NOTICE OF MEETING & AGENDA

Ordinary Meeting

Thursday 14 August 2025

Roma Administration Centre

NOTICE OF MEETING

Date: 7 August 2025

Mayor:	Councillor W M Taylor
Deputy Mayor:	Councillor C J O'Neil
Councillors:	Councillor J R P Birkett Councillor M K Brumpton Councillor A K Davis Councillor P J Flynn Councillor J M Hancock Councillor B R Seawright Councillor J R Vincent
Chief Executive Officer:	Robert Hayward
Executive Management:	Brett Exelby – Director Corporate Services Stephen Scott – Director Bendemere Seamus Batstone – Director Engineering Lee Jackson – Director Bungil Jamie Gorry – Director Regional Development, Environment and Planning Dean Ellwood – Director Roma Mathew Gane – Director Warroo

Attached is the agenda for the **Ordinary Meeting** to be held at the Roma Administration Centre on **14 August 2025 at 9:00 AM.**

Robert Hayward
Chief Executive Officer

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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 Tender 24005 - Supply and Delivery of One (1) Water Truck

Classification: Closed Access

Local Government Regulation 2012 Section 254J(3)(c) the local government's budget.

C.2 Application for Permit to Occupy - Lot A on Crown Plan AP14271

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.3 Application for Permit to Occupy - Lot 1 on Crown Plan PER5417

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.4 Request from Assessment 13003330 for Extension to Council's Regional Water Supply Zone Boundary

Classification: Closed Access

Local Government Regulation 2012 Section 254J(3)(c) (g) the local government's budget; AND negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.

Closure

MINUTES OF THE ORDINARY MEETING OF MARANOA REGIONAL COUNCIL HELD AT ROMA ADMINISTRATION CENTRE ON 24 JULY 2025 SCHEDULED TO COMMENCE AT 9:00 AM

ATTENDANCE

Mayor Cr W M Taylor chaired the meeting with Deputy Mayor Cr C J O'Neil, Cr J R P Birkett, Cr M K Brumpton, Cr A K Davis, Cr P J Flynn, Cr J M Hancock (by Microsoft Teams), Cr B R Seawright, Cr J R Vincent, Chief Executive Officer – Robert Hayward and Kelly Rogers Minutes Officer in attendance.

AS REQUIRED

Director Corporate Services – Brett Exelby, Director Engineering – Seamus Batstone, Director Regional Development, Environment and Planning – Jamie Gorry, Manager - Community Safety & Rural Lands Services – Annie Connolly, Manager - Regional Facilities Management – Leah Cooper, Manager - Strategic Water, Sewerage & Gas – Matthew Liston, Manager - Airports (Roma) & Regional Compliance – Daniel Jones, Governance Officer – Grace Pobar, Coordinator Rural Lands – Annie Buckley, Project and Administration Officer – Tennielle Limpus, Planning Officer – Logan Connell, Lead Rates and Utilities Billing Officer / System Administrator – Debbie Gelhaar, Big Rig Coordinator – Leanne Crawford.

WELCOME

The Mayor welcomed all present and declared the meeting open at 9.01am.

CONFIRMATION OF MINUTES

Resolution No. OM/07.2025/19

Moved Cr Seawright **Seconded Cr Brumpton**

That the minutes of the Ordinary Meeting held on 10 July 2025 be confirmed.

CARRIED 9/0

ON THE TABLE

The following items were laid on the table at a previous meeting:

- 14.8 – 2015/19400 – Change Application (Minor) – Material Change of Use Intensive Animal Industry
- L.2 – Development Application Material Change of Use "Dwelling House" (Domestic Outbuilding) – Lot 900, Wormwell Drive, Roma (Ref:2025/21474
- LC.2 – Chief Executive Officer | Performance Review

UNCONFIRMED

BUSINESS

OFFICE OF THE CEO

Item Number:	**10.1**	**File Number: D25/71144**
SUBJECT HEADING:	**MONTHLY REPORT | ACTIONS FROM COUNCIL MEETINGS**	
Officer's Title:	**Lead Officer – Elected Member & Community Engagement**	

Executive Summary:
The purpose of this report is to provide Council with an update on the status of Council meeting actions for the month of June 2025.

Resolution No. OM/07.2025/20

Moved Cr O'Neil **Seconded Cr Davis**

That Council receive and note the Officer's report as presented.

CARRIED 9/0

Responsible Officer	**Lead Officer - Elected Members & Community Engagement**

CORPORATE SERVICES

Item Number:	**11.1**	**File Number: D25/58384**
SUBJECT HEADING:	**2024/25 QUARTER 4 PROGRESS REPORT | OPERATIONAL PLAN TO 30 JUNE 2025.**	
Officer's Title:	**Governance Officer**	

Executive Summary:
Under the Local Government Act 2009, the Chief Executive Officer is required to provide to Council a written assessment of progress towards implementing the annual operational plan at intervals not exceeding three months.

This report provided Council with an overview of progress of the Operational Plan for Quarter 4 of 2024/25 in support of Council's implementation of the current Corporate Plan.

Resolution No. OM/07.2025/21

Moved Cr Brumpton **Seconded Cr Vincent**

That Council:

1. **Receive and note the 2024/25 Quarter 4 Report.**
2. **Endorse the Quarter 4 report as presented, in accordance with Section 104 (7) of the *Local Government Act 2009*.**

CARRIED 9/0

Responsible Officer	**Governance Officer**

UNCONFIRMED

REGIONAL DEVELOPMENT

Item Number:	**14.1**	**File Number: D25/59843**
SUBJECT HEADING:	**APPROVAL OF SELECTIVE INSPECTION PROGRAM 2025**	
Officer's Title:	**Manager - Community Safety & Rural Lands Services**	

Executive Summary:

This report recommends that Council approve the 2025 Selective Inspection Program (SIP) to ensure compliance with the Animal Management (Cats and Dogs) Act 2008 (Qld) (the Act). The program aims to improve compliance with registration and regulated animal provisions for both dogs and cats. It authorises officers to issue advisory notices, remedial action requests, and infringement notices, where non-compliance is identified.

The inspection program will operate from 1 September 2025 to 28 November 2025. Public notice will be given in accordance with the Act. Messaging will emphasise responsible pet ownership and education, with enforcement used only where necessary.

Resolution No. OM/07.2025/22

Moved Cr Davis **Seconded Cr Vincent**

That Council resolve:

1. **To approve the 2025 Selective Inspection Program under section 113(1) of the *Animal Management (Cats and Dogs) Act 2008 (AMCAD)*, enabling authorised officers to enter selected properties to monitor compliance with the Act. Applying Option 1: Conduct a Selective Inspection Program for dogs only.**

2. **That the purpose of the program, in accordance with section 113(5)(a) of the AMCAD, is to ensure compliance with registration obligations for dogs and cats and regulated animal provisions under Chapter 3 and Chapter 4 of the Act.**

3. **That the program commences on 1 September 2025 and concludes on 28 November 2025, as per section 113(5)(b) of the AMCAD.**

4. **That inspections may occur within the townships of Amby, Injune, Jackson, Mitchell, Muckadilla, Mungallala, Roma, Surat, Wallumbilla, and Yuleba, in accordance with section 113(5)(c) of the AMCAD, where authorised officers have a reasonable belief that unregistered and/or regulated dogs or cats may be present.**

5. **That, in accordance with section 114 of the AMCAD, public notice of the program be given via local newspapers, Council's website, and social media platforms, at least 14 days and no more than 28 days before the program's commencement.**

6. **That, upon identification of an unregistered dog or cat or non-compliance with regulated animal provisions, Authorised Officers issue advisory notices that provide 14 days for compliance. If compliance is not achieved, infringement notices will be issued.**

CARRIED 9/0

Responsible Officer	**Manager - Community Safety & Rural Lands Services**

Item Number:	**14.2**	**File Number: D25/64028**
SUBJECT HEADING:	**PARTHENIUM MANAGEMENT PLAN**	
Officer's Title:	**Coordinator Rural Lands**	

Executive Summary:
The Parthenium Management Plan 2025-27 was shaped by community consultation sessions held during the drafting of the Biosecurity Plan, and provides a framework for the prevention, containment, and control of parthenium, a declared invasive plant under the Biosecurity Act 2014.

The plan's purpose is to protect the region's agricultural, environmental, and social assets, while ensuring legislative compliance. A community education program will accompany the plan to inform landholders, raise awareness of biosecurity obligations, and encourage active participation in management efforts.

Resolution No. OM/07.2025/23

Moved Cr Seawright **Seconded Cr Birkett**

That Council endorse the Parthenium Management Plan 2025-2027 to ensure compliance with legislative requirements, support effective biosecurity management, and protect the region's agricultural, environmental, and economic assets.

CARRIED 9/0

Responsible Officer	**Coordinator Rural Lands**

Declaration of Interest

Item	**14.3**
Description	2026 Queensland Information Centre Association (QICA) Conference – Expression of Interest
Declaring Councillor	Cr Wendy Taylor
Person with the interest Related party / close associate / other relationship	Myself as treasurer of the Roma Clay Target Club.
Particulars of Interest	The report mentions the Roma Clay Target Club and I am the Treasurer.
Type of conflict	Declarable conflict of interest
Action	Leave the room while the matter is discussed and voted on.

Mayor Taylor left the meeting at 9.16am, with the Deputy Mayor taking the role of acting Chair.

UNCONFIRMED

Item Number:	**14.3**	**File Number: D25/61007**
SUBJECT HEADING:	**2026 QUEENSLAND INFORMATION CENTRE ASSOCIATION (QICA) CONFERENCE - EXPRESSION OF INTEREST**	
Officer's Title:	**Events Attraction Officer** **Project and Administration Officer**	

Executive Summary:
Council officers have prepared an Expression of Interest (EOI) for the Maranoa Region to host the 2026 Queensland Information Centre Association (QICA) Conference.

This report sought Council endorsement of the EOI, and approval to submit it before the due date of 1st August 2025. Additionally, it seeks the Council's in-principle support for hosting the event in the Maranoa region, should the application be successful.

Resolution No. OM/07.2025/24

Moved Cr Vincent **Seconded Cr Flynn**

That Council:

1. **Endorse the Expression of Interest application for Maranoa region to host the 2026 Queensland Information Centre Association (QICA) Conference.**
2. **Provide in-principle support for the conference, should the Maranoa be successful in its Expression of Interest and be awarded the 2026 Conference.**
3. **Allocate $5,000 of in-kind assistance from the 2026/27 Budget for the event, should the EOI be successful.**

CARRIED 8/0

Responsible Officer	**Events Attraction Officer**

At cessation of discussion and decision on the abovementioned item, Mayor Taylor returned to the meeting at 9.18am assuming the chair.

Item Number:	**14.4**	**File Number: D25/31408**
SUBJECT HEADING:	**MANAGEMENT AGREEMENT - SURAT AQUARIUM - COBB & CO CHANGING STATION**	
Officer's Title:	**Leases and Agreements Administration Officer**	

Executive Summary:
Council has received correspondence from the Surat Fishing and Restocking Club Inc., advising of their intent to terminate their Management Agreement for the operation and maintenance of the Surat Aquarium, located at the Cobb & Co Changing Station Complex.

UNCONFIRMED

Resolution No. OM/07.2025/25

Moved Cr Vincent **Seconded Cr Davis**

That Council:

1. **Receive notice that Surat Fishing and Restocking Club Incorporated are terminating their Management Agreement for the operation and maintenance of the Surat Aquarium.**

2. **Accept the Surat Fishing and Restocking Club's offer to continue operations for the Surat Aquarium, until a suitable replacement is appointed.**

3. **Thank the Surat Fishing and Restocking Club for their commitment to the aquarium over the past 18 years.**

4. **Seek interested parties to enter into an agreement to provide for the operation and routine maintenance of the Surat Aquarium.**

CARRIED 9/0

Responsible Officer	**Leases and Agreements Administration Officer**

Item Number: **14.5** **File Number: D25/68402**

SUBJECT HEADING: **TENDER 25044 - EXPRESSION OF INTEREST - STUDIO 2 ROMA COMMUNITY ARTS CENTRE**

Officer's Title: **Leases and Agreements Administration Officer**

Executive Summary:
Council released a public tender for Expression of Interest (EOI) to enter into a commercial tenancy agreement for use of Studio 2 within the Roma Community Arts Centre, being part of Lot 4 on SP309888.

Council was asked to consider the sole expression of interest received through the public tender process.

UNCONFIRMED

Resolution No. OM/07.2025/26

Moved Cr Brumpton **Seconded Cr Davis**

That Council:

1. **Approves an amendment to Council's Fees and Charges Schedule to include a monthly fee of $189.00 per studio, at the Roma Community Arts Centre for non-profit organisations.**

2. **Enters into a commercial tenancy agreement with Roma Patchwork and Crafters for the use of Studio 2 at the Roma Community Arts Centre, for a term of three (3) years, concluding on 30 September 2028, in alignment with existing studio tenancies.**

3. **Approves that Roma Patchwork and Crafters be exempt from rental payments under the agreement until roof repairs in Studio 6 are completed to a satisfactory standard.**

4. **Authorise the Chief Executive Officer (or delegate) to execute all necessary documentation.**

5. **Receive, via a briefing, a review of the fees and charges for the studios based on lettable space.**

CARRIED 9/0

Responsible Officer	**Leases and Agreements Administration Officer**

Item Number: **14.6** **File Number: D25/69261**

SUBJECT HEADING: **THE MARANOA NURSING ADVANCEMENT BURSARY PROGRAM 2025 ASSESSMENT PANEL**

Officer's Title: **Project and Administration Officer**

Executive Summary:
The Maranoa Nursing Advancement Bursary Program 2025 will open for submissions on 18 August 2025 and close on 3 October 2025. As part of the assessment process, it is a requirement for two Councillors to sit on the Selection Committee.

This report sought to endorse the two Councillors who will serve on this committee.

Resolution No. OM/07.2025/27

Moved Cr O'Neil

That this lay on the table until later in the meeting [*To identify a process to potentially amend the framework*].

CARRIED 9/0

UNCONFIRMED

Declaration of Interest

Item	14.7
Description	Development Application Material Change of Use "Low Impact Industry" (Extension to Tyre Shop) 90-92 Charles Street, Roma (Ref:2025/21417)
Declaring Councillor	Brendan Seawright
Person with the interest Related party / close associate / other relationship	Myself and my wife Kristen Seawright
Particulars of Interest	Crawfo's Tyres is a sponsor of events held by the Wallumbilla A&P Association which I am the president of and my wife Kristen Seawright is the secretary of.
Type of conflict	Declarable conflict of interest
Action	Although I have a declarable conflict of interest, I do not believe a reasonable person could have a perception of bias. Therefore, I will choose to remain in the meeting. However, I will respect the decision of the meeting on whether I can remain and participate in the decision.

Resolution No. OM/07.2025/28

Moved Cr Brumpton **Seconded Cr Birkett**

That it is in the public interest that Councillor Seawright participates and votes on agenda item 14.7 because a reasonable person would trust that the decision is made in the public interest.

CARRIED 8/0

Item Number: **14.7** **File Number: D25/69714**

SUBJECT HEADING: **DEVELOPMENT APPLICATION MATERIAL CHANGE OF USE "LOW IMPACT INDUSTRY" (EXTENSION TO TYRE SHOP) - 90-92 CHARLES STREET, ROMA (REF: 2025/21417)**

Officer's Title: **(Acting) - Senior Town Planner**

Executive Summary:

Precinct Urban Planning on behalf of Crawfo's Pty Ltd have submitted a development application for a Material Change of Use for a "Low Impact Industry" (Extension to existing tyre shop business). The proposal is located at 90-92 Charles Street, Roma, properly described as Lot 231 on R8613. 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 ('Planning Act') and any relevant matters prescribed by regulation.

Public notification about the application was carried out in accordance with Part 4 of the Development Assessment Rules ('DA Rules') and for a period of 15 business days. There were no submissions received during this period.

The procedural requirements set out by the DA Rules to enable Council to make a decision on this application have been fulfilled. The development application is generally consistent with the assessment benchmarks provided by the Planning Act and the Maranoa Planning Scheme; and can be otherwise be conditioned to achieve compliance.

UNCONFIRMED

Resolution No. OM/07.2025/29

Moved Cr Flynn **Seconded Cr Birkett**

The development application for a Material Change of Use – "Low Impact Industry" (Extension to existing tyre shop business) located at 90-92 Charles Street, Roma, described as Lot 231 on R8613, be approved subject to the listed conditions and general advice -

Development details

1. **The approved development is a Material change of use – "Low Impact Industry" as defined in the Planning Scheme and as shown on the approved plans.**

Compliance inspection

2. **All conditions relating to the establishment of the approved development must be fulfilled prior to the commencement of use, unless noted in these conditions or otherwise permitted by Council.**

3. **Prior to the commencement of use, 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
Job No. 20240099, SD-050	Site Plan	13/01/2024
Job No. 20240099, SD-110	Floor Plan	13/01/2024
Job No. 20240099, SD-115	Mezzanine Floor Plan	13/01/2024
Job No. 20240099, SD-200	Elevations	13/01/2024
Job No. 20240099, SD-201	Elevations	13/01/2024
Job No. 20240099, SD-900	3D Views	13/01/2024

Development works

5. **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.**

6. **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).**

7. **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

8. 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

9. 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

10. 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.

11. 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.

12. 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.

13. 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.

14. 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.

15. Graffiti deterrent building surface treatments must be incorporated along the external building façades facing Bowen Street and Charles Street and must be maintained at all times.

Screening mechanical equipment

16. 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

17. **At all times while the use continues, waste containers shall be provided on the site and maintained in a clean and tidy state and shall be emptied and the waste removed from the site on a regular basis. All waste containers are to be shielded from the view of travelling public and neighbours and accessible by the vehicles used by Council, its agents and/or others.**

Access

18. **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.**

Parking

19. **Three (3) existing onsite car parking spaces must be maintained to cater for the approved use. PWD spaces are to be provided in accordance with the National Construction Code.**

20. **Car park design, including car parking spaces (widths and lengths), vehicle access lanes and maneuvering areas are to comply with Australian Standard AS/NZS 2890.1:2004 Part 1: Off-street car parking.**

21. **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.**

22. **Onsite service vehicle access, parking and maneuvering is to be designed in accordance with Australian Standard AS/NZS 2890.2:2004 - Parking facilities Part 2: Off-street commercial vehicle facilities requirements.**

23. **Vehicle movements within the site are to be clear of proposed parking areas, buildings, and landscape treatments.**

24. **Vehicle parking bays must not encroach into swept paths for vehicle movements.**

25. **Vehicles accessing the site and designated onsite parking areas must be able to enter and leave the site in forward direction. All vehicle maneuvers to and from the onsite parking spaces must be totally contained within the development site boundaries and must not encroach onto the adjacent roadway.**

26. **All onsite access, parking and maneuvering areas are to be sealed with an approved impervious surface. Surfacing shall consist of reinforced concrete, asphaltic hotmix or two coat (primer seal/seal) bitumen seal.**

Footpath

27. **A footpath is to be constructed along the full frontage of the development site on Bowen Street (excluding vehicle access driveways). The footpath construction is to be generally in accordance with Standard Drawings CMDG-R-051 and CMDG-R-058 and must be a minimum width 1.5 metres. Footpath works are to include a kerb ramp to allow safe access in the Charles Street direction of travel in accordance with Standard Drawing CMDG-R-050.**

Services

28. **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.**

29. **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.**

30. **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.**

Note: Any damage caused to Council's sewer infrastructure due to the progression of works or as a result of the approved use shall be rectified at the landowner's expense.

31. **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.**

CARRIED 9/0

Responsible Officer	**(Acting) - Senior Town Planner**

Item Number: **14.8** **File Number: D25/70539**

SUBJECT HEADING: **2015/19400 - CHANGE APPLICATION (MINOR) - MATERIAL CHANGE OF USE - INTENSIVE ANIMAL INDUSTRY**

Officer's Title: **(Acting) - Senior Town Planner**

Executive Summary:
McIntyre Agriculture Pty Ltd & McIntyre Land Pty Ltd have submitted a Minor Change Application to the existing approval for a Material Change of Use to establish an "Intensive Animal Industry" (4,000 Standard Cattle Units) and Environmentally Relevant Activity 2(1)(b) – Intensive Animal Feeding located at 1115 Binya Lane, Mount Abundance, described as Lots 17 & 19 on WV841 (the subject premises).

Resolution No. OM/07.2025/30

Moved Cr O'Neil

That this lay on the table until later in the meeting [*To receive further information in response to questions raised, and the potential addition of an explanatory note in consideration of traffic movements].*

CARRIED 8/1

CONFIRMED

LATE ITEMS

Item Number:	**L.1**	**File Number: D25/69422**
SUBJECT HEADING:	**MONTHLY FINANCIAL REPORT AS AT 30 JUNE 2025 (PRELIMINARY)**	
Officer's Title:	**Management Accountant Chief Financial Officer**	

Executive Summary:
The purpose of this report is to present the monthly financial report to Council in accordance with section 204 of the Local Government Regulation 2012 for the period ended 30 June 2025.

It is important to note that this is a PRELIMINARY (draft) report.

The operational plan requires that we provide a financial report by the second meeting of the month following. However, at the specific point in time that this report's figures were taken from the system, there were still material amounts yet to be processed. This is normal practice, being the end of the financial year. Therefore, please note that this is only a PRELIMINARY (draft) report only.

In assessing the remaining transactions still to be processed into June 2025, it is expected that the final Operating Result will likely be closer to a surplus of $1.539M million.

The final report for the year ending 30 June 2025 will be presented to Council in October/November. It will include a detailed analysis of the variances between the final result and the annual budget.

Resolution No. OM/07.2025/31

Moved Cr Brumpton **Seconded Cr Flynn**

That Council note the Preliminary Monthly Financial Report for the period ended 30 June 2025.

CARRIED 9/0

Item Number:	**L.2**	**File Number: D25/70532**
SUBJECT HEADING:	**DEVELOPMENT APPLICATION MATERIAL CHANGE OF USE "DWELLING HOUSE" (DOMESTIC OUTBUILDING)- LOT 900, WORMWELL DRIVE, ROMA (REF:2025/21474)**	
Officer's Title:	**Planning Officer**	

Executive Summary:
Precinct Urban Planning on behalf of Andrew Stansbie, have submitted a Development Application for a Material Change of Use "Dwelling House" (Domestic Outbuilding) located at Wormwell Drive, Roma being Lot 900 on SP263036 (Proposed Lot 10) (the subject premises).

Resolution No. OM/07.2025/32

Moved Cr Flynn

That this lay on the table until later in the meeting. [*To allow officer's to circulate an alternate draft resolution in the instance that council wished to consider approving the application].*

CARRIED 9/0

UNCONFIRMED

Declaration of Interest

Item	L.3
Description	Roma Airport Precinct Plan – Concept Stage
Declaring Councillor	Cr Peter Flynn
Person with the interest Related party / close associate / other relationship	Myself
Particulars of Interest	Myself as a contractor that works for an organisation at Roma Airport.
Type of conflict	Declarable conflict of interest
Action	Leave the room while the matter is discussed and voted on.

Cr Flynn left the meeting at 10.00am

Item Number: **L.3** **File Number: D25/61318**

SUBJECT HEADING: **ROMA AIRPORT PRECINCT PLAN - CONCEPT STAGE**

Officer's Title: **Manager - Airports (Roma) & Regional Compliance**

Executive Summary:
Council engaged PSA Consulting in the 2024/2025 financial year to develop a concept Roma Airport Precinct Plan, incorporating both aeronautical and non-aeronautical developments that would ensure the long-term financial sustainability of the airport.

Resolution No. OM/07.2025/33

Moved Cr O'Neil **Seconded Cr Davis**

That Council adopt the Roma Airport Precinct Plan as presented.

CARRIED 8/0

Responsible Officer	Manager - Airports (Roma) & Regional Compliance

At cessation of discussion and decision on the abovementioned item, Cr Flynn returned to the meeting at 10.04am

Item Number: **L.4** **File Number: D25/73084**

SUBJECT HEADING: **2025 LGAQ ANNUAL CONFERENCE | COUNCILLOR ATTENDANCE AND VOTING ARRANGEMENTS**

Officer's Title: **Lead Officer - Elected Members & Community Engagement**

Executive Summary:
The Local Government Association of Queensland (LGAQ) Annual Conference will be held this year at the Gold Coast Convention and Exhibition Centre on 20 - 22 October 2025.

This report sought Council's consideration and attendance confirmation to this year's LGAQ Conference, as well as seeks to appoint voting delegate/s and/or proxy for the conference motions.

UNCONFIRMED

Resolution No. OM/07.2025/34

Moved Cr O'Neil **Seconded Cr Davis**

That Council:

1. **Nominate available Councillors to attend the 2025 LGAQ Annual Conference at the Gold Coast on 20 - 22 October 2025.**
2. **Nominate Councillors O'Neil and Brumpton as its voting delegates for 2025 LGAQ Annual Conference.**
3. **Draw applicable registration, travel and accommodation costs from attending Councillors' conference budget allocation.**

CARRIED 9/0

Responsible Officer	**Lead Officer - Elected Members & Community Engagement**

Declaration of Interest

Item	**L.5**
Description	Advocacy Consideration | Call for LGAQ Conference Motions (2025)
Declaring Councillor	Cr Peter Flynn
Person with the interest Related party / close associate / other relationship	Myself
Particulars of Interest	Perceived conflict with regard to business dealings.
Type of conflict	Declarable conflict of interest
Action	Leave the room while the matter is discussed and voted on.

Cr Flynn left the meeting at 10.16am.

Item Number: **L.5** **File Number: D25/73086**

SUBJECT HEADING: **ADVOCACY CONSIDERATION | CALL FOR LGAQ CONFERENCE MOTIONS (2025)**

Officer's Title: **Lead Officer - Elected Members & Community Engagement**

Executive Summary:
Council has been invited to submit motions to be debated at the upcoming 2025 Local Government Association of Queensland (LGAQ) Annual Conference.

Lodgement of motions need to be finalised no later than Monday, 28 July 2025.

UNCONFIRMED

Resolution No. OM/07.2025/35

Moved Cr O'Neil **Seconded Cr Brumpton**

That Council submit the following motions to the 2025 Local Government Association of Queensland (LGAQ) Annual Conference:

1. **On behalf of Maranoa Regional Council – Call on the Local Government Association of Queensland (LGAQ) to advocate to the Queensland Government for further legislative or administrative reform that prevents the renewal of resource tenements where the applicant has outstanding local government rates in any Queensland local government area, not just the jurisdiction of the tenement where rates are owing.**

2. **On behalf of the South West Queensland Regional Organisation of Councils (SWQROC) – Call on the Local Government Association of Queensland (LGAQ) to advocate to the Queensland Department of Transport and Main Roads (TMR) for the timely release of the upcoming tender for regulated long distance air services across Queensland, and to ensure that the development of the tender scope includes early and comprehensive engagement with impacted local governments and their communities.**

3. **That Maranoa Regional Council call on LGAQ to advocate for legislative amendments to the Federal Assistance Grants that would define a set payment schedule of full payment within the same financial year for which the grant is intended.**

CARRIED 8/0

Responsible Officer	**Lead Officer - Elected Members & Community Engagement**

At cessation of discussion and decision, Cr Flynn returned to the meeting at 10.23am.

COUNCIL ADJOURNED THE MEETING
FOR MORNING TEA AT 10.23am

SUBJECT HEADING: RESUMPTION OF STANDING ORDERS
COUNCIL RESUMED THE MEETING AT 11.00am

CONFIDENTIAL ITEMS

Resolution No. OM/07.2025/36

Moved Cr Seawright **Seconded Cr Vincent**

In accordance with the provisions of Section 254(J(3) of the Local Government Regulation 2012, that Council resolve to close the meeting to the public at [11.00am] to discuss confidential items that its Councillors consider is necessary to close the meeting.

In accordance with Section 254J(5) of the Local Government Regulation 2012, the following table provides:

- **The matters to be discussed;**
- **An overview of what is to be discussed while the meeting is closed.**

ICONFI

Agenda Item	Matters to be discussed (Reasons to close the meeting under the *Local Government Regulation 2012)*	Overview
C.1 – Rates & Utilities – Write Off of Doubtful Debts	**Section 254J(3)(d) rating concessions.**	**This report recommends that Council decline the proposed payment arrangement to address overdue rates and charges.**
C.2 – Report – Update of the Hydrogeological Model for Roma (QLD)	**Section 254J(3)(c) the local government's budget.**	**The Queensland State Government and Maranoa Regional Council have funded an update to the Roma hydrogeological model. Australasian Groundwater and Environmental Consultants (AGE) were awarded the contract to complete this update. AGE Consultants have completed the model and provided Council with a report. The report will assist Council in making strategic decisions about water security for Roma.**
LC.1 – Proposed Acquisition of Strategic Vacant Land – Assessment Number 15018880	**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.**	**Since mid-2023, Council has been in discussions with Economic Development Queensland (EDQ) regarding a parcel of undeveloped strategic land located on the western side of Roma. This report provides an update on those discussions, summarising the current offer, site context, planning framework, financial and asset management considerations, and the options available to Council.**
LC.2 – Chief Executive Officer | Performance Agreement	**Section 254J(3)(b) industrial matters affecting employees**	**Presentation of the Chief Executive Officer's draft Performance Agreement for Council approval.**

CARRIED 9/0

Resolution No. OM/07.2025/37

Moved Cr O'Neil **Seconded Cr Birkett**

That Council open the meeting to the public [at 11.39am].

CARRIED 9/0

Item Number:	**C.1**	**File Number: D25/17898**
SUBJECT HEADING:	**RATES & UTILITIES - WRITE OFF OF DOUBTFUL DEBTS**	
Officer's Title:	**Lead Rates and Utilities Billing Officer / System Administrator**	

Executive Summary:
This report recommended that Council decline the proposed payment arrangement to address overdue rates and charges.

Resolution No. OM/07.2025/38

Moved Cr Brumpton **Seconded Cr O'Neil**

That Council:

1. **Decline the proposed payment arrangement of $12,500 per quarter for a period of 12 months as settlement for all overdue rates and charges.**

2. **Advise the ratepayer that Council deems the proposed payment amount to be inadequate and not reflective of the seriousness of the outstanding debt and require all arrears to be paid in full by 30 June 2026, with a minimum monthly payment of $63,000 required to meet this expectation.**

3. **Is of the view that overdue rates and charges significantly affect Council's capacity to deliver essential services and infrastructure, which in turn impacts the broader community and is of the view that it is essential that payment arrangements are both reasonable and sufficient to address the debt in a timely manner, ensuring fairness to all ratepayers and the sustainability of Council operations.**

4. **Write to the Minister for Natural Resources and Mines, Minister for Manufacturing and Minister for Regional and Rural Development and the Minister for Local Government, Water and Minister for Fire, Disaster Recovery and Volunteers - highlighting the issue of outstanding rates on discontinued petroleum leases on entities that continue to hold any petroleum leases and the significant financial effect this has on local government.**

CARRIED 9/0

Responsible Officer	**Lead Rates and Utilities Billing Officer / System Administrator**

Item Number:	**C.2**	**File Number: D25/70800**
SUBJECT HEADING:	**REPORT - UPDATE OF THE HYDROGEOLOGICAL MODEL FOR ROMA (QLD)**	
Officer's Title:	**Manager - Strategic Water, Sewerage & Gas**	

Executive Summary:
The Queensland State Government and Maranoa Regional Council have funded an update to the Roma hydrogeological model. Australasian Groundwater and Environmental Consultants (AGE) were awarded the contract to complete this update. AGE Consultants have completed the model and provided Council with a report. The report will assist Council in making strategic decisions about water security for Roma.

Resolution No. OM/07.2025/39

Moved Cr Birkett **Seconded Cr Seawright**

That Council:

1. **Receive and accept the Update of the Hydrogeological Model for Roma (QLD) Report as presented.**

2. **Consider the findings of the Update of the Hydrogeological Model for Roma (QLD) Report into future planning, development, infrastructure prioritisation and funding applications.**

CARRIED 9/0

Responsible Officer	**Manager - Strategic Water, Sewerage & Gas**

Item Number: **LC.1** **File Number: D25/71662**

SUBJECT HEADING: **PROPOSED ACQUISITION OF STRATEGIC VACANT LAND – ASSESSMENT NUMBER 15018880**

Officer's Title: **Deputy Director / Strategic Road Management**

Executive Summary:
Since mid-2023, Council has been in discussions with Economic Development Queensland (EDQ) regarding a parcel of undeveloped strategic land located on the western side of Roma.

This report provided an update on those discussions, summarising the current offer, site context, planning framework, financial and asset management considerations, and the options available to Council.

Resolution No. OM/07.2025/40

Moved Cr O'Neil **Seconded Cr Brumpton**

That Council:

1. **Accept the offer from Economic Development Queensland as outlined in Option 3 of this report.**

2. **Authorise the Chief Executive Officer, or delegate, to progress the necessary actions to give effect to this option.**

CARRIED 9/0

Responsible Officer	**Deputy Director / Strategic Road Management**

Item Number: **LC.2** **File Number: D25/71172**

SUBJECT HEADING: **CHIEF EXECUTIVE OFFICER | PERFORMANCE AGREEMENT**

Officer's Title: **Chief Executive Officer**

Executive Summary:
Presentation of the Chief Executive Officer's draft Performance Agreement for Council approval.

UNCONFIRMED

Resolution No. OM/07.2025/41

Moved Cr Vincent **Seconded Cr Birkett**

That Council receive and approve the Chief Executive Officer's Performance Agreement as presented.

CARRIED 9/0

Responsible Officer	**Chief Executive Officer**

Item Number: **14.6** **File Number: D25/69261**

SUBJECT HEADING: **THE MARANOA NURSING ADVANCEMENT BURSARY PROGRAM 2025 ASSESSMENT PANEL**

Officer's Title: **Project and Administration Officer**

Executive Summary:

The Maranoa Nursing Advancement Bursary Program 2025 will open for submissions on 18 August 2025 and close on 3 October 2025. As part of the assessment process, it is a requirement for two Councillors to sit on the Selection Committee.

This report sought to endorse the two Councillors who will serve on this committee.

Resolution No. OM/07.2025/42

Moved Cr O'Neil **Seconded Cr Seawright**

That:

1. **Council endorse Mayor Taylor and Cr Brumpton to serve as members of the Selection Committee for the Maranoa Nursing Advancement Bursary Program 2025.**
2. **The Maranoa Nursing Advancement Bursary Program Framework be brought back to an upcoming council meeting for review.**

CARRIED 9/0

Responsible Officer	**Project and Administration Officer**

Item Number: **14.8** **File Number: D25/70539**

SUBJECT HEADING: **2015/19400 - CHANGE APPLICATION (MINOR) - MATERIAL CHANGE OF USE - INTENSIVE ANIMAL INDUSTRY**

Officer's Title: **(Acting) - Senior Town Planner**

Executive Summary:

McIntyre Agriculture Pty Ltd & McIntyre Land Pty Ltd have submitted a Minor Change Application to the existing approval for a Material Change of Use to establish an "Intensive Animal Industry" (4,000 Standard Cattle Units) and Environmentally Relevant Activity 2(1)(b) – Intensive Animal Feeding located at 1115 Binya Lane, Mount Abundance, described as Lots 17 & 19 on WV841 (the subject premises).

UNCONFIRMED

Resolution No. OM/07.2025/43

Moved Cr Brumpton **Seconded Cr Davis**

That Council:

1. Issue a Change Decision notice in relation to the existing Development Approval (Ref: 2015/19400) for a Material Change of Use "Intensive Animal Industry" (4,000 Standard Cattle Units) and Environmentally Relevant Activity 2(1)(b) – Intensive Animal Feeding located at 1115 Binya Lane, Mount Abundance, described as Lots 17 & 19 on WV841, reflecting the changes detailed below.

(a) Condition 4 be amended from:

4. Complete and maintain the approved development - Material Change of Use "Intensive Animal Industry" and Environmentally Relevant Activity 2(1)(b) – Intensive Animal Feeding generally in accordance with the following approved plans and documents, subject to and modified by any conditions of this approval:

Plan/Document number	Plan/Document name	Date
8372 Masterplan – Fig 1 Locality	4000 SCU Dunan Feedlot Licence Application - Locality Plan Prepared by FSA Consulting	23/09/15
8372 Masterplan – Fig 2 DCDB	4000 SCU Dunan Feedlot Licence Application - Cadastral Plan Prepared by FSA Consulting	23/09/15
8372 Masterplan – Fig 3 TOPO	4000 SCU Dunan Feedlot Licence Application - Topographic Plan Prepared by FSA Consulting	23/09/15
8372 Masterplan – Fig 4 Aerial	4000 SCU Dunan Feedlot Licence Application - Aerial Plan Prepared by FSA Consulting	23/09/15
8372 Masterplan – Fig 5 Layout	4000 SCU Dunan Feedlot Licence Application - Proposed Feedlot Layout Plan Prepared by FSA Consulting	23/09/15
8372 Masterplan – Fig 6 Receptors	4000 SCU Dunan Feedlot Licence Application - Sensitive Receptors Plan Prepared by FSA Consulting	23/09/15
8372 Masterplan – Fig 7 SO & Flood	4000 SCU Dunan Feedlot Licence Application - Stream Order and Flood Plan Prepared by FSA Consulting	23/09/15
8372 Masterplan – Fig 8 Bores	4000 SCU Dunan Feedlot Licence Application - Groundwater Bore Plan Prepared by FSA Consulting	23/09/15
8372 Masterplan – Fig 13 Oil & Gas	4000 SCU Dunan Feedlot Licence Application - Oil and Gas Pipeline Plan Prepared by FSA Consulting	23/09/15
8372 Masterplan – Fig 14 Catchment	4000 SCU Dunan Feedlot Licence Application - Stormwater Catchment Plan Prepared by FSA Consulting	23/09/15
CMDG-R-040 Rev D	Rural Road Access and Property Access Over Table Drains	09/14
Capricorn Municipal Development Guidelines		
D5	CMDG – Stormwater Drainage	02/15
D6	CMDG - Site Regrading	03/12
D7	CMDG – Erosion Control and Stormwater Management	03/12

To:

4. **Complete and maintain the approved development - Material Change of Use "Intensive Animal Industry" and Environmentally Relevant Activity 2(1)(b) – Intensive Animal Feeding generally in accordance with the following approved plans and documents, subject to and modified by any conditions of this approval:**

Plan/Document number	Plan/Document name	Date
8372 Masterplan – Fig 1 Locality	4000 SCU Dunan Feedlot Licence Application - Locality Plan Prepared by FSA Consulting	23/09/15
8372 Masterplan – Fig 2 DCDB	4000 SCU Dunan Feedlot Licence Application - Cadastral Plan Prepared by FSA Consulting	23/09/15
8372 Masterplan – Fig 3 TOPO	4000 SCU Dunan Feedlot Licence Application - Topographic Plan Prepared by FSA Consulting	23/09/15
8372 Masterplan – Fig 4 Aerial	4000 SCU Dunan Feedlot Licence Application - Aerial Plan Prepared by FSA Consulting	23/09/15
8372 Masterplan – Fig 5 Layout	4000 SCU Dunan Feedlot Licence Application - Proposed Feedlot Layout Plan Prepared by FSA Consulting	23/09/15
8372 Masterplan – Fig 6 Receptors	4000 SCU Dunan Feedlot Licence Application - Sensitive Receptors Plan Prepared by FSA Consulting	23/09/15
8372 Masterplan – Fig 7 SO & Flood	4000 SCU Dunan Feedlot Licence Application - Stream Order and Flood Plan Prepared by FSA Consulting	23/09/15
8372 Masterplan – Fig 8 Bores	4000 SCU Dunan Feedlot Licence Application - Groundwater Bore Plan Prepared by FSA Consulting	23/09/15
8372 Masterplan – Fig 13 Oil & Gas	4000 SCU Dunan Feedlot Licence Application - Oil and Gas Pipeline Plan Prepared by FSA Consulting	23/09/15
8372 Masterplan – Fig 14 Catchment	4000 SCU Dunan Feedlot Licence Application - Stormwater Catchment Plan Prepared by FSA Consulting	23/09/15
CMDG-R-040 Rev D	Rural Road Access and Property Access Over Table Drains	09/14
252046 Roma Feedlot – TIA.docx	Roma Feedlot and Spelling Yards Traffic Impact Assessment - Road Impact Report	20/11/24
242091	Northern Growers Pty Ltd - Access For Type 2 Road Trains - Road Condition Assessment Report	26/12/23
~~Capricorn Municipal Development Guidelines~~		
~~D5~~	~~CMDG – Stormwater Drainage~~	~~02/15~~
~~D6~~	~~CMDG - Site Regrading~~	~~03/12~~
~~D7~~	~~CMDG – Erosion Control and Stormwater Management~~	~~03/12~~

(b) A new condition 31 is added that reads:

31. **The haul route for Type 2 Road Trains is Massey Lane from the intersection with the Warrego Hwy to Mt Abundance Road (11.36km), then Mt Abundance Road from the intersection with Massey Lane to Binya Lane (6.28km), then Binya Lane from the intersection with Mt Abundance Road to the approved site access (10.11km).**

(c) **A new condition 32 is added that reads:**

32. **Prior to the commencement of Type 2 Road Train access to the site, curve widening must be undertaken at the Massey Lane/Mt Abundance Road intersection so that Type 2 Road Trains can turn and remain on the sealed surface, in accordance with the recommendations of the approved Road Condition Assessment Report, prepared by Brandon & Associates, dated 26 December 2023 (Ref: 242091).**

(d) **A new condition 33 is added that reads:**

33. **The proposed Type 2 Road Train haul route, detailed in Condition 31, is not currently an approved Type 2 Road Train Route. An approval for the route to be used by multi-combination vehicles must be obtained from the National Heavy Vehicle Regulator prior to allowing access for Type 2 Road Trains along the above road section. Please refer to the following link for more information: https://www.nhvr.gov.au/road-access/access-management/applications-and-forms**

(e) **All other conditions are renumbered but remain unchanged.**

2. **Note that in addition to the infrastructure upgrades required by the change application, the management of road operations — including speed restrictions, hours of operation, and additional traffic control measures (e.g. pilot vehicles) — will be considered and conditioned through the National Heavy Vehicle Regulator (NHVR) permit process, which governs road use by multi-combination vehicles.**

CARRIED 8/1

Responsible Officer	**(Acting) - Senior Town Planner**

Item Number: **L.2** **File Number: D25/70532**

SUBJECT HEADING: **DEVELOPMENT APPLICATION MATERIAL CHANGE OF USE "DWELLING HOUSE" (DOMESTIC OUTBUILDING)- LOT 900, WORMWELL DRIVE, ROMA (REF:2025/21474)**

Officer's Title: **Planning Officer**

Executive Summary:
Precinct Urban Planning on behalf of Andrew Stansbie, have submitted a Development Application for a Material Change of Use "Dwelling House" (Domestic Outbuilding) located at Wormwell Drive, Roma being Lot 900 on SP263036 (Proposed Lot 10) (the subject premises).

Resolution No. OM/07.2025/44

Moved Cr Flynn **Seconded (Called but not received)**

The application for a Material Change of Use "Dwelling House" (Domestic Outbuilding) on land situated at Lot 900 Wormwell Drive, Roma, properly described as Lot 900 on SP263036 be approved subject to the listed conditions and general advice:

Development details

UNCONFIRMED

Use

1. **The approved development is a Material Change of Use - "Dwelling house" (Domestic outbuilding) as defined in the *Maranoa Planning Scheme 2017* and as shown on the approved plans.**

2. **The use of the approved Domestic Outbuilding must be residential storage purposes only. Parking or storage of vehicles or equipment associated with a commercial or industrial activity is not an approved use, nor is the use of the building for business activities.**

3. **The Domestic Outbuilding is a non-habitable building and must not be used for residential occupation.**

4. **A development permit for building works must be obtained prior to commencing construction of the outbuilding.**

Approved plans and documents

5. **The approved development is to be carried out generally 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
252086-A.100.ISSUE D– Number 01B	Locality Layout, Site Layout (as amended in red by Council)	21/07/2025

6. **A revised site plan, a floor plan and plans showing all elevations of the proposed building are to be submitted to Council within 3 months of the date of this development approval and prior to commencing any building works for the approved development. The plans shall demonstrate the following characteristics and will be endorsed by Council as approved plans for the development:**

    a) **Gross floor area not exceeding 350m2**
    b) **Maximum enclosed floor area of 248.5m2**
    c) **Balance floor area consisting of an open-sided structure**
    d) **Maximum building height of 5.7 metres**

Development works

7. **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.**

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).**

Compliance inspection

9. **All conditions relating to the establishment of the approved development must be fulfilled prior to the approved use commencing, unless otherwise noted in these conditions.**

10. **Prior to the commencement of the use, the applicant shall contact Council to arrange a development compliance inspection.**

Building size

11. **The maximum floor area of the approved "Dwelling House" (Domestic Outbuilding) is restricted to 358m2, comprising of 248.4m^2 enclosed floor area and 108m^2 open carport skillion.**

Building design and siting

12. **All setbacks on the approved plans are to be measured to the outer most projection of the approved building.**

13. **The approved development must not exceed 5.7 metres in height (measured to the highest point i.e roof pitch) above the building pad/s. The height of the building pad shall be no more than what is reasonably required to prevent stormwater from ponding and must not exceed 300mm above existing ground level.**

Note: The existing ground level is taken to be the level of the ground prior to the progression of any works on the premises.

14. **The outbuilding must be maintained in good repair and have no visual rust marks.**

15. **Building materials and surface finishes must be predominantly within the colour range and style of the surrounding built and natural environment to blend with the local landscape and surrounding residential development.**

Note: Suitable materials include Colorbond or similar.

Applicable Standards

16. **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.**

Access, parking and manoeuvring

17. **The landowner is responsible for providing and maintaining vehicle access to the site from the road carriageway to the property boundary. Should any damage be caused to Wormwell Drive at the existing access location, it is the landowner's responsibility to ensure this is reinstated. Any repair works are to be undertaken in consultation with Council and at the landowner's expense.**

Avoiding nuisance

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

19. **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.**

20. **All lighting shall be directed or shielded so as to ensure that no glare directly affects nearby properties.**

Stormwater and drainage

21. **Stormwater from the building is to be collected and discharged so as to:**
    a) **protect the stability of buildings and the use of adjacent land;**
    b) **prevent water-logging of nearby land;**
    c) **protect and maintain environmental values; and**
    d) **maintain access to reticulated infrastructure for maintenance and replacement purposes.**

22. **The development must not result in any ponding of stormwater on the property during construction or after the development has been completed.**

Erosion control

23. **Erosion control and silt collection measures must be undertaken as necessary during construction to maintain the quality of stormwater runoff from the development site and prevent any environmental harm.**

No cost to Council

24. **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.**

Latest versions

25. **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

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

GENERAL ADVICE

a) **Refer to 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 this Planning Scheme.**

d) **Under the Planning Scheme a "Dwelling house"** ***means a residential use of premises*** **involving –**

(i) 1 dwelling for a single household and any domestic outbuildings associated with the dwelling; or

(ii) ***1 dwelling for a single household, a secondary dwelling, and any domestic outbuildings associated with either dwelling.***

e) The *Environmental Protection Act 1994* states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard, persons and entities involved in the operation of the approved development are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm to adjoining premises.

f) All Aboriginal Cultural Heritage in Queensland is protected under the *Aboriginal Cultural Heritage Act 2003* and penalty provisions apply for any unauthorised harm. Under the legislation a person carrying out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage. This applies whether or not such places are recorded in an official register and whether or not they are located in, on or under private land. The developer is responsible for implementing reasonable and practical measures to ensure the Cultural Heritage Duty of Care Guidelines are met and for obtaining any clearances required from the responsible entity.

g) Any civil engineering and related work shall be designed and supervised by Registered Professional Engineers of Queensland (RPEQ) who are competent in the construction of the works.

h) 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 development.

i) In completing an assessment of the proposed development, Council has relied on the information submitted in support of the development application as true and correct. Any change to the approved plans and documents may require a new or changed development approval. It is recommended to contact Council for advice in the event of any potential change in circumstances.

MOTION LAPSED

Responsible Officer	**Planning Officer**

With the motion lapsed due to the absence of a 'Seconder' a further motion was put forward as follows:

Moved Cr Davis **Seconded (Called but not received)**

The application for a Material Change of Use "Dwelling House" (Domestic Outbuilding) on land situated at Lot 900 Wormwell Drive, Roma, properly described as Lot 900 on SP263036 be refused for the following reasons:

- **The proposed outbuilding does not comply with the applicable assessment benchmarks in the Maranoa Planning Scheme 2017.**
- **The proposed outbuilding is to be significantly larger than the accepted Outbuilding Size within the Rural Residential Zone.**
- **The applicant has not provided sufficient justification to support a 358m2 shed in the Rural Residential Zone.**

MOTION LAPSED

With the motion lapsed due to the absence of a "Seconder" a further draft motion was put forward as follows:

Moved Cr Birkett **Seconded Cr Seawright**

The application for a Material Change of Use "Dwelling House" (Domestic Outbuilding) on land situated at Lot 900 Wormwell Drive, Roma, properly described as Lot 900 on SP263036 be approved subject to the listed conditions and general advice:

Development details

Use

1. **The approved development is a Material Change of Use - "Dwelling house" (Domestic outbuilding) as defined in the *Maranoa Planning Scheme 2017* and as shown on the approved plans.**

2. **The use of the approved Domestic Outbuilding must be residential storage purposes only. Parking or storage of vehicles or equipment associated with a commercial or industrial activity is not an approved use, nor is the use of the building for business activities.**

3. **The Domestic Outbuilding is a non-habitable building and must not be used for residential occupation.**

4. **A development permit for building works must be obtained prior to commencing construction of the outbuilding.**

Approved plans and documents

5. **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
252086-A.100.ISSUE D– Number 01B	Locality Layout, Site Layout	21/07/2025

6. **A floor plan and plans showing all elevations of the proposed building are to be submitted to Council within 3 months of the date of this development approval and prior to commencing any building works for the approved development. The plans shall demonstrate the following characteristics and will be endorsed by Council as approved plans for the development:**

    a) **Gross floor area not exceeding 358m2**
    b) **Maximum enclosed floor area of 248.5m2**
    c) **Maximum open-sided floor area of 108m2**
    d) **Maximum building height of 5.7 metres**

Development works

7. **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.**

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).

Compliance inspection

9. **All conditions relating to the establishment of the approved development must be fulfilled prior to the approved use commencing, unless otherwise noted in these conditions.**

10. **Prior to the commencement of the use, the applicant shall contact Council to arrange a development compliance inspection.**

Building size

11. **The maximum floor area of the approved "Dwelling House" (Domestic Outbuilding) is restricted to 358m2, comprising of 248.4m^2 enclosed floor area and 108m^2 open carport skillion.**

Building design and siting

12. **All setbacks on the approved plans are to be measured to the outer most projection of the approved building.**

13. **The approved development must not exceed 5.7 metres in height (measured to the highest point i.e roof pitch) above the building pad/s. The height of the building pad shall be no more than what is reasonably required to prevent stormwater from ponding and must not exceed 300mm above existing ground level.**

Note: The existing ground level is taken to be the level of the ground prior to the progression of any works on the premises.

14. **The outbuilding must be maintained in good repair and have no visual rust marks.**

15. **Building materials and surface finishes must be predominantly within the colour range and style of the surrounding built and natural environment to blend with the local landscape and surrounding residential development.**

Note: Suitable materials include Colorbond or similar.

Applicable Standards

16. **All works must comply with:**
    - **e) the development approval conditions;**
    - **f) any relevant provisions in the Planning Scheme and the Capricorn Municipal Development Guidelines;**
    - **g) any relevant Australian Standard that applies to that type of work; and**
    - **h) 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.**

Access, parking and manoeuvring

17. **The landowner is responsible for providing and maintaining vehicle access to the site from the road carriageway to the property boundary. Should any damage be caused to Wormwell Drive at the existing access location, it is the landowner's responsibility to ensure this is reinstated. Any repair works are to be undertaken in consultation with Council and at the landowner's expense.**

Avoiding nuisance

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

19. **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.**

20. **All lighting shall be directed or shielded so as to ensure that no glare directly affects nearby properties.**

Stormwater and drainage

21. **Stormwater from the building is to be collected and discharged so as to:**
    - **e) protect the stability of buildings and the use of adjacent land;**
    - **f) prevent water-logging of nearby land;**
    - **g) protect and maintain environmental values; and**
    - **h) maintain access to reticulated infrastructure for maintenance and replacement purposes.**

22. **The development must not result in any ponding of stormwater on the property during construction or after the development has been completed.**

Erosion control

23. **Erosion control and silt collection measures must be undertaken as necessary during construction to maintain the quality of stormwater runoff from the development site and prevent any environmental harm.**

No cost to Council

24. **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.**

Latest versions

25. **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

26. **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

- **j) Refer to http://www.cmdg.com.au/ for the Capricorn Municipal Development Guidelines (CMDG).**

- **k) Refer to http://www.maranoa.qld.gov.au/council-policies for Council Policies.**

- **l) 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 this Planning Scheme.**

m) **Under the Planning Scheme a "Dwelling house" *means a residential use of premises* involving –**

(iii) 1 dwelling for a single household and any domestic outbuildings associated with the dwelling; or

(iv) *1 dwelling for a single household, a secondary dwelling, and any domestic outbuildings associated with either dwelling.*

n) **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.**

o) **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.**

p) **Any civil engineering and related work shall be designed and supervised by Registered Professional Engineers of Queensland (RPEQ) who are competent in the construction of the works.**

q) **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 development.**

r) **In completing an assessment of the proposed development, Council has relied on the information submitted in support of the development application as true and correct. Any change to the approved plans and documents may require a new or changed development approval. It is recommended to contact Council for advice in the event of any potential change in circumstances.**

Statement of Reason

Due to the location of the site, elevation, block sizes and proximity to other potential residents.

CARRIED 8/1

Responsible Officer	**Planning Officer**

Council then returned to review the resolution for Item L.5 – Advocacy Consideration | Call for LGAQ Conference Motions.

Cr Flynn left the meeting at 12.13pm, having previously declared a declarable conflict of interest in the matter.

Following review of the resolution, Cr Flynn returned to the meeting at 12.14pm.

CLOSURE

There being no further business, the Mayor thanked Council for their attendance and declared the meeting closed at 12.14pm.

These Minutes are to be confirmed at the next Ordinary Meeting of Council to be held on 14 August 2025, at Roma Administration Centre.

UNCONFIRMED

NOTICE OF REPEAL OR AMENDMENT OF RESOLUTION

Meeting: Ordinary 14 August 2025 **Date:** 6 August 2025

Item Number: 8.1 **File Number:** D25/78350

SUBJECT HEADING: Advocacy Consideration | Call for LGAQ Conference Motions (2025)

Classification: Open Access

Officer's Title: Deputy Director / Strategic Road Management

Original Resolution Meeting Date: 24 July 2025

Original Resolution Number: OM/07.2025/35

Original Resolution:

That Council submit the following motions to the 2025 Local Government Association of Queensland (LGAQ) Annual Conference:

1. On behalf of Maranoa Regional Council – Call on the Local Government Association of Queensland (LGAQ) to advocate to the Queensland Government for further legislative or administrative reform that prevents the renewal of resource tenements where the applicant has outstanding local government rates in any Queensland local government area, not just the jurisdiction of the tenement where rates are owing.

2. On behalf of the South West Queensland Regional Organisation of Councils (SWQROC) – Call on the Local Government Association of Queensland (LGAQ) to advocate to the Queensland Department of Transport and Main Roads (TMR) for the timely release of the upcoming tender for regulated long distance air services across Queensland, and to ensure that the development of the tender scope includes early and comprehensive engagement with impacted local governments and their communities.

3. That Maranoa Regional Council call on LGAQ to advocate for legislative amendments to the Federal Assistance Grants that would define a set payment schedule of full payment within the same financial year for which the grant is intended.

Recommendation:
That Council amend Resolution Number OM/07.2025/35 to read as follows:

That Council submit the following motions to the 2025 Local Government Association of Queensland (LGAQ) Annual Conference:

1. On behalf of Maranoa Regional Council – Call on the Local Government Association of Queensland (LGAQ) to advocate to the Queensland Government for further legislative or administrative reform that prevents the renewal of resource tenements where the applicant has outstanding local government rates in any Queensland local government area, not just the jurisdiction of the tenement where rates are owing.

2. On behalf of the South West Queensland Regional Organisation of Councils (SWQROC) – That the LGAQ calls on the State Government to undertake the scheduled 2026 review of regulated air service contracts in Queensland in a manner that:

    1. Involves early, comprehensive and contemporary engagement with affected communities, councils, regional industries, service users and other relevant stakeholders ensuring all voices are heard and considered

    2. Provides opportunities for councils and communities to contribute to the development of the terms of reference / scope of the review ensuring it will address key concerns identified

    3. Involves a more extensive review than those previously undertaken to provide a future focused approach which supports economic growth and equitable airline services for regional, rural and remote Queenslanders.

3. That Maranoa Regional Council call on LGAQ to advocate for legislative amendments to the Federal Assistance Grants that would define a set payment schedule of full payment within the same financial year for which the grant is intended.

Background:
Councils across the South West Queensland Regional Organisation of Councils (SWQROC) agreed to each submit resolutions to the Local Government Association of Queensland (LGAQ) Annual Conference that are of regional significance. Maranoa Regional Council was assigned the responsibility of lodging the motion relating to long distance air services, as SWQROC is not eligible to submit motions directly.

Following the adoption of the original resolution, Council received a summary of SWQROC's advocacy priorities for the conference. The revised wording presented in this report does not alter the original intent but ensures it aligns with the collective regional position endorsed by SWQROC member councils.

The report seeks to ensure the resolution of Council aligns with what is being lodged by Maranoa on behalf of SWQROC.

Supporting Documentation:
Nil

Notice prepared by: Deputy Director / Strategic Road Management

OFFICER REPORT

Meeting: Ordinary 14 August 2025 **Date:** 12 June 2025

Item Number: 12.1 **File Number:** D25/58622

SUBJECT HEADING: Wallumbilla Multipurpose Building | Lettable Space Expression of Interest

Classification: Open Access

Officer's Title: Project Officer - Contract Management Office

Executive Summary:
Council undertook an Expression of Interest (EOI) process in April 2025 to gauge community and commercial interest in leasing the 24m² space designed as a commercial kitchen within the Wallumbilla Multipurpose Building.

