General	impacts from the operation regardless
	Residential Zone, Rural Residential Zone or land	of operating hours.
	designated as Future Urban or Rural Residential on a	
	Strategic Plan Map.	
	For Industry activities:	
	AO 11.3	
	Uses are operated between the hours of 6.00 am and 6.00	
	pm, Monday to Saturday only, and not including public	
	holidays.	1200
	For all other uses:	
	AO 11.4	
DO 42 Natas australiana	No solution specified.	The feedback and supplies a second de-
PO 12 Noise emissions	Nets Consists Indiana and defend in the Chate Dispuis Delies	The feedlot is adequately separated to
Noise emissions from premises do not cause nuisance	Note: Sensitive land uses are defined in the State Planning Policy.	
to adjoining properties or sensitive land uses.		land uses. The nearest sensitive
		receptor is over 6 km from the feedlot
		and is owned by the applicant.
PO 13 Lighting	AO 13.1	Lights will not be visible beyond the
Lighting is designed in a manner to ensure ongoing	All lighting does not exceed 8.0 lux at 1.5 metres from	property boundary.



Performance outcomes	Acceptable outcomes	Compliance Assessment
amenity and safety in the activity area, whilst ensuring	beyond the site boundary.	
surrounding areas are protected from undue glare or		
lighting overspill.		
PO 14 Refuse storage		General rubbish will be appropriately
Refuse storage areas are screened from the road and		stored and disposed of. The feedlot
adjoining uses.		site is not visible from nearby sensitive
		receptors.
ENGINEERING		
Erosion control		
PO 15 Construction activities	AO 15.1	Erosion and sediment control will be
Both erosion control and silt collection measures are	During construction, soil erosion and sediment is	undertaken in accordance with Section
undertaken to ensure the protection of environmental	managed in accordance with the Capricorn Municipal	7.5.
values during construction.	Development Guidelines.	
Provision of services		
PO 16 Electricity supply	AO 16.1	No additional electivity supply is
Premises are provided with an adequate supply of	Premises have an electricity supply which is approved by	required for the feedlot.
electricity for the activity.	the relevant energy regulatory authority; and/or	
	AO 16.2	
	Renewable energy systems contribute to the supply and	
	use of electricity to and from the grid.	
PO 17 Water supply	AO 17.1	There is a 1,450 ML ring tank on-site
To ensure the provision of a potable and fire- fighting	Premises have an approved water allocation as provided by	
water supply:	the relevant agency and, in addition to the requirements	feedlot use and firefighting.
(a) premises are provided with a supply and volume	under the 'Queensland Development Code MP 4.2':	
of water adequate for the activity; and	(a) dwellings have a minimum water supply of 45,000	
(b) access is maintained to the supply for fire-	litres provided by a rainwater tank connected to the	
fighting purposes; and	premises; or	
(c) access to reticulated water infrastructure is to be	(b) dwellings have a minimum water supply of 22,500	
maintained for maintenance and replacement	litres provided by a rainwater tank connected to the	
purposes	premises and an alternative source of fire-fighting	
	water is available as a permanent body of water (such	



Performance outcomes	Acceptable outcomes	Compliance Assessment
	as a swimming pool or dam located on the site and	
	within the proximity of the dwelling).	
	AO 18.1	There will be no change to the
To ensure that public health and environmental values	Premises have on-site effluent disposal systems designed	wastewater treatment system for the
are preserved:	in accordance with AS/NZS 1547:2012.	dwellings. The feedlot effluent system
(a) all premises provide for the effective treatment		has been designed in accordance with
and disposal of effluent and other waste water;		the National Guidelines.
and		
(b) access to reticulated infrastructure is to be		
maintained for maintenance and replacement		
purposes.		
Stormwater and drainage		
PO 19 Stormwater and inter-allotment drainage	AO 19.1	Stormwater contaminated by the
Stormwater is collected and discharged so as to:	Stormwater and inter-allotment drainage is collected and	feedlot is contained within the CDA in
(a) protect the stability of buildings and the use of	discharged in accordance with the Capricorn Municipal	accordance with the National
adjacent land;	Development Guidelines.	Guidelines. All clean water is diverted
(b) prevent water-logging of nearby land; and,		around the CDA.
(c) protect and maintain environmental values.		
Roads and Rail		
PO 20 Protection of State controlled roads	AO 20.1	The existing property access point will
Development adjacent to State controlled roads is	No direct access to State Controlled Roads is permitted	continue to be used for the feedlot.
located to ensure safe and efficient use of the highway	except at existing intersections.	
and maintain and enhance the integrity of the highway		
as a link between centres.		
PO 21 Roads	AO 21.1	The existing internal access road will be
An all-weather road is provided between the premises	Roads are designed and constructed in accordance with	upgraded to ensure suitable all
and the existing road network.	the Capricorn Municipal Development Guidelines.	weather access for heavy vehicles.
	AO 21.2	



Performance outcomes	Acceptable outcomes	Compliance Assessment
	Premises have an approved access to the existing road network.	
Access, parking and manoeuvring		
PO 22 Vehicle access Vehicle access is provided to a standard appropriate for the activity and the zone.	AC 22.1 Access roads are to be all-weather and connect to the existing road network via a crossover designed and constructed in accordance with the Capricorn Municipal Development Guidelines. AO 22.2 Access is to be designed and constructed in accordance with the Capricorn Municipal Development Guidelines. Note: An "all- weather" road is a road that remains accessible during all normal weather events but can exclude continued functioning	The existing internal access road will be upgraded to ensure suitable all weather access for heavy vehicles.
	during natural hazard events such as fire and flood. AO 23.1 All uses provide vehicle parking and service vehicle manoeuvring in accordance with Schedule 7, Parking standards. AO 23.2 All carparking, access and manoeuvring areas have a serviceable, all weather surface. AO 23.3 All vehicles drive forward when entering and exiting the site.	Parking areas are provided for heavy vehicles and near the feed preparation area and cattle handling yards. Light vehicle parking is available near the on-site dwellings or where staff are required around the feedlot. There is adequate turning area for heavy vehicles to enter and exit the property in forward gear.
ENVIRONMENTAL PLANTS OF THE PROPERTY OF THE PR		
PO 24 Air emissions Air emissions including odour from premises do not cause environmental harm or nuisance to adjoining properties or sensitive land uses.	Note: Sensitive land uses are defined in the State Planning Policy.	The feedlot is over 6 km from the nearest receptor and has been sited in accordance with the National Guidelines.



Performance outcomes	Acceptable outcomes	Compliance Assessment
PO 25 Energy use	AO 25.1	N/A – the development does not
Non-renewable energy use is minimised through	Passive solar design principles are adopted in buildings in	require additional power and there are
efficient design and the adoption of alternative energy	order to maximise energy efficiency.	no opportunities to integrate
sources.	AO 25.2	renewable energy sources.
	Building design and orientation provide opportunities for	
	the incorporation of alternative energy technologies	
PO 26 Vegetation retention		There is no impact to MSES vegetation.
Development retains vegetation not mapped as MSES		The Category C least concern vegetation
where it is:		surrounding the existing cattle handling
(a) adjacent to water courses and protecting water		facility is not considered MSES.
quality (riparian);	Note: MSES areas are mapped on the SPP Interactive Mapping	
(b) protecting an identified habitat; or	System (Plan Making).	
(c) minimising soil erosion.		
PO 27 Pests	AO 27.1	The feedlot will have strict biosecurity
Development avoids the introduction of non-native pest	Development avoids the introduction of non-native pest	controls which will be implemented in
species (plant or animal), that pose a risk to ecological	species.	accordance with industry standards.
integrity.	AO 27.2	Spilt feed and carcass composting will
	The threat of existing pest species is controlled by adopting	be managed to minimise pest
	pest management practices that provide for long-term	attraction.
	ecological integrity.	
PO 28 Watercourse buffers	AO 28.1	The feedlot is located over 400 m from
Development ensures the maintenance of riparian areas	A minimum 10 metre wide vegetated buffer area is	the Balonne River which is the nearest
and water quality including protection from off-site	provided extending from the high bank of any watercourse.	watercourse. This area is vegetated
transfer of sediment.	Buffer areas include a cover of vegetation, including	with grass and spares trees.
	grasses.	
PO 29 Watercourse integrity	AO 29.1	The feedlot will not impact the physical
Bank stability, channel integrity and in-stream habitat is	No direct interference or modification of watercourse	attributes of adjacent watercourses.
, 3	channels, banks or riparian and in- stream habitat occurs.	
improved at a standard commensurate with pre-	AO 29.2	
development environmental conditions.	Existing natural flows of surface and groundwater are not	
	altered through channelization, redirection or the	



Performance outcomes	Acceptable outcomes	Compliance Assessment
Development ensures that the natural surface water and	interruption of flows.	
groundwater hydrologic regimes of watercourses and		
associated buffers are maintained to the greatest extent		
possible.		
PO 30 Water quality		The feedlot and effluent system has
The standard of effluent and/or stormwater runoff from		been designed in accordance with the
premises ensures the quality of surface water is suitable		National Guidelines (Sections 3.9, 3.10,
for:		and 3.11).
(a) the biological integrity of aquatic ecosystems;		
(b) recreational use;		
(c) supply as drinking water after minimal treatment;		
(d) agricultural use or industrial use; and		
(e) minimises nuisance or harm to adjoining land		
owners.		
PO 31 Sloping land	AO 31.1	The feedlot development site is flat to
Development is undertaken to ensure:	Development is not undertaken on slopes exceeding 15%.	gently sloping.
(a) vulnerability to landslip erosion and land		
degradation is minimised; and		
(b) that the safety of persons and property is not		
compromised.		
SAFETY AND RESILIENCE TO HAZARDS		
Note: Rural activities (Animal husbandry, Animal keeping,	For Rural activities - see also the Rural activities use code.	Refer to Table 17.
Cropping, Intensive Horticulture, Permanent plantation, Roadside		
stall, Rural industry, Wholesale nursery, Winery) are either code		
assessable, accepted development subject to requirements or		
accepted development in the Rural Zone.		



9.5.2 Rural Activities Code

Purpose

The purpose of the Rural activities code is to facilitate Rural activities and ensure that Rural activities are developed in a sustainable manner which conserves the productive characteristics of rural land, preserves environmental and landscape values and the amenity of surrounding premises.

Overall Outcomes

The purpose of the code will be achieved through the following overall outcomes:

- (a) Rural activities are compatible with the desired amenity and character of the locality and are designed and sited to integrate with the existing built form, topography and landscape setting to minimise adverse impacts on scenic amenity;
- (b) Rural activities are located on allotments that are of a size and configuration capable of accommodating the use and allow for adequate separation distances to be provided to between the development and potentially incompatible land use activities;
- (c) Agricultural Land Classification (ALC) Class A and Class B land is conserved and not alienated or encroached upon by incompatible land uses:
- (d) areas or values of environmental value including biodiversity, waterways, wetlands, water quality and soil quality, are protected from the adverse impacts of Rural activities.
- (e) noise, odour, dust, waste and waste water generated by Rural activities is managed and treated to preserve environmental values and maintain the amenity of adjoining and nearby land uses;
- (f) Rural activities are provided with a standard of infrastructure that reflects the operational needs and capacity of the development, and do not adversely impact on existing infrastructure;
- (g) the safety and efficiency of transport routes used by Rural activities is not detrimentally impacted by the development; and
- (h) the design and operation of Rural activities ensures animals are protected from vermin, wind, rain, sun and extreme weather conditions.

David and Carmel McInnerney Combarngo Feedlot Expansion Development Assessment Report



Table 17 - Rural Activities Code Compliance Assessment

Per	formance outcomes	Acceptable outcomes	Compliance Assessment
ANIMAL KEEPING, INTENSIVE ANIMAL INDUSTRY AND INTENSIVE HORTICULTURE			
PLA	NNING		
Use	, density and built form		
PO	1 Location	AO 1.1	The property is located within the Rural
The	site is suitable for Rural activities and has sufficient	Rural activities are located on land that:	Zone and has a total area of 4,475 ha.
	and frontage to accommodate:	(a) is not subject to the Flood hazard overlay or	
(a)	safe vehicular access and safe and efficient on site vehicular movements;	otherwise identified as being subject to inundation in a defined flood event;	inundation during a 1 % AEP flood event. Mapping indicates that there is
(b)	buildings and structures, including staff facilities;	(b) is not within an overland flow path;	some minor inundation of the access
(c)	parking areas for visitors and employees sited clear	(c) does not exceed slopes of 10%; and	road which does not present a
	of the Rural activities;	(d) has suitable terrain and is sufficiently elevated to	constraint to a rural access driveway.
(d)	the number and type of animals to be kept;	facilitate ventilation and drainage.	The site is generally flat or gently
(e)	the keeping of animals consistent with the amenity	For Animal keeping:	sloping. Refer to Section 2.4.
	of adjoining and nearby properties;	AO 1.2	
(f)	servicing requirements such as waste and recyclable	Animal keeping is located on land included within the	
	material storage facilities and collection areas;	Rural Zone or Rural Residential Zone.	
(g)	adequate separation between buildings, pens, waste	AO 1.3	
		A minimum allotment size of 1 hectare is required to	
	or bores and adjoining sensitive receiving	accommodate a cattery or kennel.	
	environments;	AO 1.4	
(h)	the preservation of any environmentally significant	A minimum allotment size of 2 hectares is required to	
	land such as riparian corridors, significant	accommodate a stable.	· · · · · · · · · · · · · · · · · · ·
	vegetation and the like; and	For Intensive animal industry:	
(i)	vegetated buffer areas.	AO 1.5	
		Intensive animal industry is located on land included within	
	: In determining the suitability of a site for <i>Rural activities</i> it is	the Rural Zone or Industry Zone.	
	ssary to consider:	AO 1.6	
(a)	the location, size and dimension of the land;	A minimum allotment size of 50 hectares is required to	
(b)	the overall scale and nature of the use;	accommodate a poultry farm, piggery or feedlot.	
(c)	the topography;		



Performance outcomes	Acceptable outcomes	Compliance Assessment
(d) geological and geo-technical characteristics;	For Intensive horticulture:	
(e) visual impacts and the preservation of local amenity;	AO 1.7	
(f) the retention of environmental values;	A minimum allotment size of 20 hectares is required to	
(g) the availability of infrastructure and services;	accommodate the use.	
(h) adequate separation from adjoining land uses; and (i) the management of declared plants on site.		
(i) the management of declared plants on site. PO 2 Separation	For Animal keeping:	The feedlot has been adequately
Rural activities are sufficiently separated from any		separated in accordance with the
	The use area for Animal keeping and any ancillary activity	
other sensitive land use to avoid any adverse impacts		National Guidennes.
with regard to noise, dust, odour, visual impacts, traffic		
generation, lighting, radiation or other emissions or		
contaminants.	(c) 15 metres from any toad frontage, and	
Contaminants.	AO 2.2	
Note: Sensitive land uses are defined in the State Planning	Separation distances for Intensive Animal Industry meet	
Policy.	the minimum distances as outlined in the applicable	
Folicy.	industry guidelines	
	middstry guidennes	
	Note:	
	Current Industry Guidelines available:	
	- National Guidelines for Beef Cattle Feedlots in Australia 3rd	
	Edition	
	- National Beef Cattle Feedlot Environment Code of Practice	
	2nd Edition	
	- National Environmental Guidelines for Piggeries Second	
	Edition (Revised) 2010 - Queensland Guidelines Meat Chicken Farms	
	- National Environmental Management System for the Meat	
	Chicken Industry – Version 2 December 2014 RIRC Publication	
	No. 14/100	
PO 3 Buffers	AO 3.1	The feedlot site is not visible from any
The visual impact of Rural activities is minimised to	Any area used for the storage of vehicles, equipment,	dwelling or public road.
integrate with the surrounding landscape and to the	machinery, goods and materials used on the site, is to be	



Performance outcomes	Acceptable outcomes	Compliance Assessment
extent practical, is screened from roads, public vantage points and neighbouring properties, having regard to: (a) The characteristics of the site and surrounding area; and (b) the desired visual character of the locality. Note: To demonstrate compliance to the assessment manager, information on the methods to be implemented to reduce potential adverse visual impacts of the development is required. These methods may include, but are not limited to: (a) locating exposed features behind natural barriers; (b) constructing amenity banks and vegetation screens; (c) carrying out timely rehabilitation works; (d) minimising signage; (e) using building materials and colour schemes that integrate with the surrounding landscape; (f) limiting and containing artificial lighting within the site;	screened from view from any road frontage and adjoining property with fencing and/or vegetation. AO 3.2 Views into site operations, including associated buildings, yards, pens, ponds and other structures and waste disposal areas, are not immediately visible from any road frontage or adjoining property. Note: Refer to SC6.2 Planning scheme policy – Landscaping for guidance on designing and establishing landscape buffers.	Compliance Assessment
and (g) configuring access and transport routes to prevent direct views into the site.		
PO 4 Animal welfare	For Animal keeping and Intensive animal industry:	The feedlot will be operated in
Rural activities are undertaken in a manner that	AO 4.1 Development:	accordance with <i>The Australian Animal</i> Welfare Standards and Guidelines for
ensures: (a) all animals are effectively contained within the site;	(a) ensures all animals are kept in suitable enclosures or	
(b) the safe, humane and hygienic keeping, breeding, training and care of animals; and	appropriate property fencing to prevent the escape of animals from the site;	
(c) protection of animals from wind, rain, sun, extreme weather conditions and vermin.	 (b) ensures buildings used to house animals are roofed; and (c) provides facilities that are available for the isolation of animals suspected of having an infectious condition. 	facility for monitoring or moved to small



Performance outcomes	Acceptable outcomes	Compliance Assessment
Performance outcomes	For Animal Keeping: AO 4.2 Animals are kept in enclosures, inside buildings at all times between the hours of 6.00pm and 7.00am. AO 4.3 Buildings and structures used to retain animals are constructed using: (a) floors that are impermeable to assist cleaning and drainage; and (b) animal-proof fencing immediately surrounding kennels and catteries, including pens and runs, that: (i) is a minimum of 2.0 metres high; (ii) constructed of mesh, chain or similar materials; and (iii) prevents animal escape through climbing, jumping or digging. AO 4.4 A person who is responsible for the supervision and/or operation of the Animal keeping is accommodated on the	
	site at all times.	
Amenity		
PO 5 Advertising devices	AO 5.1	Signage at the property entrance will be
Signage is sufficient for the display of information	Signage is provided at the entrance to the site displaying	1.
relevant to the operation of the Rural activities, including	information including details of, and contact phone	biosecurity signage.
details required in the case of an emergency, whilst not	numbers for:	
impacting upon the visual amenity of the locality.	(a) the operator of the site; and	
	(b) person/s responsible for the management of the site.	
PO 6 Buildings and structures	AO 6.1	The structures required for the feedlot
Buildings and structures, including pens, ponds and	Buildings and structures associated with Rural activities	include stock proof fencing, earthen
waste disposal areas:	are:	structures, concrete bunks and troughs,



Performance outcomes	Acceptable outcomes	Compliance Assessment
(a) are designed and sited to integrate with the	•	-
landscape to the greatest extent possible;	environment; and	structures associated with rural
(b) do not have openings that face adjoining sensitive		
land uses;	adjoining property with fencing and/or vegetation.	delivides.
(c) incorporate noise attenuating measures where used		
to house animals; and	AO 6.2	
l '	Buildings used to accommodate animals are constructed	
nuisance.	using acoustically treated materials to mitigate noise	
	emissions.	
Note: Sensitive land uses are defined in the State Planning Policy.	AO 6.3	
	The development provides:	
	(a) an office and reception area;	
	(b) facilities for record storage, and display of	
	information for clients; and	
	(c) washing and toilet facilities for employees.	
	Note: Any security methods implemented at the premises must	
	allow for ready access to animals and ready exit for staff and animals	
	from the premises in the event of an emergency.	
Avoiding nuisance		
PO 7 Refuse storage	AO 7.1	Refuse storage already in place at the
Refuse storage and collection facilities are provided in a	A designated refuse storage area is provided with	, , ,
manner that:		feedlot. This area will be adjacent to the
(a) is not visually obtrusive or unsanitary; and	waste containers.	existing sheds near the cattle handling
(b) is conveniently accessible by service vehicles.		facility and dwellings.
ENGINEERING		
Roads and rail		
PO 8 Roads	-	The existing site access is directly off the
Vehicular traffic associated with <i>Rural activities</i> including	horticulture:	Roma Condamine Road via other
the haulage of stock, goods and/or materials does not		properties.
result in the deterioration of roads used by ensuring:	The transport route/s from the development site entrance	



Performance outcomes	Acceptable outcomes	Compliance Assessment
(a) the roads used are of an adequate standard to	to the State-controlled road network, are constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i> .	•
network, and any work that will be required to address the		
identified impacts.		
Access, parking and manoeuvring		
PO 9 Access, car parking and manoeuvring	AO 9.1	Adequate areas are available for both
Vehicle access, parking and service vehicle	The design and layout of access, car parking and vehicle	light and heavy vehicle parking (Section
provision:	movement areas within the site ensures:	3.5).
(a) is adequate for the activity;	(a) car parking areas are located away from animal	
(b) ensures both safety and functionality for motorists	enclosures to minimise disturbance to housed	3700
and pedestrians; and	animals; and	
(c) is appropriately located so as not to create nuisance.	(b) car parking areas are adjacent to reception areas.	
ENVIRONMENTAL		
PO 10 Biodiversity	AO 10.1	Minimal clearing of non-regulated
Operations of Rural activities do not result in	Rural activities do not require the clearing of vegetation to	vegetation will be required for the
unacceptable impacts on the natural environment or	accommodate the use.	feedlot. No additional clearing of
adversely affect the ecology of the locality.		Category C vegetation near the cattle handling yards is required.
PO 11 Watercourses	AO 11.1	The feedlot is located over 100 m from
Rural activities do not adversely impact on natural	Rural activities are located a minimum distance of 100	the Balonne River which is the nearest



Performance outcomes	Acceptable outcomes	Compliance Assessment
waterways or wetlands, or downstream receiving	metres from any watercourse or wetland.	watercourse and wetland.
environments.		
PO 12 Waste	AO 12.1	The feedlot wastewater system has
The collection, treatment and disposal of waste and waste	Development ensures:	been designed in accordance with the
water:	(a) solid wastes are collected and placed in weather, fly	National Guidelines which provides
(a) does not adversely impact on the quality of receiving waters;	and vermin proof receptacles and disposed of by a licensed disposal service where unable to be treated	
(b) does not result in on-site or off-site soil	and reused onsite; and	
contamination;	(b) drainage and disposal of liquid waste is diverted to:	
(c) does not result in soil, groundwater or	(i) Council's reticulated sewerage system under	
(d) surface water salinity;	the conditions of a Trade Waste Permit; or	
(e) does not result in leaching of nutrients and/or	(ii) an appropriate onsite wastewater treatment	
pesticides, into surface water, groundwater or offsite	system; or	
areas that may be at risk (particularly areas down	(iii) a holding tank for collection by a licensed liquid	
slope); and	waste transporter.	
(f) minimises odour impacts on nearby sensitive		
receiving environments.		
PO 13 Biosecurity		The feedlot will be grain fed accredited
Rural activities implement and maintain biosecurity		under the National Feedlot
measures that:		Accreditation Scheme (NFAS) which
(a) manage the introduction of infectious disease		includes provisions for biosecurity
agents to the development;		management.
(b) prevent the spread of disease agents from an		
infected area to an uninfected area; and		
(c) manage the incidence and spread of pests and weeds.		



9.6 Overlays

The Planning Scheme includes overlay maps to identify land characterised by particular features or subject to physical constraints which influence the use and development potential of affected areas.

The following Overlays apply to the property:

- · Agricultural Land Overlay Code;
- · Biodiversity Overlay Code;
- Flood Hazard Overlay Code;
- Bushfire Hazard Overlay Code; and
- Infrastructure Overlay Code.

Although the feedlot site is not located within the Bushfire Prone Area under the SPP mapping, the existing cattle handling yards are located within a buffer from a Medium Potential Bushfire area. Additionally, the Flood Hazard and Infrastructures Overlays apply to parts of the property which are not subject to development. As such, the Flood Hazard and Infrastructure Overlay Codes have not been addressed in detail.

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9.6.1 Agricultural Land Overlay

9.6.1.1 Application

This code applies to assessable development and accepted development subject to requirements:

- (a) mapped as Agricultural Land Classification (ALC) Class A and Class B land within the SPP interactive mapping system (plan making); and
- (b) identified as requiring assessment against the Agricultural land overlay code by the tables of assessment in Part 5 (Tables of assessment).

9.6.1.2 Purpose

The purpose of the Agricultural land overlay code is to ensure that agricultural land is protected from development that leads to its alienation, fragmentation or diminished productivity.

9.6.1.3 Overall Outcomes

The purpose of the code will be achieved through the following overall outcome:

- that the ongoing productive use of Agricultural Land Classification (ALC) Class A and Class B land for agricultural purposes is maintained and protected by ensuring that:
 - ALC Class A and Class B land is only used for appropriate rural and complementary uses;
 - o conflict between farming activities and sensitive land uses is avoided;
 - o further fragmentation of ALC Class A and Class B land as a result of reconfiguring a lot is avoided; and
 - development avoids adverse impacts on ALC Class A and Class B land from land degradation and stormwater run-off.

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9.6.1.4 Compliance Assessment

Table 18 – Agricultural Land Overlay Code Assessment

Performance outcomes	Acceptable outcomes	Compliance Assessment
Use and density		
PO1 Use	AO1.1	The proposed feedlot is a rural use and
Development on ALC Class A and Class B land is limited	Development on ALC Class A and Class B land is limited to	relies upon agricultural land for feed
to:	the following:	production and sustainable effluent
(a) rural uses that make use of and rely upon the quality of the agricultural land resource;	(a) uses in the Rural activities activity group, excluding permanent plantation;	irrigation.
(b) complementary uses that are essential to on-site	(b) complementary uses in the form of caretaker's	
farming practice.	accommodation, dwelling house, home-based	
	business, landing and nature based tourism.	
	AO1.2	
	Development ensures that for any site, the total area of ALC	
	Class A and Class B land covered by all of the following	
	does not exceed 1,000 square metres:	
	(a) buildings and structures except for buildings and	
	structures associated with the primary agricultural use, and used for a productive purpose;	
	(b) on-site car and truck parking, access and manoeuvring	
	areas;	
	(c) on-site waste water treatment systems and subsurface	
	irrigation areas.	
	Note — other uses or development will only be permitted to occur	
	on ALC Class A and Class B land where:	
	(a) an overriding need exists for the development in terms of public benefit;	
	(b) no suitable alternative site exists; and	
	(c) loss or fragmentation of ALC Class A and Class B land is minimised to the extent possible.	

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Performance outcomes	Acceptable outcomes	Compliance Assessment
PO 2 Separation – residential uses	AO 2.1	N/A – no residential activities or
Development for residential activities and other	No acceptable outcome provided.	sensitive land uses are proposed.
sensitive land uses does not adversely impact on the		
	Note — to demonstrate compliance with this performance	
agricultural use of ALC Class A and Class B land.	outcome, an assessment of appropriate separation distances and buffers between the proposed development and areas of ALC	
Note: Sensitive land uses are defined in the State Planning	Class A and Class B land may need to be undertaken in accordance	
Policy.	with the State Planning Policy Guideline: State Interest—	
PO 3 Fragmentation - subdivision	Agriculture. AO 3.1	N/A – no reconfiguring of the lot is
	Development ensures that the lot size of all created lots	, ,
	complies with minimum lot sizes required by the	proposed.
lead to:	Reconfiguring a lot code.	
(a) fragmentation of rural land and loss of land for		
viable rural production;		
(b) proposed lots intended for general residential or		
rural residential use;		
(c) loss of flexibility in the way landholdings are used		
for agricultural production.		
PO4 Fragmentation – boundary realignment	AO 4.1	N/A – no reconfiguring of the lot is
The boundaries of existing lots containing ALC Class A	No acceptable outcome provided.	proposed.
and Class B land are not rearranged, unless it can be		
demonstrated that a rearrangement of lot boundaries		
would:		
(a) aggregate ALC Class A and Class B land resources		
and maximise the utility of the land for agricultural		
purposes;		
(b) provide for better land management; and		
(c) not give rise to, or worsen, land use conflicts		
between agricultural and residential land uses.		



Performance outcomes	Acceptable outcomes	Compliance Assessment
Stormwater and Drainage		
PO5 Stormwater and Drainage	AO5	The proposed development is an
Development for non-agricultural purposes is located,	No acceptable outcome provided.	agricultural purpose and will be located in
designed and constructed to minimise the impact of		a CDA.
sediment and stormwater run-off on ALC Class A and		
Class B land.		



9.6.2 Biodiversity Overlay

9.6.2.1 Application

This code applies to assessable development and accepted development subject to requirements:

- (a) within biodiversity mapping areas identified in the SPP interactive mapping system (plan making); and
- (b) identified as requiring assessment against the Biodiversity areas overlay code by the tables of assessment in Part 5 (Tables of assessment).

The planning scheme exempts existing lawful uses authorised under the *Forestry Act 1959* (including timber harvesting and quarry materials removed) and the *Vegetation Management Act 1999* (a forest practice).

9.6.2.2 Purpose

The purpose of the Biodiversity areas overlay code is to ensure that:

- areas of environmental significance are protected;
- ecological connectivity is maintained or improved, habitat extent is maintained or enhanced and degraded areas are rehabilitated;
- wetlands and watercourses are protected, maintained, rehabilitated and enhanced.

9.6.2.3 Overall outcomes

The purpose of the code will be achieved through the following overall outcomes:

- development conserves and enhances the Maranoa region's biodiversity values and associated ecosystems;
- development protects and establishes appropriate buffers to native vegetation and significant fauna habitat;
- development protects known populations and the supporting habitat of:
 - (a) endangered, vulnerable and near threatened flora and fauna species, as listed in the *Nature Conservation Act 1992*, *Nature Conservation (Wildlife) Regulation 2006*;
 - (b) threatened species and ecological communities as listed in the Environment Protection and Biodiversity Conservation Act 1999,
- development protects environmental values and achieves the prescribed water quality objectives for waterways and wetlands in accordance with the *Environmental Protection Policy (Water) 2009*,
- · development protects and enhances ecological values and processes within watercourses and wetlands; and
- development provides effective buffering and maintains the physical extent of watercourses and wetlands.

David and Carmel McInnerney Combarngo Feedlot Expansion Development Assessment Report



9.6.2.4 Compliance Assessment

Table 19 - Biodiversity Overlay Code Assessment

Performance outcomes	Acceptable outcomes	Compliance Assessment
PO 1 Biodiversity	AO1	The proposed development is not located on a site that
Development:	No acceptable outcome	will result in adverse impacts to MSES. The existing cattle
(a) is located in areas that avoid significant		handling yards are immediately adjacent to MSES but
adverse impacts on matters of State		not change to this facility is proposed.
environmental significance;		
(b) facilitates the protection and enhancement of		
matters of State environmental significance;		
and,		
(c) preserves or enhances ecological connectivity.		
PO 2 Protected environment	AO 2.1	The proposed development will not disturb MSES
Development retains environments and vegetation	Development located on sites containing matters of	(Section 2.7 and 2.10.1).
described as matters of State environmental	State environmental significance is located outside of	
significance (MSES), protected under the following	those areas of environmental significance and does	
legislation:	not result in a significant impact on the relevant	
Nature Conservation Act 1992	environmental values, or	
• Fisheries Act 1994		
Environmental Protection Act 1994	Where development occurs within areas of mapped	2700 14
Vegetation Management Act 1999	State environmental significance, that development	A STATE OF THE STA
 Environmental Offsets Act 2014. 	is located, designed and operated to mitigate	
	significant impacts on the relevant environmental	
	values.	
	Note: a report certified by an appropriately qualified person	
	may be required to demonstrate:	
	(a) that the development will not result in significant impacts on relevant environmental values;	
	(b) that a site does not contain any matters of	
	environmental significance, or that the extent of the	

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Performance outcomes	Acceptable outcomes	Compliance Assessment
	area of environmental significance is different to that	
	mapped;	
	(c) how the proposed development mitigates impacts,	
	including on water quality, hydrology and biological	
Waterman	processes.	
Watercourses and wetlands	1001	T
PO3 Wetland buffers	AO 3.1	The Balonne River which is the nearest water body is
An adequate buffer to wetlands is provided and	A wetland buffer is provided and maintained which	not mapped as an MSES wetland but is mapped as a
maintained to assist in the maintenance of water	has a minimum width of:	GES wetland and MSES watercourse. Impacts to the
quality, existing hydrological characteristics,		Balonne River will be managed through good design
habitat and visual amenity values.	urban or rural residential zoned area; or	and management practices identified throughput this
	(b) 200 metres where the wetland is located outside	report.
	an urban or rural residential zoned area.	
	An alternative wetland buffer may be provided and	
	maintained, the width of which is supported by an evaluation of the environmental values and potential	
	threats to the wetland.	
	tiffeats to the wettand.	
	AO 3.2	
	Development involving vegetation clearing or high	
	impact earthworks does not occur in a wetland	
	buffer.	A STATE OF THE STA
	Editor's note — high impact earthworks has the meaning	
	given in the Planning Regulation 2017.	
PO4 Watercourses	AO 4.1	The Balonne River is identified as a SO 2 watercourse
Development:		and the existing cattle handling facility is
	· ·	approximately 150 m away. Removal of vegetation
environmental values and functioning of	Stream order 3 or 4: 50 m, Stream order 5 or greater:	adjacent to the watercourse will not be required. A
watercourses;	100 m).	small amount of catchment will be removed by the
(b) provides and maintains adequate vegetated		feedlot CDA but this catchment has been minimized



Performance outcomes	Acceptable outcomes	Compliance Assessment
buffers and setbacks to watercourses; (c) maintains and restores connectivity between aquatic habitats and access for fish along watercourses/waterways and into key habitats.	AO 4.2 Development does not involve the removal of native	as much as reasonably possible.
	Cleared, degraded or disturbed watercourses and watercourse buffer areas within the site are rehabilitated along their full length in accordance with a detailed rehabilitation plan *.	
	AO 4.4 Site layout does not impact upon the natural drainage systems associated with the primary watercourse.	
	AO 4.5 Development is undertaken in accordance with an approved environmental management plan that sufficiently protects the watercourse.	
	AO 4.6 All in-stream development works ensures that movement of fish across watercourse/waterway barriers is catered for and that lateral and longitudinal migrations can be maintained within the whole of the system.	
	Note — a rehabilitation plan should include: (a) appropriate rehabilitation and restoration methods for bed/banks and in-stream and watercourse vegetation for watercourses;	



Performance outcomes	Acceptable outcomes	Compliance Assessment
	 (b) management measures of weed species; (c) consideration of fauna habitat (including relevant international agreements such as CAMBA, JAMBA and Ramsar); (d) provision of buffers in the form of riparian vegetation and separation by way of distance between the development and the vegetated buffers; (e) proposed planting regimes (utilising species appropriate to the area); (f) proposed measures for the protection of vegetation and habitat whilst rehabilitation works are being undertaken. 	
Vegetation Retention		
PO 5 Vegetation corridors	AO 5.1	The development is not located within an ecological
Existing ecological corridors are protected and	Where development is within a corridor, native	corridor mapped under the Biodiversity Overlay.
where possible enhanced, and have dimensions and characteristics that will:	vegetation is retained, regenerated and rehabilitated.	
(a) effectively link habitats on and/or adjacent to	AO 5.2	
the development site;	Development within an ecological corridor mitigates	
(b) facilitate the effective movement of terrestrial	adverse impacts on native fauna feeding, nesting,	
or aquatic fauna using the development site as	breeding and roosting sites and native fauna	
habitat.	movements, including (but not limited to):	
	(a) ensuring that development (e.g. roads,	
	pedestrian access, in-stream structures) during both the construction and operation phases does not create barriers to the movement of fauna along or within ecological corridors;	
	(b) providing wildlife movement infrastructure where	
	necessary and directing fauna to locations where	
	wildlife movement infrastructure has been	
	provided to enable fauna to safely negotiate a development area;	



Performance outcomes	Acceptable outcomes	Compliance Assessment
	(c) separating fauna from potential hazards (e.g. through appropriate fencing).	
	Note: where an ecological corridor is required to	
	facilitate fauna movement, access or use of on-site	
	habitat, the dimensions and characteristics of the	
	ecological corridor will need to be determined by a	
	site-specific ecological assessment.	
PO 6 Habitat	AO 6.1	The proposed development will not disturb EVNT
Development protects the habitat of	Development incorporates siting and design	species or their habitat.
endangered, vulnerable and near threatened	measures to protect and retain identified	
species and local species of significance.	ecological values and underlying ecosystem	
	processes within or adjacent to the development site.	
	AO 6.2	
	Other forms of potential human disturbance to	
	these areas, such as presence of vehicles,	
	pedestrian use, increased exposure to domestic	
	animals, noise and lighting impacts, are avoided,	
	or alternatively adverse impacts are sufficiently	
	mitigated to retain critical life stage ecological	
	processes (such as feeding, breeding or roosting).	



9.6.3 Bushfire Overlay

9.6.3.1 Application

This code applies to accepted development subject to requirements and assessable development:

- (a) within bushfire hazard areas identified in the SPP interactive mapping system (plan making); and
- (b) identified as requiring assessment against the Bushfire hazard overlay code by the tables of assessment in Part 5 (Tables of assessment).

Note—the Building Code of Australia (BCA) and the Queensland Development Code (QDC) contain provisions applying to Class 1, 2, 3 and associated Class 10a buildings in bushfire prone areas. "Designated bushfire prone areas" for the purposes of the Building Regulation 2006 (section 12), the BCA and QDC are identified as medium hazard, high hazard or very high hazard areas in the SPP interactive mapping system (plan making).

9.6.3.2 Purpose

The purpose of the Bushfire hazard overlay code is to ensure that development avoids or mitigates the potential adverse impacts of bushfire on people, property, economic activity and the environment.

9.6.3.3 Overall outcomes

The purpose of the code will be achieved through the following overall outcomes:

- development in areas at risk from bushfire hazard is compatible with the nature of the hazard;
- the risk to people, property and the natural environment from bushfire hazard is minimised;
- wherever practical, community infrastructure essential to the health, safe wellbeing of the community is located and designed to function effectively during and immediately after a bushfire event;
- · development does not result in a material increase in the extent or severity of bushfire hazard;
- · the loss of vegetation through inappropriately located development is minimised;
- development is sited and designed to assist emergency services in responding to any bushfire threat.

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9.6.3.4 Compliance Assessment

Table 20 – Bushfire Hazard Overlay Code Assessment

Performance Outcomes	Acceptable Outcomes	Compliance Assessment
Siting and Density		
PO 1 Density	AO1	The proposed development will not
Development maintains the safety of people	Development which will materially increase the number of	increase the density of people living
and property from the adverse impacts of	people living or congregating on premises, including	or working in a bushfire prone area.
bushfire by avoiding a higher concentration of	reconfiguring a lot, avoids confirmed medium, high or very	
people living or congregating in bushfire hazard	high bushfire hazard areas. This includes, but is not limited to,	
areas.	the following uses:	
	(a) childcare centre;	
	(b) community care centre;	
	(c) community residence;	
	(d) community use;	
	(e) detention facility;	
	(f) educational establishment;	
	(g) emergency services;	
	(h) hospital;	
	(i) indoor sport, recreation and entertainment;	
	(j) outdoor sport, recreation and entertainment;	1200
	(k) relocatable home park;	A TOTAL STANK STAN
	(l) residential care facility;	
	(m) retirement facility;	
	(n) tourist attraction; and	
	(o) tourist park.	
PO2 Lot design	AO2.1	N/A – no new lots proposed
The lot layout of new development is	Residential lots are designed so that their size and shape allow	
designed to:	for efficient emergency access to buildings for firefighting	
(a) mitigate any potential bushfire hazard;	appliances (e.g. by avoiding battle-axe/hatchet lots and long	
(b) provide safe building sites.	narrow lots with long access drives to buildings).	

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Acceptable Outcomes	Compliance Assessment
AO 2.2	·
Residential lots are designed to provide building envelopes in	
the lowest bushfire hazard area within the lot.	
AO3.1	The ring tank which will be used for
Premises are connected to the reticulated water supply	feedlot supply is accessible for
infrastructure network; or,	firefighting purposes.
Where there is no reticulated water supply:	
 (a) each dwelling is provided with a minimum water supply capacity of 45,000 Litres dedicated for firefighting purposes; (b) and the water supply dedicated for firefighting purposes is: (i) sourced from a separate tank; (ii) or where sourced from the main water supply tank for the dwelling, the building's take off connection from the tank is at a level that allows 45,000 Litres to be dedicated for firefighting purposes; (iii) a swimming pool or dam equipped with the necessary improvements to enable access for firefighting purposes. 	
40.3.2	THE REPORT OF THE PARTY OF THE
	12.0
(a) located remote from any potential fire hazards such as venting gas bottles;	
(b) provided with an outlet pipe 50mm in diameter and fitted with a 50mm male camlock (standard rural fire brigade fitting); and,	
(c) provided with an accessible all-weather hardstand area for use by fire vehicles that is located within 6 metres of the outlet, or the swimming pool or dam.	
	Residential lots are designed to provide building envelopes in the lowest bushfire hazard area within the lot. AO3.1 Premises are connected to the reticulated water supply infrastructure network; or, Where there is no reticulated water supply: (a) each dwelling is provided with a minimum water supply capacity of 45,000 Litres dedicated for firefighting purposes; (b) and the water supply dedicated for firefighting purposes is: (i) sourced from a separate tank; (ii) or where sourced from the main water supply tank for the dwelling, the building's take off connection from the tank is at a level that allows 45,000 Litres to be dedicated for firefighting purposes; (iii) a swimming pool or dam equipped with the necessary improvements to enable access for firefighting purposes. AO 3.2 The water supply outlet for firefighting purposes is: (a) located remote from any potential fire hazards such as venting gas bottles; (b) provided with an outlet pipe 50mm in diameter and fitted with a 50mm male camlock (standard rural fire brigade fitting); and, (c) provided with an accessible all-weather hardstand area for use by fire vehicles that is located within 6 metres of the outlet, or



Performance Outcomes	Acceptable Outcomes	Compliance Assessment
Roads		
PO 4 Firefighting and escape routes Where development involves provision of a new public or private road, the layout, design and construction of the road: (a) allows easy and safe movement away from any encroaching fire; (b) allows easy and safe access for firefighting and other emergency vehicles; and, (c) provides for alternative safe access and evacuation routes should access in one direction be blocked in the event of a fire.	AO 4.2	N/A – no new public or private roads are proposed.
PO 5 Firebreaks Fire breaking trails are located, designed and constructed to prevent the spread of fire by: (a) ensuring adequate access for firefighting and other emergency vehicles; (b) provides for alternative safe access and evacuation routes for both residents and emergency personnel should access in one direction be blocked in the event of a fire. (c) providing for the separation of developed areas and adjacent high or very high bushfire hazard areas.	Where development involves the creation of a new road, fire breaking trails are: (a) provided along and within a cleared road reserve, and have a minimum width of 20 metres; (b) have a maximum gradient of 12.5%; and, (c) located between the development site and hazardous vegetation. Or, Where development does not involve the creation of a new road, fire breaking trails are provided between the development site and hazardous vegetation. Such fire breaking trails: (a) have a cleared minimum width of 6 metres; (b) have a maximum gradient of 12.5 %; (c) provide continuous access for fire fighting vehicles; (d) allow for vehicle access every 200 metres; (e) provide passing bays and turning areas for firefighting appliances at frequent intervals;	No new development is proposed in bushfire prone areas.



Acceptable Outcomes	Compliance Assessment
 (f) have a minimum cleared height of 4 metres; (g) have formed width, gradient and erosion control devices, and are provided to all- weather standard; and (h) are located within an access easement that is granted in favour of the Council and the Queensland Fire and Rescue Service. 	
AO 6.1 The level of bushfire hazard shown on the SPP interactive mapping system (plan making) is confirmed via the preparation of a site-specific bushfire hazard assessment; and, A management plan development is located, designed and operated in accordance with the bushfire hazard management plan.	Bushfire management is described in Section 3.12.
AO7.1 Community infrastructure is located outside confirmed medium, high or very high bushfire hazard areas; or, Where located in a confirmed medium, high or very high	N/A – no community infrastructure is proposed or impacted by the development.
	 (f) have a minimum cleared height of 4 metres; (g) have formed width, gradient and erosion control devices, and are provided to all- weather standard; and (h) are located within an access easement that is granted in favour of the Council and the Queensland Fire and Rescue Service. AO 6.1 The level of bushfire hazard shown on the SPP interactive mapping system (plan making) is confirmed via the preparation of a site-specific bushfire hazard assessment; and, A management plan development is located, designed and operated in accordance with the bushfire hazard management plan. AO7.1 Community infrastructure is located outside confirmed medium, high or very high bushfire hazard areas; or,



Performance Outcomes	Acceptable Outcomes	Compliance Assessment
	function effectively during and immediately after bushfire	
	events in accordance with a bushfire hazard management plan.	
PO8 Hazardous substances	AO8.1	N/A – development does not involve
Public safety and the environment are not	Development involving the manufacture or storage of	the manufacture or storage of
adversely affected by the detrimental impacts of	hazardous materials in bulk is not located within a medium or	hazardous materials.
bushfire on hazardous materials either manufactured or stored in bulk.	high or very high bushfire hazard area.	



10 REFERENCES

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Applicant Planning Report

Attachment 3

APPENDIX A - PREVIOUS APPROVALS

03/06 2010 12:43 FAX 61746227288

Phone: 07 4626 5299
Fax: 07 4626 4020

Email: warrooshirecouncil@bigpond.com

Website: www.warroo.qld.gov.au

GRANT, DANIEL & LONG

73 Burrowes Street PO Box 63 SURAT QLD 4417



Decision Notice APPROVAL

Integrated Planning Act 1997 S 3.5.15

File Ref: 07-120

Decision Maker: Kay Crosby Contact Number: 0428 880 574

26 November 2007

McInnerney Brothers (Grazing) Pty Ltd C/- Mr D McInnerney

Combarngo

YULEBA OLD 4427

RE: Development Application for Material Change in Use at Lot 22 on Plan WV 1136 for an Intensive Animal Husbandry (Stage 1 Cattle feedlot of 1600 standard cattle units and Stage 2 total capacity of 3200 standard cattle units)

Dear Mr McInnerney

I wish to advise that, on 22 October 2007 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 - [Tick applicable box/es]

	IPA schedule 8 reference	Development Permit	Preliminary Approval
Material change of use for an environmentally relevant activity	Item 1, table 2, part 1	Х	

2. The relevant period for the approval - [Tick applicable box]

the relevant periods stated in section 3.5.21 of the *Integrated Planning Act 1997* (IPA) apply to each aspect of development in this approval, as outlined below—

material change of use - 4 years;

03/06 2010 12:44 FAX 61746227288

GRANT, DANIEL & LONG

Ø 002/005

If there is 1 or more subsequent related approvals for a development approval for a material change of use or a reconfiguration, the relevant period for the approval will be taken to have started on the day the latest related approval takes effect.

3. The approved plans - [Strike out if not applicable to the application]

The approved plans and / or documents for this development approval are listed in the following table -

Plan / Document Number	Plan / Document Name	Date
Figure 12/13	Feedlot Site Plans for Stage 1 and Stage 2	17-05-2007
Figure 15	Yard Plan	17-05-2007
Figure 4	Cadastral Plan of Proposed Feedlot	17-05-2007
Figure 11	Site Layout	17-05-2007
Figure 19	Effluent and Solids reuse areas	17-05-2007

DAS referral agencies –

	For an application involving	Name of referral agency	Status	Address
x	For an environmentally relevant activity (ERA)	Department of Primary Industries & Fisheries	Сопсиненсе	PO Box 102, Toowoombs Old 4350
x	2. For clearing native vegetation on freehold land	Department of Natural Resource & Water	Concurrence	PO Box 318, Toowcombs Old 4350

5. Submissions -

There were no properly made submissions about the application.

6. Appeal rights -

Attached is an extract from the IPA which details your appeal rights and the appeal rights of any submitters regarding this decision.

7. 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

- if there is a submitter and the applicant does not appeal the decision, the earlier date of either;
 - o when the submitter's appeal period ends; or
 - o the day the last submitter gives the assessment manager written notice that the submitter will not be appealing the decision.

¹ For the meaning of 'related approval', refer to section 3.5.21(7) of IPA

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OR

 subject to the decision of the court, when the appeal is finally decided, if an appeal is made to the court.

This approval will lapse if-

 for a material change of use, the first change of use under the approval does not start within the relevant period stated in section 2 of this decision notice;

Note that in the case of a development approval for a material change of use or for reconfiguring a lot, if there is 1 or more subsequent related approvals the relevant period for the material change of use or reconfiguration will restart from the date of the related approval taking effect. Please refer to section 3.5.21 of IPA for further information.

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

Yours sincerely,

ôhlady Kay Crosby

cc;

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Environmental Health Officer

Assessment Manager

Department of Primary Industries and Fisheries Department of Natural Resources and Water 3

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COUNCIL CONDITIONS:

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- Approval is granted for the purpose of "intensive animal husbandry" for a cattle feedlot not exceeding 3200 standard cattle units.
- 2. The development is to be in accordance with the site, drainage and yard plan and other supporting information supplied by the applicant with the development application.
- 3. At all times the use continues, there shall be provided an adequate supply of water approved for the use in accordance with relevant engineering standards and to the satisfaction of Council and the Department of Primary Industries and Fisheries.
- 4. Practices on site are not to cause environmental harm and or nuisance to persons external to the subject property, by way of the emission of noise, smell, odour, waste water, effluent or the like.
- 5. Where possible, the applicant is to implement recycle of matter to reduce environmental nuisance and or impact ie. Implement receptacles to utilise rain water for feedlot purposes.
- 6. The applicant is not to erect any advertising signs upon land including Crown land, land held in public ownership or a road reserve without prior approval from Council.
- 7. Excavations or the deposit of any fill associated with the development on the premise shall not cause any nuisance to persons external to the subject property.
- No increase in traffic movements other than that specified in the application received at this
 office dated 17 September 2007
 - Stage 1 7 road trains per week for the cartage of both cattle and grain
 - Stage 2 15 road trains per week for the cartage of both cattle and grain.
- Native Vegetation such as pasture and tree lines are to be maintained as a natural buffer zone to assist with waste filtration and dispersal of odour and noise emanating from the feedlot area.
- 10. Prior to commencement of the use, the applicant shall rehabilitate to its natural state any land disturbed during construction and all disturbed surfaces shall be drained and otherwise shaped, planted, rehabilitated and treated to minimise or negate the effects of soil erosion.
- 11. Effluent holding ponds/dams are to be sealed appropriately to eliminate leakage to groundwater.
- 12. The applicant is responsible for the development of a vehicle crossing from the Combarngo access road onto the Roma-Condamine Road in accordance with Main Roads drawing suitable for Type 1 road trains. This specification applies to the construction of accesses within the road reserves declared under the Transport Infrastructure Act 1994. (Please refer to the attachments) It is the applicants responsibility to make application to Department of Main Roads Roma for an 'Ancillary Works and Encroachment Application' for the

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construction of such access. This crossing is to be constructed in consultation with Council's Engineer. All costs associated with the implementation of the Type I Road Train Access will be borne by the applicant.

- The applicant is to take all reasonable and practicable measures to ensure this development complies with cultural heritage duty of care guidelines gazetted under the Aboriginal cultural Heritage Act 2003.
- 14. The applicant is responsible for the safe storage of flammable and combustible liquids on site in accordance with legislation this includes appropriate signage.
- 15. Annual monitoring and environmental recording is to be submitted to Council by the 30 June of each annum, including any incidents and or accidents that may be harmful to the environment and or health of life. Balonne River chemical analyses water quality reports are to be included with this report.
- 16. The supply of water from Water Licence 10841N cannot be used to supply water for the purpose of this feedlot application. Surface water entitlement (Water Licence 50846N water harvesting from the Balonne River) is the only supply of water that can used for the purpose of water supply to this feedlot.

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CONCURRENCE AGENCY RESPONSE TO DEVELOPMENT APPLICATION

Section 3.3.16(1) Integrated Planning Act 1997



CATTLE FEEDLOTTING

Responsibility for the administration of the environmentally relevant activity "Cattle Feedlotting" has been delegated to officers of the Department of Primary Industries and Fisheries, appointed under the Environmental Protection (EP) Act 1994. Furthermore, the Department of Primary Industries and Fisheries 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 and Fisheries has determined that that any Development Permit issued for the development described below, shall be subject to the conditions under the BP Act that are prescribed in the attached Schedules A to G:

Development Permit Applicant:

McInnerney Brothers (Grazing) Pty Ltd

Address of Development Permit Applicant: 'Combarngo' Yuleba Qld 4427

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

Lot 22 Crown Plan WV1136 Parish of Tinowon Warroo Shire

Located at:

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'Combarngo' Yuleba Qld 4427

ENVIRONMENTALLY RELEVANT ACTIVITY:

2 (d) CATTLE FEEDLOTTING

FEEDLOT NAME:

Combarngo

DPI&F PROPERTY NUMBER: QIWR0100

LICENSED CAPACITY:

3200 SCU (Standard Cattle Units).

STOCKING DENSITY:

12.6 m²/SCU.