Four responses were received, indicating varying interest and proposed uses for the space, ranging from frozen meal storage and extra dining/display space to operating a café-style commercial kitchen.

Officer's Recommendation:
That Council:

1. Close the Expression of Interest for the Wallumbilla Lettable Space, without shortlisting any respondents

2. Undertake a Tender Process for a Commercial Kitchen and shared dining space within the Wallumbilla Multipurpose Building.

3. Write to the Roma Meals on Wheels Group to discuss potential options for meeting their storage needs within another Council facility at Wallumbilla or Yuleba.

Context (*Why is the matter coming before Council?):*

The EOI process has concluded, and Council is now required to determine next steps in activating the commercial kitchen space within the Wallumbilla Multipurpose Building, consistent with its earlier resolution and community expectations.

Background *(Including any previous Council decisions):*

Council undertook an Expression of Interest (EOI) process in April 2025 to gauge community and commercial interest in leasing the 24m² space designed as a commercial kitchen within the Wallumbilla Multipurpose Building.

Resolution No. OM/03.2025/01

That Council:

1. ***Undertake an Expression of Interest (EOI) process to gauge interest from potential commercial or community tenants for the 24m² space currently allocated as a commercial kitchen and cafe within the Wallumbilla Multi-purpose Building.***

2. ***Invite respondents to the EOI to provide:***

    - ***Details of their proposed use for the space.***

    - ***Any requirements for fit-out and anticipated financial contributions.***

    - ***Capacity and appreciation to manage and operate the facility in compliance with relevant regulations.***

    - ***The potential benefits to the local community and/or business sector.***

3. ***Acknowledges that it is in the public interest to test market interest in the space before making further financial commitments.***

4. ***Defer the fit-out of the space until the EOI process is completed to ensure that any future design and construction aligns with the needs of potential users and minimises the risk of unnecessary rework.***

5. ***Receive a further briefing and report on the outcomes of the EOI process, including recommendations for the future use and management of the space*.**

Council received three completed Expression's of Interest, as well as an informal email response. The respondents were:

- Calico Cottage – Requesting use of the space for extra display area and room for tables and chairs
- Roma Meals on Wheels – Seeking Freezer & Storage Space for Wallumbilla/Yuleba MOW
- Dawn Talbot – Café style business with a focus on country style cooking, including fresh baked savouries, sweets, sandwiches & salads

A briefing was held with Council in June 2025. This report finalises the outstanding Council report required by the previous resolution.

Options Considered:

Council cannot appoint a successful tenderer from an Expression of Interest (EOI) process. This process was utilised to highlight potential interest in a commercial space in Wallumbilla.

Dining/Display Space (Calico Cottage)

- The commercial space has been designed as a "back of house" space and would require re-design to accommodate the proposal.

- The cost of this would be borne by Council but could be accommodated within the current capital budget.

- The shared space is intended to be used for shared dining space for both Calico Cottage & the Commercial Space (assuming the commercial space is a kitchen).

Frozen Meal Storage (Roma Meals on Wheels)

- Council could accommodate the Group's request for a single upright freezer & storage cupboard within another Council facility in the region.

- Options exist within both the Wallumbilla & Yuleba communities for this request to be accommodated.

Commercial Kitchen (Dawn Talbot/Wallumbilla General Store)

- Council received two responses (one formally & one informally) expressing interest in a commercial kitchen lease arrangement.

- One response indicated a much greater commitment to contributing to the fit out cost (signage & equipment) than the other.

- One respondent included request for items not currently included within the draft layout, including *cold room and freezer with access to the rear.*

- The original draft commercial kitchen layout is intended to provide an example of what equipment fits in the space – specific tweaks to suit the food preparation and equipment needs should be finalised in consultation with the successful tenderer (post-formal tender.

- There is a budget allocation of $250,000 within the current Capital Project Budget for the Commercial Space fit out.

- It is anticipated that respondent's requests could be accommodated within this budget, including fixed equipment fit out.

Preferred Solution:

Council received multiple expressions of interest for a commercial kitchen space, one expression of interest for frozen food storage, and one for additional dining/display space.

The space within the building has been designed as a commercial kitchen space, and the EOI approach allowed Council to gauge interest from potential tenants and inform future decision making.

It is recommended that Council commence building processes to fit out the commercial space as a commercial kitchen, while simultaneously undertaking a Tender process to identify a successful lessee. Final decisions regarding fixed equipment fit out elements will be made in consultation with a successful tenderer.

Officer's Recommendation:

That Council:

1. Close the Expression of Interest for the Wallumbilla Lettable Space, without shortlisting any respondents

2. Undertake a Tender Process for a Commercial Kitchen and shared dining space within the Wallumbilla Multipurpose Building.

3. Write to the Roma Meals on Wheels Group to discuss potential options for meeting their storage needs within another Council facility at Wallumbilla or Yuleba.

Risks:

Risk	Description of likelihood & consequences
Unsuccessful Tender	If no suitable tenderer is identified, project timelines may be delayed. Mitigated through early market engagement and flexible design consultation.
Budget Overruns	Equipment or design modifications may exceed the $250,000 budget. Mitigated by tender conditions and staged procurement.
Under-utilisation	If tenant fails to maintain operations, space may remain unused. Mitigated through lease conditions and performance review.

Policy and Legislative Compliance:

Local Government Act 2009 (Qld)

Council must ensure that any decision regarding the use or leasing of the space complies with its obligations under the Local Government Act 2009, particularly in relation to:

- Sound financial management and decision-making (Section 104).
- Ensuring transparency and accountability in the allocation of public resources.

Local Government Regulation 2012 (Qld)

If Council considers leasing the space to an external party, it must adhere to the procurement and disposal of assets provisions under the Local Government Regulation 2012, particularly Section 227 – Tendering requirements.

The current recommendation aligns with the requirements and would afford Council an opportunity in the future to have further discussion with parties who have expressed interest.

Planning and Development Compliance

If the space is developed as a commercial kitchen, Council must ensure compliance with:

- *Building Code of Australia (BCA)* – Ensuring structural and safety standards are met.
- *Food Act 2006 (Qld)* – Licensing and regulatory requirements for food preparation areas.

Council Policies and Precedents

Council has previously facilitated tenancy arrangements for lettable spaces, including at Beck's Chopping Board and Cafe on Second, providing a precedent for managing a commercial lease arrangement if required.

Budget / Funding *(Current and future):*

Council currently has allocated $250,000 project funds available to complete the fit-out of the 24m² space within the Wallumbilla Multi-purpose Building.

Council has received fit out quotes in the order of $160,000-$250,000 for the fit out of the current kitchen design.

Timelines / Deadlines*:*

Request for Tender Released: mid-September 2025
Request for Tender Closes: mid-October 2005
Tender Responses Assessed: November 2025
Negotiation & finalisation of fixed equipment with successful tenderer: December 2025
Final Fit Out: March 2026
Anticipated Opening: March 2026

Consultation *(Internal / External):*

Councillors (through a Council Brief)
Chief Executive Officer
Local Area Manager
Project Manager
Manager - Regional Facilities Management

Strategic Asset Management Implications:

(If applicable, outline changes to whole of life costs and / or level of service)

Final kitchen fit-out and lease arrangements will impact whole-of-life costs through ongoing maintenance and service levels. Appropriate lease terms and commercial arrangements will ensure cost recovery and shared responsibility for asset upkeep.

Acronyms:

Acronym	Description
EOI	Expression of Interest

Addition to Operational or Corporate Plan:

Plan Description	Yes / No
Operational	Supports regional service delivery through infrastructure activation
Corporate	Aligns with Council's Prosperity Pillar to support local business capability

Link to Corporate Plan:
Corporate Plan 2023-2028
Corporate Plan Pillar 1: Prosperity
1.8 Build local business capability (micro & macro opportunities)

Supporting Documentation:
Nil

Report authorised by:
Manager - Regional Facilities Management
Local Area Director - Bendemere
Deputy Director / Strategic Road Management

OFFICER REPORT

Meeting: Ordinary 14 August 2025 **Date:** 23 July 2025

Item Number: 13.1 **File Number:** D25/73427

SUBJECT HEADING: Maranoa Duathlon 2025

Classification: Open Access

Officer's Title: Lead Local Development Officer

Executive Summary:
This report provides an overview of the Maranoa Duathlon event, scheduled for Saturday 25 October 2025. The purpose of this report is to inform Councillors of the event, its potential impact on businesses and residents and the extent of Council's involvement.

Officer's Recommendation:
That Council:

1. Approve and support the Maranoa Triathlon Committee to host a Duathlon event on 25 October 2025 in Roma.
2. Allocate up to $2,000 from WO 19866.2571.2001 – Roma In-Kind Assistance budget.
3. Nominate Councillor X to participate as part of the Maranoa Regional Council team.

Context (*Why is the matter coming before Council?):*

Due to the temporary closure of the Roma Pool, the Maranoa Triathlon committee has adapted its plans and is still keen to deliver a community event this year by hosting a Duathlon instead of the usual triathlon. As swimming will not be included, the committee has proposed relocating the event from the Roma Pool precinct to the Big Rig, utilising McDowall Street as part of the new course layout.

The event aims to attract visitors to the region, providing economic benefits to local businesses and further showcasing the Maranoa. While the event will generate some short-term traffic and access disruptions, especially along the course route, measures are being put in place to minimise inconvenience. Residents and businesses will be notified in advance, and a Traffic Guidance Scheme has been submitted to manage safety and flow.

Event details and route overview:

- Saturday, 25 October 2025. Commences from 1.30pm to reduce impact on businesses. Approximate finish time 5pm. The committee have stated they will try condense the event as much as possible to limit impact to residents and businesses.

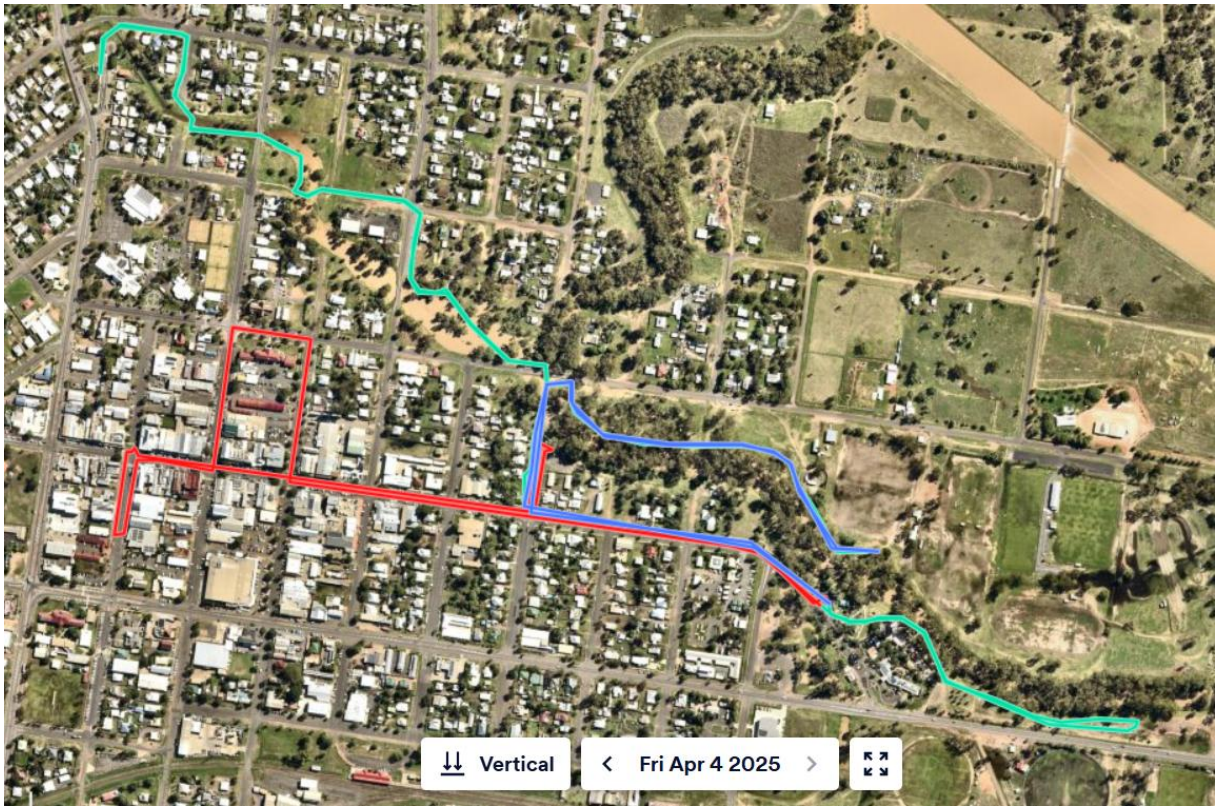
- Traffic Guidance Scheme – submitted by the committee, Council and SES supporting with signage and traffic implementation.
- Permit system – Council will work with the committee to manage resident access, similar to last year's event.
- Meeting: A meeting between the committee, Roma Police, SES and Council will be held in the near future.

Proposed routes:

Open Male/Female team – Bike course (20km) (Red line in below map):
From the Big Rig over Riggers Rd Bridge along McDowall Street, veering onto Hawthorne Street near the library. Competitors will return to McDowall Street, complete a loop around Arthur St and Wyndham St and repeat as required to complete 20km. (Approx 10 times).

Open Male/Female/team – Run course (5km) (Gren line in below map):
From Big Rig along Adungadoo Pathway, up to Apex Park, returning via the Sculpture Park and finishing near Riggers Rd bridge.

Novice / Junior teams – run course (2.5km) (Blue line in below map):
From The Big Rig over Riggers Road bridge, turning onto Edwardes Street / Gregory Street, along the Adungadoo Pathway, and then returning.



Impacted areas:

- Business impacts: The Big Rig (entry permitted, no exit via Riggers Rd bridge), Club Hotel, Queens Arms, Royal on 99, Snap Fitness, Big Rig Tourist Park and Subway. Mitre 10 and Betta Electrical may experience delivery disruptions.
  The Committee is liaising directly with affected businesses.
- Residential impacts: Residents in the vicinity of the CBD are impacted – namely McDowall St, Edwardes St, Bungil St, Charles St, Arthur St, Hawthorne St. However, the number of affected residents is lower compared to last year's event. Approximately 71 residents, businesses and organisations were affected last year.
- Access to the Roma Waste facility will be compromised with all access required to go via Miscamble St.

Traffic implementation:

- The committee has secured a Traffic Guidance Scheme (TGS) and Traffic Management Plan (TMP) from Western Downs Traffic Control for the event.
- To support the implementation of this plan:
  - Council will supply, erect and dismantle all required traffic signage.
  - Council staff have contacted SES who have confirmed their availability to implement the TMP during the event. SES will be responsible for activating the plan on the day by turning and manning the signs.

- This arrangement reduces costs for Council. By engaging SES instead of Council staff for the event-day implementation, Council is expected to save approximately $2,000 in staff wages, compared to last year.
- However, Council will still require approximately $2,000 from the in-kind assistance budget to cover staff time to erect and dismantle signage on the Friday prior to the event and the Monday following. This work will occur during regular working hours and ensures the signage is appropriately installed and removed in accordance with the TMP.

Background *(Including any previous Council decisions):*

At the 11 September 2024 Ordinary Meeting, Council resolved:

Resolution No. OM/09.2024/06

Moved Cr Davis **Seconded Cr Hancock**

That Council:

1. **Receive and note the report and endorse the request received from Maranoa Triathlon to hold a triathlon event on 26 October 2024.**

2. **Allocate up to $4,000 from GL 2887.2248 - In-Kind Assistance Major Budget.**

Options Considered:

1. Proceed with duathlon at the Big Rig and McDowall St (recommended) – allows the Maranoa Triathlon Committee to deliver an alternative event despite the pool closure and utilises a Council facility and central location to maximise exposure.
2. Postpone or not approve the event – would result in a missed opportunity to engage the community and attract visitors.
3. Relocate the event – may reduce traffic disruptions but could lower event visibility, community engagement and spectator turnout.

Recommendation:

That Council supports the delivery of the duathlon event at the Big Rig and along McDowall St. Council to provide in-kind assistance including signage and traffic management support. This event offers strong community and economic benefits while maintaining a cost-effective delivery approach.

Risks:

Risk	Description of likelihood & consequences
Traffic disruption	Likely – Temporary road closures may inconvenience residents and businesses. Mitigated by advance notice and a professionally developed TMP.
Public safety	Unlikely – Proper traffic control and SES implementation of TMP will reduce the risk of incidents.
Business impact	Possible – Some businesses may experience reduced access during the event. Committee is liaising directly to minimise disruption.
Weather	Possible – Weather may impact event logistics or safety. Committee to monitor forecasts and implement contingency plans if required.
Increased resident frustration	Without a permit system, residents affected by road closures may experience significant inconvenience and frustration.
Public perception	Failure to support a community event could lead to a negative perception to Council's commitment to support local activities.
Logistical challenges	Without Council-provided resources, such as signage, the event organises may struggle to manage logistics effectively, leading to confusion and operational inefficiencies.

Policy and Legislative Compliance:

Queensland Manual of Uniform Traffic Control Devices.

- Temporary Traffic Management.

Event Traffic Management Design Guidelines
Australian Guideline to Temporary Traffic Management
Queensland Guideline to Temporary Traffic Management
Australia Triathlon – Sanctioning Policy states a TMP is required: *"A plan developed by an accredited TMP designer that advises how traffic will be safely managed on the day(s) of the event. If the event is held on a public road then the TMP will require formal approval from the local traffic authority"*

a) Triathlon Australia is the governing body responsible for the sports of triathlon, duathlon and aquathlon and related multi-sport events in Australia.
b) The board of TA has created the Sanctioning Policy to ensure that all triathlon and related events are conducted in a safe and professional manner. For the avoidance of doubt, the Policy is implemented by the TA board under clause 37 of the TA Constitution and is binding on all TA members.

Budget / Funding ***(Current and future):***

In-Kind Assistance – Roma WO 19866.2571.2001

An amount of $2,000 is requested to support the delivery of the Duathlon event. This will cover staff time to prepare and place signage on the Friday prior to the event and collect it on the following Monday, as well as use of a Council vehicle.

This in-kind assistance budget had an original budget allocation of $12,000, with $1,220 spent to date. This leaves a remaining balance of $10,780.

Timelines / Deadlines*:*

- The event is scheduled for Saturday, 25 October commencing at 1.30pm.
- Signage will be placed on the Friday prior to the event and collected on the Monday following.
- Traffic notifications and stakeholder communication will be distributed in the two weeks leading up to the event.
- A meeting will be had between Roma Police, committee, SES and Council in coming weeks.

Consultation ***(Internal / External):***

- Maranoa Triathlon Committee
- Western Downs Traffic Control
- SES
- Roma Police
- Director – Roma
- Overseer - Roma

Strategic Asset Management Implications:
(If applicable, outline changes to whole of life costs and / or level of service)

N/A

Acronyms:

Acronym	Description
TGS	Traffic Guidance Scheme
TMP	Traffic Management Plan
WDTC	Western Downs Traffic Control
SES	State Emergency Service

Addition to Operational or Corporate Plan:

Plan Description	Yes / No
Operational	Inclusivity – Deliver regular programs and services that caters to different age groups and interests, such as story times for young children, book clubs for adults, and technology classes for seniors.
Corporate	Inclusivity - 5.6 Youth development and engagement 5.3 Wellbeing Community Program Accountability

Link to Corporate Plan:
Corporate Plan 2023-2028
Corporate Plan Pillar 5: Inclusivity
5.4 Community pride

Supporting Documentation:
Nil

Report authorised by:
Director Roma

OFFICER REPORT

Meeting: Ordinary 14 August 2025 **Date:** 4 August 2025

Item Number: 13.2 **File Number:** D25/77396

SUBJECT HEADING: Maranoa Netball Association - Future Facility Development Priorities

Classification: Open Access

Officer's Title: Lead Local Development Officer

Executive Summary:
Council has committed $150,000 in the 2025-26 budget to resurface the courts at the Maranoa Netball Association's facility. The association has expressed appreciation for Council's support and has submitted an updated list of priority infrastructure improvements to support the growth of netball participation and event hosting capacity in the region.
This report outlines those priorities and seeks Council's consideration for potential future investment and planning support.

Officer's Recommendation:
That Council:

1. Acknowledge the correspondence received from Maranoa Netball Association outlining their priority infrastructure improvements.
2. Thank the association for their valuable contribution to sport in the Maranoa region and for proactively informing Council of their future priorities.
3. Work with the association to progress the projects identified in their priority list.
4. Support the association in identifying and applying for suitable external grant funding opportunities.

Context (*Why is the matter coming before Council?):*

Council's 2025–26 Budget included $150,000 for the resurfacing of netball courts at the Maranoa Netball Association's facility in Bassett Park. This project is now progressing, with the association expressing gratitude and reaffirming its commitment to growing sport in the region.

Speaking with the association's President, Kayleen Hall, it was noted that while the committee is in a strong financial position, they are under the impression this makes them ineligible to apply for some grant programs. However, they do have sponsors willing to contribute toward certain projects and have indicated they are in a position to self-fund two of the identified priorities – the storage shed and rebound wall.

For these two projects, the association is not seeking financial assistance but would welcome Council's support in project management and guidance to help progress the initiatives. Specifically, they are seeking assistance in understanding what is permitted under Council regulations and what steps are required for these projects.

Council officers are available to facilitate a pre-lodgment meeting involving building, planning and other departments to guide the association through the process and identify any relevant compliance or approval requirements.

The Maranoa Netball Association has over 220 junior players registered for 2024–2025 and continues to offer strong senior competitions. With plans to introduce Walking Netball and increasing participation in representative events, infrastructure upgrades are essential to support safe, inclusive, and sustainable operations.

Future infrastructure priorities identified by the association:

1. External amenities block – replace outdated and unsafe toilet block
    a. Council staff are currently addressing this priority.
2. Additional shade options – enhance spectator and player comfort during games and carnivals.
3. Secure storage shed – protect equipment from weather and theft.
4. Rebound wall – provide solo training and skill development opportunities.
5. Team travel and community transport solution – dedicated bus for travel to regional competitions.
6. Permanent grass courts – add four grass courts to increase capacity for training and carnivals.

Background ***(Including any previous Council decisions):***

At the 8 November 2023 Council meeting, Council resolved the below when the association applied for the Queensland Government Minor Infrastructure and Inclusive Facilities Fund to install a netball canopy at Bassett Park. Their application was unsuccessful.

Resolution No. OM/11.2023/12

Moved Cr O'Neil **Seconded Cr Taylor**

That Council:

1) **Give in principle support to the Maranoa Netball Association for the concept of installing roofing over part or all hard surface netball courts at the precinct within Bassett park.**
2) **Provide support in the development of a business case in readiness for Government funded grant programs.**

Options Considered:

Option 1: Support the association through project facilitation and future planning – Council acknowledges the association's future infrastructure priorities, facilitates a pre-lodgment meeting and refers other items for future funding or grant consideration.

Option 2: Financially contribute to one or more additional projects – Council could consider allocating funding towards projects like the shade structure.

Option 3: Take no further action - Council acknowledges the Association's correspondence but does not proceed with any support or engagement beyond the current court resurfacing project.

Recommendation:

That Council acknowledge the Maranoa Netball Association's updated list of infrastructure priorities and support the progression of the secure storage shed and rebound wall projects by facilitating a pre-lodgment meeting with relevant Council departments. It is further recommended that Council work with the association to explore opportunities through future Council or external grant programs.

Risks:

Risk	Description of likelihood & consequences
Project delays	Without guidance or support, the association may face delays in progressing the shed and rebound wall projects, leading to missed opportunities for delivery.
Missed grant opportunities	If Council does not proactively work with the association to identify funding avenues, future projects may be delayed.

Policy and Legislative Compliance:

Maranoa Netball Association User Agreement.

Budget / Funding ***(Current and future):***

Council has committed $150,000 in the 2025-26 budget for resurfacing project. The association has identified they are in a financial position to self-fund other projects and are asking for Council support for project management and guidance.

For the remaining projects, future funding opportunities may include:
- Council's Capital works program
- External funding programs
- Collaborative grant applications involving Council and the association.

Timelines / Deadlines*:*

N/A

Consultation ***(Internal / External):***

Maranoa Netball Association – President Kayleen Hall, letter addressed from Tanya Winkel, Vice President.
Director – Roma
Overseer - Roma

Strategic Asset Management Implications:
(If applicable, outline changes to whole of life costs and / or level of service)

N/A

Acronyms:

Acronym	Description
MNA	Maranoa Netball Association

Addition to Operational or Corporate Plan:

Plan Description	Yes / No
Operational	Inclusivity - Collaborate with community and sporting groups to support facility upgrades and attract sporting events to the region.
Corporate	Inclusivity - 5.4 Community pride Promote community pride and attractive towns, and encourage local clubs, groups and organisations to lead initiatives to participate. 5.6 Youth development and engagement Continue to create an environment where our children and young people are cared for, safe, actively engaged, and have access to support networks and developmental pathways which will encourage and stimulate them to reach their full potential. Foster relationships with service providers and strengthen community networks to engage youth.

Link to Corporate Plan:
Corporate Plan 2023-2028
Corporate Plan Pillar 5: Inclusivity
5.4 Community pride

Supporting Documentation:
1⇩ MNA Facility Priorities for Future Funding Consideration (002) D25/77606

Report authorised by:
Director Roma

Maranoa Netball Association

PO Box 1160

Roma QLD 4455

mna@outlook.com.au

19 July 2025

Attn: Chief Executive Officer

Maranoa Regional Council

Cnr Bungil & Quintin Streets

PO Box 620

Roma QLD 4455

Maranoa Netball Association – Facility Priorities for Future Funding Consideration

Dear Council Representatives,

On behalf of the Maranoa Netball Association, I would like to express our sincere gratitude to Maranoa Regional Council for the recent commitment of $150,000 in the 2025–26 Budget to fund the resurfacing of our netball courts. This project is a vital step in ensuring the safety, usability, and longevity of our facilities. We greatly appreciate Council's investment in local sport and look forward to working with your team on the project timeline and delivery.

In addition to this exciting development, we extend our thanks for the ongoing support provided to our Association. As we continue to nurture the growth of grassroots sport in the Maranoa region, we remain dedicated to maintaining and improving facilities that provide a safe, inclusive, and enjoyable environment for players, coaches, volunteers, and spectators.

Participation in our programs continues to grow, with over 220 junior players registered in both 2024 and 2025. Our senior competitions remain strong through our successful Mixed and Ladies divisions during the Winter Season, and we are preparing to launch Walking Netball to promote inclusivity and lifelong participation.

We also proudly support representative teams for both juniors and seniors, enabling players to represent the Maranoa region at events across Queensland. This continued engagement demonstrates the need for further investment in infrastructure to support our expanding player base and enhance our capacity to host regional carnivals and competitions. Such developments will not only support participation and development pathways but will also deliver broader social and economic benefits to our local community.

With the court resurfacing now underway, we respectfully submit the following updated list of priorities for future funding consideration:

Priority 1: External Amenities Upgrade

The amenities block adjacent to the courts is outdated and poses both safety and accessibility challenges. This facility has been identified by our Association as a key area for improvement, particularly given its current condition and increasing use during busy competition days.

A modern, accessible amenities block would significantly enhance the experience for players, spectators, and visiting teams—especially during Saturday fixtures and large-scale carnivals. It would also benefit the broader Bassett Park precinct by improving access for other user groups and travelling campers.

A recent incident involving a camper becoming trapped inside a faulty toilet further highlights the urgency of this upgrade and the need for safer, more reliable infrastructure.

Priority 2: Additional Shade Options

With rising temperatures and increasing awareness around sun safety—especially for younger participants—additional shaded areas have become essential. These shaded spaces would enhance comfort and protection for players, spectators, and volunteers during training and competition.

Given limited space within the court area, we welcome the opportunity to work with Council to explore creative and practical shade solutions that fit within the existing precinct.

Priority 3: Secure Storage Shed

Currently, our equipment—including grass court hoops and match-day gear—is stored externally around the clubhouse, creating both safety risks and exposure to weather damage.

A dedicated, lockable storage shed would protect our assets, streamline game-day setup, and improve operational safety and efficiency.

Priority 4: Rebound Wall

A rebound wall would provide valuable opportunities for skill development, warm-ups, and solo training. These structures are being implemented in netball facilities across Queensland to support more flexible and independent player development.

We are keen to explore potential locations and would welcome consideration of incorporating this feature into the design of a future amenities block to maximise space and infrastructure efficiency.

Priority 5: Team Travel and Community Transport Solution

As a regional sporting association, transport to inter-district carnivals and representative events is a constant logistical challenge. A dedicated Maranoa Netball Association bus would allow us to safely and affordably transport players and volunteers to competitions across the state.

In addition to supporting netball operations, this asset could be made available for hire by other local community and sporting groups, offering broader benefit to the region and improving access to opportunities for all.

Priority 6: Permanent Grass Courts

The development of four permanent grass courts would expand our training and playing capacity, supporting continued growth and enabling us to host larger regional events. These courts would relieve pressure on existing surfaces and offer flexible options for informal play, training, and overflow use during carnivals.

We believe these priorities will continue to strengthen the future of netball in the Maranoa region, support the development of young athletes, and contribute to vibrant, connected communities through sport.

Thank you once again for your continued support and partnership. We look forward to collaborating on the next stage of improvements for our facility and for the benefit of the wider Maranoa community.

Yours sincerely,

Tanya Winkel

Vice President

Maranoa Netball Association

OFFICER REPORT

Meeting: Ordinary 14 August 2025 **Date:** 11 April 2025

Item Number: 13.3 **File Number:** D25/38246

SUBJECT HEADING: Request for In-Kind Assistance - Teelba Gun Club

Classification: Open Access

Officer's Title: Director - Warroo

Executive Summary:

The Teelba Gun Club has submitted a request to Council to cart and supply gravel from council's local quarry to resheet the facility's car park.

The Teelba Gun Club is a valued community asset and one of the few dedicated gathering spaces in south-east Maranoa. In addition to hosting community and council meetings and events, the club also serves as an emergency refuge during critical times.

Together with the local school, it provides a principal place for the community to come together for a wide range of activities and events including as a hard stand area for council vehicles and plant.

Officer's Recommendation:

That Council:

1. Receive and note the report

2. Adopt option 5 - Acknowledge the correspondence and ask Teelba Gun Club to reapply via Council's Community Grants Program with the assistance of the Surat and Surrounds Local Development Officer and Overseer.

Context (*Why is the matter coming before Council?):*

The Teelba Gun Club wrote to council on 22 April 2025 to request supply and cartage of two road trains of gravel to the club's carpark.

Due to project time restrictions and an advanced work schedule the council could not supply the road trains or gravel in a short period of time as requested.

Council officers offered an alternative solution and discussed with the Club the opportunity to purchase gravel exclusively from Council with the Teelba Gun Club to cart and supply the material themselves (under supervision).

Council officers collaborated with the club to revise the scope and determined that 326 tonnes was required to resheet the carpark to a 100mm depth ensuring a durable and long-term solution.

Background ***(Including any previous Council decisions):***

Council considered this request via the local area in-kind support program. The local area budget (Surat and Surrounds) for in-kind support is $15,000 for the 2025/26 financial year. The council receives multiple requests from community organisations throughout the year to access the funds, often in small amounts and primarily for events.

Allocating $3000 to in-kind budget would apportion 20% of funds to one organisation with remaining funds $12000 being allocated to other community groups in the area for the remainder of the financial year.

To cater for the additional once off spend in the in-kind assistance budget and to not adversely affect other community groups, Council could consider increasing the Surat in-kind budget at the Q1 review to $18000 to accommodate this request.

The council could further consider a combination of in-kind (major) works and community grant allocation (Senex small grants) or fully incorporate supply and cartage with the cost of the gravel into a community grant application or fully into in-kind assistance.

The intent of in-kind assistance is generally for eligible organisations that apply for non-financial assistance, including in-kind assistance through use of Council equipment or plant and fee waivers of Council facilities excluding bond payments.

Community grant funding supports a range of events, programs and infrastructure projects that make a positive contribution towards enhancing the wellbeing of Maranoa residents and the liveability of our region.

This includes (but not limited to) building social connections, supporting opportunities to get active, and providing beneficial places and spaces for our community. This funding aligns more with the request and adherence to council policies. The proposed project better aligns with the objectives of this funding source.

Please note it is not desirable that members of the public do not access council quarries and pits due to increased safety and risk. Therefore it would be in the best interest of this project to include cartage by council as well as supply of gravel. This would be in line with the original request made as well.

The Teelba Pit is less than 10km from Gun Club and is Maranoa Regional Council Road Corridor Pit with appropriate approvals in place. It is located approximately ten kms for the project site.

Teelba community would be donating their time and plant towards the cost of the project in line with Community Grants policy.

Options Considered:

1. Decline the request, requiring the Teelba Gun Club to fund and arrange gravel and delivery independently.

2. 100% In-kind option. Approve the request for in-kind (major) support from work order 02947.2017 (Community Groups in-kind assistance) to the value of $6000 (ex GST) for supply, haul and cart gravel.

3. Initially an option - Approve the original in-kind (major) request of two road trains of gravel subject to council resources being available in the area. (No longer suitable following further discussions with the group). Time delays may apply and subject to council resources and plant being available in the area – to the value of $1580 (ex GST).

4. 50/50 Option. Refer the request of $3000 (gravel supply - ex GST) to Council Community Grants program (Senex Small Grants). Provide Council in-kind assistance to the value of $3000 (plant and machinery – ex GST) to cart and lay the gravel as a contribution to the project – subject to approval of project at community grants committee.

5. Acknowledge the correspondence and ask Teelba Gun Club to reapply via Council's Community Grants Program with the assistance of the Surat and Surrounds Local Development Officer. This option provides consideration of the full cost of the project via the Community Grants program.





Photos: Teelba Gun Club and Carpark

Recommendation:
That Council:

1. Receive and note the report.

2. Adopt option 5 - Acknowledge the correspondence and ask Teelba Gun Club to reapply via Council's Community Grants Program with the assistance of the Surat and Surrounds Local Development Officer and Overseer.

Risk	Description of likelihood & consequences
Request Denied	The club may not have the financial capacity to complete the work independently, leading to deterioration of the facility and potential safety issues.
Cost	Due to the proximity of the pit and being a remote area, using council resources is considered the most cost-effective option.
Conflict of Interest	Providing in-kind assistance (e.g., use of plant, staff time, materials) may benefit individuals or groups connected to councillors or staff. If not managed, this can result in real or perceived bias, undermining public trust. Risk: Staff or councillors making decisions that favour associates, clubs they are members of, or relatives.
Lack of Transparency	In-kind assistance often lacks the same documentation trail as community grants. Decisions made informally or without clear criteria can lead to accusations of favouritism or bias. Risk: Community perception that assistance is granted inconsistently or without proper process.
Record Keeping and Valuation	In-kind assistance is often not properly costed or reported in financial records. This may affect audit trails and financial transparency. Risk: Difficulties during audits, and inability to demonstrate the value of community contributions.
Quarry Approvals	Advice has been sought that appropriate approvals are in place for this pit.

Policy and Legislative Compliance:

Local Government Act (Qld) 2009

Maranoa Regional Council - Community Grants, Non-Financial Assistance & Sponsorship Policy (2026)

Budget / Funding ***(Current and future):***

Project Budget	
Gravel Cost	$3,000
Haul and Cartage	$3,000
Club Contribution (Plant and Volunteers) 50%	$1,500
*Costs are approximate	
Total Value of Project	$7,500

Work Order 02947.2017 (Community Groups in-kind assistance) to the value of $6000 (ex GST)

Timelines / Deadlines*:*

Delivery should occur while Council equipment is working in the area to maximize cost-efficiency and logistical benefit.

Consultation ***(Internal / External):***

- Deputy Director Strategic Road Management
- Project Administration Officer (Regional and Economic Development)
- Director of Corporate Services
- Project and Administration Officer
- Project Engineer (Contract Management Office)
- Local Development Officer (Surat and Surrounds)
- Lead Local Development Officer
- Overseer (Surat and Surrounds)
- Teelba Gun Club
- Groundwork (Quarry Consultants
- Brandon and Associates

Strategic Asset Management Implications:
(If applicable, outline changes to whole of life costs and / or level of service)

N/A

Acronyms:

Acronym	Description
N/A	

Addition to Operational or Corporate Plan:

Plan Description	Yes / No
Operational	Sport, Recreation and Community Wellbeing - Collaborate with community and sporting groups to support facility upgrades and attract sporting events to the region.
Corporate	Promote community pride and attractive towns, and encourage local clubs, groups, and organizations to lead initiatives to participate.

Link to Corporate Plan:
Corporate Plan 2023-2028
Corporate Plan Pillar 5: Inclusivity
5.4 Community pride

Supporting Documentation:

1⇩	Teelba Gun Club and Community Centre - Letter of request for delivery of gravel - 22 April 2025	D25/70559

Chief Executive Officer



22nd April 2025

Dear Ms Cashen

I hope this letter finds you well. I am writing to you on behalf of the Teelba Gun Club and Community Centre, and we are requesting that the Maranoa Council deliver 2 road trains of gravel into our car park area. Currently, Council is working on re-gravelling nearby roads in the Teelba district and would have the required equipment and machinery to deliver the gravel to us, so it would be a great opportunity for Council to deliver during this time. We have a community event on 3rd May at the Teelba Gun Club, so delivery before this date would be appreciated.

We thank you for your consideration in the this request, and look forward to hearing a response from you soon.

Kind Regards

Sarah McInnerney

Secretary - Teelba Gun Club

President
Shaun Salter
0429 899 876

Secretary
Sarah McInnerney
0427 695 133

Treasurer
Brenda McMillan
0408 876 961

Email teelbagunclub1@gmail.com

Teelba Gun Club

OFFICER REPORT

Meeting: Ordinary 14 August 2025 **Date:** 26 June 2025

Item Number: 14.1 **File Number:** D25/64025

SUBJECT HEADING: Stock Route Management and Compliance Policy

Classification: Open Access

Officer's Title: Coordinator Rural Lands

Executive Summary:

To seek Council's endorsement of the *Stock Route Management and Compliance Policy*, which outlines the framework for managing the stock route network in accordance with the *Stock Route Management Act 2002* and Queensland's *Stock Route Network Management Strategy 2021–2025*.

Officer's Recommendation:

That Council endorse the *Stock Route Management and Compliance Policy*, to ensure effective management of the stock route network, promote compliance, and align with legislative and strategic objectives.

Context (*Why is the matter coming before Council?):*

The stock route network is a vital resource for rural communities, supporting travelling stock, environmental conservation, public access and cultural heritage. Effective management of this network is essential to ensure its sustainability and availability for public use.

The proposed Stock Route Management and Compliance Policy provides a structured approach to compliance and management, aligning with Council's Stock Route Management Plan 2024–2029. It prioritises education, engagement, and proactive measures to foster voluntary compliance while outlining an escalating response for non-compliance.

Background *(Including any previous Council decisions):*

Past non-compliance within the stock route network has resulted in significant legacy issues, such as unauthorised grazing and encroachments. These historical challenges have compounded over time, creating complex management scenarios that require careful and strategic intervention.

An ad hoc approach to compliance within the stock route network has led to inconsistencies in enforcement and management, creating uncertainty for users and challenges for Council in addressing non-compliance effectively. Without a structured framework, resources are often allocated reactively, leaving critical issues unaddressed and undermining the long-term sustainability of the network.

Education is the preferred approach to address these issues. By equipping users with the knowledge and understanding of their responsibilities, the policy aims to encourage voluntary compliance, reduce future breaches, and build a culture of stewardship that supports the sustainable management of the stock route network. Enforcement measures are reserved for cases where education and engagement efforts have failed.

Upon endorsement of the *Stock Route Management and Compliance Policy*, a comprehensive review of the stock route network will be undertaken to identify and prioritise key issues. This approach will ensure compliance actions are targeted, consistent, and aligned with the network's management priorities, enabling Council to address legacy issues and improve the overall effectiveness of stock route management.

Options Considered:

1. **Continue with a Reactive Approach to Non-Compliance**
   Maintaining the current reactive approach would result in ongoing inconsistencies in enforcement and resource allocation. This option does not address legacy issues or provide a framework for prioritising and managing compliance effectively. Over time, this approach may lead to further degradation of the stock route network, increased costs, and potential non-compliance with legislative obligations under the *Stock Route Management Act 2002*.

2. **Implement a Systematic Approach**
   Adopting a systematic approach, as outlined in the *Stock Route Management and Compliance Policy*, provides a structured framework for addressing non-compliance. This option prioritises education and proactive engagement to foster voluntary compliance while ensuring resources are directed towards high-priority issues. A systematic approach supports long-term sustainability, aligns with legislative requirements, and reduces the need for reactive enforcement, ultimately improving the effectiveness and efficiency of stock route management.

Recommendation:

That Council endorse the *Stock Route Management and Compliance Policy* to ensure effective management of the stock route network, promote compliance, and align with legislative and strategic objectives.

Risks:

Risk	Description of likelihood & consequences
Reputational	There is a likelihood of increased complaints from landholders if they are the subject of compliance and enforcement.
Financial	An increase in compliance may increase legal costs to Council.

Policy and Legislative Compliance:

Council has a legislated responsibility to manage the stock route network in accordance with the *Stock Route Management Act 2002* and Queensland's *Stock Route Network Management Strategy 2021–2025*. This responsibility includes ensuring the network remains available for public use, protecting its environmental and cultural values, and maintaining its natural resources and facilities for travelling stock.

Budget / Funding *(Current and future):*

The implementation of the Policy will initially require an increase in staff time to conduct a thorough review of the stock route network and deliver targeted education and awareness campaigns. This upfront investment is necessary to address legacy issues, engage stakeholders, and ensure users are equipped with the knowledge to meet their responsibilities.

In the long term, this strategic approach will streamline compliance processes and reduce the need for reactive enforcement actions. By prioritising issues systematically and fostering voluntary compliance through education, Council will benefit from more efficient resource allocation, improved network management, and a reduction in recurring non-compliance, ultimately supporting the sustainable use of the stock route network.

Timelines / Deadlines*:*

NIL

Consultation *(Internal / External):*

The draft policy was endorsed by the Executive Leadership Team on the 18th of March 2025.

Management of non-compliance was raised at previous community consultation sessions for the development of Council's Stock Route Management Plan 2024-2029.

Strategic Asset Management Implications:
(If applicable, outline changes to whole of life costs and / or level of service)

By prioritising issues and aligning compliance actions with management objectives, the policy ensures that limited financial and staff resources are utilised efficiently. Regular monitoring and evaluation will enable Council to identify emerging risks, address legacy issues, and make informed decisions to preserve the value and utility of the stock route network as a vital community resource.

Addition to Operational or Corporate Plan:

Plan Description	Yes / No
Operational	No
Corporate	No

Link to Corporate Plan:
Corporate Plan 2023-2028
Strategic Priority 4: Growing our region
4.8 Assist in protecting the rural industry through administration and regulation of the region's natural environment

Supporting Documentation:

1	Organisational Policy - Stock Route Management and Compliance *(Enclosure)*	P25/17

Report authorised by:
Manager - Community Safety & Rural Lands Services
Director - Regional Development, Environment & Planning

PLANNING & BUILDING DEVELOPMENT REPORT

Meeting: Ordinary 14 August 2025 **Date:** 29 July 2025

Item Number: 14.2 **File Number:** D25/75142

SUBJECT HEADING: 2020/20217 - Change Application (Minor) Material Change of Use - Intensive Animal Industry

Classification: Open Access

Officer's Title: (Acting) - Senior Town Planner

Executive Summary:

Australian Country Choice Feedlots Pty Ltd have submitted a *Minor Change Application* to the existing approval for a Material Change of Use to establish "Intensive Animal Industry" (up to a maximum of 32,500 SCU) located at Roma-Taroom Road, Eumamurrin, 584 Niella Road, Mooga, 2527 Roma-Taroom Road Eumamurrin, 450 Niella Road, Euthulla, described as Lot 10 on WV406, Lot 25 on WV1108, Lot 30 on WV572, Lot 5 on WV406, Lot 8 on WV1578 and Lot 7 on SP206903 (the subject premises).

Officer's Recommendation:

That Council issue a *Change Decision notice* in relation to the existing Development Approval (**Ref: 2020/20217**) for a Material Change of Use "Intensive Animal Industry" (up to a maximum of 32,500 SCU) located at Roma-Taroom Road, Eumamurrin, 584 Niella Road, Mooga, 2527 Roma-Taroom Road Eumamurrin, 450 Niella Road, Euthulla, described as Lot 10 on WV406, Lot 25 on WV1108, Lot 30 on WV572, Lot 5 on WV406, Lot 8 on WV1578 and Lot 7 on SP206903, reflecting the changes detailed below.

(a) Condition 2 be amended from:

2. 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
ACC-0011- A601	Concept Layout - 32,500SCU	18/05/2020
ACC-0011- A602	Design Layout - 32,500SCU	18/05/2020
ACC-0011- A603	Catchment Plan	18/05/2020
ACC-0011- A604	Typical Pen Layout	18/05/2020

ACC-0011- A605	Typical Pen Cross Section	18/05/2020
ACC-0011- A606	Typical Effluent Management Section	18/05/2020
ACC-0011- A607	Temporary Grain Assistance Layout	18/05/2020
ACC-002- A008	Relocation of Effluent Utilisation Areas	20/09/2021
ACC-002- A010	Relocation of Effluent Utilisation Areas	20/09/2021
Project number 15763	Traffic Impact Statement – Brindley Park Feedlot Expansion	20/10/2020
ACC-0011/1903260 Rev A	Development Assessment Report	20/10/2020

To:

2. 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
F3-113-00-07, Rev. B	**Changed Development - Development Layout**	**06/05/25**
F3-113-00-08, Rev. B	**Changed Development - Development Complex Layout**	**06/05/25**
F3-113-00-09, Rev. B	**Proposed Development – Controlled Drainage Area 2**	**06/05/25**
F3-113-00-10, Rev. B	**Proposed Development – Controlled Drainage Area 1 and 2**	**06/05/25**
F3-113-00-13, Rev. B	**Proposed Development – Separation Distance Assessment to Sensitive Receivers**	**06/05/25**
~~ACC-0011- A601~~	~~Concept Layout - 32,500SCU~~	~~18/05/2020~~
~~ACC-0011- A602~~	~~Design Layout - 32,500SCU~~	~~18/05/2020~~
~~ACC-0011- A603~~	~~Catchment Plan~~	~~18/05/2020~~
~~ACC-0011- A604~~	~~Typical Pen Layout~~	~~18/05/2020~~
ACC-0011- A605	Typical Pen Cross Section	18/05/2020

ACC-0011- A606	Typical Effluent Management Section	18/05/2020
~~ACC-0011- A607~~	~~Temporary Grain Assistance Layout~~	~~18/05/2020~~
ACC-002- A008	Relocation of Effluent Utilisation Areas	20/09/2021
ACC-002- A010	Relocation of Effluent Utilisation Areas	20/09/2021
Project number 15763	Traffic Impact Statement – Brindley Park Feedlot Expansion	20/10/2020
ACC-0011/1903260 Rev A	Development Assessment Report	20/10/2020

(b) Condition 3 be amended from:

3. Carry out the approved development over the following four stages in accordance with the approved plans—

Stage 1 – includes the addition of **23 cattle pens** (two at the southern end of Row 7 and 21 on the western-side Row 7) and 4 grain-assist pens, increasing the holding capacity by **5,330SCU** to a total **21,410 SCU**. Stage 1 also includes the construction of a new sedimentation pond and the expansion of the existing effluent storage pond. Stage 1 works are generally shown as 'Stage 1' on approved plan *A602 Design Layout – 32,500 SCU dated 18/05/2020*.

Stage 2 – includes an additional **30 cattle pens** (7 additional pens on the southern end of Row 1 and 23 pens on the eastern side of Row 1), increasing the holding capacity by **5,490SCU** to a total **26,900SCU**. Stage 2 works are generally shown as 'Stage 2' on approved plan *A602 Design Layout – 32,500 SCU dated 18/05/2020*.

Stage 3 – includes an additional **16 cattle pens** generally in the location of the grain assist pens constructed as part of Stage 1 (on the western side of Row 9). Stage 3 will increase the holding capacity by an additional **3,720 SCU** to a total **30,620 SCU**. Stage 3 works are generally shown as 'Stage 3' on approved plan *A602 Design Layout – 32,500 SCU dated 18/05/2020*

Stage 4 – includes an additional **8 cattle pens** generally in the location of the grain assist pens construed as part of Stage 1 (on the western side of Row 11). Stage 4 will increase the holding capacity by an additional **1,860 SCU** to a total **32,480 SCU**. Stage 4 works are generally shown as 'Stage 4' on approved plan *A602 Design Layout – 32,500 SCU dated 18/05/2020.*

To:

3. Carry out the approved development over the following four stages in accordance with the approved plans—

Stage 1 – includes the addition of ~~23~~ **25** cattle **production** pens (**Row 8 & 9, B1, B2, B7-B10** ~~two at the southern end of Row 7 and 21 on the western side Row 7~~) ~~and 4 grain assist pens~~, increasing the holding capacity by ~~5,330~~ **5,700** SCU to a total ~~21,410~~ **21,780** SCU. **Stage 1 also includes a new hospital facility, the reconfiguration of Sedimentation Basin 1 and Sedimentation Basin 2 and the expansion of the Holding Pond 1 and the construction of Holding Pond 2.**

~~Stage 1 also includes the construction of a new sedimentation pond and the expansion of the existing effluent storage pond. Stage 1 works are generally shown as 'Stage 1' on approved plan *A602 Design Layout – 32,500 SCU dated 18/05/2020*.~~

Stage 2 – includes an additional ~~30~~ **20** cattle pens (**Row 10, 11** ~~7 additional pens on the southern end of Row 1 and 23 pens on the eastern side of Row 1~~), increasing the holding capacity by ~~5,490~~ **5,480**SCU to a total 26,900 **27,260**SCU. ~~Stage 2 works are generally shown as 'Stage 2' on approved plan *A602 Design Layout – 32,500 SCU dated 18/05/2020*.~~

Stage 3 – includes an additional ~~16~~ **11** cattle pens ~~generally in the location of the grain assist pens constructed as part of Stage 1~~ (~~on the western side of Row 9~~**Row 12**). Stage 3 will increase the holding capacity by an additional ~~3,720~~ **2,620** SCU to a total ~~30,620~~ **29,880**SCU. ~~Stage 3 works are generally shown as 'Stage 3' on approved plan *A602 Design Layout – 32,500 SCU dated 18/05/2020*~~

Stage 4 – includes an additional ~~8~~ **11** cattle pens ~~generally in the location of the grain assist pens construed as part of Stage 1~~ (**Row 13**~~on the western side of Row 11~~). Stage 4 will increase the holding capacity by an additional ~~1,860~~ **2,620**SCU to a total ~~32,480~~ **32,500**SCU. ~~Stage 4 works are generally shown as 'Stage 4' on approved plan *A602 Design Layout – 32,500 SCU dated 18/05/2020*.~~

(c) All other conditions of the approval remain unchanged.

Context:

The original development application was decided by Council at a General Meeting. A determination to change the approval is therefore presented to Council for decision.

Background*:*

Development Application

On 9 December 2021, Council issued a Decision Notice approving the expansion of the existing Intensive Animal Industry (Feedlot) use, up to a maximum of **32,500 SCU** feedlot at the subject premises, over four (4) stages. The approved plan is included below as Figure 1. The approval was issued with a currency period of two years as the application was made during Council's COVID-19 incentive policy effective period.

As a result of the COVID-19 Applicable Event, all relevant approvals were extended by Ministerial declaration for a period of 12 months.

On 30 October 2024, approval was granted to extend the relevant period to **9 December 2028**. This extension was in line with the currency period granted to a Development Approval under the *Planning Act 2016*, being six (6) years, plus the Ministerial declaration.

Proposal

The applicant has submitted a request to change the existing approval, to alter the approved layout of the feedlot, including a revised pen layout, revised staging capacities and changed to the design of controlled drainage areas.

The approved capacity remains unchanged.

The proposed change plan is included below, with changed areas highlighted in yellow.

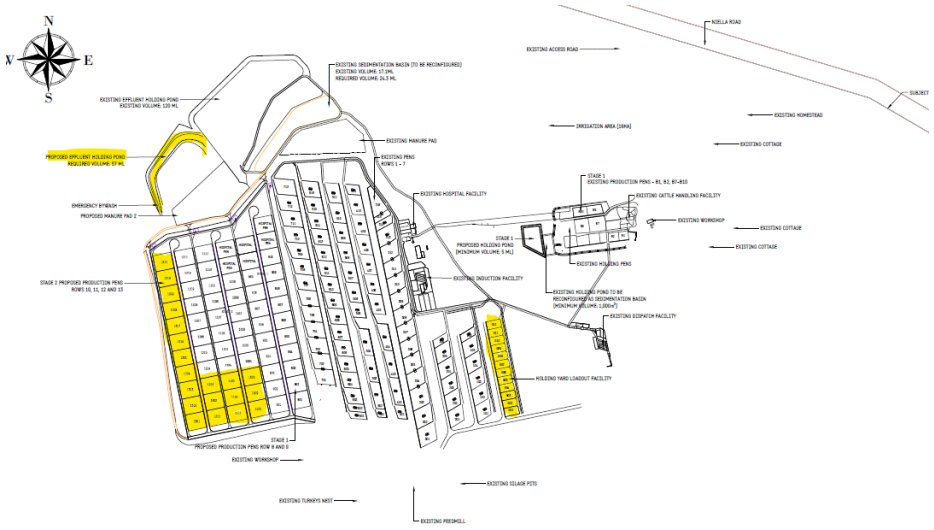


Figure 1 – Proposed Site Plan

Options Considered:

N/A

Recommendation:

The proposed changes to the conditions have been recommended to ensure compliance with the assessment benchmarks to the greatest extent possible. Any residual inconsistency with the assessment benchmarks needs to be considered in light of various relevant matters including:

- the proposed change is not considered to be substantially different development.
- the proposal does not increase the capacity of the feedlot, nor reduce setbacks to sensitive receptors.

Risks:

Risk	Description of likelihood & consequences
N/A	

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.

Risks associated with the Road Permit application must be considered separately by Council.

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 and must not be used to inform Council's decision on any planning matter.

Policy and Legislative Compliance:

Pursuant to Section 81 of the Planning Act 2016 (the Act), in assessing a change application, Council must consider;

- *the information the applicant included with the application; and*
- *all matters the responsible entity would or may assess against or have regard to, if the change application were a development application; and*
- *another matter that the responsible entity considers relevant*.

Council must also consider any statutory instrument, or other document, as in effect when the development application for the original development approval was properly made.

The development is also required to be assessed against the definition of a minor change in Schedule 2 of the Planning Act 2016 and the definition of substantially different development in Schedule 1 of the Development Assessment Rules.

A full assessment of the proposal against the relevant assessment benchmarks is included as an attachment to this report.

Budget / Funding*:*

The costs of fulfilling any development approval obligations, financial or otherwise, remain the sole responsibility of the applicant/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.

Timelines / Deadlines*:*

The Minor Change application was properly made on 29 May 2025.

Consultation *(Internal / External):*

External
The original Development Application was assessed by the State Assessment and Referral Agency for the Environmentally Relevant Approval and proximity to the State transport corridor. A change to the Environmental Authority has been issued by the Department of Agriculture and Fisheries.

Acronyms:

Acronym	Description
N/A	

Link to Corporate Plan:
Corporate Plan 2023-2028
Strategic Priority 4: Growing our region
4.7 Plan and manage the growth of our towns

Supporting Documentation:

1⇩	Planning Assessment Report	D25/69574
2⇩	Change Application Plans	D25/69586
3⇩	Decision Notice	D21/97241

Report authorised by:
Manager - Regional Planning & Building Development
Director - Regional Development, Environment & Planning

Planning Assessment Report – 2020/20217

Application Number:	2020/20217
Proposal:	Minor change to existing Development Approval for a Material Change of Use - "Intensive Animal Industry" (up to a maximum of 32,500 SCU)
Applicant:	Australian Country Choice Feedlots Pty Ltd as general partner of the Australian Country Choice Feedlots Limited Partnership
Street Address:	Roma-Taroom Road, Eumamurrin, 584 Niella Road, Mooga, 2527 Roma-Taroom Road Eumamurrin, 450 Niella Road, Euthulla
Real Property Description:	Lot: 10 WV: 406, Lot: 25 WV: 1108, Lot: 30 WV: 572, Lot: 5 WV: 406, Lot: 8 WV: 1578, Lot: 7 SP: 206903
Officer	A/Senior Town Planner

Summary

Australian Country Choice Feedlots Pty Ltd, through their consultant RDC Engineers, have submitted a Minor Change Application to the previously approved Material Change of Use to establish "Intensive Animal Industry" (up to a maximum of 32,500 SCU) located at Roma-Taroom Road, Eumamurrin, 584 Niella Road, Mooga, 2527 Roma-Taroom Road Eumamurrin, 450 Niella Road, Euthulla, described as Lot 10 on WV406, Lot 25 on WV1108, Lot 30 on WV572, Lot 5 on WV406, Lot 8 on WV1578 and Lot 7 on SP206903 (the subject premises).

Details of Proposed Development

Background

On 9 December 2021, Council issued a Decision Notice approving the expansion of the existing Intensive Animal Industry (Feedlot) use, up to a maximum of 32,500 SCU feedlot at the subject premises, over four stages. The approved plan is included below as Figure 1. The approval was issued with a currency period of two years as the application was made during Council's COVID-19 incentive policy effective period.

As a result of the COVID-19 Applicable Event, all relevant approvals were extended by Ministerial declaration for a period of 12 months.

On 30 October 2024, an approval was granted to extend the relevant period to 9 December 2028. This extension was in line with the currency period granted to a Development Approval under the *Planning Act 2016*, being 6 years, plus the Ministerial declaration.

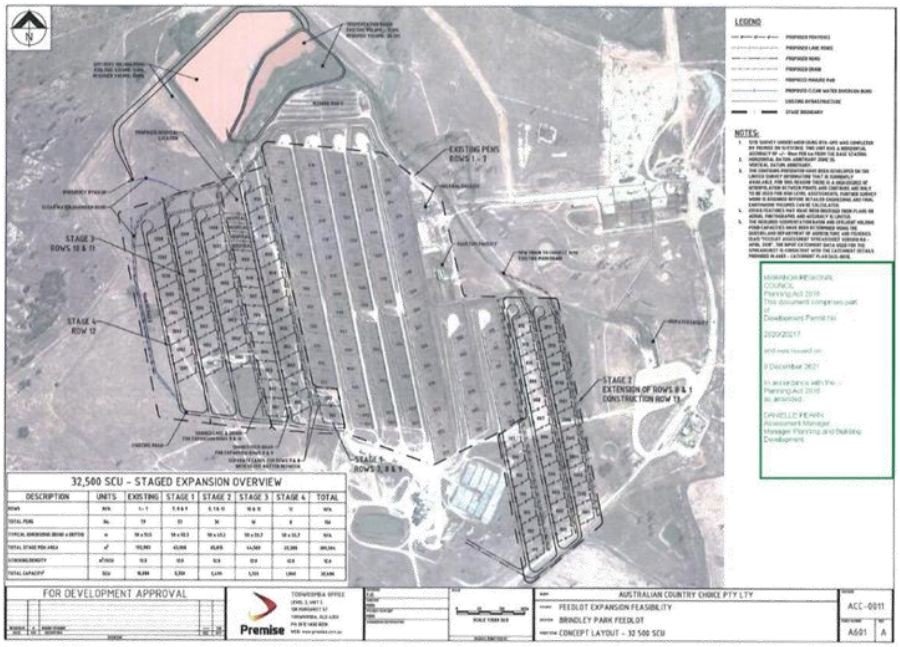


Figure 1 – Existing Approved Site Plan

Proposal

The applicant has submitted a request to change the existing approval, to alter the approved layout of the feedlot, including a revised pen layout, revised staging capacities and changed to the design of controlled drainage areas.

The approved capacity remains unchanged.

The proposed change plan is included below as Figure 2, with changed pen areas highlighted in yellow.

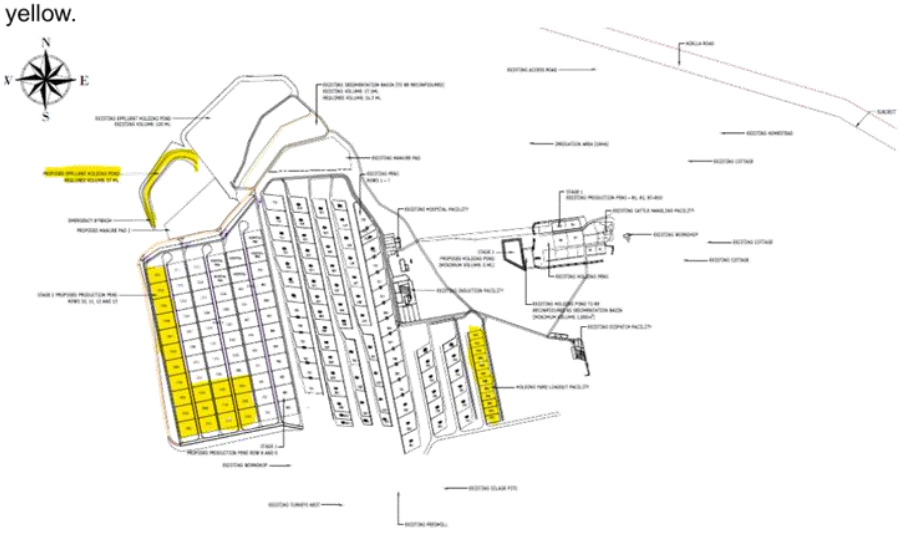


Figure 2 – Proposed Site Plan

Setbacks to the nearest sensitive receptors remain compliant with the existing Development Approval.

The changes to staging are outlined below:

Stage	Existing Approval	Proposed Change
Stage 1	includes the addition of 23 cattle pens (two at the southern end of Row 7 and 21 on the western-side Row 7) and 4 grain-assist pens, increasing the holding capacity by 5,330 SCU to a total 21,410 SCU. Stage 1 also includes the construction of a new sedimentation pond and the expansion of the existing effluent storage pond.	includes the addition of 25 cattle production pens (Row 8 & 9, B1, B2, B7-B10), increasing the holding capacity by 5,700 SCU to a total 21,780 SCU. Stage 1 also includes a new hospital facility, the reconfiguration of Sedimentation Basin 1 and Sedimentation Basin 2 and the expansion of the Holding Pond 1 and the construction of Holding Pond 2.
Stage 2	includes an additional 30 cattle pens (7 additional pens on the southern end of Row 1 and 23 pens on the eastern side of Row 1), increasing the holding capacity by 5,490 SCU to 26,900 SCU.	includes an additional 20 cattle pens (Row 10, 11), increasing the holding capacity by 5,480 SCU to 27,260 SCU.
Stage 3	includes an additional 16 cattle pens generally in the location of the grain assist pens constructed as part of Stage 1 (on the western side of Row 9). Stage 3 will increase the holding capacity by an additional 3,720 SCU to 30,620 SCU.	includes an additional 11 cattle pens (Row 12), increasing the holding capacity by 2,620 SCU to 29,880 SCU.
Stage 4	includes an additional 8 cattle pens generally in the location of the grain assist pens constructed as part of Stage 1 (on the western side of Row 11). Stage 4 will increase the holding capacity by an additional 1,860 SCU to 32,480 SCU.	includes an additional 11 cattle pens (Row 13), increasing the holding capacity by 2,620 SCU to 32,500 SCU.

Characteristics of the Site

The subject site is comprised of six adjoining allotments with a total area of approximately 11,971ha, shown below in Figure 3. The feedlot is contained on Lot 7 on SP206903, with the balance of the site used for grazing and waste utilisation areas. The site is located approximately 23km north-east of Roma, as the crow flies, and is located with the Rural Zone under Maranoa Planning Scheme 2017.

The site has frontage to Roma Taroom Road along the northern boundary. Niella Road runs between two portions of Lot 7. The applicant was conditioned to close Niella Road as a result of the development application and the road closure application has been submitted to the Department of Resources.

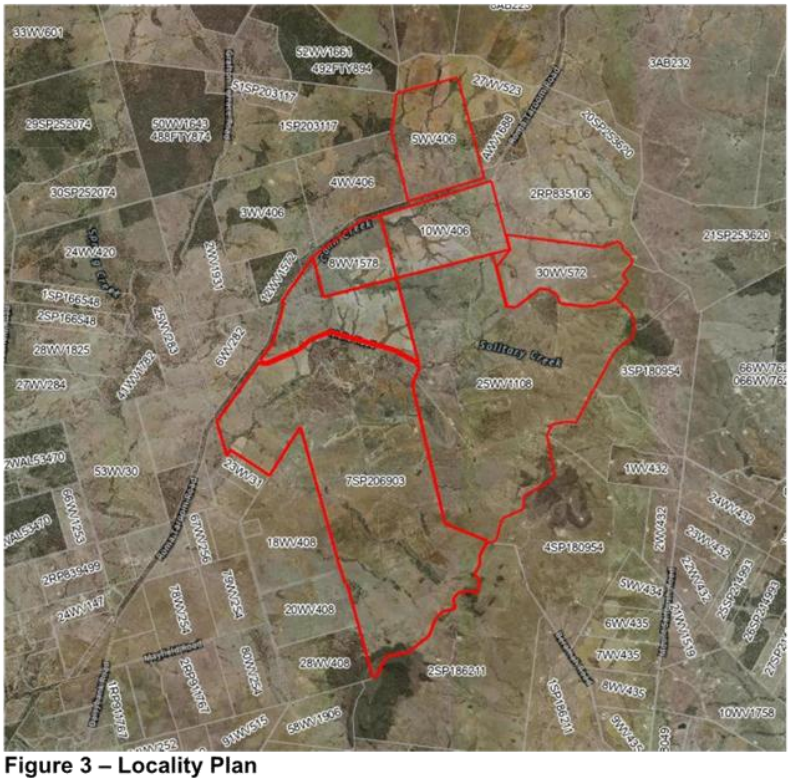


Figure 3 – Locality Plan

Consideration of Assessment Benchmarks

The application has been submitted as a minor change to the original development approval and requires a change decision notice to be issued by Council. Pursuant to Section 81 of the *Planning Act 2016* (the Act), in assessing a change application, Council must consider;

- the information the applicant included with the application; and
- all matters the responsible entity would or may assess against or have regard to, if the change application were a development application; and
- another matter that the responsible entity considers relevant.

Council must also consider any statutory instrument, or other document, as in effect when the development application for the original development approval was properly made.

Schedule 2 of the Planning Act 2016 and Schedule 1 of the Development Assessment Rules

The proposed minor change application is required to be assessed against:

- Schedule 2 of the *Planning Act 2016*
- Schedule 1 of the Development Assessment Rules

Provision	Response
(b) for a development approval - (i) would not result in substantially different development; and *A change may be considered to result in a substantially different development if any of the following apply to the proposed change:* *(a) involves a new use; or* *(b) results in the application applying to a new parcel of land; or* *(c) dramatically changes the built form in terms of scale, bulk, and appearance; or* *(d) changes the ability of the proposed development to operate as intended; or* *(e) removes a component that is integral to the operation of the development; or* *(f) significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or* *(g) introduces new impacts or increase the severity of known impacts; or* *(h) removes an incentive or offset component that would have balanced a negative impact of the development; or* *(i) impacts on infrastructure provisions.*	• The change does not involve a new use. • The change does not apply to a new parcel of land. • The proposal does not alter the approved capacity of the feedlot. While the pens will be reconfigured, the built form will remain generally the same. • The proposal does not change the ability of the feedlot to operate as intended. • The change does not remove any components of the development. • The change will not impact on traffic flow as the development does not alter the approved maximum capacity of the feedlot. • The proposal is not considered to increase the severity of existing known impacts. The realigned feedlot will not reduce setbacks to nearby sensitive receptors. The redeveloped controlled drainage areas meet the national standards for cattle feedlots. • The change does not remove any incentive or offset. • The proposal will not impact on infrastructure provision.
(ii) if a development application for the development, including the change, were made when the change application is made would not cause— (A) the inclusion of prohibited development in the application; or	**Complies** The proposed change does not include any prohibited development.
(B) referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or	**Complies** The proposed change does not trigger referral to any additional external agencies. The Chief Executive is not an affected entity for a Minor Change application. A Change Application has been submitted separately to DAF for the Environmental Authority.
(C) referral to extra referral agencies, other than to the chief executive; or	**Complies** The proposed change does not trigger referral to any external agencies.

Provision	Response
(D) a referral agency, in assessing the application under section 55(2), to assess the application against, or have regard to, a matter, other than a matter the referral agency must have assessed the application against, or had regard to, when the application was made; or	**Complies** The proposed change does not require additional assessment by any referral agencies.
(E) public notification if public notification was not required for the development application.	**Complies** The original development application was subject to Impact Assessment.

Council Policies or Asset Management Plans:

Council must also consider any statutory instrument, or other document, as in effect when the development application for the original development approval was properly made.

Maranoa Planning Scheme 2017

The original development application was assessed against the Maranoa Planning Scheme 2017. Any conflict with the Planning Scheme associated with the existing approval is considered to have been resolved. The proposed change will be considered against the relevant assessment benchmarks applicable to the development under the Maranoa Planning Scheme 2017 are:

- Part 6.2.1 Rural Zone Code
- Part 9.3.5 Rural Activities Code

The following assessment will consider the relevant provisions of the above codes, in the context of the change application solely to change the approved layout.

The establishment of an Intensive Animal Industry use in the Rural Zone is a consistent use and is generally supported by the overall outcomes of the relevant codes.

Rural Zone Code

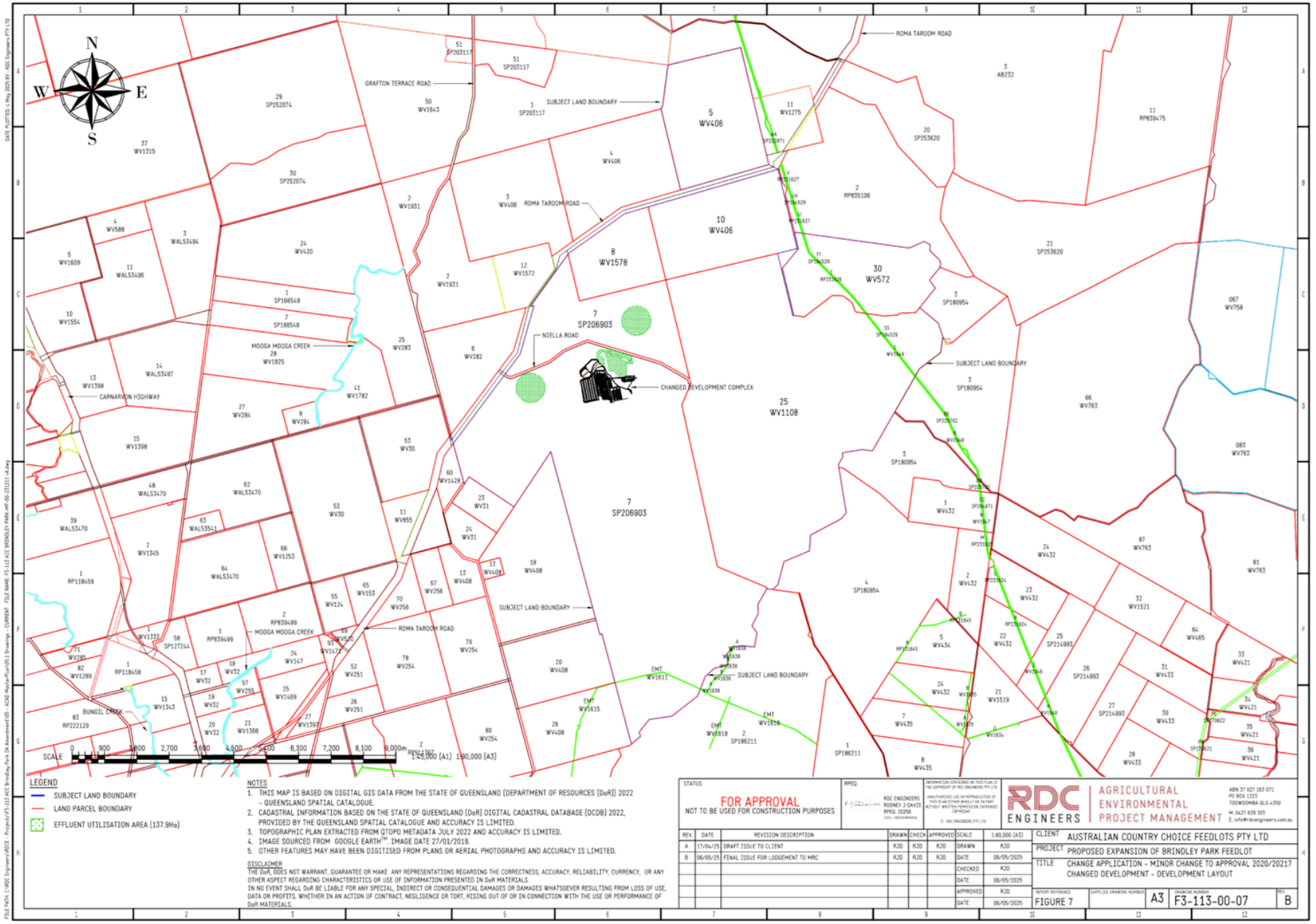
Performance Outcomes	Acceptable Outcomes	Response
PO 5 Separation Rural activities are sufficiently separated from any existing or planned residential or rural residential area or other sensitive land use to avoid any adverse impacts including noise, dust, odour, visual impact, traffic generation, lighting, radiation or other emissions or contaminants. Note: Sensitive land uses are defined in the State Planning Policy.	No acceptable outcome is specified.	**Complies** The applicant has demonstrated that the revised layout retains all approved setbacks to sensitive land uses.
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.	**AO 20.1** No direct access to State-controlled roads is permitted except at where the site access is existing or where the development site has frontage only to a State-controlled road/s.	**Complies** Upon closure of Niella Road, the site will gain direct access to Roma Taroom Road. This road access arrangement is supported with approval from the Department of Transport and Main Roads.

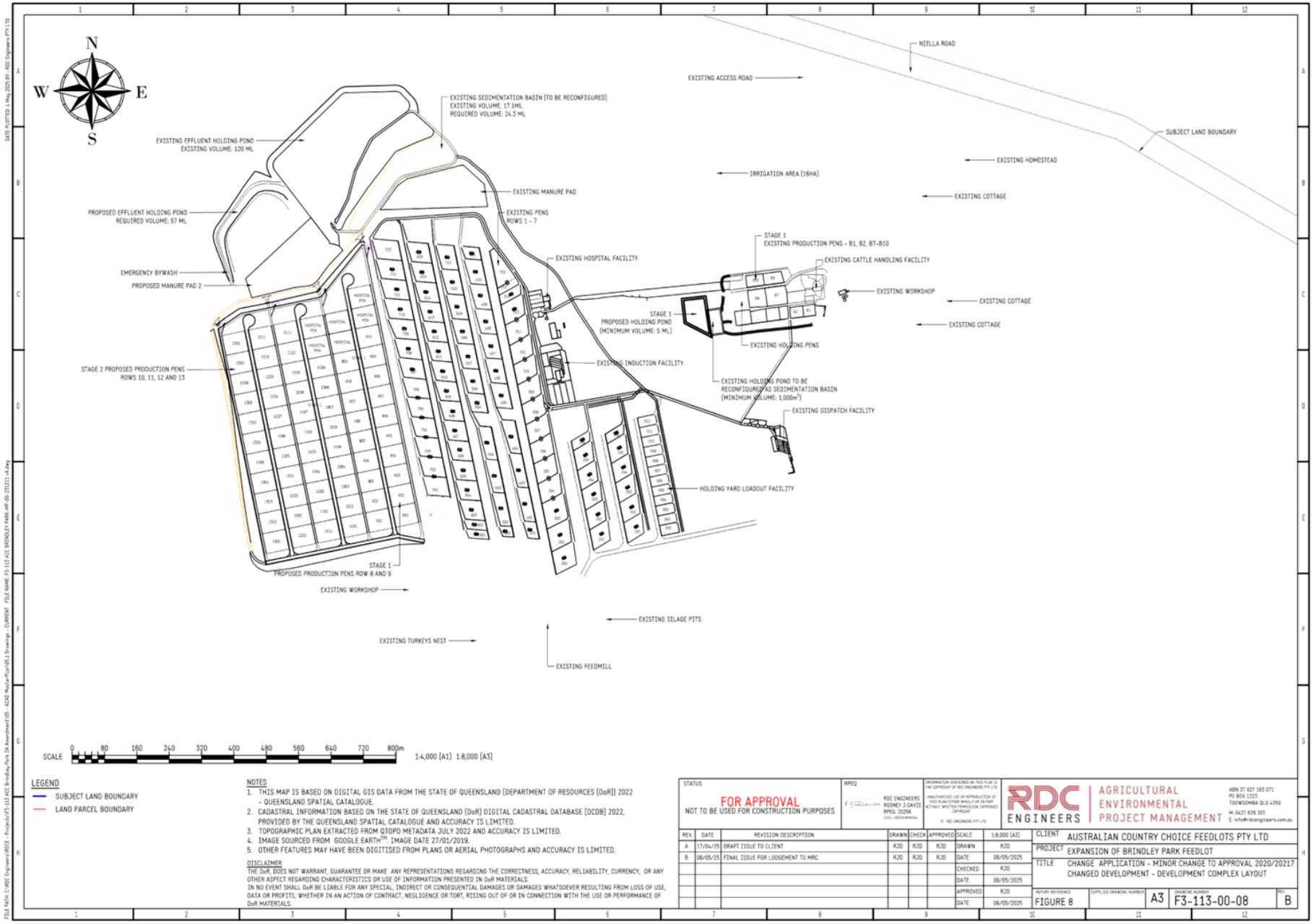
Rural Activities Code

The changed development application complies with the acceptable outcomes of the Rural Activities Code.

Assessment Summary

The proposed development is considered to meet the definition of a minor change and is consistent with the expectations for development in the Rural Zone. It is therefore recommended that the proposed minor change application to the existing development approval be approved subject to the recommended changes to conditions.


N
W
E
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ROMA TAROOM ROAD
GRAFTON TERRACE ROAD
SUBJECT LAND BOUNDARY
NIELLA ROAD
MOOGA MOOGA CREEK
CARNARVON HIGHWAY
CHANGED DEVELOPMENT COMPLEX
BUNGIL CREEK
EMT
SCALE
0 900 1,800 2,700 3,600 4,500 5,400 6,300 7,200 8,100 9,000m
1:45,000 (A1) 1:90,000 (A3)
LEGEND
SUBJECT LAND BOUNDARY
LAND PARCEL BOUNDARY
EFFLUENT UTILISATION AREA (137.9Ha)
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RPEQ
RDC ENGINEERS
RODNEY J DAVIS
RPEQ: 20256
REV. DATE REVISION DESCRIPTION DRAWN CHECK APPROVED
A 17/04/25 DRAFT ISSUE TO CLIENT RJD RJD RJD
B 06/05/25 FINAL ISSUE FOR LODGEMENT TO MRC RJD RJD RJD
SCALE 1:90,000 (A3)
DRAWN RJD
DATE 06/05/2025
CHECKED RJD
DATE 06/05/2025
APPROVED RJD
DATE 06/05/2025
RDC ENGINEERS
AGRICULTURAL
ENVIRONMENTAL
PROJECT MANAGEMENT
ABN 37 627 163 071
PO BOX 1223
TOOWOOMBA QLD 4350
M: 0427 629 203
E: info@rdcengineers.com.au
CLIENT AUSTRALIAN COUNTRY CHOICE FEEDLOTS PTY LTD
PROJECT PROPOSED EXPANSION OF BRINDLEY PARK FEEDLOT
TITLE CHANGE APPLICATION - MINOR CHANGE TO APPROVAL 2020/20217
CHANGED DEVELOPMENT - DEVELOPMENT LAYOUT
REPORT REFERENCE FIGURE 7
SUPPLIED DRAWING NUMBER
A3
DRAWING NUMBER F3-113-00-07
REV B



LEGEND

- SUBJECT LAND BOUNDARY
- LAND PARCEL BOUNDARY

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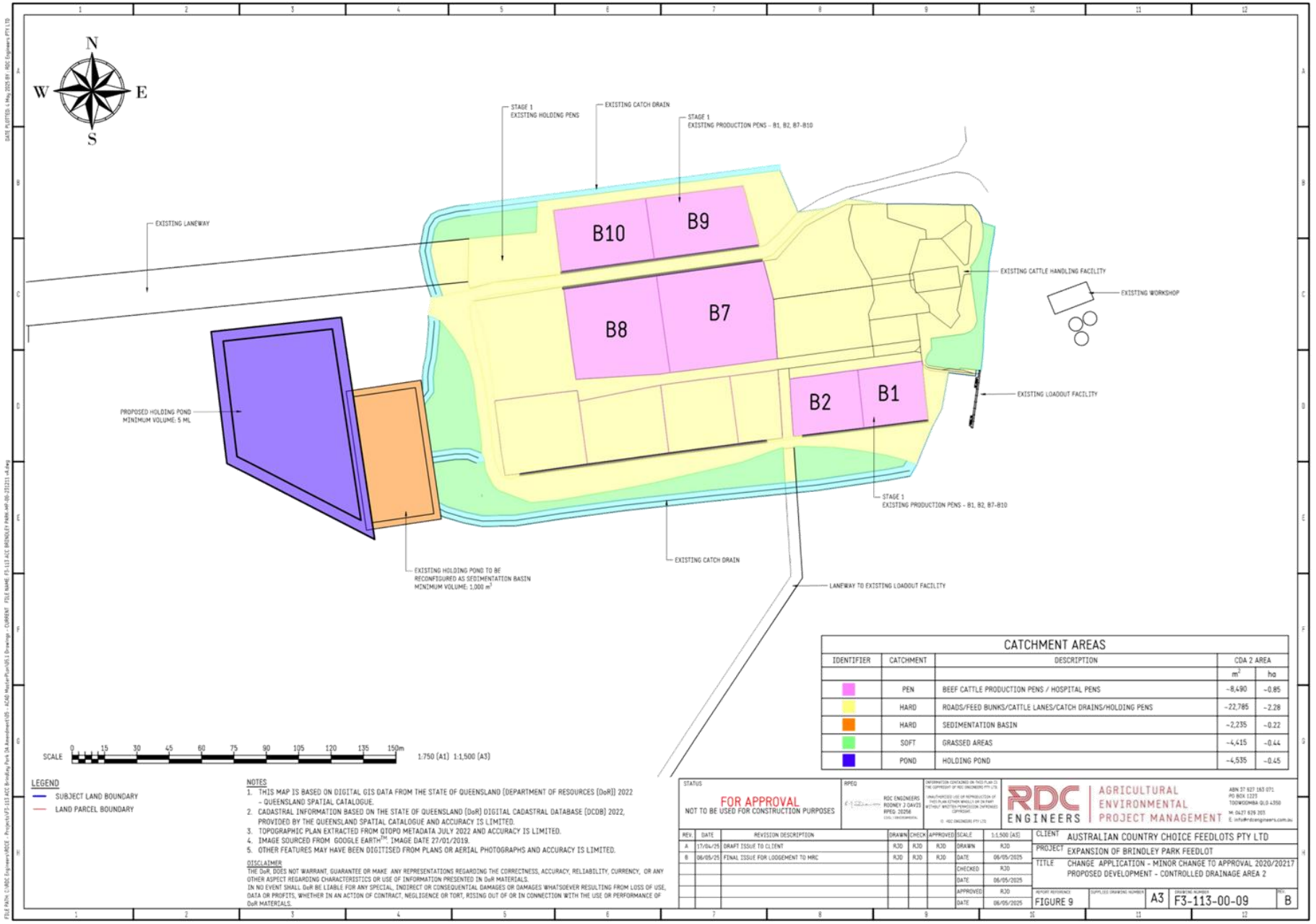
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B	06/05/25	FINAL ISSUE FOR LODGEMENT TO MRC	RJD	RJD	RJD

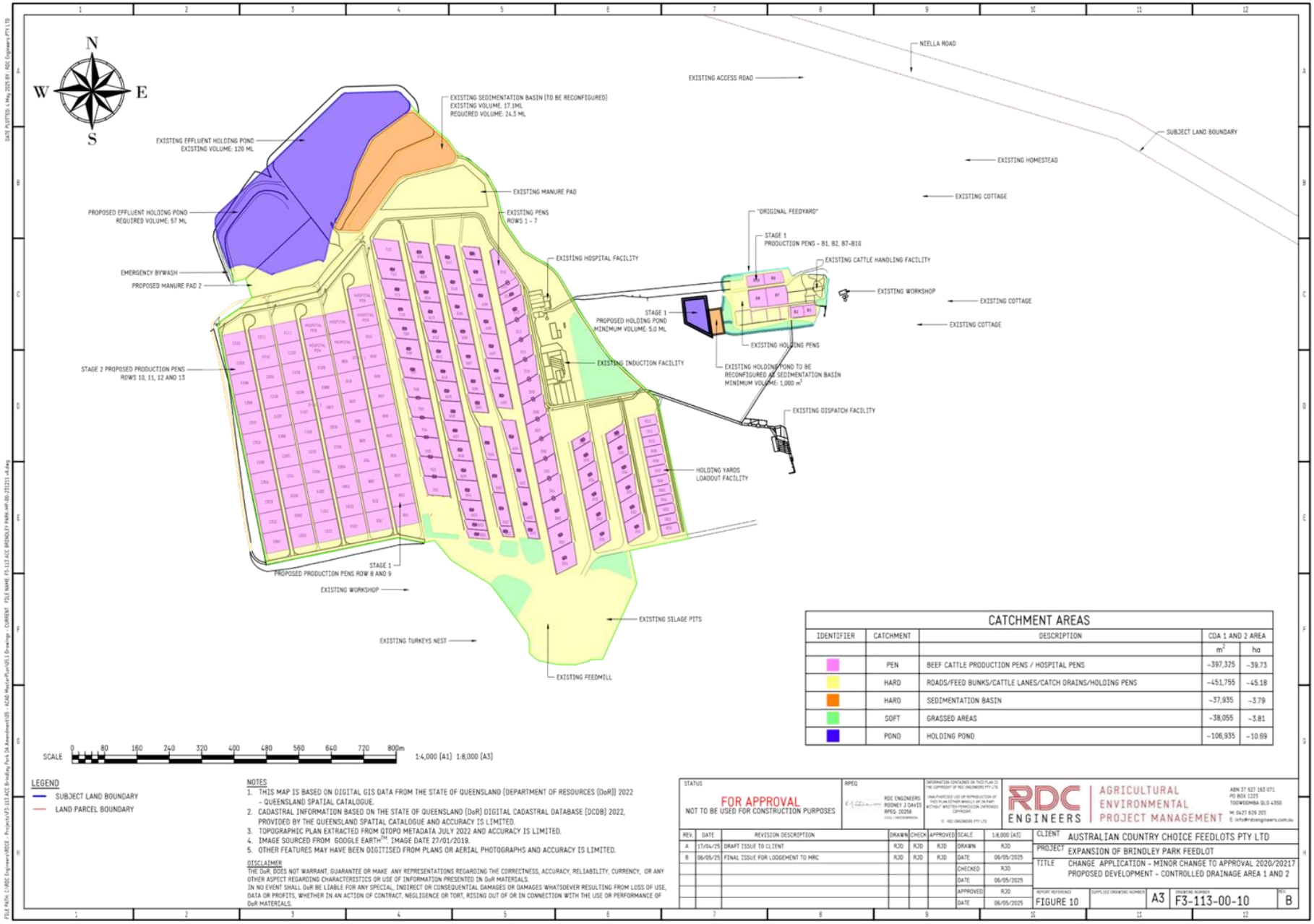
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DATE	06/05/2025
APPROVED	RJD
DATE	06/05/2025

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CLIENT	AUSTRALIAN COUNTRY CHOICE FEEDLOTS PTY LTD
PROJECT	EXPANSION OF BRINDLEY PARK FEEDLOT
TITLE	CHANGE APPLICATION - MINOR CHANGE TO APPROVAL 2020/20217 CHANGED DEVELOPMENT - DEVELOPMENT COMPLEX LAYOUT
REPORT REFERENCE	FIGURE 8
SUPPLIED DRAWING NUMBER	
	A3
DRAWING NUMBER	F3-113-00-08
REV	B


N
W
E
S
STAGE 1
EXISTING HOLDING PENS
EXISTING CATCH DRAIN
STAGE 1
EXISTING PRODUCTION PENS - B1, B2, B7-B10
EXISTING LANEWAY
B10
B9
B8
B7
B2
B1
EXISTING CATTLE HANDLING FACILITY
EXISTING WORKSHOP
EXISTING LOADOUT FACILITY
PROPOSED HOLDING POND
MINIMUM VOLUME: 5 ML
STAGE 1
EXISTING PRODUCTION PENS - B1, B2, B7-B10
EXISTING CATCH DRAIN
EXISTING HOLDING POND TO BE
RECONFIGURED AS SEDIMENTATION BASIN
MINIMUM VOLUME: 1,000 m³
LANEWAY TO EXISTING LOADOUT FACILITY
SCALE
0 15 30 45 60 75 90 105 120 135 150m
1:750 (A1) 1:1,500 (A3)
LEGEND
SUBJECT LAND BOUNDARY
LAND PARCEL BOUNDARY
NOTES
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CATCHMENT AREAS
IDENTIFIER | CATCHMENT | DESCRIPTION | CDA 2 AREA m² | CDA 2 AREA ha
PEN | BEEF CATTLE PRODUCTION PENS / HOSPITAL PENS | ~8,490 | ~0.85
HARD | ROADS/FEED BUNKS/CATTLE LANES/CATCH DRAINS/HOLDING PENS | ~22,785 | ~2.28
HARD | SEDIMENTATION BASIN | ~2,235 | ~0.22
SOFT | GRASSED AREAS | ~4,415 | ~0.44
POND | HOLDING POND | ~4,535 | ~0.45
STATUS
FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION PURPOSES
RPEQ
RDC ENGINEERS
RODNEY J DAVIS
RPEQ: 20256
REV. | DATE | REVISION DESCRIPTION | DRAWN | CHECK | APPROVED
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SCALE 1:1,500 (A3)
DRAWN RJD
DATE 06/05/2025
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DATE 06/05/2025
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DATE 06/05/2025
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PO BOX 1223
TOOWOOMBA QLD 4350
M: 0427 629 203
E: info@rdcengineers.com.au
CLIENT AUSTRALIAN COUNTRY CHOICE FEEDLOTS PTY LTD
PROJECT EXPANSION OF BRINDLEY PARK FEEDLOT
TITLE CHANGE APPLICATION - MINOR CHANGE TO APPROVAL 2020/20217 PROPOSED DEVELOPMENT - CONTROLLED DRAINAGE AREA 2
REPORT REFERENCE FIGURE 9
SUPPLIED DRAWING NUMBER
A3
DRAWING NUMBER F3-113-00-09
REV. B



CATCHMENT AREAS

IDENTIFIER	CATCHMENT	DESCRIPTION	CDA 1 AND 2 AREA	
			m^2	ha
	PEN	BEEF CATTLE PRODUCTION PENS / HOSPITAL PENS	~397,325	~39.73
	HARD	ROADS/FEED BUNKS/CATTLE LANES/CATCH DRAINS/HOLDING PENS	~451,755	~45.18
	HARD	SEDIMENTATION BASIN	~37,935	~3.79
	SOFT	GRASSED AREAS	~38,055	~3.81
	POND	HOLDING POND	~106,935	~10.69

LEGEND
- SUBJECT LAND BOUNDARY
- LAND PARCEL BOUNDARY

NOTES
1. THIS MAP IS BASED ON DIGITAL GIS DATA FROM THE STATE OF QUEENSLAND (DEPARTMENT OF RESOURCES [DoR]) 2022 - QUEENSLAND SPATIAL CATALOGUE.
2. CADASTRAL INFORMATION BASED ON THE STATE OF QUEENSLAND (DoR) DIGITAL CADASTRAL DATABASE (DCDB) 2022, PROVIDED BY THE QUEENSLAND SPATIAL CATALOGUE AND ACCURACY IS LIMITED.
3. TOPOGRAPHIC PLAN EXTRACTED FROM QTOPO METADATA JULY 2022 AND ACCURACY IS LIMITED.
4. IMAGE SOURCED FROM GOOGLE EARTH™ IMAGE DATE 27/01/2019.
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STATUS: FOR APPROVAL
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RPEQ: RDC ENGINEERS RODNEY J DAVIS RPEQ: 20256

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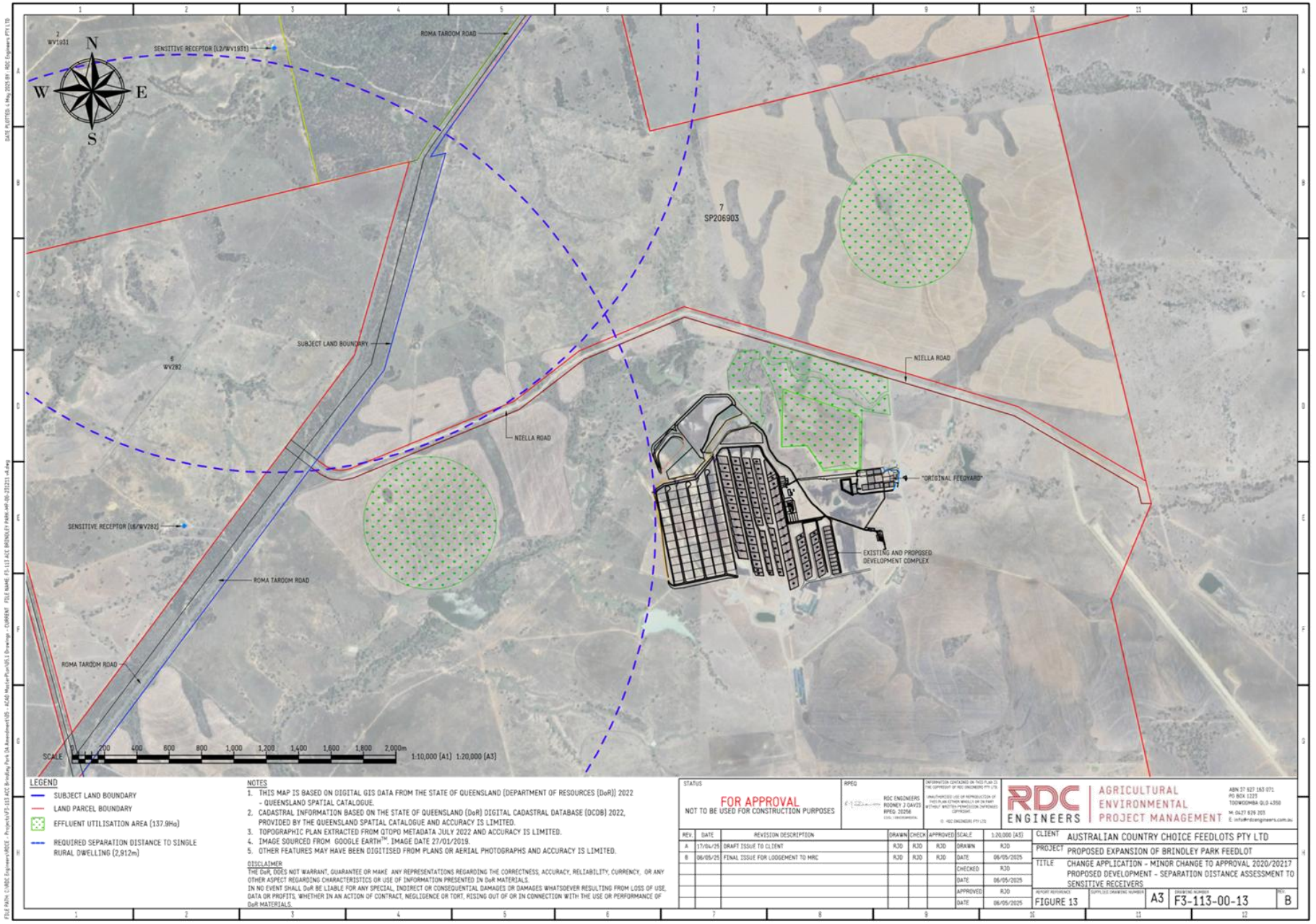
REV.	DATE	REVISION DESCRIPTION	DRAWN	CHECK	APPROVED
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B	06/05/25	FINAL ISSUE FOR LODGEMENT TO MRC	RJD	RJD	RJD

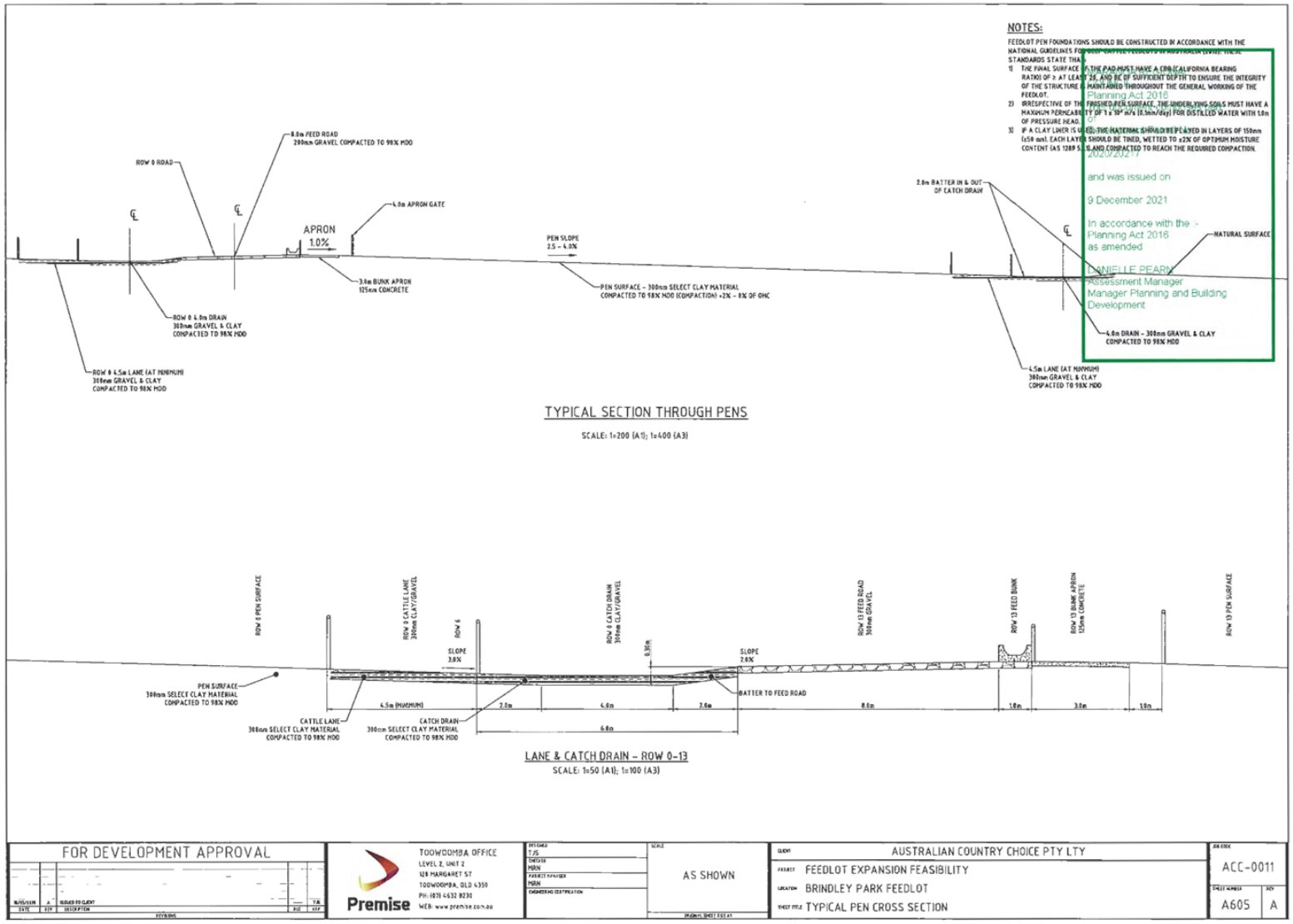
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	DRAWN	RJD
	DATE	06/05/2025
	CHECKED	RJD
	DATE	06/05/2025
	APPROVED	RJD
	DATE	06/05/2025

RDC ENGINEERS
AGRICULTURAL ENVIRONMENTAL PROJECT MANAGEMENT
ABN 37 927 163 071
PO BOX 1223
TOOWOOMBA QLD 4350
M: 0427 629 203
E: info@rdcengineers.com.au

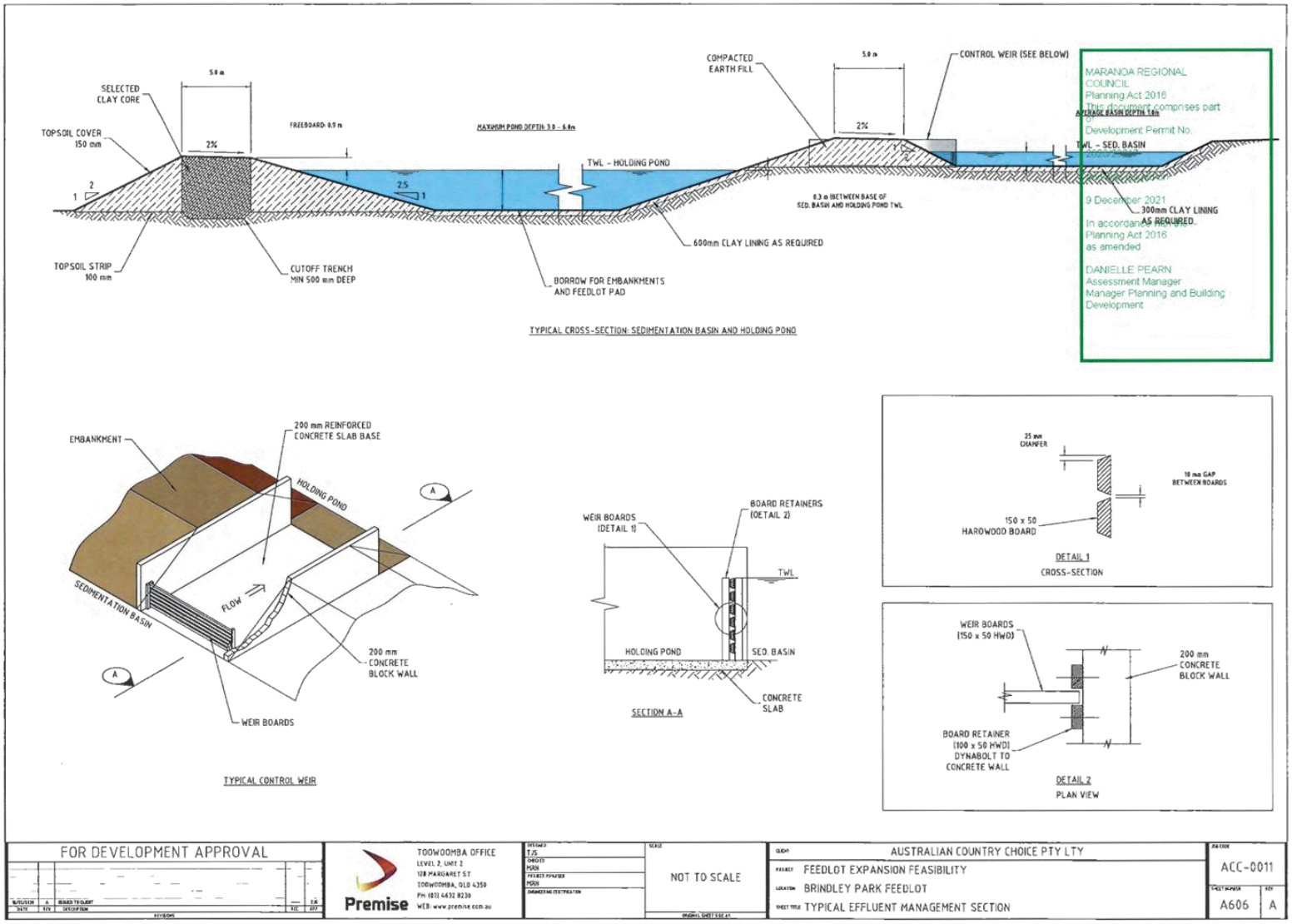
CLIENT: AUSTRALIAN COUNTRY CHOICE FEEDLOTS PTY LTD
PROJECT: EXPANSION OF BRINDLEY PARK FEEDLOT
TITLE: CHANGE APPLICATION - MINOR CHANGE TO APPROVAL 2020/20217
PROPOSED DEVELOPMENT - CONTROLLED DRAINAGE AREA 1 AND 2

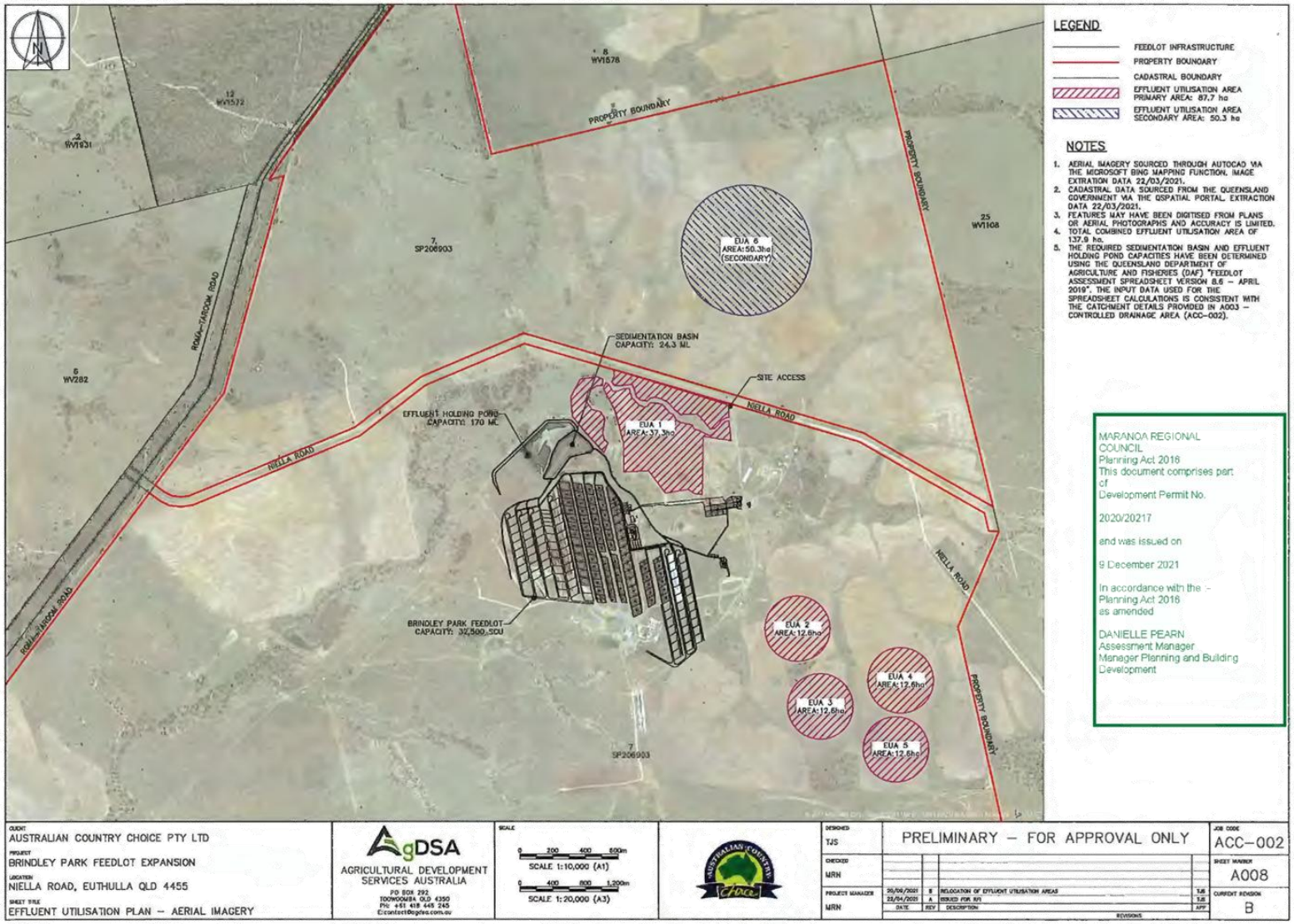
REPORT REFERENCE: FIGURE 10
SUPPLIED DRAWING NUMBER:
A3
DRAWING NUMBER: F3-113-00-10
REV: B

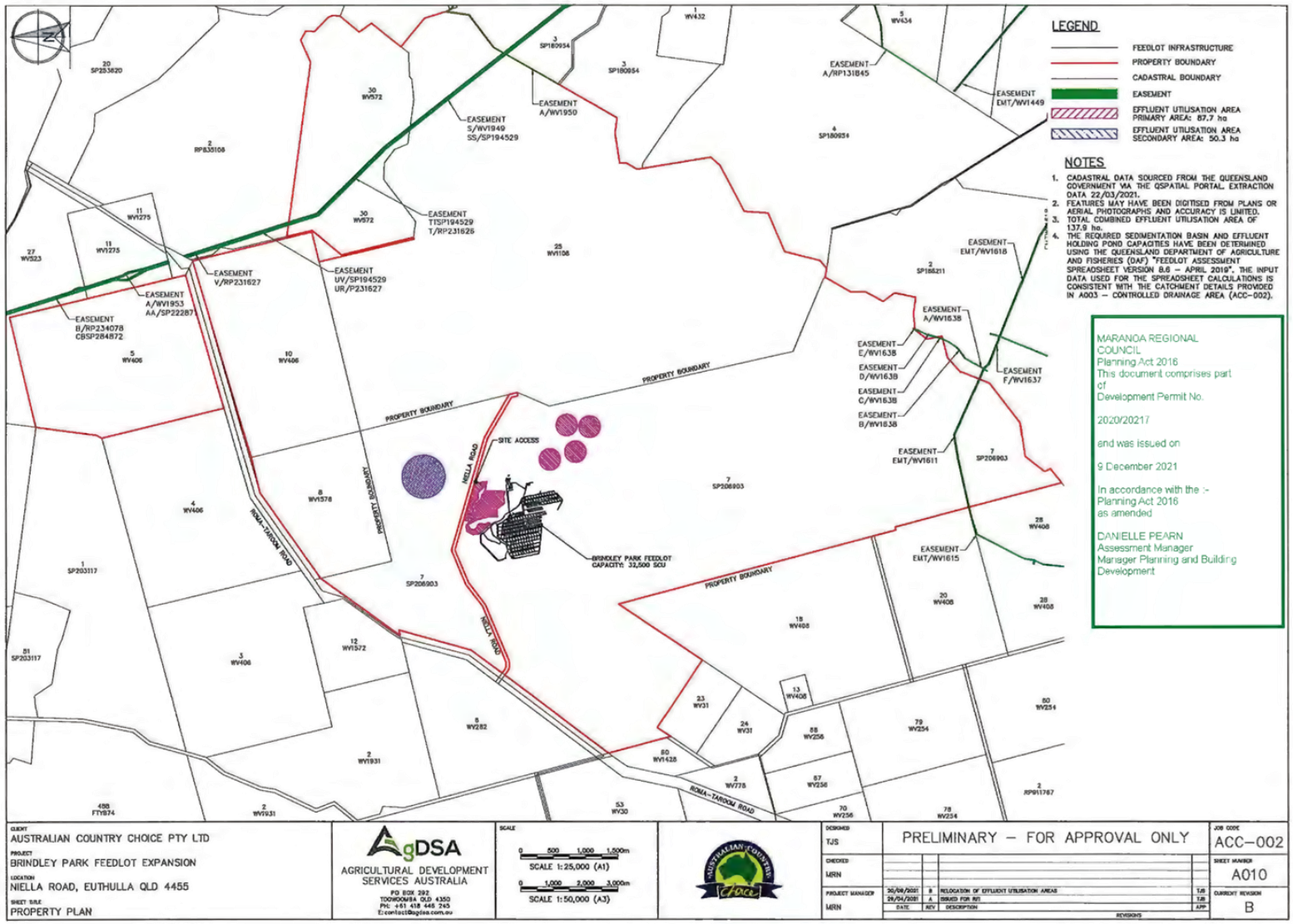

N
W
E
S
SENSITIVE RECEPTOR (L2/WV1931)
ROMA TAROOM ROAD
7
SP206903
SUBJECT LAND BOUNDARY
6
WV282
NIELLA ROAD
NIELLA ROAD
"ORIGINAL FEEDYARD"
SENSITIVE RECEPTOR (L6/WV282)
EXISTING AND PROPOSED DEVELOPMENT COMPLEX
ROMA TAROOM ROAD
ROMA TAROOM ROAD
SCALE 0 200 400 600 800 1,000 1,200 1,400 1,600 1,800 2,000m
1:10,000 (A1) 1:20,000 (A3)
LEGEND
SUBJECT LAND BOUNDARY
LAND PARCEL BOUNDARY
EFFLUENT UTILISATION AREA (137.9Ha)
REQUIRED SEPARATION DISTANCE TO SINGLE RURAL DWELLING (2,912m)
NOTES
1. THIS MAP IS BASED ON DIGITAL GIS DATA FROM THE STATE OF QUEENSLAND (DEPARTMENT OF RESOURCES [DoR]) 2022 - QUEENSLAND SPATIAL CATALOGUE.
2. CADASTRAL INFORMATION BASED ON THE STATE OF QUEENSLAND (DoR) DIGITAL CADASTRAL DATABASE (DCDB) 2022, PROVIDED BY THE QUEENSLAND SPATIAL CATALOGUE AND ACCURACY IS LIMITED.
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4. IMAGE SOURCED FROM GOOGLE EARTH™. IMAGE DATE 27/01/2019.
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STATUS
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RPEQ
RDC ENGINEERS
RODNEY J DAVIS
RPEQ: 20264
REV. DATE REVISION DESCRIPTION DRAWN CHECK APPROVED
A 17/04/25 DRAFT ISSUE TO CLIENT RJD RJD RJD
B 06/05/25 FINAL ISSUE FOR LODGEMENT TO MRC RJD RJD RJD
SCALE 1:20,000 [A3]
DRAWN RJD
DATE 06/05/2025
CHECKED RJD
DATE 06/05/2025
APPROVED RJD
DATE 06/05/2025
RDC ENGINEERS
AGRICULTURAL ENVIRONMENTAL PROJECT MANAGEMENT
ABN 37 927 163 071
PO BOX 1223
TOOWOOMBA QLD 4350
M: 0427 629 203
E: info@rdcengineers.com.au
CLIENT AUSTRALIAN COUNTRY CHOICE FEEDLOTS PTY LTD
PROJECT PROPOSED EXPANSION OF BRINDLEY PARK FEEDLOT
TITLE CHANGE APPLICATION - MINOR CHANGE TO APPROVAL 2020/20217 PROPOSED DEVELOPMENT - SEPARATION DISTANCE ASSESSMENT TO SENSITIVE RECEIVERS
REPORT REFERENCE FIGURE 13
A3
DRAWING NUMBER F3-113-00-13
REV B



Planning Act 2016
2022/2017
and was issued on
9 December 2021
In accordance with the :-
Planning Act 2016
as amended
DANIELLE PEARN
Assessment Manager
Manager Planning and Building
Development