CLASS of FEEDLOT:

Three

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

(Delegate of Administering Authority, EP Act)

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Department of Primary Industries and Fisheries

-26 September 2007

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Development Permit Conditions: (Lot 22 WV1136)

Environmentally Relevant Activity: (2d) Cattle Feedlotting

Environmental Protection Regulation 1998

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"):-
 - Figure 4: Cadastral Plan, dated 17-05-2007
 - Figure 15: Proposed Feedlot Layout, dated 17-05-2007
 - Figure 12: Proposed Feedlot Layout Stage 1, dated 17-05-2007
 - Figure 13: Proposed Feedlot Layout Stage 2, dated 17-05-2007
 - Figure 11: Proposed Site Layout, dated 15-07-2007
 - Figure 19: Effluent and Solids Reuse Areas, dated 17-05-2007

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 include the following:-

Feedlot developed on Lot 22 WV1136 (as per Figure 4) in two stages:-

Stage 1 (as per Figure 12):

- Sixteen (16) production pens with a total pen area of 20 160 m², holding a capacity of no greater than 1600SCU;
- One (1) controlled drainage area (CDA) serviced by a sedimentation basin with a minimum working capacity of 2050 m3; and
- a 8.10ML effluent pond;
- Manure stockpile and carcass composting area contained within the CDA

Stage 2 (as per Figure 13):

- Thirty-two (32) production pens with a total pen area of 40 320 m², holding a capacity of no greater than 3200SCU;
- One (1) controlled drainage area (CDA) serviced by a sedimentation basin with a minimum working capacity of 2050 m3; and
- a 8.10ML effluent pond;
- Manure stockpile and carcass composting area contained within the CDA

Cattle Capacity

(A2) Upon completion of Stage 2, the maximum number of cattle accommodated in the feedlot at any one time shall not exceed the equivalent of 3200 SCU's.

Stocking Density

(A3) The average production pen area, over the entire feedlot, shall not be less than 12.6m² 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.

Department of Primary Industries and Fisheries

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Development Permit Conditions: (Lot 22 WV1136)
Environmentally Relevant Activity: (2d) Capile Feedlotting

Environmental Protection Regulation 1998

(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 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) Brosion damage of feedlot drains shall be rectified as soon as practically possible.

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Development Permit Conditions: (Lot 22 WV1136) Environmentally Relevant Activity: (2d) Cattle Feedlotting

Environmental Protection Regulation 1998

- (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.

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 area must enter the liquid effluent collection system. All upslope storm water runoff is to be excluded from the controlled drainage area.
- (B4) Any storm water runoff from the feedlot complex and liquid effluent 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 liquid and 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 liquid effluent and 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.

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Development Permit Conditions: (Lot 22 WV1136)
Environmentally Relevant Activity: (2d) Cattle Feedlotting

Environmental Protection Regulation 1998

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 and sludge removed from feedlot pens, drains, sedimentation system(s) and holding pond(s), and spilt and/or spoilt feedstuffs, shall be either:
 - * stored within the designated stockpile area(s) of the feedlot complex; or
 - * exported from the feedlot property; or
 - * applied immediately, at sustainable rates, to crop or pasture on the feedlot property.
- (C7) Solid waste stockpiles and composting 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, sludge 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 liquid effluent or solid waste products shall be carried out so as to minimise environmental harm.

SCHEDULE E - MONITORING, RECORDING AND REPORTING

MONITORING

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.

(E1) 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.

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Development Permit Conditions: (Lot 22 WV1136) Environmentally Relevant Activity: (2d) Cattle Feedlotting

Environmental Protection Regulation 1998

- (E2) 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.
- (E3) 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.
- (E4) 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

(E5) The following analyses are required for soil samples collected from the specified depth intervals from representative sites within the liquid effluent and solid waste utilisation areas:

Parameter	Depth Intervals
Colwell Phosphorus (Colwell P)	0 - 10 cm, 50 - 60 cm, 90 - 100 cm.
Nitrate Nitrogen (NO3 - 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.

(E6) Soil monitoring samples are to be collected at approximately the same time every year, to fit in with normal agricultural practices.

Surface Water Monitoring

(E7) The following analyses are required for surface water samples collected from water courses on an event basis, ie. 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 (NH, + - N)								
Potassium (K)								

Monitoring Frequencies

(E8) Monitoring of the parameters specified in this Schedule is to be carried out at the following frequencies:

Item to be Monitored	Required Monitoring Frequency
Liquid Effluent Utilisation Area Soils	Annually
Solid Waste Product Utilisation Area Soils	Annually
Waste Utilisation Area Crop/Pasture Yields	Seasonal Estimate
Surface Water	Event basis

RECORDING

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Department of Primary Industries and Fisheries

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Development Permit Conditions: (Lot 22 WV1136)

Environmentally Relevant Activity: (2d) Cattle Feedlotting

Environmental Protection Regulation 1998

Operational Recording

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

- (E9) Details of all cattle introduced to and removed from the premises, including:-
 - (i) number, and actual or average liveweight of cattle;
 - (ii) date of introduction/removal; and
 - (iii) cattle mortalities.
- (E10) Routine operating procedures undertaken to prevent or minimise environmental harm, including:-
 - (i) pen cleaning and manure removal, storage and utilisation;
 - (ii) effluent irrigation;
 - (iii) fly and insect treatment and control; and
 - (iv) maintenance of the controlled drainage areas within the feedlot complex.
- (E11) Maintenance works carried out, including:-
 - (i) drainage channel maintenance;
 - (ii) diversion bank maintenance;
 - (iii) sedimentation system maintenance; and
 - (iv) holding pond maintenance.
- (E12) Results of all monitoring undertaken as a condition of this Development Permit.
- (E13) Details of staff training to enhance environmental management skills and awareness of environmental issues.
- (E14) For each application of liquid effluent and solid waste material, the date, rate of application and the location of the land area receiving the effluent or solid waste material must be recorded.
- (E15) Details of the removal of liquid and 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

- (E16) 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

(E17) 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:-

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Development Permit Conditions: (Lot 22 WV1136)
Environmentally Relevant Activity: (2d) Caule Feedlotting

Environmental Protection Regulation 1998

- * 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;
- Details of notification of the delegate of the administering authority (if applicable).

REPORTING

- (E18) 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.
- (E19) 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 Three 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 26 weeks weather permitting or more frequently if the pack depth exceeds 50mm.
- (F2) Cleaning under fences shall be carried out at each pen cleaning or as soon as practically possible when accumulated manure obstructs drainage.
- (F3) Wet patches shall be eliminated at each pen cleaning or as soon as practically possible after
- (F4) Potholes shall be repaired at each pen cleaning 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 weekly.

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.

Department of Primary Industries and Fisheries

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Development Permit Conditions: (Lot 22 WV1136) Environmentally Relevant Activity: (2d) Cattle Feedlotting

Environmental Protection Regulation 1998

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 9.0ha 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 117 ha 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. The quantity of manure which may be applied to land situation within the feedlot property shall not exceed 13 tonne (wet) per hectare/calendar year.

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 and Fisheries (DPI&F) 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 nulsance" is unreasonable interference or likely interference with an environmental value caused by:
 - (i) noise, dust, odour, light; or
 - (ii) an unhealthy, offensive or unsightly condition because of contamination; or
 - (iii) 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;

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Development Permit Conditions: (Lot 22 WV1136)
Environmentally Relevant Activity: (2d) Cattle Feedlotting

Environmental Protection Regulation 1998

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	1.05
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 //. fzi

(Delegate of Administering Authority, EP Act)

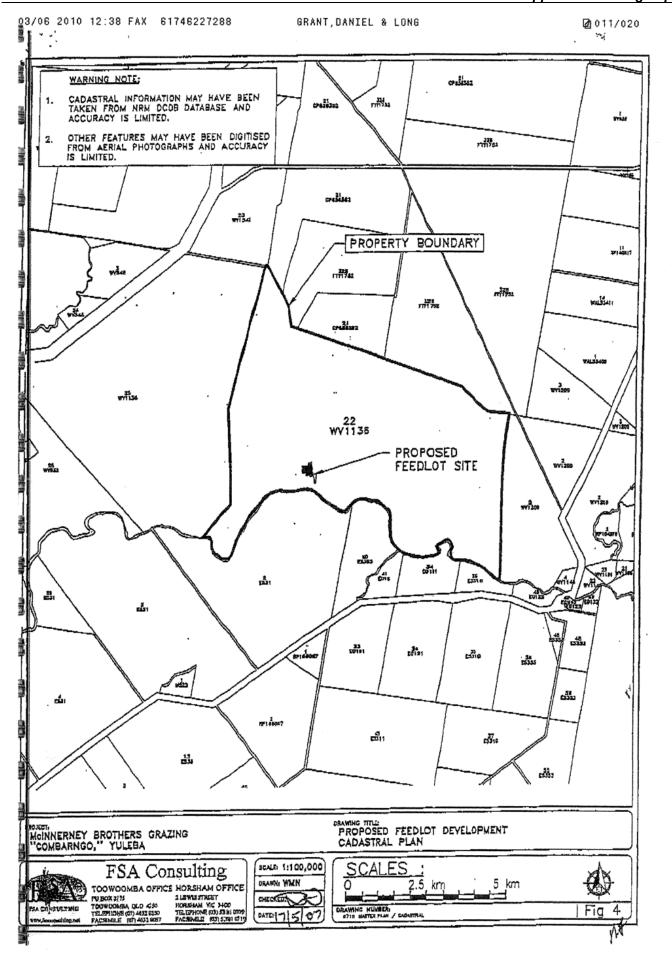
76 or

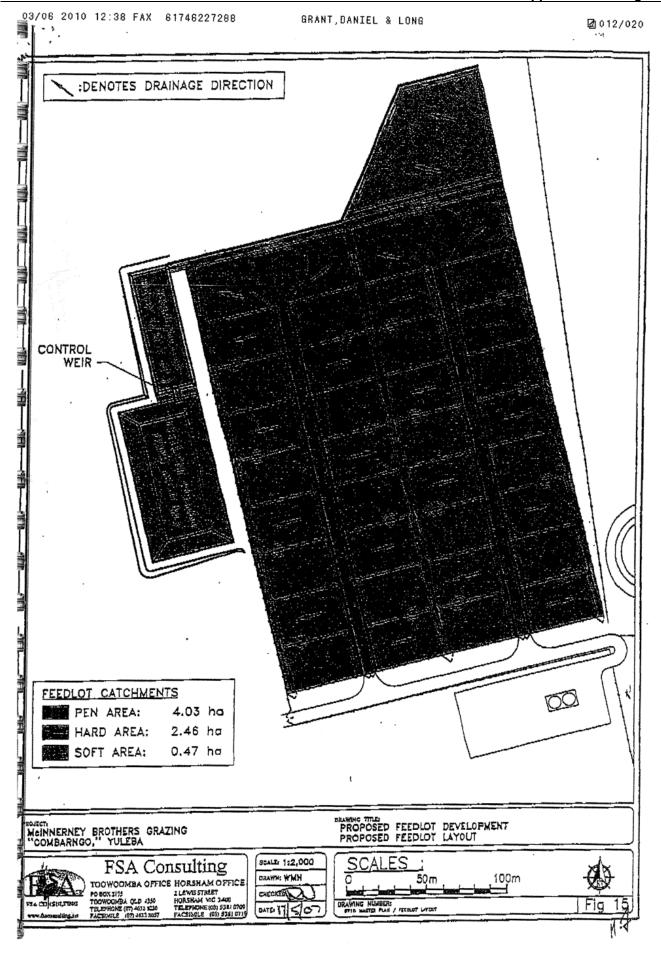
day of

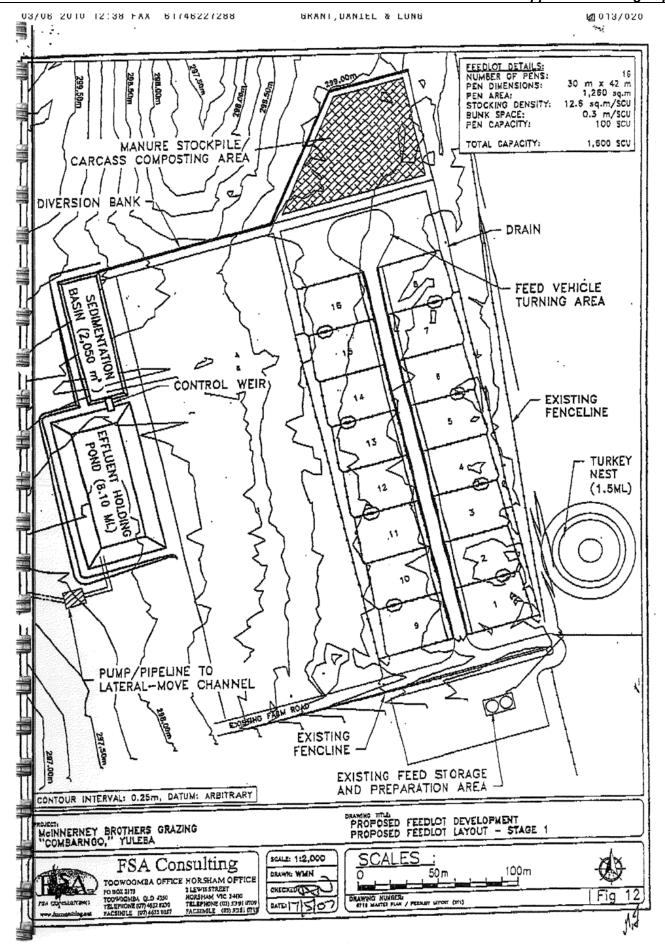
.... 2007

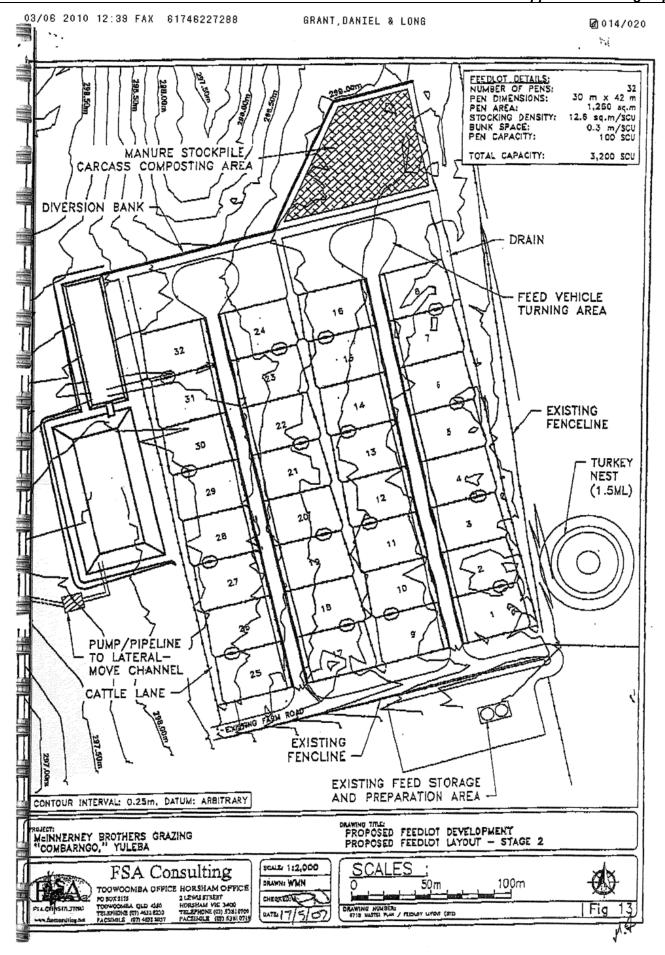
Department of Primary Industries and Fisheries

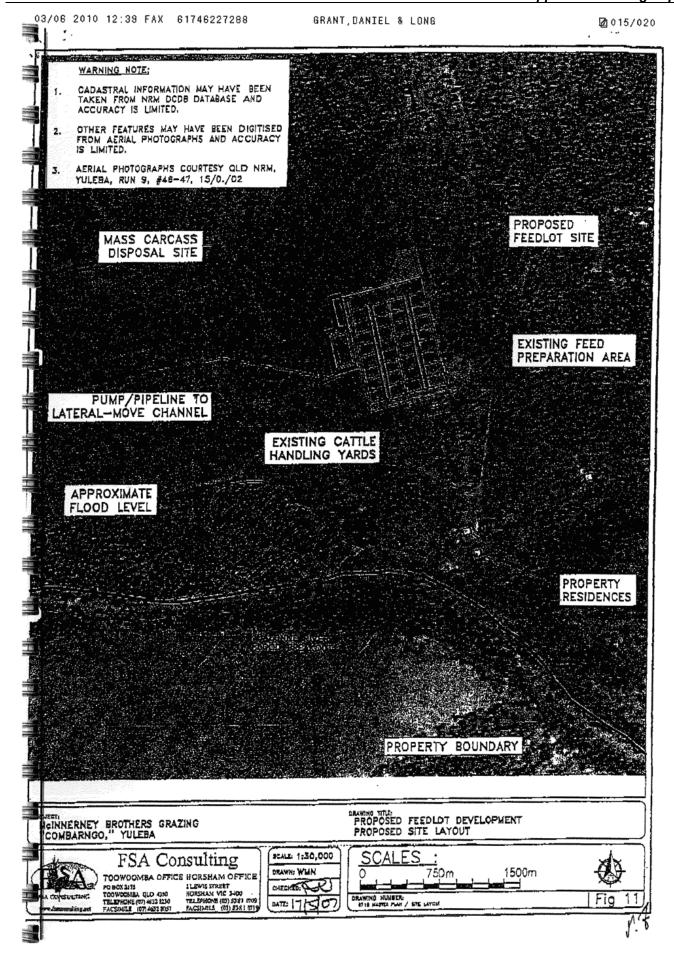
Page 10

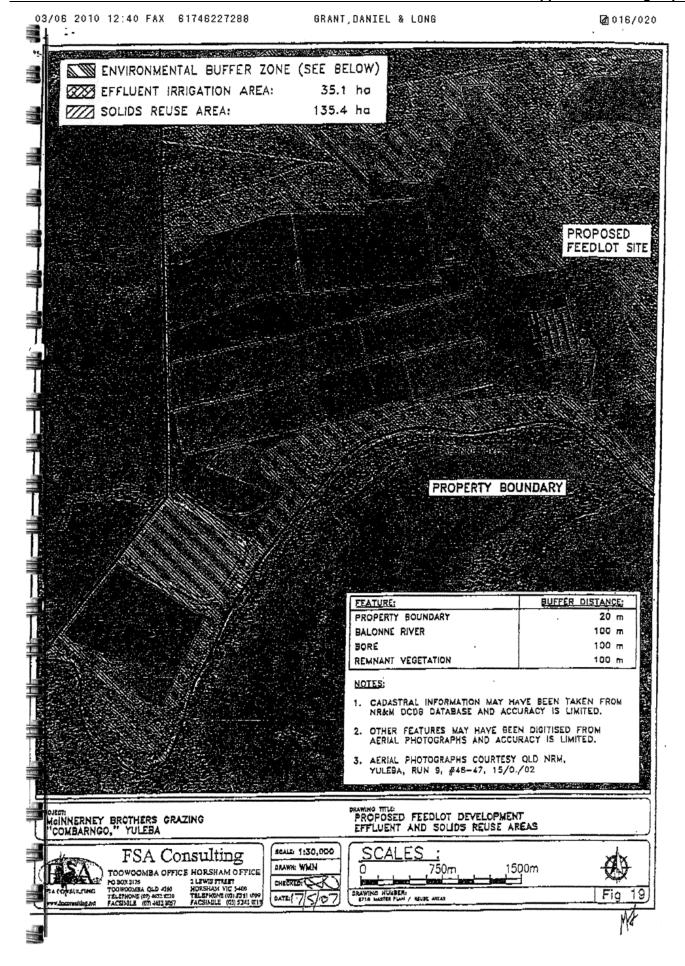












DOM:

CONT.

GRANT, DANIEL & LONG

Ø1017/020

Referral Agency Response – Material Change of Use

s 3.3.16 Integrated Planning Act 1997



1. Application information

Department of Natural Resources and Water

- Applicant's name: McInnemey Brothers (Grazing) Pty. Ltd.
- 1.2. Property description: Lot 22 WV1136 Warroo Shire Council
- 1.3. Assessment Manager/Reference: Warroo Shire Council/07-120
- 1.4. Date application was referred to Department: 13 August 2007
- Departmental Reference: eLVAS Case No: 2007/008106, File Ref. No: TOO/310/128(0011), Trackjob No: IC0807TBA0004
- 1.6. Type of development sought by the application:
 - · Material Change of Use

Concurrence Agency Response:

The Chief Executive of the Department of Natural Resources and Water directs that the following conditions must be imposed on any approval given by the Assessment Manager:

- All infrastructure associated with the material change of use must be located outside of 'Area A' on the Referral Agency Response Plan 2007/008106, dated 22 August 2007, unless exempt under Schedule 8 of the Integrated Planning Act 1997.
- Feedlot effluent and manure must be spread a sufficient distance from assessable vegetation to prevent incidental poisoning.

3. Decision and Reasons:

The application is considered by the assessing officer to meet Performance Requirement A.1 of the Concurrence Agency Policy for Material Change of Use - 20 November 2006 because clearing as a result of the MCU will not occur within assessable vegetation.

4. Authorised Officer Signature:

Margaret Bell

Senior Vegetation Management Officer VM1

South West

Date of Response: 23 August 2007.

Q3/06 2010 12:41 FAX 61746227288

GRANT, DANIEL & LONG

2018/020

Attachment A - Water Regulation - Condamine Balonne Basin

The take of water from watercourses, lakes or springs is regulated under the Water Act 2000 and the Water Resource (Condamine - Balonne Rivers) Plan 2004.

Under the Water Act 2000 there is a right to take water for stock and domestic purposes for land which is abutting a watercourse. The installation of works for stock and domestic purposes to take water from a watercourse, lake or spring is able under the "Self-Assessable Code for the Development of Riparian Water Access Works on a Watercourse, Lake or Spring" under the Integrated Planning Act 1997.

Stock Purposes, in relation to taking water means-

- (a) water stock of a number that would normally be depastured on the land on which the water is, or is to be, used; or
- (b) watering traveling stock on a stock route

Under the Water Resource (Condamine - Balonne Rivers) Plan 2004, a decision cannot be made to increase the average volume of water available to be taken in the plan area. Under section 51 of the Water Resource (Condamine - Balonne) Plan 2004, there is a continuing moratorium notice for the development of new water works that would increase the take of water. These works cannot be started unless they are permitted under the rules of the finalised resource operations plan. The Resource Operations (Condamine Balonne) Plan is currently out in draft.

Regulation of overland flow is contained in the provisions of the Water Resource (Condamine & Balonne) Plan 2004.

For stock and domestic dams, works can be constructed under the Water Resource (Condamine & Balonne) Plan 2004; however they must be constructed in accordance with the Integrated Planning Act, 1997, "Code for Self-Assessable Development for Taking Overland Flow Water for Stock and Domestic Purposes". Under the code notification of the constructed works is required within 30 business days of completing the works.

For any new water storages that are required for any other purpose that capture overland flow, Section 50(1) of the Water Resource Plan states that works that allow for the taking of overland flow, other than stock and domestic works, are assessable development for the Integrated Planning Act 1997 and require development application. Only new works allowed under the "Code for Assessable Development for Operational Works for Taking Overland Flow" can be built under the Water Resource (Condamine & Balonne) Plan 2004.

Moratoriums/Water Planning Provisions

In this instance, establishment of a feedlot is involved, and associated works for taking overland flow water as part of runoff effluent control as a condition of an ERA approval may be required. These works can be constructed provided an appropriate development permit is obtained.

The Code used to assess such a development application is the code for Assessable Development of Operational Works for Taking Overland Flow Water.

Natural Resources & Water

Page 4 of 5

To obtain a development permit, an application form (Form 1 Part K8) and a report needs to be prepared and provided to the Assessment Manager (DNR&W). The report needs to demonstrate how the proposed works minimise the take of water (refer to Q17 of Form 1 Part K 8). This report will need to be in the form of a certified report prepared in accordance with schedule 2 of the "Code for Assessable Development for operational works that allow taking overland flow water"

The Department cannot issue a development permit for such works until the development permit for the ERA is granted.

Notification of Existing Overland Works under the Water Resource (Condamine & Balonne) Plan 2004

For existing works on the property such as the diversion banks, sumps and ringtank that take overland flow, the owner is required to notify the Department of these works as required under section 46(2) of the Water Resource (Condamine-Balonne) Plan 2004. This notification does not apply to works used only for stock and domestic purposes.

Groundwater Management

The take of groundwater is regulated under the Water Act 2000. The take of water from the Great Artesian Basin is now managed under the Water Resource (Great Artesian Basin) Plan 2006. Under the plan the chief executive cannot make a decision that would increase the average volume of water that may be taken in the plan area. The Great Artesian Basin Resource Operations Plan was released in February 2007.

Natural Resources & Water

Page 5 of 5

EXTRACT

03/06 2010 12:42 FAX 61746227288

Integrate Planning Act 1997

Division 8 appeals to court relating to development application

4.1.27 Appeals by applicants

- (1) An applicant for development application may appeal to the court against any of the following:-
 - (a) the refusal, or the refusal in part, of a development application;
 - (b) a matter stated in a development approval, including any condition applying to the development, and the identification of a code under section 3.1.6;
 - (c) the decision to give a preliminary approval when a development permit was applied for;
 - (d) the length of a period mentioned in section 3.5.21;
 - (e) a deemed refusal.
- (2) An appeal under subsection (1)(a) to (d) must be started within 20 business days (the applicant's appeal period) after the day the decision notice or negotiated decision notice is given to the applicant
- (3) An appeal under subsection (1)(e) may be started at any time after the last day a decision on the matter should have been made.

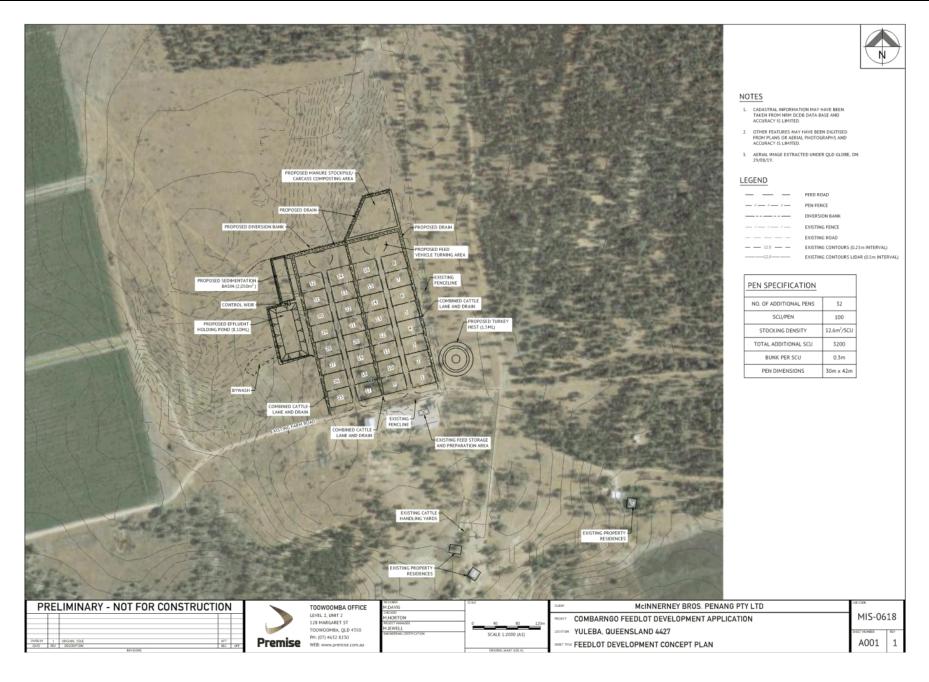
4.1.32 Appeals against enforcement notices

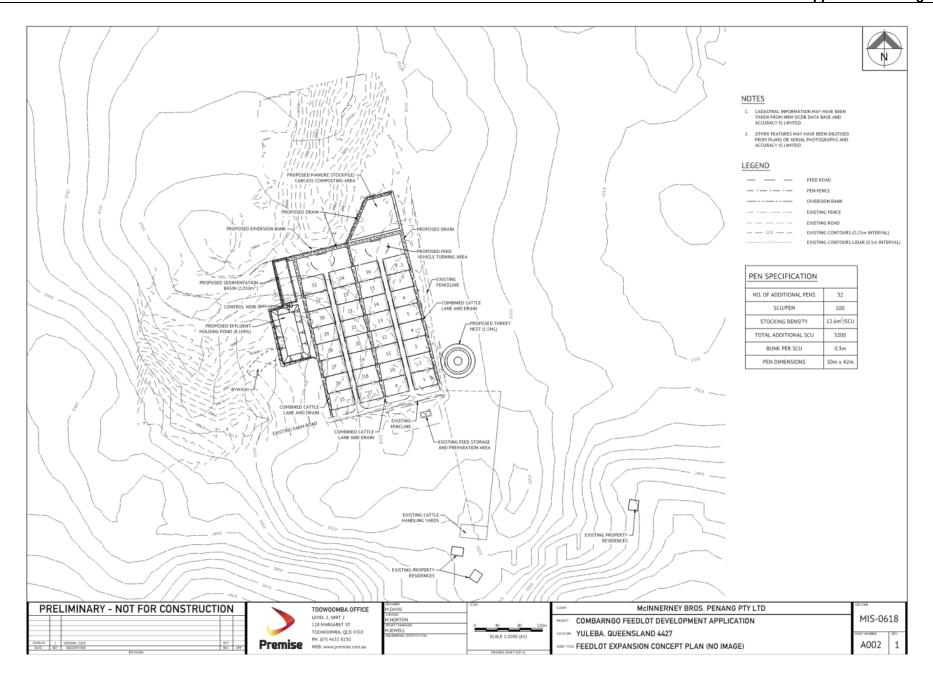
- (1) A person who is given an enforcement notice may appeal to the court against the giving of the notice.
- (2) An appeal must be started within 20 business days after the day notice is given to the person.

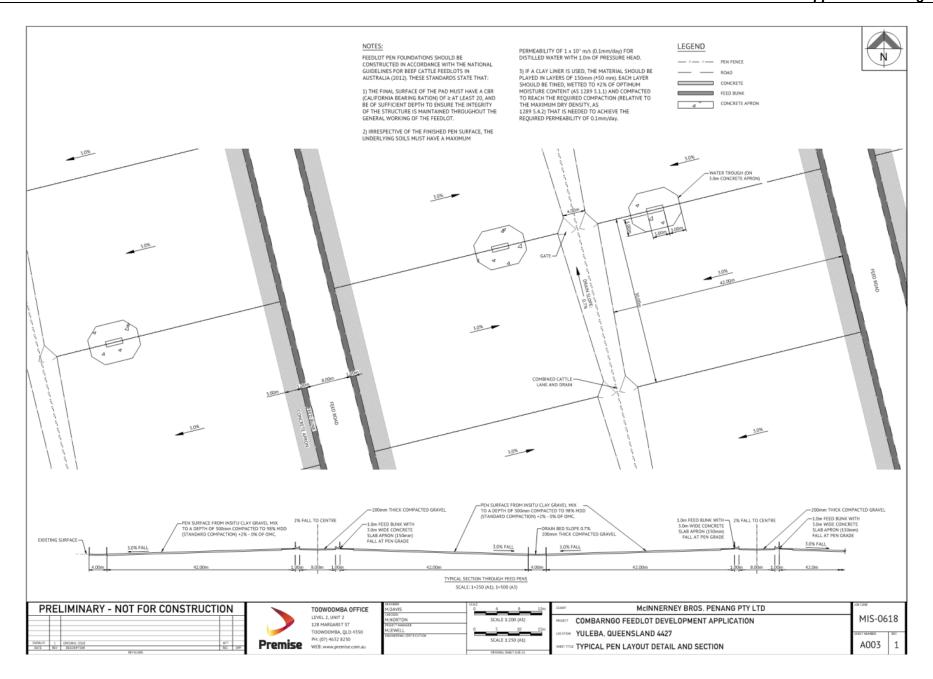
4.1.33A Appeals against decisions to change approval conditions under the repeal Act

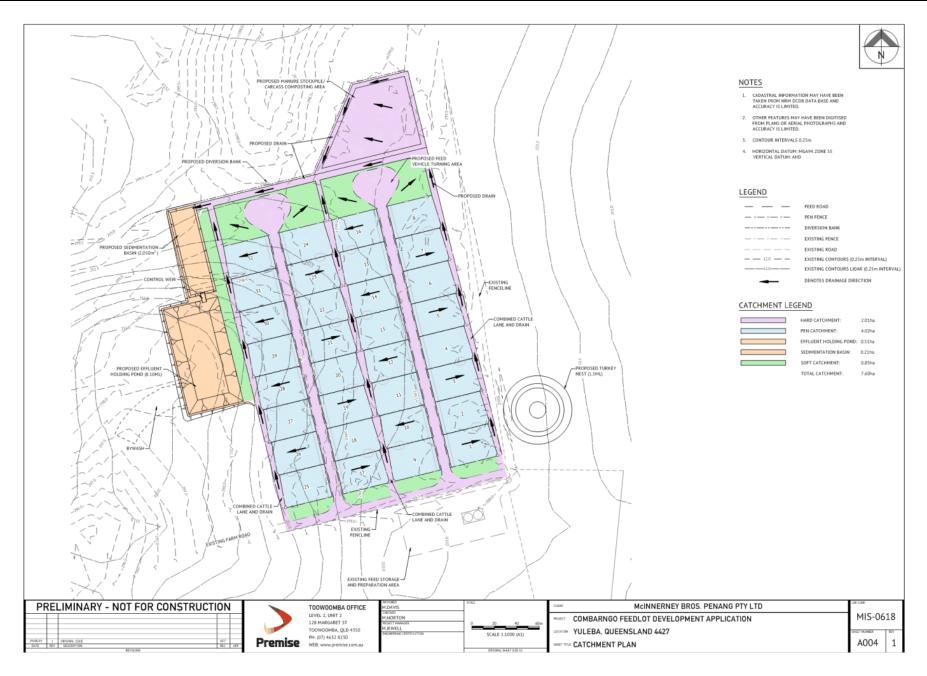
- (1) A person who is dissatisfied with a decision made on an application to change the conditions attached to an approval given under section 2.19(3) or section 4.4 of the repealed Act may appeal to the court against
 - a. The decision; or
 - b. A deemed refusal of the application
- (2) An appeal under subsection (1)(a) must be started within 20 business days after the day notice of the decision is given to the person.
- (3) An appeal under subsection (1)(b) may be started at any time after the last day a decision on the matter should have been made.

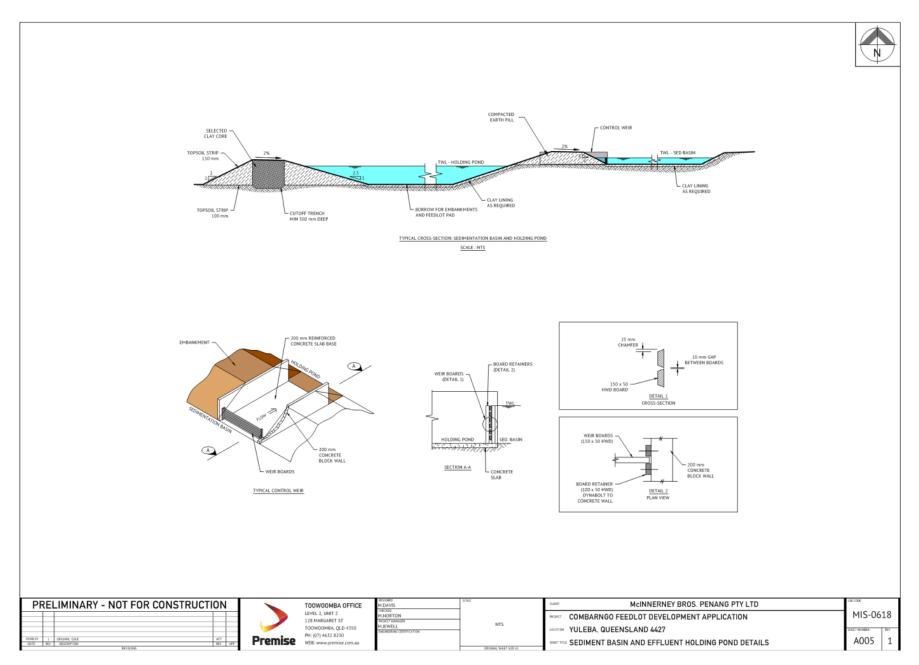
APPENDIX B - SITE PLANS











APPENDIX C - WATER LICENCES AND BORECARDS

Page: 1 of 8 GWDB8250

From Year:

Registered Number	r Facility Type	F	acility Status	D	rilled Date Off	ice	Shire			
10841	Artesian - Ceased	to Flow E	xisting	18/03/1948 Roma			4860 - MARAN	IOA REGIONAL		
Details					Location					
Description	L22 WV1136				Latitude	26-56-39	Basin	4222		
Parish	4591 - TINOWON				Longitude	149-16-52	Sub-area			
Original Name	COMBARNGO NO	D.1 BORE			GIS Latitude	-26.9442614	Lot			
					GIS Longitude	149.2811214	Plan			
					Easting	726468				
Driller Name					Northing	7017705	Map Scale	104 - 1: 100 000		
Drill Company					Zone	55	Map Series	M - Metric Series		
Const Method	CABLE TOOL				Accuracy		Map No	8744		
Bore Line					GPS Accuracy		Map Name	YULEBA		
D/O File No	RA1667	Polygon			Checked	No	Prog Section			
R/O File No		Equipment	NE							
H/O File No	L09075B	RN of Bore Repla	ced							
Log Received Date		Data Owner								
Roles										

Casii	Casing 3									
Pipe	Date	Rec	Top (m)	Bottom (m)	Material Description	Mat Size (mm) Size Desc	Outside Diameter (mm)			
Α	19/03/1948	1	0.00	459.90	Steel Casing	4.760 WT - Wall Thickness	127			
Α	19/03/1948	2	459.90	499.90	Open Hole		152			
X	19/03/1948	3			Grout					
Strat	a Logs					49 records for	or RN 10841			

Page: 2 of 8 GWDB8250

From Year:

Rec	Top (m)	Bottom (m)	Strata Description
1	0.00	6.10	SANDY CLAY
2	6.10	9.14	YELLOW DRIFT SAND
3	9.14	15.24	YELLOW CLAY
4	15.24	27.43	BLUE SHALE
5	27.43	65.53	GREY SHALE
6	65.53	79.25	BLUE SHALE
7	79.25	85.34	GREY SANDY SHALE
8	85.34	91.44	GREEN SANDSTONE-STRUCK SALT WATER
9			209GPH.
10	91.44	94.49	BROWN SHALE
11	94.49	121.92	BROWN SANDY SHALE
12	121.92	134.11	GREY SANDSTONE - HARD LAYER
13	134.11	149.35	GREY SHALE
14	149.35	283.46	BROWN SHALE
15	283.46	286.51	BROWN SANDY SHALE
16	286.51	292.61	GREY SANDSTONE
17	292.61	298.70	BROWN SANDY SHALE
18	310.90	310.90	GREY SANDSTONE-STRUCK SMALL STREAM
19			BORE TRICKLING.
20	310.90	312.42	GREY SANDY SHALE
21	312.42	313.94	BROWN SHALE
22	313.94	318.52	BROWN SANDY SHALE
23	318.52	320.04	BROWN SANDY SHALE - DRILLING NOW
24			PUMP TEST 5.4 M3/D AT 122 METRES -
25			WATER STILL LOWERING FAST.
26	320.04	335.28	BROWN SANDY SHALE

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From Year:

Rec	Top (m)	Bottom (m)	Strata Description
27	335.28	338.33	GREY SANDSTONE
28	338.33	344.42	BROWN SANDY SHALE
29	344.42	356.62	BROWN SANDSTONE - POSSIBLY MORE WATER
30	356.62	359.66	BROWN SANDY SHALE - FINISHED PUMP
31			TEST 32.7 M3/D AT 76.25 METRES
32	359.66	387.10	SAND SHALE
33	387.10	393.19	SANDSTONE - WATER
34	393.19	402.34	SHALE
35	402.34	426.72	SANDY SHALE
36	426.72	446.53	SANDSTONE WITH LITTLE WATER
37	446.53	452.63	SHALE
38	452.63	457.20	SANDSTONE
39	457.20	499.87	SANDSTONE - WATER.
40			WATER WAS STRUCK AT 498.675 METRES
41			WITH A SUPPLY OF 741.2 M3/D
42			THIS BORE WAS ORIGINALLY DRILLED IN
43			MARCH 1948 TO A DEPTH OF 359 METRES.
44			IT WAS LATER DEEPENED TO THE CURRENT
45			DEPTH OF 499.9 METRES IN 1961.
902			01/11/1961 SWL FLOWING TEMP "
903			01/11/1961 DISCH 745.7 M3/D
910	88.00	91.00	QUALITY DESCRIP/CONDUCT: SALTY
911	498.00	500.00	QUALITY DESCRIP/CONDUCT: 1700
Stratig	raphies		4 records for RN 10841

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From Year:

Report Date: 02/09/2019 14:10

Source	Rec	Top (m)	Bottom (m)	Strata Description
DNR	1			DONCASTER MEMBER
DNR	2			BUNGIL
DNR	3			MOOGA SANDSTONE
DNR	4			MOOGA SANDSTONE

Aquifers 4 records for RN 10841

Rec	Top (m)	Bottom (m)	Lithology	Date	SWL (m)	Flow	Quality	Yield (L/s)	Contr	Cond	Formation Name
1	88.00	91.00	SDST - Sandstone							PS	DONCASTER MEMBER
2	309.00	311.00	SDST - Sandstone							FR	BUNGIL
3	355.00	356.00	SDST - Sandstone							PS	MOOGA SANDSTONE
4	498.00	500.00	SDST - Sandstone							PS	MOOGA SANDSTONE

Pump Tests Part 1 11 records for RN 10841

Pipe	Date	Rec	RN of Pumped Bore	Top (m)	Bottom (m)	Dist Mo (m)	eth Test Typ	es	Pump Type	Q Prior to Test (I/s)	Pres on Arriv (m)	Q on Arriv (I/s/)
Α	01/07/1948	1				F/	=					0.38
Α	31/12/1948	1				PU	JM				-0.70	0.00
Α	10/05/1949	1				Pl	JM					
Α	07/11/1961	1				F/	=					0.00
Α	08/11/1961	1				F/	=					
Α	05/11/1967	1				F/	=					
Α	24/11/1967	1				F/	=				46.49	
Α	24/11/1968	1	10841			0.84 AF	RT AC ST D	Т			46.49	
Α	30/11/1970	1	10841	452.60	499.80	0.61 AF	RT FR ST				45.25	

Report Date: 02/09/2019 14:10

18/03/1948

250.00 EST

Estimate Using Contours

Queensland Government Groundwater Information Bore Report Page: 5 of 8 GWDB8250

	Date	Rec	RN Pumpe Bo		(m)	Bottom (m		t Meth	Test Typ	es		Pum Type	•	Suction Set (m)	to Test	Dur of Q PR (mins)		Q on Arriv (l/s/)
Α	09/06/1976	1	108	41 45	2.60	499.8	0 0.7	0 ART	FR ST D	Т							39.63	
A	24/01/1995	1	108	41 45	2.60	499.8	0.8	0 ART	FR ST									
²um	p Tests Par	t 2														11	records for RN	1084
Pipe	Date	Rec	Test Dur (mins)	SWL(m	Tir		Resid DD (m)	Max DD or P RED (m)	Q at Max DD (I/s)	Time to Max DD (mins)	Max Q (I/s)	Calc Stat HD (m)	Desigi Yield (I/s)	n Desig BP (m		Tm: n) (m2	sy t/Day)	Stor
Α	01/07/1948	1							0.38									
Α	31/12/1948	1																
Α	10/05/1949	1		-7.6	2				0.00									
Α	07/11/1961	1							0.00									
Α	08/11/1961	1							8.60		11.89							
Α	05/11/1967	1		55.4	7				8.60									
Α	24/11/1967	1		46.6	6				8.60		12.12							
Α	24/11/1968	1	300	46.6	6			46.49			12.12						16	
Α	30/11/1970	1	240	44.3	7			42.96	7.70	120	11.74	46.88					15	
A	09/06/1976	1	300	37.7	0			37.35	6.54	120	9.53	39.56		30.	00		15	
A	24/01/1995	1	240	31.9	0			31.90	5.07	120	7.94	32.50					13	
3ore	Conditions	;														0	records for RN	1084
Eleva	ations															1	records for RN	1084

AHD - Aust. Height Datum N

Natural Surface

Page: 6 of 8 GWDB8250

From Year:

rom r	ear:																			
Wate	r Analysis	Part	1														2	? reco	ords for RN	1084
Pipe	Date	Rec	Analyst	Analysis No	Depti (n		n Src	Con (uS/cr		Si (mg/L)	To lo (mg	ns	Total Solids (mg/L)		Hard	All	Fig. Me		SAR	RAH
Α	01/12/1970	1	GCL	047433	500.0	00 PU	GB	170	00 7.1		1623	3.60	0.00		15	820	0	.0	53.0	16.09
Α	24/01/1995	1	GCL	170658		PU	GB	169	90 8.5	18	1481	.16	1048.51		4	764	0	.0	92.2	15.19
Wate	r Analysis	Part :	2														2	reco	ords for RN	1 1084
Pipe	Date	Rec	Na	К	Ca	Mg	Mn	нсо	3 Fe	CO3		CI	F	NO	s sc	04	Zn	AI	В	Cu
Α	01/12/1970	1	469.0		1.0	3.0		1000.	.0		15	50.0	0.60		0	0.0				
Α	24/01/1995	1	431.8	1.6	1.5	0.1	0.00	885.	6 0.00	22.7	13	36.5	1.25	0.0	0	.0	0.00	0.00	1.50	0.00
Wate	r Levels																3	reco	ords for RN	1 1084
Pipe	Date	Time	e Meas	ure Meas (m)	s Point		Remark	Meas	Туре	Coll Auth	Coll	Met	hod	Proje	ct		Qualit	у		
Α	18/03/1948		-(6.09 N	Natural S	Surface		NR	Not Recorde	d NR	NR	Not F	Recorded			130	Data is	of unkn	own quality	
Α	01/11/1961		(0.00 N	Natural S	Surface		NR	Not Recorde	d NR	NR	Not F	Recorded			130	Data is	of unkn	own quality	
Α	30/11/1970		4	4.30 N	Natural S	Surface		NR	Not Recorde	d NR	NR	Not F	Recorded			130	Data is	of unkn	own quality	
Wire	Line Logs																C	reco	ords for RN	I 1084
Field	Measurem	ents															3	reco	ords for RN	I 1084
Pipe	Date	De	pth (m)	Conduc (uS/cn		H Tem	p NO	3 (mg/L	.) DO2 (mg/L		n (mV)	Alkal (mV)	inity	Samp	Method		s	amp	Source	
A	30/11/1970			-			3.0							PU	Pump - Of Flowing B		G		Groundwate Bore	r - from
A	09/06/1976					39	9.0							PU	Pump - Of Flowing B		G		Groundwate Bore	r - from
Α	24/01/1995			177	75	39	0.0							PU	Pump - Of Flowing B		G		Groundwate Bore	r - from

Attachment 3 Applicant Planning Report

Queensland Government
Groundwater Information

Page: 7 of 8 GWDB8250

Bore Report

From Year:

Report Date: 02/09/2019 14:10

Special Water Analysis 0 records for RN 10841

Attachment 3 Applicant Planning Report

Queensland Government
Groundwater Information
Bore Report

Page: 8 of 8 GWDB8250

From Year:

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Disclaimer

Open Licence (Single Supply)

Report Date: 02/09/2019 14:10

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Page: 1 of 6 GWDB8250

From Year:

Registered Number	Facility Type		Facility Status	D	rilled Date Offi	ice	Shire	
22622	Artesian - Controlle	ed Flow	Existing	02	2/09/1969 Ron	ma	4860 - MARAN	OA REGIONAL
Details					Location			
Description	P25				Latitude	26-58-26	Basin	4222
Parish	4591 - TINOWON				Longitude	149-16-02	Sub-area	
Original Name	POL TINOWON 1				GIS Latitude	-26.973983611	Lot	25
					GIS Longitude	149.267232987	Plan	SP230305
					Easting	725030		
Driller Name					Northing	7014422	Map Scale	104 - 1: 100 000
Drill Company					Zone	55	Map Series	M - Metric Series
Const Method	ROTARY RIG				Accuracy		Map No	8744
Bore Line					GPS Accuracy		Map Name	YULEBA
D/O File No	RA0310	Polygon			Checked	No	Prog Section	
R/O File No		Equipment						
H/O File No	04522	RN of Bore R	eplaced					
Log Received Date		Data Owner						
Roles	Petroleum or Gas Water Supply	Exploration						

Casi	ng						4 records f	or RN 22622
Pipe	Date	Rec	Top (m)	Bottom (m)	Material Description	Mat Size (mm)	Size Desc	Outside Diameter (mm)
Α	10/03/1971	1	0.00	244.60	Steel Casing		WT - Wall Thickness	244
Α	10/03/1971	2		549.00	Steel Casing		WT - Wall Thickness	127
Α	10/03/1971	3		854.00	Perforated or Slotted Casing		AP - Aperture Size	
Α	10/03/1971	4			Grout			

Page: 2 of 6 GWDB8250

From Year:

Report Date: 02/09/2019 14:09

Strata Logs 2 records for RN 22622

 Rec
 Top (m)
 Bottom (m)
 Strata Description

 902
 0.00
 10/03/1971 SWL 54.50 M TMP 038 C

 903
 10/03/1971 DISCH 698.8 M3D BAILER

Stratigraphies 24 records for RN 22622

Source	Rec	Top (m)	Bottom (m)	Strata Description
DME	1	3.90	291.10	WALLUMBILLA FORMATION
DME	2	291.10	469.40	BUNGIL FORMATION
DME	3	469.40	543.20	MOOGA SANDSTONE
DME	4	543.20	715.70	ORALLO FORMATION
DME	5	715.70	848.30	GUBBERAMUNDA SANDSTONE
DME	6	848.30	1322.80	INJUNE CREEK GROUP
DME	7	848.30	923.50	WESTBOURNE FORMATION
DME	8	923.50	1048.50	SPRINGBOK SANDSTONE
DME	9	1048.50	1252.70	WALLOON COAL MEASURES
DME	10	1252.70	1322.80	EUROMBAH FORMATION
DME	11	1322.80	1520.30	HUTTON SANDSTONE
DME	12	1520.30	1624.60	EVERGREEN FORMATION
DME	13	1520.30	1572.80	EVERGREEN FORMATION
DME	14	1553.90		EVERGREEN FORMATION
DME	15	1572.80	1585.00	BOXVALE SANDSTONE MEMBER
DME	16	1585.00	1624.60	EVERGREEN FORMATION
DME	17	1624.60	1644.40	PRECIPICE SANDSTONE
DME	18	1644.40	1888.20	MOOLAYEMBER FORMATION

Page: 3 of 6 GWDB8250

37.80

From Year:

Report Date: 02/09/2019 14:09

17/01/1995

22622

Source	Rec	Top (m)	Bottom (m)	Strata Des
DME	19	1644.40		MOOLAYEMBER
DME	20	1865.40	1888.20	SNAKE CREEK M
DME	21	1888.20	1902.60	SHOWGROUNDS
DME	22	1902.60	2090.10	REWAN GROUP
DME	23	2090.10	2167.10	BLACKWATER GF
DME	24	2167.10	2300.90	BACK CREEK GR

Aqui	fers										0	records for l	RN 22622
Pum	p Tests Par	t 1									4	records for l	RN 22622
Pipe	Date	Rec	RN of Pumped Bore	Top (m)	Bottom (m)	Dist (m)	Meth	Test Types	Pump Type	 Q Prior to Test (I/s)		Pres on Arriv (m)	Q on Arriv (I/s/)
Α	12/02/1970	1	22622				ART	FR					0.13
Α	10/03/1971	1	22622			0.30	ART	FR ST					0.06
Α	12/08/1977	1	22622			0.20	ART	FR ST DT				40.16	

FR ST

0.50 ART

Pipe Date Rec Test SWL(m) Recov Resid Max DD Q at Time to Max Q Calc Design Design Suct. Tmsy Dur Time DD (m) or P Max DD Max DD (I/s) Stat HD Yield BP (m) Set (m) (m2/Day) (mins) (mins) RED (I/s) (mins) (m) (I/s)	ds for RN 22622
(111)	Stor
A 12/02/1970 1 240 52.47 52.40 8.52 120 8.52	
A 10/03/1971 1 240 54.59 50.36 8.08 120 10.98 ^{53.92}	3
A 12/08/1977 1 300 40.26 35.51 5.96 120 8.04 42.17	3
A 17/01/1995 1 240 36.47 37.83 5.52 120 7.50 ^{38.55}	2

Page: 4 of 6 GWDB8250

From Year

rom Y	ear:																	
Bore	Conditions	s														0	records for F	N 22622
Eleva	ations															1	records for I	N 22622
Pipe A	Date 02/09/1969			(m) Precis		eroid Bar	ometer		Datum STD - State	e Datum	M ea	s Point Natural S		rey Sour	rce			
Wate	r Analysis	Part '	1													3	records for I	N 22622
Pipe	Date	Rec	Analyst	Analysis No	Depti	n Meth n)	n Src	Con (uS/cr		Si (mg/L)	Total lons (mg/L)	Total Solids (mg/L)	Hard		Alk	Fig. of Merit		RAH
Α	12/02/1970	1	GCL	45041		PU	GB	190	00 8.3		1640.40	1134.64	9		916		69.3	18.12
Α	10/03/1971	1	GCL	048137	493.0	0 PU	GB	173	30 8.2		1654.30	0.00	16	,	845	0.0	51.3	16.57
Α	17/01/1995	1	GCL	170657		PU	GB	172	20 8.6	19	1505.88	1063.08	5		784	0.0	81.3	15.56
Wate	r Analysis	Part 2	2													3	records for F	N 22622
Pipe	Date	Rec	Na	K	Ca	Mg	Mn	нсо	3 Fe	CO3	CI	F	NO3	SO4	Z	Z n	AI B	Cu
Α	12/02/1970	1	481.0		2.0	1.0		995.	0	60.0	100.0	1.40		0.0				
Α	10/03/1971	1	478.0		0.0	4.0		1031.	0	0.0	140.0	1.30		0.0				
Α	17/01/1995	1	437.5	1.6	1.7	0.3	0.00	907.	5 0.01	24.0	131.9	1.32	0.0	0.0	0.0)1 (0.01 1.50	0.00
Wate	r Levels															1	records for F	N 22622
Pipe	Date	Time	e Meas	ure Meas (m)	Point		Remark	Meas	Туре	Coll Auth	Coll Me	thod	Project		Q	uality		
X	10/03/1971		5	4.50 N	Natural S	Surface		NR	Not Recorde	ed NR	NR Not	Recorded		1	30 Da	ata is of	unknown quality	
Wire	Line Logs															6	records for I	N 22622
Date	Run	Туре			s	ource			Тор	(m) Bott	om (m) Op	erator	Con	nments				
01/01/	2100 1	IEL	Induction	on Electric	D	ME			244	1.50 19	03.500							

Page: 5 of 6 GWDB8250

From Year:

Report Date: 02/09/2019 14:09

Date	Run Type		Source	Top (m)	Bottom (m)	Operator	Со
01/01/2100	1 CAL		DME	244.50	1903.500		
01/01/2100	1 ML	Microlog	DME	244.50	1903.500		
01/01/2100	1 CDL	Compensated Density	DME	1493.50	2294.800		
01/01/2100	1 GR	Gamma Ray	DME	1493.50	2289.700		
01/01/2100	1 LL	Laterolog	DME	1903.50	2294.500		

Field	d Measureme	nts									4 rec	ords for RN 22622
Pipe	Date	Depth (m)	Conduct (uS/cm)	pH Temp (C)	NO3 (mg/L)	DO2 (mg/L)	Eh (mV)	Alkalinity (mV)	Samp	Method	Samp	Source
Α	12/02/1970			38.0					PU	Pump - Other or Flowing Bore	GB	Groundwater - from Bore
Α	10/03/1971			37.0					PU	Pump - Other or Flowing Bore	GB	Groundwater - from Bore
Α	12/08/1977			39.0					PU	Pump - Other or Flowing Bore	GB	Groundwater - from Bore
Α	17/01/1995		1790	39.0					PU	Pump - Other or Flowing Bore	GB	Groundwater - from Bore

Special Water Analysis 0 records for RN 22622

Attachment 3 Applicant Planning Report

Queensland Government
Groundwater Information
Bore Report

Page: 6 of 6 GWDB8250

From Year:

User Licence and Conditions

Disclaimer

Open Licence (Single Supply)

Report Date: 02/09/2019 14:09

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CURRENT WATER ALLOCATION SEARCH

ENVIRONMENT AND RESOURCE MANAGEMENT, QUEENSLAND

Request No: 9449873

Search Date: 16/06/2010 14:11

Title Reference: 46010251 Date Created: 15/12/2008

Creating Dealing: 712106904

DESCRIPTION OF ALLOCATION

Allocation Type: NRL WATER ALLOCATION - NO RESOURCE OPERATIONS LICENCE

Allocation No: 4 CROWN PLAN AP7585

Resource Operations Plan: CONDAMINE AND BALONNE RESOURCE OPERATIONS PLAN

Location:

CONDAMINE BALONNE ZONE CBU-07

Water Management Area: CONDAMINE BALONNE WATER MANAGEMENT AREA

Nominal Volume:

1535.000 Megalitres

Water Allocation Group:

Volumetric Limits:

NOT GREATER THAN 3195.000 MEGALITRES PER WATER

YEAR

CLASS BC1

Purpose:

ANY

Maximum Rate:

86.40 MEGALITRES PER DAY

Flow Conditions:

1728 MEGALITRES PER DAY PASSING FLOW AT THE POINT OF TAKE

Other Conditions:

THE TAKE OF WATER UNDER THE AUTHORITY OF THIS ALLOCATION IS LIMITED BY ASSOCIATED STORAGE WORKS REFERENCE 29543, 29541, 29545 & 29546 THAT EXIST IN THE AREA SHOWN ON ADMINISTRATIVE PLAN 18741.