5.0 m
SELECTED CLAY CORE
TOPSOIL COVER 150 mm
2%
FREEBOARD- 0.5 m
MAXIMUM POND DEPTH: 3.0 - 6.0m
TWL - HOLDING POND
2.5
1
2
1
TOPSOIL STRIP 100 mm
CUTOFF TRENCH MIN 500 mm DEEP
BORROW FOR EMBANKMENTS AND FEEDLOT PAD
600mm CLAY LINING AS REQUIRED
0.3 m INBETWEEN BASE OF SED. BASIN AND HOLDING POND TWL
COMPACTED EARTH FILL
5.0 m
2%
CONTROL WEIR (SEE BELOW)
TWL - SED. BASIN
300mm CLAY LINING AS REQUIRED.
MARANOA REGIONAL COUNCIL
Planning Act 2016
This document comprises part of
Development Permit No.
9 December 2021
In accordance with the
Planning Act 2016
as amended
DANIELLE PEARN
Assessment Manager
Manager Planning and Building Development
TYPICAL CROSS-SECTION: SEDIMENTATION BASIN AND HOLDING POND
EMBANKMENT
200 mm REINFORCED CONCRETE SLAB BASE
HOLDING POND
A
SEDIMENTATION BASIN
FLOW
200 mm CONCRETE BLOCK WALL
A
WEIR BOARDS
TYPICAL CONTROL WEIR
WEIR BOARDS (DETAIL 1)
BOARD RETAINERS (DETAIL 2)
TWL
HOLDING POND
SED. BASIN
CONCRETE SLAB
SECTION A-A
25 mm CHAMFER
18 mm GAP BETWEEN BOARDS
150 x 50 HARDWOOD BOARD
DETAIL 1
CROSS-SECTION
WEIR BOARDS (150 x 50 HWD)
200 mm CONCRETE BLOCK WALL
BOARD RETAINER (100 x 50 HWD) DYNABOLT TO CONCRETE WALL
DETAIL 2
PLAN VIEW
FOR DEVELOPMENT APPROVAL
Premise
TOOWOOMBA OFFICE
LEVEL 2, UNIT 2
128 MARGARET ST
TOOWOOMBA, QLD 4350
PH: (07) 4632 8230
WEB: www.premise.com.au
T.JS
MSN
MSN
NOT TO SCALE
AUSTRALIAN COUNTRY CHOICE PTY LTY
FEEDLOT EXPANSION FEASIBILITY
BRINDLEY PARK FEEDLOT
TYPICAL EFFLUENT MANAGEMENT SECTION
ACC-0011
A606
A


N
LEGEND
FEEDLOT INFRASTRUCTURE
PROPERTY BOUNDARY
CADASTRAL BOUNDARY
EFFLUENT UTILISATION AREA PRIMARY AREA: 87.7 ha
EFFLUENT UTILISATION AREA SECONDARY AREA: 50.3 ha
NOTES
1. AERIAL IMAGERY SOURCED THROUGH AUTOCAD VIA THE MICROSOFT BING MAPPING FUNCTION. IMAGE EXTRATION DATA 22/03/2021.
2. CADASTRAL DATA SOURCED FROM THE QUEENSLAND GOVERNMENT VIA THE QSPATIAL PORTAL. EXTRACTION DATA 22/03/2021.
3. FEATURES MAY HAVE BEEN DIGITISED FROM PLANS OR AERIAL PHOTOGRAPHS AND ACCURACY IS LIMITED.
4. TOTAL COMBINED EFFLUENT UTILISATION AREA OF 137.9 ha.
5. THE REQUIRED SEDIMENTATION BASIN AND EFFLUENT HOLDING POND CAPACITIES HAVE BEEN DETERMINED USING THE QUEENSLAND DEPARTMENT OF AGRICULTURE AND FISHERIES (DAF) "FEEDLOT ASSESSMENT SPREADSHEET VERSION 8.6 – APRIL 2019". THE INPUT DATA USED FOR THE SPREADSHEET CALCULATIONS IS CONSISTENT WITH THE CATCHMENT DETAILS PROVIDED IN A003 – CONTROLLED DRAINAGE AREA (ACC–002).
MARANOA REGIONAL COUNCIL
Planning Act 2016
This document comprises part of
Development Permit No.
2020/20217
and was issued on
9 December 2021
In accordance with the - Planning Act 2016 as amended
DANIELLE PEARN
Assessment Manager
Manager Planning and Building Development
EUA 6 AREA: 50.3ha (SECONDARY)
EUA 1 AREA: 37.3ha
EUA 2 AREA: 12.6ha
EUA 3 AREA: 12.6ha
EUA 4 AREA: 12.6ha
EUA 5 AREA: 12.6ha
SEDIMENTATION BASIN CAPACITY: 24.3 ML
EFFLUENT HOLDING POND CAPACITY: 170 ML
BRINDLEY PARK FEEDLOT CAPACITY: 32,500 SCU
SITE ACCESS
NIELLA ROAD
ROMA–TAROOM ROAD
PROPERTY BOUNDARY
8 WV1578
12 WV1572
3 WV1931
7 SP206903
25 WV1108
6 WV282
CLIENT: AUSTRALIAN COUNTRY CHOICE PTY LTD
PROJECT: BRINDLEY PARK FEEDLOT EXPANSION
LOCATION: NIELLA ROAD, EUTHULLA QLD 4455
SHEET TITLE: EFFLUENT UTILISATION PLAN – AERIAL IMAGERY
AgDSA
AGRICULTURAL DEVELOPMENT SERVICES AUSTRALIA
PO BOX 292 TOOWOOMBA QLD 4350
Ph: +61 418 445 245
E:contact@agdsa.com.au
SCALE
SCALE 1:10,000 (A1)
SCALE 1:20,000 (A3)
DESIGNED: TJS
CHECKED: MRN
PROJECT MANAGER: MRN
PRELIMINARY – FOR APPROVAL ONLY
20/08/2021 B RELOCATION OF EFFLUENT UTILISATION AREAS TJS
23/04/2021 A ISSUED FOR RFI TJS
DATE REV DESCRIPTION APP
REVISIONS
JOB CODE: ACC–002
SHEET NUMBER: A008
CURRENT REVISION: B


LEGEND
FEEDLOT INFRASTRUCTURE
PROPERTY BOUNDARY
CADASTRAL BOUNDARY
EASEMENT
EFFLUENT UTILISATION AREA PRIMARY AREA: 87.7 ha
EFFLUENT UTILISATION AREA SECONDARY AREA: 50.3 ha
NOTES
1. CADASTRAL DATA SOURCED FROM THE QUEENSLAND GOVERNMENT VIA THE QSPATIAL PORTAL, EXTRACTION DATA 22/03/2021.
2. FEATURES MAY HAVE BEEN DIGITISED FROM PLANS OR AERIAL PHOTOGRAPHS AND ACCURACY IS LIMITED.
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MARANOA REGIONAL COUNCIL
Planning Act 2016
This document comprises part of
Development Permit No.
2020/20217
and was issued on
9 December 2021
In accordance with the :-
Planning Act 2016
as amended
DANIELLE PEARN
Assessment Manager
Manager Planning and Building Development
PROPERTY BOUNDARY
SITE ACCESS
NIELLA ROAD
ROMA–TAROOM ROAD
BRINDLEY PARK FEEDLOT
CAPACITY: 32,500 SCU
EASEMENT A/WV1953 AA/SP22287
EASEMENT B/RP234078 CBSP284872
EASEMENT V/RP231627
EASEMENT UV/SP194529 UR/P231627
EASEMENT TI/SP194529 T/RP231626
EASEMENT S/WV1949 SS/SP194529
EASEMENT A/WV1950
EASEMENT A/RP131845
EASEMENT EMT/WV1449
EASEMENT EMT/WV1618
EASEMENT A/WV1638
EASEMENT E/WV1638
EASEMENT D/WV1638
EASEMENT C/WV1638
EASEMENT B/WV1638
EASEMENT F/WV1637
EASEMENT EMT/WV1611
EASEMENT EMT/WV1615
CLIENT
AUSTRALIAN COUNTRY CHOICE PTY LTD
PROJECT
BRINDLEY PARK FEEDLOT EXPANSION
LOCATION
NIELLA ROAD, EUTHULLA QLD 4455
SHEET TITLE
PROPERTY PLAN
AgDSA
AGRICULTURAL DEVELOPMENT SERVICES AUSTRALIA
PO BOX 392 TOOWOOMBA QLD 4350
PH: +61 418 446 745
E:contact@agdsa.com.au
SCALE
SCALE 1:25,000 (A1)
SCALE 1:50,000 (A3)
DESIGNED TJS
CHECKED MRN
PROJECT MANAGER MRN
PRELIMINARY – FOR APPROVAL ONLY
30/08/2021 B RELOCATION OF EFFLUENT UTILISATION AREAS TJS
29/04/2021 A ISSUED FOR RFI TJS
DATE REV DESCRIPTION APP
REVISIONS
JOB CODE ACC–002
SHEET NUMBER A010
CURRENT REVISION B

maranoa REGIONAL COUNCIL

File: 2020/20217
Enquiries to: Department of Development, Facilities and Environmental Services

9 December 2021

Australian Country Choice Feedlots
C/- AgDSA Pty Ltd
Attention: Matt Norton
PO Box 292
Toowoomba QLD 4350

By Email: matt.norton@agdsa.com.au

Dear Mr. Norton,

Decision notice–Approval (with conditions)

(Given under section 63 (2) of the *Planning Act 2016*)

I acknowledge the below application was properly made to Council on 9 November 2020.

Application details

Approval Sought:	**Development Permit**
Application Proposal:	**Material Change of Use - "Intensive animal industry" (up to a maximum 32,500SCU)**
Category of Assessment:	**Impact Assessment**
Planning Scheme:	***Maranoa Planning Scheme 2017***

Location details

Street Address:	**Roma Taroom Road & Niella Road, Euthulla QLD 4455**
Real Property Description:	**Lot: 10 WV: 406, Lot: 25 WV: 1108, Lot: 30 WV: 572, Lot: 5 WV: 406, Lot: 8 WV: 1578, Lot: 7 SP: 206903**

Decision

I wish to advise that on 9 December 2021 the above development application was approved in full with conditions by the Chief Executive Officer as the delegate appointed by the Council.

Maranoa Regional Council
Cnr Bungil & Quintin Streets
Roma Queensland 4455

PHONE 1300 007 662
FAX 07 4624 6990
EMAIL council@maranoa.qld.gov.au

PO Box 620, Roma Qld 4455
ABN: 99 324 089 164
www.maranoa.qld.gov.au

Details of the approval

The following approval are given: Delete rows that are not relevant

	Planning Regulation 2017 **reference**	**Development Permit**	**Preliminary Approval**
Development assessable under the planning scheme, superseded planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval - material change of use		☒	

Conditions

This approval is subject to conditions in **Attachment 1** and **Attachment 2.**

Further development permits

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

- Development Permit – Building Work
- Development Permit – Operational Work; unless compliant with the requirements for Accepted development in the *Planning Regulation 2017* or the *Maranoa Planning Scheme 2017*

Properly made submissions

There were nine properly made submissions received from the following principal submitter(s):

Name of principal submitter	**Residential or business address**	**Electronic address (if provided)**
1. Daniel Nichol	22 Van Dyck Rise Mackenzie QLD 4156	dannymnichol@gmail.com
2. Jan Kendall	327 Esplanade Mt Martha 3934	jankendall@bigpond.com
3. Peter and Nicola Nichol	"Sutton Veney" PO BOX 53 Roma QLD 4455	
4. John Nichol	"Ridgewell" MS 619 Roma - Taroom Road Roma Qld 4455	johngdnichol@gmail.com
5. Peter & Diann Heffernan	"Warragai" 693 Roma Taroom Road, Roma QLD 4455	diann@skymesh.com.au
6. Danny & Katie Wells	"Navarra" 899 Roma Taroom Rd Roma Qld 4455	dk.wells@bigpond.com
7. Sharon Wright	"Westmore, 313 Taroom Road Roma Qld 4455	

Maranoa Regional Council
Cnr Bungil & Quintin Streets
Roma Queensland 4455

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FAX 07 4624 6990
EMAIL council@maranoa.qld.gov.au

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ABN: 99 324 089 164
www.maranoa.qld.gov.au

8. Amanda Holly	PO Box 463, Annerley Q 4103	amanda@alq.org.au
9. Yarrod and Catherine Vaughan	"Mountainview" 434 Mountainview Rd Roma Qld 4455	yarrodvaughan@gmail.com

Referral agencies for the application

The referral agencies for this application are:

For an application involving	Name and address of referral agency	Concurrence agency
Environmentally relevant activities – *Schedule 10, Part 5, Division 4, Table 2 -* Development application for a material change of use that is assessable development under section 8, if— (a) the environmentally relevant activity that is the subject of the application has been devolved to a local government under the Environmental Protection Regulation; and (b) the local government is not the prescribed assessment manager for the application **State transport infrastructure** – *Schedule 10, Part 9, Division 4, Subdivision 1, Table 1 -* Development application for an aspect of development stated in schedule 20 that is assessable development under a local categorising instrument or section 21, if— (a) the development is for a purpose stated in schedule 20, column 1 for the aspect; and (b) the development meets or exceeds the threshold— (i) for development in local government area 1—stated in schedule 20, column 2 for the purpose; or (ii) for development in local government area 2—stated in schedule 20, column 3 for the purpose; and (c) for development in local government area 1—the development is not for an accommodation activity or an office at premises wholly or partly in the excluded area.	State Assessment and Referral Agency PO Box 825 Toowoomba QLD 4350	Refer to Attachment 2 for conditions of approval imposed by the State Assessment and Referral Agency

Maranoa Regional Council
Cnr Bungil & Quintin Streets
Roma Queensland 4455

PHONE 1300 007 662
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EMAIL council@maranoa.qld.gov.au

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ABN: 99 324 089 164
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However, if the development is for a combination of purposes stated in the same item of schedule 20, the threshold is for the combination of purposes and not for each individual purpose.		
State transport infrastructure – *Schedule 10, Part 9, Division 4, Subdivision 1, Table 4 –* Development application for a material change of use, other than an excluded material change of use, that is assessable development under a local categorising instrument, if all or part of the premises— (a) are within 25m of a State transport corridor; or (b) are a future State transport corridor; or (c) are— (i) adjacent to a road that intersects with a State-controlled road; and (ii) within 100m of the intersection		

Environmental authority

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

- Environmental Authority Reference: 2921-06 was approved by the Department of Agriculture and Fisheries (DAF) for a prescribed environmentally relevant activity (ERA): ERA 2 – Intensive animal feedlotting. The Environmental Authority becomes effective from the approval date of the related development application.

Approved plans, specifications and drawings

Copies of the following approved plans, specifications and/or drawings are enclosed.

Plan/Document number	Plan/Document name	Date
ACC-0011- A601	Concept Layout - 32,500SCU	18/05/2020
ACC-0011- A602	Design Layout - 32,500SCU	18/05/2020
ACC-0011- A603	Catchment Plan	18/05/2020
ACC-0011- A604	Typical Pen Layout	18/05/2020
ACC-0011- A605	Typical Pen Cross Section	18/05/2020
ACC-0011- A606	Typical Effluent Management Section	18/05/2020
ACC-0011- A607	Temporary Grain Assistance Layout	18/05/2020
ACC-002- A008	Relocation of Effluent Utilisation Areas	20/09/2021
ACC-002- A010	Relocation of Effluent Utilisation Areas	20/09/2021

Maranoa Regional Council
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Roma Queensland 4455

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ABN: 99 324 089 164
www.maranoa.qld.gov.au

Project number 15763	Traffic Impact Statement – Brindley Park Feedlot Expansion	20/10/2020
ACC-0011/1903260 Rev A	Development Assessment Report	20/10/2020

Currency period for the approval (s.85 of the *Planning Act 2016*)

This approval lapses if the first change of use does not happen within 2 years after the approval starts to have effect.

Appeal rights

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

Appeal by an applicant

An applicant for a development application may appeal to the Planning and Environment Court against the following:

- the refusal of all or part of the development application
- a provision of the development approval
- the decision to give a preliminary approval when a development permit was applied for
- a deemed refusal of the development application.

An applicant may also have a right to appeal to the Development tribunal. For more information, see schedule 1 of the *Planning Act 2016*.

Appeal by an eligible submitter

An eligible submitter for a development application may appeal to the Planning and Environment Court against the decision to approve the application, to the extent the decision relates to:

- any part of the development application that required impact assessment
- a variation request.

The timeframes for starting an appeal in the Planning and Environment Court are set out in section 229 of the *Planning Act 2016*.

Attachment 3 is an extract from the *Planning Act 2016* that sets out the applicant's appeal rights and the appeal rights of a submitter.

Maranoa Regional Council
Cnr Bungil & Quintin Streets
Roma Queensland 4455

PHONE 1300 007 662
FAX 07 4624 6990
EMAIL council@maranoa.qld.gov.au

PO Box 620, Roma Qld 4455
ABN: 99 324 089 164
www.maranoa.qld.gov.au

To stay informed about any appeal proceedings which may relate to this decision visit: https://planning.dsdmip.qld.gov.au/planning/our-planning-system/dispute-resolution/pe-court-database.

For further information, please contact Lead Town Planner Christopher Tickner, on the phone number provided below or via email planning@maranoa.qld.gov.au.

Yours faithfully

Rob Hayward
Acting Chief Executive Officer

cc. Referral Agency - State Assessment and Referral Agency
Department of State Development, Manufacturing,
Infrastructure and Planning
PO Box 825
Toowoomba QLD 4350

enc. Attachment 1—Assessment Manager Conditions of Approval (Maranoa Regional Council)
Attachment 2—Concurrence Agency Response
Attachment 3—Appeal Provisions
Attachment 4—Statement of Reasons
Attachment 5—Approved Plans and Specifications

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ATTACHMENT 1 –ASSESSMENT MANAGER CONDITIONS OF APPROVAL (MARANOA REGIONAL COUNCIL)

DEVELOPMENT CONDITIONS

Development details

1. The approved development is a Material change of use – "Intensive animal industry" (expansion of an existing cattle feedlot) as defined in the Planning Scheme and as shown on the approved plans.

   Note: Approved feedlot operations are to occur primarily on Lot: 7 on SP: 206903. The balance of lots making up the development approval are to be used predominantly for grazing cattle and other incidental activities associated with the feedlot.

Approved plans and documents

2. 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
ACC-0011- A601	Concept Layout - 32,500SCU	18/05/2020
ACC-0011- A602	Design Layout - 32,500SCU	18/05/2020
ACC-0011- A603	Catchment Plan	18/05/2020
ACC-0011- A604	Typical Pen Layout	18/05/2020
ACC-0011- A605	Typical Pen Cross Section	18/05/2020
ACC-0011- A606	Typical Effluent Management Section	18/05/2020
ACC-0011- A607	Temporary Grain Assistance Layout	18/05/2020
ACC-002- A008	Relocation of Effluent Utilisation Areas	20/09/2021
ACC-002- A010	Relocation of Effluent Utilisation Areas	20/09/2021
Project number 15763	Traffic Impact Statement – Brindley Park Feedlot Expansion	20/10/2020
ACC-0011/1903260 Rev A	Development Assessment Report	20/10/2020

Staged development

3. Carry out the approved development over the following four stages in accordance with the approved plans—

   Stage 1 – includes the addition of 23 cattle pens (two at the southern end of Row 7 and 21 on the western-side Row 7) and 4 grain-assist pens, increasing the holding capacity by 5,330SCU to a total 21,410 SCU. Stage 1 also includes the construction of a new sedimentation pond and the expansion of the existing effluent storage pond. Stage 1 works are generally shown as 'Stage 1' on approved plan *A602 Design Layout – 32,500 SCU dated 18/05/2020*.

   Stage 2 – includes an additional 30 cattle pens (7 additional pens on the southern end of Row 1 and 23 pens on the eastern side of Row 1), increasing the holding capacity

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by 5,490SCU to a total 26,900SCU. Stage 2 works are generally shown as 'Stage 2' on approved plan *A602 Design Layout – 32,500 SCU dated 18/05/2020.*

Stage 3 – includes an additional 16 cattle pens generally in the location of the grain assist pens constructed as part of Stage 1 (on the western side of Row 9). Stage 3 will increase the holding capacity by an additional 3,720 SCU to a total 30,620 SCU. Stage 3 works are generally shown as 'Stage 3' on approved plan *A602 Design Layout – 32,500 SCU dated 18/05/2020*

Stage 4 – includes an additional 8 cattle pens generally in the location of the grain assist pens construed as part of Stage 1 (on the western side of Row 11). Stage 4 will increase the holding capacity by an additional 1,860 SCU to a total 32,480 SCU. Stage 4 works are generally shown as 'Stage 4' on approved plan *A602 Design Layout – 32,500 SCU dated 18/05/2020.*

Compliance inspection

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.

Development works

6. The developer shall ensure that all work is 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.

7. 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).

8. 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

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.

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The developer must also ensure that any works do not conflict with any requirements imposed by any concurrent lawful requirements outside those stated above.

Biosecurity Plan

10. A Biosecurity Plan for the premises must be prepared and implemented in accordance with the *Biosecurity Act 2014*. The plan must be prepared by an appropriately qualified person taking into account all existing and approved operations on the site and addressing the risk of spread of Priority Pest Plants. A copy of the plan must be submitted to Council prior to commencement of the approved development.

    Note: The Pest Management Plan (PMP) for the Maranoa Region is available on Council's website via the following link: http://www.maranoa.qld.gov.au/pest-management-plan. The PMP identifies, among others, Parkinsonia, Prickly Acacia and Parthenium as Priority Pest Plants to be managed in the Maranoa Region.

Niella Road

11. Prior to the commencement of the approved Stage 1, the applicant shall apply to permanently close Niella Road and to have the road incorporated into the landowner's freehold land.

    Note: This development approval can be taken as Council's consent to making the application for the permanent closure of Niella Road.

12. 'Niella Road' from the intersection of the Roma-Taroom Road to the property entrance is to be reconstructed to a bitumen seal standard with an 11-metre-wide formation, 8-metre-wide gravel 200mm depth compacted, drainage of a sufficient size so that water does not overtop the road in a 1 in 20-year storm event, signage required by the Manual for Uniform Traffic Control Devices and a 6-metre wide two coat bitumen seal.

13. 'Niella Road' shall be maintained at the above standard whilst the use continues, at no cost to Council.

14. In the event works on Niella Road are proposed ahead of it being closed, an application for operational works shall be submitted and approved by Council prior to the commencement of works. Should there be any inconsistencies with the approval conditions contained in this Decision Notice and the conditions attached in any Operational Works approval for upgrades to Niella Road, the Operational Works approval conditions will take precedence.

Access, parking and manoeuvring

15. Vehicles entering and exiting the development site must be able to enter and leave in forward direction. Vehicle manoeuvres in this regard are to be totally contained within the development site boundaries.

16. A designated area for staff parking must be provided within Lot: 7 SP: 206903. This area shall be clearly delineated from the main operation areas. The location of the designated parking area can change from time to time depending on the staging of the development, however sufficient parking for staff and visitors is to be made available for the life of the development.

17. All heavy vehicle access, parking and standing areas must be separated from designated light vehicle parking areas.

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Electricity supply

18. An adequate supply of electricity must be provided for the approved development. If such a supply cannot be achieved through efficient design, alternative energy technologies or portable generators, a connection to the reticulated electricity network must be made available.

Signage

19. Signage is to be provided at the entrance of the site displaying information including details of, and the contact phone numbers for—
    (i) The operator of the site; and
    (ii) Person/s responsible for the management of the site.

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

Fencing

20. Fencing is to be provided and maintained to prevent unauthorised access to cattle pens any other high-risk areas. Warning signs advising of the nature of use and any danger or hazard, are to be placed on the perimeter fence on any frontage to a public road and boundary to land used for a sensitive land use.

Vegetation

21. No vegetation is to be cleared outside the designated "feedlot area" or without prior approval/s from the relevant regulatory authorities.

Emergency events

22. 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 Bushfire Hazard Management Plan must be made available during any compliance inspection carried out by Council.

23. The approved development must be provided with access to a reliable and adequate water supply for firefighting purposes.

24. All material and machinery with the potential to cause harm by way of floating debris or potential contamination during a wet weather event must be stored in waterproof containers that are adequately secured. Any material or machinery with the potential to cause harm or contamination shall be stored in such a manner as to be easily accessed and relocated off-site ahead of a major wet weather event.

    Note: This condition does not relate to organic waste, hazardous material or machinery subject to appropriate industry controls.

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Avoiding nuisance

25. No unreasonable nuisance is to be caused to adjoining properties and occupiers by the way of odour, 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.

26. 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.

27. 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.

28. In the event that unreasonable nuisance is caused to adjoining properties and occupiers by the way of smoke, dust, noise, odour, rubbish, contaminant, stormwater discharge or siltation at any time, reasonable measures in addition to those outlined in the approved documents shall be implemented in order to mitigate the nuisance.

    To this extent, a complaint register shall be developed and implemented that, amongst other things, records any complaints received about the approved operations as well as the measures that were taken by the operator to address the complaint.

    Note: The operator is encouraged to consult with neighbouring land users on a semi-regular basis to discuss any issues or concerns resulting from the operation.

29. The approved use 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 pose any health and safety risks to the community.

30. Dust that is attributable to the approved operation must be continually monitored and suppressed in order to prevent any dust nuisance to adjoining properties.

Effluent Utilisation Area

31. The use of the Effluent Utilisation Area/s (EUA) shall be carefully monitored to ensure no nuisance to nearby sensitive receptors. All efforts should be made to consult with nearby receptors ahead of use of the EUA's and that any concerns raised by reports are to be taken into account prior to use. The use of these areas during strong wind events is strictly prohibited.

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Erosion and sediment control

32. Erosion and Sediment Control is to be managed in accordance with the approved documents and the *Capricorn Municipal Development Guidelines* D7 'Erosion Control and Stormwater Management'.

Refuse storage and collection

33. Bulk refuse storage and collection facilities must be provided on-site. The bulk refuse storage area/s must have adequate space for washdown and maintenance of waste containers.

34. Refuse storage containers and areas be maintained in a clean and tidy state at all times while the use continues, and shall be emptied and the waste removed from the site on a regular basis.

Construction activities and erosion control

35. During construction activities, soil erosion and sediment must be managed in accordance with CMDG Design Guidelines D-7 'Erosion Control and Stormwater Management'.

36. 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.

37. The developer shall immediately clean up and satisfactorily remove any deposited construction material or silt runoff from the development site.

38. 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.

39. 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.

Environmental management

40. While the use continues all activities must be managed in accordance with the relevant Environmental Authority issued by the Department of Agriculture and Fisheries or any subsequent Environmental Authority that is issued for the approved use.

Provision of services

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

42. The site must be connected to an on-site sewerage treatment system that is adequate for amenities used by staff and visitors associated the approved use. The removal and disposal of any effluent from the site must be performed by a suitably licensed contractor.

43. The number of employees and visitors on site at any one time shall be limited to the maximum capacity of the onsite sewerage treatment system.

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

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44. If the development is connected to a telecommunication service, then such works shall be undertaken in accordance with the relevant service provider's requirements and specifications along with relevant building standards requirements and specifications.

45. 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.

Waterways

46. No direct interference or modification of watercourse channels, banks or riparian and in-stream habitat occurs without approval from the relevant regulatory authorities.

Stormwater and drainage

47. Stormwater and drainage is to be managed in accordance with the approved documents and the Capricorn Municipal Development Guidelines D5 'Stormwater Drainage Design'.

48. Discharge of stormwater runoff from the development shall drain freely in all cases, and no nuisance of ponding will be created within the vicinity of the development.

49. All stormwater from the approved operation is to be collected onsite using appropriate pollution control devices or methods to ensure no contamination or silting of creeks or other waterways.

50. 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; and
    (d) agricultural use or industrial use.

No cost to Council

51. 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

52. 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

53. 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'.

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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;*

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.

(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) The applicant is responsible for complying with The National Guidelines for Beef Cattle Feedlots in Australia.

(g) 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.

(h) 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.

(i) An operational works application will be required to be submitted to and approved by Council for any cut and/or filling works that exceed 100m^3.

(j) The land use rating category may change upon commencement of any new approved use on the site. Council's current Revenue Statement, which includes the minimum general rate levy for the approved use/s, can be viewed on the Council Website: www.maranoa.qld.gov.au.

(k) This development approval has been issued during the COVID-19 applicable event declared under 275F of the *Planning Act 2016*. The period for undertaking the approved development may be subject to an extension of time under section 275R of the *Planning Act 2016*.

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(l) 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

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ATTACHMENT 2 – CONCURENCE AGENCY RESPONSE

RA6-N

Queensland Government

SARA reference: 2011-19859 SRA
Council reference: 2020/20217

26 August 2021

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

Attention: Christopher Tickner

Dear Christopher

SARA response— Roma Taroom Road and Niella Road, Euthulla

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 23 November 2020.

Response

Outcome:	Referral agency response – with conditions.
Date of response:	26 August 2021
Conditions:	The conditions in **Attachment 1** must be attached to any development approval.
Advice:	Advice to the applicant is in **Attachment 2**.
Reasons:	The reasons for the referral agency response are in **Attachment 3**.

Development details

Description:	Development permit	Material change of use for Intensive Animal Industry and associated infrastructure
SARA role:	Referral Agency.	
SARA trigger:	Schedule 10, Part 5, Division 4, Table 2, Item 1 (Planning Regulation 2017) Environmentally relevant activity	

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128 Margaret Street, Toowoomba
PO Box 825, Toowoomba QLD 4350

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Schedule 10, Part 9, Division 4, Subdivision 1,
Table 1, Item 1 (Planning Regulation 2017)

Development impacting on state transport infrastructure

Schedule 10, Part 9, Division 4, Subdivision 2,
Table 4, Item 1 (Planning Regulation 2017)

Material change of use of premises near a state transport corridor

SARA reference:	2011-19859 SRA
Assessment Manager:	Maranoa Regional Council
Street address:	Roma Taroom Road and Niella Road, Euthulla
Real property description:	Lot 10 on WV406, Lot 25 on WV1108, Lot 30 on WV572, Lot 5 on WV406, Lot 8 on WV1578 and Lot 7 on SP206903
Applicant name:	Australian Country Choice Feedlots Pty Ltd C/-agDSA
Applicant contact details:	PO Box 292 Toowoomba QLD 4350 matt.norton@agdsa.com.au
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: 2021-06 • Effective date: When the related development application is approved • Prescribed environmentally relevant activity (ERA): ERA 2 – Intensive animal feedlotting If you are seeking further details about the environmental authority, please contact the Department of Agricultural and Fisheries (DAF) at: livestockregulator@daf.qld.gov.au

Representations

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 (s.30 Development Assessment Rules) Copies of the relevant provisions are in **Attachment 4**.

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

For further information please contact Ian McHugh, Principal Planning Officer, on (07) 4616 7320 or via email ToowoombaSARA@dsdmip.qld.gov.au who will be pleased to assist.

Yours sincerely

Darren Cooper
Manager - DDSW (Planning)

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cc Australian Country Choice Feedlots Pty Ltd, matt.norton@agdsa.com.au

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations about a referral agency response

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2011-19859 SRA

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application)

No.	Conditions	Condition timing
Material change of use		
10.9.4.1.1.1 & 10.9.4.2.4.1—The chief executive administering the *Planning Act 2016* 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) Road works comprising Basic Right Turn (BAR) and Basic Left Turn (BAL) treatments must be provided at Roma Taroom Road/Niella Road intersection. (b) The road works must be designed and constructed in accordance with the Department of Transport and Main Roads' Road Planning and Design Manual and Manual of Uniform Traffic Control Devices, and should be designed and constructed to service the largest vehicle legally able to access the site.	Prior to the commencement of use of Stage 3 of the development.

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2011-19859 SRA

Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the *Planning Act 2016* its regulation or the State Development Assessment Provisions (SDAP) v2.6. If a word remains undefined it has its ordinary meaning.
2.	**Road works approval**: Under section 33 of the *Transport Infrastructure Act 1994*, written approval is required from the Department of Transport and Main Roads to carry out road works on a state-controlled road. Please contact the Department of Transport and Main Roads 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. The road works approval process takes time – please contact the Department of Transport and Main Roads as soon as possible to ensure that gaining approval does not delay construction.

State Assessment and Referral Agency Page 5 of 7

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2011-19859 SRA

Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for SARA's decision are:

The development complies with State code 1: Development in a state-controlled road environment and State code 6: Development impacting on state transport infrastructure of the SDAP. Specifically, the development:

- does not create a safety hazard for users of a state-controlled road
- does not compromise the structural integrity of state-controlled roads, road transport infrastructure or road works
- 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
- does not compromise the structural integrity of public passenger transport infrastructure or compromise the operating performance of public passenger transport services

Material used in the assessment of the application:

- The development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- The *State Development Assessment Provisions* (version 2.4), as published by SARA
- The Development Assessment Rules
- SARA DA Mapping system
- The *Human Rights Act 2019*

State Assessment and Referral Agency Page 6 of 7

Maranoa Regional Council
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2011-19859 SRA

Attachment 4—Representation about a referral agency response

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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 Rules[1] 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.

---

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

2 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.

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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]

[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.

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ATTACHMENT 3 – PLANNING ACT EXTRACT APPEAL RIGHTS

Chapter 6 Dispute resolution Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

(1) Schedule 1 states—

(a) matters that may be appealed to—

(i) either a tribunal or the P&E Court; or

(ii) only a tribunal; or

(iii) only the P&E Court; and

(b) the person—

(i) who may appeal a matter (the **appellant**); and

(ii) who is a respondent in an appeal of the matter; and

(iii) who is a co-respondent in an appeal of the matter; and

(iv) who may elect to be a co-respondent in an appeal of the matter.

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

(3) The **appeal period** is—

(a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or

(b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or

(c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or

(d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or

(e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or

(f) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note—

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

(4) Each respondent and co-respondent for an appeal may be heard in the appeal.

(5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.

(6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—

(a) the adopted charge itself; or

(b) for a decision about an offset or refund—

(i) the establishment cost of trunk infrastructure identified in a LGIP; or

(ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

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230 Notice of appeal

(1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—

(a) is in the approved form; and

(b) succinctly states the grounds of the appeal.

(2) The notice of appeal must be accompanied by the required fee.

(3) The appellant or, for an appeal to a tribunal, the registrar must, within the service period, give a copy of the notice of appeal to—

(a) the respondent for the appeal; and

(b) each co-respondent for the appeal; and

(c) for an appeal about a development application under

(d) schedule 1, table 1, item 1—each principal submitter for

(e) the development application; and

(f) for an appeal about a change application under

(g) schedule 1, table 1, item 2—each principal submitter for

(h) the change application; and

(i) each person who may elect to become a co-respondent

(j) for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and

(k) for an appeal to the P&E Court—the chief executive; and

(l) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.

(4) The **service period** is—

(a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or

(b) otherwise—10 business days after the appeal is started.

(5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).

(6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.

231 Other appeals

(1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.

(2) The Judicial Review Act 1991, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.

(3) A person who, but for subsection (1) could have made an application under the Judicial Review Act 1991 in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.

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(4) In this section—

decision includes—

(a) conduct engaged in for the purpose of making a decision; and

(b) other conduct that relates to the making of a decision; and

(c) the making of a decision or the failure to make a decision; and

(d) a purported decision; and

(e) a deemed refusal.

non-appealable, for a decision or matter, means the decision or matter—

(a) is final and conclusive; and

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

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

232 Rules of the P&E Court

(1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.

(2) However, the P&E Court may hear and decide an appeal even if the person has not complied with rules of the P&E Court.

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ATTACHMENT 4 – STATEMENT OF REASONS

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

Description of Development	The approved development is a Material Change of Use - "Intensive animal industry" (up to a maximum 32,500 SCU)
Assessment benchmarks	The proposed development was assessed against the following Assessment benchmarks o the *Darling Downs Regional Plan;* o the *State Planning Policy;* o the *Maranoa Planning Scheme:* o Part 3 Strategic framework o Part 4 Local Government Infrastructure Plan o Part 5 Tables of assessment o Part 6 Zones o Part 6.2.1 Rural Zone Code o Part 8 Overlays o Part 8.2.1 Agricultural Land overlay code o Part 8.2.3 Biodiversity areas overlay code o Part 8.2.6 Bushfire hazard overlay code o Part 8.2.7 Infrastructure overlay code o Part 9 – Development codes o Part 9.3.5 Rural activities code
Relevant matters	The relevant matters include: • the development is for the expansion of an established cattle feedlot, such that the proposed use is not out of character and within a reasonable expectation of the type of use anticipated in this area; and • the development site is appropriately located in the Rural zone where it can take advantage of the potential of the region's agricultural productivity and natural resources; and • the land is well located to road infrastructure.
Matters raised in submissions	Submissions received about the application raised the following planning matters; impacts the development may have on surface and groundwater; the potential odour impacts arising from the development; dust being generated from vehicle movements along Niella Road; property values; the location of effluent utilisation areas; increased traffic movements; an increase in flies; as well as impacts it may have on climate change.
Reasons for decision	It is considered that on balance, the proposal presents no significant inconsistency with the applicable assessment benchmarks. Development conditions have been imposed to ensure compliance to the greatest extent possible. Any residual inconsistency with the assessment benchmarks needs to be considered in light of the various relevant matters.

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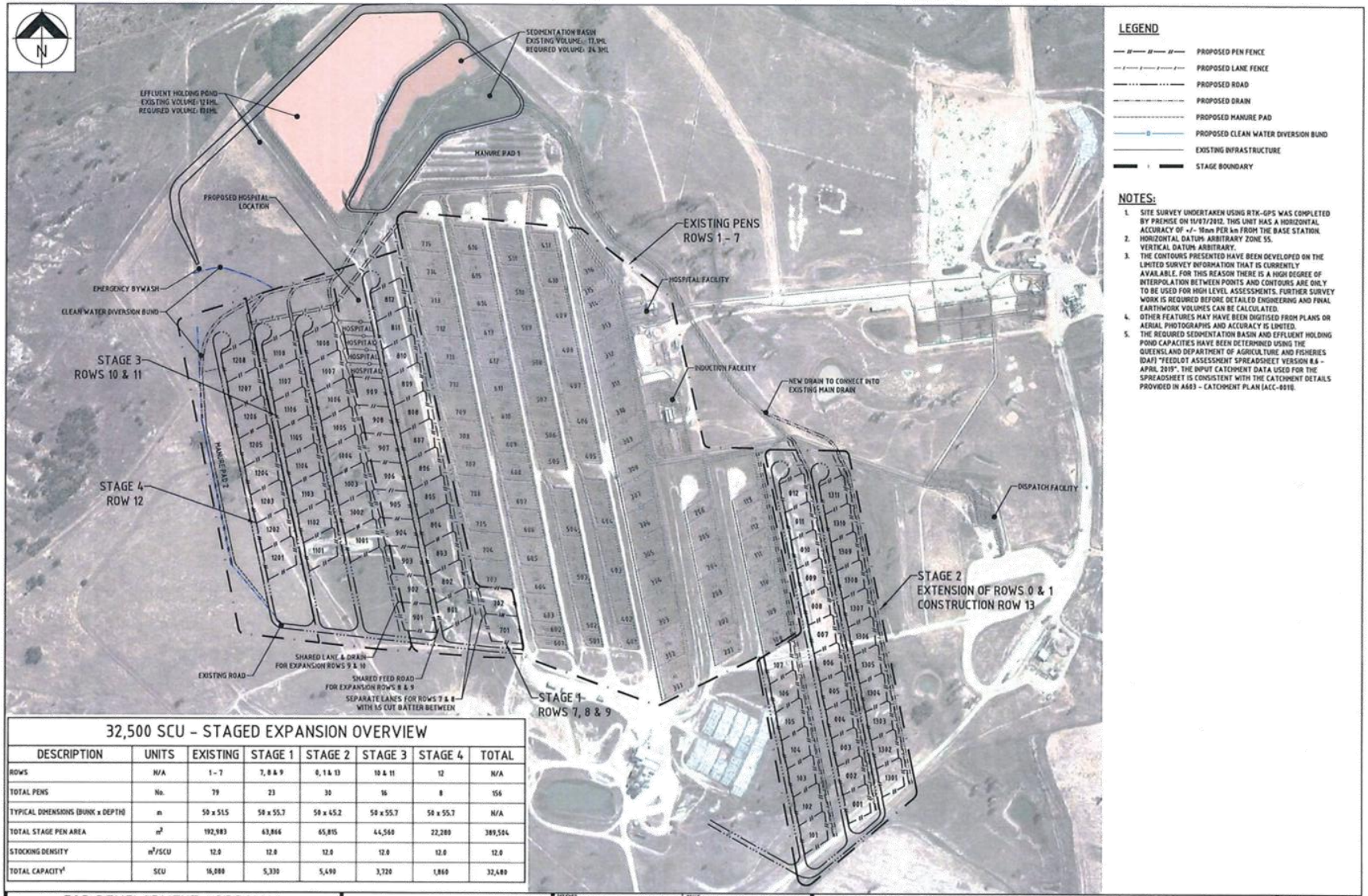
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ATTACHMENT 5 – APPROVED PLANS AND SPECIFICATIONS

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32,500 SCU - STAGED EXPANSION OVERVIEW

DESCRIPTION	UNITS	EXISTING	STAGE 1	STAGE 2	STAGE 3	STAGE 4	TOTAL
ROWS	N/A	1 - 7	7, 8 & 9	0, 1 & 13	10 & 11	12	N/A
TOTAL PENS	No.	79	23	30	16	8	156
TYPICAL DIMENSIONS (BUNK x DEPTH)	m	50 x 51.5	50 x 55.7	50 x 45.2	50 x 55.7	50 x 55.7	N/A
TOTAL STAGE PEN AREA	m^2	192,983	63,866	65,815	44,560	22,280	389,504
STOCKING DENSITY	m^2/SCU	12.0	12.0	12.0	12.0	12.0	12.0
TOTAL CAPACITY[1]	SCU	16,080	5,330	5,490	3,720	1,860	32,480

FOR DEVELOPMENT APPROVAL

NO/DATE	A	ISSUED TO CLIENT	—	T/S
DATE	REV	DESCRIPTION	REC	APP

REVISIONS

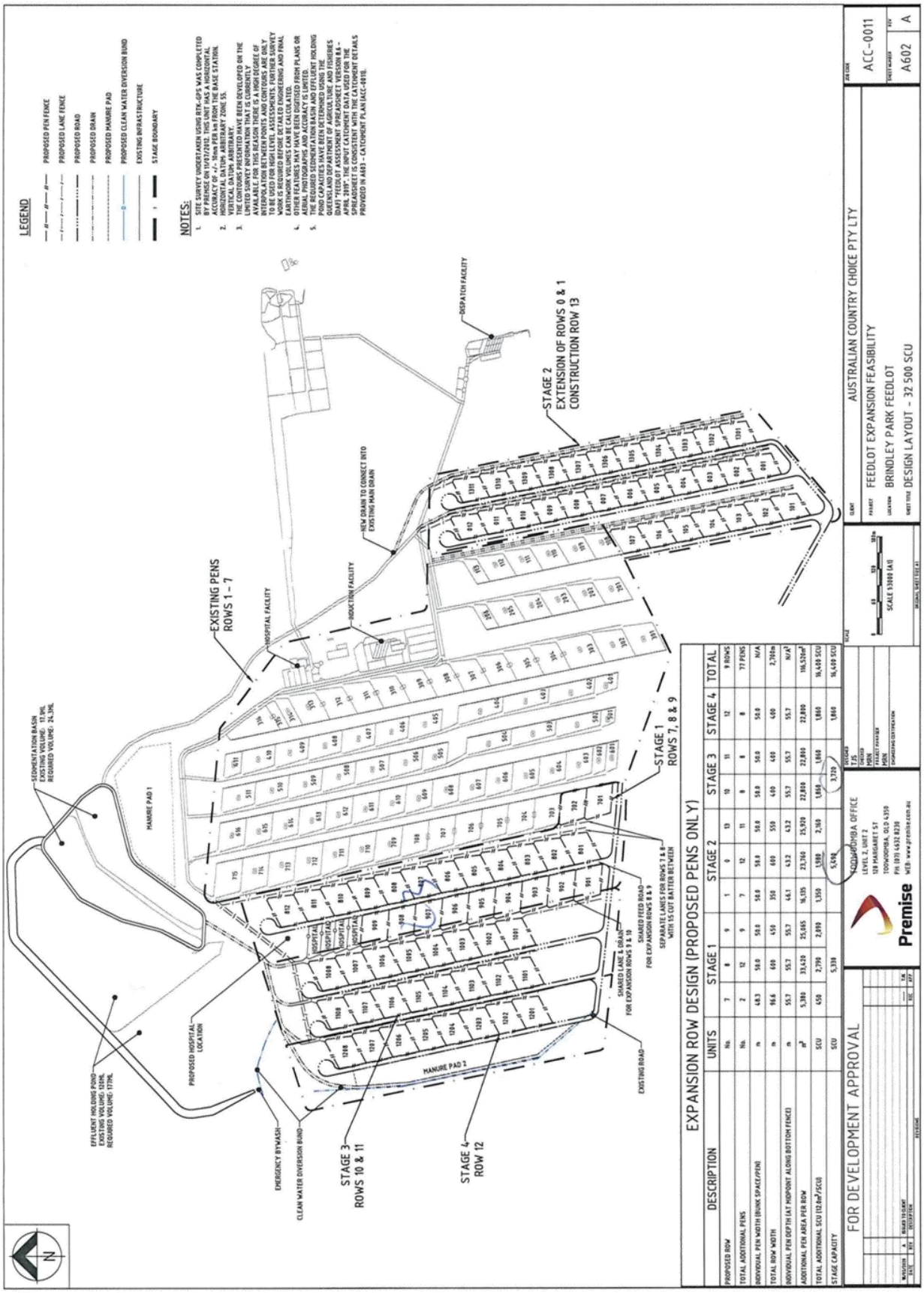
Premise
TOOWOOMBA OFFICE
LEVEL 2, UNIT 2
128 MARGARET ST
TOOWOOMBA, QLD 4350
PH: (07) 4632 8230
WEB: www.premise.com.au

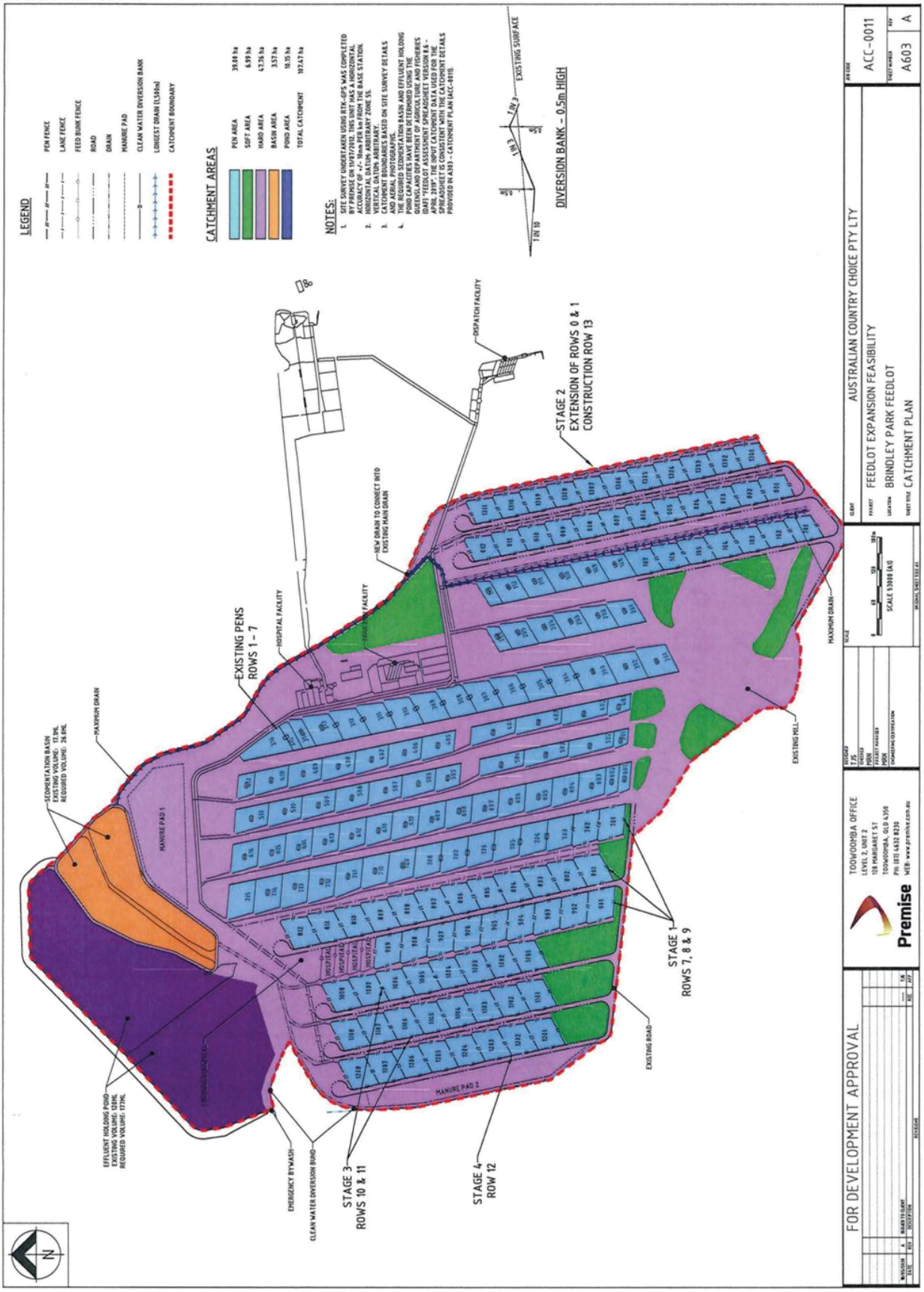
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CHECKED: MRN
PROJECT MANAGER: MRN
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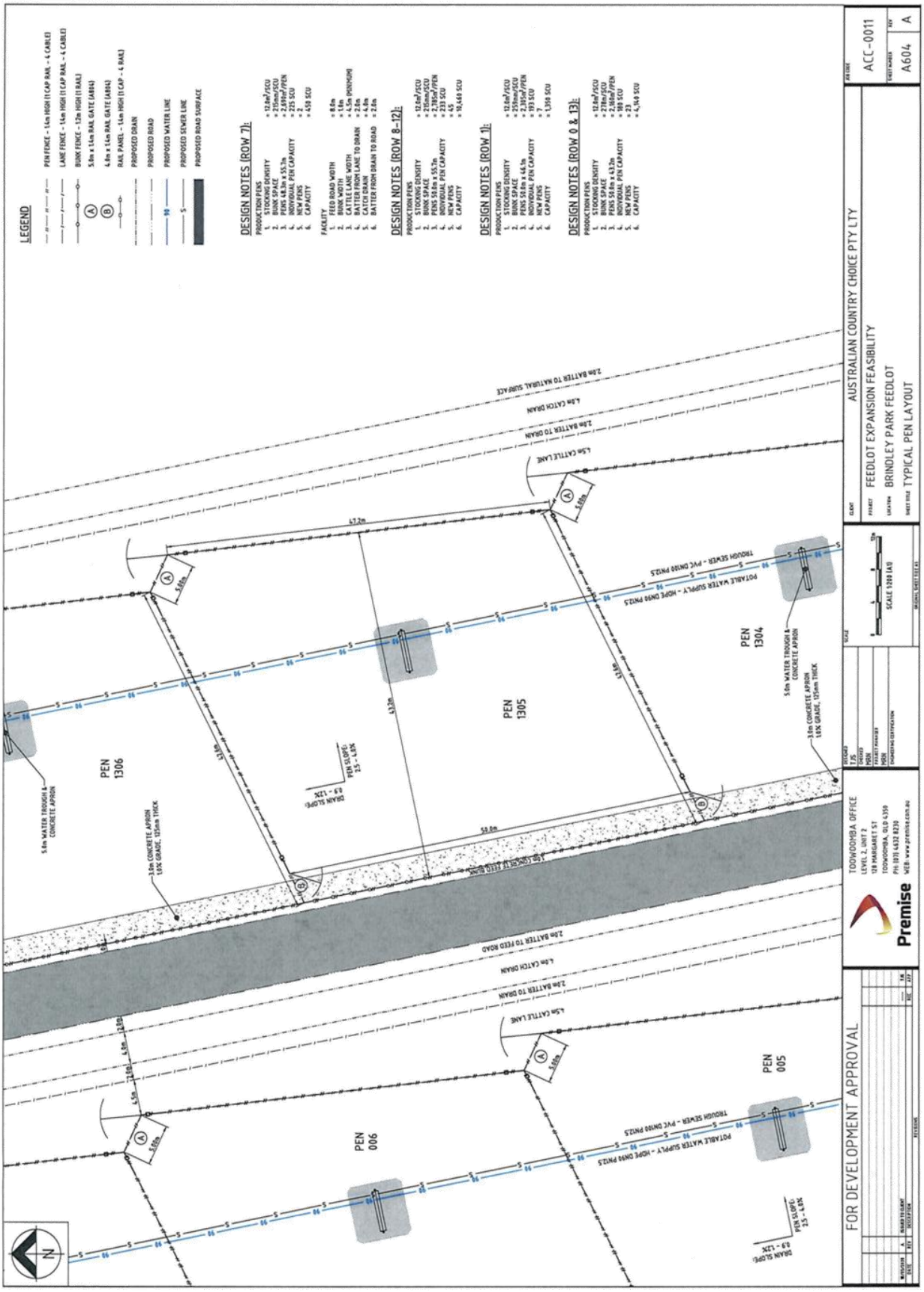
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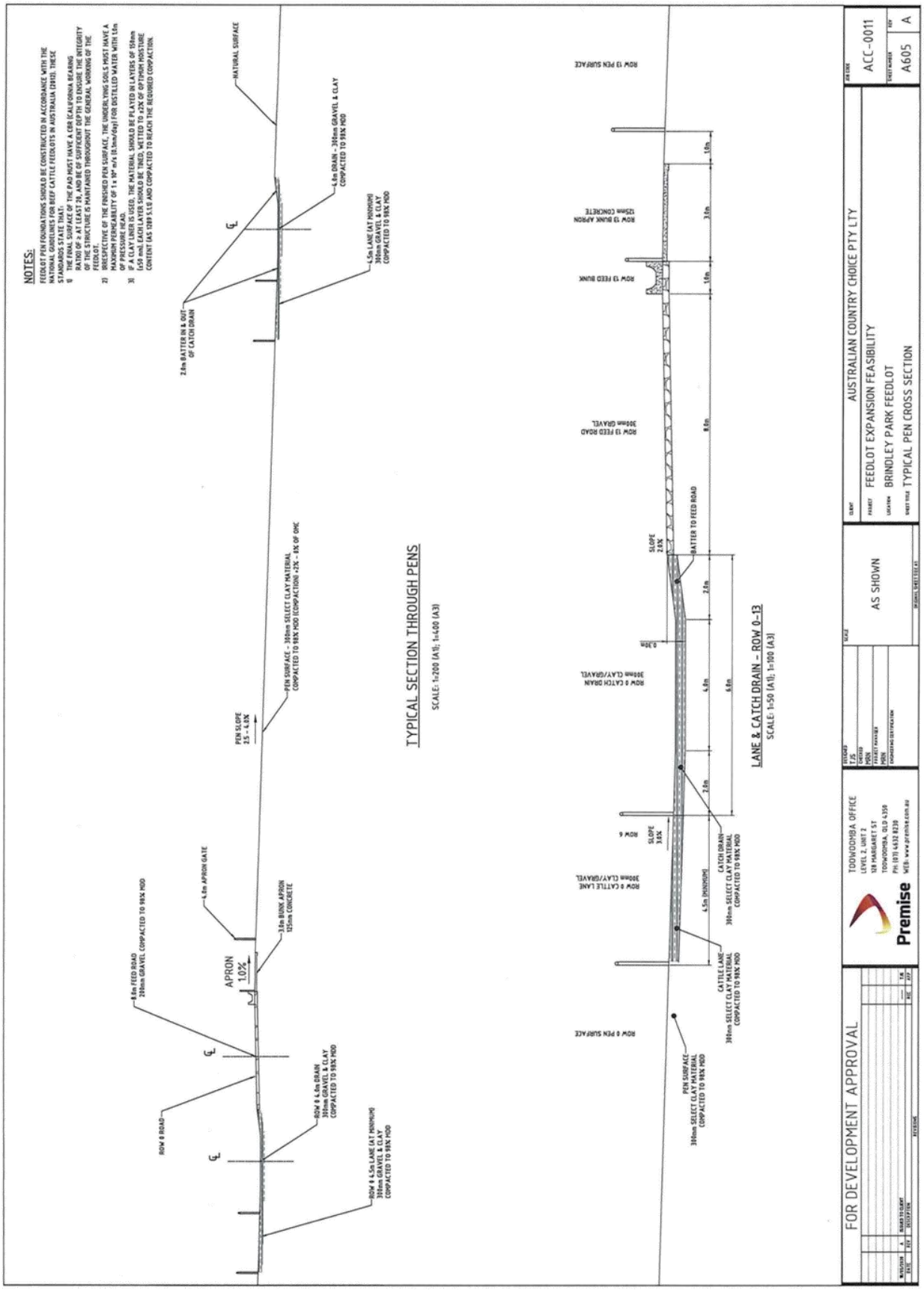
CLIENT: AUSTRALIAN COUNTRY CHOICE PTY LTY
PROJECT: FEEDLOT EXPANSION FEASIBILITY
LOCATION: BRINDLEY PARK FEEDLOT
SHEET TITLE: CONCEPT LAYOUT - 32 500 SCU