WATER TAKEN UNDER THE AUTHORITY OF THIS ALLOCATION IS STORED CONJUNCTIVELY IN THE ASSOCIATED STORAGE WITH OVERLAND FLOW WATER TAKEN UNDER AN AUTHORITY.

REGISTERED ALLOCATION HOLDER Dealing No: 712287713 18/03/2009 Interest

1/5

RICHARD BRIAN MCINNERNEY PAUL THOMAS MCINNERNEY ANDREW NEIL MCINNERNEY DAVID FRANCIS MCINNERNEY PAUL THOMAS MCINNERNEY ANDREW NEIL MCINNERNEY

DAVID FRANCIS MCINNERNEY

TENANT IN COMMON 1/5 TENANT IN COMMON 1/5 TENANT IN COMMON 1/5 TENANT IN COMMON 1/5

RICHARD BRIAN MCINNERNEY

PERSONAL REPRESENTATIVE

Page 1/2

Printed by Espreon 16/06/2010 14:11 PM AEST

For: KW Ref: 95201 Page 1/2

CURRENT WATER ALLOCATION SEARCH

ENVIRONMENT AND RESOURCE MANAGEMENT, QUEENSLAND

Request No: 9449873

Search Date: 16/06/2010 14:11

Title Reference: 46010251 Date Created: 15/12/2008

REGISTERED ALLOCATION HOLDER

Interest

Dealing No: 712287713 18/03/2009

UNDER INSTRUMENT 712287713

AS TENANTS IN COMMON

ENCUMBRANCES AND INTERESTS

ADMINISTRATIVE ADVICES - NIL UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

** End of Current Water Allocation Search **

COPYRIGHT THE STATE OF QUEENSLAND (ENVIRONMENT AND RESOURCE MANAGEMENT) [2010] Requested By: D APPLICATIONS ESPREON

Page 2/2

Printed by Espreon 16/06/2010 14:11 PM AEST

For: KW Ref: 95201 Page 2/2

TO SECOND

1

03/06 2010 12:26 FAX 61746227288 Rr Data - Queensland ATS

GRANT, DANIEL & LONG

Page 1 of 2

CURRENT WATER ALLOCATION SEARCH NATURAL RESOURCES AND WATER, QUEENSLAND

Request No: 5625544

Search Date: 05/01/2009 12:48

Title Reference: 46010653

Date Created: 25/12/2008

Creating Dealing: 712107306 DESCRIPTION OF ALLOCATION

Allocation Type: NRL

WATER ALLOCATION - NO RESOURCE OPERATIONS LICENCE

Allocation No:

146

CROWN PLAN AP7585

Resource Operations Plan: CONDAMINE AND BALONNE RESOURCE OPERATIONS PLAN

Location:

CONDAMINE BALONNE TRIBUTARIES ZONE 2

YULEBA CREEK AMTD 1 km

Water Management Arsa:

CONDAMINE BALONNE TRIBUTARIES WATER MANGT AREA

Nominal Volume:

425.000 Megalitres

Water Allocation Group:

CLASS 2A

Volumetric Limits:

NOT GREATER THAN 480.000 MEGALITRES PER WATER

Purpose:

ANY

Maximum Rate:

120.00 MEGALITRES PER DAY

Flow Conditions:

605 MEGALITRES PER DAY PASSING FLOW AT THE POINT OF TAKE

Other Conditions:

WATER TAKEN UNDER THE AUTHORITY OF THIS ALLOCATION IS MANAGED UNDER A MULTIYEAR ACCOUNT WATER SHARING RULE. THE MAXIMUM VOLUMETRIC ACCOUNT MUST NOT EXCEED 960 MEGALITRES.

REGISTERED ALLOCATION HOLDER

MCINNERNEY BROS. PENANG PTY LTD

ENCUMBRANCES AND INTERESTS

ADMINISTRATIVE ADVICES - NII. UNREGISTERED DEALLINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Page 1/2

CURRENT WATER ALLOCATION SEARCH

http://upload.realtor.com.au/cgi-bin/vgmsg/ats/chktitle.p?status=3&qryid=41026081&... 5/01/2009

APPENDIX D - FLORA AND FAUNA SEARCHES



Wildlife Online Extract

Search Criteria: Species List for a Specified Point

Species: All Type: All Status: All Records: All Date: All

Latitude: -26.9840 Longitude: 149.2917

Distance: 5

Email: matt.norton@premise.com.au

Date submitted: Friday 30 Aug 2019 13:23:59 Date extracted: Friday 30 Aug 2019 13:30:01

There were no records retrieved for your selection

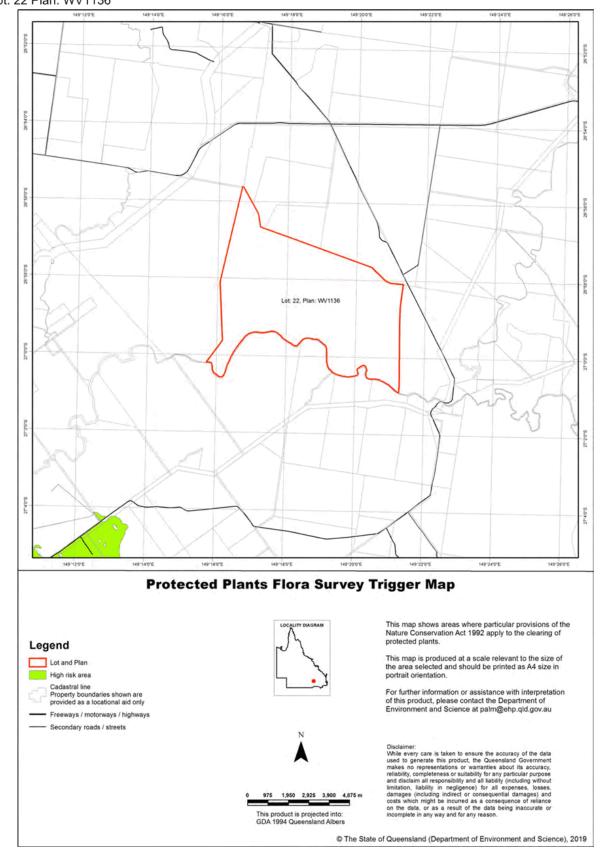
Disclaimer

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.

30/08/2019 13:20:21 Lot: 22 Plan: WV1136







Protected plants flora survey trigger map

The protected plants flora survey trigger map identifies 'high risk areas' where endangered, vulnerable or near threatened plants are known to exist or are likely to exist. Under the *Nature Conservation Act 1992* (the Act) it is an offence to clear protected plants that are 'in the wild' unless you are authorised or the clearing is exempt, for more information see section 89 of the Act.

Please see the Department of Environment and Science webpage on the <u>clearing of protected plants</u> for information on what exemptions may apply in your circumstances, whether you may need to undertake a flora survey, and whether you may need a protected plants clearing permit.

Updates to the data informing the flora survey trigger map

The flora survey trigger map will be reviewed, and updated if necessary, at least every 12 months to ensure the map reflects the most up-to-date and accurate data available.

Species information

Please note that flora survey trigger maps do not identify species associated with 'high risk areas'. While some species information may be publicly available, for example via the Queensland Spatial Catalogue, the Department of Environment and Science does not provide species information on request. Regardless of whether species information is available for a particular high risk area, clearing plants in a high risk area may require a flora survey and/or clearing permit. Please see the Department of Environment and Science webpage on the Clearing of protected plants for more information.





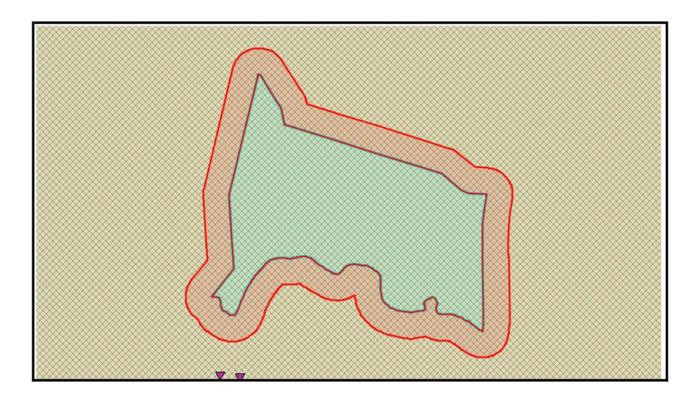
Applicant Planning Repor	Appli	cant	Plani	nina	Repor
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APPENDIX E - CULTURAL HERITAGE



Lot on Plan Search

Reference Number:	58850
Lot:	22
Plan:	WV1136
LGA:	Maranoa Regional
Buffer Distance:	1000 metres



There are no Aboriginal or Torres Strait Islander cultural heritage site points recorded in your specific search area.

There are no Aboriginal or Torres Strait Islander cultural heritage site polygons recorded in your specific search area.



Cultural heritage party for the area is:

QC Ref Number	QUD Ref Number	Party Name	Contact Details
QC2008/010 PRC	QUD366/08	Mandandanji People	Queensland South Native Title Services Level 10, 307 Queen St (PO Box 10832, Adelaide Street) BRISBANE QLD 4000 Phone: (07) 3224 1200 Fax: (07) 3229 9880 Email: reception@qsnts.com.au

Cultural heritage body for the area is:

Body Name	Contact Details
Mandandanji Cultural Heritage Services Pty Ltd	Mandandanji Cultural Heritage Services c/- Mandandanji Limited Tim Klaas 71c Arthur Street PO Box 706 ROMA QLD 4455 Phone: (07) 46223874 Mob: 0407 626 725 Email: projectmanager@mandandanji.com.au

Cultural Heritage Management Plans (CHMPs) for the area is:

CHL Number	Sponsor	Party	Approved
CLH000690	Santos Ltd	Mandandanji People	May 6, 2009
CLH000759	Origin Energy	Mandandanji People	Jun 3, 2010

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	07 3003 6446	0459 840 294	Andrew.Rutch@datsip.qld.gov.au



Disclaimer: Department of Aboriginal and Torres Strait Islander Partnerships is the custodian of spatial data provided by various third parties for inclusion in the Aboriginal and Torres Strait Islander cultural heritage online portal. This includes spatial data provided by the National Native Title Tribunal and Aboriginal and Torres Strait Islander parties. Department of Aboriginal and Torres Strait Islander Partnerships is not responsible for the accuracy of information provided by third parties or any errors in this search report arising from such information.



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;
- 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.



Should you have any further queries, please do not hesitate to contact the Search Approval Officer on 1300 378 4	₩01.
--	------

Kind regards

The Director

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



CERTIFICATE OF AFFECTQUEENSLAND HERITAGE REGISTER

Client Reference: Certificate Number: CA008319

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: 22 Plan: WV1136

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

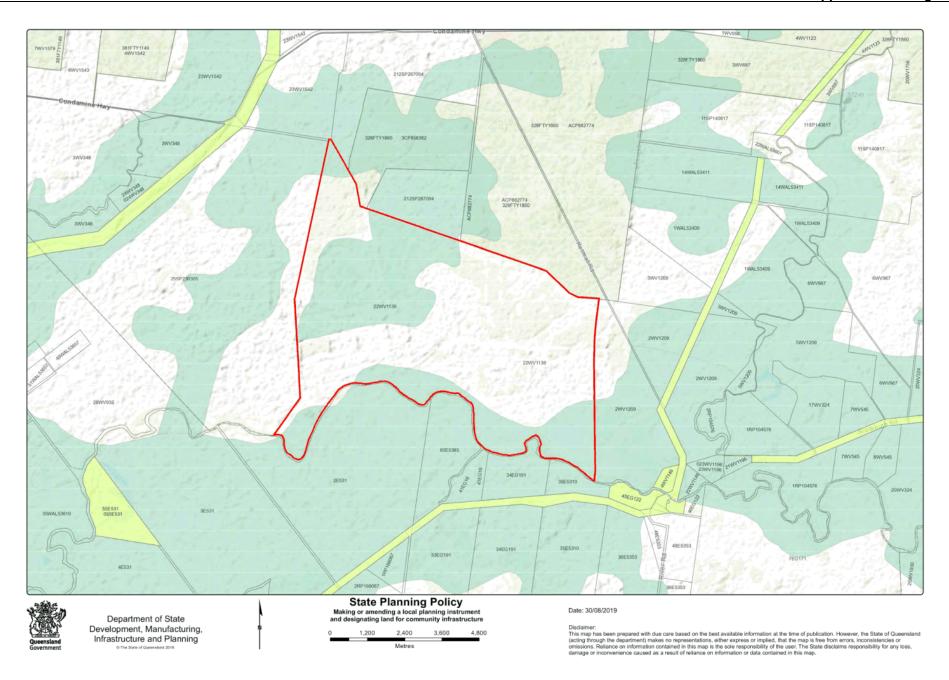
If you have any queries in relation to this search please contact the Heritage Branch on 13QGOV or heritage@des.qld.gov.au.

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

Date of issue: 02/09/2019 Receipt No: 4169593

Applicant Planning Report

APPENDIX F - STATE PLANNING POLICY



Legend

Drawn Polygon Layer

Override 1 Cadastre (100k)

Cadastre (100k)

Aquaculture development areas



Aquaculture development areas

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



Development, Manufacturing,

Infrastructure and Planning

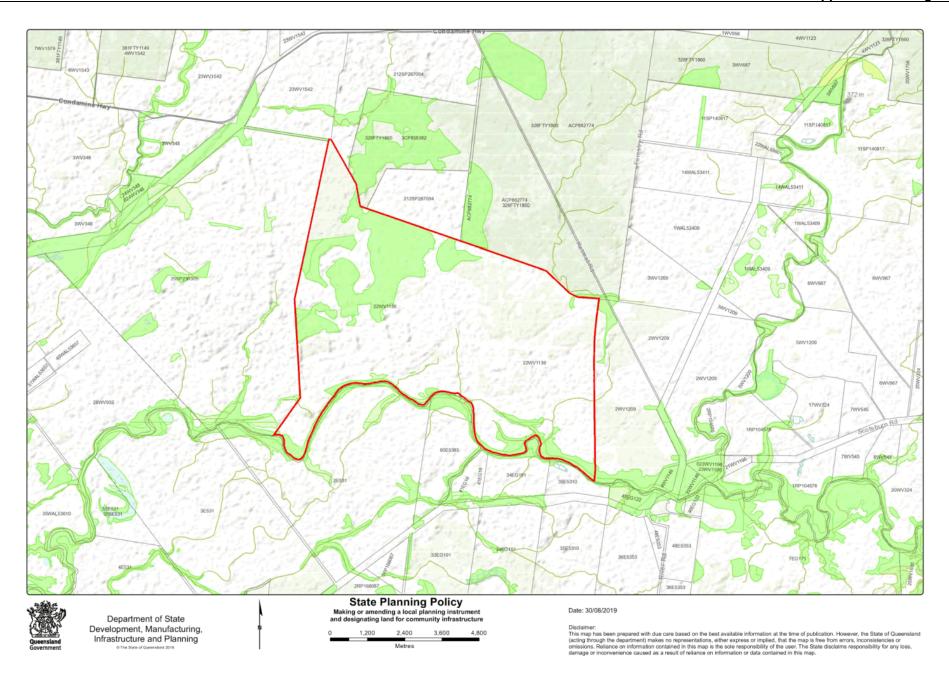
Department of State

State Planning Policy

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

Date: 30/08/2019

Disclaimer:
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Legend

Drawn	Polygon Layer
	Override 1
Cadast	tre (100k)
	Cadastre (100k)
MSES	- Regulated vegetation (intersecting a watercourse)
	MSES - Regulated vegetation (intersecting a watercourse)
MSES	- High ecological value waters (watercourse)
_	MSES - High ecological value waters (watercourse)
MSES	- Wildlife habitat
	MSES - Wildlife habitat
MSES	- Strategic environmental areas (designated precinct)
	MSES - Strategic environmental areas (designated precinct)
MSES	- High ecological significance wetlands
	MSES - High ecological significance wetlands
MSES	- High ecological value waters (wetland)
	MSES - High ecological value waters (wetland)
MSES	- Legally secured offset area (offset register)
	MSES - Legally secured offset area (offset register)
MSES	- Legally secured offset area (regulated vegetation offsets)
	MSES - Legally secured offset area (regulated vegetation offsets)
MSES	- Protected areas (estate)
	MSES - Protected areas (estate)
MSES	- Protected areas (nature refuge)
	MSES - Protected areas (nature refuge)
MSES	- Marine park
	MSES - Marine park
MSES	- Declared fish habitat area
	MSES - Declared fish habitat area
MSES	- Regulated vegetation (category B)
	MSES - Regulated vegetation (category B)
MSES	- Regulated vegetation (category C)
	MSES - Regulated vegetation (category C)
MSES	- Regulated vegetation (category R)
	MSES - Regulated vegetation (category R)
MSES	- Regulated vegetation (essential habitat)
	MSES - Regulated vegetation (essential habitat)
MSES	- Regulated vegetation (wetland)
	MSES - Regulated vegetation (wetland)

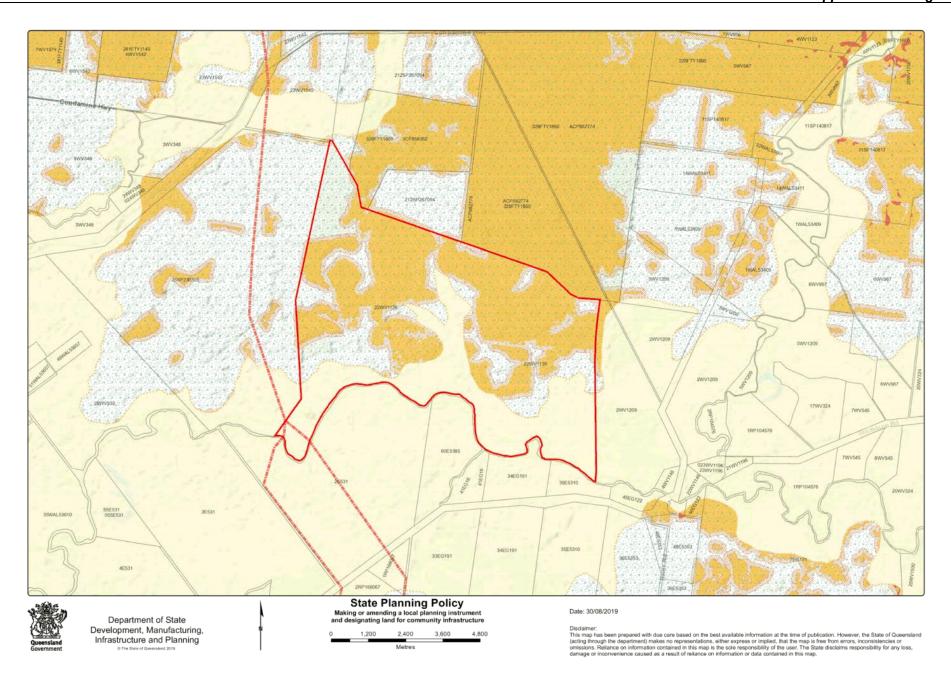


Department of State Development, Manufacturing, Infrastructure and Planning

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

Date: 30/08/2019

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Legend

Drawn Polygon Layer

Override 1

Cadastre (100k)

Cadastre (100k)

High pressure gas pipeline

High pressure gas pipeline

Erosion prone area

Erosion prone area

High storm tide inundation area

High storm tide inundation area

Medium storm tide inundation area

Medium storm tide inundation area

Flood hazard area - Level 1 - Queensland floodplain assessment

Flood hazard area - Level 1 - Queensland floodplain assessment overlay

Flood hazard area - local government flood mapping area

Flood hazard area - local government flood mapping area

Bushfire prone area

Very High Potential Bushfire Intensity

High Potential Bushfire Intensity

Medium Potential Bushfire Intensity



Potential Impact Buffer



Department of State Development, Manufacturing, Infrastructure and Planning

State Planning Policy

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

Date: 30/08/2019

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 ormissions. Reliance on information contained in this map is the sole responsibility of the user. The State disclaims responsibility for any loss, damage or incorrenence 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 <u>Environment Assessments</u> and the EPBC Act including significance guidelines, forms and application process details.

Report created: 30/08/19 13:19:50

Summary

Details

Matters of NES

Other Matters Protected by the EPBC Act

Extra Information

Caveat

<u>Acknowledgements</u>



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

Coordinates Buffer: 2.0Km



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 <u>Administrative Guidelines on Significance</u>.

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:	4
Listed Threatened Species:	14
Listed Migratory Species:	9

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:	14
Whales and Other Cetaceans:	None
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	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:	17
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	1100 - 1200km
Narran lake nature reserve	300 - 400km upstream
Riverland	1100 - 1200km
The coorong, and lakes alexandrina and albert wetland	1300 - 1400km

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
Brigalow (Acacia harpophylla dominant and co-	Endangered	Community known to occur
dominant)	Lildarigered	within area
Coolibah - Black Box Woodlands of the Darling	Endangered	Community likely to occur
Riverine Plains and the Brigalow Belt South Bioregions		within area
Poplar Box Grassy Woodland on Alluvial Plains	Endangered	Community may occur
		within area
Weeping Myall Woodlands	Endangered	Community may occur
		within area
Listed Threatened Species		[Resource Information]
Name	Status	Type of Presence
Birds	Glatus	Type of Fresence
Calidris ferruginea		
	Critically Endangered	Cassias ar ansaiss habitat
Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
		may occur within area
Erythrotriorchis radiatus		
Red Goshawk [942]	Vulnerable	Species or species habitat
riod Coshawi [542]	Valitorable	may occur within area
		may occar mam area
Geophaps scripta scripta		
Squatter Pigeon (southern) [64440]	Vulnerable	Species or species habitat
		may occur within area
		•
Grantiella picta		
Painted Honeyeater [470]	Vulnerable	Species or species habitat
		likely to occur within area
Destruction of the second of t		
Rostratula australis		
Australian Painted-snipe, Australian Painted Snipe	Endangered	Species or species habitat
[77037]		likely to occur within area
Fish		
Maccullochella peelii		
Murray Cod [66633]	Vulnerable	Species or species habitat
Muliay Ood [00035]	vuillelable	likely to occur within area
		incly to occur within area
Mammals		
Chalinolobus dwyeri		
Large-eared Pied Bat, Large Pied Bat [183]	Vulnerable	Species or species habitat
		may occur within area
		-

Name	Status	Type of Presence
Nyctophilus corbeni Corben's Long-eared Bat, South-eastern Long-eared Bat [83395]	Vulnerable	Species or species habitat may occur within area
Petauroides volans Greater Glider [254]	Vulnerable	Species or species habitat may occur within area
Phascolarctos cinereus (combined populations of Qld, Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) [85104]	NSW and the ACT) Vulnerable	Species or species habitat may occur within area
Plants		
Cadellia pentastylis Ooline [9828]	Vulnerable	Species or species habitat may occur within area
Reptiles		
Delma torquata Adorned Delma, Collared Delma [1656]	Vulnerable	Species or species habitat may occur within area
Egernia rugosa Yakka Skink [1420]	Vulnerable	Species or species habitat may occur within area
Furina dunmalli Dunmall's Snake [59254]	Vulnerable	Species or species habitat may occur within area
Listed Migratory Species		[Resource Information]
* Species is listed under a different scientific name on		
Name Migratory Marine Birds	Threatened	Type of Presence
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area
Fork-tailed Swift [678] Migratory Terrestrial Species Cuculus optatus Oriental Cuckoo, Horsfield's Cuckoo [86651]		
Fork-tailed Swift [678] Migratory Terrestrial Species Cuculus optatus		likely to occur within area Species or species habitat
Fork-tailed Swift [678] Migratory Terrestrial Species Cuculus optatus Oriental Cuckoo, Horsfield's Cuckoo [86651] Motacilla flava		Species or species habitat may occur within area Species or species habitat may occur within area
Fork-tailed Swift [678] Migratory Terrestrial Species Cuculus optatus Oriental Cuckoo, Horsfield's Cuckoo [86651] Motacilla flava Yellow Wagtail [644] Myiagra cyanoleuca		Species or species habitat may occur within area Species or species habitat may occur within area Species or species habitat may occur within area Species or species habitat
Migratory Terrestrial Species Cuculus optatus Oriental Cuckoo, Horsfield's Cuckoo [86651] Motacilla flava Yellow Wagtail [644] Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat may occur within area Species or species habitat may occur within area Species or species habitat may occur within area Species or species habitat
Migratory Terrestrial Species Cuculus optatus Oriental Cuckoo, Horsfield's Cuckoo [86651] Motacilla flava Yellow Wagtail [644] Myiagra cyanoleuca Satin Flycatcher [612] Migratory Wetlands Species Actitis hypoleucos		Species or species habitat may occur within area
Migratory Terrestrial Species Cuculus optatus Oriental Cuckoo, Horsfield's Cuckoo [86651] Motacilla flava Yellow Wagtail [644] Myiagra cyanoleuca Satin Flycatcher [612] Migratory Wetlands Species Actitis hypoleucos Common Sandpiper [59309]	Critically Endangered	Species or species habitat may occur within area
Migratory Terrestrial Species Cuculus optatus Oriental Cuckoo, Horsfield's Cuckoo [86651] Motacilla flava Yellow Wagtail [644] Myiagra cyanoleuca Satin Flycatcher [612] Migratory Wetlands Species Actitis hypoleucos Common Sandpiper [59309] Calidris acuminata Sharp-tailed Sandpiper [874]	Critically Endangered	Species or species habitat may occur within area Species or species habitat may occur within area

Name Threatened Type of Presence

area

Other Matters Protected by the EPBC Act

Listed Marine Species * Species is listed under a different scientific name on t	he FPRC Act - Threatened	[Resource Information]
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
Chrysococcyx osculans Black-eared Cuckoo [705]		Species or species habitat likely to occur within area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]		Species or species habitat may occur within area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat may occur within area

Name	Threatened	Type of Presence
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
Myiagra cyanoleuca		
Satin Flycatcher [612]		Species or species habitat may occur within area
Rostratula benghalensis (sensu lato)		
Painted Snipe [889]	Endangered*	Species or species habitat likely to 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 Resouces Audit, 2001.

Name	Status	Type of Presence
Birds		
Columba livia		
Rock Pigeon, Rock Dove, Domestic Pigeon [803]		Species or species habitat likely to occur within area
Passer domesticus		
House Sparrow [405]		Species or species habitat likely to occur within area
Streptopelia chinensis		
Spotted Turtle-Dove [780]		Species or species habitat likely to occur within area
Sturnus vulgaris		
Common Starling [389]		Species or species habitat likely to occur within area
Frogs		
Rhinella marina		
Cane Toad [83218]		Species or species habitat likely to occur within area
Mammals		
Bos taurus		
Domestic Cattle [16]		Species or species habitat likely to occur within area
Canis lupus familiaris		
Domestic Dog [82654]		Species or species habitat likely to occur within area
Capra hircus		
Goat [2]		Species or species habitat likely to occur within area
Felis catus		
Cat, House Cat, Domestic Cat [19]		Species or species habitat likely to occur within area
Lepus capensis		
Brown Hare [127]		Species or species habitat likely to occur

Name	Status	Type of Presence
		within area
Mus musculus House Mouse [120]		Species or species habitat likely to occur within area
Oryctolagus cuniculus Rabbit, European Rabbit [128]		Species or species habitat likely to occur within area
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		
Acacia nilotica subsp. indica Prickly Acacia [6196]		Species or species habitat may occur within area
Parthenium hysterophorus Parthenium Weed, Bitter Weed, Carrot Grass, False Ragweed [19566]		Species or species habitat likely to occur within area
Prosopis spp. Mesquite, Algaroba [68407]		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

-26.984 149.29173

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.

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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: 50552947 EMR Site Id: 02 September 2019

Cheque Number: Client Reference:

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

Lot: 22 Plan: WV1136 3154 ROMA CONDAMINE RD WARKON

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 - FEEDLOT DEVELOPMENT ASSESSMENT SPREADSHEET

Draft - for consultation purposes only

Cover

Department of Agriculture and Fisheries

Feedlot assessment spreadsheet

To assist in preparing applications for new and expanding beef cattle feedlot developments

Version 8.6 - April 2019

This spreadsheet is designed to assist feedlot operators, consultants and industry advisors with the preparation of development approval applications for new and expanding cattle feedlots. It automates the calculations required in preparing these applications and assists in documenting proposed feedlot design characteristics and management practices. This spreadsheet can also help operators to make more effective use of the valuable water and nutrient resources contained in the effluent and manure produced by feedlots, while avoiding adverse impacts on the environment and community amenity. The calculations and guidance included in this spreadsheet are generally consistent with the standards and methods presented in the National Guidelines for Beef Cattle Feedlots in Australia (3rd Edition, MLA, 2012) and the Reference manual for the establishment and operation of beef cattle feedlots in Queensland (Skerman, 2000).

Access to this spreadsheet is provided for preliminary assessment purposes only and DAF does not give any warranty in relation to its use. This spreadsheet necessarily incorporates a number of assumptions that may not be valid in all situations. It is the user's responsibility to ensure that the spreadsheet input data is appropriate for the specific situation. Professional guidance may be required to assist in selecting appropriate input values and for the interpretation of results.

Enquiries:

Developed by: Alan Skerman (Principal Environmental Engineer)

Email: alan.skerman@daf.qld.gov.au

Phone: DAF Customer Service Centre 13 25 23

Legend:

Enter values in the grey cells, starting with the '1 - General' worksheet and proceeding through the other

worksheets from left to right, using the tabs on the bottom of the screen.

For assistance with the selection of appropriate input data, scroll over the cells that have red triangles in the upper right corner to view explanatory comments.

these cells. Copyright:

Scroll over

This publication has been developed by Alan Skerman of Agri-Science Queensland, Department of Agriculture and Fisheries.

State of Queensland, 2018

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MIS-0618_Feedlot assessment v8.6 13/11/2019 Draft - for consultation purposes only

1 - General

		General				
Landholders' name(s):	McInnerney Bros Penang	Nearby localities:	Closest	2nd closest	3rd closest	4th closest
Cattle feedlot name:	Combarngo	Locality name:	Warkon	Noorindoo	Surat	Yuleba South
PIC (Property Identification Code):		Distance from feedlot site to locality (km):	16.311	23.230	28.833	34.346
Feedlot address:		Bearing from feedlot site to locality (dec deg):	51	214	229	7
Feedlot locality:	Yuleba	General direction from feedlot site to locality:	NE	SW	SW	N
Feedlot State:		Locality Local Government Area:	Maranoa	Maranoa	Maranoa	Maranoa
Postcode:			(Regional Council)	(Regional Council)	(Regional Council)	(Regional
Feedlot Local Government Area:	Maranoa Reginoal Council		Council)	Council)	Council)	Council)
		Locality State:	QLD	QLD	QLD	QLD
Feedlot latidude (dec degrees):	-26.9840	Locality Postcode:	4417	4417	4417	4427
Feedlot longitude (dec degrees):	149.2917	Locality latitude (dec deg):	-26.8916	-27.1562	-27.1526	-26.6776
Closest hydrological locality (Qld)	Surat	Locality longitude (dec deg):	149.4196	149.1589	149.0705	149.3355
Distance from site (km)	28.833	Locality average annual rainfall (mm/yr):	571	551	550	599
Average annual rainfall (mm)	573	Locality average annual pan evaporation (mm/yr):	2,195	2,137	2,145	2,373
Spreadsheet user name	MRN	Staged development				
Assessment identification		Is it intended to develop the proposed feedlot	Yes			
Assessment date	16 September 2019	in stages?	Stage 1	Stage 2	Stage 3	
		Cattle capacity per stage	9,000	6,000		
		Pen numbers (as per plan)	1 - 45	46 - 75		
		Anticipated completion date	31-Dec-19	31-Dec-21		

2 - Pens

Maximum feedlot cattle capacity	3,200	SCU			
Stocking density	12.5	m²/SCU			
Comment	OK				
Number of controlled drainage areas	1	CDAs			
Controlled drainage area	1	2	3	Total	Units
Number of production pens	32			32	pens
Proposed cattle capacity	3,200			3,200	SCU
Comment	OK				
Pen area	4.02			4.02	ha
Comment	OK				
Hard catchment area	2.01			2.01	ha
Soft catchment area	0.47			0.47	ha
Sedimentation system area	0.29			0.29	ha
Comment	OK				
Holding pond area	0.34			0.34	ha
Comment	ОК				
Pen down-slope	3.0%				%
Comment	ОК				
Pen cross-slope	0.5%				%
Comment	ОК				
Catch drain slope	0.7%				%
Effluent management system:	Sedimentation syster	- halding namd 9 at	551		

Department of Primary Industries and Fisheries

MIS-0618_Feedlot assessment v8.6
13/11/2019
13/11/2019

Department of Primary Industries and Fisheries

3 - Sep dist

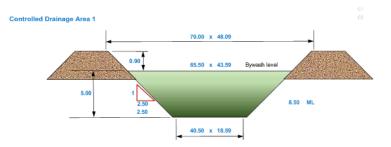
Receptor	Receptor name	3,200 Bearing	Direction	Receptor type	Terrain description	Vegetation description	Average annual rainfa	S1	S2	S3	S4	S 5	Separation d		sity (m²/SCU):	12.5 Max cattle
number	Receptor name	(dec degrees)	(from feedlot)		Terrain description	vegetation description	Wind frequency	51	52	53	54	30	Available	Required	Comment	capacity (SCU)
1	25/SP230305	329		Single rural or farm dwelling		Crops only (no effective tree cover)	Normal wind conditions	59	0.30	0.9	1.0	1.0	7,200	895	ОК	207,20
2	2/WV1209	95	E	Single rural or farm dwelling	Undulating low-relief terrain	Crops only (no effective tree cover)	Normal wind conditions	59	0.30	0.9	1.0	1.0	6,100	895	OK	148,72

4 - Sed system

Controlled drainage area	1	2	3	Total	Units
Sedimentation system type	Basin				
Length to width ratio (L/W)	2.5				
Scaling factor (\(\lambda\))	2.5				
Design flow velocity (v)	0.005				m/s
Pen overland flow length	42				m
Pen overland flow time	7.37				minutes
Drain length	480				m
Drain flow time	11.43				minutes
Time of concentration (t _c)	18.80				minutes
Tabulated rainfall intensity (Qld localities) for 5% Annual Exceedance Probability (AEP)	126.7				mm/hr
Average rainfall intensity (from BoM website) for 5% Annual Exceedance Probability (AEP)					mm/hr
Peak inflow rate (Qp) for 5% AEP design storm	1.8				m³/s
Required sedimentation system volume (V)	2,309			2,309	m ³
Proposed sedimentation system volume	2,400			2,400	m^3
Comment	ОК			OK	
Minimum surface area	0.23			0.23	ha
Control weir width calculations					
Tabulated rainfall intensity (Old localities) for 2% Annual Exceedance Probability (AEP)	150.5				mm/hr
Average rainfall intensity (from BoM website) for 2% Annual Exceedance Probability (AEP)					mm/hr
Peak inflow rate (Qp) for 2% AEP design storm	2.2				m ³ /s
Suggested minimum control weir width (based on 0.6 m deep bywash flow)	2.8				m

Draft - for consultation purposes only 5 - Holding pond

Lillueit	t holding por	ıd(s)			
				1	CDAs
Controlled drainage area	1	2	3	Total	
Standard tabulated method for determining holding pond	volume (Skerman, 20	000)			
Pen pond volume co-efficient (Cp)	1.200				ML/ha
Pen area (Ap)	4.02			4.02	ha
Hard catchment pond volume co-efficient (Ch)	1.238				ML/ha
Hard catchment area (Ah)	2.64			2.64	ha
Soft catchment pond volume co-efficient (Cs)	0.268				ML/ha
Soft catchment area (As)	0.47			0.47	ha
Effluent holding pond storage capacity (V)	8.22			8.22	ML
Major storm event holding pond volume calculation (Natio	nal Guidelines, ARMC	ANZ, 1997)			
Tabulated rainfall intensity (Qld localities) for 5% AEP and 24 hr duration	5.68				mm/hr
Rainfall intensity (from BoM website) for 5% AEP and 24 hr duration					mm/hr
Effluent holding pond storage capacity (V)	7.52			7.52	ML
Required effluent holding pond storage capacity (V)	8.22			8.22	ML
Proposed Pond Dimensions (based on fully excavated, recta	ngular based storage,	constructed of	n flat, horizontal s	te)	
	ngular based storage, 5.00	constructed o	n flat, horizontal s	te)	m
Depth - base to bywash level, (D)		constructed o	n flat, horizontal s	te)	m
Depth - base to bywash level, (D) Batter - lengthwise, ZI (1 vertical : z horizontal)	5.00	constructed o	ın flat, horizontal s	te)	m
Depth - base to bywash level, (D) Batter - lengthwise, ZI (1 vertical : z horizontal) Batter - breadthwise, Zb (1 vertical : z horizontal)	5.00 2.50	constructed of	n flat, horizontal s	te)	m m
Depth - base to bywash level, (D) Batter - lengthwise, Zl (1 vertical : z horizonfal) Batter - breadthwise, Zb (1 vertical : z horizonfal) Freeboard - bywash to crest, (F)	5.00 2.50 2.50	constructed o	in flat, hovizontal s	te)	
Depth - base to bywash level, (D) Batter - lengthwise, Zf (1 verifical : z horizontal) Batter - breadthwise, Zf (1 verifical : z horizontal) Freeboard - bywash to crest. (F) Length - at embankment crest, (Lc)	5.00 2.50 2.50 0.90	constructed o	in flat, horizontal s.	te)	m
Depth - base to bywash level, (D) Batter - lengthwise, ZI (1 vertical : z horizontal) Batter - hreadthwise, ZI (1 vertical : z horizontal) Freeboard - bywash to crest, (F) Length - at embankment crest, (Lc) Breadth - at embankment crest, (Bc)	5.00 2.50 2.50 0.90 70.00	constructed d	n flat, horizontal s	te)	m m
Depth - base to bywash level, (D) Batter - lengthwise, Zf (1 verifical : z horizontal) Batter - breadthwise, Zb (1 verifical : z horizontal) Freeboard - bywash to crest, (F) Length - at embankment crest, (Lc) Breadth - at embankment crest, (Bc) Length - At bywash level, (Lfst)	5.00 2.50 2.50 0.90 70.00 48.09	constructed d	n flat, horizontai si	te)	m m m
Depth - base to bywash level, (D) Batter - lengthwise, Zf (1 verifical : z horizontal) Batter - breadthwise, Zb (1 vertical : z horizontal) Freeboard - bywash to crest, (F) Length - at embankment crest, (Lc) Breadth - at embankment crest, (Bc) Length - At bywash level, (Lfsi) Breadth - at bywash level, (Lfsi)	5.00 2.50 2.50 0.90 70.00 48.09 65.50	constructed o	n flat, horizontal s	te)	m m m
Depth - base to bywash level, (D) Batter - lengthwise, Zf (1 verifical : z borizontal) Batter - breadthwise, Zf (1 verifical : z horizontal) Freeboard - bywash to crest. (F) Length - at embankment crest, (Lc) Breadth - at embankment crest, (Bc) Length - At bywash level, (Lfs) Breadth - at bywash level, (Bfs) Length - At bywash level, (Bfs) Length - at base, (Lb)	5.00 2.50 2.50 0.90 70.00 48.09 65.50 43.59	constructed o	in flat, horizontal si	te)	m m m m
Proposed Pond Dimensions (based on fully excavated, rectal Depth - base to bywash level, (D) Batter - lengthwise, Z! (1 vertical : z horizontal) Batter - breadthwise, Z o (1 vertical : z horizontal) Freeboard - bywash to crest, (F) Length - at embankment crest, (Lc) Breadth - at embankment crest, (Bc) Length - At bywash level, (Lfs) Breadth - at bywash level, (Bfs) Length - at base, (Lb) Breadth - at base, (Bb) Length : Breadth Ratio	5.00 2.50 2.50 0.90 70.00 48.09 65.50 43.59 40.50	constructed d	in flat, horizontal si	te)	m m m m
Depth - base to bywash level, (D) Batter - lengthwise, Zf (1 vertical : z horizontal) Batter - breadthwise, Zb (1 vertical : z horizontal) Freeboard - bywash to crest, (F) Length - al embankment crest, (Lc) Breadth - at embankment crest, (Lc) Breadth - at bywash level, (Lfs) Breadth - at bywash level, (Bfs) Length - At bywash level, (Bfs) Breadth - at base, (Lb) Breadth - at base, (Bb)	5.00 2.50 2.50 0.90 70.00 48.09 65.50 43.59 40.50 18.59	constructed o	n flat, horizontal s	0.337	m m m m
Depth - base to bywash level, (D) Batter - lengthwise, Zf (1 vertical : z horizontal) Batter - breadthwise, Zb (1 vertical : z horizontal) Freeboard - bywash to crest, (F) Length - at embankment crest, (Lc) Breadth - at embankment crest, (Bc) Length - At bywash level, (Lfs) Breadth - at bywash level, (Bfs) Length - at base, (Lb) Breadth - at base, (Bb) Length - Breadth - Br	5.00 2.50 0.90 70.00 48.09 65.50 43.59 40.50 18.59	constructed o	n flat, horizontal s		m m m m m
Depth - base to bywash level, (D) Batter - lengthwise, Z (1 vertical : z horizontal) Batter - breadthwise, Z (1 vertical : z horizontal) Freeboard - bywash to crest, (F) Length - at embankment crest, (Lc) Breadth - at embankment crest, (Bc) Length - At bywash level, (Lfst) Breadth - at bywash level, (Bfst) Length - at base, (Lb) Breadth - at base, (Bb) Length - Breadth - Breadth - State - Breadth - Brea	5.00 2.50 2.50 0.90 70.00 48.09 65.50 43.59 40.50 18.59	constructed o	n flat, horizontai s.	0.337	m m m m m m
Depth - base to bywash level, (D) Batter - lengthwise, Zt (1 vertical : z horizontal) Batter - breadthwise, Zb (1 vertical : z horizontal) Freeboard - bywash to crest, (F) Length - at embankment crest, (Lc) Breadth - at embankment crest, (Bc) Length - At bywash level, (Lfs) Breadth - at bywash level, (Bfs) Breadth - at base, (Lb) Breadth - at base, (Bb) Length - at base, (Bb) Surface Area at Embankment Crest Volume Check	5.00 2.50 2.50 0.90 70.00 48.09 65.50 43.59 40.50 18.59	constructed c	n flat, horizontal s	0.337	m m m m m m
Depth - base to bywash level, (D) Batter - lengthwise, Zf (1 vertical : z horizontal) Batter - breadthwise, Zb (1 vertical : z horizontal) Freeboard - bywash to crest. (F) Length - at embankment crest. (Lc) Breadth - at embankment crest. (Lc) Length - At bywash level, (Lfs) Breadth - at bywash level, (Bfs) Length - at base, (Lb) Breadth - at base, (Bb) Length - Breadth Ratio Surface Area at Embankment Crest Volume Check Bywash (spillway) calculations	5.00 2.50 0.90 70.00 48.09 65.50 43.59 40.50 18.59	constructed c	n flat, horizontal s	0.337	m m m m m m



6 - Soil type & P storage

Soil type and phosphorus storage

Soil type and properties

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.

Australian soil classification	Great soil group	Soil bulk density	P sorption capacity ¹	P storage capacity
		(kg/m³)	(mg P/kg soil)	kg P/(ha.m)
Brown sodosol	Soloths	1,300	50	650
Stratic rudosol	Podzol	1,500	45	675
Grey vertosol	Grey clay	1,200	73	876
Black vertosol	Black earth	1,300	73	949
Brown dermosol	Prairie soil	1,200	102	1,224
Brown kandosol	Yellow earth	1,300	142	1,846
Brown chromosol	Yellow podzolic	1,200	194	2,328
Red ferrosol	Krasnozem	1,300	280	3,640
Red chromosol	Red podzolic	1,200	304	3,648

Soil safe P storage capacity 2

Liq	uid	l eff	luen	t
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Manure

Soil type ³	Brown dermosol	Brown dermosol
Soil depth to the base of the root zone (m)	1.0	1.0
Bulk density of the soil (kg/m³)	1,200	1,200
Measured P sorption capacity of the soil (mg P/kg soil)		
P sorption capacity of the soil (mg P/kg soil)	102	102

² Safe P	storage	capacity	of soil	(ka/ha)
Saler	Storage	capacity	/ 01 3011	(NY/Ha)

1,224 1,224

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.

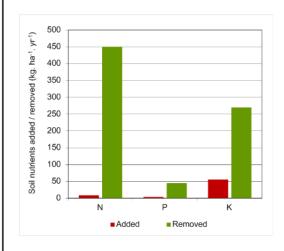
³ The Department of Natural Resources and Mines (DNR&M) has produced land management manuals that provide guidance on identifying soil types in many areas of Queensland.