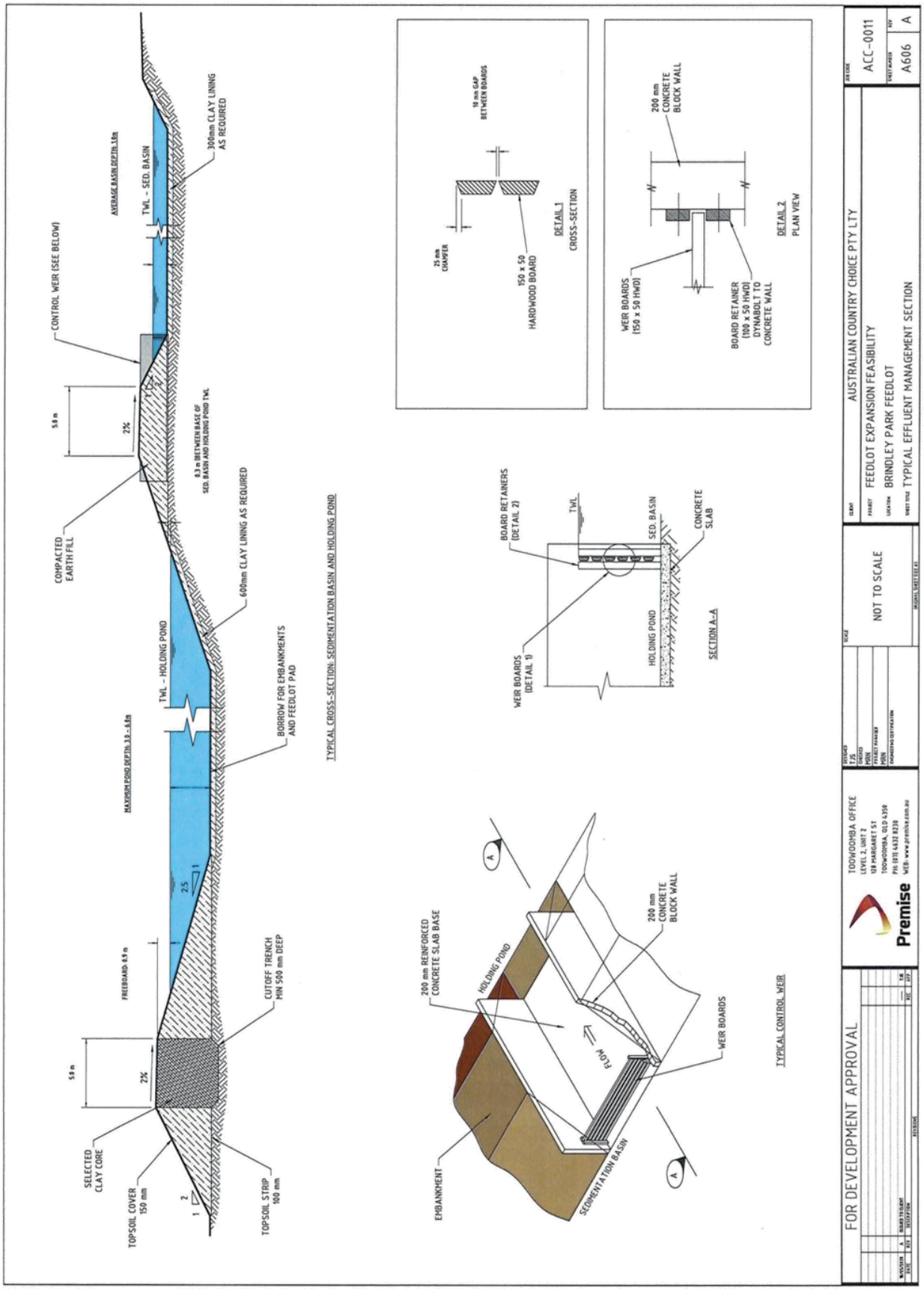
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SHEET NUMBER: A601
REV: A

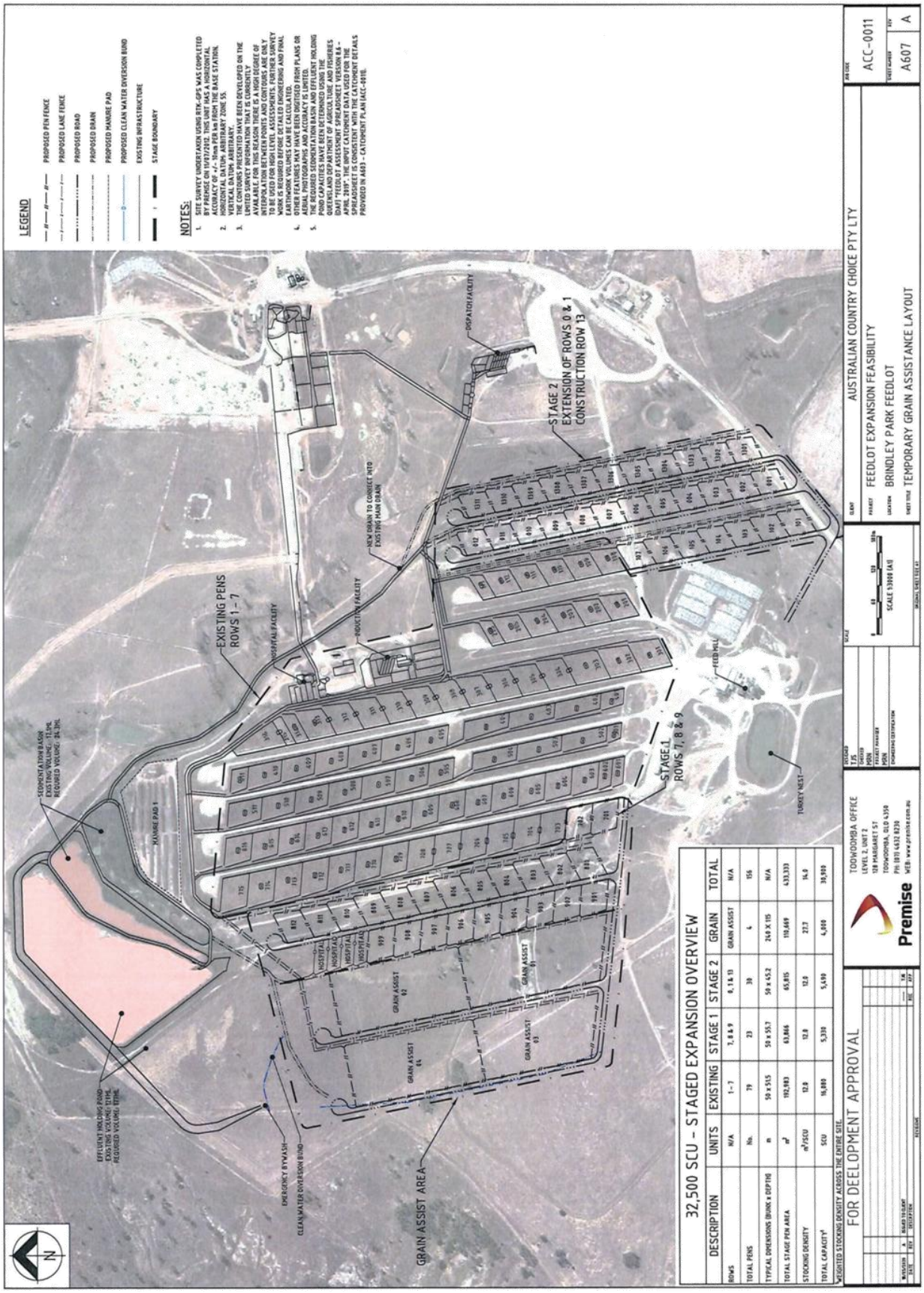

LEGEND
PROPOSED PEN FENCE
PROPOSED LANE FENCE
PROPOSED ROAD
PROPOSED DRAIN
PROPOSED MANURE PAD
PROPOSED CLEAN WATER DIVERSION BUND
EXISTING INFRASTRUCTURE
STAGE BOUNDARY
NOTES:
1. SITE SURVEY UNDERTAKEN USING RTK-GPS WAS COMPLETED BY PREMISE ON 11/01/2012. THIS UNIT HAS A HORIZONTAL ACCURACY OF +/- 10mm PER 1KM FROM THE BASE STATION. HORIZONTAL DATUM: ARBITRARY ZONE 55.
2. VERTICAL DATUM: ARBITRARY.
3. THE CONTOURS PRESENTED HAVE BEEN DEVELOPED ON THE LIMITED SURVEY INFORMATION THAT IS CURRENTLY AVAILABLE. FOR THIS REASON THERE IS A HIGH DEGREE OF INTERPOLATION BETWEEN POINTS AND CONTOURS ARE ONLY TO BE USED FOR PRELIMINARY PURPOSES. FURTHER SURVEY WORK IS REQUIRED BEFORE DETAILED ENGINEERING AND FINAL EARTHWORK VOLUMES CAN BE CALCULATED.
4. OTHER FEATURES MAY HAVE BEEN DIGITISED FROM PLANS OR AERIAL PHOTOGRAPHS AND ARE ONLY AS ACCURATE AS THESE.
5. THE REQUIRED SEDIMENTATION BASIN AND EFFLUENT HOLDING POND CAPACITIES HAVE BEEN DETERMINED USING THE QUEENSLAND DEPARTMENT OF AGRICULTURE AND FISHERIES DAAT "FEEDLOT ASSESSMENT SPREADSHEET VERSION 8.6 - 10,000 HEAD". THE LAYOUT OF THE ASSESSMENT SPREADSHEET IS CONSISTENT WITH THE CATCHMENT DETAILS PROVIDED IN A693 – CATCHMENT PLAN (ACC-4911).
SEDIMENTATION BASIN EXISTING VOLUME: 11.2ML REQUIRED VOLUME: 24.3ML
MANURE PAD 1
EFFLUENT HOLDING POND EXISTING VOLUME: 124ML REQUIRED VOLUME: 177ML
PROPOSED HOSPITAL LOCATION
EMERGENCY BYWASH
CLEAN WATER DIVERSION BUND
STAGE 3 ROWS 10 & 11
STAGE 4 ROW 12
MANURE PAD 2
EXISTING ROAD
SHARED LANE FOR EXPANSION ROWS 8 & 9
SEPARATE LANES FOR ROWS 7 & 8 WITH 15 CUT BATTER BETWEEN
STAGE 1 ROWS 7, 8 & 9
EXISTING PENS ROWS 1 – 7
HOSPITAL FACILITY
INDUCTION FACILITY
NEW DRAIN TO CONNECT INTO EXISTING MAIN DRAIN
DESPATCH FACILITY
STAGE 2 EXTENSION OF ROWS 0 & 1 CONSTRUCTION ROW 13
EXPANSION ROW DESIGN (PROPOSED PENS ONLY)
DESCRIPTION | UNITS | STAGE 1 | STAGE 2 | STAGE 3 | STAGE 4 | TOTAL
PROPOSED ROW | No. | 7 | 8 | 9 | 1 | 9 | 13 | 10 | 11 | 12 | 9 ROWS
TOTAL ADDITIONAL PENS | No. | 2 | 12 | 9 | 7 | 12 | 11 | 8 | 8 | 8 | 77 PENS
INDIVIDUAL PEN WIDTH (RUNK SPACE/PEN) | m | 48.3 | 50.0 | 50.0 | 50.0 | 50.0 | 50.0 | 50.0 | 50.0 | 50.0 | N/A
TOTAL ROW WIDTH | m | 96.6 | 600 | 450 | 350 | 600 | 550 | 450 | 450 | 400 | 2,760m
INDIVIDUAL PEN DEPTH (AT MIDPOINT ALONG BOTTOM FENCE) | m | 55.7 | 55.7 | 55.7 | 44.1 | 43.2 | 43.2 | 55.7 | 55.7 | 55.7 | N/A²
ADDITIONAL PEN AREA PER ROW | m² | 5,380 | 33,420 | 25,065 | 16,135 | 23,760 | 25,920 | 22,800 | 22,800 | 22,800 | 116,520m²
TOTAL ADDITIONAL SCU (12.6m²/SCU | SCU | 450 | 2,790 | 2,890 | 1,350 | 1,980 | 2,160 | 1,860 | 1,860 | 1,860 | 16,400 SCU
STAGE CAPACITY | SCU | 5,330 | 5,670 | 3,720 | 1,860 | 16,400 SCU
FOR DEVELOPMENT APPROVAL
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PH (07) 4632 8230
WEB www.premise.com.au
Premise
SCALE 1:3000 (A3)
AUSTRALIAN COUNTRY CHOICE PTY LTY
FEEDLOT EXPANSION FEASIBILITY
BRINDLEY PARK FEEDLOT
DESIGN LAYOUT - 32 500 SCU
ACC-0011
A602
A

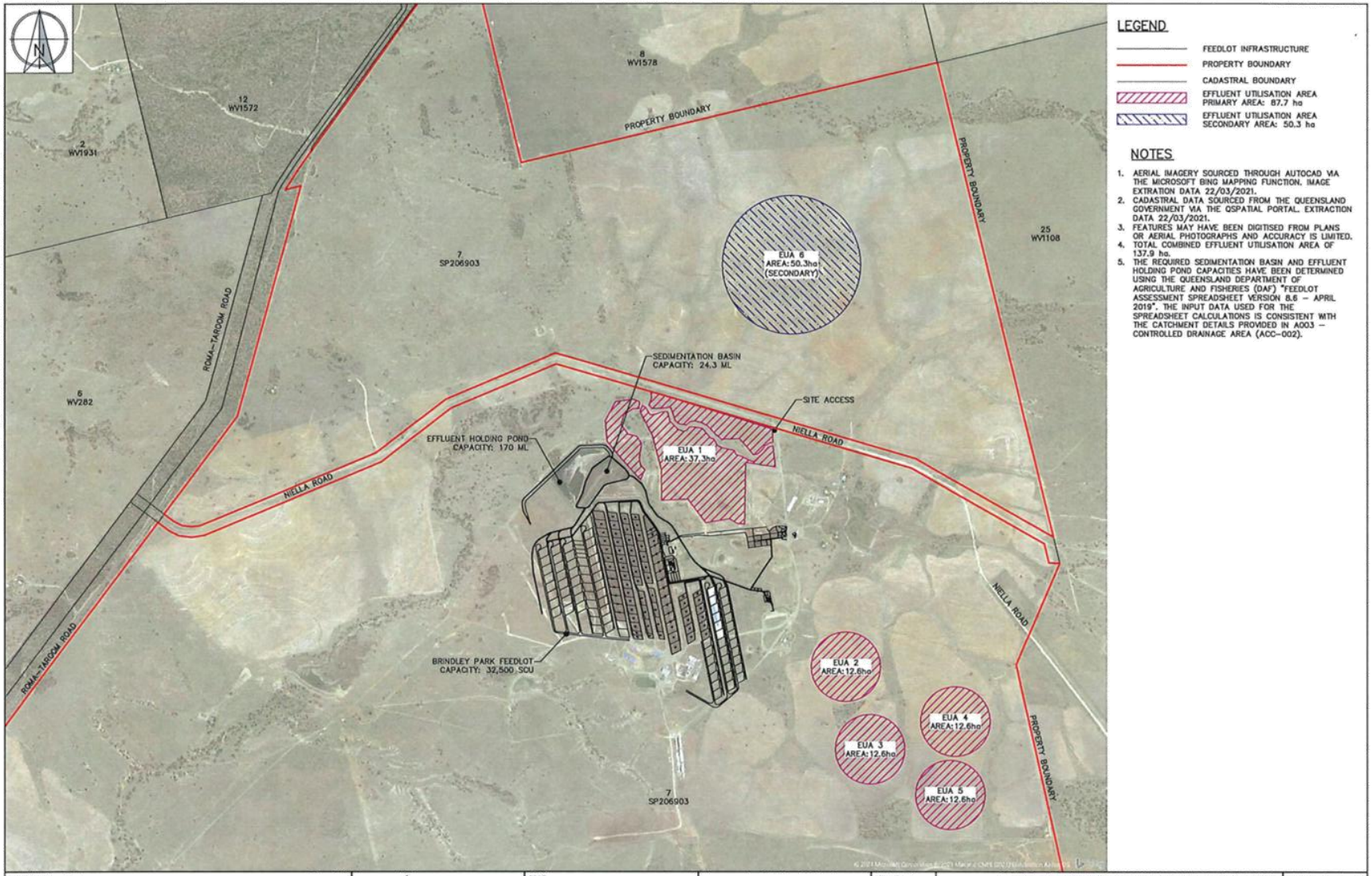

LEGEND
PEN FENCE
LANE FENCE
FEED BUNK FENCE
ROAD
DRAIN
MANURE PAD
CLEAN WATER DIVERSION BANK
LONGEST DRAIN (1,580m)
CATCHMENT BOUNDARY
CATCHMENT AREAS
PEN AREA 39.84 ha
SOFT AREA 6.99 ha
HARD AREA 4.76 ha
BASIN AREA 3.57 ha
POND AREA 16.35 ha
TOTAL CATCHMENT 197.47 ha
NOTES:
1. SITE SURVEY UNDERTAKEN USING RTK-GPS WAS COMPLETED BY PREMISE ON 19/07/2012. THIS UNIT HAS A HORIZONTAL ACCURACY OF +/- 10mm PER km FROM THE BASE STATION. HORIZONTAL DATUM IS GDA94 ZONE 55.
2. VERTICAL DATUM ARBITRARY.
3. CATCHMENT BOUNDARIES BASED ON SITE SURVEY DETAILS AND AERIAL PHOTOGRAPHS.
4. THE REQUIRED SEDIMENTATION BASIN AND EFFLUENT HOLDING POND CAPACITIES WERE DETERMINED USING THE QUEENSLAND DEPARTMENT OF AGRICULTURE AND FISHERIES (DAFF) "FEEDLOT ASSESSMENT SPREADSHEET VERSION 8.6 - APRIL 2010". THE INPUT CATCHMENT DATA USED FOR THE SPREADSHEET IS CONSISTENT WITH THE CATCHMENT DETAILS PROVIDED ON A3 01 - CATCHMENT PLAN (ACC-0011).
DIVERSION BANK - 0.5m HIGH
EXISTING SURFACE
1 IN 3
1 IN 10
EXISTING PENS ROWS 1 - 7
HOSPITAL FACILITY
ROOT MILL FACILITY
DISPATCH FACILITY
NEW DRAIN TO CONNECT INTO EXISTING MAIN DRAIN
STAGE 2 EXTENSION OF ROWS 0 & 1 CONSTRUCTION ROW 13
SEDIMENTATION BASIN EXISTING VOLUME: 17.3ML REQUIRED VOLUME: 26.6ML
MANURE DRAIN
MANURE PAD 1
EFFLUENT HOLDING POND EXISTING VOLUME: 12ML REQUIRED VOLUME: 17ML
EMERGENCY BY-WASH
CLEAN WATER DIVERSION BUND
STAGE 3 ROWS 10 & 11
STAGE 4 ROW 12
STAGE 1 ROWS 7, 8 & 9
EXISTING ROAD
EXISTING MILL
MANURE DRAIN
FOR DEVELOPMENT APPROVAL
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Premise
AUSTRALIAN COUNTRY CHOICE PTY LTY
FEEDLOT EXPANSION FEASIBILITY
BRINDLEY PARK FEEDLOT
CATCHMENT PLAN
ACC-0011
A603
A

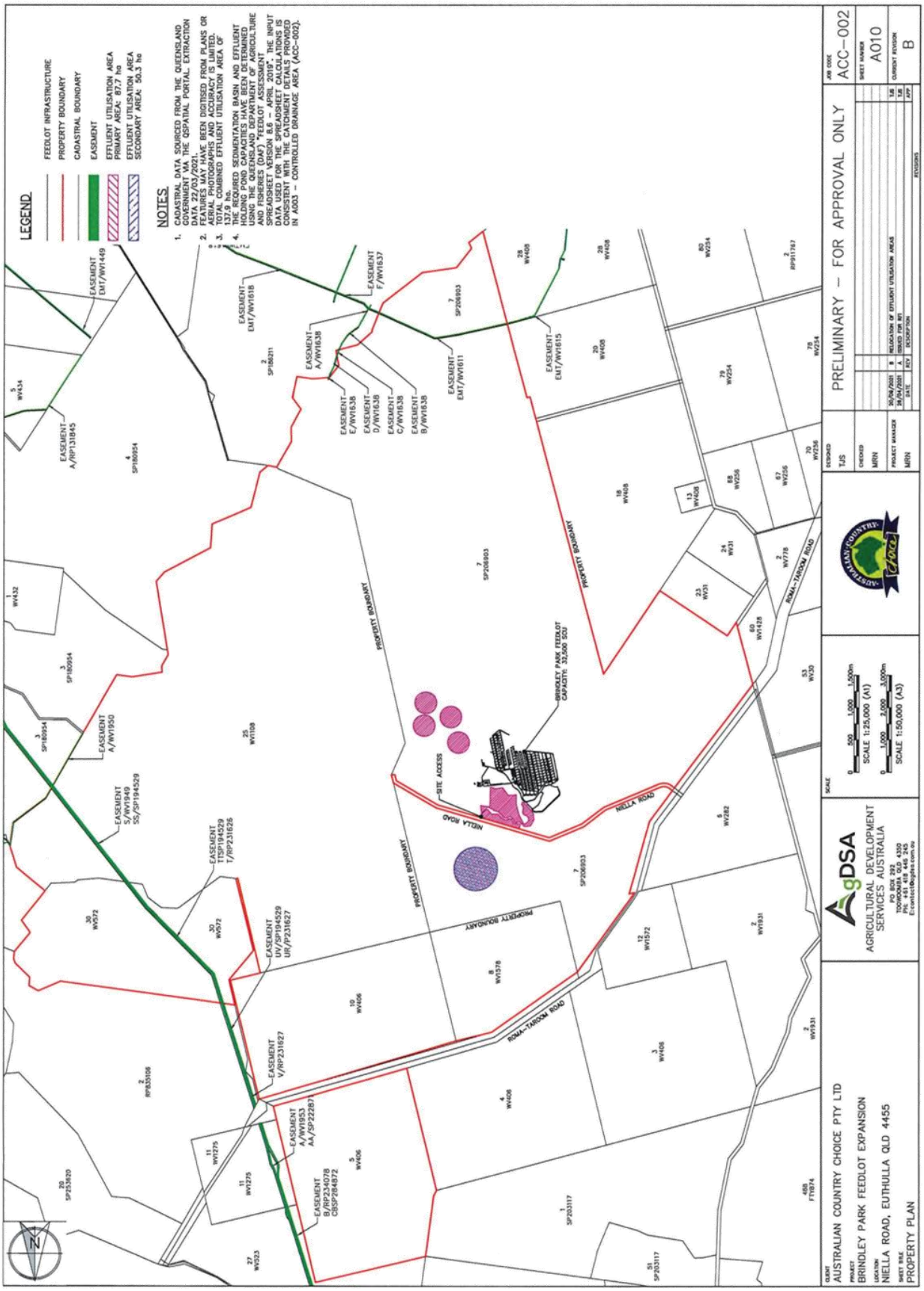

LEGEND
PEN FENCE - 1.4m HIGH (1 CAP RAIL - 4 CABLE)
LANE FENCE - 1.4m HIGH (1 CAP RAIL - 4 CABLE)
BUSH FENCE - 1.2m HIGH (1 RAIL)
5.8m x 1.4m RAIL GATE (A884)
4.8m x 1.4m RAIL GATE (A884)
RAIL PANEL - 1.4m HIGH (1 CAP - 4 RAIL)
PROPOSED DRAIN
PROPOSED ROAD
PROPOSED WATER LINE
PROPOSED SEWER LINE
PROPOSED ROAD SURFACE
DESIGN NOTES (ROW 7):
DESIGN NOTES (ROW 8-12):
DESIGN NOTES (ROW 1):
DESIGN NOTES (ROW 0 & 13):
PEN 1306
PEN 1305
PEN 1304
PEN 006
PEN 005
AUSTRALIAN COUNTRY CHOICE PTY LTY
FEEDLOT EXPANSION FEASIBILITY
BRINDLEY PARK FEEDLOT
TYPICAL PEN LAYOUT
FOR DEVELOPMENT APPROVAL
Premise
ACC-0011
A604
A

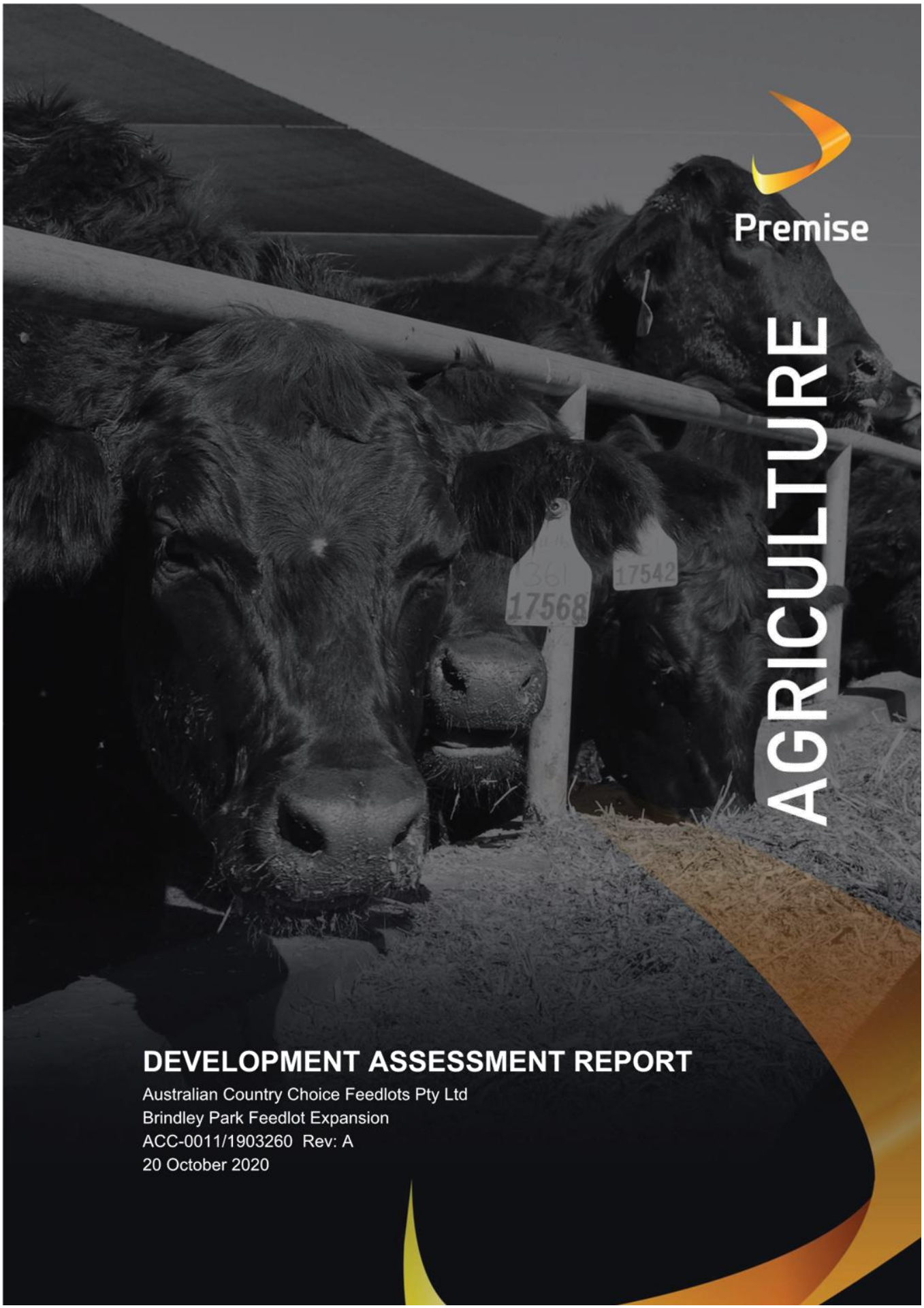

NOTES:
FEEDLOT PEN FOUNDATIONS SHOULD BE CONSTRUCTED IN ACCORDANCE WITH THE NATIONAL GUIDELINES FOR BEEF CATTLE FEEDLOTS IN AUSTRALIA (2012). THESE STANDARDS STATE THAT:
1) THE FINAL SURFACE OF THE PAD MUST HAVE A CBR (CALIFORNIA BEARING RATIO) OF ≥ AT LEAST 20, AND BE OF SUFFICIENT DEPTH TO ENSURE THE INTEGRITY OF THE STRUCTURE IS MAINTAINED THROUGHOUT THE GENERAL WORKING OF THE FEEDLOT.
2) IRRESPECTIVE OF THE FINISHED PEN SURFACE, THE UNDERLYING SOILS MUST HAVE A MAXIMUM PERMEABILITY OF 1 x 10⁻⁹ m/s (0.3mm/day) FOR DISTILLED WATER WITH 1.0m OF PRESSURE HEAD.
3) IF A CLAY LINER IS USED, THE MATERIAL SHOULD BE PLAYED IN LAYERS OF 150mm (±50 mm). EACH LAYER SHOULD BE TINED, WETTED TO +2% OF OPTIMUM MOISTURE CONTENT (AS 1289 5.1.1) AND COMPACTED TO REACH THE REQUIRED COMPACTION.
TYPICAL SECTION THROUGH PENS
SCALE: 1:200 (A1); 1:400 (A3)
LANE & CATCH DRAIN - ROW 0-13
SCALE: 1:50 (A1); 1:100 (A3)
FOR DEVELOPMENT APPROVAL
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AS SHOWN
AUSTRALIAN COUNTRY CHOICE PTY LTY
FEEDLOT EXPANSION FEASIBILITY
BRINDLEY PARK FEEDLOT
TYPICAL PEN CROSS SECTION
ACC-0011
A605
A


CONTROL WEIR (SEE BELOW)
AVERAGE BASIN DEPTH 1.8m
TWL - SED. BASIN
300mm CLAY LINING AS REQUIRED
5.0 m
2%
COMPACTED EARTH FILL
8.3 m (BETWEEN BASE OF SED. BASIN AND HOLDING POND TWL
600mm CLAY LINING AS REQUIRED
TWL - HOLDING POND
MAXIMUM POND DEPTH 3.0 - 4.8m
FREEBOARD 0.9 m
BORROW FOR EMBANKMENTS AND FEEDLOT PAD
CUTOFF TRENCH MIN 500 mm DEEP
5.0 m
2%
SELECTED CLAY CORE
TOPSOIL COVER 150 mm
TOPSOIL STRIP 100 mm
2.5
1
2
1
TYPICAL CROSS-SECTION SEDIMENTATION BASIN AND HOLDING POND
10 mm GAP BETWEEN BOARDS
25 mm CHAMFER
150 x 50 HARDWOOD BOARD
DETAIL 1 CROSS-SECTION
200 mm CONCRETE BLOCK WALL
WEIR BOARDS (150 x 50 HWD)
BOARD RETAINER (100 x 50 HWD) DYNABOLT TO CONCRETE WALL
DETAIL 2 PLAN VIEW
BOARD RETAINERS (DETAIL 2)
TWL
SED. BASIN
CONCRETE SLAB
WEIR BOARDS (DETAIL 1)
HOLDING POND
SECTION A-A
200 mm REINFORCED CONCRETE SLAB BASE
HOLDING POND
200 mm CONCRETE BLOCK WALL
FLOW
WEIR BOARDS
EMBANKMENT
SEDIMENTATION BASIN
TYPICAL CONTROL WEIR
FOR DEVELOPMENT APPROVAL
Premise
TOOWOOMBA OFFICE
LEVEL 2, UNIT 2
128 MARGARET ST
TOOWOOMBA, QLD 4350
PH: (07) 4632 8230
WEB: www.premise.com.au
NOT TO SCALE
AUSTRALIAN COUNTRY CHOICE PTY LTY
FEEDLOT EXPANSION FEASIBILITY
BRINDLEY PARK FEEDLOT
TYPICAL EFFLUENT MANAGEMENT SECTION
ACC-0011
A606
A


LEGEND
PROPOSED PEN FENCE
PROPOSED LANE FENCE
PROPOSED ROAD
PROPOSED DRAIN
PROPOSED MANURE PAD
PROPOSED CLEAN WATER DIVERSION BUND
EXISTING INFRASTRUCTURE
STAGE BOUNDARY
NOTES:
1. SITE SURVEY UNDERTAKEN USING RTK-GPS WAS COMPLETED BY PREMISE ON 11/07/2012. THIS UNIT HAS A HORIZONTAL ACCURACY OF +/- 10mm PER km FROM THE BASE STATION.
2. HORIZONTAL DATUM ARBITRARY ZONE 55.
3. THE CONTOURS PRESENTED HAVE BEEN DEVELOPED ON THE LIMITED SURVEY INFORMATION THAT IS CURRENTLY AVAILABLE. FOR THIS REASON THERE IS A HIGH DEGREE OF INTERPOLATION BETWEEN POINTS AND CONTOURS ARE ONLY TO BE USED FOR PRELIMINARY ASSESSMENTS. DETAILED SURVEY WORK IS REQUIRED BEFORE DETAILED ENGINEERING AND FINAL EARTHWORK VOLUMES CAN BE CALCULATED.
4. OTHER FEATURES MAY HAVE BEEN DIGITISED FROM PLANS OR AERIAL PHOTOGRAPHS AND ARE ACCURATE TO ±10m.
5. THE REQUIRED SEDIMENTATION BASIN AND EFFLUENT HOLDING POND CAPACITIES HAVE BEEN DETERMINED USING THE QUEENSLAND DEPARTMENT OF AGRICULTURE AND FISHERIES DAAF "FEEDLOT ASSESSMENT SPREADSHEET VERSION 8.6 - NOVEMBER 2010". THE DESIGN OF THE ASSESSMENT SPREADSHEET IS CONSISTENT WITH THE CATCHMENT DETAILS PROVIDED IN A693 – CATCHMENT PLAN (ACC-0010).
EXISTING PENS ROWS 1 - 7
HOSPITAL FACILITY
ROUGHING FACILITY
DISPATCH FACILITY
NEW DRAIN TO CONNECT INTO EXISTING MAIN DRAIN
STAGE 2 EXTENSION OF ROWS 0 & 1 CONSTRUCTION ROW 13
STAGE 1 ROWS 7, 8 & 9
FEED MILL
TURKEY NEST
SEDIMENTATION BASIN EXISTING VOLUME - 113 ML REQUIRED VOLUME - 84 ML
MANURE PAD 1
EFFLUENT HOLDING POND EXISTING VOLUME - 13 ML REQUIRED VOLUME - 8 ML
EMERGENCY BY-WASH
CLEAN WATER DIVERSION BUND
GRAIN ASSIST AREA
GRAIN ASSIST 01
GRAIN ASSIST 02
GRAIN ASSIST 03
GRAIN ASSIST 04
HOSPITAL
HOSPITAL
HOSPITAL
HOSPITAL
32,500 SCU - STAGED EXPANSION OVERVIEW
DESCRIPTION | UNITS | EXISTING | STAGE 1 | STAGE 2 | GRAIN | TOTAL
Rows | N/A | 1 - 7 | 7, 8 & 9 | 0, 1 & 13 | GRAIN ASSIST | N/A
TOTAL PENS | No. | 79 | 23 | 39 | 4 | 156
TYPICAL DIMENSIONS (RUNS x DEPTH) | m | 50 x 515 | 50 x 55.7 | 50 x 45.2 | 264 X 115 | N/A
TOTAL STAGE PEN AREA | m² | 192,983 | 63,866 | 65,815 | 110,669 | 433,333
STOCKING DENSITY | m²/SCU | 12.0 | 12.0 | 12.0 | 27.7 | 14.0
TOTAL CAPACITY¹ | SCU | 16,080 | 5,330 | 5,490 | 4,000 | 30,900
¹ WEIGHTED STOCKING DENSITY ACROSS THE ENTIRE SITE.
FOR DEELOPMENT APPROVAL
TOOWOOMBA OFFICE
LEVEL 2, UNIT 2
128 MARGARET ST
TOOWOOMBA, QLD 4350
PH: (07) 4632 8230
Premise
WEB: www.premise.com.au
SCALES
1:25
1:2000
DESIGNED
MDN
PROJECT MANAGER
MDN
DRAWING DESCRIPTION
SCALE
SCALE 1:3000 (A3)
AUSTRALIAN COUNTRY CHOICE PTY LTY
PROJECT
FEEDLOT EXPANSION FEASIBILITY
LOCATION
BRINDLEY PARK FEEDLOT
SHEET TITLE
TEMPORARY GRAIN ASSISTANCE LAYOUT
JOB CODE
ACC-0011
SHEET NUMBER
A607
REV
A
REVISION
DATE
REV
DESCRIPTION
DRAWN
CHECKED
APP'D


LEGEND
FEEDLOT INFRASTRUCTURE
PROPERTY BOUNDARY
CADASTRAL BOUNDARY
EFFLUENT UTILISATION AREA PRIMARY AREA: 87.7 ha
EFFLUENT UTILISATION AREA SECONDARY AREA: 50.3 ha
NOTES
1. AERIAL IMAGERY SOURCED THROUGH AUTOCAD VIA THE MICROSOFT BING MAPPING FUNCTION. IMAGE EXTRATION DATA 22/03/2021.
2. CADASTRAL DATA SOURCED FROM THE QUEENSLAND GOVERNMENT VIA THE QSPATIAL PORTAL. EXTRACTION DATA 22/03/2021.
3. FEATURES MAY HAVE BEEN DIGITISED FROM PLANS OR AERIAL PHOTOGRAPHS AND ACCURACY IS LIMITED.
4. TOTAL COMBINED EFFLUENT UTILISATION AREA OF 137.9 ha.
5. THE REQUIRED SEDIMENTATION BASIN AND EFFLUENT HOLDING POND CAPACITIES HAVE BEEN DETERMINED USING THE QUEENSLAND DEPARTMENT OF AGRICULTURE AND FISHERIES (DAF) "FEEDLOT ASSESSMENT SPREADSHEET VERSION 8.6 – APRIL 2019". THE INPUT DATA USED FOR THE SPREADSHEET CALCULATIONS IS CONSISTENT WITH THE CATCHMENT DETAILS PROVIDED IN A003 – CONTROLLED DRAINAGE AREA (ACC–002).
N
8 WV1578
12 WV1572
2 WV1931
7 SP206903
25 WV1108
6 WV282
PROPERTY BOUNDARY
ROMA–TAROOM ROAD
NIELLA ROAD
EUA 6 AREA: 50.3ha (SECONDARY)
SEDIMENTATION BASIN CAPACITY: 24.3 ML
SITE ACCESS
EFFLUENT HOLDING POND CAPACITY: 170 ML
EUA 1 AREA: 37.3ha
BRINDLEY PARK FEEDLOT CAPACITY: 32,500 SCU
EUA 2 AREA: 12.6ha
EUA 3 AREA: 12.6ha
EUA 4 AREA: 12.6ha
EUA 5 AREA: 12.6ha
CLIENT AUSTRALIAN COUNTRY CHOICE PTY LTD
PROJECT BRINDLEY PARK FEEDLOT EXPANSION
LOCATION NIELLA ROAD, EUTHULLA QLD 4455
SHEET TITLE EFFLUENT UTILISATION PLAN – AERIAL IMAGERY
AgDSA
AGRICULTURAL DEVELOPMENT SERVICES AUSTRALIA
PO BOX 292 TOOWOOMBA QLD 4350
PH: +61 418 445 245
E: contact@agdsa.com.au
SCALE
0 200 400 600m
SCALE 1:10,000 (A1)
0 400 800 1,200m
SCALE 1:20,000 (A3)
DESIGNED TJS
CHECKED MRN
PROJECT MANAGER MRN
PRELIMINARY – FOR APPROVAL ONLY
20/08/2021 B RELOCATION OF EFFLUENT UTILISATION AREAS TJS
22/04/2021 A ISSUED FOR RFI TJS
DATE REV DESCRIPTION APP
REVISIONS
JOB CODE ACC–002
SHEET NUMBER A008
CURRENT REVISION B


LEGEND
FEEDLOT INFRASTRUCTURE
PROPERTY BOUNDARY
CADASTRAL BOUNDARY
EASEMENT
EFFLUENT UTILISATION AREA PRIMARY AREA: 87.7 ha
EFFLUENT UTILISATION AREA SECONDARY AREA: 50.3 ha
NOTES
1. CADASTRAL DATA SOURCED FROM THE QUEENSLAND GOVERNMENT VIA THE QSPATIAL PORTAL- EXTRACTION DATA 22/03/2021.
2. FEATURES MAY HAVE BEEN DIGITISED FROM PLANS OR AERIAL PHOTOGRAPHS AND ACCURACY IS LIMITED.
3. TOTAL COMBINED EFFLUENT UTILISATION AREA OF 137.9 ha.
4. THE REQUIRED SEDIMENTATION BASIN AND EFFLUENT HOLDING POND CAPACITIES HAVE BEEN DETERMINED USING THE DESIGN CRITERIA SET OUT IN AGRICULTURE AND FISHERIES (DAF) "FEEDLOT ASSESSMENT SPREADSHEET VERSION 8.6 – APRIL 2019". THE INPUT DATA USED FOR THE SPREADSHEET CALCULATIONS IS CONSISTENT WITH THE CATCHMENT DETAILS PROVIDED IN A003 – CONTROLLED DRAINAGE AREA (ACC–002).
EASEMENT A/RP131845
EASEMENT E/WV1638
EASEMENT D/WV1638
EASEMENT C/WV1638
EASEMENT B/WV1638
EASEMENT A/WV1638
EASEMENT EMT/WV1449
EASEMENT EMT/WV1618
EASEMENT F/WV1637
EASEMENT EMT/WV1611
EASEMENT EMT/WV1615
EASEMENT A/WV1950
EASEMENT S/WV1949 SS/SP194529
EASEMENT TT/WV1949 T/RP231626
EASEMENT UV/SP194529 UR/P231627
EASEMENT V/RP231627
EASEMENT A/WV1953 AA/SP222887
EASEMENT B/RP234078 OO/SP284672
PROPERTY BOUNDARY
BRINDLEY PARK FEEDLOT CAPACITY: 32,500 SCU
SITE ACCESS
NIELLA ROAD
ROMA–TAROOM ROAD
SCALE
SCALE 1:25,000 (A1)
SCALE 1:50,000 (A3)
AUSTRALIAN COUNTRY CHOICE PTY LTD
BRINDLEY PARK FEEDLOT EXPANSION
NIELLA ROAD, EUTHULLA QLD 4455
PROPERTY PLAN
AgDSA
AGRICULTURAL DEVELOPMENT SERVICES AUSTRALIA
PRELIMINARY – FOR APPROVAL ONLY
ACC–002
A010
B



DEVELOPMENT ASSESSMENT REPORT

Australian Country Choice Feedlots Pty Ltd
Brindley Park Feedlot Expansion
ACC-0011/1903260 Rev: A
20 October 2020

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MARANOA REGIONAL
COUNCIL
Planning Act 2016
This document comprises part
of
Development Permit No.

2020/20217

and was issued on

9 December 2021

In accordance with the -
Planning Act 2016
as amended

DANIELLE PEARN
Assessment Manager
Manager Planning and Building
Development

Premise

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DOCUMENT AUTHORISATION						
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					Signature	**Date**
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FINAL	10/06/2020	MRN	KBW	Final		10/06/2020
REV A	20/10/2020	MRN	MRN	Revised traffic		20/10/2020

1 INTRODUCTION

Australian Country Choice Feedlots Pty Ltd (ACC) own and operate Brindley Park Feedlot (Brindley Park) located on Niella Road, Roma. The feedlot holds a development approval and environmental authority (EA) for a maximum capacity of 15,000 standard cattle units (SCU). ACC are proposing to expand Brindley Park to accommodate a maximum capacity of 32,480 SCU. However, for the purposes of the development approval and environmental authority, the proposed capacity has been rounded to 32,500 SCU. The proposed expansion will occur across four formal stages but rows within these stages will be constructed as the market requires and water supply allows. The proposed expansion secures the long-term future of Brindley Park feedlot and provides flexibility for changing market requirements.

Feedlot rows are generally numbered from 0 to 13 from east to west with Row 13 being the exception on the eastern end of the feedlot. The first stage will include the extension of the western most row of the existing feedlot (Row 7) through the addition of two pens at the southern end. This stage will also include the construction of two additional rows to the west of Row 7 (Rows 8 and 9). Row 0 is not currently identified on the approved plans but Rows 1 and 2 have a reduced number of pens which account for Row 0. Stage 1 will also include the construction of low-density grain assist pens in the Stage 3 and 4 expansion area and an expansion of the sedimentation basin and effluent holding pond to service the full Stage 4 capacity.

Stage 2 includes the extension of the eastern most rows (Rows 0 and 1) and the construction of a new row to the east (Row 13). Stages 3 and 4 involve the conversion of the Stage 1 grain assist pens into conventional feedlot pens and an additional western manure pad.

The property is located in the Rural Zone and the proposed feedlot development is impact assessable under the Maranoa Regional Council (MRC) Planning Scheme. The application will trigger referral to the State Assessment and Referral Agency (SARA). The ancillary non-resident workforce accommodation use is existing and accepted development.

Copies of the existing approvals are available in Appendix A.

Copies of the site plans are available in Appendix B.

Drought feeding of weaners currently occurs on the property although this has reduced recently This is to allow for weaning to occur and to relieve stress placed on cows during the drought. This is expected to cease once conditions across the state improve. Weaners fed in surrounding paddocks do not enter the feedlot but return to pasture on other properties. As per the definition of intensive animal feedlotting in the *Environmental Protection Regulation 2008* (EP Reg), this is not considered to be a feedlot operation.

2 EXISTING ENVIRONMENT

2.1 Site and Locality

The property is located on Niella Road, approximately 20.6 km north east of Roma (Figure 1). ACC own a significant number of properties in the region with a total of 19,320 ha owned around the feedlot and a further 800 ha south of Roma. For the purposes of this development application, six land parcels have been included with a total area of 12,168 ha. The feedlot is located on Lot 7 SP206903. Dwellings associated with the feedlot are also located on Lot 25 WV1108 and Lot 5 WV406. All land parcels included in the application are freehold.

Table 1 – Real property description

Lot/Plan	Size (ha)
7/SP206903	5,252
5/WV406	839
8/WV1578	446
10/WV406	815
30/WV572	758
25/WV1108	4,058
Total	12,168

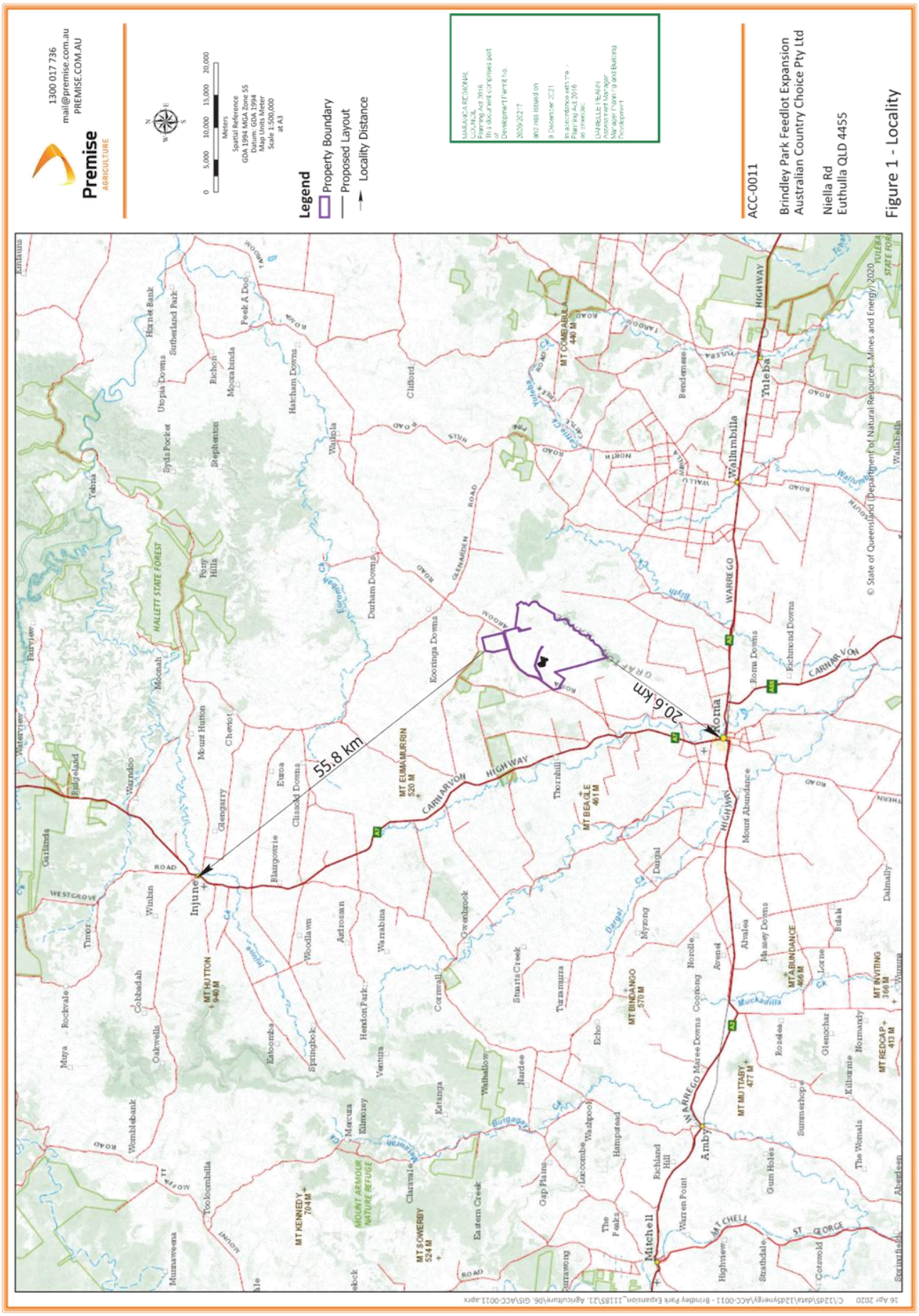
The property is located in the Rural Zone under the Maranoa Regional Council (MRC) planning scheme and is currently used for the existing feedlot, grazing and dryland cropping. It includes the existing feedlot and associated infrastructure, surrounding cropping and grazing land, multiple dwellings, and workers accommodation. The property also provides access to an MRC quarry and contains a high-pressure gas pipeline.

2.2 Climate

Rainfall varies with a seasonal weather pattern resulting in higher summer rainfall and lower winter rainfall (Table 2). Rainfall statistics show a mean average rainfall at Roma of 574.1 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 34.5 ^{O}C and a mid-winter minimum temperature of approximately 3.8 ^{O}C. Table 2 below shows the climatic information for Roma for the years 1985-2019.

Table 2- Climatic Information (BOM, 2019)

Enterprise Site:	Brindley Park				Latitude: 26.32°S					Longitude: 148.90°E			
Weather Station:	Roma Airport				Latitude: 26.55°S					Longitude: 148.77°E			
Annual Totals	10th Percentile				50th Percentile					90th Percentile			
Rainfall (mm/year)	368.9				554.9					733.4			
Monthly	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
Rainfall (mm)	67.3	85.2	58.1	33.4	31.9	29.0	21.7	22.8	25.6	51.6	59.4	80.0	574.1
Average Max Temp (^{O}C)	34.5	33.0	31.7	28.2	23.9	20.4	20.4	22.7	26.8	29.8	32.1	33.5	28.1
Average Min Temp (^{O}C)	21.0	20.0	17.5	12.4	7.7	5.2	3.8	4.7	9.3	13.6	17.2	19.4	12.7
Radiation (MJ/m^2/Day)	26.0	23.6	21.6	18.0	14.6	12.8	13.9	17.2	20.8	23.7	25.5	26.0	20.3


1300 017 736
mail@premise.com.au
PREMISE.COM.AU
Premise
AGRICULTURE
Legend
Property Boundary
Proposed Layout
Locality Distance
55.8 km
20.6 km
ACC-0011
Brindley Park Feedlot Expansion
Australian Country Choice Pty Ltd
Niella Rd
Euthulla QLD 4455
Figure 1 - Locality
© State of Queensland (Department of Natural Resources, Mines and Energy) 2020

2.3 Surrounding Land Use and Receptors

Seven of the nearest sensitive receptors surrounding the feedlot have been identified in Figure 2 and Table 3. The nearest receptor (R1) is approximately 2,925 m west of the proposed feedlot. Receptor R4 is owned by ACC but has not been included in the application.

Generally, land use in the region relates to grazing and cropping with numerous Coal Seam Gas (CSG) wells located to the east and south east of the property.

Table 3 – Surrounding Sensitive Receptors

Receptor	Receptor Type	Lot/Plan	Distance from Feedlot
R1	Legal House	6/WV282	2,925 m
R2	Legal House	2/WV1931	3,395 m
R3	Legal House	51/SP203117	9.3 km
R4*	Legal House	2/RP835106	9.4 km
R5	Legal House	3/SP180954	8.8 km
R6	Legal House	5/WV434	11.0 km
R7	Legal House	1/SP186211	12 km
R8	Legal House	55/WV124	7.7 km

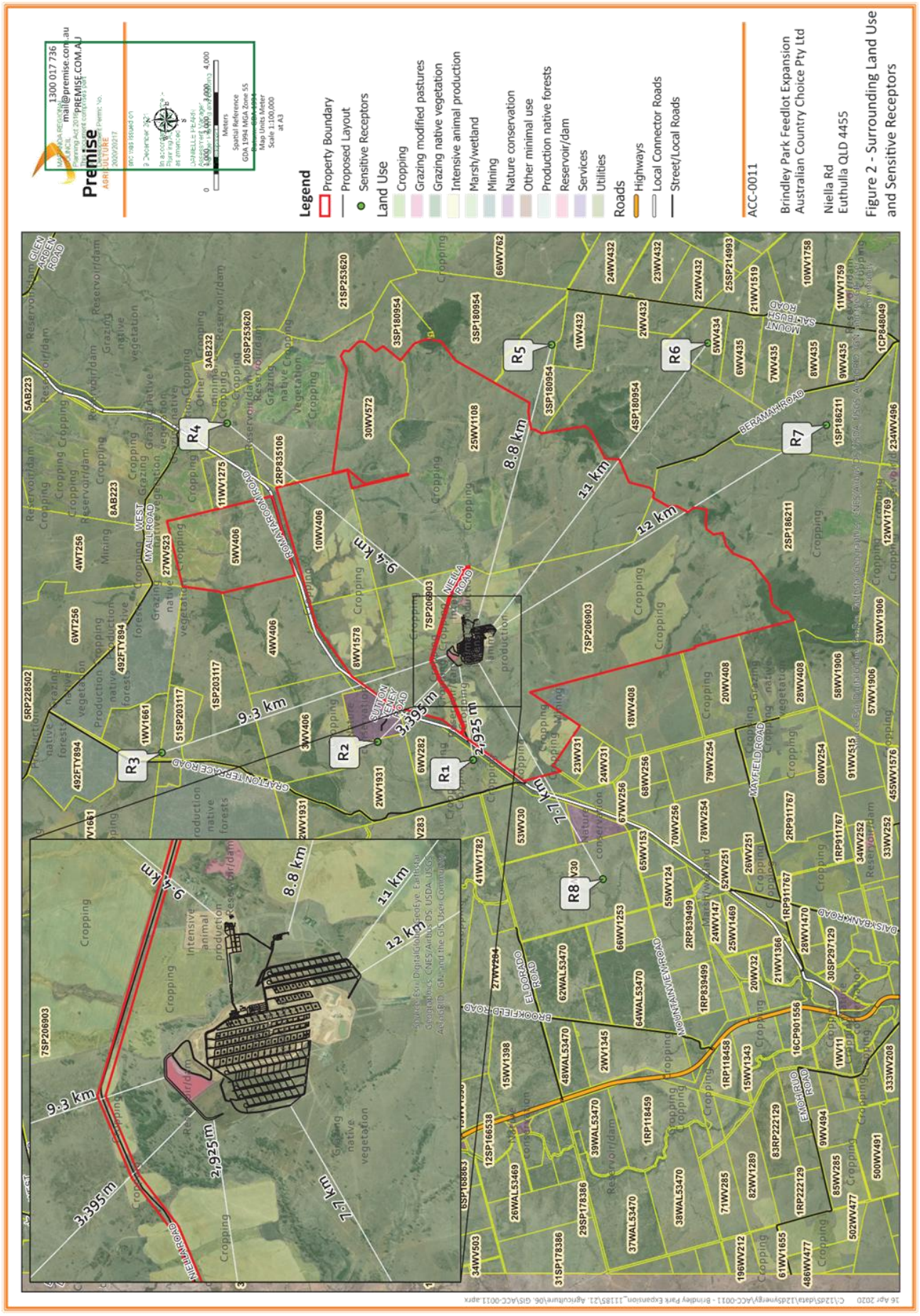
*This property is owned by ACC

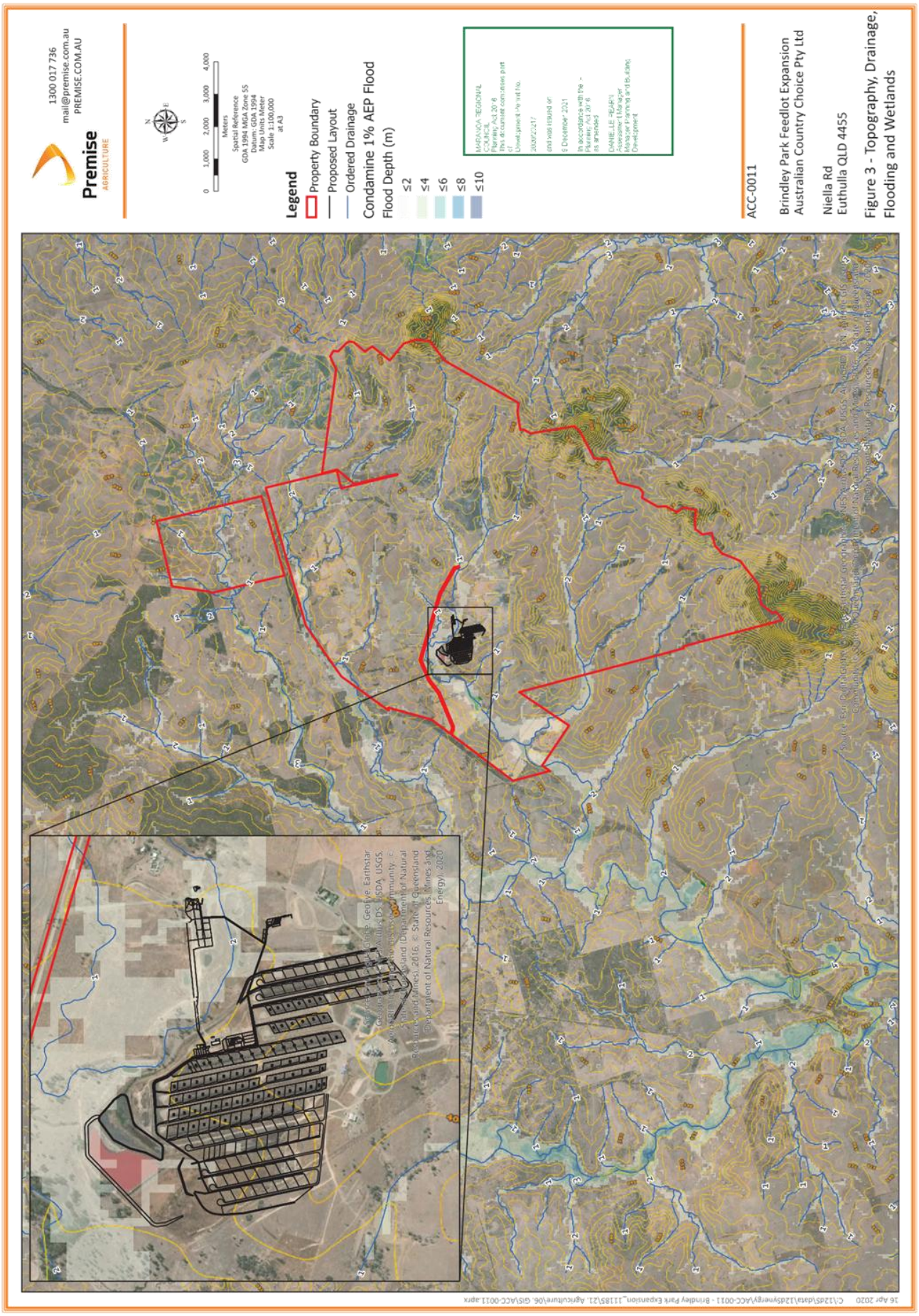
2.4 Topography, Drainage and Flooding

The property is undulating with multiple large hills along the eastern boundary. The property generally slopes from the east to Roma Taroom Road in the west. The highest elevation on the property is 630 m above sea level (asl) with the lowest elevation being the most downstream point of Solitary Creek at 360 m asl. The feedlot site has a gentler slope (average of 2 % to 3 %) and generally slopes from the feedmill site north to Solitary Creek.