7 - Cropping info

Cropping information								
Г	Liquid effluent irr	igation area	Manure applic	ation area				
	Summer	Winter	Summer	Winter				
Utilisation method	Cut and cart	N/A	Grazed	Grazed				
Cut and cart								
Crop or fodder produced	Lucerne hay	N/A	N/A	N/A				
Normal yield range	5 to 15 t/ha/yr	N/A	N/A	N/A				
Anticipated DM yield (t/ha/yr)	15.0							
DM N content (%)	3.0%	0.0%	0.0%	0.0%				
DM P content (%)	0.3%	0.0%	0.0%	0.0%				
DM K content (%)	1.8%	0.0%	0.0%	0.0%				
N removal (kg/ha/yr)	450	0	0	0				
P removal (kg/ha/yr)	45	0	0	0				
K removal (kg/ha/yr)	270	0	0	0				
Grazing Pasture or forage cropping situation	N/A	N/A	Cleared scrub - sown pasture	Cleared scrub - sown pasture				
Suggested stocking rate (ha/AE)	N/A	N/A	1.2 to 1.6 ha/AE	1.2 to 1.6 ha/AE				
Stocking rate (ha/AE)			1.2	1.2				
Suggested growth rate (kg/AE/year)	N/A	N/A	180 kg/yr	180 kg/yr				
Stock growth rate (kg/AE/year)			180	180				
Cattle N Content (g/kg lwt)	25	25	25	25				
Cattle P Content (g/kg lwt)	7	7	7	7				
Cattle K Content (g/kg lwt)	1.8	1.8	1.8	1.8				
Stock growth N removal (kg/ha/year)	0.00	0.00	3.75	3.75				
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	45.66	45.66				
Total N loss on pasture (%)	50%	50%	50%	50%				
Nett total N removal (kg/ha/year)	0.00	0.00	26.58	26.58				
Cattle growth P removal (kg/ha/year)	0.00	0.00	1.05	1.05				
Cattle growth K removal (kg/ha/year)	0.00	0.00	0.27	0.27				
Total annual N removal (kg/ha/yr):	450	0	27	27				
Total annual P removal (kg/ha/yr):	45	0	1	1				
	270	0	0	0				

9 - Effluent area

Effluent irrigation area							
Estimated average annual effluent irrigation volume			13.47	ML/yr			
Nutrient	N	P	K				
Average pond effluent nutrient composition	220	71	1,092	mg/L			
N losses during effluent irrigation	15%						
N losses from soil surface following effluent irrigation	10%						
Irrigated effluent available for plant uptake	2,268	957	14,714	kg/yr			
Total crop nutrient removal	450	45	270	kg/ha/yr			
Safe P storage capacity of soil		1,224		kg/ha			
P storage life span		20		years			
Minimum effluent irrigation areas, based on:	N	P	K				
Total nutrient uptake	5.0	21.3	54.5	ha			
2. Soil P storage over nominated life span		9.0		ha			
Proposed effluent irrigation area			266.0	ha			
Proposed effluent irrigation rate			5	mm/yr			
Proposed effluent irrigation area nutrient balance	N	P	К				
Nutrients added (after losses)	2,268	957	14,714	kg/yr			
Nutrients added (after losses) per ha	9	4					
			55	kg/ha/yr			
Nutrients removed by crop	119,700	11,970	71,820	kg/ha/yr kg/yr			
Nutrients removed by crop Nutrients removed by crop per ha	119,700 450						
Nutrients removed by crop per ha		11,970	71,820	kg/yr			
Nutrients removed by crop per ha Nutrient excess per ha	450	11,970 45	71,820 270	kg/yr kg/ha/yr			
	450 0	11,970 45 0	71,820 270	kg/yr kg/ha/yr kg/ha/yr			
Nutrients removed by crop per ha Nutrient excess per ha Nutrient deficiency per ha	450 0 441	11,970 45 0 41	71,820 270 0 215	kg/yr kg/ha/yr kg/ha/yr			
Nutrients removed by crop per ha Nutrient excess per ha Nutrient deficiency per ha Inorganic fertiliser replacement value Nutrient excess	450 0 441 Urea	11,970 45 0 41 Triple super phosphate	71,820 270 0 215 Muriate of potash	kg/yr kg/ha/yr kg/ha/yr			
Nutrients removed by crop per ha Nutrient excess per ha Nutrient deficiency per ha Inorganic fertiliser replacement value	450 0 441 Urea	11,970 45 0 41 Triple super phosphate	71,820 270 0 215 Muriate of potash	kg/yr kg/ha/yr kg/ha/yr			
Nutrients removed by crop per ha Nutrient excess per ha Nutrient deficiency per ha Inorganic fertiliser replacement value Nutrient excess Effective effluent nutrient application Fertiliser nutrient content	450 0 441 Urea 0 2,268	11,970 45 0 41 Triple super phosphate 0 957	71,820 270 0 215 Muriate of potash 0 14,714	kg/yr kg/ha/yr kg/ha/yr kg/ha/yr			
Nutrients removed by crop per ha Nutrient excess per ha Nutrient deficiency per ha Inorganic fertiliser replacement value Nutrient excess Effective effluent nutrient application	450 0 441 Urea 0 2,268 46.0%	11,970 45 0 41 Triple super phosphate 0 957 20.0%	71,820 270 0 215 Muriate of potash 0 14,714 50.0%	kg/yr kg/ha/yr kg/ha/yr kg/ha/yr			
Nutrients removed by crop per ha Nutrient excess per ha Nutrient deficiency per ha Inorganic fertiliser replacement value Nutrient excess Effective effluent nutrient application Fertiliser nutrient content Equivalent fertiliser mass	450 0 441 Urea 0 2,268 46.0% 4,930	11,970 45 0 41 Triple super phosphate 0 957 20.0% 4,783	71,820 270 0 215 Muriate of potash 0 14,714 50.0% 29,428	kg/yr kg/ha/yr kg/ha/yr kg/ha/yr			

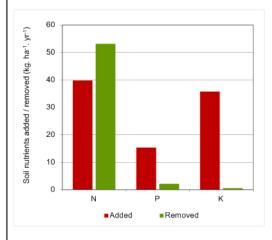


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10 - Manure area

Mailule	application a	irea		
Cattle capacity	3,200			SCU
Average annual manure available for spreading (per SCU)	0.56			t/SCU/yr (wb)
Average annual manure available for spreading	1,792			t/vr (wb)
Manure exported off-site annually				t/yr (wb)
Average annual manure available for spreading on-site	1,792			t/yr (wb)
Stockpiled manure moisture content (wet basis)	25%			%
Nutrient	N	Р	K	
Average manure nutrient composition	2.18%	0.80%	1.86%	%
V losses during manure spreading	5%			
Manure nutrients available for on-site plant uptake	27,834	10,752	24,998	kg/yr
Total crop nutrient removal (on-site)	53	2	1	kg/ha/yr
Safe P storage capacity of soil		1,224		kg/ha
storage life span		20		years
Minimum on-site manure application areas, based on				
Total nutrient uptake	523.6	5,120.0	46,293.3	ha
2. Soil P storage over nominated life span		169.9		ha
			700.0 2.6	ha t/ha/yr (wb)
	ion area is less than t	he minimum area l	2.6	t/ha/yr (wb)
Proposed manure application rate WARNING - The proposed manure application	ion area is less than t		2.6	t/ha/yr (wb)
Proposed manure application rate WARNING - The proposed manure application Proposed manure application method			2.6	t/ha/yr (wb)
Proposed manure application rate WARNING - The proposed manure application Proposed manure application method Proposed manure application area nutrient balance	Manure spreade	r	2.6 nighlighted abo	t/ha/yr (wb)
Proposed manure application rate WARNING - The proposed manure application Proposed manure application method Proposed manure application area nutrient balance Nutrients added (after losses)	Manure spreade	r P	2.6 aighlighted abo	t/ha/yr (wb)
Proposed manure application rate WARNING - The proposed manure application Proposed manure application method Proposed manure application area nutrient balance Nutrients added (after losses) Nutrients added (after losses) per ha	Manure spreade N 27,834	P 10,752	2.6 nighlighted abo	t/ha/yr (wb) ve. kg/yr
Proposed manure application rate WARNING - The proposed manure application Proposed manure application method Proposed manure application area nutrient balance Nutrients added (after losses) Nutrients added (after losses) per ha Nutrients removed by crop	Manure spreade N 27,834 40	P 10,752 15	2.6 nighlighted abo	t/ha/yr (wb) ve. kg/yr kg/ha/yr
Proposed manure application rate WARNING - The proposed manure application Proposed manure application method Proposed manure application area nutrient balance Nutrients added (after losses) Nutrients added (after losses) per ha Nutrients removed by crop Nutrients removed by crop per ha	Manure spreade N 27,834 40 37,209	P 10,752 15 1,470	2.6 aighlighted abo K 24.998 36 378	t/ha/yr (wb) ve. kg/yr kg/ha/yr kg/yr
Proposed manure application rate WARNING - The proposed manure application Proposed manure application method Proposed manure application area nutrient balance Autrients added (after losses) Autrients added (after losses) per ha Autrients removed by crop Autrients removed by crop Autrients removed by crop per ha Nutrient excess per ha	Manure spreade N 27,834 40 37,209	P 10,752 15 1,470 2	2.6 aighlighted abo K 24,998 36 378 1	kg/yr kg/ha/yr kg/ha/yr
Proposed manure application rate WARNING - The proposed manure application Proposed manure application method Proposed manure application area nutrient balance Nutrients added (after losses) Nutrients added (after losses) per ha Nutrients removed by crop Nutrient semoved by crop per ha Nutrient excess per ha Nutrient deficiency per ha	N 27,834 40 37,209 53	P 10,752 15 1,470 2	2.6 aighlighted abo K 24,998 36 378 1	kg/yr kg/ha/yr kg/ha/yr kg/ha/yr
Proposed manure application rate WARNING - The proposed manure application Proposed manure application method Proposed manure application area nutrient balance Nutrients added (after losses) Nutrients added (after losses) per ha Nutrients removed by crop Nutrients removed by crop per ha Nutrient excess per ha Nutrient deficiency per ha Inorganic fertilliser replacement value	N 27,834 40 37,209 53	P 10,752 15 1,470 2 13	2.6 sighlighted abo K 24,998 36 378 1 35	kg/yr kg/ha/yr kg/ha/yr kg/ha/yr
Proposed manure application rate WARNING - The proposed manure application Proposed manure application method Proposed manure application area nutrient balance Nutrients added (after losses) Nutrients added (after losses) per ha Nutrients removed by crop per ha Nutrient excess per ha Nutrient deficiency per ha Proposed manure application area nutrient balance Nutrient added (after losses) Nutrient deficiency per ha Nutrient deficiency per ha Proposed manure application area nutrient balance Nutrient added (after losses) Nutrient deficiency per ha Proposed manure application method	N 27,834 40 37,209 53 13	P 10,752 15 1,470 2 13 Triple super phosphate	2.6 aighlighted abo K 24,998 36 378 1 35	kg/yr kg/ha/yr kg/ha/yr kg/ha/yr kg/ha/yr kg/ha/yr
Proposed manure application rate WARNING - The proposed manure application Proposed manure application method Proposed manure application area nutrient balance Nutrients added (after losses) Nutrients added (after losses) per ha Nutrients removed by crop Nutrient semoved by crop Nutrient excess per ha Nutrient excess per ha Nutrient excess re ha Nutrient deficiency per ha Here is a second of the s	N 27,834 40 37,209 53 13 Urea 46.0%	10,752 15 1,470 2 13 Triple super phosphate 20.0%	2.6 aighlighted abo K 24,998 36 378 1 35 Muriate of potash 50.0%	kg/yr kg/ha/yr kg/ha/yr kg/ha/yr kg/ha/yr
Proposed manure application area Proposed manure application rate WARNING - The proposed manure application Proposed manure application method Proposed manure application area nutrient balance Nutrients added (after losses) Nutrients added (after losses) per ha Nutrients added (after losses) per ha Nutrients removed by crop Nutrients removed by crop per ha Nutrient excess per ha Nutrient deficiency per ha Inorganic fertiliser replacement value Fertiliser nutrient content Equivalent fertiliser mass Fertiliser cost Annual fertiliser value	N 27,834 40 37,209 53 13 Urea 46.0% 60,509	Triple super phosphate 20.0% 7,350	2.6 pighlighted abo K 24,998 36 378 1 35 Muriate of potash 50.0% 756	kg/yr kg/ha/yr kg/ha/yr kg/ha/yr kg/ha/yr kg/ha/yr



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13 - Water

Water requirements		
Estimated annual fresh water requirement	76.80	ML/yr
Proposed water source	Bore	
Dam catchment area (if feedlot water supplied from on-property dam)	N/A	ha
Average annual effluent irrigation volume	13.47	MI/yr
Effluent irrigation fresh water dilution percentage	50%	
Estimated annual effluent irrigation dilution water requirement	13.47	ML/yr
Proposed effluent irrigation dilution water source	On-property dam	
Dam catchment area (if effluent dilution water supplied from on-property dam)	900	ha
Total annual fresh water requirement	90.27	ML/yr
Available fresh water supply (having all necessary licences)	500.00	MI/yr
Comment	ОК	

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14 - Summary

		Summary				
Assessment details	Units					Comment
Landholder's name(s)	Units	McInnerney Bros	Panana			Comment
Feedlot name		Combarngo	anang			
DPI&F property number (tail tag number)		Combarigo	0			
Feedlot locality		Yuleba	U			
Feedlot locality		Maranoa Reginoa	Council			
Most representative climatic locality		Surat	Council			
	mm	573				
Average annual rainfall Assessment identification	mm	5/3	0			
		40.0				
Assessment date Maximum feedlot cattle capacity	SCU	16 September 201	э			
' '		3,200 12.5				
Stocking density	m ² /SCU		Anna baldi			
Proposed effluent management system		Sedimentation sys	tem, notal	ng pona & emu	ent irrigation	
No of controlled drainage areas		1				
Separation distances						
Number of receptors listed	receptors	2				
Closest receptor distance	m	6,100				OK
Closest receptor name		2/WV1209				
Overall comment						OK
Water use				Required	Available	
Estimated annual fresh water use in feedlot	ML/year			76.80		
Dilution of effluent for irrigation	ML/year			13.47		
Total fresh water usage	ML/year			90.27	500.00	OK
Paddock dispersal system				Required	Proposed	N/A
Controlled drainage area 1 - paddock area				0.00	0.00	N/A
Controlled drainage area 1 - downslope exter	nt			0	0	N/A
Controlled drainage area 2 - paddock area				0.00	0.00	N/A
Controlled drainage area 2 - downslope exter	nt			0	0	N/A
Controlled drainage area 3 - paddock area				0.00	0.00	N/A
Controlled drainage area 3 - downslope exter	nt			0	0	N/A
Overall paddock dispersal system	••			-	-	N/A
Sedimentation system		System type		Required	Proposed	
Controlled drainage area 1	m^3	Basin		2,309	2,400	ок
Controlled drainage area 2	m ³	Terrace		0	7,500	
Controlled drainage area 3	m ³		0	0	0	
Total sedimentation system volume	m ³			2,309	2,400	OK
Holding pond				Required	Proposed	
Holding pond Controlled drainage area 1	m ³			8.22	8.50	ОК
•				0.22	25.00	OK.
Controlled drainage area 2 Controlled drainage area 3	m ³				0.00	
	m ³			8.22		ОК
Total holding pond storage volume	m ³			8.22	8.50	OK
Effluent utilisation area				Required	Proposed	
Average annual effluent irrigation volume	ML	13.47				
Effluent irrigation area	ha			9.0	266.0	OK
Maximum effluent application rate	mm			150	5	ОК
Solids utilisation area				Required	Proposed	
Manure exported off-site annually	t/yr (wb)	0				
Annual manure available for on-site use	t/yr (wb)	1792				
Stockpiled manure moisture content	% (wb)	25%				
Manure application area	ha	_0,0		523.6	700.0	OK
a subdivision states					2.6	ок
Maximum manure application rate	t/ha/vr (wh)			3.4		
Maximum manure application rate	t/ha/yr (wb)			3.4	2.6	- OK

Cover Page

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Feedlot Feed, Manure and Traffic Estimator

The Premise Agriculture Feedlot Feed, Manure & Traffick Estimator has been developed for the preparation of development applications for feedlots in Austr

It has been developed in accordance with the National Guidelines for Beef Cattle Feedlots in Australia (MLA 2012) and is designed to accompany the Queensland Department of Agriculture and Fisheries Feedlot Assessment Spreadsheet Version 8.6 (Alan Skerman 2019)

Premise Agriculture is Australia's predominant environmental consultancy for intensive livestock industries, environmental and natural resource management and water supply and irrigation. Previously known as FSA Consulting, Premise Agriculture was formed in 1995 and has established itself as the industry leader for agricultural environmental management and engineering, both nationally and internationally.

Our success is based on our wide-ranging experience and research into environmental assessment and management. We also have extensive practical experience, having prepared development applications or supporting environmental evaluations for some 450,000 standard cattle units of feedlot capacity.

For more information about Premise Agriculture and the wider Premis group, please visit our website:

https://premise.com.au/

Legend

Enter values in the grey cells, starting with the '1 - General' worksheet and proceeding through the other worksheets from left to right, using the tabs on the bottom of the screen.

Scroll over hese cells

For assistance with the selection of appropriate input data, scroll over the cells that have red triangles in the upper right corner to view explanatory comments.

Developed by: Tim Sullivan

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Email: 07 4632 8230

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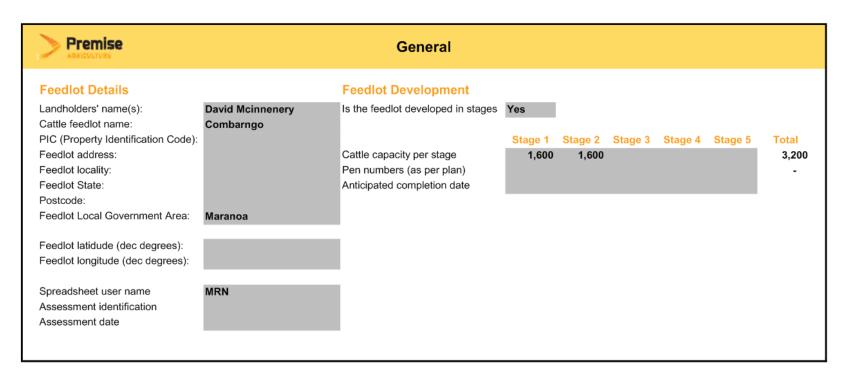
Amendment Register

13/1		

Document Version	Change	Person Responsible	Date o Chang
3.3	- Add drop down lists for cattle weights, adjust the fit to load stocking rates and allow user input for feed commodity truck loads	TJS	11/09/20
3.2	- Adjustment made to the truck dropdown lists	TJS	10/09/20
3.1	- Adjustment made to the throughput to report on Head rather than SCU	TJS	03/09/20
3.0	 Remove excess sheets. Document only used to estimate livestock throughput, feed intake, manure production and truck movements. All other planning detail should be calculated using 	TJS	08/08/20
2.6	- Update regression equation for estimating floor space requirments for cattle trucks	TJS	20/09/20
2.5	- Updated formatting, branding and added cover page	MRN	24/10/20
2.4	- Add in amendment register	TJS	18/10/20
2.3	- Change feed produced onsite to prevent negative truck numbers, if feed produced is greater than feed required	TJS	06/10/20
2.2	- Remove macros for the example sheet and catchment numbers	TJS	04/10/20
2.1	- Set pond dimension sizes to proposed volume, not to the required volume	TJS	18/09/20
2.0	- Addition of feed consumption and traffic - Update manure production rates	TJS	15/09/20

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1 - General



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MIS-0618_Blank Feedlot Feed, Manure & Traffic Estimator-V3.3 (Locked) Livestock Throughput

Premise Adriculturs	Liv	vestock Th	roughput				
Expansion Stage	1	2	3	4	5	Total	Units
Maximum SCU Capacity	1,600	1,600				3,200	SCU
Comment	,,,,,,,	,,000				OK	
Entry Weight	320	320					kg
Exit Weight	450	450					kg
Average Weight	385	385	-	-	-		kg
SCU Conversion (at turnoff weight)	0.81	0.81	-	-	-		
Total Days on Feed	70	70					Days
Feed cycles per year	5.21	5.21	-	-	-		
Average Occupancy Rate			80%			80%	%
Average SCU in Feedlot	1,280	1,280	-	-	-	2,560	SCU
Average Head in Feedlot	1,588	1,588	-	-	-	3,176	Head
Maximum Head Capacity	1,985	1,985	-	-	-		
Total Cattle Entering the Feedlot	8,281	8,281	-	-	-	16,563	Head
Average Mortality			1.0%			1%	%
Annual Deaths	83	83	-	-	-	166	Head
Outgoing Cattle	8,199	8,199	-	-	-	16,397	Head
	600					600	Head
Cattle Produced Onsite	7%	0%				4%	
Cattle Transported In	7,681	8,281	-	-	-	15,963	Head
Cattle Transported III	93%	100%				96%	%

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MIS-0618_Blank Feedlot Feed, Manure & Traffic Estimator-V3.3 (Locke2) Livestock Throughput

Incoming Cattle Cattle	7,681	8,281	-	-	-		
Incoming Cattle Truck Type	B Double	B Double					Туре
Total Decks / Truck Type	3	3	-	-	-		kg
Incoming Cattle Weight	320	320	-	-	-		kg
Incoming Cattle Floor Area	0.91	0.91	-	-	-		m²/head
Incoming Cattle/Deck	32	32	-	-	-		
Incoming Cattle/Truck	96	96	-	-	-		Head
Incoming Cattle Trucks/year	80	86	-	-	-	166	Trucks/yea
Outgoing Cattle	8,199	8,199	-	-	-		
Outgoing Cattle Truck Type	B Double	B Double					Туре
Total Decks / Truck Type	3	3	-	-	-		kg
Outgoing Cattle Weight	450	450	-	-	-		kg
Outgoing Cattle Floor Area	1.13	1.13	-	-	-		m²/head
Outgoing Cattle/Deck	26	26	-	-	-		
Outgoing Cattle/Truck	78	78	-	-	-		Head
	105	105				210	Trucks/yea

3 - Feed Commodities

Premise			reed Co	mmodities					
Expansion Stage		1	2	3		4	5 T	otal	Units
Maximum SCU Capacity	1	1,600	1,600	_			_	3,200	SCU
Comment		,,000	1,000					OK	
Entry Weight		320	320	-		-	-		kg
Exit Weight		450	450	-		-	-		kg
Average Weight		385	385			-			kg
SCU Conversion (at turnoff wight)		0.81	0.81				-		
Average Occupancy Rate				80%				80%	
Average SCU in Feedlot Average Head in Feedlot		1,280 1,588	1,280 1,588	-		-	-	2,560 3,176	
Maximum Head Capacity		1,985	1,985	-			-	3,971	
maximum riedu capacity		,,,,,,,	1,000					3,371	rieso
Feed Consumpion									
As fed intake		3.1%	3.1%	0.0%		.0%	0.0%		% LWT
As fed intake		12.0	12.0	0.07	,	.070	0.070		kg/day
Days on Feed		70.0	70.0	-			-		days
Daily Gain		1.9	1.9	_		-	-		kg/day
FCR (as fed)		6.5	6.5						53
Feed consumed onsite/day		19.1	19.1					38.1	t/day
Feed consumed onsite/week	1	133.4	133.4						t/week
Feed consumed onsite/year		956.5	6,956.5	-		-	-	13,912.9	
									<u> </u>
Diet 8 Inner 2 133									
Diet & Ingredient Volumes									
Grain		75.0%	75.0%						%
Roughage (Hay/Straw)		16.0%	16.0%						%
Roughage (Silage)		0.0%	0.0%						%
Liquids + Supplements	_	9.0%	9.0%		, -	00/	0.004		%
Total		00.0%	100.0%	0.0%		.0%	0.0%		%
Comment	OK	OK	(CHECK	CHECK	CHECK			
Annual Feed Requirements		147.2	E 247.2					40 424 -	theory
Grain		217.3	5,217.3					10,434.7	
Roughage (Hay/Straw)	1,1	113.0	1,113.0	-		-	-	2,226.1	
Roughage (Silage)			626.1	-		-	-	4 252 2	t/year
Liquids + Supplements Total		326.1 956.5	626.1 6,956.5	-		-	-	1,252.2	
Comment	OK O,	OK		DK -	ок	ок	0		-,001
Appual Form Cookin Ford									
Annual Farm Grown Feed		0							Mear
Annual Farm Grown Feed Grains produced onsite		0						-	t/year
Grains produced onsite			300						% supplied from on
		600	300 27%					900	% supplied from on t/year
Grains produced onsite Roughage (Hay/Straw) produced onsite		600 54%	300 27%					900 40%	% supplied from on tyear % supplied from on
Grains produced onsite		600						900	% supplied from on tyear % supplied from on tyear
Grains produced onsite Roughage (Hay/Straw) produced onsite Roughage (Silage) produced onsite		600 54% 0					Ī	900 40%	% supplied from on tyear % supplied from on tyear % supplied from on
Grains produced onsite Roughage (Hay/Straw) produced onsite		600 54%						900 40%	% supplied from on t/year % supplied from on t/year % supplied from on t/year
Grains produced onsite Roughage (Hay/Straw) produced onsite Roughage (Silage) produced onsite		600 54% 0						900 40% -	% supplied from on t/year % supplied from on t/year % supplied from on t/year
Grains produced onsite Roughage (Hay/Straw) produced onsite Roughage (Silage) produced onsite Liquid + Supplements produced onsite		600 54% 0	27%					900 40%	% supplied from on tyear % supplied from on tyear % supplied from on tyear % supplied from on tyear
Grains produced onsite Roughage (Hay/Straw) produced onsite Roughage (Silage) produced onsite Liquid + Supplements produced onsite		600 54% 0 0	27%					900 40%	% supplied from on tyear % supplied from on tyear % supplied from on tyear % supplied from on tyear
Grains produced onsite Roughage (Hay/Straw) produced onsite Roughage (Silage) produced onsite Liquid + Supplements produced onsite Total feed produced onsite Commodity Truck Movements		600 54% 0 0 600 8.6%	27% 300 4.3%					900 40% - - 900 6.5%	% supplied from on tyear % supplied from on tyear % supplied from on tyear % supplied from on tyear % supplied from on
Grains produced onsite Roughage (Hay/Straw) produced onsite Roughage (Silage) produced onsite Liquid + Supplements produced onsite Total feed produced onsite Commodity Truck Movements Grain - Ex. Farm Grown		600 54% 0 0 600 8.6%	300 4.3% 5,217					900 40%	% supplied from on tyear % supplied from on tyear % supplied from on tyear % supplied from on tyear % supplied from on tyear
Grains produced onsite Roughage (Hay/Straw) produced onsite Roughage (Silage) produced onsite Liquid + Supplements produced onsite Total feed produced onsite Commodity Truck Movements Grain - Ex. Farm Grown Grain Truck Type	E B Double	600 54% 0 0 600 8.6%	300 4.3% 5,217 uble					900 40% - - 900 6.5%	% supplied from on typear % per supplied from on typear % supplied fro
Grains produced onsite Roughage (Hay/Straw) produced onsite Roughage (Silage) produced onsite Liquid + Supplements produced onsite Total feed produced onsite Commodity Truck Movements Grain - Ex. Farm Grown Grain Truck Type Grain Truck Capacity		600 54% 0 0 600 8.6 % B Do	300 4.3% 5,217 uble					900 40% - - 900 6.5%	% supplied from on typear typear Type typeityehicle
Grains produced onsite Roughage (Hay/Straw) produced onsite Roughage (Silage) produced onsite Liquid + Supplements produced onsite Total feed produced onsite Commodity Truck Movements Grain - Ex. Farm Grown Grain Truck Type		600 54% 0 0 600 8.6%	300 4.3% 5,217 uble					900 40% - - 900 6.5%	% supplied from on typear % per supplied from on typear % supplied fro
Grains produced onsite Roughage (Hay/Straw) produced onsite Roughage (Silage) produced onsite Liquid + Supplements produced onsite Total feed produced onsite Commodity Truck Movements Grain - Ex. Farm Grown Grain Truck Type Grain Truck Capacity Grain Truck Loads		600 54% 0 0 600 8.6% B Do 36 145	300 4.3% 5,217 uble 36 145					900 40% - 900 6.5% 10,435	% supplied from on typear typear Type typear Trucks/yr
Grains produced onsite Roughage (Hay/Straw) produced onsite Roughage (Silage) produced onsite Liquid + Supplements produced onsite Total feed produced onsite Commodity Truck Movements Grain - Ex. Farm Grown Grain Truck Capacity Grain Truck Loads Roughage (Hay/Straw) - Ex. Farm Grown	B Double	600 54% 0 0 600 8.6% 5.217 B Do 36 145 513	300 4.3% 5,217 uble 36 145 813					900 40% - 900 6.5% 10,435	% supplied from on typear typear Type type typear Tucks/yr typear
Grains produced onsite Roughage (Hay/Straw) produced onsite Roughage (Silage) produced onsite Liquid + Supplements produced onsite Total feed produced onsite Commodity Truck Movements Grain - Ex. Farm Grown Grain Truck Type Grain Truck Capacity Grain Truck Loads Roughage (Hay/Straw) - Ex. Farm Grown Roughage (Hay/Straw) Truck Type		600 54% 0 0 600 8.6% 8.6% B Do 36 145 513 B Do	300 4.3% 5,217 uble 36 145 813					900 40% - 900 6.5% 10,435	% supplied from on typear Type typear Type typehicle Trucks/yr typear Type
Grains produced onsite Roughage (Hay/Straw) produced onsite Roughage (Silage) produced onsite Liquid + Supplements produced onsite Total feed produced onsite Commodity Truck Movements Grain - Ex. Farm Grown Grain Truck Type Grain Truck Capacity Grain Truck Loads Roughage (Hay/Straw) - Ex. Farm Grown Roughage (Hay/Straw) Truck Type Roughage (Hay/Straw) Truck Type Roughage (Hay/Straw) Truck Capacity	B Double	600 54% 0 0 600 8.6% 5,217 B Do 36 145 513 B Do	300 4.3% 5,217 uble 36 145 813 uble 18					900 40% - - 900 6.5% 10,435 290	% supplied from on typear Type typear
Grains produced onsite Roughage (Hay/Straw) produced onsite Roughage (Silage) produced onsite Liquid + Supplements produced onsite Total feed produced onsite Commodity Truck Movements Grain - Ex. Farm Grown Grain Truck Type Grain Truck Capacity Grain Truck Loads Roughage (Hay/Straw) - Ex. Farm Grown Roughage (Hay/Straw) Truck Type	B Double	600 54% 0 0 600 8.6% 8.6% B Do 36 145 513 B Do	300 4.3% 5,217 uble 36 145 813					900 40% - - 900 6.5% 10,435 290	% supplied from on typear Type typear Type typehicle Trucks/yr typear Type
Grains produced onsite Roughage (Hay/Straw) produced onsite Roughage (Silage) produced onsite Liquid + Supplements produced onsite Total feed produced onsite Commodity Truck Movements Grain - Ex. Farm Grown Grain Truck Capacity Grain Truck Capacity Grain Truck Loads Roughage (Hay/Straw) - Ex. Farm Grown Roughage (Hay/Straw) Truck Type Roughage (Hay/Straw) Truck Capacity Rough (Hay/Straw) Truck Capacity Rough (Hay/Straw) Truck Capacity Rough (Hay/Straw) Truck Capacity	B Double	600 54% 0 0 600 8.6% 5,217 B Do 36 145 513 B Do	300 4.3% 5,217 uble 36 145 813 uble 18					900 40% - - 900 6.5% 10,435 290	% supplied from on typear Type
Grains produced onsite Roughage (Hay/Straw) produced onsite Roughage (Silage) produced onsite Liquid + Supplements produced onsite Total feed produced onsite Commodity Truck Movements Grain - Ex. Farm Grown Grain Truck Type Grain Truck Capacity Grain Truck Loads Roughage (Hay/Straw) - Ex. Farm Grown Roughage (Hay/Straw) Truck Type Roughage (Hay/Straw) Truck Capacity Rough (Hay/Straw) Truck Loads Roughage (Silage) - Ex. Farm Grown	B Double	600 54% 0 0 600 8.6% 5,217 B Do 36 145 513 B Do	300 4.3% 5,217 uble 36 145 813 uble 18					900 40% - - 900 6.5% 10,435 290	% supplied from on typear Type typear
Grains produced onsite Roughage (Hay/Straw) produced onsite Roughage (Silage) produced onsite Liquid + Supplements produced onsite Total feed produced onsite Commodity Truck Movements Grain - Ex. Farm Grown Grain Truck Type Grain Truck Capacity Grain Truck Loads Roughage (Hay/Straw) - Ex. Farm Grown Roughage (Hay/Straw) Truck Type Roughage (Hay/Straw) Truck Capacity Rough (Hay/Straw) Truck Loads Roughage (Silage) - Ex. Farm Grown Roughage (Silage) - Truck Type	B Double	600 54% 0 0 600 8.6% B Do 36 145 513 B Do 18 29	300 4.3% 5,217 uble 36 145 813 uble 18 45					900 40% - - 900 6.5% 10,435 290	% supplied from on byear Type tvehicle Trucks/yr tvehicle Trucks/yr tvehicle Trucks/yr tvehicle Trucks/yr tvehicle Trucks/yr
Grains produced onsite Roughage (Hay/Straw) produced onsite Roughage (Silage) produced onsite Liquid + Supplements produced onsite Total feed produced onsite Commodity Truck Movements Grain - Ex. Farm Grown Grain Truck Type Grain Truck Capacity Grain Truck Loads Roughage (Hay/Straw) - Ex. Farm Grown Roughage (Hay/Straw) Truck Type Roughage (Hay/Straw) Truck Capacity Rough (Hay/Straw) Truck Loads Roughage (Silage) - Ex. Farm Grown Roughage (Silage) - Ex. Farm Grown Roughage (Silage) - Truck Type Roughage (Silage) Truck Type Roughage (Silage) Truck Type Roughage (Silage) Truck Capacity	B Double	600 54% 0 0 600 8.6% 5,217 B Do 36 145 513 B Do	300 4.3% 5,217 uble 36 145 813 uble 18					900 40% - - 900 6.5% 10,435 290	% supplied from on typear typear Type tvehicle Trucks/yr typear Type tvehicle Trucks/yr typear Type tvehicle Trucks/yr typear Type tvehicle Trucks/yr
Grains produced onsite Roughage (Hay/Straw) produced onsite Roughage (Silage) produced onsite Liquid + Supplements produced onsite Total feed produced onsite Commodity Truck Movements Grain - Ex. Farm Grown Grain Truck Type Grain Truck Capacity Grain Truck Loads Roughage (Hay/Straw) - Ex. Farm Grown Roughage (Hay/Straw) Truck Type Roughage (Hay/Straw) Truck Capacity Rough (Hay/Straw) Truck Loads Roughage (Silage) - Ex. Farm Grown Roughage (Silage) - Truck Type	B Double	600 54% 0 0 600 8.6% B Do 36 145 513 B Do 18 29	300 4.3% 5,217 uble 36 145 813 uble 18 45					900 40% - - 900 6.5% 10,435 290	% supplied from on byear Type tvehicle Trucks/yr tvehicle Trucks/yr tvehicle Trucks/yr tvehicle Trucks/yr tvehicle Trucks/yr
Grains produced onsite Roughage (Hay/Straw) produced onsite Roughage (Silage) produced onsite Liquid + Supplements produced onsite Total feed produced onsite Commodity Truck Movements Grain - Ex. Farm Grown Grain Truck Type Grain Truck Capacity Grain Truck Capacity Grain Truck Capacity Roughage (Hay/Straw) - Ex. Farm Grown Roughage (Hay/Straw) Truck Type Rough (Hay/Straw) Truck Capacity Rough (Hay/Straw) Truck Loads Roughage (Silage) - Ex. Farm Grown Roughage (Silage) - Truck Type Roughage (Silage) Truck Capacity Rough (Silage) Truck Capacity Rough (Silage) Truck Capacity Rough (Silage) Truck Loads	B Double	600 54% 0 0 600 8.6% 5.217 B Do 145 513 B Do	300 4.3% 5,217 uble 36 145 813 uble 18 45					900 40% - - 900 6.5% 10,435 290 1,326	% supplied from on typear Type type typear Type
Grains produced onsite Roughage (Hay/Straw) produced onsite Roughage (Silage) produced onsite Liquid + Supplements produced onsite Total feed produced onsite Commodity Truck Movements Grain - Ex. Farm Grown Grain Truck Type Grain Truck Capacity Grain Truck Capacity Grain Truck Capacity Roughage (Hay/Straw) - Ex. Farm Grown Roughage (Hay/Straw) Truck Type Roughage (Hay/Straw) Truck Capacity Rough (Hay/Straw) Truck Capacity Rough (Silage) - Ex. Farm Grown Roughage (Silage) Truck Type Roughage (Silage) Truck Capacity Rough (Silage) Truck Capacity Rough (Silage) Truck Loads Liquids + Supplements - Ex. Farm Grown	B Double	600 54% 0 0 600 8.6% 5.217 B Do 36 145 513 B Do 18 29	300 4.3% 5,217 uble 36 145 813 uble 18 45					900 40% - - 900 6.5% 10,435 290 1,326	% supplied from on tyear Type tvehicle Trucks/yr
Grains produced onsite Roughage (Hay/Straw) produced onsite Roughage (Silage) produced onsite Liquid + Supplements produced onsite Total feed produced onsite Commodity Truck Movements Grain - Ex. Farm Grown Grain Truck Type Grain Truck Capacity Grain Truck Capacity Grain Truck Capacity Roughage (Hay/Straw) - Ex. Farm Grown Roughage (Hay/Straw) Truck Type Rough (Hay/Straw) Truck Capacity Rough (Hay/Straw) Truck Loads Roughage (Silage) - Ex. Farm Grown Roughage (Silage) - Truck Type Roughage (Silage) Truck Capacity Rough (Silage) Truck Capacity Rough (Silage) Truck Capacity Rough (Silage) Truck Loads	B Double	600 54% 0 0 600 8.6% 5.217 B Do 145 513 B Do	300 4.3% 5,217 uble 36 145 813 uble 18 45					900 40% - - 900 6.5% 10,435 290 1,326	% supplied from on typear Typear Type typear Type typear Type typear Type typear Type typear Type type typear Type type type type type type type type t

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MIS-0618_Blank Feedlot Feed, Manure & Traffic Estimator-V3.4 (IMeked) Production

Premise ABRICULTURE	Mar	ure Produc	ction			
Expansion Stage	1	2	3	4	5 Total	Units
Maximum SCU Capacity Comment	1,600	1,600	-	-	- 3,200	SCU
Occupancy Rate			80%		80%	6 %
Average SCU in Feedlot	1,280	1,280	-	-	- 2,560	SCU
Average annual manure available for spreading (per SCU)	0.6	0.6				t/SCU/y
Average annual manure harvested Comment	717	717	-	-	- 1,434	t/year
Manure exported off-site annually Manure exported off-site annually	0.0	0.0			-	t/yr %
Manure transport typical truck type	Body Truck	Body Truck				
Tonnes of manure/truckload	12	12	-	-	-	t/vehicle
No. outgoing trucks/year	-	-	-	-		truck/yr

MIS-0618_Blank Feedlot Feed, Manure & Traffic Estimator-V3.3 (Locked)

Premise T	raffic Asse	ssment - Indi	vidual Stag	es			
Expansion Stage	1	2	3	4	5 To	otal	Unit
Incoming Cattle (Excludes farm grown)							
Average Occupancy	80%	80%	0%	0%	0%		%
Cattle per year	7.681	8.281		0.0		15,963	head
Typical truck type	B Double	B Double				10,000	
No. of head/truck	96	96					entr
No. of trucks	80	86	-	-	-	166	no/v
No. of trucks	2	2				3	no/v
Outgoing Cattle							
Cattle out per year	8,199	8.199		_		16,397	hear
Typical truck type	B Double	B Double	-	-	-	10,001	1100
No. of Head/truck	78	78		-			exit
No. of trucks	105	105		-		210	no/y
No. of trucks	2	2		-		4	na/v
Grain and Feedstuffs Total feed Imported Ex. Farm Grown Typical truck type	6,356 B Double	6,656 B Double	:	:		13,013	t/yea
No. of trucks incoming	191	207	-			398	no/y
No. of trucks incoming	4	4				8	no/v
Outgoing Manure							
Manure transported off-site							t/ve
Typical truck type	Body Truck	Body Truck					-,-
No. of trucks outgoing							no/y
No. of trucks outgoing							no/v
Total - Incoming and Outgoing Trucks							
No. of trucks - Incoming Cattle, Commodities	271	294				565	naly
& Bedding	5	6		-		11	no/\
	105	105		-	-	210	no/y
No. of trucks - Outgoing Cattle & Manure	2	2			-	4	no/\
	376	399		-		775	no/
TOTAL.	7	8				15	no/s

5 - Staged Traffic Assessment 13/11/2019

Expansion Stage	1	1+2	1+2+3	1+2+3+4	1+2+3+4+5	U
Incoming Cattle (Excludes farm grown)						%
Average Occupancy	80%	80%	0%	0%	0%	
Cattle per year	7,681	15,963				he
Typical truck type No. of head/truck	B Double	B Double				
No. of trucks	96	96 166				er
	80		-	-	-	n
No. of trucks	2	3				ne
Outgoing Cattle						
Cattle out per year	8.199	16,397			_	he
Typical truck type	B Double	B Double	-	-	-	
No. of Head/truck	78	78				01
No. of trucks	105	210			-	ne
No. of trucks	2	4			-	ne
Grain and Feedstuffs						
Total feed Imported Ex. Farm Grown	6.356	13,013				th
Typical truck type	B Double	B Double				
No. of trucks incoming	191	398				no
No. of trucks incoming	4	8	-	-		n
No. of trucks incoming	4	8				n
Outgoing Manure						
Manure transported off-site	-					t/s
Typical truck type	Body Truck	Body Truck				
No. of trucks outgoing	-				-	no
No. of trucks outgoing	-					n
Total - Incoming and Outgoing Trucks						
No. of trucks - Incoming Cattle, Commodities	271	565				no
& Bedding	5	11				п
	105	210				ne
No. of trucks - Outgoing Cattle & Manure	2	4				ne

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6 - Assumption Details

13/11/2019

Premise

Assumptions

Table 1. Incoming cattle truck floor areas

Truck Type	Table Top	Semi Trailer (Single Deck)	Semi Trailer (Double Deck)	B Double	Road Train
Configuration	1 Deck	1 Deck	2 Decks	3 Decks	4 Decks
Total 12.5 x 2.4m decks	0.17	1	2	3	4
Total Floor Area (m ²)	5	29.3	58.5	87.8	117

Table 2. Minimum floor area by animal size

Mean liveweight	Area required	Using	N/ PSW	Head / Standard
(kg)	(m ² /head)	Regression	% Difference	Deck
100	0.31	0.60	94.6%	94
150	0.42	0.66	57.2%	70
200	0.53	0.72	36.3%	55
250	0.77	0.79	2.7%	38
300	0.86	0.86	0.6%	34
350	0.98	0.95	-3.4%	30
400	1.05	1.04	-1.4%	28
450	1.13	1.13	0.3%	26
500	1.23	1.24	0.8%	24
550	1.34	1.36	1.2%	22
600	1.47	1.48	1.0%	20
650	1.63	1.62	-0.4%	18

Table 3. Incoming Grain truck loading rates

	Commodity	Body Truck	Truck & Dog	Semi Trailer	B Double	Road Train
Grain (tonnes)		12	24	24	36	48

Table 4. Incoming Roughave - Hay/Straw truck loading rates

Commodity	Body Truck	Truck & Dog	Semi Trailer	B Double	Road Train
Roughage - Hay/Straw (tonnes)	6	12	12	18	24

Table 5. Incoming Roughave - Silage truck loading rates

rusic of miconing roughers onego autom routing	1.0000				
Commodity	Body Truck	Truck & Dog	Semi Trailer	B Double	Road Train
Roughage - Silage (tonnes)	12	25	25	36	50

Table 6. Incoming Other - Liquids truck loading rates

Commodity	Body Truck	Truck & Dog	Semi Trailer	B Donnie	Road Train
Other - Liquides (tonnes)	12	24	24	36	48

Table 7. Outgoing manure truck loading rates

Truck Type	Tonne / truck
Body Truck	12
Truck & Dog	24
Semi Trailer	24
B double	36

APPENDIX J - STATE DEVELOPMENT ASSESSMENT PROVISIONS (SDAP)

State code 1: Development in a state-controlled road environment

Table 1.2.1: Development in a state-controlled road environment

Performance outcomes	Acceptable outcomes	Response
Buildings and structures		
PO1 The location of buildings, structures, infrastructure, services and utilities does not create a safety hazard in a state-controlled road, or cause damage to, or obstruct road transport infrastructure.	AO1.1 Buildings, structures, infrastructure, services and utilities are not located in a state-controlled road. AND AO1.2 Buildings, structures, infrastructure, services and utilities can be maintained without requiring access to a state-controlled road.	The proposed development is not located on the land parcel adjacent to the state controlled road and is over 7 km from the nearest state controlled road.
PO2 The design and construction of buildings and structures does not create a safety hazard by distracting users of a state-controlled road.	ty hazard by state-controlled road are made of non-reflective	
	AO2.2 Facades of buildings and structures do not reflect point light sources into the face of oncoming traffic on a state-controlled road. AND	
	AO2.3 External lighting of buildings and structures is not directed into the face of oncoming traffic on a state-controlled road and does not involve flashing or laser lights. AND	
	AO2.4 Advertising devices visible from a state-controlled road are located and designed in accordance with the Roadside Advertising Guide, 2 nd Edition, Department of Transport and Main Roads, 2017.	

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Performance outcomes	Acceptable outcomes	Response
PO3 Road, pedestrian and bikeway bridges over a state-controlled road are designed and constructed to prevent projectiles from being thrown onto a state-controlled road.	AO3.1 Road, pedestrian and bikeway bridges over a state-controlled road include throw protection screens in accordance with section 4.9.3 of the Design Criteria for Bridges and Other Structures Manual, Department of Transport and Main Roads, 2018.	
Filling, excavation and retaining structures		
PO4 Filling and excavation does not interfere with, or result in damage to, infrastructure or services in a state-controlled road. Note: Information on the location of services and public utility plants in a state-controlled road can be obtained from the Dial Before You Dig service. Where development will impact on an existing or future service or public utility plant in a state-controlled road such that the service or public utility plant will need to be relocated, the alternative alignment must comply with the standards and design specifications of the relevant service or public utility provider, and any costs of relocation are to be borne by the developer. Refer to the SDAP Supporting Information: Filling, excavation and retaining structures in a state-controlled road environment, Department of Transport and Main Roads, 2017, for further	No acceptable outcome is prescribed.	The proposed development is not located on the land parcel adjacent to the state controlled road and is over 7 km from the nearest state controlled road.
guidance on how to comply with this performance outcome.		
PO5 Filling, excavation, building foundations and retaining structures do not undermine, or cause subsidence of, a state-controlled road. Note: To demonstrate compliance with this performance outcome.	No acceptable outcome is prescribed.	
it is recommended an RPEQ certified geotechnical assessment, prepared in accordance with the Road Planning and Design Manual 2 nd Edition: Volume 3, Department of Transport and Main Roads, 2016, is provided.		
Refer to the SDAP Supporting Information: Filling, excavation and retaining structures in a state-controlled road environment, Department of Transport and Main Roads, 2017, for further guidance on how to comply with this performance outcome and prepare a geotechnical assessment.		
PO6 Filling, excavation, building foundations and retaining structures do not cause ground water disturbance in a state-controlled road.	No acceptable outcome is prescribed.	

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Performance outcomes	Acceptable outcomes	Response
Note: To demonstrate compliance with this performance outcome, it is recommended an RPEQ certified geotechnical assessment, prepared in accordance with the Road Planning and Design manual 2 nd Edition: Volume 3, Department of Transport and Main Roads, 2016, is provided.		
Refer to the SDAP Supporting Information: Filling, excavation and retaining structures in a state-controlled road environment, Department of Transport and Main Roads, 2017, for further guidance on how to comply with this performance outcome and prepare a geotechnical assessment.		
PO7 Excavation, boring, piling, blasting or fill compaction during construction of a development does not result in ground movement or vibration impacts that would cause damage or nuisance to a state-controlled road, road transport infrastructure or road works.	No acceptable outcome is prescribed.	
Note: To demonstrate compliance with this performance outcome, it is recommended an RPEQ certified geotechnical assessment, prepared in accordance with Road Planning and Design Manual 2 nd Edition: Volume 3, Department of Transport and Main Roads, 2016, is provided.		
Refer to the SDAP Supporting Information: Filling, excavation and retaining structures in a state-controlled road environment, Department of Transport and Main Roads, 2017, for further guidance on how to comply with this performance outcome and prepare a geotechnical assessment.		
PO8 Development involving the haulage of fill, extracted material or excavated spoil material exceeding 10,000 tonnes per year does not damage the pavement of a state-controlled road.	AO8.1 Fill, extracted material and spoil material is not transported to or from the development site on a state-controlled road.	All fill will be sourced from on-site. No excavated material will be removed from the site.
Note: It is recommended a pavement impact assessment is provided.		
Refer to the SDAP Supporting Information: Filling, excavation and retaining structures in a state-controlled road environment, Department of Transport and Main Roads, 2017, and the Guide to Traffic Impact Assessment, Department of Transport and Main Roads, 2017, for further guidance on how to comply with this performance outcome and prepare a pavement impact assessment.		

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Performance outcomes	Acceptable outcomes	Response
PO9 Filling and excavation associated with the construction of vehicular access to a development does not compromise the operation or capacity of existing drainage infrastructure for a state-controlled road. Note: Refer to the SDAP Supporting Information: Filling, excavation and retaining structures in a state-controlled road environment, Department of Transport and Main Roads, 2017, for further guidance on how to comply with this performance outcome.	No acceptable outcome is prescribed.	
PO10 Fill material used on a development site does not result in contamination of a state-controlled road.	AO10.1 Fill material is free of contaminants including acid sulfate content.	The proposed development is not located on the land parcel adjacent to the state controlled road and
Note: Refer to the SDAP Supporting Information: Filling, excavation and retaining structures in a state-controlled road environment, Department of Transport and Main Roads, 2017, for further guidance on how to comply with this performance outcome.	Note: Soils and rocks should be tested in accordance with AS 1289.0 – Methods of testing soils for engineering purposes and AS 4133.0-2005 – Methods of testing rocks for engineering purposes. AND	is over 7 km from the nearest state controlled road.
	AO10.2 Compaction of fill is carried out in accordance with the requirements of AS 1289.0 2000 – Methods of testing soils for engineering purposes.	
PO11 Filling and excavation does not cause wind- blown dust nuisance in a state-controlled road. Note: Refer to the SDAP Supporting Information: Filling, excavation and retaining structures in a state-controlled road environment, Department of Transport and Main Roads, 2017, for further guidance on how to comply with this performance	AO11.1 Compaction of fill is carried out in accordance with the requirements of AS 1289.0 2000 – Methods of testing soils for engineering purposes. AND	
outcome.	AO11.2 Dust suppression measures are used during filling and excavation activities such as wind breaks or barriers and dampening of ground surfaces.	
Stormwater and drainage		
PO12 Development does not result in an actionable nuisance, or worsening of, stormwater, flooding or drainage impacts in a state-controlled road. Note: Refer to the SDAP Supporting Information: Stormwater and drainage in a state-controlled road environment, Department of	No acceptable outcome is prescribed.	The proposed development is not located on the land parcel adjacent to the state controlled road and is over 7 km from the nearest state controlled road.

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Performance outcomes	Acceptable outcomes	Response
Transport and Main Roads, 2017, for further guidance on how to comply with this performance outcome.		
PO13 Run-off from the development site is not unlawfully discharged to a state-controlled road. Note: Refer to the SDAP Supporting Information: Stormwater and drainage in a state-controlled road environment, Department of Transport and Main Roads, 2017, for further guidance on how to comply with this performance outcome.	AO13.1 Development does not create any new points of discharge to a state-controlled road. AND AO13.2 Stormwater run-off is discharged to a lawful point of discharge. Note: Section 3.9 of the Queensland Urban Drainage Manual, Institute of Public Works Engineering Australasia (Queensland Division) Fourth Edition, 2016, provides further information on lawful points of discharge. AND	
	AO13.3 Development does not worsen the condition of an existing lawful point of discharge to the state-controlled road.	
PO14 Run-off from the development site during construction does not cause siltation of stormwater infrastructure affecting a state-controlled road. Note: Refer to the SDAP Supporting Information: Stormwater and drainage in a state-controlled road environment, Department of Transport and Main Roads, 2017, for further guidance on how to comply with this performance outcome.	AO14.1 Run-off from the development site during construction is not discharged to stormwater infrastructure for a state-controlled road.	
Vehicular access to a state-controlled road		
PO15 Vehicular access to a state-controlled road that is a limited access road is consistent with government policy for the management of limited access roads. Note: Refer to the SDAP Supporting Information: Vehicular access to a state-controlled road, Department of Transport and	AO15.1 Development does not require new or changed access to a limited access road. Note: Limited access roads are declared by the transport chief executive under section 54 of the <i>Transport Infrastructure Act 1994</i> and are identified in the DA mapping system. OR	The applicant is not proposing a change to the existing access via Roma-Condamine Road.