There are multiple drainage systems across the property that include Stream Order (SO) 1, 2 and 3 features. Solitary Creek flows through the middle of the property, with sections adjacent to the existing feedlot. The expansion site does not reduce the separation of the feedlot to Solitary Creek. All on-site drainage features are yet to be mapped under the *Water Act 2000*. The property is part of the Balonne River catchment.

Areas along the on-site drainage lines are subject to inundation during a 1 % Annual Exceedance Probability (AEP) flood event. Due to the low resolution of the flood mapping, the existing effluent holding pond, is identified as being subject to inundation. However, as the banks of the effluent holding pond are built up above the natural surface, it is free from inundation during a 1 % AEP flood event. With the expansion of the effluent holding pond, the bywash (lowest point of the bank) will not be located in areas identified on the flood mapping. The areas subject to inundation are as a result of heavy overland flows from localised rainfall and not the accumulation of flood waters from downstream watercourses.


Legend
Property Boundary
Proposed Layout
Sensitive Receptors
Land Use
Cropping
Grazing modified pastures
Grazing native vegetation
Intensive animal production
Marsh/wetland
Mining
Nature conservation
Other minimal use
Production native forests
Reservoir/dam
Services
Utilities
Roads
Highways
Local Connector Roads
Street/Local Roads
ACC-0011
Brindley Park Feedlot Expansion
Australian Country Choice Pty Ltd
Niella Rd
Euthulla QLD 4455
Figure 2 - Surrounding Land Use and Sensitive Receptors
R1
R2
R3
R4
R5
R6
R7
R8
9.3 km
9.4 km
8.8 km
11 km
12 km
7.1 km
3,395m
2,925 m
SUTTON VENEY ROAD
NIELLA ROAD
CRAFTONTERRACE ROAD
MYALL ROAD WEST
BERAMAH ROAD
MOUNT SALTBUSH ROAD
MAYFIELD ROAD
ELDORADO ROAD
BROOKFIELD ROAD
MOUNTAINVIEW ROAD
EMOH RUO ROAD
DAISYBANK ROAD
GLEN ARGEN ROAD
Premise
1300 017 736
mail@premise.com.au
PREMISE.COM.AU
Meters
Spatial Reference
GDA 1994 MGA Zone 55
Map Units Meter
Scale 1:100,000
at A3


Premise
AGRICULTURE
1300 017 736
mail@premise.com.au
PREMISE.COM.AU
N
W
E
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0 1,000 2,000 3,000 4,000
Meters
Spatial Reference
GDA 1994 MGA Zone 55
Datum: GDA 1994
Map Units Meter
Scale 1:100,000
at A3
Legend
Property Boundary
Proposed Layout
Ordered Drainage
Condamine 1% AEP Flood
Flood Depth (m)
≤2
≤4
≤6
≤8
≤10
MARANOA REGIONAL COUNCIL
Planning Act 2016
This document forms part of
Development Permit No.
20DEV2021
and was issued on
9 December 2021
In accordance with the
Planning Act 2016
as amended
DANIELLE REAPS
Assessment Manager
Manager Planning and Sustainable Development
ACC-0011
Brindley Park Feedlot Expansion
Australian Country Choice Pty Ltd
Niella Rd
Euthulla QLD 4455
Figure 3 - Topography, Drainage, Flooding and Wetlands
16 Apr 2020
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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. A search of the DES referable areas database was undertaken, and the resulting map identified that there are no wetlands on the property (Figure 3). There is a small wetland of general ecological significance along Mooga Mooga Creek approximately 18 km downstream of the feedlot. However, the location of this wetland indicates that it is only filled as water backs up from Mooga Mooga Creek in heavy flow.

2.6 Groundwater

A search of the Department of Natural Resources, Mines and Energy (DNRME) groundwater database was undertaken for all registered water bores surrounding the subject property (Figure 4). RN123050 was identified as the most suitable bore to represent the groundwater and strata for the feedlot site. The bore report for RN123050 is attached in Appendix C.

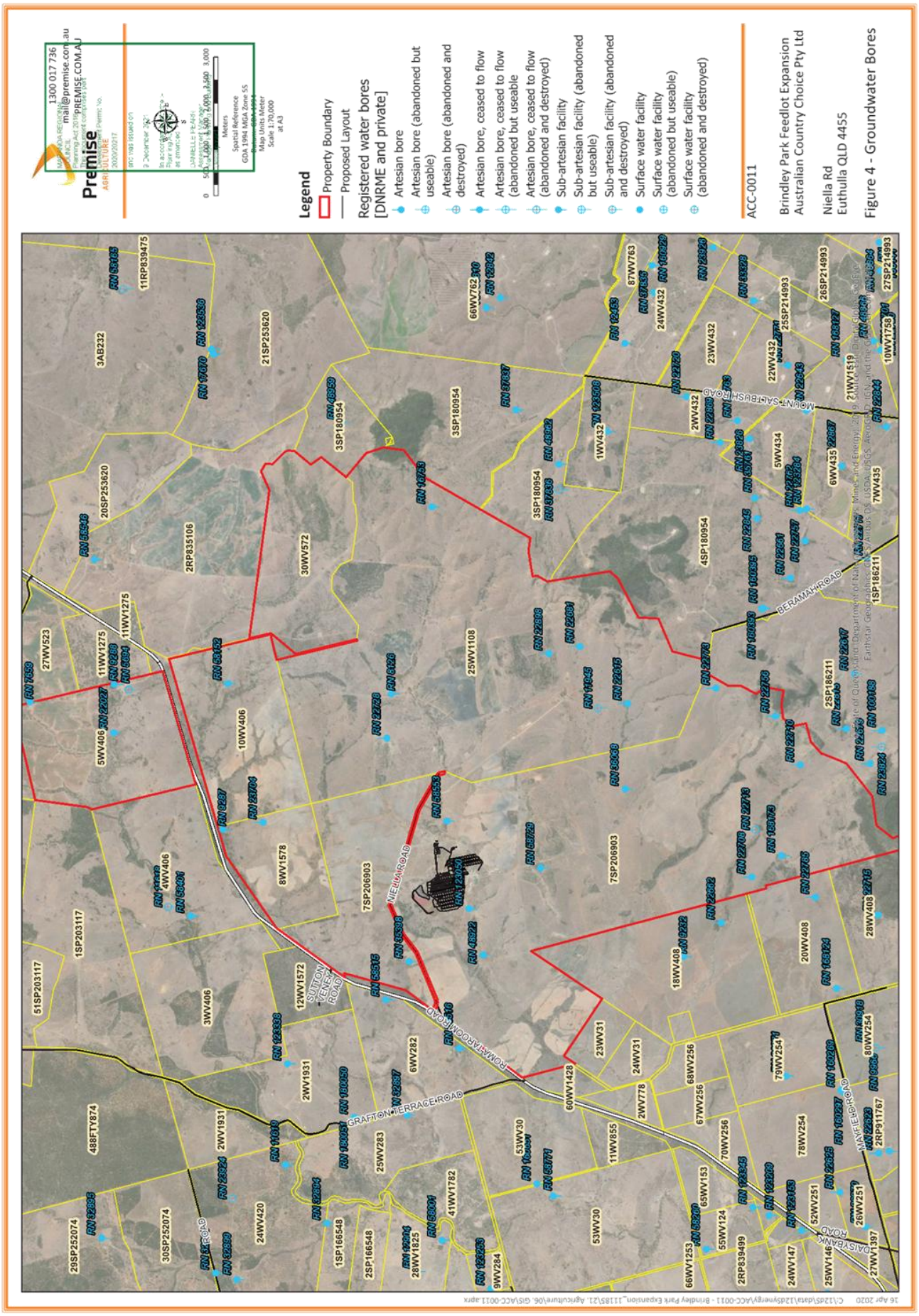
RN123050 is identified as a sub-artesian facility drilled to a depth of 861.7 m with steel casing to the full depth. The bore report indicates that the Gubberamunda Sandstone and Hutton Sandstone aquifers were intersected at 99 m and 603 m respectively. The shallowest aquifer is overlain by layers of clay, sandy clay and shale. The clay layer extends from the surface to a depth of 20 m.

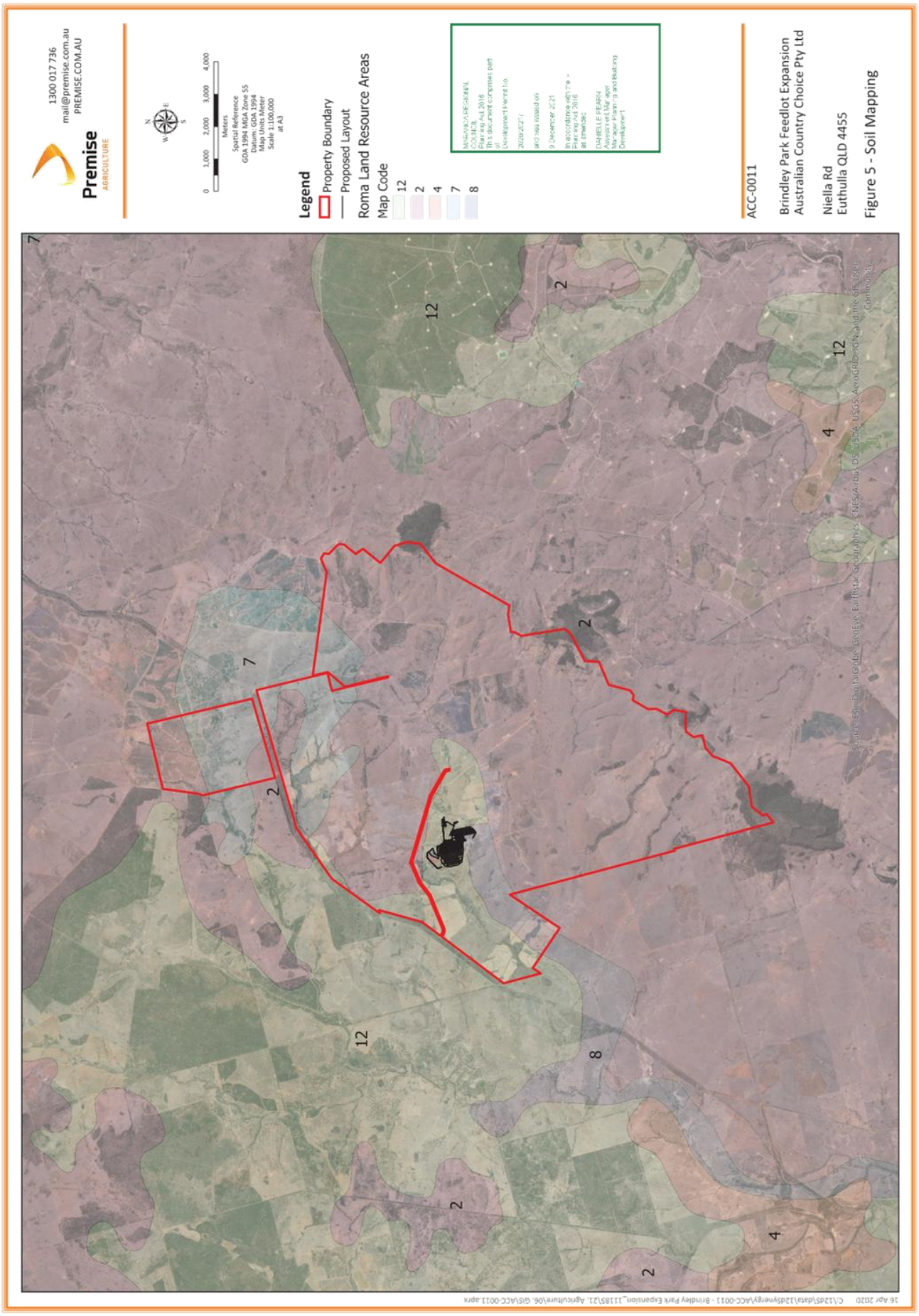
2.7 Soil

There are four different Land Resource Areas (LRA) identified on the property under the Roma District Land Management Manual (Macnish, 1987) (Table 4, Figure 5). The feedlot site is mapped as being located in the Merivale LRA which is dominated by skeletal soils and sands. However, surrounding soils on the property identified as the Brigalow Uplands LRA will be used for borrow material to construct the clay liner required for the pens, drains and effluent holding pond.

Table 4 – Land Resource Areas

Map Code	Land Resource Area	Landscape	Predominant Soil Description
2	Brigalow Uplands	Gently undulating plains (1-3 %) and short segments to 8% associated with low hills and ridges; developed on weathered sandstones and shales	Cracking and non-cracking grey brown and red clays.
7	Bymount	Gently undulating plains to undulating low hills (1-4 %) developed predominantly on shales and mudstones, and minor sandstones	Brown and grey heavy cracking and non-cracking clays.
8	Maranoa	Flat plains (0-1 %) developed predominantly on sandy alluvia.	Texture contrast soils and dep sands
12	Merivale	Undulating plains (105 %) in generally narrow valleys and rolling to steep dissected hills and scarps, slopes to 8 % in the foothills, developed on fresh and slightly weathered sandstones, shales and quartzose sandstones.	Skeletal soils, deep uniform sands and sandy texture contrast soils.


Premise
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Legend
Property Boundary
Proposed Layout
Registered water bores [DNRME and private]
Artesian bore
Artesian bore (abandoned but useable)
Artesian bore (abandoned and destroyed)
Artesian bore, ceased to flow
Artesian bore, ceased to flow (abandoned but useable
Artesian bore, ceased to flow (abandoned and destroyed)
Sub-artesian facility
Sub-artesian facility (abandoned but useable)
Sub-artesian facility (abandoned and destroyed)
Surface water facility
Surface water facility (abandoned but useable)
Surface water facility (abandoned and destroyed)
Meters
Spatial Reference
GDA 1994 MGA Zone 55
Map Units Meter
Scale 1:70,000
at A3
ACC-0011
Brindley Park Feedlot Expansion
Australian Country Choice Pty Ltd
Niella Rd
Euthulla QLD 4455
Figure 4 - Groundwater Bores
NIELLA ROAD
SUTTON TENER ROAD
ROMA-TAROOM ROAD
GRAFTON TERRACE ROAD
BERAMAH ROAD
MOUNT SALTBUSH ROAD
MAYFIELD ROAD
DAISYBANK ROAD


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mail@premise.com.au
PREMISE.COM.AU
0 1,000 2,000 3,000 4,000
Meters
Spatial Reference
GDA 1994 MGA Zone 55
Datum: GDA 1994
Map Units Meter
Scale 1:100,000
at A3
Legend
Property Boundary
Proposed Layout
Roma Land Resource Areas
Map Code
12
2
4
7
8
ACC-0011
Brindley Park Feedlot Expansion
Australian Country Choice Pty Ltd
Niella Rd
Euthulla QLD 4455
Figure 5 - Soil Mapping
16 Apr 2020 C:\12d\data\12dsynergy\ACC-0011 - Brindley Park Expansion_111851\21. Agriculture\06. GIS\ACC-0011.aprx

2.8 Flora and Fauna

2.8.1 Vegetation Management Act 1999

The *Vegetation Management Act 1999* (VMA) establishes the vegetation management framework for Queensland. Some vegetation regulated under the VMA is also identified as a Matter of State Environmental Significance (MSES) and is subject to considerations under broader legislation including the *Environmental Offsets Act 2014*.

2.8.1.1 Regulated Vegetation

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 present across the property including areas along Solitary Creek commencing adjacent to the feedlot (Figure 6).

2.8.1.2 Regional Ecosystems

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 (Figure 7). Of these RE, 11.9.5, 11.3.25 and 11.3.2 are located on Solitary Creek, adjacent to the feedlot.

Table 5 – On-site Regional Ecosystems

Regional Ecosystem	VMA Class	Description	Structure Category
11.10.11	Least concern	*Eucalyptus populnea*, *E. melanophloia* +/- *Callitris glaucophylla* woodland on coarse-grained sedimentary rocks	Sparse
11.3.2	Of concern	*Eucalyptus populnea* woodland on alluvial plains	Sparse
11.3.25	Least concern	*Eucalyptus tereticornis* or *E. camaldulensis* woodland fringing drainage lines	Sparse
11.8.3	Of concern	Semi-evergreen vine thicket on Cainozoic igneous rocks	Dense
11.8.5	Least concern	*Eucalyptus orgadophila* open woodland on Cainozoic igneous rocks	Very sparse
11.9.10	Of concern	*Eucalyptus populnea* open forest with a secondary tree layer of *Acacia harpophylla* and sometimes *Casuarina cristata* on fine-grained sedimentary rocks	Mid-dense
11.9.4	Of concern	Semi-evergreen vine thicket or *Acacia harpophylla* with a semi-evergreen vine thicket understorey on fine-grained sedimentary rocks	Dense
11.9.5	Endangered	*Acacia harpophylla* and/or *Casuarina cristata* open forest on fine-grained sedimentary rocks	Mid-dense

2.8.1.3 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.

2.8.2 Nature Conservation Act 1992

A search of the property for DES protected plants flora survey trigger areas 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 sightings of species and their status under the *Nature Conservation Act 1992* (NC Act) and *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 six species that have been recorded within 5 km of the proposed development. These species are either listed under the NC Act as least concern or not protected.

2.8.3 Environmental Protection and Biodiversity Conservation Act 1999

A search of the Matters of National Environmental Significance (MNES), protected under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act), that may be located within 5 km of the proposed development was undertaken and the report has been attached in Appendix E. An EPBC Act referral to the Australian Department of Environment will not be required as there will be no significant impact on MNES.

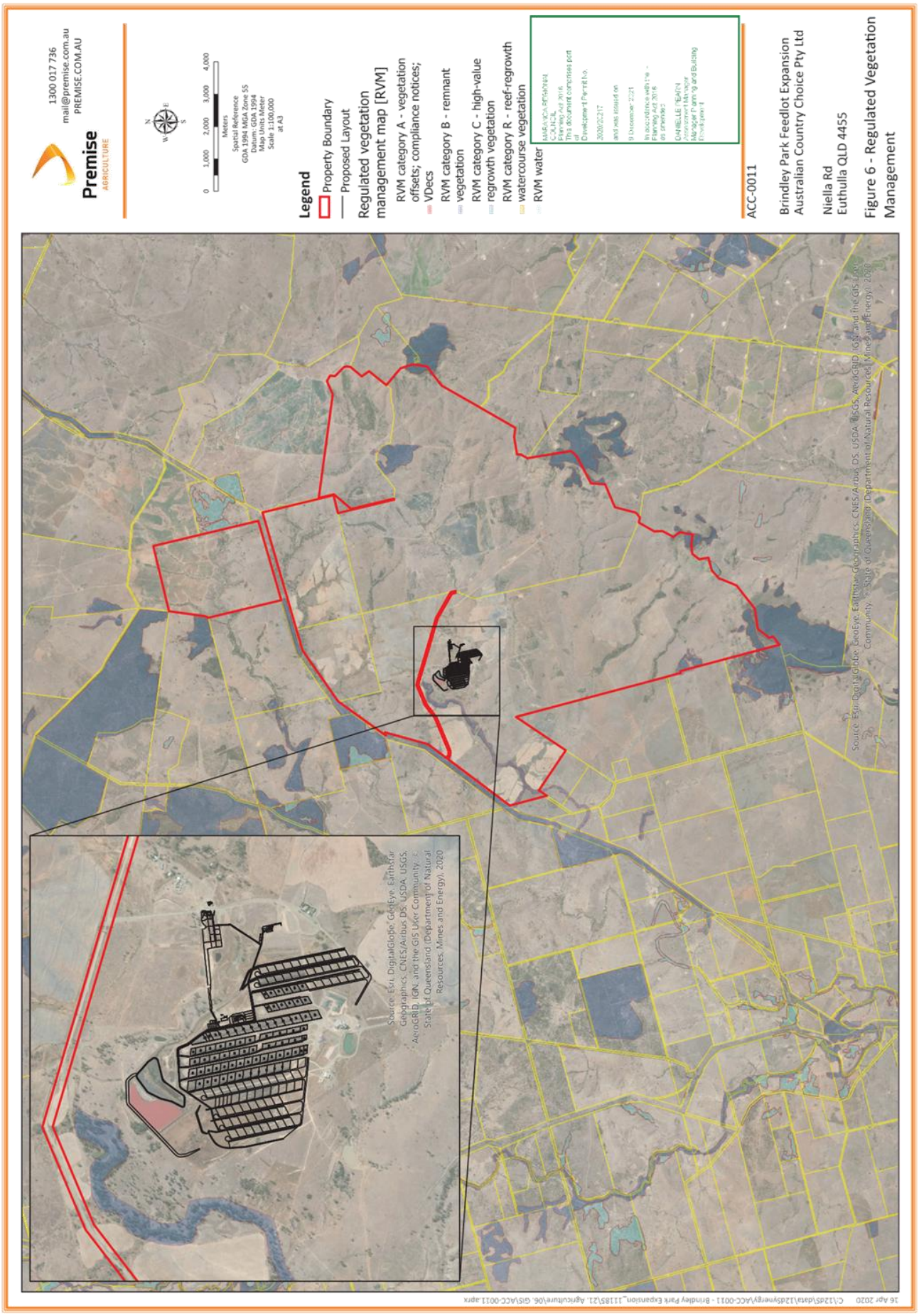
The summary lists four threatened ecological communities (TEC), 17 threatened species and 10 migratory species that may occur within 5 km of the development site.

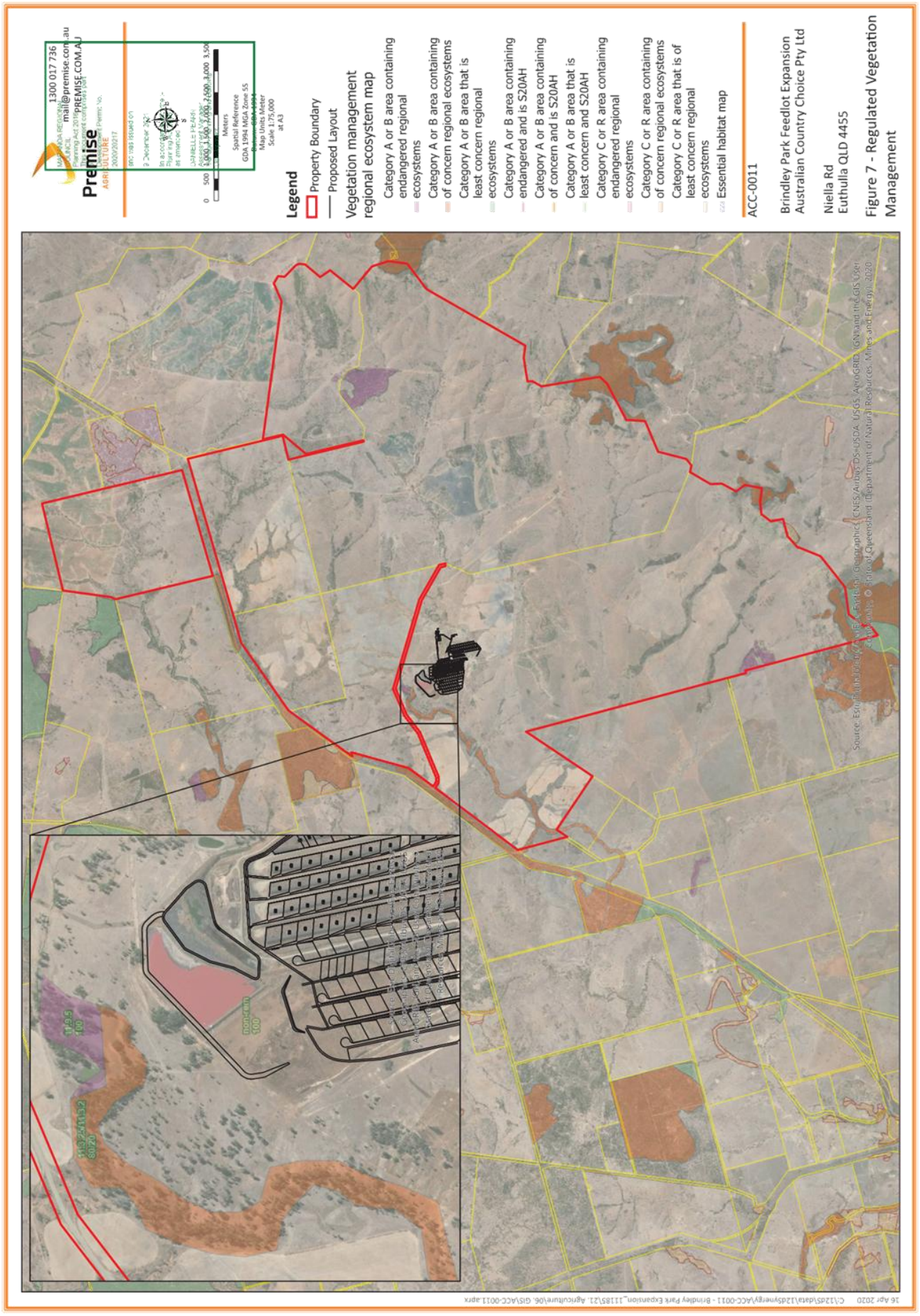
The regional ecosystems (RE) located on the property (Section 2.8.1.2) indicate that the Brigalow, Poplar Box and Weeping Myall Woodlands TECs appear to be located on-site (Table 6). However, as only clearing of scattered trees and not regulated vegetation is proposed, there is unlikely to be any impact on these TECs.

Table 6 – Threatened Ecological Communities

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

The Curlew Sandpiper is critically endangered (Appendix E) 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.


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Meters
Spatial Reference
GDA 1994 MGA Zone 55
Datum: GDA 1994
Map Units Meter
Scale 1:100,000
at A3
Legend
Property Boundary
Proposed Layout
Regulated vegetation management map [RVM]
RVM category A - vegetation offsets; compliance notices; VDecs
RVM category B - remnant vegetation
RVM category C - high-value regrowth vegetation
RVM category R - reef-regrowth watercourse vegetation
RVM water
MAREANCA BRENNAN
Cadastre
Planning Act 2016
This document comprises part of
Development Permit No.
20200217
and was issued on
9 December 2021
In accordance with the
Planning Act 2016
on premises
DANIELLE TEARNE
Assessment Manager
Manager Planning and Building
Development
ACC-0011
Brindley Park Feedlot Expansion
Australian Country Choice Pty Ltd
Niella Rd
Euthulla QLD 4455
Figure 6 - Regulated Vegetation Management
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community. © State of Queensland (Department of Natural Resources, Mines and Energy), 2020
16 Apr 2020
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Legend
Property Boundary
Proposed Layout
Vegetation management regional ecosystem map
Category A or B area containing endangered regional ecosystems
Category A or B area containing of concern regional ecosystems
Category A or B area that is least concern regional ecosystems
Category A or B area containing endangered and is S20AH
Category A or B area containing of concern and is S20AH
Category A or B area that is least concern and S20AH
Category C or R area containing endangered regional ecosystems
Category C or R area containing of concern regional ecosystems
Category C or R area that is of least concern regional ecosystems
Essential habitat map
ACC-0011
Brindley Park Feedlot Expansion
Australian Country Choice Pty Ltd
Niella Rd
Euthulla QLD 4455
Figure 7 - Regulated Vegetation Management
Meters
Spatial Reference
GDA 1994 MGA Zone 55
Map Units Meter
Scale 1:75,000
at A3
16 Apr 2020
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2.9 Cultural Heritage

2.9.1 Aboriginal Cultural Heritage Act 2003

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 (Appendix F). The site was not recorded on the Cultural Heritage Database and Register. However, there were sites identified nearby. 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) or Registered Study Cultural Heritage Areas recorded in the specific search area. There are two Cultural Heritage Management Plans for the 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. Refer to Appendix F for the relevant contact details.

2.9.2 Queensland Heritage Act 1992

The Queensland Heritage Strategy manages and coordinates heritage issues, regulated under the *Queensland Heritage Act 1992*, that are central to community sustainability, ethos and identity to protect the past, present and future. 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 F.

2.10 State Planning Policy – State Interests

The State Planning Policy (SPP) provides a comprehensive set of principles, which underpin Queensland's planning system. 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 G.

2.10.1 Matters of State Environmental Significance (MSES)

2.10.1.1 Regulated Vegetation

The areas mapped as Category B vegetation containing of concern and endangered RE are identified as MSES under the SPP. Refer to Section 2.8.1.1 for more information. These areas are not located within the development footprint.

2.10.1.2 Watercourses

There are several drainage lines mapped under the VMA as vegetation intersecting watercourses. Refer to Section 2.4 for further information on the surrounding watercourses.

2.10.2 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 and the feedlot is located on the edge of land identified as Class A or B. The expansion area has been located immediately adjacent to the existing feedlot which minimises the fragmentation of agricultural land. 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.

2.10.3 Stock Route Network

The Roma-Taroom Road corridor is identified as part of the stock route network. Works are not proposed on or adjacent to the stock route network and the property is not accessed directly from Roma-Taroom Road.

2.10.4 Mining and Extractive Resources

An MRC operated quarry is located on the adjacent land parcel, south west of the feedlot. This quarry is accessed across the feedlot property. This access will be maintained as per relevant agreements with MRC. No works are proposed in this area.

2.10.5 Hazardous Activities

A high-pressure gas pipeline traverses the eastern portions of the property. The proposed development is not located near this infrastructure and existing access agreements will be maintained.

2.10.6 Flood Hazard Area

The property is located in an area subject to local government flood mapping. The MRC planning scheme, including relevant overlays, is addressed in Section 9.4. As per Section 2.4, the proposed feedlot expansion area is not subject to inundation during a flood event.

2.10.7 Bushfire Hazard Area

Scattered vegetation across the property is mapped as having a medium or high potential bushfire intensity. The feedlot site is located on land that has been historically cleared with scattered vegetation remaining. The existing feedlot and prosed expansion area are not located in areas mapped as having medium or high potential bushfire intensity or their associated buffers.

2.10.8 Transport Infrastructure

Roma Taroom Road is a state-controlled road. The property is located within 25 m of the road corridor but works will not be located adjacent to the road corridor. Further information is provided in Section 9.3.

2.11 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.

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 site is not listed on the EMR or CLR. A copy of this search document is included in Appendix H.

2.12 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 more than 360 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 Potential ASS.

2.13 Mineral and Petroleum Resources

One coal exploration permit has been granted for an area within 2 km of the property. The permit area includes parts of the property. Five petroleum and gas production permits have been granted for the search area. The entire property is covered by a petroleum and gas production permit.

2.14 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.

2.15 Unexploded Ordnance

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

3 PROPOSED DEVELOPMENT

3.1 Overview

ACC are proposing to expand Brindley Park from 15,000 SCU to a total capacity of 32,480 SCU across two stages. Construction of Stage 1 will commence once all approvals are in place with Stages 2, 3 and 4 being proposed to provide for flexibility into the future. For the purposes of this development application, Stages 3 & 4 has an estimated completion date of 2035.

The first stage will include the extension of the western most row of the existing feedlot (Row 7) through the addition of two pens at the southern end. This stage will also include the construction of two additional rows to the west of Row 7 (Rows 8 and 9). Row 0 is not currently identified on the approved plans but Rows 1 and 2 have a reduced number of pens which account for Row 0. Stage 1 will also include the construction of low-density grain assist pens in the Stage 3 and 4 expansion area and an expansion of the sedimentation basin and effluent holding pond to service the full Stage 4 capacity.

Stage 2 includes the extension of the eastern most rows (Rows 0 and 1) and the construction of a new row to the east (Row 13). Stages 3 and 4 involve the conversion of the Stage 1 grain assist pens into conventional feedlot pens and an additional western manure pad.

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 and an environmental authority are required for the development.

Refer to Appendix B for relevant site plans.

3.2 Cattle Numbers and Assumptions

Brindley Park has historically fed cattle for the 70-day domestic markets. However, with changes in commercial agreements for the feedlot, the proposed feedlot will be progressing towards the heavier 100-day grain-fed market. As cattle will be fed for longer, this reduces the annual throughput, and associated traffic movements, for the feedlot.

Feedlot cattle throughput (Table 7, Appendix I) for the proposed feedlot has been estimated using an average entry weight of 420 kg for 100 days on feed resulting in a finished weight of 620 kg. The mean occupancy of the feedlot is estimated at 98 % which is based on current operations. Assumptions have been made to estimate these cattle numbers, which may change depending on market demands. However, currently, they are the most representative values for the long-term operation of the feedlot.

Table 7 – Estimated Cattle Numbers In & Out of the Feedlot/Year

Parameter		Existing 70-day	Existing 100-day	Stage 1 Expansion	Stage 2 Expansion	Stage 3 & 4 Expansion	Total (100 day)
Maximum Capacity	SCU	16,080	16,080	5,330	5,490	5,580	32,480
	head	21,730					
SCU Conversion		0.78	0.9.				
Mean Occupancy	%	98					
Mean No. on Hand	head	20,203	16,945	5,617	5,785	5,880	34,226
Intake Weight	kg	370	420				
Mean Daily Gain	kg/day	1.6	2.0				
Days on Feed	days	69	100				
Final Weight	kg	480	620				
Gain per Head	kg	110	200				
Cattle Produced On-site	head	0*					
Cattle In per Year	head	106,871	61,847	20,500	21,116	21,462	124,926
Mortality Rate	%	0.6					
	head/year	641	371	123	127	129	750
Cattle Out per Year	head	106,230	61,847	20,377	20,989	21,333	124,176

*Approximately 20,000 head of cattle can be produced on-site per year. However, these cattle, and subsequent reduction in traffic, have not been incorporated into the traffic generation

3.3 Feed Intake, Storage and Usage

Based on ACC experience, total feed intake is estimated at 178,550 tonnes/year with all grain and supplements imported to site and 50 % of roughage (hay/straw) and all silage produced on-site. This is in excess of the feed estimated by Appendix I. Imported commodities will be stored in silos at the existing feedmill and preparation area with hay and silage stored in the surrounding area. The existing feedmill will be able to supply the Stage 1 development but a feedmill expansion is likely to be required for additional expansion.

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

3.4 Traffic Generation

The feedlot is accessed via Niella Road which intersects with Roma-Taroom Road approximately 3.9 km west. Niella Road is mostly a formed gravel road with 300 m of bitumen prior to the intersection. Roma-Taroom Road, from which the property is accessed, is a state-controlled road and an approved type 1 road train route.

A Traffic Impact Statement (TIS) (Appendix J) has been prepared by RMA Engineers based on the traffic generation estimated in Appendix I. The initial traffic estimations were further interrogated as part of the TIS. As such, the numbers presented in the TIS are most correct.

3.5 Parking and Internal Roads

There are suitable parking areas adjacent to the existing site office for staff and visitors and adjacent to feedlot infrastructure for service vehicles or staff as required. 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 adjacent to the feedmill, adjacent to the cattle induction and dispatch areas and adjacent to the weighbridge. 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, seven 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.

3.6 Pen Design

When completed, the proposed expanded feedlot will comprise:

- 156 production pens;
- Separate induction and dispatch yards (existing);
- The feedmill and feed storage areas (existing);
- Two manure pads;
- One sedimentation basin; and
- An effluent holding pond.

The average stocking rate throughout the entire feedlot will be approximately 12 m^2/SCU. Land forming will be required to achieve a uniform high-density pen down slope of between 2.5 % and 4 %. The final slope will be determined based on earthworks optimisation following detailed design. 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

Stage 1 grain assist area will have some land forming to facilitate drainage but will vary from the high-density pens.

Pens in the existing and new feedlot areas will have an area between 2,160 m^2, and 2,785 m^2, which will accommodate between 180 SCU and 232 SCU. Feed bunks with a length of 50 m will be provided in each pen (Typical Pen Layout, Appendix B). This equates to an average of between 215 mm and 278 mm of bunk length per SCU.

Feed bunks will be located at the top of the slope in each new pen, while the water troughs will be sited towards the bottom of the pen with a water trough in each pen. The feed bunks and water troughs will be of concrete construction and fully enclosed with a reinforced concrete apron of approximately 3.0 m. Gateways will be located at the bottom of the pens.

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

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 Lanes and Drains

Separate cattle lanes and drains will be provided directly below each row of pens. Lanes and drains will incorporate a minimum thickness of 200 mm of compacted gravel to resist erosion and, for drains, to enable all-weather access for cattle movements and cleaning machinery. The cattle lanes will be approximately 4.5 m wide and drains will be a minimum of 4 m wide. Drains 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 0.9 % to 1.2 % although some sections of existing and proposed drains will have a slope of up to 2 %.

3.8 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 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 pads, will be directed to the sedimentation basin and effluent holding pond. The Catchment Plan (Appendix B) provides the layout of the CDA for the proposed feedlot.

3.9 Sedimentation Basins

Sedimentation systems are constructed to capture and detain rainfall runoff, allowing any entrained sediment to 'settle out' before the runoff enters the effluent holding pond. The system's function is to remove sediment thereby reducing sediment deposition in the effluent holding pond.

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 8) have been summarised from the DAF Feedlot Assessment Spreadsheet (Appendix K).

A new sedimentation basin is proposed as part of Stage 1 which will service the Stage 1 and Stage 3 expansion areas. The existing sedimentation basin will only be expanded as part of Stage 2 and will service the existing feedlot and the Stage 2 expansion area. The proposed sedimentation basins will have adequate volume for the respective stormwater catchment areas identified in the Catchment Plan (Appendix B). Although the minimum required volume has been identified on the site plans, the capacity of the basin is expected to exceed 30 ML.

Table 8 – Sedimentation Basin Capacity

Parameter	Units	Proposed CDA
Length to Width Ratio	—	3.0
Scaling Factor	—	2.5
Design Flow Velocity	m/s	0.005
Pen Overland Flow Length	m	50
Pen Overland Flow Time	min	7.37
Drain Length	m	1,500
Drain Flow Time	min	35.71
Time of Concentration	min	43.09
Tabulated Rainfall Intensity for 5 % AEP event	mm/hr	77.5
Peak Inflow Rate for a 5 % AEP event	m^3/s	16.2
Required Sedimentation System Volume	**m^3**	**24,231**
Proposed Sedimentation System Volume (min)	**m^3**	**26,000**

3.10 Effluent Holding Pond

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. It captures and stores the runoff from the controlled drainage area prior to sustainable utilisation through irrigation.

The effluent holding pond has been designed to temporarily store effluent from major storms or extended wet periods. It 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 pond 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 9) have been summarised from the DAF Feedlot Assessment Spreadsheet (Appendix K). As part of Stage 1, the effluent holding pond will be expanded to the full capacity required for Stage 4. Although the minimum anticipated size has been estimated at 177 ML, depending on final survey and earthworks, the effluent holding pond capacity may be up to 200 ML.

Table 9 – Effluent Holding Pond Capacity

	Units	Feedlot CDA
Reference Manual Standard Tabulated Method		
Pen Area	ha	39.00
Hard Catchment Area	ha	47.76
Soft Catchment Area	ha	6.99
Sedimentation System Area	ha	3.57
Effluent Holding Pond Area	ha	10.15
Storage Capacity	ML	168.49
National Guidelines Method Major Storm Event Method		
5 % AEP 24-hour Storm Intensity	mm/hr	5.45
Storage Capacity	ML	108.80
Required Effluent Holding Pond Storage Capacity	**ML**	**168.49**
Proposed Effluent Holding Pond Storage Capacity (min)	**ML**	**177.00**

3.11 Bushfire Management

Although areas on the property are mapped as medium or high bushfire hazard potential, these areas are isolated. The effluent holding pond provides a buffer between vegetation along the creek and at-risk infrastructure. Effluent and clean water can be used for firefighting in the event of an approaching bushfire. The main access road is designed for road train access and is suitable for firefighting vehicles. If the main access is blocked, internal farm roads provide a suitable secondary access for evacuation.

4 INFRASTRUCTURE

4.1 Water Supply and Storage

The National Guidelines suggest that the total average annual water requirement for feedlots in Queensland is approximately 24 ML/1,000 head of pen capacity. However, Chapter 4 of Beef Cattle Feedlots: Design and Construction (Watts *et al.*, 2016) indicates that an average annual requirement of 20 ML/1,000 head is more appropriate, but still considered conservative for a feedlot, such as Brindley Park, which does not require cattle washing. A feedlot of 32,440 SCU capacity will therefore require approximately 650 ML/year. Stage 1, incorporating grain assist paddocks, will require 508 ML/year.

The site has licences for both groundwater and overland flow water (Appendix C). The groundwater licences have a total entitlement of 364 ML/year with this water supplemented by overland flow (OLF) water stored across the property. The OLF notifications identify a total volume of 493 ML across the property. Based on previous water supply from the on-site overland flow structures combined with groundwater supply, ACC are confident that they have a reliable water supply for Stage 1 incorporating the grain assist. Stages 2, 3 and 4 will only proceed once ACC are confident that they have secured a long-term reliable water supply for those stages. However, current OLF storage volumes and groundwater allocations should account for the required volume in years with good rainfall.

4.2 Chemical and Fuel Storage

Industry codes of practice, best management practices 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 the workshop or site office.

4.3 Electricity

The proposed development will not require any additional power supply. There will be no change to the existing handling yards, feedmill and buildings which are the main locations that 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 effluent holding pond will be filled in and the site restored to pasture.

5.2 Number of Person Employed

The feedlot currently employs 32 staff, both rostered and permanent. With consideration of cattle types reducing feedlot throughput, the total number of employees for the final capacity is estimated at 41. This does not include the staff employed to manage the off-site properties owned by ACC which provide feed for the feedlot and utilise manure.

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, seven days a week. During summer months, hours of operation are 5.00 am to 10.00 pm. This includes most heavy vehicle movements, feed distribution, cattle handling, induction and dispatch, and general maintenance procedures in and around the facility.

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

6 POTENTIAL ENVIRONMENTAL IMPACTS

6.1 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 Niella Road.
- Odour generation – The pens, sedimentation basin, effluent holding pond, 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 receptor is shown in Table 10. Only the two nearest sensitive receptors have been assessed as the next nearest receptor is approximately 7.7 km from the feedlot. The feedlot has been appropriately sited to mitigate the impacts on community amenity that arise from odour, dust, noise and other possible emissions.

Table 10 - S Factor Separation Distances

Receptor	Direction	S1	S2	S3	S4	S5	Separation Distances (m)		Max Cattle Capacity (SCU)
							Required	Available	
6/WV282	W	60	0.3	0.9	1.0	1.0	2,912	2,925	32,782
2/WV1931	NW	60	0.3	0.9	0.9	1.0	2,621	3,395	54,523

Assumptions:

S1:

- Average rainfall: 597 mm/yr
- Stocking density: 12 m^2/SCU

S2: Rural farm residence

S3: Undulating low relief (change in elevation of 10 m – 90 m)

S4: Crops only (1.0), Open grassland (0.9)

S5: Normal wind prevalence

6.2 Groundwater

Impacts to the quality of groundwater of the site and the surrounding area could occur due to contamination of groundwater. Groundwater used for the feedlot will not exceed the licensed allocation.

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 basin, effluent holding pond, manure stockpile/composting areas and drains.

6.3 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 water in Solitary Creek. 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.

The bywash of the effluent holding pond, which is the lowest point of the pond wall, is located in an area that is not subject to inundation during a 1 % AEP flood event (Figure 3). Therefore, according to Queensland Globe mapping, inundation of the effluent holding pond should not occur during a 1 % AEP flood event.

6.4 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 on-site vegetation is not located near the feedlot or utilisation areas.

6.5 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 with extensive areas in the surrounding region available. A soil monitoring program is already in place to assist in managing the long-term sustainability of effluent and manure utilisation.

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) (Table 11) 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 11 – 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
Effluent 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 areas.

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 effluent holding pond may be used in the composting process.

Feedlots experience low mortality rates. In this case, 0.5 % mortalities have been assumed within the feedlot. For a feedlot with an annual throughput of 224,610 head, this equates to 1,356 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.

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 composted in the manure stockpiling and carcass composting area (Concept Plan, Appendix B) which is located within the proposed 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 3.6 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 composted prior to utilisation both on-site and off-site on land owned by ACC. There is 3654 ha of cultivation land (combined on-site and off-site) available for manure utilisation in the local area with further land available south of Roma (Figure 9). When comparing manure export volumes identified for the purposes of traffic (Appendix J), there is an inconsistency in the estimated manure being exported from the site in the DAF Feedlot Assessment Spreadsheet (Appendix K). This is to ensure both assessments are conservative as much of the manure used on-site is transported on public roads.

Approximately 645 ha of effluent irrigation area has been identified around the feedlot site. This area is provided to show that there is adequate effluent irrigation area. However, the entire area may not be used unless indicated by annual monitoring reports.

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. Generally, the existing cultivation areas already maintain buffers to drainage lines and watercourses.

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.

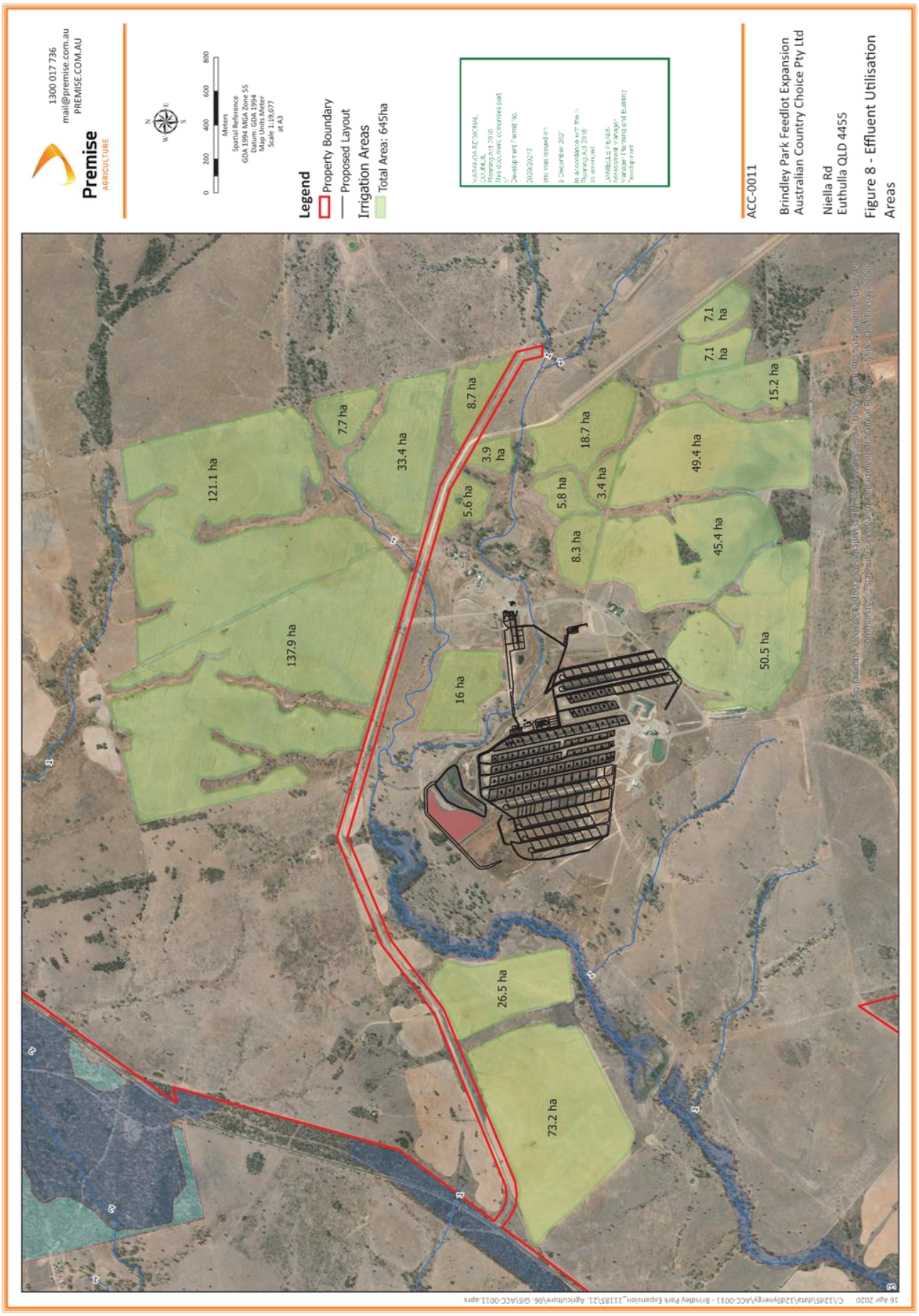
These impacts may occur due to:

- 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). As the natural surface of the Stage 1 development generally drains into the existing CDA, sediment will be controlled.


Premise
AGRICULTURE
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Meters
Spatial Reference
GDA 1994 MGA Zone 55
Datum: GDA 1994
Map Units Meter
Scale 1:19,077
at A3
Legend
Property Boundary
Proposed Layout
Irrigation Areas
Total Area: 645ha
ACC-0011
Brindley Park Feedlot Expansion
Australian Country Choice Pty Ltd
Niella Rd
Euthulla QLD 4455
Figure 8 - Effluent Utilisation Areas
121.1 ha
137.9 ha
7.7 ha
33.4 ha
8.7 ha
3.9 ha
5.6 ha
16 ha
18.7 ha
5.8 ha
3.4 ha
8.3 ha
49.4 ha
45.4 ha
50.5 ha
7.1 ha
7.1 ha
15.2 ha
26.5 ha
73.2 ha

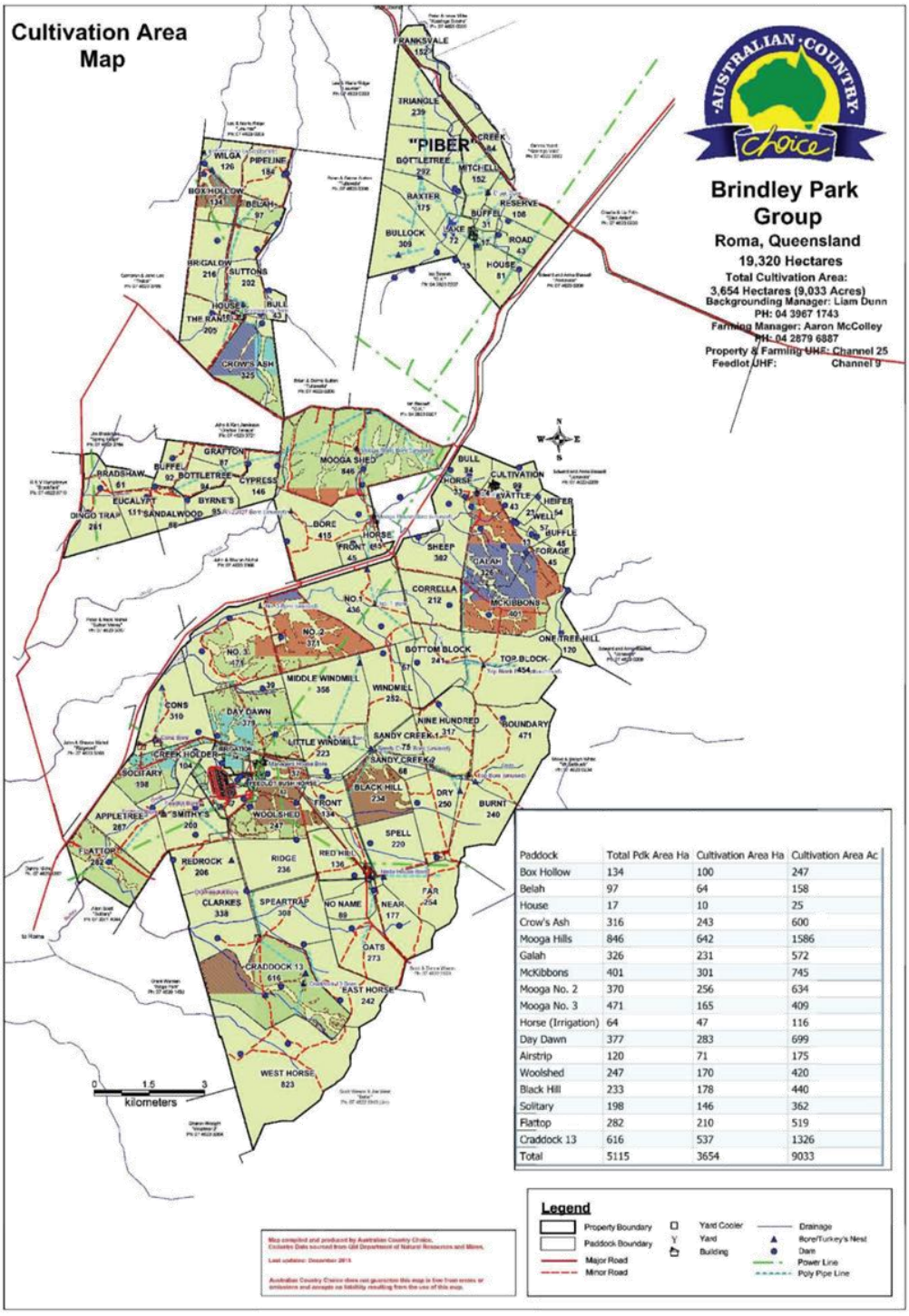


Figure 9 – Land Available for Manure Utilisation

7.6 Environmental Monitoring

It is anticipated that an environmental monitoring program will be required as a condition of the EA. Currently, annual soil, groundwater, effluent and manure monitoring is undertaken. It is anticipated that this program will continue. Surface water would also be sampled during a spill event. Although this program will continue, the minimum expected monitoring requirements are identified below.

7.6.1 Soil

Soil sampling and analysis is undertaken annually for multiple sites (total of eight in 2019) across the property encompassing both manure spreading and effluent irrigation areas. Samples are taken from depths of 0 - 10 cm, 20 - 30 cm and 50 - 60 cm. This sampling is already undertaken and will continue following the expansion.

7.6.2 Surface Water

Surface water monitoring will be undertaken during or immediately following an effluent spill event. The indicative locations for monitoring are along Solitary Creek at the main access driveway (upstream) and west of the Stage 2 expansion area (downstream).

7.6.3 Groundwater

Groundwater form the water supply bore located near the feedlot is sampled and analysed annually. This is both for environmental and stock drinking water requirements. This is expected to continue.

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;
- 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 12.

Table 12 – Noise Limits at Noise Sensitive & Commercial Places

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

Odour

In accordance with the *Guideline for Odour Impact Assessment from Developments* (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.

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 Guideline*s 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."

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 13.

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. 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 on the community or the environment. 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 13 – Risk assessment matrix

Likelihood	Consequence					
		Major	Significant	Moderate	Minor	Insignificant
	Almost certain	High	High	High	Medium	Medium
	Likely	High	High	High	Medium	Medium
	Possible	High	Medium	Medium	Medium	Low
	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 aspects of the development that are of the highest risk. Table 14 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 14 it is evident that the proposed development does not pose a high risk to the environment once management strategies are applied.

Premise

Table 14 – Feedlot Risk Assessment

Description of Environmental Value	Potential Adverse Effect	Goals and Objectives	Likelihood	Consequence	Risk	Management Strategies	Likelihood	Consequence	Residual Risk
Surface Water The site contains multiple SO 1, 2 and 3 drainage lines with Solitary Creek located adjacent to the feedlot.	Release of effluent from the effluent holding pond and run-off from the utilisation areas resulting in increased sediment and nutrient levels in nearby watercourses.	**Objective:** The activity will be operated in a way that protects environmental values of waters. **Goal:** The activity does not result in an increase in nutrient or sediment levels in adjacent watercourse/s.	Possible	Moderate	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.	Unlikely	Minor	Low
Groundwater The nearest borecard indicates that groundwater is approximately 99 m deep and the soil profile has a significant layer of clay.	Areas used for storing waste such as pens, sedimentation basin, effluent holding pond and stockpile areas are the main source of potential nutrient leaching. Waste utilisation areas and nutrient accumulation in these areas may also result in leaching of nutrients into groundwater.	**Objective:** The activity will be operated in a way that protects the environmental values of groundwater and any associated surface ecological systems. **Goal:** The activity and does not result in an increase of nutrient levels in groundwater.	Unlikely	Insignificant	Low	• Hard catchment areas including pens, sedimentation basin and effluent holding pond are compacted to achieve a permeability of at no more than 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 There is a small GES wetland over 15 km downstream of the feedlot.		**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.	Unlikely	Minor	Low	• Management practices are as per management of surface water.	Rare	Insignificant	Low

Description of Environmental Value	Potential Adverse Effect	Goals and Objectives	Likelihood	Consequence	Risk	Management Strategies	Likelihood	Consequence	Residual Risk
Flora and Fauna The site contains multiple areas of Category B vegetation containing least concern, of concern and endangered RE. Vegetation along Solitary Creek is adjacent to the feedlot but not in the development footprint.	The clearing of native vegetation that may provide habitat for EVNT wildlife. Increased soil nutrient levels may also indirectly lead to adverse impacts to vegetation. The operation of the feedlot to date does not appear to have impacted this vegetation	**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.	Unlikely	Minor	Low	• As the proposed development is located on agricultural land, minimal clearing of non-remnant vegetation is required. • 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.	Unlikely	Insignificant	Low
Soils The feedlot and effluent irrigation areas are generally located on grey/brown and red clay soils.	Nutrient accumulation in the soils within the utilisation area and potential erosion of topsoil from construction and effluent irrigation	**Objective:** The activity is operated in a way that protects the environmental values of land including soils, subsoils and landforms. **Goal:** The activity and property management maintain soil health, avoids excessive nutrient build-up and minimises erosion of drainage lines and watercourses.	Possible	Minor	Medium	• On-site effluent and manure utilisation areas are adequate for sustainable utilisation. • There is extensive off-site cultivation for manure utilisation. • Soil sampling 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. • The expansion area is immediately adjacent to the existing feedlot which minimises the impacts on the available agricultural land.	Unlikely	Minor	Low
Community Amenity – Odour The nearest sensitive receptor is 2,925 m to the west.	The main sources of odour in the feedlot are the pens, sedimentation basins, effluent holding ponds and stockpile areas.	**Objective:** The activity will be operated in a way that protects the environmental values of air.	Possible	Minor	Medium	• 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.	Unlikely	Minor	Low

Description of Environmental Value	Potential Adverse Effect	Goals and Objectives	Likelihood	Consequence	Risk	Management Strategies	Likelihood	Consequence	Residual Risk
Community Amenity – Dust The nearest sensitive receptor is 2,925 m to the west.	The main sources of dust in the feedlot are the pen surface, manure stockpile, and on-site vehicle movements.	**Goal:** The activity does not result in odour or dust complaints.	Unlikely	Minor	Low	• 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 2,925 m to the west.	The main sources of noise from the feedlot are on-site traffic and machinery movements.	**Objective:** The activity will be operated in a way that protects the environmental values of the acoustic environment. **Goal:** The activity and does not result in noise complaints.	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
Community Amenity – Light and Visual Amenity The nearest sensitive receptor is 2,925 m to the west.	The main sources of light from the feedlot are security lights, vehicle lights, and lights used around the commodities and machinery sheds.	**Objective:** The activity is operated in a way that protects the community amenity from the impacts of light from the development. **Goal:** The activity 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. • Lights from vehicles using public roads are not considered an impact as a result of feedlot activity.	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 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); and
- Schedule 10, Part 9, Division 4, Subdivision 2, Table 1: All or part of the premises are within 25 m of a State transport corridor.

The responses to the applicable state codes are provided in Appendix L.

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 feedlot is defined as:

"**Intensive Animal Industries**" – meaning 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.

The ancillary workers accommodation is defined as:

"Non-resident workforce accommodation" - meaning the use of premises for:

(i) accommodation for non-resident workers; or
(ii) recreation and entertainment facilities for persons residing at the premises and their visitors, if the use is ancillary to the use in paragraph (i).

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; and
- Rural Activities Code.

The non-resident workforce accommodation is accepted development and the existing use complies with the relevant outcomes of the Accommodation Activities Code.

9.5.1 Strategic Framework

The proposed development aligns with the strategic framework for the Maranoa Region. The five themes of the strategic framework have been addressed below.

9.5.1.1 Liveable Communities and Housing

The liveable communities and housing theme has a limited applicability to the proposed development. Regardless, the proposed development has been adequately separated from the nearest urban areas to ensure further residential expansion is not limited nor land use conflicts created.

9.5.1.2 Economic Growth

Agriculture, particularly intensive agriculture, is strongly supported in rural areas. Additionally, the proposed expansion has been located to minimise the potential fragmentation of agricultural land. The feedlot use complements the use of agricultural land in the region by expanding local commodities markets and supplying additional organic fertilisers in the form of manure.

9.5.1.3 Environment and Heritage

The proposed feedlot has been sited, designed, and will be managed to ensure the surrounding natural environment and associated biodiversity are protected. The feedlot expansion has been located to ensure minimal clearing of regulated vegetation will occur. In accordance with the National Guidelines, the feedlot is located within a CDA which is designed to protect water quality in the catchment.

9.5.1.4 Hazards and Safety

The feedlot has been located in accordance with the National Guidelines to protect the amenity of nearby sensitive land uses. The available separation is a key driver for the proposed capacity and design. Should the proposed development cease, the feedlot area will be demolished, and any areas not required for the ongoing rural use of the property returned to grazing land.

The feedlot has been sited to ensure it is free from inundation during a 1 % AEP flood event. There is limited vegetation on the property with adequate buffers providing protection from bushfire.

9.5.1.5 Infrastructure

The feedlot is accessed via a local road with an historical, informal maintenance agreement in place. ACC currently maintain Niella Road. It is anticipated that this agreement will be formalised as a result of this expansion.

9.5.2 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 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;
(l) 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 15 – Rural Zone Code Compliance Assessment

Performance outcomes	Acceptable outcomes	Compliance Assessment
PLANNING		
Use, density and built form		
Agricultural land classification		
PO 1 Scale Non-rural activities are at a scale which protects the amenity of the area.		The feedlot is a rural activity and has been sited appropriately.
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.	**AO 2.1** Accommodation activities and their associated outbuildings are located below ridgelines. **AO 2.2** Accommodation activities are located to ensure the rural amenity and landscape views are protected and enhanced.	The feedlot is a rural activity and access is via the existing property access.
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.		The feedlot is a rural activity. The rural workers accommodation is co-located and ancillary to the feedlot.
PO 3 Density and site coverage. The density of Accommodation activities does not impact adversely on the rural amenity or rural activities of the zone.		The feedlot is not an accommodation activity. The rural workers accommodation is located adjacent to other ancillary buildings and has a minor footprint.
PO 4 Setbacks Building setbacks:	**AO 4.1** Buildings and car parking areas are setback a minimum of	The property size will ensure any buildings associated with the feedmill

Performance outcomes	Acceptable outcomes	Compliance Assessment
(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.	15 metres from the primary street frontage, 15 metres from any secondary frontage and 5 metres from side and rear. ***For development on a corner allotment:*** **AO 4.2** No structure exceeding 2 metres in height is to be built within a 20 metre by 20 metre truncation at the corner of the two road frontages.	expansion will be adequately separated from the property boundary. Feedmill buildings will be subject to additional building approvals.
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 proposed feedlot has been adequately separated from the nearest sensitive receptors (rural dwellings) to mitigate any potential impacts to amenity (Section 6.1).
PO 6 Outbuildings Rural amenity is to be maintained.	**AO 6.1** Outbuildings are to be located a minimum of 15 metres from the boundary fronting the public road and a minimum of 5 metres from any other boundary; and **AO 6.2** 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** For lots less than 10 hectares outbuildings for rural uses	An expansion to the feedmill infrastructure will be required for the full feedlot expansion. However, the lot is greater than 1,000 ha.

Performance outcomes	Acceptable outcomes	Compliance Assessment
	may be up to 4.2 metres in height and 120 square metres floor 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 Important agricultural areas are optimised for the promotion and enabling of increased agricultural production.	**AO 7.1** Development does not significantly reduce the agricultural capacity of important agricultural areas. Note: Important agricultural areas are mapped on the SPP Interactive Mapping System (Plan Making).	The feedlot expansion has been located to minimise the impact to agricultural land (Section 2.10.2). The feedlot provides a significant increase in the agricultural productivity of the region.
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.	**AO 8.1** Development on or adjacent to ALC Class A or Class B land is complementary to agriculture and does not diminish or risk the viability of future agricultural productivity.	The feedlot expansion has been located to minimise the impact to agricultural land (Section 2.10.2). The feedlot is an agricultural use.
PO 9 Sensitive land Rural land uses are "protected from encroaching incompatible land uses".	**AO 9.1** Sensitive land uses and non-rural activities do not compromise the viability of existing or future rural activities. Note: Sensitive land uses are defined in the State Planning Policy.	The proposed feedlot is not a sensitive land use or non-rural use.
Amenity		
Heritage places		
PO 10 Cultural heritage The physical integrity and significance of cultural heritage discovered during development is retained. Note: Cultural heritage refers to indigenous and non-	**AO 10.1** Protection of cultural heritage is achieved by demonstrated agreement with the appropriate aboriginal or cultural heritage body responsible for the care of that heritage.	

Performance outcomes	Acceptable outcomes	Compliance Assessment
indigenous cultural heritage.		
Avoiding nuisance		
PO 11 Operating Hours Uses are operated in a manner that ensures that local amenity is protected.	***For Business and Entertainment activities:*** **AO 11.1** Uses are operated between the hours of 6.00 am and 6.00 pm. ***For Community activities:*** **AO 11.2** *Community activities* are operated between the hours of 7.00 am and 8.00 pm where adjoining land in the General Residential Zone, Rural Residential Zone or land 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. ***For all other uses:*** **AO 11.4** No solution specified.	Daily operations at the feedlot (feeding, vehicle movements, cattle loading/unloading) will generally occur within daylight hours. However, some afterhours operations will occur sporadically. The feedlot is adequately separated to ensure there are minimal impacts from the operation, particularly during the evening and night.
PO 12 Noise emissions Noise emissions from premises do not cause nuisance to adjoining properties or sensitive land uses.	Note: Sensitive land uses are defined in the State Planning Policy.	The feedlot is adequately separated to minimise noise impacts on sensitive land uses.
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.	**AO 13.1** All lighting does not exceed 8.0 lux at 1.5 metres from beyond the site boundary.	The property access directs headlights away from the nearest receptors. Once vehicles are on Niella Road, there are no regulatory requirements for the use of headlights.
PO 14 Refuse storage Refuse storage areas are screened from the road and		General rubbish will be appropriately stored and disposed of. The feedlot

Performance outcomes	Acceptable outcomes	Compliance Assessment
adjoining uses.		site is not visible from nearby sensitive receptors.
ENGINEERING		
Erosion control		
PO 15 Construction activities Both erosion control and silt collection measures are undertaken to ensure the protection of environmental values during construction.	**AO 15.1** During construction, soil erosion and sediment is managed in accordance with *the Capricorn Municipal Development Guidelines*.	Erosion and sediment control will be undertaken in accordance with Section 7.5. The effluent holding pond will be expanded in the early stages of construction which will provide containment of any sediment or contaminated stormwater from the construction area.
Provision of services		
PO 16 Electricity supply Premises are provided with an adequate supply of electricity for the activity.	**AO 16.1** Premises have an electricity supply which is approved by 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.	Initially, there will be no change to power requirements. Any change to electricity infrastructure will be approved by the relevant energy regulator.
PO 17 Water supply To ensure the provision of a potable and fire- fighting 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	**AO 17.1** Premises have an approved water allocation as provided by the relevant agency and, in addition to the requirements under the 'Queensland Development Code MP 4.2': (a) dwellings have a minimum water supply of 45,000 litres provided by a rainwater tank connected to the premises; or (b) dwellings have a minimum water supply of 22,500 litres provided by a rainwater tank connected to the premises and an alternative source of fire-fighting water is available as a permanent body of water (such as a swimming pool or dam located on the site and	As per Section 4.1, there is adequate water supply for Stage 1. Any further expansion will require additional water allocation or greater confidence in long term water supply. Regardless, effluent water can be used for fire-fighting purposes. There are multiple farm dams across the property that can be used for fire-fighting.

Performance outcomes	Acceptable outcomes	Compliance Assessment
	within the proximity of the dwelling).	
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.	**AO 18.1** Premises have on-site effluent disposal systems designed in accordance with AS/NZS 1547:2012.	There will be no change to the wastewater treatment system for the dwellings or staff accommodation. The feedlot effluent system has been designed in accordance with the National Guidelines.
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.	**AO 19.1** Stormwater and inter-allotment drainage is collected and discharged in accordance with the *Capricorn Municipal Development Guidelines*.	Stormwater contaminated by the feedlot is contained within the CDA in accordance with the National Guidelines. All clean water is diverted around the CDA.
Roads and Rail		
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.	**AO 20.1** No direct access to State Controlled Roads is permitted except at existing intersections.	The existing property access point (Niella Road) will continue to be used for the feedlot.
PO 21 Roads An all-weather road is provided between the premises and the existing road network.	**AO 21.1** Roads are designed and constructed in accordance with the *Capricorn Municipal Development Guidelines*. **AO 21.2** Premises have an approved access to the existing road network.	The existing internal access road will be suitable for the proposed expansion.
Access, parking and manoeuvring		

Performance outcomes	Acceptable outcomes	Compliance Assessment
PO 22 Vehicle access Vehicle access is provided to a standard appropriate for the activity and the zone.	**AO 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 during natural hazard events such as fire and flood.	The existing internal access road will be suitable for the proposed expansion.
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.	**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 feedmill area and induction/dispatch facilities. Light vehicle parking is available near the site office 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		
Biodiversity		
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 has been sited in accordance with the National Guidelines.
PO 25 Energy use Non-renewable energy use is minimised through efficient design and the adoption of alternative energy sources.	**AO 25.1** Passive solar design principles are adopted in buildings in order to maximise energy efficiency. **AO 25.2**	The development does not require additional power and there are minimal opportunities to integrate renewable energy sources.

Performance outcomes	Acceptable outcomes	Compliance Assessment
	Building design and orientation provide opportunities for the incorporation of alternative energy technologies	
PO 26 Vegetation retention Development retains vegetation not mapped as MSES where it is: (a) adjacent to water courses and protecting water quality (riparian); (b) protecting an identified habitat; or (c) minimising soil erosion.	Note: MSES areas are mapped on the SPP Interactive Mapping System (Plan Making).	As much as possible, clearing of native vegetation has been avoided. Clearing of riparian vegetation is not required.
PO 27 Pests Development avoids the introduction ofnon-native pest species (plant or animal), that pose a risk to ecological integrity.	**AO 27.1** Development avoids the introduction of non-native pest species. **AO 27.2** The threat of existing pest species is controlled by adopting pest management practices that provide for long-term ecological integrity.	The feedlot will have strict biosecurity controls which will be implemented in accordance with industry standards. Spilt feed and carcass composting will be managed to minimise pest attraction. Ongoing weed management practices will remain in place across the property.
PO 28 Watercourse buffers Development ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.	**AO 28.1** A minimum 10 metre wide vegetated buffer area is provided extending from the high bank of any watercourse. Buffer areas include a cover of vegetation, including grasses.	The feedlot expansion will not encroach on the creek any further than the existing 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	**AO 29.1** No direct interference or modification of watercourse channels, banks or riparian and in- stream habitat occurs. **AO 29.2** Existing natural flows of surface and groundwater are not altered through channelization, redirection or the interruption of flows.	The feedlot expansion will not encroach on the creek any further than the existing infrastructure. There will be no change to the flow path.

Performance outcomes	Acceptable outcomes	Compliance Assessment
possible.		
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 (e) minimises nuisance or harm to adjoining land owners.		The feedlot and effluent system has been designed in accordance with the National Guidelines (Sections 3.8, 3.9, and 0).
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.	**AO 31.1** Development is not undertaken on slopes exceeding 15%.	The feedlot development site is flat to gently sloping.
SAFETY AND RESILIENCE TO HAZARDS		
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.	Refer to Table 16.

9.5.3 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.

Premise

Table 16 - Rural Activities Code Compliance Assessment

Performance outcomes	Acceptable outcomes	Compliance Assessment
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: (a) the location, size and dimension of the land; (b) the overall scale and nature of the use; (c) the topography;	**AO 1.1** *Rural activities* are located on land that: (a) is not subject to the Flood hazard overlay or otherwise identified as being subject to inundation in a defined flood event; (b) is not within an overland flow path; (c) does not exceed slopes of 10%; and (d) has suitable terrain and is sufficiently elevated to facilitate ventilation and drainage. ***For Animal keeping:*** **AO 1.2** *Animal keeping* is located on land included within the Rural Zone or Rural Residential Zone. **AO 1.3** A minimum allotment size of 1 hectare is required to accommodate a cattery or kennel. **AO 1.4** A minimum allotment size of 2 hectares is required to accommodate a stable. ***For Intensive animal industry:*** **AO 1.5** *Intensive animal industry* is located on land included within the Rural Zone or Industry Zone. **AO 1.6** A minimum allotment size of 50 hectares is required to accommodate a poultry farm, piggery or feedlot.	The property is located within the Rural Zone and has a total area of over 12,000 ha. The feedlot site is not subject to inundation during a 1 % AEP flood event. Some aspects of the feedlot may be impacted by flooding but these will not have significant impacts on the operations. All areas potentially subject to flooding will not be changed as part of the expansion. Mapping indicates that there is some minor inundation of the access road which does not present a constraint to a rural access driveway. The site is generally flat or gently sloping. Refer to Section 2.4.

Performance outcomes	Acceptable outcomes	Compliance Assessment
(d) geological and geo-technical characteristics; (e) visual impacts and the preservation of local amenity; (f) the retention of environmental values; (g) the availability of infrastructure and services; (h) adequate separation from adjoining land uses; and (i) the management of declared plants on site.	***For Intensive horticulture:*** **AO 1.7** A minimum allotment size of 20 hectares is required to accommodate the use.	
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 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.	***For Animal keeping:*** **AO 2.1** The use area for Animal keeping and any ancillary activity is located a minimum distance of: (a) 100 metres from sensitive land uses; (b) 50 metres from any road frontage; and (c) 15 metres from any other property boundary. **AO 2.2** Separation distances for Intensive Animal Industry meet the minimum distances as outlined in the applicable industry guidelines 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	The feedlot has been adequately separated in accordance with the National Guidelines.
PO 3 Buffers The visual impact of Rural activities is minimised to integrate with the surrounding landscape and to the	***AO 3.1*** Any area used for the storage of vehicles, equipment, machinery, goods and materials used on the site, is to be	The feedlot expansion will not impact on visual amenity any more than the existing feedlot. Due to the terrain and

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; and (g) configuring access and transport routes to prevent direct views into 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.	existing vegetation, visibility from Roma-Taroom Road is minimal. Niella Road does not provide access to any other 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.	***For Animal keeping and Intensive animal industry:*** ***AO 4.1*** Development: (a) ensures all animals are kept in suitable enclosures or appropriate property fencing to prevent the escape of animals from the site; (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.	The feedlot will be operated in accordance with *The Australian Animal Welfare Standards and Guidelines for Cattle*. The feedlot will be constructed in accordance with industry standards and sick animals will be removed from pens and either taken to hospital pens for monitoring or moved to small paddocks adjacent to the feedlot.

Performance outcomes	Acceptable outcomes	Compliance Assessment
	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 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 impacting upon the visual amenity of the locality.	**AO 5.1** Signage is provided at the entrance to the site displaying information including details of, and contact phone numbers for: (a) the operator of the site; and (b) person/s responsible for the management of the site.	There will be no change to the existing signage as a result of the expansion.
PO 6 Buildings and structures Buildings and structures, including pens, ponds and waste disposal areas: (a) are designed and sited to integrate with the	**AO 6.1** Buildings and structures associated with *Rural activities* are: (a) of a colour that blends with the rural and natural	The structures required for the feedlot include stock proof fencing, earthen structures, concrete bunks and troughs, silos rural sheds. These are all common

Performance outcomes	Acceptable outcomes	Compliance Assessment
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.	environment; and (b) screened from view from any road frontage and adjoining property with fencing and/or vegetation. ***For Animal keeping:*** **AO 6.2** Buildings used to accommodate animals are constructed using acoustically treated materials to mitigate noise emissions. **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.	structures associated with rural activities.
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.	**AO 7.1** A designated refuse storage area is provided with adequate space for the wash down and maintenance of waste containers.	Refuse storage already in place at the property will be adequate for the feedlot expansion. All parts of the feedlot complex are designed for heavy vehicle access.
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	***For Intensive animal industry and Intensive horticulture:*** **AO 8.1** The transport route/s from the development site entrance to the State-controlled road network, are constructed in	ACC have been maintaining Niella Road as per an informal agreement with council. It is anticipated that a formal agreement will be negotiated as part of the development approval.

Performance outcomes	Acceptable outcomes	Compliance Assessment
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.	accordance with the *Capricorn Municipal Development Guidelines*.	
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.	**AO 9.1** The design and layout of access, car parking and vehicle movement areas within the site ensures: (a) car parking areas are located away from animal enclosures to minimise disturbance to housed animals; and (b) car parking areas are adjacent to reception areas.	Adequate areas are available for both light and heavy vehicle parking (Section 3.5).
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.	**AO 10.1** *Rural activities* do not require the clearing of vegetation to accommodate the use.	Minimal clearing of non-regulated vegetation will be required for the feedlot. No clearing of regulated vegetation is required.
PO 11 Watercourses *Rural activities* do not adversely impact on natural waterways or wetlands, or downstream receiving environments.	**AO 11.1** *Rural activities* are located a minimum distance of 100 metres from any watercourse or wetland.	The expansion area will not reduce any separation to the nearby creek. The controlled drainage area has been designed in accordance with the

Performance outcomes	Acceptable outcomes	Compliance Assessment
		National Guidelines.
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 (d) surface water salinity; (e) 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 (f) minimises odour impacts on nearby sensitive receiving environments.	**AO 12.1** Development ensures: (a) solid wastes are collected and placed in weather, fly and vermin proof receptacles and disposed of by a licensed disposal service where unable to be treated and reused onsite; and (b) drainage and disposal of liquid waste is diverted to: (i) Council's reticulated sewerage system under the conditions of a Trade Waste Permit; or (ii) an appropriate onsite wastewater treatment system; or (iii) a holding tank for collection by a licensed liquid waste transporter.	The feedlot wastewater system has been designed in accordance with the National Guidelines which provides industry-specific best practice management.
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.		The existing feedlot is grain fed accredited under the National Feedlot Accreditation Scheme (NFAS) which includes provisions for biosecurity management.

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;
- Extractive resources Overlay;
- Biodiversity Overlay;
- Bushfire Hazard Overlay; and
- Infrastructure Overlay.

The extractive resources overlay assessment is triggered by the adjacent quarry and transport route that traverses the subject property. As development is not located near this area and there will be no impact to or from this quarry, the extractive resources overlay code has not been addressed. The infrastructure overlay assessment is triggered by the adjacent state-controlled road. As works are not proposed adjacent to this corridor, and a referral to SARA is required, the infrastructure overlay code has not been addressed.

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;
  - 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.

9.6.1.4 Compliance Assessment

Table 17 – Agricultural Land Overlay Code Assessment

Performance outcomes	Acceptable outcomes	Compliance Assessment
Use and density		
PO1 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.	**AO1.1** Development on ALC Class A and Class B land is limited to the following: (a) uses in the Rural activities activity group, excluding permanent plantation; (b) complementary uses in the form of caretaker's 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.	The proposed feedlot is a rural use and relies upon agricultural land for feed production and sustainable effluent irrigation.

Performance outcomes	Acceptable outcomes	Compliance Assessment
PO 2 Separation – residential uses 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.	**AO 2.1** No acceptable outcome provided. Note — to demonstrate compliance with this performance outcome, an assessment of appropriate separation distances and buffers between the proposed development and areas of ALC Class A and Class B land may need to be undertaken in accordance with the State Planning Policy Guideline: State Interest—Agriculture.	N/A – no residential activities or sensitive land uses are proposed.
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.	**AO 3.1** Development ensures that the lot size of all created lots complies with minimum lot sizes required by the Reconfiguring a lot code.	N/A – no reconfiguring of the lot is proposed.
PO4 Fragmentation – boundary 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 residential land uses.	**AO 4.1** No acceptable outcome provided.	N/A – no reconfiguring of the lot is proposed.
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.	**AO5** No acceptable outcome provided.	The proposed development is an agricultural purpose and will be located in a CDA.

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.

9.6.2.4 Compliance Assessment

Table 18 – Biodiversity Overlay Code Assessment

Performance outcomes	Acceptable outcomes	Compliance Assessment
PO 1 Biodiversity Development: (a) 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.	**AO1** No acceptable outcome	The proposed development is not located on a site that will result in direct adverse impacts to MSES. The MSES values show no impact from the operation of the existing feedlot. Ongoing management will prevent any significant impacts on MSES values.
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.*	**AO 2.1** Development located on sites containing matters of State environmental significance is located outside of those areas of environmental significance and does not result in a significant impact on the relevant environmental values, or Where development occurs within areas of mapped State environmental significance, that development 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	The proposed development will not disturb MSES (Section 2.8 and 2.10.1).

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 processes.	
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.	**AO 3.1** A wetland buffer is provided and maintained which has a minimum width of: (a) 50 metres where the wetland is located within an urban or rural residential zoned area; or (b) 200 metres where the wetland is located outside 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. **AO 3.2** Development involving vegetation clearing or high impact earthworks does not occur in a wetland buffer. Editor's note — high impact earthworks has the meaning given in the Planning Regulation 2017.	The GES wetland identified in Section 2.5, is located 18 km downstream of the feedlot. Minimal clearing of non-remnant vegetation is proposed.
PO4 Watercourses Development: (a) retains, enhances and maintains the environmental values and functioning of watercourses; (b) provides and maintains adequate vegetated	**AO 4.1** A minimum width buffer is provided on either side of a MSES watercourse (Stream Order 1 or 2: 25 m, Stream order 3 or 4: 50 m, Stream order 5 or greater: 100 m).	The existing feedlot is already adjacent to a SO 2 drainage line. The proposed expansion area will not reduce the existing buffers and is located away from on-site drainage features. The works will not require the clearing of vegetation associated with on-site drainage features. The feedlot will be located in a

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 vegetation from a watercourse or watercourse buffer. **AO 4.3** 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;	CDA which will provide protections for this drainage feature in accordance with the National Guidelines.

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 Existing ecological corridors are protected and where possible enhanced, and have dimensions and characteristics that will: (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.	**AO 5.1** Where development is within a corridor, native vegetation is retained, regenerated and rehabilitated. **AO 5.2** Development within an ecological corridor mitigates adverse impacts on native fauna feeding, nesting, breeding and roosting sites and native fauna 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;	The development is not located within an ecological corridor mapped under the Biodiversity Overlay.

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 Development protects the habitat of endangered, vulnerable and near threatened species and local species of significance.	**AO 6.1** Development incorporates siting and design measures to protect and retain identified 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).	The proposed development is unlikely to disturb EVNT species or their habitat.

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.

9.6.3.4 Compliance Assessment

Table 19 – Bushfire Hazard Overlay Code Assessment

Performance Outcomes	Acceptable Outcomes	Compliance Assessment
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.	**AO1** Development which will materially increase the number of people living or congregating on premises, including reconfiguring a lot, avoids confirmed medium, high or very high bushfire hazard areas. This includes, but is not limited to, 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; (k) relocatable home park; (l) residential care facility; (m) retirement facility; (n) tourist attraction; and (o) tourist park.	The proposed development will not increase the density of people living or working in a bushfire prone area.
PO2 Lot design The lot layout of new development is designed to: (a) mitigate any potential bushfire hazard; (b) provide safe building sites.	**AO2.1** Residential lots are designed so that their size and shape allow for efficient emergency access to buildings for firefighting appliances (e.g. by avoiding battle-axe/hatchet lots and long narrow lots with long access drives to buildings).	N/A – no new lots proposed

Performance Outcomes	Acceptable Outcomes	Compliance Assessment
	AO 2.2 Residential lots are designed to provide building envelopes in the lowest bushfire hazard area within the lot.	
Provision of Services		
PO3 Water supply Dwellings are provided with an adequate water supply for firefighting purposes which is reliable, safely located and freely accessible.	**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 the swimming pool or dam.	There are multiple dams and water storages in the vicinity of the feedlot and associated buildings which can be used for firefighting. If available, effluent water can also be used.

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 4.1** Where additional lots are created, the road layout forms connected roads and wherever possible avoids cul-de-sacs and no-through roads. **AO 4.2** Roads have a maximum gradient of 12.5%.	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.	**AO 5.1** 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.

Performance Outcomes	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.	
PO6 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.	**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 3.11.
PO7 Community infrastructure Community infrastructure is able to function effectively during and immediately after bushfire events.	**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 bushfire hazard area, community infrastructure is designed to	N/A – no community infrastructure is proposed or impacted by the development.

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 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials either manufactured or stored in bulk.	**AO8.1** Development involving the manufacture or storage of hazardous materials in bulk is not located within a medium or high or very high bushfire hazard area.	N/A – development does not involve the manufacture or storage of hazardous materials.

10 REFERENCES

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APPENDIX A - PREVIOUS APPROVALS

BUNGIL SHIRE COUNCIL

Council Chambers
1 Cartwright Street
ROMA QLD 4455

Postal Address
PO Box 123
ROMA QLD 4455

Office Hours
8.30am - 5.00pm
Monday - Friday

Ph 07 4622 1144
Fax 07 4622 1038

Email
mail@bungil.qld.gov.au

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Decision Notice
APPROVAL

Integrated Planning Act 1997 S 3.5.15

IPA/R/200402 Brindley Park
Leon Love
(07) 4622 1144

26 September 2005

Australian Country Choice Pty Ltd
"Brindley Park"
MS 619
ROMA QLD 4455

RE: Application for Material Change in Use
"Brindley Park", Roma
Lot 7 on Plan WV1572, Parish of Whithu

Dear Sir

I wish to advise that, on 16 September 2005, the above development application was *[Tick applicable box]* -

☒ approved in full;

OR

☐ approved in part for the following *[Detail the extent of the approval]* -

OR

☒ 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;

OR

☐ approved in part for the following, with conditions -
The conditions relevant to this approval are attached. These conditions 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]*

	Development Permit	Preliminary Approval
• Carrying out **building work** *(assessable against the Standard Building Regulation 1993)*	☐	☐
• **Reconfiguring a lot**	☐	☐

	Development Permit	Preliminary Approval
• **Material change of use** made assessable by planning scheme;	☐	☐
• **Associated work** made assessable by the planning scheme —		
◦ Building works	☐	☐
◦ Operational works	☐	☐
• Material change of use for an **environmentally relevant activity**	☒	☐
• Material change of use for a **licensed brothel**	☐	☐
• Material change of use on **strategic port land,** inconsistent with an approved land use plan	☐	☐
• Making a material change of use for a **major hazard facility or possible major hazard facility**	☐	☐
• **Planning scheme works** —		
◦ Building works	☐	☐
◦ Operational works	☐	☐
• Operational works for the **clearing of native vegetation** on freehold land protected under the Vegetation Management Act	☐	☐
• Operational work for **a referable dam** or that will **increase the storage capacity of a referable dam by more than 10%**	☐	☐
• Operational work for **tidal work or work within a coastal management district**	☐	☐
• Operational work that allow **taking, or interfering with, water** *(other than using a water truck to pump water)*	☐	☐
• Development in **a heritage registered place** –		
◦ Building work assessable against the *Standard Building Regulation 1993*	☐	☐
◦ Building work assessable against the planning scheme	☐	☐
◦ Material change of use	☐	☐
◦ Reconfiguring a lot	☐	☐
◦ Operational work	☐	☐

2. **The currency period -**

☒ the standard currency periods stated in section 3.5.21 of IPA apply to each aspect of development in this approval;

OR

☒ the following currency periods apply to the following aspects of development in this approval -

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
FSA Consulting Report 6222/1	Proposed Cattle Feedlot Expansion Australian Country Choice Pty Ltd	30/09/2004
FSA Consulting Report 6348/1	Response to Requests for Further Information	28/02/2005

4. ~~**Other necessary development permits** - *[Strike out if not applicable to the application]*~~

~~Listed below are other development permits that are necessary to allow the development to be carried out -~~

5. ~~**Codes for self-assessable development** - *[Strike out if not applicable e.g. if self assessable development under a transitional planning scheme]*~~

~~The following codes must be complied with for self-assessable development related to the development approval -~~

6. ~~**Superseded planning scheme** - *[Strike out if not applicable to the application]*~~

~~This is an approval under of the superseded planning scheme *[Details of the superseded provision or scheme]*.~~

7. ~~**Preliminary approval overriding the planning scheme** - *[Strike out if not applicable to the application]*~~

~~A preliminary approval under section 3.1.6 of IPA has been granted and as such any development resulting from this approval will be *[Tick applicable box]*~~

- ☐ ~~impact assessable with respect to~~
- ☐ ~~code assessable development with respect to~~
- ☐ ~~self-assessable development with respect to~~
- ☐ ~~exempt development with respect to~~

~~**OR**~~

- ☐ ~~the following combination~~

~~The following **codes apply to development** on the land resulting from this preliminary approval overriding the planning scheme~~

DECISION NOTICE - APPROVAL

8. **IDAS referral agencies** - *[Strike out if not applicable to the application]*

Referrals – *triggered by building work assessable against the Standard Building Regulation 1993*

	For an application involving...	Name of Agency	Status	Address *(Insert address)*
☐	Special **fire services**	Qld Fire and Rescue Authority	Advice	
☐	A **fire safety system** for a budget accommodation building	Qld Fire and Rescue Authority	Advice	
☐	A workplace involving **spray painting**	Chief Executive administering the *Workplace Health and Safety Act 1995*	Concurrence	
☐	**Retail meat premises**	Safe Food Production	Concurrence	
☐	**Workplace area** less than 2.3 m^2 per employee	Chief Executive administering the Workplace Health and Safety Act 1995	Advice	
☐	A **private health facility**	Chief Health Officer under the Health Act 1937	Concurrence	
☐	**Pastoral workers accommodation**	Dept. of Industrial Relations	Concurrence	
☐	A **child care centre**	Dept. of Communities	Concurrence	
☐	Land that is **completely or partly seaward of a coastal building line** under the *Coastal Protection and Management Act*	Environmental Protection Agency	Concurrence	
☐	A **heritage registered place**	Queensland Heritage Council	Concurrence	

Referrals – *triggered by other assessable development under schedule 8 of the IPA*

	For an application involving...	Name of Agency	Status	Address *(Insert address)*
	Reconfiguration			
☐	On **contaminated land**	Environmental Protection Agency	Concurrence	
☐	Impacting on a **State-controlled road**	Dept. of Main Roads	☐ Concurrence ☐ Advice	
☐	In a **declared catchment area** where any lot resulting from the reconfiguration is less than 16 hectares	Dept. of Natural Resources, Mines & Energy	Concurrence	

	For an application involving...	Name of Agency	Status	Address (insert address)
☐	Completely or partly within a **coastal management district** or in connection with the construction of a **canal**	Environmental Protection Agency	Concurrence	
	Material change of use			
☒	For an **environmentally relevant activity (ERA)**	☐ Environmental Protection Agency ☐ Local government ☒ Dept. of Primary Industries and Fisheries	Concurrence	PO Box 102 **TOOWOOMBA** **QLD 4350**
☐	On **strategic port land,** inconsistent with the approved land use	Queensland Transport	Concurrence	
☐	For a **major hazard facility** or possible major hazard facility	Dept. of Emergency Services	Concurrence	
	Operational work			
☐	For **filling or excavation** *(not associated with reconfiguration)* impacting on a State-controlled road	Dept. of Main Roads	☐ Concurrence ☐ Advice	
☐	For **clearing native vegetation** on freehold land	Dept. of Natural Resources, Mines & Energy	Concurrence	
☐	That allows **taking or interfering with water**	Dept. of Natural Resources, Mines & Energy	Concurrence	
☐	**Controlling the flow of water** in drainage and embankment areas	Dept. of Natural Resources, Mines & Energy	Concurrence	
☐	That is the construction of a **referable dam** under the *Water Act 2000* or that will increase the storage of a referable dam by more than 10%	Dept. of Natural Resources, Mines & Energy	Concurrence	
☐	That is **tidal work**	Qld Transport	Concurrence	
☐	Within a **coastal management district,** that is the disposing of dredge spoil or other solid waste material in tidal water, other than under an allocation notice under the	Environmental Protection Agency and Qld Transport	Concurrence	

DECISION NOTICE - APPROVAL

	For an application involving...	Name of Agency	Status	Address *(Insert address)*
☐	Within a **coastal management district,** for draining or allowing drainage or flow of water or other matter across State coastal lands above high water mark	Environmental Protection Agency	Concurrence	
☐	Within a **coastal management district,** in a watercourse and not assessable under schedule 8, part 3, items 3B and 3C of the IPA	Environmental Protection Agency	Concurrence	
☐	Within a coastal management district, that is **reclaiming land under tidal water**	Environmental Protection Agency and Qld Transport	Concurrence	
☐	Within a **coastal management district,** that is constructing an artificial waterway associated with reconfiguration	Environmental Protection Agency and Qld Transport	Concurrence	
☐	Within a **coastal management district,** that is constructing an artificial waterway not associated with reconfiguration, on land other than State coastal land, above high water mark if the surface area of water in the waterway is at least 5,000m^2	Environmental Protection Agency	Concurrence	
☐	Within a **coastal management district,** that is constructing a bank or bund wall to establish a ponded pasture on land, other than State coastal land, above high water mark	Environmental Protection Agency	Concurrence	
☐	Within a **coastal management district,** that is removing or interfering with coastal dunes on land other than State coastal land, that is in an erosion prone area and above high water mark	Environmental Protection Agency	Concurrence	

	For an application involving...	Name of Agency	Status	Address *(Insert address)*
	Certain aspects of development			
☐	**Below high water mark** and within the limits of a port	The port authority for the land	☐ Concurrence ☐ Advice	
	All aspects of development			
☐	For the **removal of quarry material** if an allocation notice is required under the *Water Act 2000*	Environmental Protection Agency	Concurrence	
☐	In a **heritage registered place**	Queensland Heritage Council	Concurrence	

Referrals – ***triggered by the assessment of the application against a local government's planning scheme***

	For an application involving...	Name of Agency	Status	Address *(Insert address)*
	Material change of use			
☐	On **contaminated land**	Environmental Protection Agency	Concurrence	
☒	Impacting on a **State-controlled road**	Dept. of Main Roads	☒ Concurrence ☐ Advice	PO Box 126 **ROMA QLD 4455**
☐	Completely or partly within a **coastal management district** if the MCU involves certain operational or building work	Environmental Protection Agency	Concurrence	
	Operational work			
☐	For **filling or excavation** *(not associated with a material change of use assessable against a planning scheme)* impacting on a State-controlled road	Dept. of Main Roads	☐ Concurrence ☐ Advice	
	All aspects of development			
☐	In areas containing **acid sulfate soil**	Dept. of Natural Resources, Mines & Energy	Advice	
☐	Other than an ERA, for the establishment or expansion of a **waste water disposal system**, in a declared catchment area	Dept. of Natural Resources, Mines & Energy	Concurrence	

9. **Submissions -**

There ☒ **was** one (1) / ☐ **were no** properly made submissions about the application. *[Tick applicable box]*
In accordance with s 4.1.40 of IPA a list of the names and addresses of any submitters will be made available to the applicant upon request, if an appeal is lodged. *[Strike out if not applicable to the application]*

10. **Appeal rights -**

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

11. **When the development approval takes effect -**

This development approval takes effect -

- from the time the decision notice is given — if there is no submitter and the applicant does not appeal the decision to the court

OR

- when the submitter's appeal period ends — if there is a submitter and the applicant does not appeal the decision to the court

OR

- subject to the decision of the court, when the appeal is finally decided, if an appeal is made to the court.

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

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

Yours sincerely,

26 September 2005

L P Love
Chief Executive Officer

cc: Referral agency/s and submitters/s [if applicable to the application]

CONDITIONS OF APPROVAL

That Council issue a Development Permit for the Application for Material Change of Use made by Australian Country Choice Pty Ltd for the expansion of a Cattle feedlot to a maximum capacity of 15,000 Standard Cattle Units (SCU) on land described as Lot 7 on WV1572, Parish of Whithu, situated on the Niella Road, subject to the following conditions:

Assessment Manager Conditions

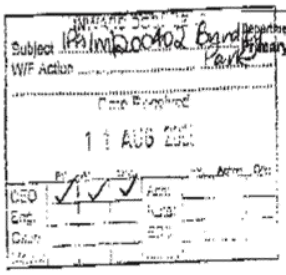
1. that the applicant take the necessary actions to open a new 60 metre wide road reserve through their land to enable the Niella Road intersection to be constructed perpendicular to the Roma-Taroom Road as per Department of Main Roads conditions with these actions to be undertaken at the applicant's costs with no compensation being paid by Council for the land opened as a new road reserve;
2. the applicant shall apply to permanently close the redundant section of the Niella Road as identified in Drawing No NL01P within one (1) month of the new intersection becoming trafficable and pay all associated costs with the permanent road closure including survey;
3. that the Niella Road from its new intersection with the Roma-Taroom Road to 50 metres past the access into the 'Brindley Park' feedlot be reconstructed to a bitumen seal standard in accordance with the specification detailed in Attachment A: (11 metre wide formation, 8 metre wide gravel 200 mm depth compacted, drainage of a sufficient size so that water runoff does not overtype the road in a 1 in 20 year storm event, signage as required by the Manual for Uniform Traffic Control Devices and 6 metre wide two coat bitumen seal);
4. that all grids in the Niella Road (to the feedlot access) be upgraded to meet the standard specified in Council's Gate and Grid Policy at the applicant's cost;
5. the access road from the Niella Road into 'Brindley Park' be constructed in accordance with the standard drawing for Type II roadtrains and shall be bitumen sealed for a distance of 100 metres from the centreline of the Niella Road, at the applicant's cost;
6. where the Bungil Shire does not undertake the reconstruction work nominated in conditions 2 & 3 above, the applicant shall provide work plans, work method statements, environmental management plans, Workplace Health & Safety Plans and quality plans including testing regimes for the consideration of Council's Director of Works along with a payment of $3,420 for the assessment of such plans;
7. work shall not commence on the reconstruction of the Niella Road until such time as the Council's Director of Works has approved the plans nominated in condition 5, the construction design drawings as required in condition 2 and the source and quality of gravel proposed to be used on the road; and
8. conditions 2 to 6 above shall be met in full prior to either of the following situations occurring:
   a) the expiration of 18 months from receipt of written notification from the Department of Natural Resources & Mines that the water allocation required in the application has been granted; or
   b) prior to the commencement of construction of stage three (3) of the reconstruction of holding pens.
9. the applicant shall construct at their cost a bus set down area at the Niella Road / Roma-Taroom Road intersection which is designed and constructed to a standard required by the Department of Main Roads;

10. that conditions 1 to 6 set out in the Department of Main Roads letter dated 19 May 2005 shall be completed by 30 June 2006;
11. approval is granted for the purpose of "intensive animal husbandry" for a cattle feedlot not exceeding 15,000 standard cattle units in a class 2 feedlot;
12. The development shall be in accordance with the following site layout plans and other supporting information supplied by the applicant with the development application:
    a. IDAS Application Supporting Information (FSA);
    b. Information Response Report – 3 March 2005 (FSA).
13. Best practice soil erosion control techniques shall be used at the location of all works to be completed on site, and shall remain in place for the duration of construction;
14. Prior to commencement of the use, the applicant shall rehabilitate to its natural state any land disturbed during construction;
15. At all times while the use continues it shall be operated in such a manner as to ensure that no nuisance shall arise as a result of dust, noise, light emission or any other potentially detrimental impact;
16. The operator / occupant shall be responsible for mitigating any complaints arising from the on-site operations;
17. The proposed Mass burial pit site if required, shall be constructed to ensure that the potential for groundwater contamination is minimised;
18. All internal areas on the site from the Niella Road which are used by vehicular traffic, except for lanes along which cattle are moved, shall be constructed and maintained to ensure that dust is minimise using a suitable dust suppressant;
19. Spilt or spoilt feed collected from the complex shall be disposed of by composting it with carcasses or with the manure stockpile;
20. Appropriate measures shall be taken in the design and construction of any building associated with the use to mitigate the effects of noise, night lighting, dust or any other effect which may have a detrimental impact upon the amenity of any nearby dwelling or upon the environment;
21. Effluent shall not be irrigated within 400 metres of the property boundary;
22. No advertising sign of any kind related to this development shall be erected upon land including Crown land, land held in public ownership or a road reserve without the prior approval of Council;
23. The Applicant shall develop a pest plant and animal management plan for the property which shall be approved by Council prior to the use commencing.

Concurrence Agency Conditions

1. Department of Primary Industries and Fisheries -
   As per the Department of Primary Industries and Fisheries agency response dated 9 August 2005 (attached).
2. Department of Main Roads -
   As per the Department of Main Roads agency response dated 19 May 2005 (attached).

Queensland Government



Department of Primary Industries and Fisheries

9 August 2005

Chief Executive Officer
Bungil Shire Council
PO Box 123
Roma Qld 4455

Dear Mr Love

REFERRAL AGENCY AMENDED RESPONSE TO DEVELOPMENT APPLICATION
(Section 3.3.15(1) *Integrated Planning (IP) Act 1997)*

I refer to the application dated 23 November 2004 by Australian Country Choice Pty Ltd for an expansion of a cattle feedlot on land described as Lot 7 on WV1572 and to the referral agency response issued by DPI&F on 21 June 2005. The administering authority under the *Environmental Protection Act 1994* (EP Act) is a concurrence agency for this application.

Following negotiations with the applicant the administering authority has amended its response. The administering authority's amended response is to tell your council as assessment manager the conditions that must attach to any development approval. These conditions should be attached in the exact form enclosed.

The administering authority requires these conditions to be included as a result of its consideration of the Standard Criteria and the additional information given in relation to the application in accordance with the EP Act.

Please contact me on telephone number (07) 4688 1510 if you require clarification of any of the issues addressed within this letter.

Yours sincerely

Danette McLean
Development Assessment Coordinator
Delegate of the administering authority under the *Environmental Protection Act 1994*

Mission Profitable primary industries for Queensland

Vision Maximise the economic potential of Queensland primary industries on a sustainable basis

203 Tor Street
PO Box 102 Toowoomba
Queensland 4350 Australia
Call Centre 13 25 23
Website www.dpi.qld.gov.au
ABN 76 342 684 030

CC: Australian Country Choice Pty Ltd
C/- Chris Fenwicke
'Brindley Park'
MS 619
Roma Qld 4455

Att/Enc

CONCURRENCE AGENCY AMENDED RESPONSE TO DEVELOPMENT APPLICATION

Section 3.3.16(1) Integrated Planning Act 1997

Queensland Government
Department of Primary Industries and Fisheries

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 EP Act that are prescribed in the attached Schedules A to G:

Development Permit Applicant: **Australian Country Choice Pty Ltd**

Address of Development Permit Applicant: **"Brindley Park"**
MS 619
Roma QLD 4455

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

Lot 7 on WV1572, Parish of Withu, Shire of Bungil

Located at: **'Brindley Park' Roma – Taroom Road, Roma**

ENVIRONMENTALLY RELEVANT ACTIVITY: **2(d) CATTLE FEEDLOTTING**

FEEDLOT NAME: **Brindley Park**

DPI&F PROPERTY NUMBER: QDBI0357

LICENSED CAPACITY: **15 000** SCU (Standard Cattle Units).

STOCKING DENSITY: **12.5**m^2/SCU.

CLASS of FEEDLOT: **Class Two (2)**

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

Signed .....
(Delegate of Administering Authority, *EP Act*)

This ..... day of ..... 2005.

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 15, Solid and Liquid Reuse Areas, dated 28/2/05; FSA Report 6348/1;
- Figure 11, Proposed Feedlot Layout, dated 17/5/05, FSA Report 6348/2; and
- Plan entitled 'Potential Irrigation Sites' dated received 3 August 2005.

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)
- the development information

The environmentally relevant activity will consist of the following as detailed on Figure 11, Proposed Feedlot Layout:

- A total of 91 pens (including production and hospital pens) with a total area of 20.97ha;
- cattle induction yards;
- other feedlot ancillary facilities (i.e. feedmill and silage pits);
- manure/compost stockpile area;
- separate manure storage area (to east of Row 1);
- a sedimentation basin of minimum capacity 11.7ML;
- an effluent holding pond with a minimum working capacity of 86.1ML; and
- an irrigation area of at least 100ha (as shown on the Plan 'Potential Irrigation Sites'.

The cattle feedlot shall be constructed in three (3) stages each will be constructed and operated as follows:

Stage One (1): Rows 3,4,6 & 7

- Upgrade rows 3 and 6 and completion of row 7 to reflect Figure 11 (rows 3,4,6 & 7), where:
  - Row 3 will consist of eleven (11) production pens and two (2) hospital pens with a total pen area of 3.3ha;
  - Row 6 will consist of thirteen (13) production pens and two (2) hospital pens; with a total pen area of 3.3ha;
  - Row 7 will consist of twelve (12) production pens and two (2) hospital pens with a total pen area of 3.8ha; and
  - Row 4 in its existing configuration.
- These rows shall be serviced by a sedimentation basin with a minimum working capacity of 8.9ML and retention pond of minimum working capacity of 56.2 ML.

Stage Two (2): Rows 3,4,5,6 & 7

- Rows 3,6 and 7 as per Stage 1 development,
- Upgrade Row 4 to consist of twelve (12) production pens and two (2) hospital pens with a total pen area of 2.96ha;
- Construction of Row 5, to consist of fourteen (14) production pens and two (2) hospital pens; with a total pen area of 3.56ha; and
- Construction of manure stockpile areas;

- These rows and manure stockpile areas shall be contained within one controlled drainage area serviced by a sedimentation basin with a minimum working capacity of 10.2ML and retention pond of minimum working capacity of 69.8 ML.

Stage Three (3): Rows 1,2,3,4,5,6 & 7

- Rows 3,4,5,6 & 7 as per stages 1 &2,
- Construction of Row 1, to consist of six (6) production pens and 2 hospital pens with a total pen area of 1.66ha;
- Construction of Row 2, to consist of nine (9) production pens and two (2) hospital pens with a total pen area of 2.37ha.
- Construction of new handling yards within the controlled drainage area;
- All rows, manure /compost stockpile areas and induction yards shall be contained within one controlled drainage area serviced by a sedimentation basin with a minimum working capacity of 11.7ML and retention pond of minimum working capacity of 86.1ML.

Cattle Capacity

(A2) (i) Subject to condition (A2) (ii), (iii), (iv) and (v) the maximum number of cattle accommodated in the feedlot at any one time shall not exceed the equivalent of **15,000** SCU's.

(ii) Subject to condition (A2) (iii), (iv) and (v), the maximum number of cattle accommodated in the feedlot at any one time shall not exceed the equivalent of **8192** SCU until the holder of this Development Permit has the legal right to take and use in the feedlot not less than 264 megalitres of water in total per water year in accordance with the *Water Act 2000*.

(iii) Subject to condition (A2) (iv) and (v), the maximum number of cattle accommodated in the feedlot at any one time shall not exceed the equivalent of **11,000** SCU until the holder of this Development Permit has the legal right to take and use in the feedlot not less than 312 megalitres of water in total per water year in accordance with the *Water Act 2000*.

(iv) Subject to condition (A2) (v), the maximum number of cattle accommodated in the feedlot at any one time shall not exceed the equivalent of **13,000** SCU until the holder of this Development Permit has the legal right to take and use in the feedlot not less than 360 megalitres of water in total per water year in accordance with the *Water Act 2000*.

(v) Once the requirement referred to in (A2)(ii) is satisfied, the maximum number of cattle which may be accommodated in the feedlot at any one time shall not exceed the equivalent of **15,000** SCU.

Stocking Density

(A3) The average production pen area, over the entire feedlot, shall not be less than **12.5m²** per SCU.

Access to a copy of this Development Permit

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

Competency

(A5) In carrying out the Environmentally Relevant Activity, the holder of the Development Permit must ensure that all reasonable and practicable measures, to prevent and/or minimise the likelihood of environmental harm, are being implemented.

(A6) The holder of the Development Permit shall ensure that the operation and maintenance of the feedlot is carried out by, or under the supervision of, a competent person.

Records

(A7) Any record or document required to be kept under a condition of these schedules of the Development Permit must be kept at the approved place for a period of at least five (5) years and

be available for examination by an authorised person. The record retention requirements of this condition will be satisfied if any daily and weekly records are kept for a period of at least three (3) years and these records are then kept in the form of annual summaries after that period.

Alterations

(A8) The holder of this Development Permit shall not make any material alteration to the premises which 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 **six (6) months of the date of issue of the development permit.**

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

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

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

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

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

GENERAL OPERATIONAL REQUIREMENTS

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

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

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

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

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

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

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

(A20) The sedimentation basin shall be cleaned and maintained as soon as practically possible following the deposition of a significant amount of sediment.

(A21) Runoff storage ponds (evaporation pond) 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, i.e. water, nutrients (especially nitrogen and phosphorus) and salts, are either:

- taken up by plants and removed from the site by harvesting,
- safely stored within the soil profile; or
- released into the surrounding environment in an acceptable form.

Liquid Effluent Utilisation

(C3) Runoff storage ponds shall be managed to prevent over-topping. The maximum effluent volume in the effluent storage pond must not exceed 86.1ML at any time.

(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 and evaporation pond, and spilt and/or spoilt feedstuffs, shall be:
- stored within the designated stockpile area(s) of the feedlot complex;
- exported from the feedlot property; or
- applied immediately, at sustainable rates, to crop or pasture on the feedlot property.

(C7) Solid waste 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.

(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

Soil

(E5) The following analyses are required for soil samples collected from the specified depth intervals from representative sites within the solid waste utilisation areas:

Parameter	Depth Intervals
Colwell Phosphorus (Colwell P)	0 – 10 cm, 50 – 60 cm, 90 –100 cm
Nitrate Nitrogen (NO_3^- - N)	0 – 30 cm, 50 – 60 cm, 90 –100 cm
Exchangeable Sodium Percentage (ESP)	0 – 30 cm, 50 – 60 cm, 90 –100 cm
Electrical Conductivity (EC)	0 – 30 cm, 50 – 60 cm, 90 –100 cm
pH and chloride	0 – 30 cm, 50 – 60 cm, 90 –100 cm

(E6) Soil monitoring samples are to be collected at approximately the same time every year, to fit in with normal agricultural practices.

Liquid Effluent and Solid Waste Monitoring

- Effluent
- Manure

(E7) The following analyses are required for samples collected from the liquid effluent evaporation pond and solid waste stockpile or composting facility:

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_4^+ - N)
Potassium (K)

(E8) Liquid effluent monitoring samples are to be collected from the evaporation pond annually.

(E9) Solid waste monitoring samples are to be collected from the stockpile or composting area annually. (Preferably just prior to commencing solid waste application).

(E10) Where a minimum of 3 years existing monitoring data from the feedlot's evaporation pond and solid waste stockpiles is available, and there is consistency in the results, this data may be submitted to the delegate of the administering authority for consideration in lieu of ongoing monitoring.

(E11) Surface water samples are to be 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.

Monitoring Frequencies

(E12) Monitoring of the parameters specified in this Schedule is to be carried out at the following frequencies:

Item to be Monitored	Required Monitoring Frequency
Solid Waste Product Utilisation Area Soils	Annually
Waste Utilisation Area Crop/Pasture Yields	Seasonal Estimate
Liquid Effluent stored in Evaporation Pond(s)	Annually
Solid Waste Products stored in Stockpile(s) or Composting Area(s)	Annually
Surface Water	Event basis

RECORDING

Operational Recording

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

(E13) 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.

(E14) Routine operating procedures undertaken to prevent or minimise environmental harm, including:-
(i) pen cleaning and manure removal, storage and utilisation;
(ii) fly and insect treatment and control; and
(iii) maintenance of the controlled drainage areas within the feedlot complex.

(E15) Maintenance works carried out, including:-
(i) drainage channel maintenance;
(ii) diversion bank maintenance;
(iii) sedimentation system maintenance; and
(iv) evaporation pond maintenance.

(E16) Results of all monitoring undertaken as a condition of this Development Permit.

(E17) Details of staff training to enhance environmental management skills and awareness of environmental issues.

(E18) For each application of 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.

(E19) 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

(E20) 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

(E21) All complaints (including those associated with the release of a contaminant such as odour or noise), regarding the feedlot enterprise authorised by this Development Permit, received by either the holder of this Development Permit, or the holder's employee, must be recorded. The complaint records shall include the following details:-
* Time and date of detection and details of the complaint;
* Method of communication (telephone, letter, personal etc);
* Name, contact address and contact telephone number of complainant (Note: if the complainant does not wish to be identified then, "not identified" is to be recorded); *dm*

- Wind direction and strength and any other relevant climatic conditions;
- Details of complaint investigation undertaken and findings;
- Any management practices that may have contributed to the complaint;
- Name of person responsible for investigating the complaint;
- Action taken as a result of the complaint investigation and signature of responsible person; and
- Details of notification of the delegate of the administering authority (if applicable).

REPORTING

(E22) 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.

(E23) The delegate of the administering authority must be immediately notified of any substantial increase in cattle mortalities.

SCHEDULE F - SPECIAL CONDITIONS

Specific Operational Requirements

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

(F1) Pen cleaning by removal or mounding shall be carried out at least every **fifteen (15) weeks**,weather permitting, or more frequently to ensure the the pack depth does not exceed 100mm.

(F2) Cleaning under fences shall be carried out **quarterly** or as soon as practically possible when accumulated manure obstructs drainage.

(F3) Wet patches shall be eliminated **monthly** or as soon as practically possible after rainfall.

(F4) Potholes shall be repaired **monthly** or as soon as practically possible after rainfall.