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Performance outcomes	Acceptable outcomes	Response
Main Roads, 2017, for further guidance on how to comply with this performance outcome.	AO15.2 A new or changed access to a limited access road is consistent with the limited access policy for the state-controlled road.	
	Note: Limited access policies for limited access roads declared under the <i>Transport Infrastructure Act</i> 1994 can be obtained by contacting the relevant Department of Transport and Main Roads regional office.	
	AND	
	AO15.3 Where a new or changed access is for a service centre, access is consistent with the Service centre policy, Department of Transport and Main Roads, 2013 and the Access policy for roadside service centre facilities on limited access roads, Department of Transport and Main Roads, 2013, and the Service centre strategy for the statecontrolled road.	
	Note: The Service centre policy, Department of Transport and Main Roads, 2013, Access policy for roadside service centre facilities, Department of Transport and Main Roads, 2013 and the relevant Service centre strategy for a state-controlled road can be accessed by contacting the relevant Department of Transport and Main Roads regional office.	
PO16 The location and design of vehicular access to a state-controlled road (including access to a limited	AO16.1 Vehicular access is provided from a local road.	
access road) does not create a safety hazard for users of a state-controlled road or result in a worsening of operating conditions on a state-	OR all of the following acceptable outcomes apply:	
controlled road. Note: Where a new or changed access between the premises	AO16.2 Vehicular access for the development is consistent with the function and design of the state-	
and a state-controlled road is proposed, the Department of Transport and Main Roads will need to assess the proposal to	controlled road. AND	

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Performance outcomes	Acceptable outcomes	Response
determine if the vehicular access for the development is safe. An assessment can be made by Department of Transport and Main Roads as part of the development assessment process and a decision under section 62 of <i>Transport Infrastructure Act 1994</i> issued. Refer to the SDAP Supporting Information: Vehicular access to a state-controlled road, Department of Transport and Main Roads, 2017, for further guidance on how to comply with this performance outcome.	AO16.3 Development does not require new or changed access between the premises and the state-controlled road. Note: A decision under section 62 of the <i>Transport Infrastructure Act 1994</i> outlines the approved conditions for use of an existing vehicular access to a state-controlled road . Current section 62 decisions can be obtained from the relevant Department of Transport and Main Roads regional office. AND	
	AO16.4 Use of any existing vehicular access to the development is consistent with a decision under section 62 of the <i>Transport Infrastructure Act</i> 1994.	
	Note: The development which is the subject of the application must be of an equivalent use and intensity for which the section 62 approval was issued and the section 62 approval must have been granted no more than 5 years prior to the lodgement of the application. AND	
	AO16.5 On-site vehicle circulation is designed to give priority to entering vehicles at all times so vehicles do not queue in a road intersection or on the state-controlled road.	
Vehicular access to local roads within 100 metres of a	n intersection with a state-controlled road	
PO17 The location and design of vehicular access to a local road within 100 metres of an intersection with a state-controlled road does not create a safety hazard for users of a state-controlled road.	AO17.1 Vehicular access is located as far as possible from the state-controlled road intersection. AND	The vehicular access is via a state controlled road.
Note: Refer to the SDAP Supporting Information: Vehicular access to a state-controlled road, Department of Transport and Main Roads, 2017, for further guidance on how to comply with this performance outcome.	AO17.2 Vehicular access is in accordance with parts, 3, 4 and 4A of the Road Planning and Design Manual, 2 nd Edition: Volume 3, Department of Transport and Main Roads, 2016. AND	

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Performance outcomes	Acceptable outcomes	Response
	AO17.3 On-site vehicle circulation is designed to give priority to entering vehicles at all times so vehicles do not queue in the intersection or on the state-controlled road.	
Public passenger transport infrastructure on state-controlled roads		
PO18 Development does not damage or interfere with public passenger transport infrastructure, public passenger services or pedestrian or cycle access to public passenger transport infrastructure and public passenger services. Note: Refer to the SDAP Supporting Information: Vehicular access to a state-controlled road, Department of Transport and Main Roads, 2017, for further guidance on how to comply with this performance outcome.	AO18.1 Vehicular access and associated road access works are not located within 5 metres of existing public passenger transport infrastructure. AND AO18.2 Development does not necessitate the relocation of existing public passenger transport infrastructure. AND AO18.3 On-site vehicle circulation is designed to give priority to entering vehicles at all times so vehicles using a vehicular access do not obstruct public passenger transport infrastructure and public passenger services or obstruct pedestrian or cycle access to public passenger transport infrastructure and public passenger services. AND AO18.4 The normal operation of public passenger transport infrastructure or public passenger services is not interrupted during construction of the development.	N/A – there is no public passenger network infrastructure near the site access.
Planned upgrades		

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Performance outcomes	Acceptable outcomes	Response
PO19 Development does not impede delivery of planned upgrades of state-controlled roads.	AO19.1 Development is not located on land identified by the Department of Transport and Main Roads as land required for the planned upgrade of a state-controlled road.	The proposed development is not located on the land parcel adjacent to the state controlled road and is over 7 km from the nearest state controlled road.
	Note: Land required for the planned upgrade of a state-controlled road is identified in the DA mapping system.	
	OR	
	AO19.2 Development is sited and designed so that permanent buildings, structures, infrastructure, services or utilities are not located on land identified by the Department of Transport and Main Roads as land required for the planned upgrade of a statecontrolled road.	
	OR all of the following acceptable outcomes apply:	
	AO19.3 Structures and infrastructure located on land identified by the Department of Transport and Main Roads as land required for the planned upgrade of a state-controlled road are able to be readily relocated or removed without materially affecting the viability or functionality of the development. AND	
	AO19.4 Vehicular access for the development is consistent with the function and design of the planned upgrade of the state-controlled road. AND	
	AO19.5 Development does not involve filling and excavation of, or material changes to, land required for a planned upgrade to a state-controlled road. AND	
	AO19.6 Land is able to be reinstated to the predevelopment condition at the completion of the use.	

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Performance outcomes	Acceptable outcomes	Response
Network impacts		
PO20 Development does not result in a worsening of operating conditions on the state-controlled road network.	No acceptable outcome is prescribed.	Traffic numbers are identified in Section 3.4. A Traffic Impact Statement has not been prepared and can be completed if required during the information
Note: To demonstrate compliance with this performance outcome, it is recommended that an RPEQ certified traffic impact assessment is provided. Please refer to the Guide to Traffic Impact Assessment, Department of Transport and Main Roads, 2017, for further guidance on how to comply with this performance outcome.		request period.
PO21 Development does not impose traffic loadings on a state-controlled road which could be accommodated on the local road network.	AO21.1 The layout and design of the development directs traffic generated by the development to the local road network.	The property does not have a legal access from any local roads.
PO22 Upgrade works on, or associated with, a state-controlled road are built in accordance with Queensland road design standards.	AO22.1 Upgrade works required as a result of the development are designed and constructed in accordance with the <i>Road Planning and Design Manual</i> , 2 nd edition, Department of Transport and Main Roads, 2016. Note: Road works in a state-controlled road require approval	At this stage, no upgrade works are proposed for the property access.
	under section 33 of the <i>Transport Infrastructure Act 1994</i> before the works commence.	

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State code 6: Protection of state transport networks

Table 6.2.2: All development

Performance outcomes	Acceptable outcomes	Response
Network impacts		
PO1 Development does not result in a worsening of the safety of a state-controlled road. Note: To demonstrate compliance with this performance outcome, it is recommended that a Registered Professional Engineer of Queensland (RPEQ) certified road safety audit or road safety assessment (as applicable) is provided. Further information on determining whether a road safety audit or road safety assessment is required is provided in section 9 of the Guide to Traffic Impact Assessment, Department of Transport and	No acceptable outcome is prescribed.	Traffic numbers are identified in Section 3.4. A Traffic Impact Statement has not been prepared and can be completed if required during the information request period.
Main Roads, 2017.	No constable systems is according	
PO2 Development does not result in a worsening of the infrastructure condition of a state-controlled road or road transport infrastructure. Note: To demonstrate compliance with this performance outcome, it is recommended that a RPEQ certified traffic impact assessment and pavement impact assessment are provided.	No acceptable outcome is prescribed.	
Further information on how to prepare a traffic impact assessment and pavement impact assessment is provided in the Guide to Traffic Impact Assessment, Department of Transport and Main Roads, 2017.		
PO3 Development does not result in a worsening of operating conditions on a state-controlled road or the surrounding road network. Note: To demonstrate compliance with this performance outcome, it is recommended that an RPEQ certified traffic impact	No acceptable outcome is prescribed.	
assessment is provided. Further information on how to prepare a traffic impact assessment is provided in the Guide to Traffic Impact Assessment, Department of Transport and Main Roads, 2017.		

State Development Assessment Provisions – version 2.5 State code 6: Protection of state transport networks

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Performance outcomes	Acceptable outcomes	Response
PO4 Development does not impose traffic loadings on a state-controlled road which could be accommodated on the local road network.	AO4.1 The layout and design of the development directs traffic generated by the development to the local road network.	The property does not have a legal access from any local roads.
PO5 Upgrade works on, or associated with, a state-controlled road are built in accordance with relevant design standards.	AO5.1 Upgrade works on a state-controlled road are designed and constructed in accordance with the Road Planning and Design Manual, 2nd edition, Department of Transport and Main Roads, 2016.	At this stage, no upgrade works are proposed for the property access.
PO6 Development involving the haulage of fill, extracted material or excavated spoil material exceeding 10,000 tonnes per year does not damage the pavement of a state-controlled road.	AO6.1 Fill, extracted material and spoil material is not transported to or from the development site on a state-controlled road.	N/A – all cut/fill volumes will be balanced on-site.
Note: It is recommended that a transport infrastructure impact assessment and pavement impact assessment are provided.		
Further information on how to prepare a traffic impact assessment is provided in the Guide to Traffic Impact Assessment, Department of Transport and Main Roads, 2017.		
PO7 Development does not adversely impact on the safety of a railway crossing.	AO7.1 Development does not require a new railway crossing.	N/A – there are no nearby railway crossings.
Note: It is recommended that a traffic impact assessment be prepared to demonstrate compliance with this performance outcome. An impact on a level crossing may require an Australian	OR A07.2 A new railway crossing is grade separated.	
Level Crossing Assessment Model (ALCAM) assessment to be undertaken. Section 2.2 – Railway crossing safety of the Guide to Development in a Transport Environment: Rail, Department of	OR all of the following acceptable outcomes apply:	
Transport and Main Roads, 2015, provides guidance on how to comply with this performance outcome.	AO7.3 Upgrades to a level crossing are designed and constructed in accordance with AS1742.7 – Manual of uniform traffic control devices, Part 7: Railway crossings and applicable rail manager standard drawings.	
	Note: It is recommended a traffic impact assessment be prepared to demonstrate compliance with this acceptable outcome. An impact on a level crossing may require an Australian Level Crossing Assessment Model (ALCAM) assessment to be undertaken. Section 2.2 – Railway crossing safety of the Guide to Development in a Transport Environment: Rail, Department of Transport and Main Roads, 2015, provides guidance on how to comply with this acceptable outcome	

State Development Assessment Provisions – version 2.5 State code 6: Protection of state transport networks

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Performance outcomes	Acceptable outcomes	Response
PO8 Development does not result in a worsening of the infrastructure condition of a railway or rail transport infrastructure. PO9 Development does not result in a worsening of	AND AO7.4 Access points achieve sufficient clearance from a level crossing in accordance with AS1742.7 – Manual of uniform traffic control devices, Part 7: Railway crossings by providing a minimum clearance of 5 metres from the edge running rail (outer rail) plus the length of the largest vehicle anticipated on-site. Note: Section 2.2 of the Guide to Development in a Transport Environment: Rail, Department of Transport and Main Roads, 2015, provides guidance on how to comply with this acceptable outcome. AND AO7.5 On-site vehicle circulation is designed to give priority to entering vehicles at all times. No acceptable outcome is prescribed.	
operating conditions of a railway		
Stormwater and drainage PO10 Development does not result in an actionable nuisance, or worsening of, stormwater, flooding or drainage impacts in a state transport corridor or state transport infrastructure.	No acceptable outcome is prescribed.	The proposed development is not located on the land parcel adjacent to the state controlled road and is over 7 km from the nearest state controlled road.
PO11 Run-off from the development site is not	AO11.1 Development does not create any new	
unlawfully discharged to a state transport corridor or state transport infrastructure.	points of discharge to a state transport corridor. AND	
	AO11.2 Stormwater run-off is discharged to a lawful point of discharge. Note: Section 3.49 of the Queensland Urban Drainage Manual, Institute of Public Works Engineering Australasia (Queensland Division) Fourth Edition, 2016, provides further information on lawful points of discharge. AND	

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Performance outcomes	Acceptable outcomes	Response
	AO11.3 Development does not worsen the condition of an existing lawful point of discharge to a state transport corridor.	
PO12 Run-off from the development site does not cause siltation of stormwater infrastructure affecting a state transport corridor or state transport infrastructure.	AO12.1 Run-off from the development site is not discharged to stormwater infrastructure for a state transport corridor.	
Planned upgrades		
PO13 Development does not impede delivery of planned upgrades of state transport infrastructure.	AO13.1 Development is not located on land identified by the Department of Transport and Main Roads as land required for the planned upgrade of state transport infrastructure. Note: Land required for the planned upgrade of state transport infrastructure is identified in the DA mapping system. OR AO13.2 Development is sited and designed so that permanent buildings, structures, infrastructure, services or utilities are not located on land identified by the Department of Transport and Main Roads as land required for the planned upgrade of state transport infrastructure. OR all of the following acceptable outcomes apply: AO13.3 Structures and infrastructure located on land identified by the Department of Transport and Main Roads as land required for the planned upgrade of state transport infrastructure are able to be readily relocated or removed without materially affecting the viability or functionality of the development. AND AO13.4 Vehicular access for the development is consistent with the function and design of the planned upgrade of state transport infrastructure.	The proposed development is not located on the land parcel adjacent to the state controlled road and is over 7 km from the nearest state controlled road.

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Performance outcomes	Acceptable outcomes	Response
	AND AO13.5 Development does not involve filling and excavation of, or material changes to, land required for a planned upgrade to a state transport infrastructure.	
	AND AO13.6 Land is able to be reinstated to the predevelopment condition at the completion of the use.	

Table 6.2.3: Public passenger transport infrastructure

Performance outcomes	Acceptable outcomes	Response
Public passenger transport infrastructure		
PO14 Development does not damage or interfere with public passenger transport infrastructure, public passenger services or pedestrian or cycle access to public passenger transport infrastructure and public passenger services.	AO14.1 Vehicular access and associated road access works are not located within 5 metres of public passenger transport infrastructure. AND AO14.2 Development does not necessitate the relocation of existing public passenger transport infrastructure. AND AO14.3 Development does not obstruct pedestrian or cyclist access to public passenger transport infrastructure or public passenger services. AND AO14.4 The normal operation of public passenger transport infrastructure or public passenger services is not interrupted during construction of the development.	N/A – there is no public passenger network infrastructure near the site access.
PO15 Upgraded or new public passenger	No acceptable outcome is prescribed.	

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evelopment Assessment Provisions Supporting Information – biblic Passenger Transport Infrastructure, Department of ansport and Main Roads, 2017. wo rupgraded public passenger transport infrastructure bounded should be in accordance with the Public Transport trastructure Menual, Department of Transport and Main Roads, 15. sefer to the SDAP Supporting Information: Public passenger insport infrastructure, Department of Transport and Main ads, 2017, for further guidance on how to comply with the reformance outcome. On 16 Development is designed to ensure the cation of public passenger transport infrastructure ioritises and enables efficient public passenger envices. Sele: Chapters 2 and 5 of the Public Transport Infrastructure anual, Department of Transport and Main Roads, 2015 provides idiance on how to comply with this performance outcome. Seler to the SDAP Supporting Information: Public passenger insport Infrastructure, Department of Transport and Main pads, 2017, for further guidance on how to comply with the formance outcome. No acceptable outcome is prescribed. No acceptable outcome is prescribed.	Parformance sutcomes	A contable sutcomes	Bassanas
ansport generated by the development. It is To demonstrate compliance with this performance outcome, secondinated a public transport impact assessment be appeared in accordance with appearla of the State of the S		Acceptable outcomes	Response
ansport generated by the development. Jate: To demonstrate compliance with his performance outcome, is recommended as public transport impact assessment be parred in accordance with appendix 1 of the State evelopment assessment Provisions Supporting Information – ubible Passenger Transport Infrastructure, Department of anaport and Main Roads, 2017. The SDAP Supporting Information: Public passenger maport infrastructure and a support and Main Roads, 2017. The SDAP Supporting Information: Public passenger maport infrastructure and the provision of public passenger transport infrastructure. Department of Transport and Main Roads, 2017, for further guidance on how to comply with the reformance outcome. No acceptable outcome is prescribed.	·		
table: To demonstrate compliance with this performance outcome, secommended a public transport impact assessment be epared in accordance with appendix of the State evelopment Assessment Provisions Supporting Information – bible Passenger Transport Infrastructure, Department of ansport and Main Roads, 2017. wor upgraded public passenger transport infrastructure ovided should be in accordance with the Public Transport and Main Roads, 2017. for the SDAP Supporting Information: Public passenger insport infrastructure, Department of Transport and Main Roads, 2017, for further guidance on how to comply with the reformance outcome. No acceptable outcome is prescribed.	, , ,		
s recommended a public transport impact assessment be general in accordance with appendix of of the State period provisions Supporting Information – biblic Passenger Transport Infrastructure dender on the State of	transport generated by the development.		
s recommended a public transport impact assessment be general in accordance with appendix of of the State period provisions Supporting Information – biblic Passenger Transport Infrastructure dender and Main Roads, 2017. we or upgraded public passenger transport infrastructure bovided should be in accordance with the Public Transport and Main Roads, 2017, for further guidance on how to comply with the storement of Transport and Main Roads, 2017, for further guidance on how to comply with the reformance outcome. No acceptable outcome is prescribed.	Nata. Ta danaantata aanalisaan with this aarfaanaan aataana		
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ansport and Main Roads, 2017. aw or upgraded public passenger transport infrastructure ovoided should be in accordance with the Public Transport and Main Roads, 15. after to the SDAP Supporting Information: Public passenger insport infrastructure, Department of Transport and Main Roads, 2017, for further guidance on how to comply with the rotronance outcome. D16 Development is designed to ensure the cation of public passenger transport infrastructure ionitises and enables efficient public passenger arransport infrastructure ionitises and enables efficient public passenger arransport infrastructure ionitises and enables efficient public passenger arransport infrastructure ionitises and enables of the Public Transport Infrastructure infrastructure. Department of Transport and Main Roads, 2015 provides idiance on how to comply with this performance outcome. Seler to the SDAP Supporting Information: Public passenger insport infrastructure, Department of Transport and Main Roads, 2017, for further guidance on how to comply with the devinance outcome. No acceptable outcome is prescribed. No acceptable outcome is prescribed. No acceptable outcome is prescribed.	Development Assessment Provisions Supporting Information –		
aw or upgraded public passenger transport infrastructure ovided should be in accordance with the Public Transport are arrestructure Manual, Department of Transport and Main Roads, 115. Inter to the SDAP Supporting Information: Public passenger insport infrastructure, Department of Transport and Main Roads, 2017, for further guidance on how to comply with the retormance outcome. No acceptable outcome is prescribed.			
ovided should be in accordance with the Public Transport and Main Roads, 115. Inter to the SDAP Supporting Information: Public passenger insport infrastructure, Department of Transport and Main roads, 2017, for further guidance on how to comply with the informance outcome. No acceptable outcome is prescribed. In acceptable outcome is prescribed. No acceptable outcome is prescribed.	Transport and Main Roads, 2017.		
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- 10 . 10.1 of mountain and mountain and addignor in the fact in t		AO18.1 Roads catering for buses are arterial or	
enable development to be serviced by public sub-arterial roads, collector or their equivalent.	to enable development to be serviced by public		

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Performance outcomes A	Acceptable outcomes	Response
Passenger services. Note: Refer to the SDAP Supporting Information: Public passenger transport infrastructure, Department of Transport and Main Roads, 2017, for further guidance on how to comply with the performance outcome.	AND AO18.2 Roads intended to accommodate buses are designed and constructed in accordance with parts 3, 4-4C and 6 of the Road Planning and Design Manual 2nd edition, Volume 3: Guide to Road Design, Department of Transport and Main Roads, 2016 and Part 13 of the Manual of Uniform Traffic Control Devices, Department of Transport and Main Roads, 2018. Note: Parts 3, 4-4C and 6 of the Road Planning and Design Manual, Volume 3: Guide to Road Design, Department of Transport and Main Roads, 2016, must be read in conjunction with the following standards where specified in the Manual: 1. Supplement to Austroads Guide to Road Design (Parts 3,4-4C and 6), Department of Transport and Main Roads, 2014, and 2. Austroads Guide to Road Design (Parts 3,4-4C and 6). AND AO18.3 Traffic calming devices are not installed on roads used for buses. Note: Chapter 2 of the Public Transport Infrastructure Manual, Department of Transport and Main Roads, 2015 provides guidance on how to comply with this acceptable outcome. AND AO18.4 Where road humps are installed on roads used for buses, the road humps are designed in accordance with the Manual of Uniform Traffic Control Devices, Department of Transport and Main Roads, 2018. Note: Guidance on how to meet the acceptable outcome is available in the Manual of Uniform Traffic Control Devices, Part 13: 1. Section 2, clause 2.4, Road humps 2. Section 2, clause 2.1.2-1, Hump profiles for bus routes.	Response

State Development Assessment Provisions – version 2.5 State code 6: Protection of state transport networks

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Performance outcomes	Acceptable outcomes	Response
PO19 Development provides safe, direct and convenient pedestrian access to existing and future public passenger transport infrastructure.	No acceptable outcome is prescribed.	•
Note: Chapter 3 of the Public Transport Infrastructure Manual, Department of Transport and Main Roads, 2015 provides guidance on how to comply with this performance outcome. In particular, it is recommended that a pedestrian demand analysis be provided to demonstrate compliance with the performance outcome.		
Refer to the SDAP Supporting Information: Public passenger transport infrastructure, Department of Transport and Main Roads, 2017, for further guidance on how to comply with the performance outcome.		
PO20 On-site vehicular circulation ensures the	AO20.1 The location of on-site pedestrian crossings	
safety of both public passenger transport services	ensures safe sight distances for pedestrians and	
and pedestrians.	public passenger services.	
Note: Refer to the SDAP Supporting Information: Public passenger	AND	
transport infrastructure, Department of Transport and Main Roads, 2017, for further guidance on how to comply with the performance	AO20.2 On-site circulation is designed and	
outcome.	constructed so that public passenger services can	
	enter and leave in a forward gear at all times.	
	AND	
	AO20.3 Development does not result in public	
	passenger services movements through car parking	
	aisles.	
PO21 Taxi facilities are provided to accommodate	No acceptable outcome is prescribed.	
the demand generated by the development.		
Note: Guidance on how to meet the performance outcome are available in chapter 7 of the Public Transport Infrastructure Manual, Department of Transport and Main Roads, 2015.		
Refer to the SDAP Supporting Information: Public passenger transport infrastructure, Department of Transport and Main Roads, 2017, for further guidance on how to comply with the performance outcome.		
PO22 Taxi facilities are located and designed to	AO22.1 A taxi facility is provided parallel to the	
provide convenient, safe and equitable access for passengers.	kerb and adjacent to the main entrance.	
passengers.		

State Development Assessment Provisions – version 2.5 State code 6: Protection of state transport networks

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Performance outcomes	Acceptable outcomes	Response
Note: Refer to the SDAP Supporting Information: Public passenger transport infrastructure, Department of Transport and Main Roads, 2017, for further guidance on how to comply with the performance outcome. PO23 Educational establishments are designed to ensure the safe and efficient operation of public passenger services and pedestrian access. Note: Refer to the SDAP Supporting Information: Public passenger transport infrastructure, Department of Transport and Main Roads, 2017, for further guidance on how to comply with the performance outcome.	AND AO22.2 Taxi facilities are designed in accordance with: 1. AS2890.5–1993 Parking facilities – on-street parking and AS1428.1–2009 Design for access and mobility – general requirements for access – new building work 2. AS1742.11–1999 Parking controls – manual of uniform traffic control devices 3. AS/NZS 2890.6–2009 Parking facilities – offstreet parking for people with disabilities 4. Disability standards for accessible public transport 2002 made under section 31(1) of the Disability Discrimination Act 1992 5. AS/NZS 1158.3.1 – Lighting for roads and public spaces, Part 3.1: Pedestrian area (category P) lighting – Performance and design requirements. AO23.1 Educational establishments are designed in accordance with the provisions of the Planning for Safe Transport Infrastructure at Schools, Department of Transport and Main Roads, 2011.	

State Development Assessment Provisions – version 2.5 State code 6: Protection of state transport networks

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State code 22: Environmentally relevant activities

Table 22.2.2: Material change of use

Performance outcomes	Acceptable outcomes	Response
All ERAs		
PO1 Development is suitably located and designed to avoid or mitigate environmental harm to the acoustic environment.	AO1.1 Development meets the acoustic quality objectives for sensitive receptors identified in the Environmental Protection (Noise) Policy 2008.	The feedlot is generally operated during daylight hours and heavy vehicle movements will generally align with these hours.
PO2 Development is suitably located and designed to avoid or mitigate environmental harm to the air environment.	AO2.1 Development meets the air quality objectives of the Environmental Protection (Air) Policy 2008.	The site has been separated from all sensitive receptors.
PO3 Development, other than intensive animal industry for poultry farming, is suitably located and designed to avoid or mitigate environmental harm on adjacent sensitive land uses caused by odour.	No acceptable outcome is prescribed.	
PO4 Development is suitably located and designed to avoid or mitigate environmental harm to the receiving waters environment. PO5 Development is designed to include elements which: 1. prevent or minimise the production of hazardous contaminants and waste as byproducts; or 2. contain and treat hazardous contaminants onsite rather than releasing them into the environment; and 3. provide secondary containment to prevent the accidental release of hazardous contaminants to the environment from spillage or leaks.	AO4.1 Development meets the management intent, water quality guidelines and objectives of the Environmental Protection (Water) Policy 2009. No acceptable outcome is prescribed.	The effluent management system has been designed in accordance with the National Guidelines. The CDA has been minimised as much as reasonably possible. All on-site chemicals will be stored in the site office or workshop in a suitably designed container on a concrete floor.
PO6 Environmentally hazardous materials located on site are stored to avoid or minimise their release into the environment due to inundation during flood events.	No acceptable outcome is prescribed.	The development site is not inundated during a 1 % AEP flood event.

State Development Assessment Provisions – version 2.5 State code 22: Environmentally relevant activities

Performance outcomes	Acceptable outcomes	Response
All development – matters of environmental significance		
PO7 Development: 1. avoids impacts on matters of state environmental significance; or 2. minimises and mitigates impacts on matters of state environmental significance after demonstrating avoidance is not reasonably possible; and 3. provides an offset if, after demonstrating all reasonable avoidance, minimisation and mitigation measures are undertaken, the development results in an acceptable significant residual impact on a matter of state environmental significance. Statutory note: For Brisbane core port land, an offset may only be applied to development on land identified as E1 Conservation/Buffer, E2 Open Space or Buffer/Investigation in the Brisbane Port LUP precinct plan. For the Brisbane Port LUP, see www.portbris.com.au. Note: Guidance for determining if the development will have a significant residual impact on a matter of state environmental significance is provided in the Significant Residual Impact Guideline, Department of State Development, Infrastructure and Planning, 2014. Where the significant residual impact is considered an acceptable impact on the matter of state environmental significance and an offset is considered appropriate, the offset should be delivered in accordance with the Environmental Offsets	No acceptable outcome is prescribed.	There is no potential for impact to MSES.
Act 2014. Category C areas and category R areas of vegetation		
PO8 Development: 1. avoids impacts on category C areas of vegetation and category R areas of vegetation; or 2. minimises and mitigates impacts on category C areas and category R areas of vegetation after demonstrating avoidance is not reasonably possible.	No acceptable outcome is prescribed.	The development does not require clearing of regulated vegetation.

State Development Assessment Provisions – version 2.5 State code 22: Environmentally relevant activities

Performance outcomes	Acceptable outcomes	Response
Intensive animal industry – poultry farming (ERA 4(2))		
PO9 Poultry farming development (where farming more than 200,000 birds) is suitably located and designed to avoid or mitigate environmental harm on adjacent sensitive land uses caused by odour.	AO9.1 For poultry farming involving 300,000 birds or less, development meets the separation distances as determined using the S-factor methodology to: 1. a sensitive land use in a rural zone; and 2. boundary of a non-rural zone. OR	N/A
	AO9.2 Development meets the separation distances as determined by odour modelling using the following criteria: 1. 2.5 odour units, 99.5 percent, 1 hour average for a sensitive land use in a rural zone; or 2. 1.0 odour units, 99.5 percent, 1 hour average for the boundary of a non-rural zone.	
	Statutory note: Guidance for determining if the development will cause environmental harm caused by odour is provided in the Development of Meat Chicken Farms in Queensland, Department of Agriculture and Fisheries, 2016 and the Guideline – Odour Impact Assessment from Developments, Department of Environment and Heritage Protection, 2013.	

State Development Assessment Provisions – version 2.5 State code 22: Environmentally relevant activities





From:

viclilley <viclilley@bigpond.com> Friday, 23 October 2020 8:13 AM

Sent: To:

Planning

Subject:

Please do not allow this proposed intensive feedlot. It would be incredibly cruel to put more than 3,000 cattle onto concrete. They are used to grass & eating that. Very shortly they will be walking amongst their own secretions. These in turn will

noll..

Follow Up Flag: Flag Status: Follow up Flagged

Sincerely Vicki Lilley 163/15 Cockcroft Avenue, Goodwin Village, MONASH ACT 2904 PH 0438493613

Sent from my Samsung Galaxy smartphone.

From:

Elizabeth Nelson < lzbthnlsn9@gmail.com>

Sent:

Wednesday, 28 October 2020 1:49 PM

To:

Planning

Subject:

Submission regarding proposed feedlot at Warkon

Follow Up Flag:

Follow up

Flag Status:

Flagged

Dear Maranoa Regional Council

Submission regarding proposed feedlot at Warkon

I write to object to the planned intensive cattle feedlot in Warkon. This feedlot would involve cruelty to cows who would be forced to remain in the lot for months without being able to behave naturally in a natural environment. There is nothing that can justify such abhorrent treatment of these gentle animals. I am utterly opposed to the establishment of this facility.

Kind regards

Elizabeth Nelson

50 William St Castlemaine VIC 3450

From:

Laura Weyman-Jones <LauraWJ@peta.org.au>

Sent:

Thursday, 29 October 2020 11:15 AM

To:

Council; Planning

Subject:

Objection to Development Application 2020/20025

Attachments:

Petition Objection DA 2020 20025.pdf

Follow Up Flag:

Follow up

Flag Status:

Flagged

To the Assessment Manager,

I am writing on behalf of People for the Ethical Treatment of Animals (PETA) with regard to development application 2020/20025 for a

feedlot at 3154 Roma Condamine Road in Warkon.

Please see the attached petition outlining the concerns of PETA Australia and 9,858 supporting signatories in relation to the proposed facility.

Thank you in advance for reading the submission. We look forward to hearing from you regarding this issue.

Warm regards,

Laura Weyman-Jones PETA Australia laurawj@peta.org.au PO Box 20308 World Square Sydneyt NSW 2002 IN INTERNATIONAL ORGANISATION DEDICATED TO PROTECTING THE RIGHTS OF ALL ANIMA



PEOPLE FOR THE ETHICAL TREATMENT OF ANIMALS

Australia

PO Box 20308 World Square Sydney NSW 2002

08 8556 5828 PETA.org.au

Assessment Manager
Maranoa Regional Council
Via email: planning@maranoa.qld.gov.au,

council@maranoa.qld.gov.au

29 October, 2020

Objection to Development Application 2020/20025

Dear Maranoa Regional Council

I am writing on behalf of People for the Ethical Treatment of Animals (PETA) with regard to development application 2020/20025 for a feedlot at 3154 Roma Condamine Road in Warkon.

Please see the attached petition outlining the concerns of PETA Australia and 9,858 supporting signatories in relation to the proposed facility.

Thank you in advance for reading the submission. We look forward to hearing from you regarding this issue.

Yours sincerely,

Laura Weyman-Jones PETA Australia

laurawj@peta.org.au

Affiliates

- PETA US
- PETA Asia
- PETA India
- PETA FrancePETA Germany
- PETA Netherlands
- PETA Foundation (UK)

PETA Australia Pty Ltd ACN – 128209923

Re Objection to Development Application 2020/20025

Dear Maranoa Regional Council,

We're writing in relation to Development Application 2020/20025 for a 3,200-head cattle feedlot at 3154 Roma Condamine Road in Warkon.

We object to this proposal for the following reasons:

- The presence of 3,200 cattle in the area will generate a significant amount of waste, which would adversely affect the local environment. On average, a cow produces 20 kg of solid waste a day, which means that if the facility were operating at capacity, around 64,000 kgs of waste would be produced at the feedlot each day. According to the application materials (Table 15 on page 75), there is a possibility that effluent will run off from the site, resulting in increased sediment and nutrient levels in nearby watercourses, namely, the Balonne River, a wetland of general ecological significance (GES).
- The proposed feedlot pens, effluent pond, and manure stockpile and composting area (which will also contain many bodies of dead cows, as the report predicts that around three will die on site each week) are in close proximity to the Yuleba State Forest, posing potential risks to sensitive native ecosystems. The "EPBC Act Protected Matters Report" provided by the Department of the Environment and Energy in the application materials identified 14 threatened species – including the critically endangered curlew and endangered snipe – and nine migratory species as potentially or likely occurring in the area. A further four endangered ecological communities were also listed, and two of those – the Brigalow and Coolibah–Black Box Woodlands – are "known to occur within [the] area". Australia has seen more loss of biodiversity than any other continent. Allowing 3,200 cattle – an invasive species - into the area puts native flora and fauna at an unacceptable level of risk.
- Providing so many animals with water may put undue pressure on the region's water supply. The applicant stated that the operation will require 77 million litres of water per year for operational purposes and that this water will be drawn directly from the Balonne River. Meanwhile, the surrounding region of south-west Queensland has been in a drought since 2013, and at present, 67.4% of the land area of Queensland is in a drought. Since so much of Queensland is experiencing drought conditions, it's questionable whether such a water-intensive business would be sustainable.
- The benefits to the human population of the Maranoa area would be minuscule. The expansion would provide only two jobs –

- nowhere near enough incentive to overlook the catastrophic damage this facility would cause to the environment and animals.
- Finally, the facility would cause immense suffering for cows, who
 would be confined to the feedlot yards for months at a time,
 unable to exercise, graze, or exhibit any natural behaviour. There
 also seems to be no shade or shelter for the animals included in the
 proposal, a gross oversight given the extreme heat during the
 summer months.

Please take our objections into account when making a decision on this application.

Yours sincerely,

PETA Australia and signatories (full list below).

From: forrestsmith@bigpond.com

Sent: Monday, 26 October 2020 1:45 PM

To: Council

Subject: Objection: Combarngo Feedlot development proposal (DA 2020/20025)

Dear Councillors of Maranoa Regional Council,

1 This video clip contains anonymously provided photos and videos from Wonga Plains Feedlot, operated by Camm Agricultural Group and located near Bowenville in Queensland. An industry whistle-blower reported:

- Widespread preventable deaths, particularly with calves.
- No shade or protection from elements, at all.
- Cattle suffered in heatwaves and were so weak, they were unable to reach water, and slowly died.
- Dead cattle left decaying in paddocks.
- Sick cattle left untreated in pens.
- Excessive use of jiggers leading to leg breaks.

The CEO of Camm Agricultural group is a highly respected industry leader. This is not a rogue operator. You will find scenes like this all throughout the beef industry.

This is the reality - not the lush green fields and loving care that is portrayed by the industry.

- https://www.facebook.com/151545438194544/videos/1252588834899085/ (This video may show violent or graphic content) - Animal Liberation Queensland, 13.02.19

2 Lemontree Feedlot, Millmerran, Qld, 23.03.19 - 37 degrees, no shade, muddy pens, untreated & dying cattle, dead cattle rotting in the sun. Many photos - Animal Liberation Photography. Brisbane Animal Save FB, 24.03.19.

Just two examples of routine and accepted cruelty suffered by animals on feedlots. Only last month, a feedlot application in Victoria was rejected on environmental and animal cruelty grounds. Hence, my objection to the Combarngo Feedlot development proposal (DA 2020/20025)

I thank you for this opportunity to lodge a personal submission regarding the Development Application (DA) for a 3,200 SCU feedlot at 3154 Roma Condamine Road in Warkon.

I appreciate that the Council has an onerous responsibility with this complex and technically challenging planning proposal, and is required to remain independent, objective and informed during its assessment. As the primary consent authority, Council must thoroughly assess the adequacy of information provided and the measures proposed by the Applicant, to mitigate and manage any potential adverse risks and damaging impacts including cumulative impacts.

Having reviewed and considered the Applicant's submission, it is clear that the Applicant has failed to adequately demonstrate how they would monitor, avoid, minimise, mitigate and manage the serious risks and negative impacts including cumulative impacts to animals, our shared environment and people. Accordingly, I strongly object to the DA and the reasons for my objection are outlined below.

1. This Applicant has failed to identify all risks and impacts, or demonstrate how they would monitor, avoid, minimise, mitigate and manage these risks and impacts.

The Applicant (David and Carmel McInnerney) and their consultant, Premise Agriculture, have stated that this DA is a new DA, but it should be noted that they have applied for a 'material change of use', presumably on the basis that their approved 2007 development never commenced and this prior approval lapsed. As this is a new DA, this current

assessment should not take into consideration any prior approval and instead, this new DA should be assessed solely on the merits of the Applicant's current submission.

While the Applicant's DA is substantial in quantity, overall, it is largely void of substance and the required level of detail necessary with many critical areas (impacts/risks), not identified or adequately addressed. The Applicant has not adequately responded to all the requirements of the Planning Act 2016 or Council's Planning scheme policy – Development application requirements. There is also a noted lack of any consultation with key stakeholders as required under Council's Planning Scheme policy – Cultural heritage and character places, including the Mandandanji People who are identified as the cultural parties for the area.

The Applicants are relying on assumptions and statements to indicate that they have various levels of "confidence" with many of their non-evidenced control measures, and where many other potential risks and impacts are missing entirely. It does not enable a comprehensive, objective and meaningful development assessment, in line with the applicable planning instruments. It is totally unprofessional.

In addition to the individual risks and impacts outlined in my objection, when combined, these are cumulative risks and impacts. The 'precautionary principle' must be applied in environmental planning decision-making. The conservation of biological diversity and ecological integrity should be a fundamental consideration. The 'precautionary principle' requires decision-making to give the environment the benefit of the doubt.

2. This development will threaten the health and biodiversity of the local ecosystem.

Intensive animal factory farms pose significant negative environmental risks and impacts to our unique rural landscapes. Indeed, developments such as the proposed application have been an ongoing source of environmental damage and land use conflicts. Such instances have included toxic run off, soil, surface water and groundwater contamination, explosions and fires.

Evidenced impacts on biodiversity frequently include widespread animal displacement, loss of habitat, and the suffering and death of an increasing number of vulnerable, threatened and endangered wildlife. It is now estimated that around 3 billion animals were killed or displaced during Australia's 2019/2020 bushfires. This tragic event has been described as the worst single event for wildlife in Australia, among the worst in the world, and is likely to push some species into extinction. Decision makers now have a clear responsibility to ensure we do not further contribute to this extinction trajectory.

Industrial intensive animal agriculture poses numerous biosecurity risks, and associated risks and impacts to human health issues, loss of amenity and general community anxiety, and conflicts with other landowners.

I submit that the proposed site is unsuitable for a number of reasons including, but not limited to:

- * The proposed feedlot is in close proximity to the Yuleba State Forest, and there is a large amount of native vegetation very close to the proposed feedlot site. This poses significant risks to the local flora and fauna living within this ecosystem who will be impacted by noise and dust both during the construction phase and during the ongoing operations of the feedlot.
- * The EPBC Act Protected Matters Report includes four threatened ecological communities, 14 threatened species and nine migratory species, all of which were identified as potentially occurring within 5 km of the development site.
- * The threatened species include the critically endangered curlew and endangered snipe, along with koalas, large eared pied bats, greater gliders and corben's long eared bats which are critical for cross pollination and conservation of our forests.

More than ever, it is critical that we do everything we can to protect our local flora and fauna. This development will do the opposite by harming to the local ecosystem.

3. Requirements for land clearing to build access roads have not been addressed.

The changed access arrangement (Ref: MIS-0618/203424) shows the proposed access road will be built through significant areas of existing vegetation, requiring its removal and clearing. In addition, continual use of these roads

by predominantly heavy vehicles will result in the disturbance and injury/death of local wildlife, including endangered species.

4. Unacceptable risk to Balonne River and associated ecosystem.

The proposed site is just 500 metres from the Balonne River, drains to the river and is subject to inundation. Major floods are not uncommon along the Balonne River, and major flood events were recorded in 1942, 1950, 1956, 1975, 1976, 1983 (twice), 1988 and 1996. The record major floods in March 2010 and January 2011 produced widespread inundation.

An extreme weather event with heavy rainfall - which are becoming more frequent as a result of climate change, would cause the property to be inundated with resulting runoff from the feedlot pens containing organic and mineralised manure constituents to flow into the Balonne River resulting in a significant pollution event and ecological hazard. Even more concerning is the threat of an effluent holding pond spill as a result of high rainfall, which would cause catastrophic damage to the water system, causing widespread pollution, death of aquatic animals and potentially impact human health. The risks and impacts are extreme based on the evidenced history and potential consequences.

5. This development will require vast water usage.

Cattle farming, especially intensive farming in the form of feedlots, is extremely water intensive. The application states that the operation will require 77 million litres of water per year for operational purposes, and that this water will be drawn directly from the Balonne River. The Balonne River is an important life support system for wildlife, aquatic life and for thousands of land owners. The surrounding region and state has been drought declared for years, and we need to protect and preserve this precious resource for the benefit of all current and future generations.

6. Waste management and associated pollution, groundwater pollution, emissions and vermin.

The concentration, storage and dispersal of manure leads to high levels of local air and water pollution. In addition, runoff of nitrogen-rich manure into waterways can contribute to "dead zones". Cattle feedlots generally also cause an imbalance of soil nutrients, particularly of nitrogen (N), increasing the N concentration in soil surface, which may lead to water, air and soil contamination.

There are significant concerns regarding the dispersal of the waste, storage, pollution and odour. On average, a cow produces 20 kg of solid waste daily. For 3,200 cattle, this equates to approximately 64,000 kg of animal waste per day - a staggering amount. This will undoubtedly attract vermin including flies, will have an extremely negative impact on biodiversity and poses a biosecurity risk.

In addition to the manure that will be produced, the application also predicts that, on average, 3 cows will die each week, meaning around 12 large animals will be added to the compost pile every month. This will further exacerbate the presence of vermin, impact local biodiversity and pose additional biosecurity risks.

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, one of which states that the development must not increase the number of pests and vermin such as flies, rats, mice and foxes. The Applicant's DA has not adequately responded to how they would address this impact.

7. Insignificant benefit to the region.

Apart from facilitating private business deals between local cattle graziers, the proposed development offers almost zero benefits to the local community. The application states that this feedlot will only require two additional full-time jobs, so there is a minuscule benefit to the region as a whole.

8. Summary and conclusion: The detrimental impacts of intensive, 'factory' farming on animal welfare, the environment — and people.

Globally, evidence confirms and experts agree that industrial, intensive farming — such as that proposed by the Applicant pose real and serious threats to public health and safety and the environment including our natural resources and biodiversity.

Intensive animal agriculture directly contributes to the loss of critical Aboriginal heritage, rapid decline in biodiversity, land clearing and degradation, soil erosion and contamination, lack of surface and groundwater security, pollution including emissions caused by animal agriculture, and appalling animal cruelty — all of which are broadly held and valid concerns, in the Maranoa Council area and beyond.

Feedlots involve the animals being crammed into fenced areas to ensure that they cannot exercise, and fed grains to fatten them up in a shorter time frame for slaughter. They are prevented from exhibiting any of their natural behaviors. Often there's no shelter, as shade is not mandated by regulations. Living in these cramped, filthy conditions subjects the cattle to stress and sickness, with common conditions including footrot, botulism, bovine respiratory disease and liver abscesses.

The NFAS (National Feedlot Accreditation Scheme) supposedly exists to ensure the welfare of beef cattle, however it provides 'guidelines' only, around food, water, air quality and heat levels. In addition, monitoring around adherence to this already weak scheme is very poor. It is a ludicrous conflict of interest when the MLA (Meat Livestock Australia) is responsible for supporting and promoting the meat industry, whilst at the same time responsible for 'improving (animal) welfare'. Maximising profits will always win over animal welfare.

RSPCA Australia as the leading 'Animal Welfare' authority opposes intensive animal agriculture for all the above inherent issues and concludes that "Intensive farming methods involve removing animals from their natural environments and keeping them housed or confined for all, or a large part, of their lives. They are raised in large numbers under controlled conditions, commonly involving use of hormones, antibiotics and vaccines" and, "the RSPCA opposes intensive farming practices that cause suffering or distress to animals, or that prevent the animal from moving freely and satisfying its behavioural, social or physiological needs."

Additionally, the peaceful 'country life' that community members seek and value is directly threatened by the development of intensive farming facilities that are harmful to the environment, animal welfare, and — in a less tangible but equally important sense — the 'liveability' of our regional communities.

Rather than allowing damaging, intensive animal agriculture to flourish in the region, I urge Maranoa Regional Council to instead look at encouraging and approving sustainable ventures that work in harmony with the environment, align with social expectations and council values, and enrich the region, thereby improving the health and wellbeing of current and future generations.

Thank you for reading and considering my objection to DA 2020/20025. For all the reasons outlined above, I urge Maranoa Regional Council, as consent authority, to refuse the application for an intensive, 3,200SCU factory farm feedlot.

Sincerely, Cheryl Forrest-Smith 67 Rednal Street, Mona Vale, NSW, 2103 forrestsmith@bigpond.com

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Cheryl Forrest-Smith forrestsmith@bigpond.com
Mona Vale

From: Ray Ison <ray@isonenvironmental.com>
Sent: Wednesday, 28 October 2020 10:50 PM

To: Council

Subject: Emailing: 0508 Ray Ison~SCU feedlot at 3154 Roma Condamine Road in

Warkon.pdf

Attachments: 0508 Ray Ison~SCU feedlot at 3154 Roma Condamine Road in Warkon.pdf

Your message is ready to be sent with the following file or link attachments: 0508 Ray Ison~SCU feedlot at 3154 Roma Condamine Road in Warkon.pdf

Note: To protect against computer viruses, email programs may prevent you from sending or receiving certain types of file attachments. Check your email security settings to determine how attachments are handled.

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Cheers Ray

Ray Ison

33 Castle Hill Street

Holland Park West Qld 3121 Phone: 0419 729 886

Email: ray@isonenvironmental.com
ENVIRONMENTAL RESISTANCE

because if we fight we MIGHT lose

but if we don't fight we have ALREADY lost

Ray Ison 33 Castle Hill Street Holland Park West Qld 4121

28 October 2020

Dear Councillors of Maranoa Regional Council,

Submission: Combarngo Feedlot development proposal (DA 2020/20025)

I, Raymond John Ison, DO NOT SUPPORT the proposal.

1. Introduction:

Thank you for the opportunity to lodge a personal submission regarding the DA (Development Application) for a 3,200 SCU feedlot at 3154 Roma Condamine Road in Warkon.

As a professional environmental consultant, I have actively worked with clients to develop projects that meet commercial objectives but protect and enhance the natural environmental values of site and surrounding areas. I understand the difficulty of balancing the potential positive commercial outcomes and the negative environmental, social, health and amenity issues.

This is a complex and technically challenging planning proposal. As Councillors of Maranoa Regional Council, you are the primary consent authority. You have a legal and moral responsibility to remain independent, objective and informed during the assessment process.

Council must thoroughly assess the adequacy and accuracy of the information provided and the measures proposed by the Applicant, to mitigate and manage any potential adverse risks and impacts including cumulative impacts.

Having reviewed and considered the Applicant's submission, this project is wrong for a number of reasons. The Applicant has failed to adequately demonstrate how they would monitor, avoid, minimise, mitigate and manage the serious risks and impacts including cumulative impacts to animals, our shared environment and people. Accordingly, I strongly object to the DA.

The Application should be refused.

The reasons for my objection are outlined below.

 his Applicant has failed to identify all risks and impacts, or demonstrate how they would monitor, avoid, minimise, mitigate and manage these risks and impacts.

The Applicant (David and Carmel McInnerney) and their consultant, Premise Agriculture, have stated that this DA is a new DA, however, they have applied for a 'material change of use', presumably on the basis that their approved 2007 development never commenced and this prior approval lapsed. As this is a new DA, this current assessment should not take into consideration any prior approval and instead, this new DA should be assessed solely on the merits of the Applicant's current submission.

Submission: Combarngo Feedlot development proposal (DA 2020/20025) 28 October 2020 PAGE 2

While the Applicant's DA is substantial in quantity, overall, it is largely void of substance and the required level of detail necessary with many critical areas (impacts/risks), not identified or adequately addressed. I do not believe the Applicant has adequately responded to all the requirements of the Planning Act 2016 or Council's Planning scheme policy – Development application requirements. There is also a noted lack of any consultation with key stakeholders as required under Council's Planning Scheme policy – Cultural heritage and character places, including the Mandandanji People who are identified as the cultural parties for the area.

It is not sufficient for the Applicants' to rely on assumptions and statements indicating they have various levels of "confidence" with many of their non-evidenced control measures, and where many other potential risks and impacts are missing entirely and does not enable a comprehensive, objective and meaningful development assessment, in line with the applicable planning instruments.

In addition to the individual risks and impacts outlined in my objection, when combined, these are cumulative risks and impacts. The 'precautionary principle' must be applied in environmental planning decision-making. The conservation of biological diversity and ecological integrity should be a fundamental consideration. The 'precautionary principle' requires decision-making to give the environment the benefit of the doubt.

This development will threaten the health and biodiversity of the local ecosystem.

Intensive animal factory farms pose signi cant negative environmental risks and impacts to our unique rural landscapes. Indeed, developments such as the proposed application have been an ongoing source of environmental damage and land use conflicts. Such instances have included toxic run off, soil, surface water and groundwater contamination, explosions and fires.

Evidenced impacts on biodiversity frequently include widespread animal displacement, loss of habitat, and the suffering and death of an increasing number of vulnerable, threatened and endangered wildlife. It is now estimated that around 3 billion animals were killed or displaced during Australia's 2019/2020 bushfires. This tragic event has been described as the worst single event for wildlife in Australia, among the worst in the world, and is likely to push some species into extinction. Decision makers now have a clear responsibility to ensure we do not further contribute to this extinction trajectory.

Industrial intensive animal agriculture poses numerous biosecurity risks, and associated risks and impacts to human health issues, loss of amenity and general community anxiety, and conflicts with other landowners.

I submit that the proposed site is unsuitable for a number of reasons including, but not limited to, the following:

The proposed feedlot is in close proximity to the Yuleba State Forest, and there is a large amount of native vegetation very close to the proposed feedlot site. This poses significant risks to the local flora and fauna living within this ecosystem who will be impacted by noise and dust both during the construction phase and during the ongoing operations of the feedlot.

Submission: Combarngo Feedlot development proposal (DA 2020/20025) 28 October 2020 PAGE 3

- ➤ The EPBC Act (Environment Protection and Biodiversity Conservation Act 1999)
 Protected Matters Report includes four threatened ecological communities, 14
 threatened species and nine migratory species, all of which were identified as
 potentially occurring within 5 km of the development site.
- The threatened species include the critically endangered curlew and endangered snipe, along with koalas, large eared pied bats, greater gliders and corben's long eared bats.

We must do everything we can to protect our unique local flora and fauna, especially species of conservation significance. and this development will put the local ecosystem at an unacceptable level of risk.

Requirements for land clearing to build access roads have not been addressed.

The changed access arrangement (Ref: MIS-0618/203424) shows the proposed access road will be built through significant areas of existing vegetation, which will presumably require the removal and clearing of said vegetation. Further to this, continual use of these roads by predominantly heavy vehicles will result in the disturbance and injury/death of local wildlife, including endangered species.

5. Unacceptable risk to Balonne River and associated ecosystem.

The proposed site is just 500 metres from the Balonne River, drains to the river and is subject to inundation. Major floods are not uncommon along the Balonne River, and major flood events were recorded in 1942, 1950, 1956, 1975, 1976, 1983 (twice), 1988 and 1996. The record major floods in March 2010 and January 2011 produced widespread inundation.

An extreme weather event with heavy rainfall - which are becoming more frequent as a result of climate change, would cause the property to be inundated with resulting runoff from the feedlot pens containing organic and mineralised manure constituents to flow into the Balonne River resulting in a significant pollution event and ecological hazard. Even more concerning is the threat of an effluent holding pond spill as a result of high rainfall, which would cause catastrophic damage to the water system, causing widespread pollution, death of aquatic animals and potentially impact human health. The risks and impacts are extreme based on the evidenced history and potential consequences.

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Submission: Combarngo Feedlot development proposal (DA 2020/20025) 28 October 2020 Page 4

Waste management and associated pollution, groundwater pollution, emissions and vermin.

The concentration, storage and dispersal of manure leads to high levels of local air and water pollution. In addition, runoff of nitrogen-rich manure into waterways can contribute to "dead zones". Cattle feedlots generally also cause an imbalance of soil nutrients, particularly of nitrogen (N), increasing the N concentration in soil surface, which may lead to water, air and soil contamination.

There are significant concerns regarding the dispersal of the waste, storage, pollution and odour. On average, a cow produces 20 kg of solid waste daily. For 3,200 cattle, this equates to approximately 64,000 kg of animal waste per day - a staggering amount. This will undoubtedly attract vermin including flies, will have an extremely negative impact on biodiversity and poses a biosecurity risk.

In addition to the manure that will be produced, the application also predicts that, on average, 3 cows will die each week, meaning around 12 large animals will be added to the compost pile every month. This will further exacerbate the presence of vermin, impact local biodiversity and pose additional biosecurity risks.

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, one of which states that the development must not increase the number of pests and vermin such as flies, rats, mice and foxes. The Applicant's DA has not adequately responded to how they would address this risk and impact.

No significant benefit to the region.

Apart from facilitating private business deals between local cattle graziers, the proposed development offers almost zero benefits to the local community. The application states that this feedlot will only require two additional full-time jobs, so there is a minuscule benefit to the region as a whole.

9. Summary and conclusion: The detrimental impacts of intensive, 'factory' farming on animal welfare, the environment — and people.

Globally, evidence confirms and experts agree that industrial, intensive farming — such as that proposed by the Applicant pose real and serious threats to public health and safety and the environment including our natural resources and biodiversity.

Intensive animal agriculture directly contributes to the loss of critical Aboriginal heritage, rapid decline in biodiversity, land clearing and degradation, soil erosion and contamination, lack of surface and groundwater security, pollution including emissions caused by animal agriculture, and appalling animal cruelty — all of which are broadly held and valid concerns, in Maranoa Council area and beyond.

Submission: Combarngo Feedlot development proposal (DA 2020/20025) 28 October 2020 PAGE 5

Feedlots involve cramped, fenced areas where cattle are grain-fed until they are ready for slaughter, unable to exercise, graze or exhibit any of their natural behaviours. Often there's no shelter, as shade is not mandated by regulations. Living in these cramped, filthy conditions subjects the cattle to stress and sickness, with common conditions including footrot, botulism, bovine respiratory disease and liver abscesses.

The NFAS (National Feedlot Accreditation Scheme) supposedly exists to ensure the welfare of beef cattle, however it only provides 'guidelines' around food, water, air quality and heat levels. There's no genuine monitoring around adherence to the scheme and it's a conflicted case of the MLA (Meat Livestock Australia) being responsible for 'improving welfare' in the feedlot sector.

RSPCA Australia as the leading 'Animal Welfare' authority opposes intensive animal agriculture for all the above inherent issues and concludes that "Intensive farming methods involve removing animals from their natural environments and keeping them housed or confined for all, or a large part, of their lives. They are raised in large numbers under controlled conditions, commonly involving use of hormones, antibiotics and vaccines" and, "the RSPCA opposes intensive farming practices that cause suffering or distress to animals, or that prevent the animal from moving freely and satisfying its behavioural, social or physiological needs."

Additionally, the peaceful 'country life' that community members value and seek is directly threatened by the development of intensive farming facilities that pose a risk to the environment, animal welfare, and — in a less tangible but equally important sense — the 'liveability' of our regional communities.

Rather than allowing damaging, intensive animal agriculture to flourish in the region, I urge Maranoa Regional Council to instead look at encouraging and approving sustainable ventures that work in harmony with the environment and align with social expectations, council values and enrich the region, thereby improving the health and wellbeing of current and future generations.

Thank you for reading and considering my objection to DA 2020/20025. For all the reasons outlined above, I urge Maranoa Regional Council, as consent authority, to refuse the application for an intensive, 3,200SCU factory farm feedlot.

Yours sincerely

Raymond John Ison

From: Amanda Holly <amanda@alq.org.au>
Sent: Thursday, 29 October 2020 11:42 AM

To: Council

Subject:Submission re- DA 2020/20025 - 3,200SCU FeedlotAttachments:FINAL 2020 ALQ Submission DA Combarngo Feedlot .pdf

Good Morning,

Please find attached our submission regarding the 3,200SCU feedlot near Warkon.

Regards,

Amanda Holly Campaign Manager (Intensive Farming)

Organiser- Brisbane Animal Save

ANIMAL LIBERATION

E: amanda@alq.org.au

M: 0419 931 823 **P:** (07) 3255 9572

PO Box 463, Annerley Q 4103

www.alq.org.au







ABN 66 010 101 005

Creating a compassionate world

P 07 3255 9572

A Suite 3, 478 Ipswich Rd, Annerley

F 0732559577

M PO Box 463, Annerley QLD 4103

E info@alq.org.au

W www.alq.org.au

29 October 2020

Maranoa Regional Council PO Box 620, Roma QLD 4455 1300 007 662 www.maranoa.qld.gov.au

Sent by email: council@maranoa.qld.gov.au

2020/20025 - 3,200SCU Feedlot

Submission on behalf of Animal Liberation Queensland

Thank you for the opportunity for Animal Liberation Queensland to provide a submission in relation to the proposed 3,200 cattle feedlot at 3154 Roma Condamine Road in Warkon. After reading through the application and supporting documentation, we strongly oppose the proposed development and we contend that the Applicant has failed to identify, address and respond to the serious risks and cumulative impacts that this factory farm would have on the wildlife, biodiversity and people within the region.

Animal Liberation Queensland (ALQ) is an independent animal advocacy organisation founded in 1979. ALQ is a not-for-profit organisation in the state of Queensland and a registered charity. ALQ campaigns on a broad range of animal protection issues and represents the interests of all animals.

Our reasons for this objection are outlined below.

1. This development does not align with the values of the Maranoa Regional Council.

In the Maranoa Council's annual report 2018/2019, council's values are listed as follows:

"Thinking about today and tomorrow:

- by carrying out sustainable business practices to meet the needs of our current communities, while considering the needs for the future
- by considering the environmental impacts of our services and projects from start to finish to minimise pollution and waste, minimising our environmental footprint
- by thinking about the short and longer term impacts of Council's policies, plans and decisions"

A <u>recent report</u> from Auburn University found that growing populations of livestock are raising the concentration of a key greenhouse gas to levels far beyond those seen naturally. Nitrous oxide is given off by the overuse of artificial fertilisers, and by organic sources such as animal manure, and has a heating effect 300 times that of carbon dioxide. Levels of nitrous oxide in the atmosphere are 20% higher than in pre-industrial times, and are growing at a rate of 1.4% a year, outstripping the <u>forecasts of the Intergovernmental Panel on Climate Change</u>, and left untrammelled would put the world on track to exceed the 2C warming limit set under the Paris agreement.

With all this in mind, council could be viewed as environmentally irresponsible should it approve this development. According to another recent report by insurance firm Swiss Re, Australia is amongst a long list of countries at risk of having ecosystems collapse due to decline of biodiversity. Australia has already seen the impacts of climate change, with unprecedented extreme weather events in recent years such as ongoing drought and the worst bushfire season we've ever seen. In order to operate in line with the council's values, the long term environmental impacts of intensive feedlot operations need to be seriously considered, and in cases such as this, where an Applicant has failed to demonstrate how they would manage and mitigate risks and impacts as required, applications need to be rejected.

2. The applicant has not addressed all known and potential risks and impacts.

The Applicant (David and Carmel McInnerney) and their consultant, Premise Agriculture, have stated that this DA is a new application, however, they have applied for a 'material change of use', presumably on the basis that their approved 2007 development never commenced and this prior approval lapsed. As this is a new DA, this current assessment should not take into consideration any prior approval and instead, this new DA should be assessed solely on the merits of the Applicant's current submission.

While the Applicant's DA is substantial in quantity, overall, it is largely void of substance and the required level of detail necessary with many critical areas (impacts/risks), not identified or adequately addressed. We do not believe the Applicant has adequately responded to all the requirements of the *Planning Act 2016* or Council's *Planning scheme policy – Development application requirements*. There is also a noted lack of any consultation with key stakeholders as required under Council's *Planning Scheme policy – Cultural heritage and character places*, including the Mandandanji People who are identified as the cultural parties for the area. It is not sufficient for the Applicants' to rely on assumptions and statements indicating they have various levels of "confidence" with many of their non-evidenced control measures, and where many other potential risks and impacts are missing entirely and does not enable a comprehensive, objective and meaningful development assessment, in line with the applicable planning instruments.

In addition to the individual risks and impacts outlined in my objection, when combined, these are cumulative risks and impacts. The 'precautionary principle' must be applied in environmental planning decision-making. The conservation of biological diversity and ecological integrity should be a fundamental consideration. The 'precautionary principle' requires decision-making to give the environment the benefit of the doubt.

3. This development will have a detrimental impact on the health and biodiversity of the local ecosystem.

Intensive animal factory farms pose significant negative environmental risks and impacts to our unique rural landscapes. Indeed, developments such as the proposed application have been an ongoing source of environmental damage and land use conflicts. Such instances have included toxic run off, soil, surface water and groundwater contamination, explosions and fires.

Evidenced impacts on biodiversity frequently include widespread animal displacement, loss of habitat, and the suffering and death of an increasing number of vulnerable, threatened and endangered wildlife. It is now estimated that around 3 billion animals were killed or displaced during Australia's 2019/2020 bushfires. This tragic event has been described as the worst single event for wildlife in Australia, among the worst in the world, and is likely to push some species into extinction. Decision makers now have a clear responsibility to ensure we do not further contribute to this extinction trajectory.

Industrial intensive animal agriculture poses numerous biosecurity risks, and associated risks and impacts to human health issues, loss of amenity and general community anxiety, and conflicts with other landowners.

We submit that the proposed site is unsuitable for a number of reasons including, but not limited to, the following:

- The proposed feedlot is in close proximity to the Yuleba State Forest, and there is a large amount of native vegetation very close to the proposed feedlot site. This poses significant risks to the local flora and fauna living within this ecosystem who will be impacted by noise and dust and likely displaced both during the construction phase and during the ongoing operations of the feedlot.
- The EPBC Act Protected Matters Report includes four threatened ecological communities,
 14 threatened species and nine migratory species, all of which were identified as potentially occurring within 5 km of the development site.
- The threatened species include the critically endangered curlew and endangered snipe, along with koalas, large eared pied bats, greater gliders and corben's long eared bats which are critical for cross pollination and conservation of our forests.



Images: Greater Glider & Large Eared Pied Bat

We must do everything we can to protect our local flora and fauna, and this development will put the local ecosystem at an unacceptable level of risk.

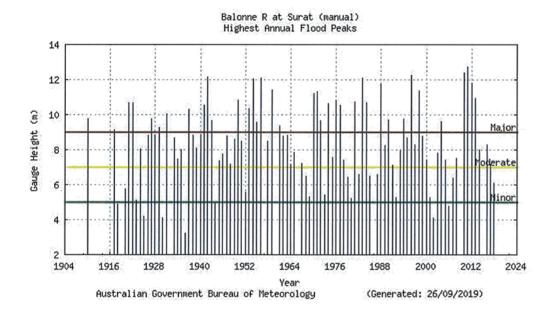
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5. Unacceptable risk to Balonne River and associated ecosystem.

The proposed site is just 500 metres from the Balonne River, drains to the river and is subject to inundation. Major floods are not uncommon along the Balonne River, and major flood events were recorded in 1942, 1950, 1956, 1975, 1976, 1983 (twice), 1988 and 1996. The record major floods in March 2010 and January 2011 produced widespread inundation.



An extreme weather event with heavy rainfall - which are becoming more frequent as a result of climate change, would cause the property to be inundated with resulting runoff from the feedlot pens containing organic and mineralised manure constituents to flow into the Balonne River. This would cause a significant pollution event and ecological hazard. Even more concerning is the threat of an effluent holding pond spill as a result of high rainfall, which would result in catastrophic damage to the water system causing widespread pollution, death of aquatic animals and potentially impact human health. The risks and impacts are extreme based on the evidenced history and potential consequences.



6. This development will require vast water usage.

Cattle farming, especially intensive farming in the form of feedlots, is extremely water intensive. The application states that the operation will require 77 million litres of water per year for operational purposes, and that this water will be drawn directly from the Balonne River. The Balonne River is an important life support system for wildlife, aquatic life and for thousands of land owners. The surrounding region and state has been drought declared for years, and we need to protect and preserve this precious resource for the benefit of all current and future generations.



Waste management and associated pollution, groundwater pollution, emissions and vermin.

The concentration, storage and dispersal of manure leads to high levels of local air and water pollution. In addition, runoff of nitrogen-rich manure into waterways can and does contribute to "dead zones". Cattle feedlots generally also cause an imbalance of soil nutrients, particularly of nitrogen (N), increasing the N concentration in soil surface, which frequently results in water, air and soil contamination.

There are significant concerns regarding the dispersal of the waste, storage, pollution and odour. On average, a cow produces 20kg of solid waste daily. For 3,200 cattle, this equates to approximately 64,000 kg of animal waste per day - a staggering amount. This will undoubtedly attract vermin including flies, will have an extremely negative impact on biodiversity and poses a biosecurity risk.

In addition to the manure that will be produced, the application also predicts that, on average, 3 cows will die each week, meaning around 12 large animals will be added to the compost pile every month. This will further exacerbate the presence of vermin, impact local biodiversity and pose additional biosecurity risks.

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, one of which states that the development must not increase the number of pests and vermin such as flies, rats, mice and foxes. The Applicant's DA has not adequately responded to how they would address this risk and impact.

8. No significant benefit to the region.

Apart from facilitating private business deals between local cattle graziers, the proposed development offers almost zero benefits to the local community. The application states that this feedlot will only require two additional full-time jobs, so there is a miniscule benefit to the region as a whole.

 Summary and conclusion: The detrimental impacts of intensive, 'factory' farming on animal welfare, the environment — and people.

Globally, evidence confirms and experts agree that industrial, intensive farming — such as that proposed by the Applicant - pose real and serious threats to public health and safety and the environment including our natural resources and biodiversity.

Intensive animal agriculture directly contributes to the loss of critical Aboriginal heritage, rapid decline in biodiversity, land clearing and degradation, soil erosion and contamination, lack of surface and groundwater security, pollution including emissions caused by animal agriculture, and appalling animal cruelty — all of which are broadly held and valid concerns, in Maranoa Council area and beyond.

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The NFAS (National Feedlot Accreditation Scheme) supposedly exists to ensure the welfare of beef cattle, however it only provides 'guidelines' around food, water, air quality and heat levels. There's no genuine monitoring around adherence to the scheme and it's a conflicted case of the MLA (Meat Livestock Australia) being responsible for 'improving welfare' in the feedlot sector.

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Properly Made Submissions

Attachment 4

Additionally, the peaceful 'country life' that community members value and seek is directly threatened by the development of intensive farming facilities that pose a risk to the environment, animal welfare, and - in a less tangible but equally important sense - the 'liveability' of our regional communities.

Conclusion.

Rather than allowing damaging, intensive animal agriculture to flourish in the region, we urge Maranoa Regional Council to instead look at encouraging and approving sustainable ventures that work in harmony with the environment and align with social expectations, council values and enrich the region, thereby improving the health and wellbeing of current and future generations.

Thank you for reading and considering my objection to DA 2020/20025. For all the reasons outlined above, I urge Maranoa Regional Council, as consent authority, to refuse the application for an intensive, 3,200SCU factory farm feedlot.

Sincerely,

Amanda Holly



Campaign Manager (Intensive Farming)

Email: amanda@alq.org.au Phone: (07) 3255 9572

Post: PO Box 463, Annerley QLD 4103

From:

jessica freeman <fjessicamarie@gmail.com>

Sent:

Tuesday, 20 October 2020 10:04 PM

To: Subject: Planning Re: Important

Jessica freeman 2212 richmond st Hopewell va 23860

On Tue, Oct 20, 2020, 8:02 AM jessica freeman <<u>fjessicamarie@gmail.com</u>> wrote:

Please do not create a new feedlot for cattle. Animal agriculture is ruining the planet. Not only is it cruel, it's destroying the health of people, the planet and or course, the animals.

Please promote plant based diets!!!

From:

Ninaz Morad <ninazmorad@gmail.com>

Sent:

Tuesday, 20 October 2020 11:27 AM

To:

Planning

Subject:

Objection to Development Application 2020/20025

Dear Maranoa Regional Council,

We're writing in relation to Development Application 2020/20025 for a 3,200-head cattle feedlot at 3154 Roma Condamine Road in Warkon.

We object to this proposal for the following reasons:

- The presence of 3,200 cattle in the area will generate a significant amount of waste, which would adversely affect the local environment. On average, a cow produces 20 kg of solid waste a day, which means that if the facility were operating at capacity, around 64,000 kgs of waste would be produced at the feedlot each day. According to the application materials (Table 15 on page 75), there is a possibility that effluent will run off from the site, resulting in increased sediment and nutrient levels in nearby watercourses, namely, the Balonne River, a wetland of general ecological significance (GES).
- The proposed feedlot pens, effluent pond, and manure stockpile and composting area (which will also contain many bodies of dead cows, as the report predicts that around three will die on site each week) are in close proximity to the Yuleba State Forest, posing potential risks to sensitive native ecosystems. The "EPBC Act Protected Matters Report" provided by the Department of the Environment and Energy in the application materials identified 14 threatened species including the critically endangered curlew and endangered snipe and nine migratory species as potentially or likely occurring in the area. A further four endangered ecological communities were also listed, and two of those the Brigalow and Coolibah–Black Box Woodlands are "known to occur within [the] area". Australia has seen more loss of biodiversity than any other continent. Allowing 3,200 cattle an invasive species into the area puts native flora and fauna at an unacceptable level of risk.
- Providing so many animals with water may put undue pressure on the region's water supply. The applicant stated that the operation will require 77 million litres of water per year for operational purposes and that this water will be drawn directly from the Balonne River. Meanwhile, the surrounding region of south-west Queensland has been in a drought since 2013, and at present, 67.4% of the land area of Queensland is in a drought. Since so much of Queensland is experiencing drought conditions, it's questionable whether such a water-intensive business would be sustainable.
- The benefits to the human population of the Maranoa area would be minuscule. The expansion would provide only two jobs nowhere near enough incentive to overlook the catastrophic damage this facility would cause to the environment and animals.
- Finally, the facility would cause immense suffering for cows, who would be confined to the feedlot yards for months at a time, unable to exercise, graze, or exhibit any natural behaviour. There also seems to be no shade or shelter for the animals included in the proposal, a gross oversight given the extreme heat during the summer months.

Please take our objections into account when making a decision on this application.

Yours sincerely,

Ninaz Morad

Of

Unit 4 kali cct

YULARA NT

0872

From:

CADFAEL <cadfael88@gmail.com>

Sent:

Wednesday, 21 October 2020 4:41 PM

To:

Council

Subject:

Re Objection to Development Application 2020/20025

Dear Shire Council,

I wish to make an objection to the proposal to build a feedlot, housing 3000+ cattle in your Shire.

The waster usage, effluent ponds, subsequent waste and downright CRUELTY involved - there is no provision for shade in the summer heat - is horrendous and totally unacceptable.

I wonder if the Council remembers the disaster of the feedlot deaths back in approximately 1991/2 where literally thousands of cattle died of botulism when the heat fermented their food? This is common in feedlots around the world.

It is reported that this feedlot will generate only TWO jobs.

I, along with thousands of others, am appalled by this plan and feel that a decision in the developer's favour may well not only be a disaster - but ensure the loss of Councillor's jobs at the next Council election.

Feedlots of this magnitude are no longer "fashionable" as people are becoming well aware of animal welfare, thanks to the terrible live export ships.

Please consider this very carefully,

Yours sincerely,

Diana Hockley 1 Milford Road, DUGANDAN, QLD 4310

Ph 07 5463 2644

www.dianahockley.webs.com

The Celibate Mouse

There is no mistaking the crack of a high-powered rifle...



Virus-free. www.avg.com

From:

neeru arora <aksavtar@yahoo.co.in>

Sent:

Wednesday, 21 October 2020 12:39 PM

To:

Planning

Subject:

Opposing the proposal of intensive cattle feedlot in Warkon

Follow Up Flag: Flag Status: Follow up Flagged

To whom it concerns
I came to know of this proposal to build an intensive cattle feedlot in Warkon, near Roma in
Queensland. Who has the heart and mind to put these innocent, docile and voiceless sentient
beings through such torture? What wrong have they done to anyone to deserve such harsh
punishment?

Who has given humans the right to rob the animals off their natural behaviour to graze, exercise and express themselves? Does this Earth belong only to humans? I strongly oppose to this proposal.

Please note my name and address in the list of people against this proposal.

Regards

Avtar Kaur 1 Nentoura Place North Turramurra NSW 2074

From:

andrea < maac10@optusnet.com.au> Wednesday, 21 October 2020 1:05 PM

Sent: To:

Planning

Subject:

re Warkon intensive cattle feedlot submission

Follow Up Flag:

Follow up

Flag Status:

Flagged

To the Planning Department and Councillors,

I am writing to ask that your Council reject this application on the basis that it breaches animal welfare standards and community expectations.

The application represents a gross negligence to the well-being of the animals by imprisoning them in horrific conditions and is not in keeping with the general expectation in Australia that animals, both domestic and livestock be treated with dignity and respect and be provided safety, food, shelter and access to be able to exhibit natural behaviour.

I trust the department and councillors will rely on science, including scientifically proven data regarding animal behaviour (see links below) and the impact of feedlots on animals, as well as current thinking about the impact of livestock on the planet, namely the large shift to reduction in meat eating and reject the application in turn.

Thank you for your time.

Kind Regards,

Andrea Dawson,

439 Bowen Tce, New Farm. QLD.

https://www.psychologytoday.com/au/blog/animal-emotions/201711/cows-science-shows-theyre-brightand-emotional-individuals

https://www.farmsanctuary.org/content/uploads/2017/10/TSP COWS WhitePaper vF web-v2.pdf

From:

Jan <jrichewisniewski@gmail.com>

Sent:

Wednesday, 21 October 2020 1:25 PM

To:

Planning

Subject:

Please, no

Follow Up Flag:

Follow up

Flag Status:

Flagged

This is a request to please allow animals the dignity, compassion and care they, and other living beings, deserve. Save the planet. Save whats left for future generations. Give your kids and grandkids a present - a place to live.

Jan wisniewski 1921 mesa park view Colorado Springs, CO 80904 United States

Sent from my iPhone

From:

Joan Rudgley <joan67@me.com>

Sent:

Wednesday, 21 October 2020 1:42 PM

To: Subject: Planning Cattle feedlot

Follow Up Flag:

Follow up

Flag Status:

Flagged

Joan Rudgley 6 Fairview Street Woy Woy 2256

Please reconsider opening a cattle feedlot in your area these gentle animals Deserve better than being treated like battery hens it can't be good for the local environment either

Yours truly Joan Rudgley Sent from my iPhone

From:

Carol Bailey <Cas_tantivy@hotmail.com>

Sent:

Wednesday, 21 October 2020 2:19 PM

To:

Planning

Subject:

Proposal for new cattle feedlot

Follow Up Flag: Flag Status:

Follow up Flagged

Dear Sirs,

As a beef cattle breeder of more than 40 years (and raised on a cattle property) I ask that you reconsider the need for yet another cattle feedlot when people are now (Japanese Wagyu grain-fed market aside) showing a clear preference for the healthier, grass fed, less confined animals and certainly not those standing around for months being fattened like the traditional geese nailed to the floor and force fed. People are choosing healthier options and the market needs to pay attention.

We recently topped the Market sales on the Fleurieu Peninsula with a line of steers which brought \$4.13/kg – all in prime condition, healthy and grass fed - and we also sold a line of females where we assisted those impacted by drought and bushfires to restock and took a slightly lower price than the butchers were offering. If profit was all that mattered, sheer greed and stupidity will soon see the loss of long standing business enterprises such as ours. The welfare and health of our cattle seedstocks, breeding animals and the humane marketing of these animals should be at the forefront of our thinking for the long term benefit of the industry.

Please note that thousands of people made submissions against the cattle feedlot proposed in Beremboke Shire, Victoria and this has now been abandoned. It is now well recognised that we don't need to eat red meat as often and what we do eat should be healthy, well cared for and dispatched as humanely as possible — not standing around with nothing to do but eat unhealthy grain and other supplements. Such cattle are actually being poisoned with 'finished' being the operative word! Many butchers are openly advising their customers not to eat grain fed beef. If housewives and chefs are so inept that they need heavily fat marbled steak to retain its tenderness, the answer is to teach them how to cook — not create meat full of fat!

We don't need another feedlot - grass fed cattle grazing the open range at appropriate stocking rates to achieve desirable weights is the way to go.

Yours sincerely,

Carol D. Bailey

Tantivy Angus, P.O. Box 130, Mount Barker Springs, S.A. 5251.

0435 012 176

Sent from Mail for Windows 10

From:

Sent:

Wednesday, 21 October 2020 4:37 PM

To: Subject: Planning

Cattle Feedlots

Follow Up Flag: Flag Status:

Follow up Flagged

Hello

After reading the proposed feedlots in Warkon near Roma. Are you serious !! This is a violation of life to living creatures, why would you think it's humane or acceptable for the gentle creatures who need to graze on grass and open paddocks, not kept in close confinement, worse than humans in jail. These animals have a heart and feelings, something you lot in council seem to lack, the trauma of keeping these gentle creatures so confined and no doubt fed GM food would be toxic meat.

Stop this insane and cruel treatment of these animals. Or is this abomination to appease your corporate buddies?

Chris McFarlane 73 Broughton St, Moss vale NSW 2577

Sent from my iPad

From:

alassio91@aol.com

Sent:

Thursday, 22 October 2020 2:33 AM

To:

Planning

Subject:

INTENSIVE FEEDLOT

Follow Up Flag: Flag Status: Follow up Flagged

Dear Gentlemen:

Intensive feedlot is cruel and brutal. Think of the animals, people are highly opposed to this, not to mention the fact that this is extreme cruelty to animals!

Please, reconsider!

Thank you. Sincerely,

Marina Tiedemann

Email: alassio91@aol.com

PO BOX 1147

VALLEY STREAM NY 11582

USA

From:

stone.law@bigpond.com

Sent:

Thursday, 22 October 2020 2:11 PM

To:

Planning

Subject:

Objection to Development Application 202020025 for a Feedlot near Roma Qld Objection to Development Application 202020025 Feedlot Near Roma.docx

Attachments:

Follow Up Flag: Flag Status: Follow up Flagged

Dear Sir or Madam

I attach my submission, which is an objection to the application for the erection of a feedlot in Warkin near Roma.

I hope the council will take note of my comments and reject this application.

Kind regards

Charles Davis 202/1 Oak Street Hawthorn Vic 3122

Submission to Maranoa Regional Council

Development Application 2020/20025

for a 3,200-head cattle feedlot at 3154 Roma Condamine Road, Warkon.

Thank you for the chance to make a submission. I am writing because I object strongly to the proposal to build an intensive cattle feedlot in Warkon, near Roma in Queensland.

I have visited the area, and I strongly object to the terrible impact, both in animal welfare and environmental terms of having some 3,200 animals crammed into pens for months at a time.

These animals would not be unable to exercise, graze, or exhibit any natural behaviours.

There also seems to be no shade or shelter for the animals included in the proposal, despite the extreme heat in the area during the summer.

Therefore, I object on the following grounds:

- 1. The presence of 3,200 cattle will generate a significant amount of waste and adversely affect the local environment. One cow produces about 20 kg of solid waste a day, which means that if the facility were operating at capacity, around 64,000 kgs of waste would be produced at the feedlot each day. According to the application materials (Table 15 on page 75), there is a possibility that effluent will run off from the site, resulting in increased sediment and nutrient levels in nearby watercourses namely, the beautiful Balonne River, a wetland of general ecological significance (GES).
- 2. The proposed feedlot pens, effluent pond, and manure stockpile and composting area (which will also contain many bodies of dead cows, as the report predicts that around three will die on site each week) are in close proximity to the Yuleba State Forest, posing potential risks to sensitive native ecosystems. The "EPBC Act Protected Matters Report" provided by the Department of the Environment and Energy in the application materials identified 14 threatened species including the critically endangered curlew and endangered snipe and nine migratory species as potentially or likely occurring in the area.

A further four endangered ecological communities were also listed, and two of those – the Brigalow and Coolibah–Black Box Woodlands – are "known to occur within [the] area". Australia has seen more loss of biodiversity than any other continent. Allowing 3,200 cattle – an invasive species – into the area puts native flora and fauna at an unacceptable level of risk.

- 3. Providing so many animals with water may put undue pressure on the region's water supply. The applicant stated that the operation will require 77 million litres of water per year for operational purposes and that this water will be drawn directly from the Balonne River. Meanwhile, the surrounding region of south-west Queensland has been in a drought since 2013, and at present, 67.4% of the land area of Queensland is in a drought. Since so much of Queensland is experiencing drought conditions, it is VERY questionable whether such a water-intensive business would be sustainable.
- 4. The benefits to the human population of the Maranoa area would be minuscule. The expansion would provide only two jobs. That is nowhere near enough incentive to overlook the catastrophic damage this facility would cause to the environment and animals.

My family and I care deeply about farm animals, as well as wildlife. The proposed facility would cause immense suffering for cows, who would be confined to the feedlot yards for months at a time, unable to exercise, graze, or exhibit any natural behaviour. There also seems to be no shade or shelter for the animals included in the proposal, a gross oversight given the extreme heat during the summer months.

Please take careful consideration of my submission and do not allow this feedlot to go ahead.

It will be a terrible ugly blot on the landscape and cause immense cruelty.

Charles Davis

22 October 2020

From:

jankendall@bigpond.com

Sent:

Thursday, 22 October 2020 2:46 PM

To:

Subject:

Objection to Feedlot application at Warkon, near Roma Development Application

2020/20025

Attachments:

Objection - Maranoa Regional Council - Development Application 202020025.pdf

Follow Up Flag:

Follow up

Flag Status:

Flagged

Dear Planning Department

I have attached my objection to the proposal to build a feedlot at Warkon near Roma.

Please consider my opposition and do not allow this feed lot to go ahead.

Thank you Kind regards

Jan Kendall 327 Esplanade Mt Martha Vic 3934

SUBMISSION TO MARANOA REGIONAL COUNCIL

3200-head cattle feedlot at 3154 Roma Condamine Road, Warkon

Development Application 2020/20025

I thank the council for the opportunity of making a submission.

I object very strongly to the building of an intensive cattle feedlot in Warkon, near Roma in Queensland.

My family has an uncle who lives in the area, and I have visited this area of Australia over the years.

A feedlot would have a terrible impact, both for animal welfare and the environment.

I grew up on a farm in northern Victoria, and I know that animals in feedlots would not be unable to exercise, graze, or exhibit any natural behaviours. Shade or shelter for the animals does not appear to be included in the proposal, despite the extreme scorching heat during the summer. It is also freezing cold in winter.

Whenever my family pass feedlots throughout our travels, we feel very sad about the suffering of the animals within.

My objection is based on the following points below:

- A. Some 3200 cattle will generate huge amounts of waste. A single cow produces about 20 kg of solid waste a day. So, if the facility were operating at capacity, around 64,000 kgs of waste would be produced at the feedlot each day. Table 15 on page 75 of the application presents a possibility that effluent will run off from the site. This will result in increased sediment and nutrient levels in nearby watercourses, especially the Balonne River, a wetland of 'General Ecological Significance'.
- B. The proposed feedlot pens, effluent pond, and manure stockpile and composting area (which will also contain many bodies of dead cows, as the report predicts that around three will die on site each week) are close to the **Yuleba State Forest**, posing potential risks to sensitive native ecosystems. The "EPBC Act Protected Matters Report" provided by the Department of the Environment and Energy in the application materials identified 14 threatened species including the critically endangered curlew and endangered snipe and nine migratory species as potentially or likely occurring in the area.

A further four endangered ecological communities were also listed, and two of those – the Brigalow and Coolibah–Black Box Woodlands – are found within that area.

Australia has witnessed more loss of biodiversity than any other continent. Allowing 3200 cattle into this area will cause native flora and fauna high risk.

- C. The water needs of so many animals with put undue pressure on the region's water supply. The application cited it will need 77 million litres of water a year for operational purposes, and it is proposed that this water will be drawn directly from the Balonne River. South West Queensland has been in a drought since 2013. About 67.4% of the land area of Queensland is in drought. Thus, it is ridiculous to allow such a high user of precious water resources to be established. It is not sustainable.
- D. This application will provide only two jobs. It is not worth destroying the local environment and causing animal welfare issues for such a small jobs return.

My family and I care deeply about farm animals, as well as wildlife. The proposed facility would cause immense suffering for cattle, who would be confined to the feedlot yards for months at a time, unable to exercise, graze, or exhibit any natural behaviour. There also seems to be no shade or shelter for the animals included in the proposal, a gross oversight given the extreme heat during the summer months.

I ask that you carefully consider my submission and reject this feedlot application.

Jan Kendall

October 2020

From:

Alex & Ray <alexandray@adam.com.au>

Sent:

Friday, 23 October 2020 8:14 PM

To: Subject: Planning Feed lots

Follow Up Flag:

Follow up

Flag Status:

Flagged

Categories:

Red Category

I am begging your council to not approve another feedlot in this country.

By any stretch of the imagination, the barbaric cruelty meted out to grass-eating ruminants in feedlots, is a disgrace. To keep thousands of cattle knee deep in mud, dirt, shit, no shade, no shelter, fed on unnatural diets that probably make them feel sick, is absolutely unconscionable. How do the people who run these places, sleep at night? Councils have to start standing up for the welfare and wellbeing of largely unprotected farm animals, and take animal welfare seriously.

Feedlots are disgusting, end of story, and should be banned. How polluted are the water tables under a feedlot? Does anyone care?

The Hodges family Box 228 Birdwood 5234

From:

Cheryl Forrest-Smith <forrestsmith@bigpond.com>

Sent:

Monday, 26 October 2020 1:55 PM

To:

Planning

Subject:

Feedlot Combarngo Qld Cattle - Submission

Follow Up Flag: Flag Status:

Follow up Flagged

Dear Councillors of Maranoa Regional Council,

1 This video clip contains anonymously provided photos and videos from Wonga Plains Feedlot, operated by Camm Agricultural Group and located near Bowenville in Queensland.

An industry whistle-blower reported:

- Widespread preventable deaths, particularly with calves.
- No shade or protection from elements, at all.
- Cattle suffered in heatwaves and were so weak, they were unable to reach water, and slowly died.
- Dead cattle left decaying in paddocks.
- Sick cattle left untreated in pens.
- Excessive use of jiggers leading to leg breaks.

The CEO of Camm Agricultural group is a highly respected industry leader. This is not a rogue operator. You will find scenes like this all throughout the beef industry.

This is the reality - not the lush green fields and loving care that is portrayed by the industry.

- https://www.facebook.com/151545438194544/videos/1252588834899085/

(This video may show violent or graphic content) - Animal Liberation Queensland, 13.02.19



2 Lemontree Feedlot, Millmerran, Qld, 23.03.19 - 37 degrees, no shade, muddy pens, untreated & dying cattle, dead cattle rotting in the sun.

Many photos - Animal Liberation Photography. Brisbane Animal Save FB, 24.03.19, e.g.:





Just two examples of routine and accepted cruelty suffered by animals on feedlots. Only last month, a feedlot application in Victoria was rejected on environmental and animal cruelty grounds. Hence, my objection to the Combarngo Feedlot development proposal (DA 2020/20025)

I thank you for this opportunity to lodge a personal submission regarding the Development Application (DA) for a 3,200 SCU feedlot at 3154 Roma Condamine Road in Warkon.

I appreciate that the Council has an onerous responsibility with this complex and technically challenging planning proposal, and is required to remain independent, objective and informed during its assessment. As the primary consent authority, Council must thoroughly assess the adequacy of information provided and the measures proposed by the Applicant, to mitigate and manage any potential adverse risks and damaging impacts including cumulative impacts.

Having reviewed and considered the Applicant's submission, it is clear that the Applicant has failed to adequately demonstrate how they would monitor, avoid, minimise, mitigate and manage the serious risks and negative impacts including cumulative impacts to animals, our shared environment and people. Accordingly, I strongly object to the DA and the reasons for my objection are outlined below.

1. This Applicant has failed to identify all risks and impacts, or demonstrate how they would monitor, avoid, minimise, mitigate and manage these risks and impacts.

The Applicant (David and Carmel McInnerney) and their consultant, Premise Agriculture, have stated that this DA is a new DA, but it should be noted that they have applied for a 'material change of use', presumably on the basis that their approved 2007 development never commenced and this prior approval lapsed. As this is a new DA, this current assessment should not take into consideration any prior approval and instead, this new DA should be assessed solely on the merits of the Applicant's current submission.

While the Applicant's DA is substantial in quantity, overall, it is largely void of substance and the required level of detail necessary with many critical areas (impacts/risks), not identified or adequately addressed. The Applicant has not adequately responded to all the requirements of the Planning Act 2016 or Council's Planning scheme policy – Development application requirements. There is also a noted lack of any consultation with key stakeholders as required under Council's Planning Scheme policy – Cultural heritage and character places, including the Mandandanji People who are identified as the cultural parties for the area.

The Applicants are relying on assumptions and statements to indicate that they have various levels of "confidence" with many of their non-evidenced control measures, and where many other potential risks and impacts are missing entirely. It does not enable a comprehensive, objective and meaningful development assessment, in line with the applicable planning instruments. It is totally unprofessional.

In addition to the individual risks and impacts outlined in my objection, when combined, these are cumulative risks and impacts. The 'precautionary principle' must be applied in environmental planning decision-making. The conservation of biological diversity and ecological integrity should be a fundamental consideration. The 'precautionary principle' requires decision-making to give the environment the benefit of the doubt.

2. This development will threaten the health and biodiversity of the local ecosystem.

Intensive animal factory farms pose significant negative environmental risks and impacts to our unique rural landscapes. Indeed, developments such as the proposed application have been an ongoing source of environmental damage and land use conflicts. Such instances have included toxic run off, soil, surface water and groundwater contamination, explosions and fires.

Evidenced impacts on biodiversity frequently include widespread animal displacement, loss of habitat, and the suffering and death of an increasing number of vulnerable, threatened and endangered wildlife. It is now estimated that around 3 billion animals were killed or displaced during Australia's 2019/2020 bushfires. This tragic event has been described as the worst single event for wildlife in Australia, among the worst in the world, and is likely to push some species into extinction. Decision makers now have a clear responsibility to ensure we do not further contribute to this extinction trajectory.

Industrial intensive animal agriculture poses numerous biosecurity risks, and associated risks and impacts to human health issues, loss of amenity and general community anxiety, and conflicts with other landowners. I submit that the proposed site is unsuitable for a number of reasons including, but not limited to:

- * The proposed feedlot is in close proximity to the Yuleba State Forest, and there is a large amount of native vegetation very close to the proposed feedlot site. This poses significant risks to the local flora and fauna living within this ecosystem who will be impacted by noise and dust both during the construction phase and during the ongoing operations of the feedlot.
- * The EPBC Act Protected Matters Report includes four threatened ecological communities, 14 threatened species and nine migratory species, all of which were identified as potentially occurring within 5 km of the development site.
- * The threatened species include the critically endangered curlew and endangered snipe, along with koalas, large eared pied bats, greater gliders and corben's long eared bats which are critical for cross pollination and conservation of our forests.

More than ever, it is critical that we do everything we can to protect our local flora and fauna. This development will do the opposite by harming to the local ecosystem.

3. Requirements for land clearing to build access roads have not been addressed.

The changed access arrangement (Ref: MIS-0618/203424) shows the proposed access road will be built through significant areas of existing vegetation, requiring its removal and clearing. In addition, continual use of these roads by predominantly heavy vehicles will result in the disturbance and injury/death of local wildlife, including endangered species.

4. Unacceptable risk to Balonne River and associated ecosystem.

The proposed site is just 500 metres from the Balonne River, drains to the river and is subject to inundation. Major floods are not uncommon along the Balonne River, and major flood events were recorded in 1942, 1950, 1956, 1975, 1976, 1983 (twice), 1988 and 1996. The record major floods in March 2010 and January 2011 produced widespread inundation.

An extreme weather event with heavy rainfall - which are becoming more frequent as a result of climate change, would cause the property to be inundated with resulting runoff from the feedlot pens containing organic and mineralised manure constituents to flow into the Balonne River resulting in a significant pollution event and ecological hazard. Even more concerning is the threat of an effluent holding pond spill as a result of high rainfall, which would cause catastrophic damage to the water system, causing widespread pollution, death of aquatic animals and potentially impact human health. The risks and impacts are extreme based on the evidenced history and potential consequences.

5. This development will require vast water usage.

Cattle farming, especially intensive farming in the form of feedlots, is extremely water intensive. The application states that the operation will require 77 million litres of water per year for operational purposes, and that this water will be drawn directly from the Balonne River. The Balonne River is an important life support system for wildlife, aquatic life and for thousands of land owners. The surrounding region and state has been drought declared for years, and we need to protect and preserve this precious resource for the benefit of all current and future generations.

6. Waste management and associated pollution, groundwater pollution, emissions and vermin.

The concentration, storage and dispersal of manure leads to high levels of local air and water pollution. In addition, runoff of nitrogen-rich manure into waterways can contribute to "dead zones". Cattle feedlots generally also cause an imbalance of soil nutrients, particularly of nitrogen (N), increasing the N concentration in soil surface, which may lead to water, air and soil contamination.

There are significant concerns regarding the dispersal of the waste, storage, pollution and odour. On average, a cow produces 20 kg of solid waste daily. For 3,200 cattle, this equates to approximately 64,000 kg of animal waste per day - a staggering amount. This will undoubtedly attract vermin including flies, will have an extremely negative impact on biodiversity and poses a biosecurity risk.

In addition to the manure that will be produced, the application also predicts that, on average, 3 cows will die each week, meaning around 12 large animals will be added to the compost pile every month. This will further exacerbate the presence of vermin, impact local biodiversity and pose additional biosecurity risks.

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, one of which states that the development must not increase the number of pests and vermin such as flies, rats, mice and foxes. The Applicant's DA has not adequately responded to how they would address this impact.

Insignificant benefit to the region.

Apart from facilitating private business deals between local cattle graziers, the proposed development offers almost zero benefits to the local community. The application states that this feedlot will only require two additional full-time jobs, so there is a minuscule benefit to the region as a whole.

8. Summary and conclusion: The detrimental impacts of intensive, 'factory' farming on animal welfare, the environment — and people.

Globally, evidence confirms and experts agree that industrial, intensive farming — such as that proposed by the Applicant pose real and serious threats to public health and safety and the environment including our natural resources and biodiversity.

Intensive animal agriculture directly contributes to the loss of critical Aboriginal heritage, rapid decline in biodiversity, land clearing and degradation, soil erosion and contamination, lack of surface and groundwater security, pollution including emissions caused by animal agriculture, and appalling animal cruelty — all of which are broadly held and valid concerns, in the Maranoa Council area and beyond.

Feedlots involve the animals being crammed into fenced areas to ensure that they cannot exercise, and fed grains to fatten them up in a shorter time frame for slaughter. They are prevented from exhibiting any of their natural behaviors. No shelter is common, as shade is not mandated by regulations. The filthy conditions, including the stench from the accumulated effluent and rotting corpses - which all turns to a muddy sludge when it rains and dry and dusty during drought, subjects the cattle to stress and sickness. Common conditions include footrot, botulism, bovine respiratory disease and liver abscesses.

The countless instances of mass deaths due to heat stress are viewed as 'stock loss', written off the book, and more corpses added to the massive dead pit. If you look closely, you can see the piles of bones:



Wonga Plains

Feedlot

The NFAS (National Feedlot Accreditation Scheme) supposedly exists to ensure the welfare of beef cattle, however it provides 'guidelines' only, around food, water, air quality and heat levels. In addition, monitoring around adherence to this already weak scheme is very poor. It is a ludicrous conflict of interest when the MLA (Meat Livestock Australia) is responsible for supporting and promoting the meat industry, whilst at the same time responsible for 'improving (animal) welfare'. Maximising profits will always win over animal welfare.

RSPCA Australia as the leading 'Animal Welfare' authority opposes intensive animal agriculture for all the above inherent issues and concludes that "Intensive farming methods involve removing animals from their natural environments and keeping them housed or confined for all, or a large part, of their lives. They are raised in large numbers under controlled conditions, commonly involving use of hormones, antibiotics and vaccines" and, "the RSPCA opposes intensive farming practices that cause suffering or distress to animals, or that prevent the animal from moving freely and satisfying its behavioural, social or physiological needs."

Additionally, the peaceful 'country life' that community members seek and value is directly threatened by the development of intensive farming facilities that are harmful to the environment, animal welfare, and — in a less tangible but equally important sense — the 'liveability' of our regional communities.

Rather than allowing damaging, intensive animal agriculture to flourish in the region, I urge Maranoa Regional Council to instead look at encouraging and approving sustainable ventures that work in harmony with the environment, align with social expectations and council values, and enrich the region, thereby improving the health and wellbeing of current and future generations.

Thank you for reading and considering my objection to DA 2020/20025. For all the reasons outlined above, I urge Maranoa Regional Council, as consent authority, to refuse the application for an intensive, 3,200SCU factory farm feedlot.

Yours faithfully, Cheryl Forrest-Smith 67 Rednal Street, Mona Vale, NSW, 2103 forrestsmith@bigpond.com

Attachment 5	Response to Submissions							
Submission Issue This development does not align with the values of the Maranoa Regional Council. Failure to identify all risks and impacts or	Summary of issues raised in submission In the Maranoa Council's annual report 2018/2019, Council's values are listed as follows: "Thinking about today and tomorrow: • by carrying out sustainable business practices to meet the needs of our current communities, while considering the needs for the future • by considering the environmental impacts of our services and projects from start to finish to minimise pollution and waste, minimising our environmental footprint • by thinking about the short and longer term impacts of Council's policies, plans and decisions"	Under the Local Government Act 2012 Council is required to prepare an annual report each financial year. The annual report provides information about how Council performs its local government responsibilities and is not intended as a tool for planning development assessment. The process and planning instruments applicable to assessing new development is established by the State Government in the Planning Act 2016 and subordinate legislation. Under the State planning framework, Council's planning scheme is the primary document guiding growth and regulating new land uses and development in the local government area. The development application has been assessed in accordance with the Development Assessment Rules, which has involved an assessment of the proposal by the relevant State agencies, Impact assessment against the Maranoa Planning Scheme 2017 and public notification. The assessment has concluded that the proposal is generally consistent with the assessment benchmarks provided by the Planning Act 2016 and any perceived conflict with the assessment benchmarks can be addressed through conditions of development approval.						
Failure to identify all risks and impacts, or demonstrate how they would monitor, avoid, minimise, mitigate and manage these risks and impacts.	A similar application was approved by Warroo Shire Council in 2007. Development was not commenced and this prior approval has now lapsed. New Development should not take into consideration any prior approval and instead new development application should be addressed solely on the merits of the applicant's new submission of application.	The applicant has submitted a new development application for the site and the assessment of this application has been carried out in accordance with current planning legislation. This assessment process did not consider the previous development approval which has now lapsed. The development application was deemed Properly Made by Council in its Confirmation Notice issued 1						

- Applicant has not adequately addressed all requirements required by the Planning Act 2016 or Council's Planning Scheme Policy – Development Application Requirements.
- Lack of consultation with key stake holders required under Councils Planning Scheme Policy Schedule 6.4 Cultural Heritage and Character Places. No consultation with Local indigenous people – Mandandanji People.
- Loss of Aboriginal heritage
- Lack of potential risks does not enable comprehensive objective and meaningful development assessment in line with applicable planning instruments.

September 2020. It was properly referred to the State Assessment and Referral Agency (SARA) who issued a Referral Confirmation Notice on 10 September 2020.

The applicant has completed a State cultural heritage search confirming that there are no Aboriginal or Torres Strait Islander cultural heritage site points or polygons recorded at the development site nor any Registered Study Cultural Heritage areas. All Aboriginal Cultural Heritage in Queensland is protected under the Aboriginal Cultural Heritage Act 2003 and penalty provisions apply for any unauthorised harm. Should the application be approved by Council, text will be included in the development permit ensuring the applicant is aware that in the event that cultural heritage is discovered during or post construction, the developer will be responsible for taking reasonable and practicable measures to comply with the Aboriginal Cultural Heritage Act 2003.

The application has undergone Impact assessment against all of the assessment benchmarks prescribed by the *Planning Act 2019*, which take into account the potential risks and impacts associated with the proposed use in the proposed location. Officers have carried out an assessment of the application against the applicable assessment benchmarks and have found that the proposed development generally complies or can be conditioned to comply with the applicable assessment benchmarks. The SARA have similarly completed an assessment of the application and issued an Environmental Authority and Concurrence agency conditions for the development.

This development will have a detrimental impact on the health and biodiversity of	 Intensive farming (factory farms) pose significant negative environmental risks and impact to 	The proposed development will be sited in area of the subject property that has already been
the local ecosystem.	unique rural landscapes.	developed for rural agricultural purposes.
	 Poses unacceptable level of risk to local ecosystems. 	The proposed the development will not result in a net increase of developed land.
	 Effluent runoff from the site causing potential sediment runoff and nutrient levels into watercourses (Balonne River). 	Environmental matters have been considered as part of the State Assessment and Referral Agency and Department of Agriculture and Fisheries assessment process. An
	 Intensive farming is a source of environmental damage and land use conflicts (toxic runoff, soil, surface water and groundwater contamination, explosions and fires). 	Environmental Authority has been issued as a result of this assessment, including conditions to ensure there will be no negative impact on the health and biodiversity of the local ecosystem.
	 Impacts on biodiversity (wildlife displacement, loss of habitat, and suffering and death of increasing vulnerable, threatened and endangered wildlife). 	The proposed development is appropriately located in the Rural zone where this type of use is expected to occur. The proposed feedlot is sited significant distances from nearby sensitive receptors.
Intensive enimal industrias ness numerous	Development creates land use conflicts.	The area of the feedbat will are one of
Intensive animal industries pose numerous biosecurity risks and associated risks to human health, loss of amenity and general community anxiety and conflicts with landowners.	 Concerns about the significant amount of animal waste from the feedlot which could attract vermin and will have a negative impact on biodiversity and pose biosecurity risks. 	The operation of the feedlot will ensure good feeding practices, routine cleaning and effective treatment of solid and liquid waste to control and manage vermin.
	 Loss of amenity and general community anxiety and conflicts with landowners. 	All Queenslanders have a 'general biosecurity obligation' (GBO) under Queensland's Biosecurity Act 2014.
		 This means that everyone is responsible for managing biosecurity risks that are: under their control; and
		 that they know about, or should reasonably be expected to know about.

		Under the GBO, individuals and organisations whose activities pose a biosecurity risk must: take all reasonable and practical steps to prevent or minimise each biosecurity risk; minimise the likelihood of causing a 'biosecurity event', and limit the consequences if such an event is caused; and prevent or minimise the harmful effects a risk could have, and not do anything that might make any harmful effects worse.
		 Should the application be approved by Council, conditions of the development will require a Biosecurity Plan to be prepared and implemented for the proposed use in accordance with the <i>Biosecurity Act 2014</i>. The proposed development is appropriately located in the Rural zone where this type of land
		use is anticipated. Under schedule 3 of the Development Assessment Rules, the public notification requirements for Impact assessable development applications required the applicant to notify adjoining landowners, none of which provided any objection to the proposal.
Proposed development poses a risk to the Yuleba State Forest in close proximity.	 There is large amount of native vegetation in close proximity to the proposed feedlot. Poses risk to flora and fauna living within the ecosystem that will be impacted by dust and noise that will likely be displaced during construction and operations of the feedlot. 	The proposed feedlot will be fully contained within the boundaries of the subject premises. The development has a relatively minor footprint in the context of the site, occupying approximately 7ha of a total 5,731.5ha site area, and is setback more than 4km from the property boundary adjoining the Yuleba State Forest. It is considered unlikely there will be any adverse

	Potential impacts on ecological communities/threated species identified within the area as per EPBC Act Protected Matters Report.	impacts on the State forest as result of the development given the significant separation distance as well as the proposed design and operating practices that will be implemented to avoid environmental harm as a result of the activity.
Requirements for land clearing to build access roads have not been addressed.	 Application details the proposed access road will be built through significant areas of vegetation and will presumably require removal (clearing) of vegetation. Continual use of access roads by heavy vehicles will result in disturbance and injury/death to local wildlife. 	 The application states that no additional vegetation clearing is required as result of the development as existing cleared areas will be used for access. Local governments do not regulate clearing of vegetation in Queensland. The application was reviewed by the relevant State government department who determined that the application did not require concurrence agency referral in relation to vegetation clearing. The application states that the transportation of cattle will be carried out during daylight hours which allows for better visibility and therefore encountering nocturnal animals would be unlikely. Given the low number of heavy vehicles movements associated with the feedlot operation and transportation times being limited to daylight hours it is considered unlikely that the development would cause any significant disturbance, injury or death of local wildlife.
Unacceptable risk to Balonne River and associated ecosystem.	 Proposed site is located 500 metres from Balonne River. Extreme weather events would cause the property to be inundated resulting in runoff from the feedlot to flow into Balonne River, cause a pollution event and ecological hazard. Potential threat of effluent holding pond spill as result of high rainfall which would result in catastrophic damage to water system 	 The proposed feedlot will be located outside areas of flood hazard identified on the Queensland State Planning Policy Interactive Mapping System (SPP). The proposed effluent containment system associated with the feedlot will be constructed in accordance with industry guidelines and codes of practice, ensuring it is designed to prevent overtopping, avoiding catastrophic damage to

	causing pollution, death of aquatic animals and human health.	water systems causing pollution, death of aquatic animals and human health. The design of the effluent containment system forms part of the Department of Agriculture and Fisheries' (DAF) Environmental Authority assessment.
This development will require vast water usage.	 Cattle farming (intensive farming) is extremely water intensive, water and will put undue pressure on the region's water supply. South West Queensland is experiencing drought conditions. It is questionable if water-intensive businesses are sustainable. Balonne River is important life support for wildlife, aquatic life and many landowners and there should be a need to protect this resource for current and future generations. 	 Water will be supplied from the Balonne River and Yuleba Creek, from which the applicant has existing approved water allocations (a total of 3675 megalitres (ML) per year). Water is harvested from the river or creek into an existing ring tank (holding capacity of 1,45ML). A turkey's nest (holding capacity of 1.5ML) will be also be constructed to temporarily store water for the feedlot. The development does not propose to draw additional water, it is merely an alternative use of an existing water allocation which is adequate capacity for both the existing activities on the site and the proposed feedlot. The Murray Darling Basin Authority is the responsible entity for Water management, including both ecological and economic issues surrounding water management in the Murray Darling Basin. This matter is therefore not considered as part of Council's assessment.
Waste management and associated pollution, groundwater pollution, emissions and vermin.	 Significant amount of waste from animals produced creating adverse/impact on the environment. 	 It is standard industry practice that treated effluent and solid waste from cattle feedlotting be applied to the land.
	 Cattle feedlots cause imbalance of soil nutrients resulting in water, air and soil contamination. Concerns of dispersal of waste, storage, 	The proposed feedlot will be designed, constructed and operated in accordance with relevant industry guidelines and codes of practice which are designed to address the environmentally relevant aspects of the site,

	pollution and odour.	design, construction and operation of a beef cattle feedlot.
	Applicant has not adequately addressed Performance objectives outlined in Environmental Protection Act and subordinate legislation that are required to be met when constructing and operating a feedlot.	The dispersal of effluent and solid waste, water and soil contamination, and air pollution forms part of the Department of Agriculture and Fisheries' Environmental Authority assessment.
		 The Department of Agriculture and Fisheries as the delegated authority, have assessed the application and issued an Environmental Authority which addresses environmental outcomes including odour, noise, and waste as required by the Environmental Protection Act 1994.
No significant benefit to the region. Preference for grass fed beef.	 The proposed development offers no benefit to the community as there will only be two fulltime jobs created as result of the development. Alternative/superior methods of cattle handling and supply should be employed (grass fed, less confined animals). 	Intensive agricultural industries which offer value adding and diversification opportunities to traditional grazing are supported in the planning scheme area. Intensive agriculture activities also provide opportunities for other local industries to provide materials and services to support the use, resulting in economic and social benefits to the community.
		The subject site is located in a small rural community. The proposed development will provide economic benefit through local expenditure and additional job creation.
		Under the <i>Planning Act 2016</i> , matters of personal opinion are not Assessment benchmarks that may be considered in the development assessment.
Impact on peaceful country life that community members value.	No detail provided.	The proposed development for a feedlot is appropriately located in the Rural zone where these types of uses are anticipated. Significant

Response to Submissions

The feedlot pens, effluent pond and composting areas will contain deceased	Poses potential risk to sensitive native ecosystems and attract vermin.	setbacks from surrounding sensitive receptors are provided. Conditions of the development approval, the associated Environmental Authority and appropriate management techniques will be implemented in accordance with industry guidelines and codes of practice to mitigate against any potential impacts. • Deceased animals will be removed from feedlot pens and be relocated to the composting areas
animal bodies.		which is standard practice in the feedlot industry. The management of deceased animals will be carried out in accordance with the Industry Guidelines Beef cattle feedlots: waste management and utilisation.
Development does not meet community expectations.	No detail provided.	 The Maranoa Planning Scheme 2017 supports intensive animal industries in the Rural zone. This planning instrument was public advertised prior to adoption and remains publicly available. Given the location of the subject premises in the Rural zone and existing use of the site for agricultural activities, it is considered that a feedlotting activity would reasonably be expected to occur in this location.
Impacts on public health/human health issues	No detail provided.	The proposed feedlot will be operated in accordance with industry standards including the National Guidelines, Environmental Code of Practice and Waste Management Guidelines, ensuring regular cleaning and maintenance in and around the feedlot to mitigate potential adverse impacts to receptors and surrounding environs.
		The feedlot operations will be required to comply with the Environmental Authority for the use and the operator will be responsible for

		ensuring all operations are compliant with applicable Work, Health and Safety laws to avoid adverse impacts to human health.
The welfare and cruelty of animals.	 Illness and injuries to animals Death of animals Breach of animal welfare standards Violation of living creatures Deprivation of natural behaviours Suffering and destress of animals being in close confinement Feedlot design (insufficient shading/shelter, sizing/capacity, Conditions of feedlot (muddy, dirty etc) Animals exposed to weather elements (no protection) Dignity and compassion of animals 	 In Queensland, animal welfare is legislated by the Animal Care and Protection Act 2001 which is regulated by the Department of Agriculture and Fisheries, Biosecurity QLD and RSPCA authorised officers. Persons involved in the operation of the feedlot will have an obligation to comply with the Animal Care and Protection Act 2001, under which a person in charge of an animal, owes a 'duty of care' to that animal. To fulfil this duty of care, the relevant persons must take reasonable steps to provide for the animal's needs. This includes:

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PLANNING & BUILDING DEVELOPMENT REPORT

Meeting: Ordinary 10 March 2021 Date: 4 February 2021

Item Number: 13.2 File Number: D21/9031

SUBJECT HEADING: Development Application for a Material Change of

Use - 'Educational establishment' & 'Outdoor sport

and recreation' (Ref: 2020/20219)

Classification: Open Access

Officer's Title: Lead Town Planner

Executive Summary: At the south-west intersection of Duke Street and Bowen Street in Roma is a newly created lot that has recently been acquired by the St Johns School as part of a land-swap agreement with the neighbouring Pinaroo Retirement Facility. St Johns intend to develop the lot to provide additional car parking and sporting facilities that will be used by the school and potentially other parties. The main school campus is located directly across the road from the lot and there are obvious and direct pedestrian links between the two properties, such that the proposal can be seen more as an expansion of the existing school as opposed to a stand-alone development.

The approval required to facilitate the outcome is subject to Impact assessment and in accordance with Section 45 of the *Planning Act 2016* must be assessed against the assessment benchmarks (to the extent relevant) and any matters prescribed by regulation. The assessment may also be carried out against, or have regard to, any other relevant matter. The *Development Assessment Rules* set out the procedural requirements for the development assessment process.

Public notification about the application was carried out in accordance with Part 4 of the *Development Assessment Rules* between 17 December 2020 and 22 January 2021. There were no submissions received during this period. All other procedural requirements set out by the *Development Assessment Rules* to enable Council to decide this application have been fulfilled.

The development application has been assessed against all relevant assessment benchmarks and found to comply, or able to be conditioned to comply. Further, assessing officers have identified a number of relevant matters that support approval of the application, including an overall absence of negative impacts resulting from the proposed development; and that the development site has good connectivity with the adjoining school and other community and social land uses.

Officer's Recommendation: That Council approve the development application for a Material change of use for a "Educational establishment" and "Outdoor sport and recreation" at 45, 47-49 Duke Street and 50-66 Bowen Street, Roma, subject to the listed relevant and reasonable Development conditions and General advice:

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Development conditions

Development details

1. The approved development is a Material change of use - "Educational establishment" and "Outdoor sport and recreation" (carpark and sporting facilities) as defined in the Planning Scheme and as shown on the approved plans.

Staged development

- 2. The approved development is permitted to occur over the following three stages;
 - **Stage 1** "Educational establishment" (carpark) including 59 on site sealed car parks, a drop-off zone, additional access points (two-way access from Duke Street and a left-in/left-out access from Bowen Street), pedestrian-crossing upgrades and landscaping. Stage 1 works are generally shown as 'Stage 1' on approved drawing numbers A.000 and A.060.
 - **Stage 2** "Outdoor sport and recreation" (sporting field) as generally shown as 'Stage 2' on approved drawing A.000.
 - **Stage 3** "Outdoor sport and recreation" including an undercover sports court, canteen and change rooms and an additional 9 on-site carparks along the Duke Street frontage of the premises as generally shown as 'Stage 3' approved drawing numbers A.000 and A.900.
- 3. Stage 1 must commence ahead of Stage 2 and Stage 3. Stage 2 and Stage 3 may occur in reverse sequence. Unless otherwise stated, the conditions of development approval apply to all stages of the approved development.
- 4. All conditions relating to the establishment of the approved development must be fulfilled prior to the commencement of use of each approved stage (as applicable), unless noted in these conditions or otherwise permitted by Council.
- 5. Prior to the commencement of use of each approved development stage, the applicant shall contact Council to arrange a development compliance inspection.

Approved plans and documents

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

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Date

Plan/Document | Plan/Document name

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number					
A.000	Proposed Site Plan	15/10/20			
A.010	Site Locality Plan	15/10/20			
A.050	Existing & Demolition Plan	18/09/20			
A.060	Enlarged Carpark Plan	18/09/20			
A.900	Perspectives	18/09/20			
1971_carpark_01	arpark_01 Development Application – Cover Sheet				
1971_carpark_02	Development Application – Landscape Plan	September 2020			
1971_carpark_03	Development Application – Proposed Plant Schedule	September 2020			
1971_carpark_04	Development Application – Landscaping Details	September 2020			
15494	Stormwater Management Plan	September 2020			
15494	Traffic Engineering Advice	ering Advice 15 October 2020			

Detailed plans

7. Detailed elevation plans of the undercover sports court, canteen and change rooms shall be submitted to and approved by Council prior to the commencement of works related to Stage 3 of the approved development.

Development works

- 8. During the course of constructing the works, the developer shall ensure that all works are carried out by appropriately qualified persons and the developer and the persons carrying out and supervising the work shall be responsible for all aspects of the works, including public and worker safety, and shall ensure adequate barricades, signage and other warning devices are in place at all times.
- 9. The developer is responsible for locating and protecting any Council and public utility services, infrastructure and assets that may be impacted on during construction of the development. Any damage to existing infrastructure (kerb, road pavement, existing underground assets, etc.) that is attributable to

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the progress of works on the site or vehicles associated with the development of the site shall be immediately rectified in accordance with the asset owners' requirements and specifications and to the satisfaction of the asset owners' representative(s).

10. All civil and related work shall be designed and supervised by Registered Professional Engineers of Queensland (RPEQ-Civil) who are competent in the construction of the works. RPEQ certification is to be provided to Council for all works involving Council infrastructure that are authorised by this development approval and any related approval. This must include a Design Certificate with application/s for Operational work and a Construction Supervision Certificate at completion of the approved works and/or prior to Council's acceptance of any works on-maintenance.

Applicable standards

- 11. All works must comply with:
 - a) the development approval conditions;
 - b) any relevant provisions in the Planning Scheme and the Capricorn Municipal Development Guidelines;
 - c) any relevant Australian Standard that applies to that type of work; and
 - d) any alternative specifications that Council has agreed to in writing and which the developer must ensure do not conflict with any requirements imposed by any applicable laws and standards.

Works in road reserve

12. A Works in a Road Reserve Permit will be required from Council for any works associated with the development that are undertaken within the Council road reserve by private contractor/entity. Works include, but are not limited to, cutting work, kerb and channel, site access/crossovers and footpaths. All works on or near roadways shall be adequately signed in accordance with the "Manual for Uniform Traffic Control Devices – Part 3, Works on Roads".

Avoiding nuisance

13. No unreasonable nuisance is to be caused to adjoining properties and occupiers by the way of noise, smoke, dust, rubbish, contaminant, stormwater discharge or siltation at any time during or after the establishment of the approved development.

Note: In most instances, Council is responsible for investigating complaints and enforcing the controls for nuisances. When investigating a complaint, Council will consider amongst other matters, the amount, duration, characteristics and qualities of the nuisance, as well as the sensitivity of the receptor and the potential impact of the nuisance on adjacent properties.

14. Lighting of the site, including any security lighting, shall be such that the

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lighting intensity does not exceed 8.0 lux at a distance of 1.5 metres from the site at any property boundary.

15. All lighting shall be directed or shielded so as to ensure that no glare directly affects nearby properties.

Note: The Queensland Government *Environmental Protection Act* 1994 includes controls for light nuisances. Council is responsible for investigating light pollution complaints and enforcing the controls for light nuisances. When investigating a lighting complaint, Council will consider amongst other matters, the amount, duration, characteristics and qualities of the lighting, as well as the sensitivity of the receptor and the potential impact of lighting on adjacent properties.

- 16. The area and its surrounds shall be kept in an orderly fashion, free of rubbish and clear of weeds and long grasses. The approved development and the premises are to be maintained in a clean and tidy condition and not to pose any health and safety risks to the community.
- 17. Unless otherwise approved in writing by the Council, approved hours of construction are restricted to Monday Saturday 6.30am to 6.30pm noise permitted. Work or business which causes audible noise must not be conducted from or on the subject land outside the above times or on Sundays or Public Holidays.
- 18. Dust emanating as a result of operations carried out onsite must be continually monitored and suppressed in order to prevent any dust drifting onto road networks, nearby properties and sensitive land uses.

Screening mechanical equipment

19. All mechanical equipment (including air conditioners and the like) and rainwater tanks are to be screened from the adjoining roadway and nearby properties.

Refuse storage and collection

- 20. Bulk refuse storage and collection facilities must be provided on-site generally in the location shown as proposed Bin Store on approved drawing number A.000 prior to the commencement of Stage 2 of the approved development. The bulk refuse storage container/s shall be screened and retain reasonable standards of amenity for users of the premises and surrounding properties. The bulk refuse storage area must be enclosed on a minimum of three sides with a screen wall extending 0.2 metres above the height of all refuse containers and screened by dense planting.
- 21. Convenient access to the bulk refuse storage areas must be provided at all times for service vehicles.

Access

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- 22. A vehicle crossover to and from the development site area shall be provided from Bowen Street, generally in the location shown on approved drawing A.060 *Enlarged Carpark Plan dated 18/09/20*. The vehicle crossover is to be constructed generally in accordance with CMDG Drawing CMDG-R-042A Rev B, dated 12/2016 and must be designed to cater for the maximum vehicle size accessing the site, ensuring no damage to the roadway or kerb. The grade of the vehicle crossover must not exceed the specifications of the CMDG.
- 23. A vehicle crossover to and from the development site area shall be provided from Duke Street, generally in the location shown on approved drawing A.060 *Enlarged Carpark Plan dated 18/09/20*. The vehicle crossover is to be constructed generally in accordance with CMDG Drawing CMDG-R-042A Rev B, dated 12/2016 and must be designed to cater for the maximum vehicle size accessing the site, ensuring no damage to the roadway or kerb. The grade of the vehicle crossover must not exceed the specifications of the CMDG.
- 24. Vehicle crossovers must be located a minimum distance of one metre from any power poles, street signage, streetlights, manholes, stormwater gully pits or other Council assets, unless otherwise specified in the applicable development standards and specifications.
- 25. The landowner is responsible for the construction and maintenance of vehicle crossovers from the property boundary to the extremal road networks and access ways, and for obtaining any approvals that may be required and for complying with the applicable designs and standards.

Parking

- 26. Car park design, including car parking spaces (widths and lengths), vehicle access lanes and manoeuvring areas are to comply with Australian Standard AS/NZS 2890.1:2004 Part 1: Off-street car parking.
- 27. Disabled car parking bays are to comply with Australian Standard AS/NZS 2890.6:2009 Parking Facilities Part 6: Off-street parking for people with disabilities.
- 28. Onsite service vehicle access, parking and manoeuvring is to be designed in accordance with Australian Standard AS/NZS 2890.2:2004 Parking facilities Part 2: Off-street commercial vehicle facilities requirements.
- 29. Vehicle movements within the site are to be clear of proposed parking areas, buildings, and landscape treatments.
- 30. Vehicle parking bays must not encroach into swept paths for vehicle movements.
- 31. Vehicles accessing the site and designated onsite parking areas must be able

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to enter and leave the site in forward direction. All vehicle manoeuvres to and from the onsite parking spaces must be totally contained within the development site boundaries and must no encroach onto the adjacent roadway.

32. All onsite access, parking and manoeuvring areas are to be sealed with an approved impervious surface. Surfacing shall consist of reinforced concrete, concrete pavers, segmental clay pavers, asphaltic hotmix or two coat (primerseal/seal) bitumen seal.

Signage

33. "No Stopping" signs adjacent to the kerb along Duke Street and Bowen Street, in accordance with the approved Traffic Engineering Advice prepared by RMA Engineers (approved document 15494 – Traffic Engineering Advice dated 15 October 2020) shall be installed prior to the commencement of use of Stage 1 of the approved development.

Note: A development approval for Operational Work will be required prior to the installation of the 'No Stopping' signs, unless the works are carried out by Council as part of a private works agreement.

Operating times

34. There shall be no large sporting events or recreational activities (organised football games, training, school fates, etc.) carried out at the site before 7:00am or after 8:00pm Monday to Saturday. There shall be no large sporting events or recreational activities on Sundays or Public Holidays.

Note: For the purposes of Condition 27 a large sporting event is any organised sporting activity consisting of more than 10 people.

Note: The operator may apply to Council to vary the hours of operation for a particular event where the extended operating hours are necessary in the opinion of the Council having considered the requirements and community benefits of the event and the duration of the additional impacts upon the local community. Any decision to alter the operating hours may be subject to consultation with adjacent landowners.

Services

- 35. Stage 3 of the approved development is to be connected to Council's reticulated water supply network in accordance with the Water Services Association of Australia (WSAA) publication and the CMDG Design Guidelines D11 'Water Reticulation', at no cost to Council.
- 36. Stage 3 of the approved development is to be connected to Council's reticulated sewerage disposal system in accordance with the Sewerage Code of Australia and the CMDG Design Guideline D12 'Sewerage Reticulation', at no cost to Council.

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- 37. Any connection to or works associated with Council's sewerage infrastructure must be completed by a qualified plumber/drainlayer under Council supervision. No works are to be undertaken on Council's sewerage infrastructure without first obtaining the express permission of Council.
- 38. Connection of the development to a telecommunication service must be undertaken in accordance with the relevant service provider's requirements and specifications along with relevant building standards, requirements, and specifications.
- 39. The development must be connected to an electricity reticulation service in accordance with the relevant service provider's requirements and specifications along with relevant building standards, requirements, and specifications.

Note: Any renewable energy systems integrated into the development are to contribute to the supply and use of electricity to and from the grid.

- 40. ΑII services installation, including sewer, water, electricity telecommunications connections to the respective networks, must comply with (i) the development approval conditions, (ii) any relevant provisions in the planning scheme for the area, (iii) Council's standard designs for such work (iv) the Capricorn Municipal Development where such designs exist Guidelines (CMDG) where it applies (v) any relevant Australian Standard that applies to that type of work and (vi) any alternative specifications that Council has agreed to in writing and which the developer must ensure do not conflict with any requirements imposed by any applicable laws and standards.
- 41. Any conflicts associated with proposed and existing services shall be forwarded by the developer to the appropriate controlling authority for approval for any proposed changes.

Sewer infrastructure

- 42. No buildings or structures shall be constructed within 2.5 metres of trunk sewer mains.
- 43. The cost associated with reinstating any improvements to the site associated with this development approval, that are required as a result of necessary maintenance or upgrade works to Council's sewer main within the property, shall be borne by the landowner.

Trade waste permit

44. A trade waste permit must be obtained from Council prior to the commencement of use of Stage 3 of the approved development.

Fencing

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45. Fencing is to be installed along the western property boundary, extending from the proposed Bowen Street access to the 1.2-metre-high earth bund, as generally shown in red on approved drawing A.000 *Proposed Site Plan dated 01/09/*20. The fencing shall consist of minimum 1.8-metre-high solid structure.

Stormwater and drainage

- 46. Stormwater runoff from roofs and impervious surfaces is to be collected internally and be discharged generally in accordance with approved document 15494 Stormwater Management Plan dated September 2020 and the CMDG Design Guidelines D-5 'Stormwater Drainage Design'.
- 47. Stormwater must not be discharged to adjoining properties and must not pond on the property being developed, or adjoining properties during the development process or after the development has been completed.
- 48. There must be no increases in any silt loads or contaminants in any overland flow from the property being developed during the development process and after the development has been completed.
- 49. The stormwater disposal system must be designed to include appropriate pollution control devices or methods to ensure no contamination or silting of creeks or other waterways.

Construction activities and erosion control

- 50. During the course of any construction activities, soil erosion and sediment must be managed in accordance with CMDG Design Guidelines D-7 'Erosion and Control and Stormwater Management'.
- 51. If there is a possibility of erosion or silt or other materials being washed off the property during the development process or after the development is completed, the developer must document and implement a management plan that prevents this from occurring.
- 52. The developer shall immediately clean up and satisfactorily remove any deposited construction material or silt runoff from the development site.
- 53. Stockpiles of topsoil, sand, aggregate, spoil or other material capable of being moved by the action of running water shall be stored clear of drainage paths and be prevented from entering the road and/or drainage system.
- 54. Should it be necessary for the road and/or drainage system to be reinstated or cleaned up due to erosion and/or sedimentation from the site, then such works shall be at no cost to Council. Such works shall be undertaken immediately where there is a potential hazard to pedestrians and/or passing traffic.

Temporary fencing

55. Temporary fencing must be erected and maintained around the perimeter of

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the development area whilst construction activities are carried out.

Bicycle parking

56. A dedicated area for bicycle parking is to be provided internally within the development site area prior to the commencement of use of Stage 2 of the approved development. Bicycle parking areas must be well-lit, sheltered and protected from other use areas and traffic.

Landscaping

- 57. Landscaping is to be provided internally within the development site generally in accordance with approved document 1971_carpark_04 Development Application Landscaping Details dated September 2020.
- 58. Site landscaping is to be irrigated during an establishment period of two years, and ground covers should fully cover vegetated areas within one year of planting.
- 59. All site landscaping is to be maintained throughout the duration of the approved use. Any dead and/or unhealthy plants are to be promptly removed and replaced.
- 60. Site landscaping must not interfere with electrical infrastructure nor restrict maintenance access to any onsite infrastructure, public utility or easement.
- 61. Landscaping must not interfere with site lines at access driveways for vehicle traffic.
- 62. The development must avoid the introduction of non-native pest species.

No cost to Council

63. The developer is responsible for meeting all costs associated with the approved development unless there is specific agreement by other parties, including the Council, to meeting those costs. This includes the costs of any services and infrastructure required in connection with the establishment of the development, survey, registration, document lodgment, easement documentation preparation and plan sealing (as applicable).

Latest versions

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

Application documentation

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

General advice

- (a) The Capricorn Municipal Development Guidelines apply to this development. Refer to http://www.cmdg.com.au/ for the Capricorn Municipal Development Guidelines (CMDG).
- (b) Refer to http://www.maranoa.qld.gov.au/council-policies for Council Policies.
- (c) The relevant planning scheme for this development is *Maranoa Planning Scheme 2017*. All references to the 'Planning Scheme' and 'Planning Scheme Schedules' within these conditions refer to the above Planning Scheme.
- (d) In the *Maranoa Planning Scheme*;

"Educational establishment" means premises used for training and instruction designed to impart knowledge and develop skills. The use may include after school care for students or on-site student accommodation.

And

"Outdoor sport and recreation means" the use of premises for—

- (a) a recreation or sporting activity that is carried on outdoors and requires areas of open space; or
- (b) providing and selling food and drink, change room facilities or storage facilities, if the use is ancillary to the use in paragraph (a).
- (e) The *Environmental Protection Act 1994* states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard, persons and entities involved in the operation of the approved development are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm to adjoining premises.
- (f) All Aboriginal Cultural Heritage in Queensland is protected under the *Aboriginal Cultural Heritage Act 2003* and penalty provisions apply for any unauthorised harm. Under the legislation a person carrying out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage. This applies whether or not such places are recorded in an official register and whether or not they are located in, on or under private land. The developer is responsible for implementing reasonable and practical measures to ensure the Cultural Heritage Duty of

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Care Guidelines are met and for obtaining any clearances required from the responsible entity.

- (g) It is the responsibility of the developer to obtain all necessary permits and submit all necessary plans and policies to the relevant authorities for the approved use.
- (h) An operational works application will be required to be submitted to and approved by Council for any cut and/or filling works that exceed 50m³.
- (i) The applicant will be required to contact Council and/or the relevant aviation authorities and obtain all necessary clearances and permits in the event that any machinery or equipment associated with construction activities on the site (e.g. cranes) exceeds RL 250 metres.
- (j) Refer to Attachment 2 Adopted Infrastructure Charges Notice for infrastructure charges levied for the approved development.
- (k) In completing an assessment of the proposed development, Council has relied on the information submitted in support of the development application as true and correct. Any change to the approved plans and documents may require a new or changed development approval. It is recommended that the applicant contact Council for advice in the event of any potential change in circumstances.

Individuals or Organisations to which the report applies:

Are there any individuals or organisations who stand to gain a benefit, or suffer a loss, (either directly or indirectly) depending on the outcome of consideration of this matter?

(Note: This is to assist Councillors in identifying if they have a Material Personal Interest or Conflict of Interest in the agenda item - i.e. whether they should participate in the discussion and decision making).

Council's decision regarding this matter is likely to affect associates of the St John's Catholic School Roma and the Diocese of Toowoomba Catholic School less directly.

Acronyms:

Are there any industry abbreviations that will be used in the report?

Note: This is important as particular professions or industries often use shortened terminology where they refer to the matter on a regular basis. However, for individuals not within the profession or industry it can significantly impact the readability of the report if these aren't explained at the start of the report).

Acronym	Description		
N/A			

Context:

Why is the matter coming before Council?

This development application is subject to Impact assessment. Determination of an Impact assessable application sits outside the scope of Officer Delegations and a decision about the application is required to be made by Council resolution.

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Background:

Has anything already happened in relation to this matter?

(Succinct overview of the relevant facts, without interpretation)

 The St Johns School in Roma is wanting to expand its existing facility to provide additional carparking and sporting facilities on land that it recently acquired as part of a land-swap agreement with the adjacent Pinaroo Retirement Facility. The land is located directly across the road from the school's main campus, at the south-west intersection of Duke Street and Bowen Street.



Figure 1 – Development site area

- The site was previously used in part, as a sporting field (Dean O'Dea oval/s) and in part by the Pinaroo Retirement Facility for independent living units, making recreation and community land-use activities a well-established land use at this location. The site also has good connectivity with other community and recreation uses in the general vicinity including the Roma Bush Gardens, childcare centres, Roma Hospital, local scouting hall and community-gardens. Given the extent of social and recreational activities in the general vicinity this area of Roma represents a sort of community and recreational centre.
- The new development/use of the site would be carried out over 3-stages, commencing with a 59-space on-site sealed car park and drop-off zone, followed by a new sporting field, and finally an undercover sports court, canteen and change rooms. The sequence of Stage 2 and Stage 3 may alternate but for now the proposed development and the expected staging is shown in detail in Figure 2 below.

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Figure 2 – Proposed development site plan

- The proposed development is highly desirable from a strategic planning perspective, as it provides for the efficient use of land and existing infrastructure and provides obvious and distinct links to the nearby school and other well-established community and social services in the immediate area. Notwithstanding the desirability of the proposal from a site-specific land-use and infrastructure perspective, should Council resolve to approve the development, it should ensure that relevant, reasonable and enforceable conditions are imposed to mitigate potential impacts on surrounding development (which includes sensitive receptors on Duke Street) and that the proposed use both complements and contributes to the vitality of existing land uses in this area.
- Additional details about the proposal and a full assessment of the application against the applicable assessment benchmarks prescribed by Regulation, including an assessment against the zone code and strategic framework, will be provided to Councillors under separate cover.

Legislation, Local Laws, State Policies & Other Regulatory Requirements: What does the legislation and other statutory instruments include about the matter under consideration? (Include an extract of the relevant section's wording of the legislation – please do not just quote the section number as that is of no assistance to Councillors)

The proposal constitutes a *Material change of use* as defined in the *Planning Act* 2016 being a material increase in the scale or intensity of the use of the premises and requires a development permit to be issued by Council.

Provisions of the *Maranoa Planning Scheme 2017* make the required development application subject to Impact assessment. Impact assessment is an assessment that

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must be carried out against the following:

- the Darling Downs Regional Plan;
- the State Planning Policy;
- the Maranoa Planning Scheme; and
- the Maranoa Regional Council LGIP.

An assessment of the application against these assessment benchmarks is attached in the Supporting Documents.

In accordance with Section 60 of the *Planning Act 2016*, after carrying its assessment Council must decide to:

- approve all or part of the application; or
- approve all or part of the application, but impose development conditions on the approval; or
- refuse the application.

Council Policies or Asset Management Plans:

Does Council have a policy, plan or approach ordinarily followed for this type of decision? What are relevant sections of the policy or plan?

(Quote/insert the relevant section's wording / description within the report)

The *Maranoa Planning Scheme 2017* and the Maranoa Regional Council Local Government Infrastructure Plan are applicable to the assessment of the application (the Local Government Infrastructure Plan forms part of the Planning Scheme).

The relevant sections of the *Maranoa Planning Scheme 2017* are:

- Part 3 Strategic framework
- Part 4 Local Government Infrastructure Plan
- Part 5 Tables of assessment
- Part 6 Zones
 - Part 6.2.3 General residential zone

Part 6.2.10 Recreation and open space zone

- Part 8 Overlays
 - Part 8.2.8 Airport environs code

Input into the Report & Recommendation:

Have others' views or input been sourced in developing the report and recommendation to Council? (i.e. other than the report author?) What did each say? (Please include consultation with the funding body, any dates of critical importance or updates or approvals required)

- Managers from the Infrastructure Services Directorate
- Director, Development Facilities and Environmental Services (internal)
- Manager, Planning & Building Development (internal)

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The Officer's recommendation has been informed by feedback from the parties consulted.

Funding Bodies:

Is the project externally funded (or proposed to be)? If so, are there any implications in relation to the funding agreement or grant application. (Please do not just include names)

N/A - The project is a private development that will be funded by an external party.

This Financial Year's Budget:

Will the matter under consideration impact how much Council collects in income or how much it will spend? How much (\$)? Is this already included in the budget? (Include the account number and description).

If the matter under consideration has not been included in the budget, where can the funds be transferred from? (Include the account number and description) What will not be done as a result?

The costs of fulfilling any development approval obligations, financial or otherwise, remains the sole responsibility of the operators and landowner/s. There is potential for Council to incur costs only in the event that its decision regarding the application is appealed to the Court.

Future Years' Budgets:

Will there need to be a change in future years' budgets to cater for a change in income or increased expenditure as a result of Council's decision? How much (\$)? (e.g. estimate of additional maintenance or operating costs for a new or upgraded project)

As above.

Impact on Other Individuals or Interested Parties:

Is there anyone who is likely to be particularly interested in or impacted by the decision, or affected by the recommendation if adopted? What would be their key interests or concerns? (Interested Parties Analysis - IS9001:2015)

Associates of the St Johns School Roma will be *interested and impacted* by Council's decision.

Risks:

What could go wrong if Council makes a decision on this matter? (What is the likelihood of it happening and the consequence if it does) (List each identified risk in a table)

Risk	Description of likelihood & consequences
See below	

Potential risks associated with the proposal have been addressed in the development assessment. Other matters outside of this, which are not called up in the *Planning Act 2016*, cannot be considered in decision making.

As with any planning decision reached by Council, there is a risk that the applicant can appeal any aspect of the decision to the Planning and Environment Court (the Court).

Note: The likelihood of an appeal by any party is not a valid planning consideration

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and must not be used to inform Council's decision on any planning matter.

Advice to Council:

What do you think Council should do, based on your skills, qualifications and experience, your knowledge of this and related matters, and the facts contained in the report?

(A summary of what the employee thinks Council needs to hear, not what they think individual Councillors want to hear – i.e. employees must provide sound and impartial advice – the employee's professional opinion)

It is considered that the proposal presents no significant conflict with the applicable assessment benchmarks. Development conditions have been recommended to ensure compliance to the greatest extent possible. Any residual inconsistency with the assessment benchmarks needs to be considered in light of various relevant matters including:

- the development site has good connectivity with the adjoining school and other community and social land uses in the immediate area, such that it will compliment and contribute to this area of Roma as a community and recreational hub; and
- there is an absence of any significant impacts that result from the development; and
- the site achieves adequate infrastructure service levels.

On balance it is considered that there is sufficient certainty in the information supplied by the applicant, having regard to the circumstances of the site and proposal, for assessing officers to be confident that the application will meet the relevant assessment benchmarks. Conditions of development approval can be imposed to mitigate potential impacts from the development. Some of the recommended conditions require the submission of further development plans (relating to building elevations) to ensure that Council has a record of the compliance.

Recommendation:

What is the 'draft decision' based on the advice to Council?

Does the recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?

(Note: recommendations if adopted by Council become a legal decision of government and therefore must be clear and succinct about the action required by employees (unambiguous)).

That Council endorse the Officer recommendation to approve the Material change of use for an 'Educational establishment' and 'Outdoor sport and recreation' at the subject premises, subject to reasonable, relevant and enforceable conditions. This recommendation is consistent with existing Council policy.

Link to Corporate Plan:

Corporate Plan 2018-2023 Strategic Priority 4: Growing our region 4.8 Town planning

Supporting Documentation:

Nil

Report authorised by:

Ordinary Meeting - 10 March 2021

Manager - Planning & Building Development Chief Executive Officer

Ordinary Meeting - 10 March 2021

OFFICER REPORT

Meeting: Ordinary 10 March 2021 Date: 12 February 2021

Item Number: 13.3 File Number: D21/12203

SUBJECT HEADING: Request for Fee Waiver - Toowoomba Catholic

Schools

Classification: Open Access

Officer's Title: Support Officer - Economic & Community

Development

Executive Summary:

Council has received a request from the Diocese of Toowoomba Catholic Schools, a registered charity. The request is for a fee waiver for equipment and set up of the Ernest Brook Room to enable Toowoomba Catholic Schools to deliver no-cost professional development to staff employed at St John's Catholic School in Roma and other rural and remote Catholic schools in the region.

The total cost of equipment hire and set up fees is \$618.90 and can be allocated to the In-Kind Minor GL 2887.2246.2001 which has a remaining budget of \$3,630.08 for this financial year.

This request is in line with Council's Community Grants and Non-Financial Assistance Policy as this will be the first fee waiver request received from the Diocese of Toowoomba Catholic Schools.

Officer's Recommendation:

That Council

- 1. Waive the equipment hire fee and set up fee totalling \$618.90.
- 2. Allocate the cost to the In-Kind Minor GL (2887.2246.2001)

Individuals or Organisations to which the report applies:

Are there any individuals or organisations who stand to gain a benefit, or suffer a loss, (either directly or indirectly) depending on the outcome of consideration of this matter?

(Note: This is to assist Councillors in identifying if they have a Material Personal Interest or Conflict of Interest in the agenda item - i.e. whether they should participate in the discussion and decision making).

Diocese of Toowoomba Catholic Schools

St Johns School Roma

Acronyms:

Are there any industry abbreviations that will be used in the report?

Note: This is important as particular professions or industries often use shortened terminology where they refer to the matter on a regular basis. However, for individuals not within the profession or industry it can significantly impact the readability of the report if these aren't explained at the start of the report).

Acronym	Description			

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Context:

Why is the matter coming before Council?

Council has received a request from the Diocese of Toowoomba Catholic Schools, a registered charity. The request is for a fee waiver for equipment and set up of the Ernest Brook Room to enable Toowoomba Catholic Schools to deliver no-cost professional development to staff employed at St John's Catholic School in Roma and other rural and remote Catholic schools in the region.

The total cost of equipment hire and set up fees is \$618.90 and can be allocated to the In-Kind Minor GL 2887.2246.2001 which has a remaining budget of \$3,630.08 for this financial year.

This request is in line with Council's Community Grants and Non-Financial Assistance Policy as this will be the first fee waiver request received from the Diocese of Toowoomba Catholic Schools.

Background:

Has anything already happened in relation to this matter?

(Succinct overview of the relevant facts, without interpretation)

Toowoomba Catholic Schools delivers Primary and Secondary school education to students living in the Darling Downs and South West Queensland regions.

Toowoomba Catholic Schools have arranged to hire the Ernest Brock Room for three days in March 2021 to deliver no-cost professional development to staff employed at St John's Catholic School in Roma and at other rural and remote Catholic schools in the region.

In line with Council's Fees and Charges, Toowoomba Catholic Schools is entitled to the use of the Ernest Brock Room free of charge, as they are a registered charity. However, they are still required to pay fees for equipment hire and set up, for which they are requesting a fee waiver.

The request to waive these fees is in line with Council's Community Grants and Non-Financial Assistance Policy which allows for registered charities to apply for one-off fee waivers.

Legislation, Local Laws, State Policies & Other Regulatory Requirements: What does the legislation and other statutory instruments include about the matter under consideration? (Include an extract of the relevant section's wording of the legislation – please do not just quote the section number as that is of no assistance to Councillors)

Local Government Act 2009 | S 262 (3)(c)

Powers in support of responsibilities

- (1) This section applies if a local government is required or empowered to perform a responsibility under a Local Government Act.
- (2) The local government has the power to do anything that is necessary or convenient for performing the responsibilities.

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- (3) The powers include all the powers that an individual may exercise, including for example—
- (a) power to enter into contracts; and
- (b) power to acquire, hold, deal with and dispose of property; and
- (c) power to charge for a service or facility, other than a service or facility for which a cost-recovery fee may be fixed.

Council Policies or Asset Management Plans:

Does Council have a policy, plan or approach ordinarily followed for this type of decision? What are relevant sections of the policy or plan?

(Quote/insert the relevant section's wording / description within the report)

Community Grants & Non – Financial Assistance Policy

Organisations from outside the Maranoa region may apply, provided they clearly demonstrate the project, event or activity is to be delivered in the Maranoa region and/or there is a direct benefit to communities and residents within the Maranoa region

Input into the Report & Recommendation:

Have others' views or input been sourced in developing the report and recommendation to Council? (i.e. other than the report author?) What did each say? (Please include consultation with the funding body, any dates of critical importance or updates or approvals required)

Manager Economic and Community Development – Ed Sims Monique Light – Support officer Facilities

Funding Bodies:

Is the project externally funded (or proposed to be)? If so, are there any implications in relation to the funding agreement or grant application. (Please do not just include names)

N/A

This Financial Year's Budget:

Will the matter under consideration impact how much Council collects in income or how much it will spend? How much (\$)? Is this already included in the budget? (Include the account number and description).

If the matter under consideration has not been included in the budget, where can the funds be transferred from? (Include the account number and description) What will not be done as a result?

Set Up - \$58.80 PA System - \$69.30 x 3 days = \$207.90 Data Projector - \$96.50 x 3 days = \$289.50 Screen - \$13.90 x 3 days = \$41.70 White Board - \$7.00 x 3 days = \$21.00

TOTAL - \$618.90.

These fees can be allocated to the In-Kind Minor GL 2887.2246.2001 if Council agrees to support a fee waiver.

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The remaining budget for in-kind Minor is \$3,630.08.

These are the organisation who have received a fee waiver which was allocated to the in-kind minor.

Organisation	Approved Fee Waiver	
Queensland Symphony Orchestra	\$ 297.50	
Anglicare	\$ 564.60	
Surat Aboriginal Corporation	\$ 368.10	
Roma Show Society	\$ 139.00	
Total	\$ 1,369.20	

Future Years' Budgets:

Will there need to be a change in future years' budgets to cater for a change in income or increased expenditure as a result of Council's decision? How much (\$)? (e.g. estimate of additional maintenance or operating costs for a new or upgraded project)

N/A

Impact on Other Individuals or Interested Parties:

Is there anyone who is likely to be particularly interested in or impacted by the decision, or affected by the recommendation if adopted? What would be their key interests or concerns? (Interested Parties Analysis - IS9001:2015)

Risks:

What could go wrong if Council makes a decision on this matter? (What is the likelihood of it happening and the consequence if it does) (List each identified risk in a table)

Risk	Description of likelihood & consequences
Not support a fee waiver	Staff of St Johns school may miss an opportunity for training that will benefit not only staff but students who attend St Johns School Roma and other rural and remote Catholic Schools within the Region

Advice to Council:

What do you think Council should do, based on your skills, qualifications and experience, your knowledge of this and related matters, and the facts contained in the report?

(A summary of what the employee thinks Council needs to hear, not what they think individual Councillors want to hear – i.e. employees must provide sound and impartial advice – the employee's professional opinion)

This fee waiver is in line with Council policy, therefore should be supported. As outlined in the Community Grants and Non-Financial Assistance Policy this proposal fits the eligibility criteria.

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This is a wonderful opportunity for our local Catholic Schools to gain new skills, through professional development training, which will not only provide a benefit to the staff but also to the students who attend St John's Catholic School and rural and remote Catholic Schools within the region.

Recommendation:

What is the 'draft decision' based on the advice to Council?

Does the recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?

(Note: recommendations if adopted by Council become a legal decision of government and therefore must be clear and succinct about the action required by employees (unambiguous)).

Does this recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?

That Council

- 1. Waive the equipment hire fee and set up fee totalling \$618.90.
- 2. Allocate the cost to the In-Kind Minor GL (2887.2246.2001)

Link to Corporate Plan:

Corporate Plan 2018-2023 Strategic Priority 4: Growing our region 4.12 Local development and events

Supporting Documentation:

Letter from Diocese of Toowoomba Catholic Schools RE D21/12172 request for fee waiver for equipment hire and set up fees for Ernest brook 19-21 March 2021 - 12.02.2021

Report authorised by:

Manager - Economic & Community Development Chief Executive Officer

12 February 2021

Ms J Reitano, Chief Executive Officer Maranoa Regional Council PO Box 620 ROMA QLD 4455

Dear Ms Reitano,

Toowoomba Catholic Schools is a registered charity, delivering Primary and Secondary school education to students living in the Darling Downs and South West Queensland regions. We have arranged to hire the Ernest Brock Room for three days in March 2021 to deliver no-cost Professional Development to staff employed at St John's School in Roma and at other rural and remote Catholic schools in the region.

We respectfully request that you consider exercising your discretion to waive the equipment hire and setup fees associated with using this facility for this purpose. Reducing the cost of delivering professional learning opportunities enables us to provide additional resources to support the learning of the students in our schools.

If you require any additional information, then please do not hesitate to contact me.

Thank you for your consideration of this request.

P. m. Relado

Yours sincerely

Pat Richardson Accountant

Catholic Schools Office

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OFFICER REPORT

Meeting: Ordinary 10 March 2021 Date: 22 February 2021

Item Number: 13.4 File Number: D21/14752

SUBJECT HEADING: Request for in kind assistance - Mitchell

Campdraft Association

Classification: Open Access

Officer's Title: Support Officer - Economic & Community

Development

Executive Summary:

Council has received a request from Mitchell Campdraft Association requesting inkind assistance for the upcoming Campdraft to be held from the 16th – 18th of April 2021.

The in-kind support requested includes the use of a water truck, generator, access to water pick up on the Western side of Mitchell, slashing of the Mitchell Recreation grounds, switch boards, gas bottles for hot water systems at the complex, tables & chairs and rubbish & skip bins.

Officer's Recommendation:

That Council:

- Approve the request for in-kind assistance for the use of a water truck, generator, access to water pick up on the Western side of Mitchell, slashing of the Mitchell Recreation grounds, switch boards, gas bottles for hot water systems at the complex, tables & chairs and rubbish & skip bins.
- 2. Allocate the in-kind cost of \$11,601.86 to General Ledger 2887.2412.2132 (Internal Contributions)

Individuals or Organisations to which the report applies:

Are there any individuals or organisations who stand to gain a benefit, or suffer a loss, (either directly or indirectly) depending on the outcome of consideration of this matter?

(Note: This is to assist Councilors in identifying if they have a Material Personal Interest or Conflict of Interest in the agenda item - i.e. whether they should participate in the discussion and decision making).

Mitchell Campdraft Association.

Acronyms:

Are there any industry abbreviations that will be used in the report?

Note: This is important as particular professions or industries often use shortened terminology where they refer to the matter on a regular basis. However, for individuals not within the profession or industry it can significantly impact the readability of the report if these aren't explained at the start of the report).

Acronym	Description

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Context:

Why is the matter coming before Council?

Council has received a request from Mitchell Campdraft Association requesting inkind assistance for the upcoming Campdraft to be held from the 16th – 18th of April 2021.

The in-kind support requested includes the use of a water truck, generator, access to water pick up on the Western side of Mitchell, slashing of the Mitchell Recreation grounds, switch boards, gas bottles for hot water systems at the complex, tables & chairs and rubbish & skip bins.

Background:

Has anything already happened in relation to this matter?

(Succinct overview of the relevant facts, without interpretation)

Darren Kay, Team Coordinator Maintenance Delivery & Works - West, has provided the following costings of the requested services and equipment from Mitchell Campcraft Association.

VEGITATION MANAGEMENT:

Slashing of grounds.

Cost detail	Cost per hour / hours required	Total Cost
Tractor/slasher hire	\$52.80 per hour x 8.5 hours	\$448.80
Operator	\$55 per hour x 8.5 hours	\$467.50
Backhoe hire	\$83.16 per hour x 8.5 hours	\$706.86
Backhoe Operator	\$55 per hour x 8.5 hours	\$467.50
TOTAL COSTING		\$2090.66

GENERATOR AND POWER BOXES:

Council has no charge rates for the 3 power boxes.

Cost detail	Cost per hour / hours required	Total Cost
Generator hire, 200KVA, 3 days @ 24hrs running (16 th , 17 th and 18 th), diesel not supplied. To leave council	\$25.74 per hour x 72 hours	\$1853.28
depot full and be returned full.		
Council staff delivery & pick up from Mitchell, 2 workers and truck	\$146.96 per hour x 4 hours	\$587.84
TOTAL COSTING		\$2,441.12

WATER TRUCK AND OPERATOR HIRE:

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Cost detail Cost per hour / hours required		Total Cost
Water truck hire, 4 days @	\$85.80 per hour x 36 hours	\$3088.80
9hrs per day		
Operator, 4 days @ 9hrs	\$55.00 per hour x 36 hours	\$1980.00
TOTAL COSTING		\$5068.80

TOTAL: \$ 9600.58

This Quote does not include overtime rates for the operation of the water truck out of hours.

FACILITIES COSTS:

Monique Light, Support Officer of Facilities has provided the following costings:

Cost detail	Cost	Total Cost
Gas Bottles	\$175.00 per bottle (total of seven)	\$1,225.00
Tables	\$10.70 per Table (20 Tables)	\$214.00
Chairs	\$2.20 per Chairs (150 chairs)	\$330.00
TOTAL COSTING		\$1,769.00

PARENTING VAN:

Fiona Vincent, Regional Sport and Recreation Coordinator is assisting the Mitchell Campdraft Association with the booking of the Parenting Van which is free of hire to Community groups hosting a community event.

WASTE COSTS:

Cara Cicero, Environmental Health Administration & Inspections Officer has advised that there is approx. 30 Wheelie bins and 2 Industrial bins located on the grounds.

Cost detail	Cost	Total Cost
Wheelie Bins	\$3.72 (total of 30)	\$111.60
Industrial Bins	\$19.09 per Bin (2 Bins)	\$38.18
Waste Levy fee	\$82.50 per Ton	\$82.50
TOTAL COSTING		\$232.28

TOTAL COSTING FOR IN KIND REQUEST: \$11,600.86

Legislation, Local Laws, State Policies & Other Regulatory Requirements: What does the legislation and other statutory instruments include about the matter under consideration? (Include an extract of the relevant section's wording of the legislation – please do not just quote the section number as that is of no assistance to Councillors)

Local Government Act 2009 | S 262 (3)(c)

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Powers in support of responsibilities

- (1) This section applies if a local government is required or empowered to perform a responsibility under a Local Government Act.
- (2) The local government has the power to do anything that is necessary or convenient for performing the responsibilities.
- (3) The powers include all the powers that an individual may exercise, including for example—
- (a) power to enter into contracts; and
- (b) power to acquire, hold, deal with and dispose of property; and
- (c) power to charge for a service or facility, other than a service or facility for which a cost-recovery fee may be fixed.

Council Policies or Asset Management Plans:

Does Council have a policy, plan or approach ordinarily followed for this type of decision? What are relevant sections of the policy or plan?

(Quote/insert the relevant section's wording / description within the report)

COMMUNITY GRANTS & NON-FINANCIAL ASSISTANCE **POLICY**

4. ELIGIBILITY

4.1 Who is eligible?

Registered Not for profit community groups or organisation can make an application under the Community Grants and/or the Non-Financial Assistance program. Eligible community organisations are defined as:

Not-for-profit' organisations consisting of people having common interests; or

An entity that carries on activities for a public

purpose or another entity

whose primary objective is not directed at making a

profit, such as:

- sporting clubs
- social clubs
- school P&C's /
- arts and cultural groups,
- Church committees
- service organisations etc.

Input into the Report & Recommendation:

Have others' views or input been sourced in developing the report and recommendation to Council? (i.e. other than the report author?) What did each say? (Please include consultation with the funding body, any dates of critical importance or updates or approvals required)

Stephen Scott - Manager, Maintenance Delivery & Works

Darren Kay - Team Coordinator Maintenance Delivery & Works - West

Monique Light – Support Officer Facilities

Fiona Vincent – Regional Coordinator Sport and Recreation

Cara Cicero - Environmental Health Administration & Inspections Officer

Funding Bodies:

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Is the project externally funded (or proposed to be)? If so, are there any implications in relation to the funding agreement or grant application. (Please do not just include names)

N/A

This Financial Year's Budget:

Will the matter under consideration impact how much Council collects in income or how much it will spend? How much (\$)? Is this already included in the budget? (Include the account number and description).

If the matter under consideration has not been included in the budget, where can the funds be transferred from? (Include the account number and description) What will not be done as a result?

If approved the estimated cost of \$ 11,600.86 can be allocated to the Internal Contribution GL 2887.2412.2132 which has a remaining budget of \$26,097.70. This budget is used for internal transfers for fee waivers and in kind from other units within Council.

NOTE: To date these are the groups who have received in kind/ fee waivers from Council this financial year:

Group Name	Amount	In-kind / Fee waiver	Resolution if Applicable	General Ledger
Surat Aboriginal Corporation	\$968	Fee waiver and in-kind		GL 2887.2246.2001 - Minor in kind
Roma Turf Club	\$5,540	Fee waiver	OM/07.2020/26	GL 2887.2248.2001 - Major in-kind
Varity Bash	\$3,666	Fee waiver	OM/08.2020/94	GL 2887.2248.2001 - Major in-kind
Dunkeld Pony Club	\$1,053	Fee waiver	OM/09.2020/33	GL 2887.2246.2001- Minor in-kind
St Patricks School Mitchell	\$346	In-kind		GL 2887.2246.2001 - Minor in-kind
Churches together Injune	\$211	In-kind		GL 2887.2246.2001 - Minor in-kind
Roma Show Society	\$139	Fee waiver	OM/10.2020/61	GL 2887.2246.2001 - Minor in-kind
Dunkeld Pony Club	\$1,053	Fee waiver	OM/09.2020/33	GL 2887.2248.2001 - Major in-kind
CUC Maranoa	\$2,200	Fee waiver	OM/10.2020/79	GL 2887.2248.2001- Major in-kind
Injune RSL	\$211	In-kind		GL 2887.2246.2001 - Minor in-kind
Mitchell State School	\$346	In-kind		GL 2887.2246.2001 - Minor in-kind
Care Outreach	\$210	In-kind	OM/10.2020/100	GL 2887.2248.2001 - Major in-kind
Sheehan Events	\$7,750	Fee waiver	OM/01.2021/133	GL 2887.2248.2001 - Major in-kind

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Outback Air race	\$810	Fee waiver		GL 2887.2246.2001 - Minor in-kind
Roma Show Society	\$2,649	Fee waiver	OM/02.2021/76	GL 2887.2248.2001 - Major in-kind
Tooloombilla Rodeo and Campdraft	\$5,700	In-kind	OM/02.2021/54	GL 2887.2248.2001 - Major in-kind
Bambagii Festival	\$1,248	Fee waiver	OM/02.2021/49	GL 2887.2248.2001 Major in-kind
Maranoa Employment expo	\$1,498	Fee waiver	OM/02.2021/60	GL 2887.2248.2001 - Major in-kind
Maranoa Netball Association	\$3,000	In-kind	OM/02.2021/86	GL 2887.2248.2001 - Major in-kind
Injune Cricket Association	\$110	Fee waiver		GL 2887.2246.2001- Minor in-kind
Rapid Relief Team	\$528	Fee waiver	OM/02.2021/54	GL 2887.2246.2001 - Minor in-kind

There was an original budget of \$35,000 for in kind and fee waivers for the 2020/2021 financial year (\$30,000 In Kind Major 2887.2248.2001 and \$5,000 In Kind Minor 2887.2246.2001) however this budget has now been expended.

Future Years' Budgets:

Will there need to be a change in future years' budgets to cater for a change in income or increased expenditure as a result of Council's decision? How much (\$)? (e.g. estimate of additional maintenance or operating costs for a new or upgraded project)

Impact on Other Individuals or Interested Parties:

Is there anyone who is likely to be particularly interested in or impacted by the decision, or affected by the recommendation if adopted? What would be their key interests or concerns? (Interested Parties Analysis - IS9001:2015)

Mitchell Campdraft Association.

Risks:

What could go wrong if Council makes a decision on this matter? (What is the likelihood of it happening and the consequence if it does) (List each identified risk in a table)

Risk	Description of likelihood & consequences
Not approve request	Mitchell Campdraft Association may be forced to cancel
	their event which will impact the association financially.

Advice to Council:

What do you think Council should do, based on your skills, qualifications and experience, your knowledge of this and related matters, and the facts contained in the report?

(A summary of what the employee thinks Council needs to hear, not what they think individual Councillors want to hear – i.e. employees must provide sound and impartial advice – the employee's professional opinion)

As per the Community Grants & Non-Financial Assistance Policy, Mitchell Campdraft Association are eligible to receive this in-kind assistance and have not previously applied for in-kind assistance in the 2020/2021 financial year.

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With a targeted demographic consisting largely of primary producers, this event will boost community spirit and provide community members with a social outing that will assist in alleviating the stresses and struggles associated with the ongoing drought and the COVID-19 pandemic.

It is recommended that Council encourages Community groups such as the Mitchell Campdraft to consider applying in the next round of the on-going assistance program if this event and request is going to occur annually. This particular request fits the ongoing assistance program as outlined in the Grants and Non-Financial Assistance guide and the Community Grants and Non-Financial assistance policy.

Recommendation:

What is the 'draft decision' based on the advice to Council?

Does the recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?

(Note: recommendations if adopted by Council become a legal decision of government and therefore must be clear and succinct about the action required by employees (unambiguous)).

Does this recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?

That Council:

- 1. Approve the request for in-kind assistance for the use of a water truck, generator, access to water pick up on the Western side of Mitchell, slashing of the Mitchell Recreation grounds, switch boards, gas bottles for hot water systems at the complex, tables & chairs and rubbish & skip bins.
- 2. Allocate the in-kind cost of \$11,601.86 to General Ledger 2887.2412.2132 (Internal Contributions)

Link to Corporate Plan:

Corporate Plan 2018-2023

Strategic Priority 4: Growing our region

4.12 Local development and events

4.10.3 Provide opportunities for community groups to apply for financial and inkind assistance from Council for arts and cultural initiatives.

Supporting Documentation:

Letter of request for In-Kind assistance. Mitchell D21/14136 Campdraft Association.

Report authorised by:

Manager - Economic & Community Development
Deputy Chief Executive Officer/Acting Director Infrastructure Services

Sally Campbell C/O Mitchell Campdraft Association "Currawarra" Mitchell Q. 4465

Thursday, 18th February 2021

Dear Maranoa Regional Council,

The Mitchell Campdraft Association are excited to be hosting a 3-day long Campdraft on the $16/17/18^{th}$ April. It will be wonderful to make use of our new shed and facilities and have visitors back to the region.

We are writing to ask for permission for the following Council facilities/property:

- Water Truck
- Generators
- Access to water pick-up on the Western side of Mitchell
- Slashing of the grounds
- Parenting Van
- Switch boards
- Gas bottles for hot water systems at the Complex for showers
- Tables and chairs
- Rubbish and skip bins

Thank you very much for your

consideration. Kind regards,

Sally Campbell

N.B: Please contact Di Young (secretary) with any queries.

(0427263587)

Email: mitchellcampdraft@gmail.com

Ordinary Meeting - 10 March 2021

OFFICER REPORT

Meeting: Ordinary 10 March 2021 Date: 24 February 2021

Item Number: 13.5 File Number: D21/15131

SUBJECT HEADING: Bamba Gii Festival Marketing Request

Classification: Open Access

Officer's Title: Regional Tourism Development Coordinator

Executive Summary:

Bamba Gii is an Indigenous Cultural Festival being held in South West Queensland this year. The Festival wil be held on the 25 September 2021 at Bassett Park Roma, and is being organised locally by the Surat Aboriginal Corporation (SAC).

The organisers of the Festival have written to Council requesting cash sponsorship of \$10,000 for the development of a destination video and paid marketing of that video, promoting the event and region into Brisbane and South East Queensland specifically targeting the short drive market.

Officer's Recommendation:

That Council

- 1) Sponsor the Bamba Gii Festival by way of \$10,000 cash to support the development of a destination video promoting the Festival, and paid marketing of that video, into the Brisbane and South East Queensland short drive market;
- 2) Provide sponsorship from WO 14482.2537.2001 (Tourism Budget Assistance to Regional Events); and
- 3) Provide a letter of support to Bamba Gii Festival organisers to assist in their continued efforts to attract additional grant funding for the event

Individuals or Organisations to which the report applies:

Are there any individuals or organisations who stand to gain a benefit, or suffer a loss, (either directly or indirectly) depending on the outcome of consideration of this matter?

(Note: This is to assist Councillors in identifying if they have a Material Personal Interest or Conflict of Interest in the agenda item - i.e. whether they should participate in the discussion and decision making).

Nil

Acronyms:

Are there any industry abbreviations that will be used in the report?

Note: This is important as particular professions or industries often use shortened terminology where they refer to the matter on a regular basis. However, for individuals not within the profession or industry it can significantly impact the readability of the report if these aren't explained at the start of the report).

Acronym	Description
TEQ	Tourism and Events Queensland
SAC	Surat Aboriginal Corporation

Context:

Why is the matter coming before Council?

Ordinary Meeting - 10 March 2021

Bamba Gii Festival organisers have written a letter to Council's CEO requesting Council provide sponsorship of their event.

Background:

Has anything already happened in relation to this matter?

(Succinct overview of the relevant facts, without interpretation)

In their letter to Council, Festival Coordinator Stephen Brown, outlines the tourism benefits of the Festivals which include:

- Encouraging the local community to be proud of and support the region's indigenous connections, diversity and history
- Attracting visitors from within the drive and VFR markets to the region
- Promoting the region as an enjoyable tourism experience rich in indigenous heritage and culture
- Engaging the region's indigenous youth to celebrate and promote their culture

Bamba Gii will recognise Maranoa Regional Council as a major supporter of the event by way of:

- Maranoa Regional Council logo and recognition as an event Partner on the Festival billboard, print and promotional materials
- Dedicated rear panel on the back of the Date Claimer DL flyer for the event
- Dedicated Roma Revealed promotional click banner advertisement in all email marketing communications
- Full page advertisement in official program
- 4 complimentary tickets to the Bamba Gii Sponsors Dinner
- Maranoa Regional Council signage at the Official Bamba Gii event
- Opportunity to contribute to Festival launch PR program (distributed to regional and metro media)

In Queensland 2021 is being promoted as the Year of Indigenous Tourism and as a result the Festival will receive positive promotion from TEQ and Outback Queensland Tourism Association, making it a very positive and significant event to partner with.

There are other social and economic benefits of the Festival, further to tourism which include:

- Engagement with indigenous youth and community members
- Building culturally rich futures for the next generation of indigenous youth in the area, where cultural pride and legacy preservation is paramount
- Economic injections into the economy with VFR and overnight visitors for the Festival
- Alignment with Council's social charter for tourism, namely attracting visitors to the region
- Alignment with Council's social charter for building community partnerships, namely empowering local community leaders to participate in the development and promotion of the region.

Legislation, Local Laws, State Policies & Other Regulatory Requirements: What does the legislation and other statutory instruments include about the matter under consideration? (Include an extract of the relevant section's wording of the legislation – please do not just quote the section number as that is of no assistance to Councillors)

Nil

Ordinary Meeting - 10 March 2021

Council Policies or Asset Management Plans:

Does Council have a policy, plan or approach ordinarily followed for this type of decision? What are relevant sections of the policy or plan?

(Quote/insert the relevant section's wording / description within the report)

Nil

Input into the Report & Recommendation:

Have others' views or input been sourced in developing the report and recommendation to Council? (i.e. other than the report author?) What did each say? (Please include consultation with the funding body, any dates of critical importance or updates or approvals required)

Bamba Gii Festival Coordinator, Stephen Brown Natalie Walsh, Regional Events Attraction Ed Sims, Manager Community and Economic Development

Funding Bodies:

Is the project externally funded (or proposed to be)? If so, are there any implications in relation to the funding agreement or grant application. (Please do not just include names)

Nil

This Financial Year's Budget:

Will the matter under consideration impact how much Council collects in income or how much it will spend? How much (\$)? Is this already included in the budget? (Include the account number and description).

If the matter under consideration has not been included in the budget, where can the funds be transferred from? (Include the account number and description) What will not be done as a result?

There is an existing budget allocation to assist regional tourism events. Currently WO 14482.2537.2001 (Tourism Budget - Assistance to Regional Events) has \$10,935 available.

Future Years' Budgets:

Will there need to be a change in future years' budgets to cater for a change in income or increased expenditure as a result of Council's decision? How much (\$)? (e.g. estimate of additional maintenance or operating costs for a new or upgraded project)

Nil

Impact on Other Individuals or Interested Parties:

Is there anyone who is likely to be particularly interested in or impacted by the decision, or affected by the recommendation if adopted? What would be their key interests or concerns? (Interested Parties Analysis - IS9001:2015)

Organisers of the Bamba Gii Festival

Risks:

What could go wrong if Council makes a decision on this matter? (What is the likelihood of it happening and the consequence if it does) (List each identified risk in a table)

Risk	Description of likelihood & consequences
nil	

Advice to Council:

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What do you think Council should do, based on your skills, qualifications and experience, your knowledge of this and related matters, and the facts contained in the report?

(A summary of what the employee thinks Council needs to hear, not what they think individual Councillors want to hear – i.e. employees must provide sound and impartial advice – the employee's professional opinion)

As it is a new event that aligns with the local, regional and State tourism strategies and has the potential to attract more visitors to our region and generate position publicity for our region as a tourism destination, I recommend providing the sponsorship requested by the organisers of the Bamba Gii Festival

Recommendation:

What is the 'draft decision' based on the advice to Council?

Does the recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?

(Note: recommendations if adopted by Council become a legal decision of government and therefore must be clear and succinct about the action required by employees (unambiguous)).

Does this recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?

No

Link to Corporate Plan:

Corporate Plan 2018-2023 Strategic Priority 4: Growing our region 4.4 Tourism

Supporting Documentation:

1 Bamba Gii Marketing Request MRC 2021

D21/15194

Report authorised by:

Deputy Chief Executive Officer/Acting Director Infrastructure Services

Date: 18/02/2021

To: Ms. Julie Reitano

Chief Executive Officer Maranoa Regional Council

PO Box 620 Roma QLD 4455

Cc: Mrs. Justine Miller

Regional Tourism Development Coordinator

Maranoa Regional Council

Dear Ms. Reitano,

RE: BAMBA GII FESTIVAL 2021 LETTER OF SUPPORT

We are hosting our first inaugural Indigenous Cultural Festival in South West Queensland this year called "Bamba Gii" meaning "Strong Heart", as part of the Qld Government investment into the "Year of the Outback" Tourism Industry. The date set for the Festival is the 25th September 2021, located in Roma at the Bassett Park Showgrounds.

After discussions with Mrs Justine Miller, Tourism Officer we are very interested to see if we can partner with Maranoa Regional Council to foster engagement with the event and market the Maranoa Region as a tourism destination of appeal.

Please find below information as to how we envisage we could work with the Maranoa Regional Council and collaborate on the project.

OVERVIEW BAMBA GII FESTIVAL

Bamba Gii Festival is a one day celebration of the South West Queensland Indigenous Cultural Trail (SWQICT).

Locals and visitors alike are invited to immerse themselves in our Indigenous culture and meet our people, hear our stories and experience our culture.

Tour the trail and see sites of cultural significance, enjoy live entertainment, see indigenous artists in residence, learn traditional skills and shop from our unique indigenous market.

Surat Aboriginal Corporation (SAC) is coordinating the event and working with each of the communities across the cultural trail to:

- Foster creative development and celebrate each group's cultural pride
- Build cultural connections between the region's indigenous communities
- Work with each group to help them showcase their culture, skills, history and entrepreneurship
- Showcase cultural sites of significance along the trail
- Inspire the younger indigenous population to be proud of their heritage and contribute to cultural celebrations and activities.
- Engage with and foster legacy building influences within the indigenous communities

OUR FESTIVAL OBJECTIVES

The Festival will also serve as a critical tourism catalyst for the region by:

- Encouraging the local community to be proud of and support the region's indigenous connections, diversity and history
- · Attracting visitors from within the drive and VFR markets to the region
- Promoting the region as an enjoyable tourism experience rich in indigenous heritage and culture
- Engaging the region's indigenous youth to celebrate and promote their culture

PROPOSED COUNCIL PARTNERSHIP

We are proposing to work with Maranoa Regional Council to promote the region as a preferred tourism destination and complement the Year of Indigenous Tourism campaign being facilitated by Tourism and Events Queensland.

We are asking Council for the following:

- \$10,000 in cash support for the development of a destination video and paid marketing of that video to Brisbane and South East Queensland short drive markets
- Video footage for use in the destination marketing video
- Supply of destination imagery and wording (from the Roma Revealed website) to use on our official Bamba Gii website
- Promotion of the Festival and program on the Roma Revealed Facebook Page and website
- Combined Bamba Gii and destination e-marketing campaign to the Roma Revealed newsletter base

In return, we will recognise Maranoa Regional Council as a major supporter of the event, supplying:

- Professional production of a destination video (which MRC can approve prior to distribution)
- Paid social media marketing of destination video and posts to the value of \$5,000
- Display of the destination video on the Official Bamba Gii website
- Maranoa Regional Council logo and recognition an event Partner on the Festival billboard, print and promotional materials
- Sharing of the video on the Official Bamba Gii and SAC social channels
- Dedicated rear panel on the back of the Date Claimer DL flyer for the event (for Roma Revealed)
- Dedicated Roma Revealed promotional click banner advertisement in all email marketing communications
- Graphic design for the Roma Revealed e-marketing and print elements
- Full page advertisement in official program
- 4 complimentary tickets to the Bamba Gii Sponsors Dinner
- Maranoa Regional Council signage at the Official Bamba Gii event
- Opportunity to contribute to Festival launch PR program (distributed to regional and metro media)

PARTNERSHIP BENEFITS TO THE REGION

- Engagement with indigenous youth and community members
- Building culturally rich futures for the next generation of indigenous youth in the area, where cultural pride and legacy preservation is paramount
- Promotion of the region as a preferred tourism destination in the metro Queensland markets
- Economic injections into the economy with VFR and overnight visitors for the Festival
- Alignment with Council's social charter for tourism, namely attracting visitors to the region
- Alignment with Council's social charter for building community partnerships, namely empowering local community leaders to participate in the development and promotion of the region.

I've provided a broad strokes overview of our marketing plan to assist the Maranoa Regional Council in assessing our proposal and our ability to provide a strong return for your investment.

As we finalise promotional partnerships and funding, this will be fleshed out in more detail but will still provide you with a solid understanding of our plans for marketing the Bamba Gii Festival.

With planning for our event now in full swing, we'd love to move forward with submitting our proposal to Maranoa Regional Council and look forward to your feedback.

Kind regards

Mr. Stephen Brown Festival Coordinator Bamba Gii Festival

M: 0437 508 815

E: bambagiievent@gmail.com

Ordinary Meeting - 10 March 2021

OFFICER REPORT

Meeting: Ordinary 10 March 2021 Date: 24 February 2021

Item Number: 13.6 File Number: D21/15313

SUBJECT HEADING: Surat Golf Club Inc. - Request for Assistance

Classification: Open Access

Officer's Title: Administration Officer - Land Administration

Executive Summary:

Correspondence has been received from the President of the Surat Golf Club seeking Council's assistance with the upgrade to the club house at the Surat Golf Course.

Officer's Recommendation:

That Council:

- Acknowledge receipt of request received from the Surat Golf Club Incorporated.
- An Officer Report be brought back to Council with costings to allow further consideration and deliberations.

Individuals or Organisations to which the report applies:

Are there any individuals or organisations who stand to gain a benefit, or suffer a loss, (either directly or indirectly) depending on the outcome of consideration of this matter?

(Note: This is to assist Councillors in identifying if they have a Material Personal Inkterest or Conflict of Interest in the agenda item - i.e. whether they should participate in the discussion and decision making).

Members - Surat Golf Club Inc.

Acronyms:

Are there any industry abbreviations that will be used in the report?

Note: This is important as particular professions or industries often use shortened terminology where they refer to the matter on a regular basis. However, for individuals not within the profession or industry it can significantly impact the readability of the report if these aren't explained at the start of the report).

Acronym	Description
Inc	Incorporated

Context:

Why is the matter coming before Council?

Council has received correspondence from the President, Mr Justin Washington, of the Surat Golf Club requesting assistance from Council with the upgrade to the club house located at the Surat Golf Course.

Mr Washington advises that the club recently received \$35,000 from the Community Gambling Benefit Fund Grants for the purpose of constructing a shed to be used at

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their club house. Mr Washington has supplied a quote, dated 25 August 2019, and plans for the proposed club house. (Quote and plan attached to report)

The request for assistance is as follows -

- Priority 1. Demolition and removal of existing clubhouse at no expense to Surat Golf Club (Les Allwood [Allwood Building Services Pty Ltd] has taken samples to ascertain if asbestos is present and will provide a quote when results are received).
- Priority 2. Construction of a toilet block connected to town sewer.
- Priority 3. Financial contribution to assist with the construction and fit out with kitchen and appliances to the shed as per plans and quote attached.

Council is asked to consider the matter.

Background:

Has anything already happened in relation to this matter?

(Succinct overview of the relevant facts, without interpretation)

The Surat Golf Club Inc holds a Trustee Lease over the whole of land described as Lot 94 on EG284. The term of the lease is for the period 14 February 2019 to 13 December 2038. Maranoa Regional Council is the Trustee of the land.

The President of the Surat Golf Club, Mr Washington, was contacted to confirm the number of club members. Mr Washington advised that there are eight (8) playing financial members.

It has been reported previously that the current club house located on the land has termite damage. Extract from Officer Report presented to Council Meeting held 13 September 2017 concerning a community request for Council's assistance to help the community access the Surat Golf Course to play social golf —

"The club house has white ants in the new section and needs repair – the community does not want access to the club house and are not asking Council to take on the responsibility of the club house. This would be part of the Agreement with the club."

Extract from the Terms and conditions of the Trustee Lease – Clause 11. Trustee Lessee's Alterations-

11. Trustee Lessee's Alterations

- a) The Trustee Lessee must not carry out or permit to be carried out any Proposed Work without the Trustee's Consent.
- b) In seeking the Trustee's Consent the Trustee Lessee must submit to the Trustee plans and specifications of the Proposed Work.
- c) If the Trustee consents to any Proposed Work, the Trustee requires (unless it notifies otherwise), as a condition of the Trustee's Consent, that:

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- i. the Proposed Work will be at the cost of the Trustee Lessee and will be supervised by a person approved by the Trustee;
- ii. the Proposed Work be carried out in a proper and workmanlike manner by contractors or tradespersons approved by the Trustee:
- iii. the Trustee Lessee pay on demand all reasonable Costs incurred by the Trustee in considering the Proposed Work and its supervision, including the fees of architects and other building consultants engaged by or on behalf of the Trustee;
- iv. the Trustee Lessee obtains from relevant Authorities all approvals and permits necessary for carrying out the Proposed Work, and provides copies to the Trustee upon request:
- v. the Trustee Lessee caries out the Proposed Work in accordance with relevant Laws;
- vi. the Trustee Lessee carries out the Proposed Work in a manner that does not cause nuisance and inconvenience to other occupiers and users of the Trust Land;
- vii. on completion of the Proposed Work the Trustee Lessee immediately obtains and gives to the Trustee a copy of any certificates issued by the appropriate Authority verifying that the Proposed Work is satisfactorily completed and legally capable of being used or occupied;
- viii.the Trustee Lessee reimburses the Trustee on demand for any Cost incurred by the Trustee as a result of the Proposed Work being carried out, including any resulting modification or variation to the Premises or Building;
- ix. prior to the date the Trustee Lease ends the Trustee Lessee restores the Premises and all Services in the Premises to their configuration and condition immediately before the Proposed Work was carried out unless the Trustee notifies the Trustee Lessee that restoration is not required; and
- x. the Trustee Lessee takes out insurance reasonably required by the Trustee in respect of the Proposed Work and provides a certificate of currency to the Trustee.
- d) The Trustee Lessee must at its own cost comply with all conditions imposed by the Trustee as part of its consent to the Proposed Work.
- e) For the purposes of the WH&S Act in relation to the Proposed Work, the Trustee Lessee acknowledges that as between the Trustee and Trustee Lessee:
 - The Trustee Lessee is the person who carries out or commissions the Proposed Work;
 - ii. The Trustee Lessee is the person with management and control of the workplace at which the Proposed Work is carried out;
 - iii. The Trustee Lessee is the person with the management and control of any plant used in the Proposed Work; and
 - iv. Unless the WH&S Act imposes a duty specifically on the Trustee, the Trustee Lessee must comply with and ensure that its contractors comply with all duties imposed by the WH&S Act.

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Legislation, Local Laws, State Policies & Other Regulatory Requirements:

What does the legislation and other statutory instruments include about the matter under consideration? (Include an extract of the relevant section's wording of the legislation – please do not just quote the section number as that is of no assistance to Councillors)

Planning Act 2016 Plumbing & Drainage Act 2002 Work Health & Safety Act 2011

Council Policies or Asset Management Plans:

Does Council have a policy, plan or approach ordinarily followed for this type of decision? What are relevant sections of the policy or plan?

(Quote/insert the relevant section's wording / description within the report)

Council Policy for Removal, Relocation or Demolition of Buildings

Input into the Report & Recommendation:

Have others' views or input been sourced in developing the report and recommendation to Council? (i.e. other than the report author?) What did each say? (Please include consultation with the funding body, any dates of critical importance or updates or approvals required)

Facility Lease Management & Housing Officer/Team Coordinator – Facilities (Land, Buildings & Structures)

Funding Bodies:

Is the project externally funded (or proposed to be)? If so, are there any implications in relation to the funding agreement or grant application. (Please do not just include names)

Nil

This Financial Year's Budget:

Will the matter under consideration impact how much Council collects in income or how much it will spend? How much (\$)? Is this already included in the budget? (Include the account number and description).

If the matter under consideration has not been included in the budget, where can the funds be transferred from? (Include the account number and description) What will not be done as a result?

Nil

Future Years' Budgets:

Will there need to be a change in future years' budgets to cater for a change in income or increased expenditure as a result of Council's decision? How much (\$)? (e.g. estimate of additional maintenance or operating costs for a new or upgraded project)

Nil

Impact on Other Individuals or Interested Parties:

Is there anyone who is likely to be particularly interested in or impacted by the decision, or affected by the recommendation if adopted? What would be their key interests or concerns? (Interested Parties Analysis - IS9001:2015)

Members - Surat Golf Club Inc

Risks:

What could go wrong if Council makes a decision on this matter? (What is the likelihood of it happening and the consequence if it does) (List each identified risk in a table)

Maranoa Regional Council
Maranoa Regional Council
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Risk	Description of likelihood & consequences
Financial Risk	Cost/s associated with the demolition and removal of the building. Cost/s associated with the construction of a toilet block
	and connection to town sewer. Cost/s associated with the assistance to construct and fit
	out with kitchen and appliances.

Advice to Council:

What do you think Council should do, based on your skills, qualifications and experience, your knowledge of this and related matters, and the facts contained in the report?

(A summary of what the employee thinks Council needs to hear, not what they think individual Councillors want to hear – i.e. employees must provide sound and impartial advice – the employee's professional opinion)

That Council acknowledge receipt of request and that costings of associated proposed requested works be prepared for further consideration and deliberations. Council needs to also approach the Department Natural Resources Mines and Energy in regard to the proposed works on a reserve.

Recommendation:

What is the 'draft decision' based on the advice to Council?

Does the recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?

(Note: recommendations if adopted by Council become a legal decision of government and therefore must be clear and succinct about the action required by employees (unambiguous)).

Does this recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?

That Council:

- Acknowledge receipt of request received from the Surat Golf Club Incorporation.
- An Officer Report be brought back to Council with costings to allow further consideration and deliberations.

Link to Corporate Plan:

Corporate Plan 2018-2023 Strategic Priority 4: Growing our region 4.10 Facilities

Supporting Documentation:

Surat Golf Club Inc - Request - Building Plans and Quote D21/15701

Report authorised by:

Manager - Facilities (Land, Buildings & Structures)
Deputy Chief Executive Officer/Acting Director Infrastructure Services

From: kjwasho@bigpond.com < kjwasho@bigpond.com >

Sent: Tuesday, 16 February 2021 7:41 PM

To: Fiona Vincent < Fiona. Vincent@maranoa.qld.gov.au >; Edward (Ed) Sims

<<u>Edward.Sims@maranoa.qld.gov.au</u>>
Subject: Surat Golf Club Request

Hi Fiona, thank you for your time today. As discussed and on behalf of the Surat Golf Club in the capacity as the President, I am requesting assistance from Maranoa Regional Council with the upgrade to the club house at the Surat Golf Course. Recently our club received \$35000 from the Community Gambling Benefit Fund Grants. These funds were granted to construct a shed to be used as our club house. Plans and quote are attached for the ideal structure for our club.

Request for assistance is as follows:

Priority 1. Demolition and removal of existing clubhouse at no expense to Surat Golf Club (Les Allwood has taken samples to ascertain if asbestos is present and will provide a quote when results are received)

Priority 2. Construction of a toilet block connected to town sewer.

Priority 3. Financial contribution to assist with the construction and fit out with kitchen and appliances of the shed as per plans and quote attached.

Thank you for your consideration. I am happy to discuss further when required.

Regards

Justin Washington

ALLWOOD FAMILY TRUST ATF



PO Box 203 ROMA QLD 4455 246 Euthulla Road Roma

> M: Les - 0428 964 354 Sam - 0407 659 049

E: allwoodbuildingservices@bigpond.com W: www.allwoodbuildingservices.com.au

QBCC NO: 1144381 - Builder Low Rise

ABN: 84 325 790 469

QUOTATION

To: Surat Golf Club

Date: 25/08/2019

Re: New shed Structure

Estimated Project Timeframe: Three weeks

The following quote is for the supply of labour and materials to erect the new shed structure as per plans provided.

Inclusions:

- Concrete slab as per engineering
- Supply of shed kit
- Erection of shed kit

Exclusions:

No soil survey has been allowed for

Notes: A provisional Sum of \$4,500.00 ex GST has been allowed for the electrical cost.

Sub Total: \$39,656.00

GST: \$3,965.60

TOTAL: \$43,621.60

Thank you for this opportunity in quoting your Project.

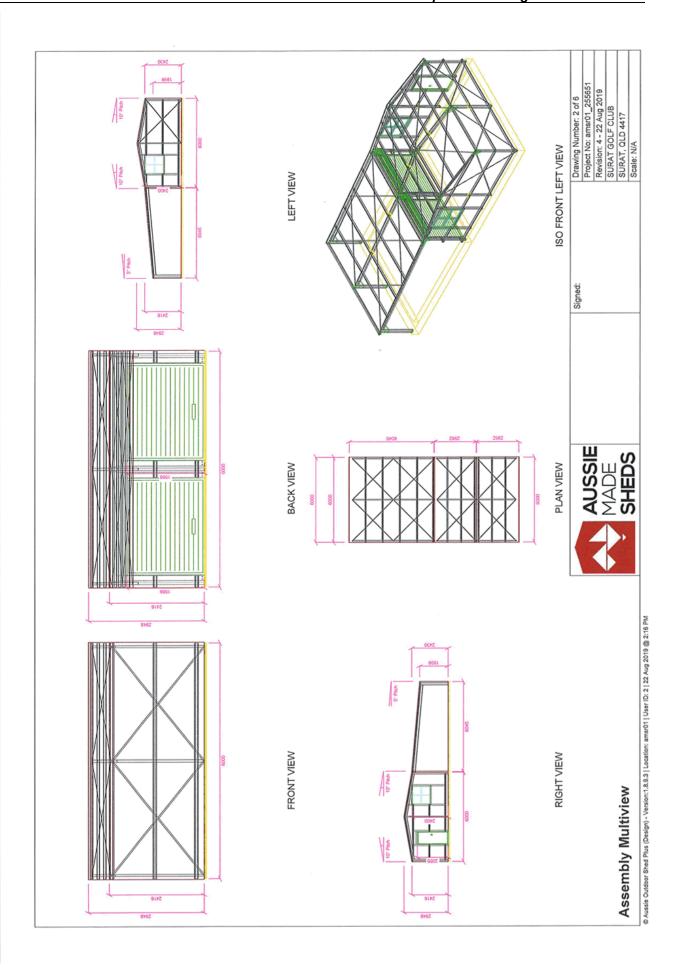
Please note, all Quotations are valid for 30 days from date of Quote. Please do not hesitate to contact us if you require any adjustments to this quote as we are more than happy to accommodate.

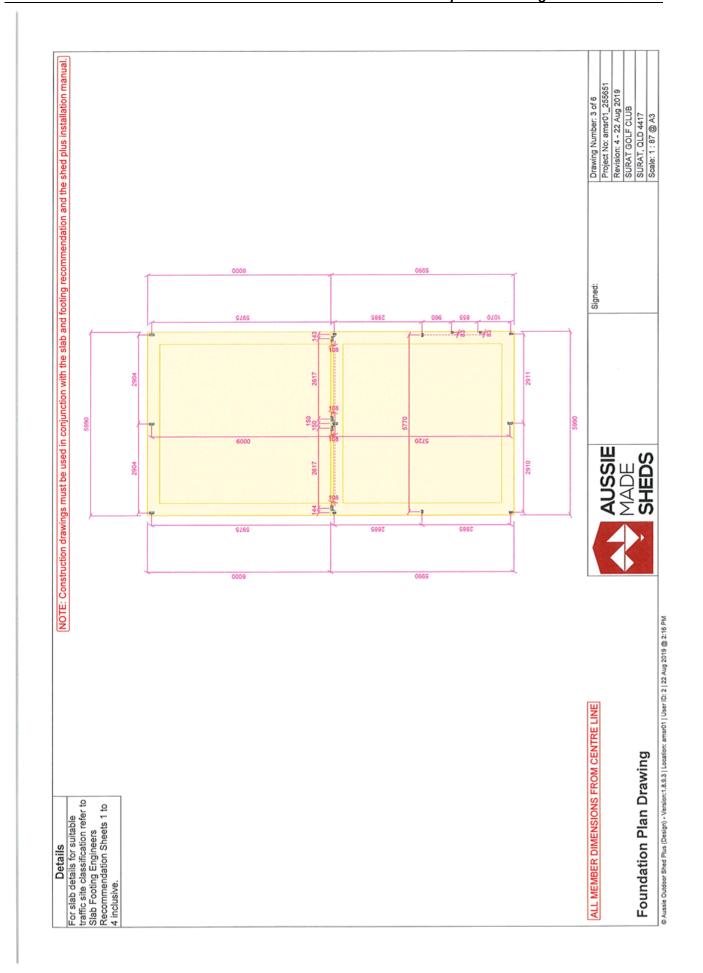
10+ YEARS SERVICING SOUTH WEST QUEENSLAND

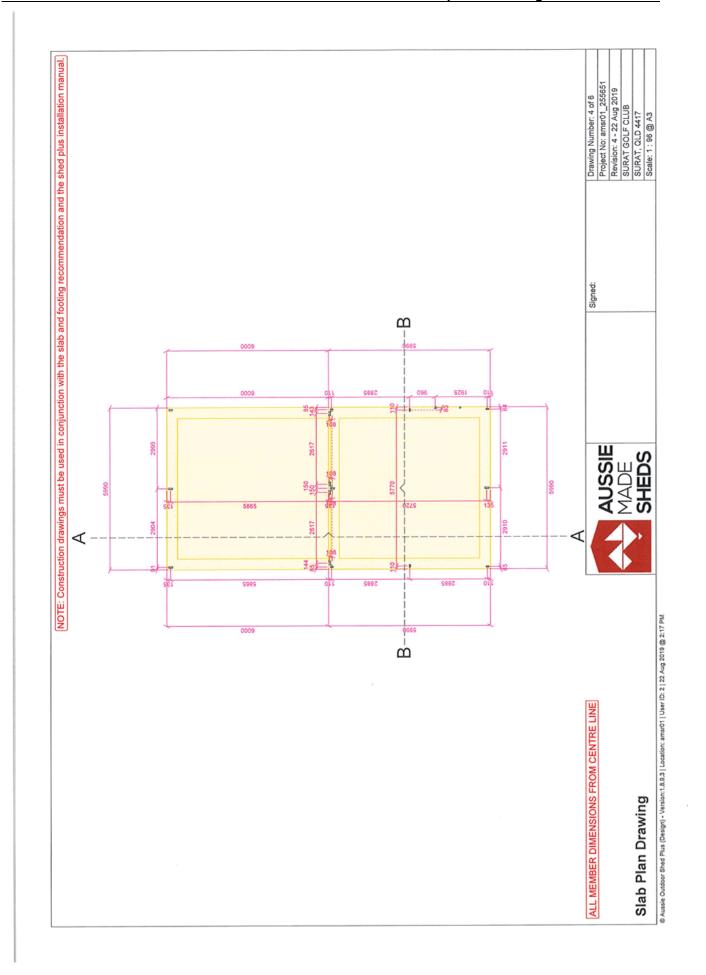
MASTER BUILDERS.
QUEENSLAND
Proud Member

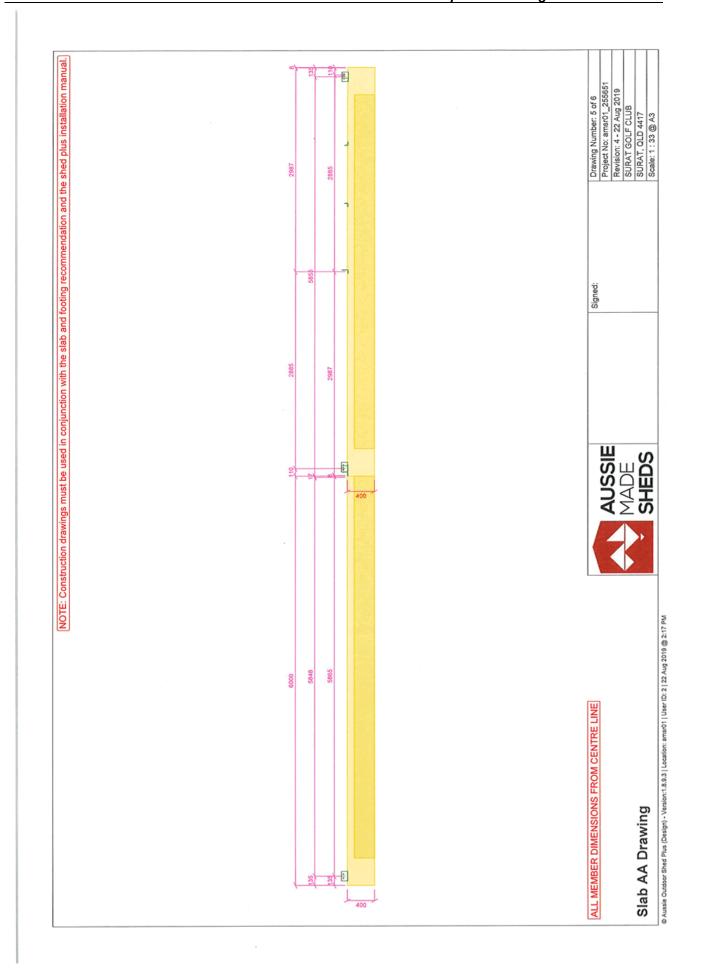
Residential Commercial Covernment Industrial Civil Oil & Cos

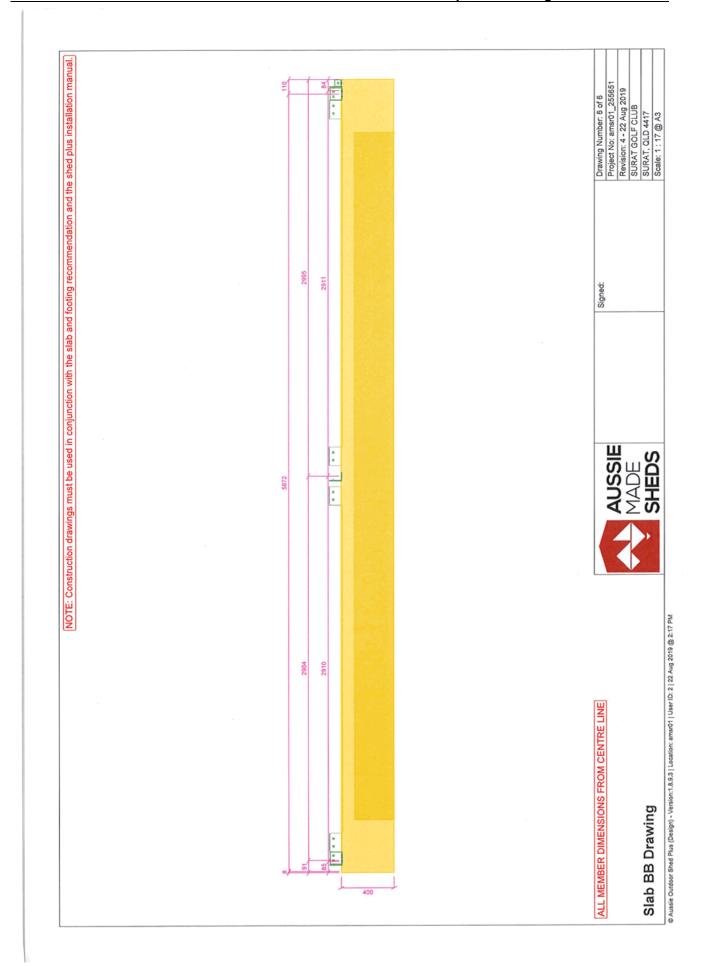












Ordinary Meeting - 10 March 2021

OFFICER REPORT

Meeting: Ordinary 10 March 2021 Date: 24 February 2021

Item Number: 13.7 File Number: D21/15411

SUBJECT HEADING: Agistment of Paddocks - Police Paddock, Dargal

Road

Classification: Open Access

Officer's Title: Council Buildings & Structures Maintenance

Officer / Team Coordination

Executive Summary:

The Police Paddock at Dargal Road, Roma has been sub-divided into a number of different sized paddocks suitable for keeping and grazing horses.

For the last two (2) years Council has had grazing licences in place over these paddocks. Three of these licences are set to expire in the upcoming months.

Officer's Recommendation:

That Council:

- Notify current licence holders of Council's intention to publicly invite expressions of interest over the paddocks on Dargal Road at the expiry of their agreement.
- 2. Publicly invite expressions of interest from parties interested in entering a licence agreement to keep and graze horses in paddocks 4, 5 and 8 in Dargal Road, Roma at a cost of \$250.00 per quarter.
- 3. Conduct a ballot to decide the allocation of grazing rights for paddocks 4, 5 and 8 Dargal Road, Roma at a future Ordinary Council Meeting.

Individuals or Organisations to which the report applies:

Are there any individuals or organisations who stand to gain a benefit, or suffer a loss, (either directly or indirectly) depending on the outcome of consideration of this matter?

(Note: This is to assist Councillors in identifying if they have a Material Personal Interest or Conflict of Interest in the agenda item - i.e. whether they should participate in the discussion and decision making).

Individuals who have licenses with Council for horse grazing paddocks at Dargal Road, Roma.

Kate Ryan

Briony O'Bree

Shawn Ahern

Cheryl Rogers

Brodie Hurley

Angus Mitchell

Dama Howard

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Acronyms:

Are there any industry abbreviations that will be used in the report?

Note: This is important as particular professions or industries often use shortened terminology where they refer to the matter on a regular basis. However, for individuals not within the profession or industry it can significantly impact the readability of the report if these aren't explained at the start of the report).

Acronym	Description
Nil	Nil

Context:

Why is the matter coming before Council?

The Police Paddock at Dargal Road, Roma has been sub-divided into a number of different sized paddocks suitable for keeping and grazing horses.

For the last two (2) years Council has had grazing licences in place over these paddocks. Three of these licences are set to expire in the upcoming months. As there was no option to renew these agreements, Council has an opportunity to make a decision on the future of these paddocks.

Background:

Has anything already happened in relation to this matter?

(Succinct overview of the relevant facts, without interpretation)

The old Police Paddock on Dargal Road, Roma has been sub-divided into several different sized paddocks suitable for keeping and grazing of horses.

There are currently nine (9) paddocks with an agreement for grazing in place.

Paddocks 1-8 are between 3.58Ha and 5.03Ha, Paddock 9 is 75.75Ha

Paddock	Name	Expiry Date	Land Area
Paddock 1	Vacant– Paddock provides access to all other		3.85Ha
	paddocks		
Paddock 2	Cheryl Rogers	13 October 2022	4.96Ha
Paddock 3	Brodie Hurley	3 October 2021	4.14Ha
Paddock 4	Kate Ryan	29 March 2021	4.97Ha
Paddock 5	Briony O'Bree	25 March 2021	4.42Ha
Paddock 6	Angus Mitchell	27 September 2021	4.30Ha
Paddock 7	Dama Howard	1 June 2021	5.03Ha
Paddock 8	Shawn Ahern	4 April 2021	3.85Ha
Paddock 9	John Frith	11 June 2021	75.75Ha

Council's Local Law 2 stipulates space required per head of large stock, however these paddocks are just outside the designated local law area.

Water is connected to each paddock with each containing a four (4) foot concrete trough and a gate. Paddock 1 has two gateways and infrastructure of yards and stables. Paddock 2 has a dam as well as a trough.

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The paddocks are fenced with 4 barbwire and star pickets, which makes them only suitable for larger stock i.e. horses or cattle.

Access to the laneway that leads to each paddock is through paddock 1.

Mitchell and Flinders grass grows here making it ideal country for grazing horses. Paddock 1 holds yards and stables so Council may consider keeping this paddock available for the licensees of other paddocks to use for maintenance i.e. shoeing horses. It is recommended that Council not offer this paddock at this stage.

Standard conditions the applicant is responsible for are:-

- ensuring the grazing activity does not increase the risk of erosion or scouring of the land
- maintaining the stock proof fencing to the satisfaction of Council's requirements for the term of the agreement
- implementing suitable control to manage and/or eliminate pest plants
- having \$20 million Public Liability insurance cover for the use of Council land indemnifying local government
- paying Council the agistment fees applicable at the time allowing for the fact that the rate is determined each year.

Legislation, Local Laws, State Policies & Other Regulatory Requirements: What does the legislation and other statutory instruments include about the matter under consideration? (Include an extract of the relevant section's wording of the legislation – please do not just quote the section number as that is of no assistance to Councillors)

Advice was obtained from King and Company Solicitors that states;

- 1. A lease, for any term and for any rent, will require a tender process.
- 2. A licence will only require a tender process if the licence is a valuable noncurrent asset (it its term exceeds one year and the licence fee exceeds \$10,000.00 over the term)

A three year licence where the licence fee is less than \$10,000.00 over the term will not require a tender process – an expression of interest or similar can be adopted.

If reserve land is involved the licence must be by the way of a trustee permit (for a maximum of three years) and if for more than one year must be registered.

Furthermore horses moving on or off the land require movement requirement records as per the Biosecurity Act 2014.

Council Policies or Asset Management Plans:

Does Council have a policy, plan or approach ordinarily followed for this type of decision? What are relevant sections of the policy or plan?

(Quote/insert the relevant section's wording / description within the report)

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Nil

Input into the Report & Recommendation:

Have others' views or input been sourced in developing the report and recommendation to Council? (i.e. other than the report author?) What did each say? (Please include consultation with the funding body, any dates of critical importance or updates or approvals required)

Mr Mark Freudenberg, King and Company Solicitors

Mrs Sandra Crosby, Manager – Environmental Health, Waste & Rural Services. "I would recommend a maximum of four (4) horses grazed on the land at any one time. A larger number wouldn't be sustainable and increases the likelihood of damage to property and livestock"

Funding Bodies:

Is the project externally funded (or proposed to be)? If so, are there any implications in relation to the funding agreement or grant application. (Please do not just include names)

Nil

This Financial Year's Budget:

Will the matter under consideration impact how much Council collects in income or how much it will spend? How much (\$)? Is this already included in the budget? (Include the account number and description).

If the matter under consideration has not been included in the budget, where can the funds be transferred from? (Include the account number and description) What will not be done as a result?

Income will be received \$1,000.00 per paddock per annum.

Water charges will apply (Expense)

Minimal maintenance, which will be a requirement of the licensee.

Future Years' Budgets:

Will there need to be a change in future years' budgets to cater for a change in income or increased expenditure as a result of Council's decision? How much (\$)? (e.g. estimate of additional maintenance or operating costs for a new or upgraded project)

Income will be received \$1,000.00 per paddock per annum.

Water charges will apply (Expense)

Minimal maintenance, which will be a requirement of the licensee.

Impact on Other Individuals or Interested Parties:

Is there anyone who is likely to be particularly interested in or impacted by the decision, or affected by the recommendation if adopted? What would be their key interests or concerns? (Interested Parties Analysis - IS9001:2015)

Nil

Risks:

What could go wrong if Council makes a decision on this matter? (What is the likelihood of it happening and the consequence if it does) (List each identified risk in a table)

Risk	Description of likelihood & consequences
Health of Livestock	Number of horses in close proximity could allow for the

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	spread of infections.
Political	Unsuccessful applicants may be displeased with the
	results. (Justified or not Justified)

Advice to Council:

What do you think Council should do, based on your skills, qualifications and experience, your knowledge of this and related matters, and the facts contained in the report?

(A summary of what the employee thinks Council needs to hear, not what they think individual Councillors want to hear – i.e. employees must provide sound and impartial advice – the employee's professional opinion)

Although none of the current licence holders have notified Council of their desire to leave the land, it's advised that Council again call for expressions of interest for paddocks 4, 5 and 8, as the current licence agreements do not have an option to renew.

Recommendation:

What is the 'draft decision' based on the advice to Council?

Does the recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?

(Note: recommendations if adopted by Council become a legal decision of government and therefore must be clear and succinct about the action required by employees (unambiguous)).

Does this recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?

That Council:

- Notify current licence holders of Council's intention to publicly invite expressions of interest over the paddocks on Dargal Road at the expiry of their agreement.
- 2. Publicly invite expressions of interest from parties interested in entering a licence agreement to keep and graze horses in paddocks 4, 5 and 8 in Dargal Road, Roma at a cost of \$250.00 per quarter.
- 3. Conduct a ballot to decide the allocation of grazing rights for paddocks 4, 5 and 8 Dargal Road, Roma at a future Ordinary Council Meeting.

Link to Corporate Plan:

Corporate Plan 2018-2023 Strategic Priority 4: Growing our region 4.10 Facilities

Supporting Documentation:

Nıl

Report authorised by:

Manager - Facilities (Land, Buildings & Structures)

Ordinary Meeting - 10 March 2021

OFFICER REPORT

Meeting: Ordinary 10 March 2021 Date: 25 February 2021

Item Number: 13.8 File Number: D21/15568

SUBJECT HEADING: IDTA Off Leash Dog park request

Classification: Open Access

Officer's Title: Local Development Officer - Injune

Executive Summary:

Injune District Tourism Association (IDTA) have requested Councils support in the investigation of developing an off-leash dog park for both residents and the travelling public.

IDTA are willing to assist with grant applications for the project and feel this project would enhance both the townspeople and travellers experience. In particular with suitable space for running/ exercising and toileting their dogs with consideration of others.

Officer's Recommendation:

That Council:

- Approve the IDTA's request to investigate the opportunity for an off-leash dog park in Injune
- 2. Allow IDTA to assist with funding opportunities and grants for the project.

Individuals or Organisations to which the report applies:

Are there any individuals or organisations who stand to gain a benefit, or suffer a loss, (either directly or indirectly) depending on the outcome of consideration of this matter?

(Note: This is to assist Councillors in identifying if they have a Material Personal Interest or Conflict of Interest in the agenda item - i.e. whether they should participate in the discussion and decision making).

IDTA

Acronyms:

Are there any industry abbreviations that will be used in the report?

Note: This is important as particular professions or industries often use shortened terminology where they refer to the matter on a regular basis. However, for individuals not within the profession or industry it can significantly impact the readability of the report if these aren't explained at the start of the report).

Acronym	Description
IDTA	Injune District Tourism Association

Context:

Why is the matter coming before Council?

IDTA would like Council support of this project

Background:

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Has anything already happened in relation to this matter?

(Succinct overview of the relevant facts, without interpretation)

The IDTA have discussed this at their monthly meeting and the members were in favor of reaching out to Council and pursuing the project.

Legislation, Local Laws, State Policies & Other Regulatory Requirements: What does the legislation and other statutory instruments include about the matter under consideration? (Include an extract of the relevant section's wording of the legislation – please do not just quote the section

number as that is of no assistance to Councillors)

N/A

Council Policies or Asset Management Plans:

Does Council have a policy, plan or approach ordinarily followed for this type of decision? What are relevant sections of the policy or plan?

(Quote/insert the relevant section's wording / description within the report)

N/A

Input into the Report & Recommendation:

Have others' views or input been sourced in developing the report and recommendation to Council? (i.e. other than the report author?) What did each say? (Please include consultation with the funding body, any dates of critical importance or updates or approvals required)

Fiona Vincent - Regional Sport & Recreation Development Coordinator

Funding Bodies:

Is the project externally funded (or proposed to be)? If so, are there any implications in relation to the funding agreement or grant application. (Please do not just include names)

N/A

This Financial Year's Budget:

Will the matter under consideration impact how much Council collects in income or how much it will spend? How much (\$)? Is this already included in the budget? (Include the account number and description).

If the matter under consideration has not been included in the budget, where can the funds be transferred from? (Include the account number and description) What will not be done as a result?

N/A

Future Years' Budgets:

Will there need to be a change in future years' budgets to cater for a change in income or increased expenditure as a result of Council's decision? How much (\$)? (e.g. estimate of additional maintenance or operating costs for a new or upgraded project)

Possible maintenance and replacement of waste bags

Impact on Other Individuals or Interested Parties:

Is there anyone who is likely to be particularly interested in or impacted by the decision, or affected by the recommendation if adopted? What would be their key interests or concerns? (Interested Parties Analysis - IS9001:2015)

N/A

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Risks:

What could go wrong if Council makes a decision on this matter? (What is the likelihood of it happening and the consequence if it does) (List each identified risk in a table)

Risk	Description of likelihood & consequences
Contrary Feedback	If IDTA's request to investigate a possible dog park is declined Council may have to justify its decision to the public.

Advice to Council:

What do you think Council should do, based on your skills, qualifications and experience, your knowledge of this and related matters, and the facts contained in the report?

(A summary of what the employee thinks Council needs to hear, not what they think individual Councillors want to hear – i.e. employees must provide sound and impartial advice – the employee's professional opinion)

It is suggested that Council allow IDTA to investigate and apply for funding for this project as they are considering many opportunities to support tourism in Injune in the future.

Recommendation:

What is the 'draft decision' based on the advice to Council?

Does the recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?

(Note: recommendations if adopted by Council become a legal decision of government and therefore must be clear and succinct about the action required by employees (unambiguous)).

Does this recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?

That Council:

- Approve the IDTA's request to investigate the opportunity for an off-leash dog park in Injune
- 2. Allow IDTA to assist with funding opportunities and grants for the project.

Link to Corporate Plan:

Corporate Plan 2018-2023
Strategic Priority 4: Growing our region

4.4.T.

4.4 Tourism

Supporting Documentation:

Nil

Report authorised by:

Manager - Economic & Community Development
Deputy Chief Executive Officer/Acting Director Infrastructure Services