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

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

Construction of Effluent Holding Ponds and Sedimentation Systems

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

Survey of Existing Effluent Holding Pond

(F8) Prior to the expansion of the existing facility an 'as constructed' survey of the existing holding pond is to be undertaken. A copy of this survey is to be provided to the delegate of the administering authority. Following the survey a system of 'markers' is to be placed in the effluent holding pond at the depth which represents a total volume of 86.1ML.

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 of each stage.

Effluent Pond

(F10) A maximum volume of 86.1ML shall be held in the effluent holding pond at any one time.

(F11) An area of at least 100 ha, in the area shown on the attached plan 'Potential Irrigation Sites' 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

(F12) A minimum area of 500ha 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 15 tonnes (wet) per hectare/calendar year.

Vegetative Buffers

(F13) 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 nuisance"** 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;
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:

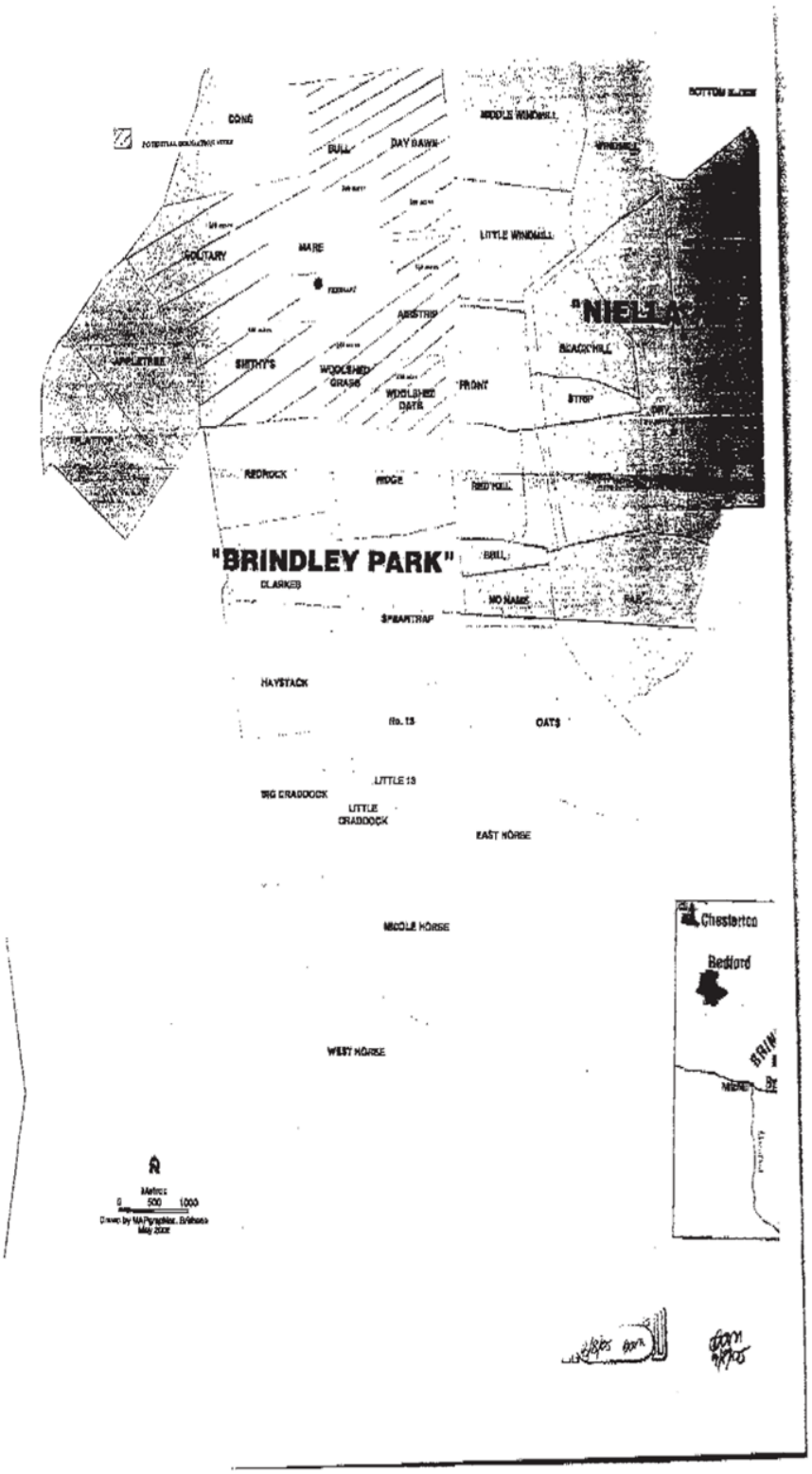
Approximate Weight of Beast at Turnoff (kg liveweight)	Number of Standard Cattle Units
700	1.12
650	1.06
600	1.00
550	0.94
500	0.87
450	0.81
400	0.74

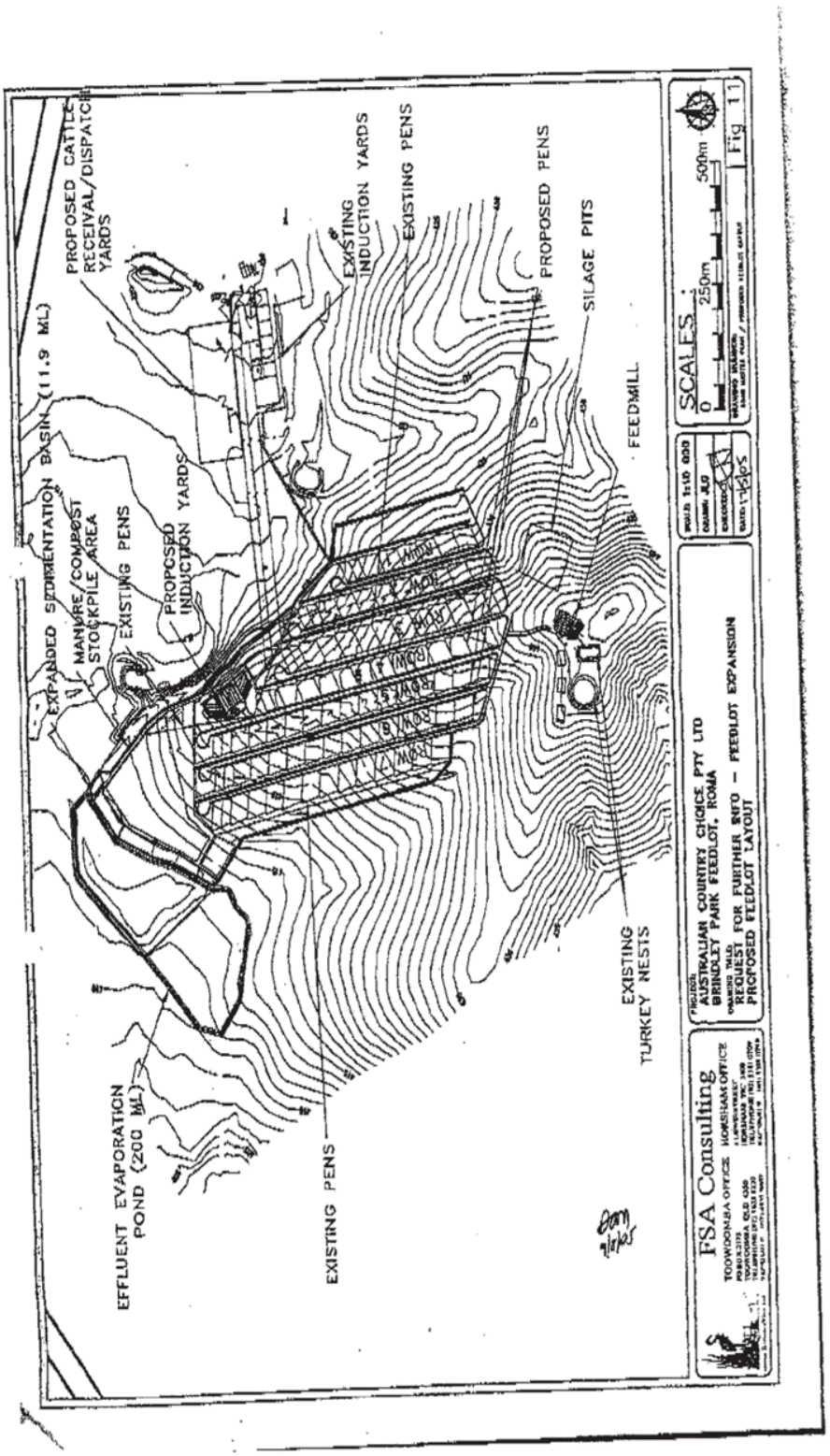
(G13) **Stocking density:** The minimum pen area provided at the feedlot per SCU, as specified on the Development Permit.

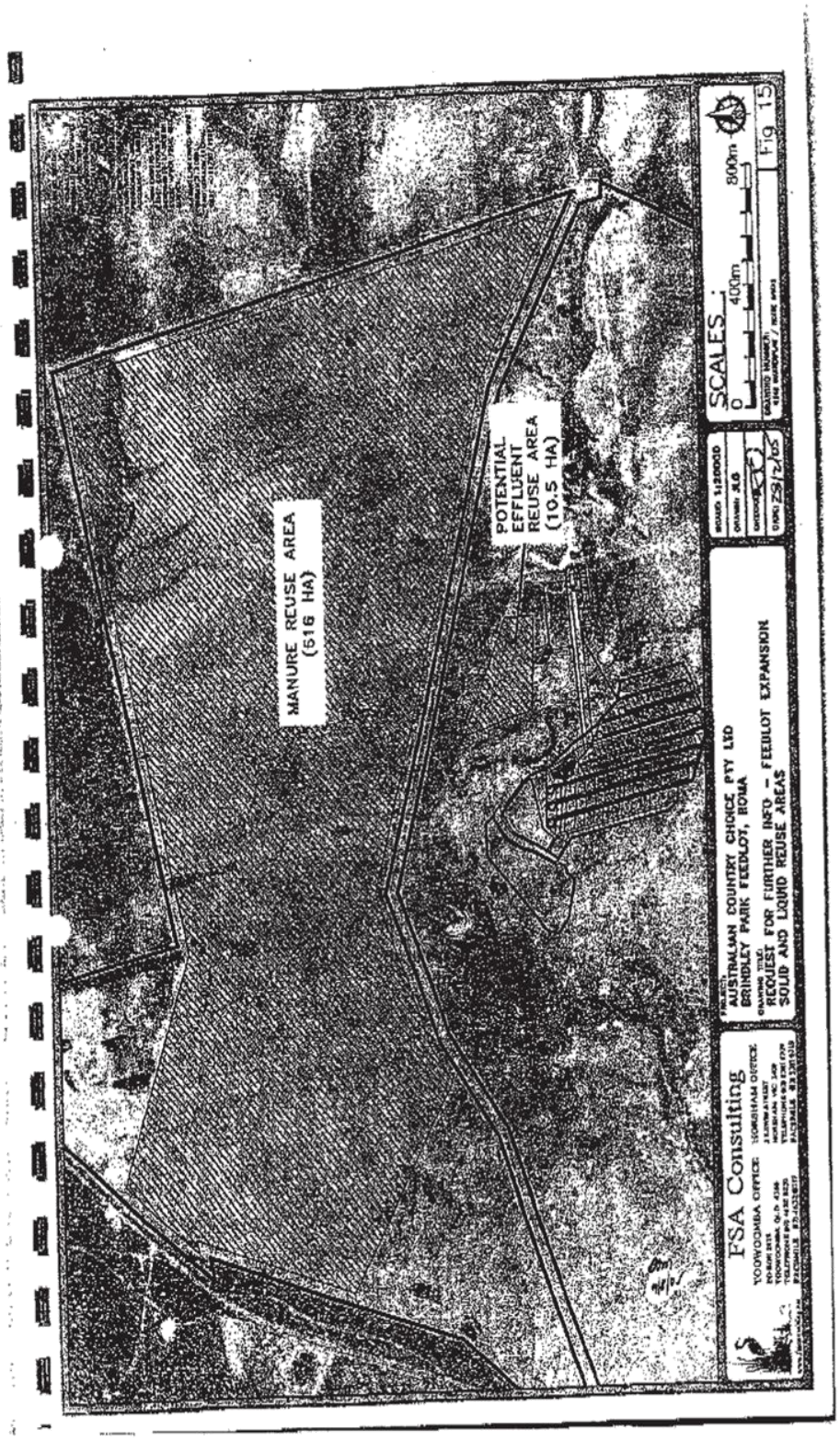
Signed ..... (Delegate of Administering Authority, *EP Act*)

This ..... day of 2005

9 August 2005


DAM
BULL
DAY DAWN
MIDDLE WINDMILL
LITTLE WINDMILL
SOLITARY
MARE
ARISTID
SMITH'S
WOOLSHED GRASS
WOOLSHED OATS
FRONT
BEACONHILL
STRIP
REDROCK
RIDGE
RED HILL
"BRINDLEY PARK"
CLARKES
BULL
NO NAME
SPEARTRAP
HAYSTACK
No. 13
OATS
LITTLE 13
BIG CRADDOCK
LITTLE CRADDOCK
EAST NORSE
NICOLE NORSE
WEST NORSE
Chesterton
Bedford
Metres
0 500 1000


PROPOSED CATTLE RECEIVAL/DISPATCH YARDS
EXISTING INDUCTION YARDS
EXISTING PENS
PROPOSED PENS
SILAGE PITS
FEEDMILL
EXPANDED SEDIMENTATION BASIN (11.9 ML)
MANURE/COMPOST STOCKPILE AREA
EXISTING PENS
PROPOSED INDUCTION YARDS
EFFLUENT EVAPORATION POND (200 ML)
EXISTING PENS
EXISTING TURKEY NESTS
SCALES
0
250m
500m
Fig 11
FSA Consulting
TOOWOOMBA OFFICE
AUSTRALIAN COUNTRY CHOICE PTY LTD
BRINDLEY PARK FEEDLOT, ROMA
REQUEST FOR FURTHER INFO - FEEDLOT EXPANSION
PROPOSED FEEDLOT LAYOUT


MANURE REUSE AREA
(516 HA)
POTENTIAL
EFFLUENT
REUSE AREA
(10.5 HA)
SCALES
0
400m
800m
FSA Consulting
AUSTRALIAN COUNTRY CHOICE PTY LTD
BRINDLEY PARK FEEDLOT, IROMA
REQUEST FOR FURTHER INFO - FEEDLOT EXPANSION
SOLID AND LIQUID REUSE AREAS

Queensland Government

Department of **Main Roads**

19 May 2005

INWARD DOCUMENT
Subject IPATM 20402 Brindley Park
W/F Action
Date Received
19 MAY 2005
CEO Eng. Oseer Mayor

Chief Executive Officer
Bungil Shire Council
PO Box 123
Roma QLD 4455

Dear Leon

REFERRAL AGENCY'S RESPONSE (Conditions apply)

Bungil Shire Council : Roma – Taroom Road
Proposed Material Change of Use and ERA (Feedlot expansion to 15,000 SCU's)
Lot 7 on WV1572 ; Situated at "Brindley Park"

Thank you for your application, received by this department on 25th November 2004, requesting assessment of the above proposal.

Main Roads as a concurrence agency has assessed the impact of the proposed development on the state-controlled road network. Please include the conditions of development for the subject application as indicated on the attached Statement of Reasons.

Main Roads reserves the right to re-assess this advice should the proposal not proceed along the lines indicated. This advice is valid for two (2) years from the date of this letter.

A copy of this letter and the Statement of Reasons has been sent to the applicant.

Yours sincerely

Peter Evans
District Director (South Western)

Enc (3) Statement of Reasons, Ancillary Works and Encroachment Application and General Conditions, Access Drawing No. DO4-232 / 233

Southern Queensland Region
South Western District
Floor 1 Roma District Office
30 McDowall Street Roma Queensland 4455
PO Box 126 Roma Queensland 4455
ABN 57 836 727 711

Our ref 22/1/702.3 : 05-072597
Your ref
Enquiries Neil (Mac) Millar
Telephone +61 7 4822 9552
Facsimile +61 7 4822 9500
Website www.mainroads.qld.gov.au
Email

Queensland Government
Department of Main Roads

REFERRAL AGENCY'S RESPONSE (Conditions apply)
Bungil Shire Council : Roma – Taroom Road
Proposed Material Change of Use and ERA (Feedlot expansion to 15,000 SCU's)
Lot 7 on WV1572 ; Situated at "Briadley Park"

STATEMENT OF REASONS – Concurrence Agency Development Conditions

No.	Issue/Concern	Condition of Development For The Subject Application	The Reason/Information Used In The Decision Regarding Conditions
1	Heavy vehicle / Road Train usage of access	Provide suitable turning radius for class of vehicle i.e. R30 as per D04-232. Slip lane tapers are to be constructed to 100 km/hr standards. Extend 7.0m seal 100m past end of access taper (A). Provide 45m taper to both ends of 7.0m seal to tie into exist 3.6m seal.	Roma – Taroom is a Type 1 Road Train route. To maintain the safety of the State Controlled road and access movements.
2	Edge break of existing bitumen due to access turning movements or overtaking of turning vehicles.	Provide two coat seal to all paving operations.	To avoid deterioration of existing seal and avoid debris/loose gravel being tracked into intersection. Refer Section 5.7.2 (a) of Part 5 NAASRA 1988 – Intersection at Grade.
3	Pavement Markings/delineation of Access	Provide access pavement markings as per D04-233 Fig. 2-Give Way situation.	Markings to conform to "Manual of Traffic Control Devices".
4	Potential relative speed at existing access too high due to 135 degree angle of incidence. Shallow angle of incidence also reduces vision of vehicles approaching from Taroom.	Construct access with 90 degrees approach angle to State Controlled Road. (This may require the existing grid to be relocated)	Department Road Planning and Design Manual, Part 13, Section 13.4.1.3, Visibility from Vehicles and Section 13.4.3, Safety.
5	Construction by "Others" within road reserve.	An "ancillary Works and Encroachment" permit to be obtained from the Queensland Department of Main Roads, PO Box 126, Roma Qld 4455, prior to the commencement of any works within the road reserve. All works are to be completed prior to the commencement of change of intensity to 15000 SCU's.	Define as an "AWE" under *Transport Infrastructure Act 1994* (Chapter 5)

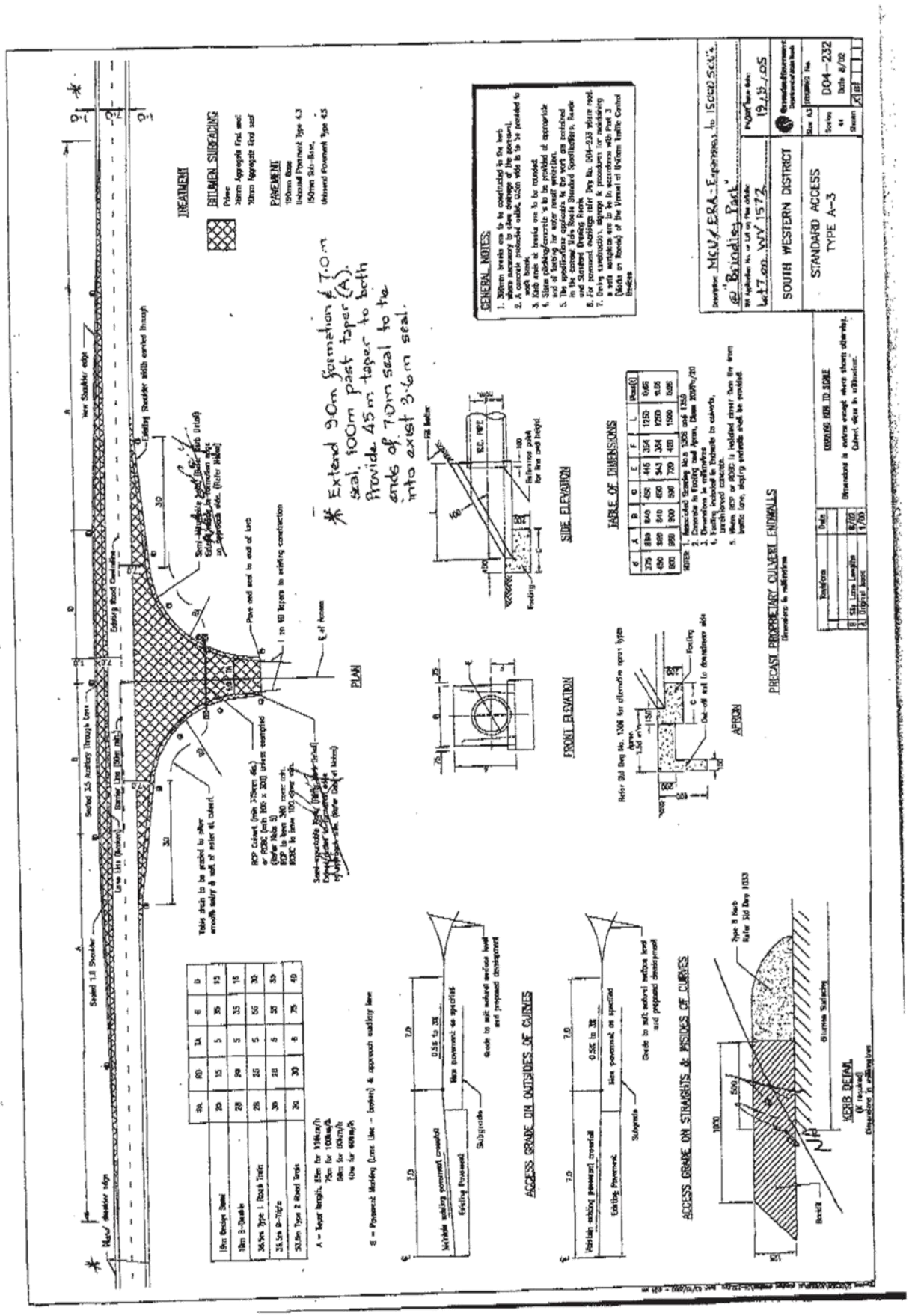
Queensland Government
Department of Main Roads

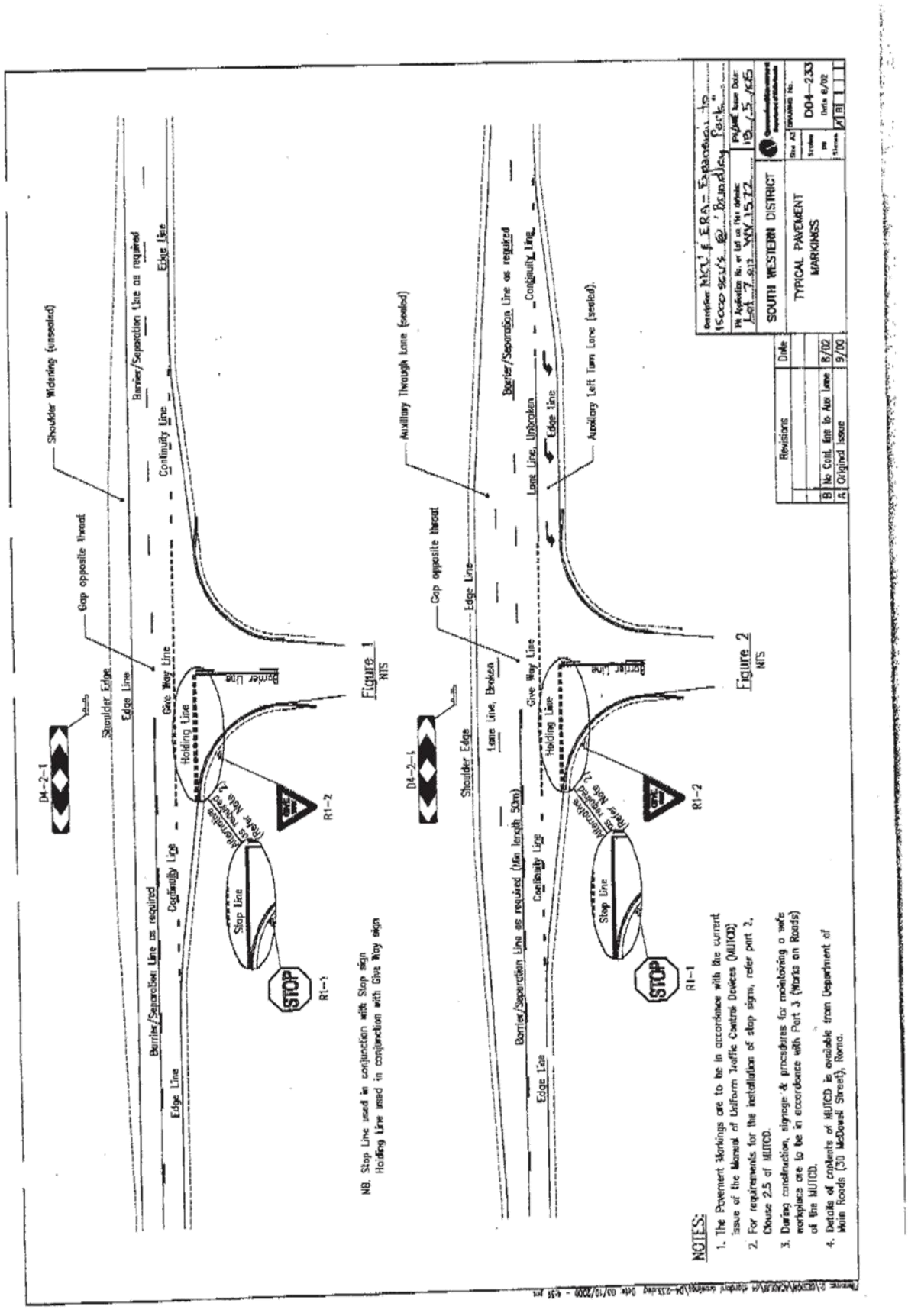
6	Standard of construction of work by "Others"	Work to comply with the attached General Conditions – Construction of a "Major" access within the boundaries of declared roads (Form GC001AWE – Issue 06/05/2004)	For uniformity of construction within the State Controlled road reserve.
7	Infrastructure charges contributions	The developer is required to contribute $76,700, payable to the Department of Main Roads (South Western District), towards pavement maintenance of the Roma-Taroom Road prior to commencement of feedlot operations. **OR** the applicant is required to enter into an infrastructure agreement with the Department of Main Roads to contribute towards pavement maintenance of the Roma-Taroom Road prior to commencement of feedlot operations. The timing of maintenance is to be determined by the Department of Main Roads.	Compliance with the Department of Main Roads *Guidelines for Assessment of Road Impacts of Development Proposals November 2000*. The development is contributing more than a 5% increase in traffic (ESAs) on the Roma-Taroom Road.

Approved

Peter Evans
District Director (South Western)

19 May 2005


STANDARD ACCESS
TYPE A-3
SOUTH WESTERN DISTRICT
Brindle Park
McMURTRY-Engineers
Extend 90m formation @ 7.0m seal. 100m past taper (A). Provide 45m taper to both ends of 7.0m seal to the into exist 3.6m seal.
GENERAL NOTES:
TREATMENT
BITUMEN SURFACING
PAVEMENT
PLAN
SIDE ELEVATION
FRONT ELEVATION
TABLE OF DIMENSIONS
APRON
PRECAST PROPRIETARY CULVERT HEADWALLS
ACCESS GRADE ON OUTSIDES OF CURVES
ACCESS GRADE ON STRAIGHTS & INSIDES OF CURVES
KERB DETAIL
Existing Shoulder width carried through
New Shoulder edge
Seal 1.8 Shoulder
Low Limit (Broken)
Barrier Line (Dot dot)
Edging Road Centreline
Table drain to be graded to allow smooth outlet & exit of water at culvert
Pave end and to end of kerb
Extend kerb to match existing construction
Semi-mountable kerb (Refer Std Drg 1033) Edge of seal to be 100mm from face of kerb
Edge of Bitumen
Semi-mountable kerb (Refer Std Drg 1033) Edge of seal to be 100mm from face of kerb
RCP Culvert (min 375mm dia.) or RCBC (min 900 x 300) unless exempted (Refer Note 5) RCP to have 380 cover min. RCBC to have 100 cover min.
Edge of Bitumen
Pave end and to end of kerb
Existing Shoulder width carried through
Existing Road Centreline
Seal 1.8 Shoulder
Low Limit (Broken)
Barrier Line (Dot dot)
New Shoulder edge
Kerb to be constructed to the kerb alignment necessary to allow drainage of the pavement.
A kerb transition shall be provided where kerb is to be provided to match existing.
Kerb ends at breaks are to be rounded.
Kerb ramps/concrete are to be provided at appropriate end of footing for water runoff protection.
The specifications applicable to the work are contained in the current Main Roads Standard Specifications.
For pavement markings refer Dwg No. 004-232 where req.
During construction, signage & procedures for maintaining a safe workplace are to be in accordance with Part 3 (Works on Roads) of the Manual of Uniform Traffic Control Devices
Refer Std Dwg No. 1504 for cylindrical apron types
Cut-off wall to downstream side
Footing
Kerb Ramp
Type B Kerb Refer Std Dwg 1033
Existing Surface
Backfill
Subgrade
Existing Pavement
Variable existing pavement crossfall
New pavement as specified
Grade to suit natural surface level and proposed development
0.5% to 3%
7.0
3.0
1000
500
150
100
50
Dwg No. 004-232
Date 8/02
Sheet 1 of 1


Shoulder Widening (unsealed)
Cap opposite throat
Barrier/Separation Line as required
Edge Line
Continuity Line
Give Way Line
Holding Line
Barrier Line
Stop Line
Intermediate Stop required (refer Note 2)
D4-2-1
R1-2
R1-1
STOP
Figure 1
NTS
NB. Stop Line used in conjunction with Stop sign
Holding Line used in conjunction with Give Way sign
Auxiliary Through Lane (sealed)
Auxiliary Left Turn Lane (sealed).
Shoulder Edge
Lane Line, Broken
Barrier/Separation Line as required (Min length 50m)
Figure 2
NTS
NOTES:
1. The Pavement Markings are to be in accordance with the current issue of the Manual of Uniform Traffic Control Devices (MUTCD).
2. For requirements for the installation of stop signs, refer part 2, Clause 2.5 of MUTCD.
3. During construction, signage & procedures for maintaining a safe workplace are to be in accordance with Part 3 (Works on Roads) of the MUTCD.
4. Details of contents of MUTCD is available from Department of Main Roads (30 McDowall Street), Roma.
Revisions
B No Cont. line to Aux Lane 8/02
A Original issue 9/00
SOUTH WESTERN DISTRICT
TYPICAL PAVEMENT MARKINGS
D04-233

Ancillary Works and Encroachment Application

Queensland Government
Department of Main Roads

Transport Infrastructure Act 1994

Office use only

Local government no./Road no.

/

AWE reference number

Previous approval reference number (if applicable)

Term of approval

to

Approval reference number

Applicant/s details

1 Applicant's name/s and postal address/es

Details of Ancillary Works and Encroachment (AWE)

2 Type of AWE *(eg. stock grid, tramway etc.)*

3 Description of works *(eg. new construction, alteration, augmentation, replacement, major maintenance works or renewal)*

4 Description of operation *(eg. details of use, conducting an AWE and any anticipated minor maintenance works)*

5 Local governments

6 Associated property description/s (if applicable)

7 Location of AWE *(eg. road name, distance of AWE from/along road etc.)*

8 Location sketch *(attach separate sketch if insufficient space)*

Attached documents

9 Conditions as set by the Department are to be attached (before the signing of this document). The space below is provided to list the General Conditions and local conditions (if applicable).

General Conditions and local conditions with date of release (e.g. version date)

Continued page 2

This page must be signed and dated by the applicant

Applicant's signature _____ Date ____/____/____

Document and Forms Management Form MB373 EG Jul 2002

Ancillary Works and Encroachment Application continued ... (page 2 of 2)

10 Plans, Specifications, Sections and other documents are required to be attached for new works or operations or if not previously provided. Contact can be made with the local Queensland Department of Main Roads District Office to determine the level of information required suitable for approval. The space below is provided to list these documents and reference numbers/details for each.

Plans, Specifications, Sections etc. with appropriate reference numbers

Applicant/s indemnity provision and declaration

11 I/We the applicant/s:

(a) in accordance with the provisions of the *Transport Infrastructure Act 1994*, request approval to construct, maintain, operate or conduct (as appropriate) the ancillary works and encroachments specified in item 2;

(b) warrant that the information contained in this application (including all attached documents, plans, specifications, sections and other documents as referred to in item 10) is, to the best of my/our knowledge, accurate and correct;

(c) have read the terms and conditions referred to in item 9 and undertake to comply with them during the currency of this approval; and

(d) as a condition and in consideration of this approval, indemnify and agree to keep indemnified the State of Queensland, the Chief Executive of the Queensland Department of Main Roads, his servants and agents against any claim or proceeding (and any cost and expenses incurred as a result) that may be made or brought by any person or corporation against the State of Queensland, the Chief Executive of the Queensland Department of Main Roads, his servants and agents arising out of :-

(i) the erection, existence or operation of the AWE; or

(ii) any negligence of the State of Queensland, the Chief Executive of the Queensland Department of Main Roads, his servants and agents in granting permission to erect the AWE or in setting or failing to set conditions or giving or failing to give directions for the erection, existence or operation of the AWE.

For individual applicant/s

Applicant's signature/s

Date / /

Witness' signature

Date / /

Authorised departmental staff have access to the information recorded on this form, and will not disclose individual's details to third parties without consent or unless required by law.

Or For corporate applicant

The Common Seal of

was affixed by resolution of the Board of Directors on the day of 20 in the presence of (*Witness' name*)

(*Witness' signature*)

Affix seal here

Director's signature

Secretary's signature

Office use only

Officer's authorisation

Is this application approved?

No ☐ Yes ☐ Term of approval

to

Officer's signature

Date / /

Position *(Delegate of the Chief Executive of the Queensland Department of Main Roads for and on behalf of the State of Queensland)*

Queensland Government
Department of Main Roads

SOUTH WESTERN DISTRICT (ROMA)

General Conditions

CONSTRUCTION OF A "MAJOR" ACCESS WITHIN THE BOUNDARIES OF DECLARED ROADS

1.0 General

This specification applies to the construction of accesses within the road reserves declared under the Transport Infrastructure Act 1994.

2.0 Approval

Work shall be in accordance with the plans and specifications attached/submitted or as amended by the Department.

3.0 Drainage

All existing pipes, channels, table drains, catch drains or waterways shall be kept clear during period of construction. The cost of restoring any damage, caused by failure to do so, is the responsibility of the owner.

Any drainage structure required to be laid under/across the access shall be laid so that flow in the existing drainage system remains unimpeded.

4.0 Construction

4.1 Damage to Roadway

The Applicant shall be required to repair at his own expense any damage to the roadway due to the installation or existence of the access.

4.2 Cost of Work

The cost of all work, including the restoration of the road reserve to a condition acceptable to the Department and subsequent maintenance of the access shall be the responsibility of the Applicant.

4.3 Safety of Traffic

The work shall proceed without any interruption to traffic. The Applicant shall be responsible for the safety of traffic throughout the period of construction. Warning signs, flashing lights and other traffic control devices shall be erected in accordance with the Department's "Manual of Uniform Traffic Control Devices - Part 3".

4.4 Installation

The installation shall in no way interfere with normal maintenance operations and the Director General and Local Authority accepts no responsibility for damage during any maintenance or reconstruction work.

4.5 Embankment

Excavation within the road reserve to obtain material for construction of any access shall not be permitted.

5.0 Construction Safety

The applicant shall accept the responsibility of ensuring that the requirements of the Queensland Workplace Health and Safety Act and Regulations are observed.

6.0 Cultural Heritage

The assessment of your Ancillary Works and Encroachment permit application has not included an assessment of the indigenous, shared or natural cultural heritage values of the area. As the proponent of the activity you are responsible for undertaking a cultural heritage risk assessment to determine if legislative requirements in relation to cultural heritage are triggered. The Environmental Protection Agency may be able to assist you with this cultural heritage risk assessment.

Approved by:

Designation: District Director (South Western)

and for the following reasons:

In developing the report to Council, the Chief Executive Officer considered the application, the technical assessment of the application carried out by Mr Max Winders of Max Winders & Associates (a consultant engaged by Council to independently assess the application against the Department of Primary Industries & Fisheries guidelines), responses from concurrence agencies, the contents of the Council's transitional planning scheme and submission that were received in response to the notification of the application.

The Chief Executive Officer provided the following recommendation:

'In our opinion, the proposed development is generally in accordance with the intention of the Bungil Shire Transitional Planning Scheme. On balance, and having regard for all relevant issues, it is recommended that the development application be approved subject to appropriate conditions as outlined in the attached draft decision notice. The conditions attached to the approval are such as to ensure compliance with relevant planning matters and operational standards.'

Having considered the contents of the planning report provided by the Chief Executive Officer, Council accepts the contents of the report and adopts the recommendation to approve the application. Council accordingly adopted the conditions proposed by its Chief Executive Officer in his report.'

Extracts from the Integrated Planning Act 1997

Division 8 - Appeals to court relating to development applications

Appeals by applicants

1. (1) An applicant for a 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 currency period
   (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.

Appeals by submitters

4.1.28 (1) A submitter for a development application may appeal to the court about –
   (a) The giving of a development permit, including any conditions (or lack of conditions) or other provisions of the approval; or;
   (b) The length of a currency period for the approval.

(2) The appeal must be started within 20 business days (the **"submitter's appeal period"**) after the day the decision notice or negotiated decision notice is given to the submitter.

(3) If a person withdraws a submission before the application is decided, the person may not appeal the decision.

(4) If an application involves both impact assessment and code assessment, appeal rights for submitters are available only for the part of the application involving impact assessment.

(5) If an application is processed under section 6.1.28 (2), appeal rights for submitters for the application are available only for the aspects of the development that would have required public notification under the repealed Act.

(6) If an application involves assessment against a concurrence agency code, appeal rights for submitters for the application are not available against the part of the approval that represents the concurrence agency's response for the code.

Appeals by advice agency submitters

4.1.29. (1) An advice agency may, within the limits of its jurisdiction, appeal to the court about the giving of a development approval for a development application if -

(a) the development application involves impact assessment; and

(b) the advice agency told the applicant and the assessment manager to treat its response to the application as a submission for an appeal.

(2) The appeal must be started within 20 business days after the day the decision notice or negotiated decision notice is given to the advice agency as a submitter.

Appeals for matters arising after approval given (co-respondents)

4.1.30 (1) For a development approval given for a development application, a person to whom any of the following notices have been given may appeal to the court against the decision in the notice –

(a) A notice giving a decision on a request for an extension of the currency period for an approval;

(b) A notice giving a decision on a request to make a minor change to an approval.

(2) The appeal must be started within 20 business days after the day the notice of the decision is given to the person.

(3) Subsection (1) (a) does not apply if the approval resulted from a development application (superseded planning scheme) that was assessed as if it were an application made under a superseded planning scheme.

(4) Also, a person who has made a request mentioned in subsection (1) may appeal to the court against a deemed refusal of the request.

(5) An appeal under subsection (4) may be started at any time after the last day the decision on the matter should have been made.

Division 9 – Appeals to court about other matters

Appeal for matters arising after approval (no co-respondents)

4.1.31.(1) A person to whom any of the following notices have been given may appeal to the court against the decision in the notice –

(a) A notice giving a decision on a request to change or cancel a condition of a development approval;

(b) A notice under section 6.1.44 giving a decision to change or cancel a condition of a development approval.

(2) The appeal must be started within 20 business days after the day the notice of the decision is given to the person.

(3) Also, a person who has made a request mentioned in subsection (1) (a) may appeal to the court against a deemed refusal of the request.

(4) An appeal under subsection (3) may be started at any time after the last day the decision on the matter should have been made.

Division 10 – Making an appeal to court

How appeals to the court are started

4.1.39 (1) An appeal is started by lodging written notice of appeal with the registrar of the court.

(2) The notice of appeal must state the grounds of the appeal.

(3) The person starting the appeal must also comply with the rules of the court applying to the appeal.

(4) However, the court may hear and decide an appeal even if the person has not complied with subsection (3).

Certain appellants must obtain information about submitters

4.1.40. (1) If the applicant or a submitter for a development application appeals about the part of the application involving impact assessment, the appellant must ask the assessment manager to give the appellant the name and address of each principal submitter who made a properly made submission about the application and has not withdrawn the submission.

(2) The assessment manager must give the information requested under subsection (1) as soon as practicable.

Notice of appeal to other parties (div 8)

4.1.41.(1) An appellant under division 8 must, within 10 business days after the day the appeal is started (or if information is requested under section 4.1.40, within 10 business days after the day the appellant is given the information) give written notice of the appeal to the chief executive and –

(a) If the appellant is an applicant – the assessment manager, any concurrence agency, any principal submitter whose submission has not been withdrawn and any advice agency treated as a submitter whose submission has not been withdrawn; or

(b) If the appellant is a submitter or an advice agency whose response to the development application is treated as a submission for an appeal – the assessment manager, the applicant and any concurrence agency; or

(c) If the appellant is a person to whom a notice mentioned in section 4.1.30 has been given – the assessment manager and any entity that was a concurrence agency for the development application.

(2) The notice must state –

(a) the grounds of the appeal; and

(b) if the person given the notice is not the respondent or a co-respondent under section 4.1.43 – that the person, within 10 business days after the day the notice is given, may elect to become a co-respondent to the appeal by filing in the court a notice of election in the approved form.

Notice of appeal to other parties (div 9)

4.1.42.(1) An appellent under division 9 must, within 10 business days after the day the appeal is started give written notice of the appeal to –

(a) if the appellant is a person to whom a notice mentioned in section 4.1.31 has been given – the entity that gave the notice ; or

(b) if the appellant is a person to whom an enforcement notice is given – the entity that gave the notice and if the entity is not the local government, the local government; or

(c) if the appellant is a person dissatisfied with a decision about compensation – the local government that decided the claim; or

(d) if the appellant is a person dissatisfied with a decision about acquiring designated land - the designator; or

(e) if the appellant is a person who is disqualified as a private certifier – the entity disqualifying the person and if the entity disqualifying the person is not the accrediting body, the accrediting body; or

(f) if the appellant is a party to a proceeding decided by a tribunal – the other party to the proceeding.

(2) The notice must state the grounds of the appeal.

Respondent and co-respondents for appeals under div 8

4.1.43 (1) This section applies to appeal under division 8 for a development application.

(2) The assessment manager is the respondent for the appeal.

(3) If the appeal is started by a submitter, the applicant is a co-respondent for the appeal.

(4) If the appeal is about a concurrence agency response, the concurrence agency is a co-respondent for the appeal.

(5) If the appeal is only about a concurrence agency response, the assessment manager may apply to the court to withdraw from the appeal.

(6) The respondent and any co-respondents for an appeal are entitled to be heard in the appeal as a party to the appeal.

(7) A person to whom a notice of appeal is required to be given under section 4.1.41 and who is not the respondent or a co-respondent for the appeal may elect to be a co-respondent.

Respondent and co-respondents for appeals under div 9

4.1.44 (1) This section applies if an entity is required under section 4.1.42 to be given a notice of an appeal.

(2) The entity given written notice is the respondent for the appeal.

(3) However, if under a provision of the section more than 1 entity is required to be given notice, only the first entity mentioned in the provision is the respondent.

(4) The second entity mentioned in the provision may elect to be a co-respondent.

How a person may elect to be a co-respondent

4.1.45.(1) An entity elects to be a co-respondent by lodging in the court, within 10 business days after the day the notice of the appeal is given to the entity, a notice of election under the rules of court.

(2) If a principal submitter is entitled to elect to become a co-respondent, any other submitter for the submission may also elect to become a co-respondent to the appeal.

Minister entitled to be party to an appeal involving a State interest

4.1.46 If the Minister is satisfied an appeal involves a State interest, the Minister may, by filing in the court a notice of election in the approved form, elect to be a party to the appeal.

Lodging appeal stops certain actions

4.1.47.(1) If an appeal (other than an appeal under section 4.1.30) is started under division 8, the development must not be started until the appeal is decided or withdrawn.

(2) Despite subsection (1), if the court is satisfied the outcome of the appeal would not be affected if the development or part of the development is started before the appeal is decided, the court may allow the development or part of the development to start before the appeal is decided.

'Brindley Park', M/S 619, Roma, 4455 QLD
Telephone (07) 4623 3313 - Facsimile (07) 4623 3370
ACN 076 975 605, ABN 42 621 824 491

FACSIMILE

DATE: 3.9.07 NO PAGES: 14 (incl cover)

TO: DAVE WILLIAMSON

FAX NO: 46328057

FROM: JOHN O'KANE

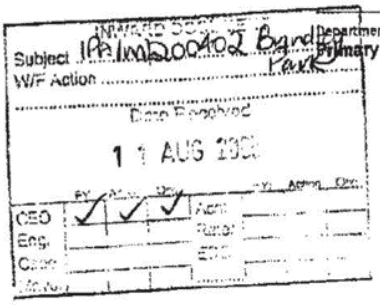
SUBJECT:

Use this copy of DPI&F Conditions

03 Sep 2007 11:17 RCC 07 46233313 p.1

Queensland Government

Department of Primary Industries and Fisheries



9 August 2005

Chief Executive Officer
Bungil Shire Council
PO Box 123
Roma Qld 4455

Dear Mr Love

REFERRAL AGENCY AMENDED RESPONSE TO DEVELOPMENT APPLICATION
(Section 3.3.16(1) *Integrated Planning (IP) Act 1997)*

I refer to the application dated 23 November 2004 by Australian Country Choice Pty Ltd for an expansion of a cattle feedlot on land described as Lot 7 on WV1572 and to the referral agency response issued by DPI&F on 21 June 2005. The administering authority under the *Environmental Protection Act 1994* (EP Act) is a concurrence agency for this application.

Following negotiations with the applicant the administering authority has amended its response. The administering authority's amended response is to tell your council as assessment manager the conditions that must attach to any development approval. These conditions should be attached in the exact form enclosed.

The administering authority requires these conditions to be included as a result of its consideration of the Standard Criteria and the additional information given in relation to the application in accordance with the EP Act.

Please contact me on telephone number (07) 4688 1510 if you require clarification of any of the issues addressed within this letter.

Yours sincerely

Danette McLean

Danette McLean
Development Assessment Coordinator
Delegate of the administering authority under the *Environmental Protection Act 1994*

Mission Vision
Profitable primary industries for Queensland
Maximise the economic potential of Queensland primary industries on a sustainable basis

203 Tor Street
PO Box 102 Toowoomba
Queensland 4350 Australia
Call Centre 13 25 23
Website www.dpi.qld.gov.au
ABN 78 342 684 030

03 Sep 2007 11:17 RCC 07 46233313 p.2

CC: Australian Country Choice Pty Ltd
C/- Chris Fenwicke
'Brindley Park'
MS 619
Roma Qld 4455

Att/Enc

03 Sep 2007 11:17 RCC 07 46233313 p.3

CONCURRENCE AGENCY AMENDED RESPONSE TO DEVELOPMENT APPLICATION

Section 3.3.16(1) Integrated Planning Act 1997

Queensland Government
Department of Primary Industries and Fisheries

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 EP Act that are prescribed in the attached Schedules A to G:

Development Permit Applicant: **Australian Country Choice Pty Ltd**

Address of Development Permit Applicant: **"Brindley Park"**
MS 619
Roma QLD 4455

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

Lot 7 on WV1572, Parish of Withu, Shire of Bungil

Located at: **'Brindley Park' Roma – Taroom Road, Roma**

ENVIRONMENTALLY RELEVANT ACTIVITY: **2(d) CATTLE FEEDLOTTING**

FEEDLOT NAME: **Brindley Park**

DPI&F PROPERTY NUMBER: QDBI0357

LICENSED CAPACITY: 15 000 SCU (Standard Cattle Units). ✓

STOCKING DENSITY: 12.5m^2/SCU. ✓

CLASS of FEEDLOT: Class Two (2) ✓

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

Signed ..... Tom Mean .....
(Delegate of Administering Authority, *EP Act*)

Anniversary DATE 30/4

This ..... month ..... day of ..... August ..... 2005.

03 Sep 2007 11:17 RCC 07 46233313 p.4

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 15, Solid and Liquid Reuse Areas, dated 28/2/05; FSA Report 6348/1;
- Figure 11, Proposed Feedlot Layout, dated 17/5/05, FSA Report 6348/2; and
- Plan entitled 'Potential Irrigation Sites' dated received 3 August 2005.

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)
- the development information

The environmentally relevant activity will consist of the following as detailed on Figure 11, Proposed Feedlot Layout:

- A total of 91 pens (including production and hospital pens) with a total area of 20.97ha;
- cattle induction yards;
- other feedlot ancillary facilities (i.e. feedmill and silage pits);
- manure/compost stockpile area;
- separate manure storage area (to east of Row 1);
- a sedimentation basin of minimum capacity 11.7ML;
- an effluent holding pond with a minimum working capacity of 86.1ML; and
- an irrigation area of at least 100ha (as shown on the Plan 'Potential Irrigation Sites'.

The cattle feedlot shall be constructed in three (3) stages each will be constructed and operated as follows:

Stage One (1): Rows 3,4,6 & 7

- Upgrade rows 3 and 6 and completion of row 7 to reflect Figure 11 (rows 3,4,6 & 7), where:
  - Row 3 will consist of eleven (11) production pens and two (2) hospital pens with a total pen area of 3.3ha;
  - Row 6 will consist of thirteen (13) production pens and two (2) hospital pens; with a total pen area of 3.3ha;
  - Row 7 will consist of twelve (12) production pens and two (2) hospital pens with a total pen area of 3.8ha; and
  - Row 4 in its existing configuration.
- These rows shall be serviced by a sedimentation basin with a minimum working capacity of 8.9ML and retention pond of minimum working capacity of 56.2 ML.

Stage Two (2): Rows 3,4,5,6 & 7

- Rows 3,6 and 7 as per Stage 1 development,
- Upgrade Row 4 to consist of twelve (12) production pens and two (2) hospital pens with a total pen area of 2.96ha;
- Construction of Row 5, to consist of fourteen (14) production pens and two (2) hospital pens; with a total pen area of 3.56ha; and
- Construction of manure stockpile areas;

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- These rows and manure stockpile areas shall be contained within one controlled drainage area serviced by a sedimentation basin with a minimum working capacity of 10.2ML and retention pond of minimum working capacity of 69.8 ML.

Stage Three (3): Rows 1,2,3,4,5,6 & 7

- Rows 3,4,5,6 & 7 as per stages 1 &2,
- Construction of Row 1, to consist of six (6) production pens and 2 hospital pens with a total pen area of 1.66ha;
- Construction of Row 2, to consist of nine (9) production pens and two (2) hospital pens with a total pen area of 2.37ha.
- Construction of new handling yards within the controlled drainage area;
- All rows, manure /compost stockpile areas and induction yards shall be contained within one controlled drainage area serviced by a sedimentation basin with a minimum working capacity of 11.7ML and retention pond of minimum working capacity of 86.1ML.

Cattle Capacity

(A2) (i) Subject to condition (A2) (ii), (iii), (iv) and (v) the maximum number of cattle accommodated in the feedlot at any one time shall not exceed the equivalent of **15,000** SCU's.

(ii) Subject to condition (A2) (iii), (iv) and (v), the maximum number of cattle accommodated in the feedlot at any one time shall not exceed the equivalent of **8192** SCU until the holder of this Development Permit has the legal right to take and use in the feedlot not less than 264 megalitres of water in total per water year in accordance with the *Water Act 2000*.

(iii) Subject to condition (A2) (iv) and (v), the maximum number of cattle accommodated in the feedlot at any one time shall not exceed the equivalent of **11,000** SCU until the holder of this Development Permit has the legal right to take and use in the feedlot not less than 312 megalitres of water in total per water year in accordance with the *Water Act 2000*.

(iv) Subject to condition (A2) (v), the maximum number of cattle accommodated in the feedlot at any one time shall not exceed the equivalent of **13,000** SCU until the holder of this Development Permit has the legal right to take and use in the feedlot not less than 360 megalitres of water in total per water year in accordance with the *Water Act 2000*.

(v) Once the requirement referred to in (A2)(ii) is satisfied, the maximum number of cattle which may be accommodated in the feedlot at any one time shall not exceed the equivalent of **15,000** SCU.

Stocking Density

(A3) The average production pen area, over the entire feedlot, shall not be less than **12.5m²** per SCU.

Access to a copy of this Development Permit

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

Competency

(A5) In carrying out the Environmentally Relevant Activity, the holder of the Development Permit must ensure that all reasonable and practicable measures, to prevent and/or minimise the likelihood of environmental harm, are being implemented.

(A6) The holder of the Development Permit shall ensure that the operation and maintenance of the feedlot is carried out by, or under the supervision of, a competent person.

Records

(A7) Any record or document required to be kept under a condition of these schedules of the Development Permit must be kept at the approved place for a period of at least five (5) years and

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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 **six (6) months of the date of issue of the development permit.**

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

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

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

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

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

GENERAL OPERATIONAL REQUIREMENTS

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

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

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

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

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

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

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

(A20) The sedimentation basin shall be cleaned and maintained as soon as practically possible following the deposition of a significant amount of sediment.

(A21) Runoff storage ponds (evaporation pond) 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.

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(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.

Liquid Effluent Utilisation

(C3) Runoff storage ponds shall be managed to prevent over-topping. The maximum effluent volume in the effluent storage pond must not exceed 86.1ML at any time.

(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

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(C6) Manure and sludge removed from feedlot pens, drains, sedimentation system and evaporation pond, and spilt and/or spoilt feedstuffs, shall be:

* stored within the designated stockpile area(s) of the feedlot complex;
* exported from the feedlot property; or
* applied immediately, at sustainable rates, to crop or pasture on the feedlot property.

(C7) Solid waste 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.

(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

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(E5) The following analyses are required for **soil samples** collected from the specified depth intervals from representative sites within the solid waste utilisation areas:

Parameter	Depth Intervals
Colwell Phosphorus (Colwell P)	0 – 10 cm, 50 – 60 cm, 90 –100 cm
Nitrate Nitrogen (NO_3^- - N)	0 – 30 cm, 50 – 60 cm, 90 –100 cm
Exchangeable Sodium Percentage (ESP)	0 – 30 cm, 50 – 60 cm, 90 –100 cm
Electrical Conductivity (EC)	0 – 30 cm, 50 – 60 cm, 90 –100 cm
pH and chloride	0 – 30 cm, 50 – 60 cm, 90 –100 cm

(E6) Soil monitoring samples are to be collected at approximately the same time every year, to fit in with normal agricultural practices.

Liquid Effluent and Solid Waste Monitoring

(E7) The following analyses are required for samples collected from the liquid effluent evaporation pond and solid waste stockpile or composting facility:

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_4^+ – N)
Potassium (K)

(E8) Liquid effluent monitoring samples are to be collected from the evapporation pond annually.

(E9) Solid waste monitoring samples are to be collected from the stockpile or composting area annually. (Preferably just prior to commencing solid waste application).

(E10) Where a minimum of 3 years existing monitoring data from the feedlot's evaporation pond and solid waste stockpiles is available, and there is consistency in the results, this data may be submitted to the delegate of the administering authority for consideration in lieu of ongoing monitoring.

(E11) Surface water samples are to be 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.

Monitoring Frequencies

(E12) Monitoring of the parameters specified in this Schedule is to be carried out at the following frequencies:

Item to be Monitored	Required Monitoring Frequency
Solid Waste Product Utilisation Area Soils	Annually
Waste Utilisation Area Crop/Pasture Yields	Seasonal Estimate
Liquid Effluent stored in Evaporation Pond(s)	Annually
Solid Waste Products stored in Stockpile(s) or Composting Area(s)	Annually
Surface Water	Event basis

RECORDING

Operational Recording

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

(E13) 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.

(E14) Routine operating procedures undertaken to prevent or minimise environmental harm, including:-
(i) pen cleaning and manure removal, storage and utilisation;
(ii) fly and insect treatment and control; and
(iii) maintenance of the controlled drainage areas within the feedlot complex.

(E15) Maintenance works carried out, including:-
(i) drainage channel maintenance;
(ii) diversion bank maintenance;
(iii) sedimentation system maintenance; and
(iv) evaporation pond maintenance.

(E16) Results of all monitoring undertaken as a condition of this Development Permit.

(E17) Details of staff training to enhance environmental management skills and awareness of environmental issues.

(E18) For each application of 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.

(E19) 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

(E20) 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

(E21) All complaints (including those associated with the release of a contaminant such as odour or noise), regarding the feedlot enterprise authorised by this Development Permit, received by either the holder of this Development Permit, or the holder's employee, must be recorded. The complaint records shall include the following details:-
* Time and date of detection and details of the complaint;
* Method of communication (telephone, letter, personal etc);
* Name, contact address and contact telephone number of complainant (Note: if the complainant does not wish to be identified then, "not identified" is to be recorded); eam

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- Wind direction and strength and any other relevant climatic conditions;
- Details of complaint investigation undertaken and findings;
- Any management practices that may have contributed to the complaint;
- Name of person responsible for investigating the complaint;
- Action taken as a result of the complaint investigation and signature of responsible person; and
- Details of notification of the delegate of the administering authority (if applicable).

REPORTING

(E22) 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.

(E23) The delegate of the administering authority must be immediately notified of any substantial increase in cattle mortalities.

SCHEDULE F - SPECIAL CONDITIONS

Specific Operational Requirements

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

(F1) Pen cleaning by removal or mounding shall be carried out at least every **fifteen (15)** weeks,weather permitting, or more frequently to ensure the the pack depth does not exceed 100mm.

(F2) Cleaning under fences shall be carried out **quarterly** or as soon as practically possible when accumulated manure obstructs drainage.

(F3) Wet patches shall be eliminated **monthly** or as soon as practically possible after rainfall.

(F4) Potholes shall be repaired **monthly** or as soon as practically possible after rainfall.

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

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

Construction of Effluent Holding Ponds and Sedimentation Systems

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

Survey of Existing Effluent Holding Pond

(F8) Prior to the expansion of the existing facility an 'as constructed' survey of the existing holding pond is to be undertaken. A copy of this survey is to be provided to the delegate of the administering authority. Following the survey a system of 'markers' is to be placed in the effluent holding pond at the depth which represents a total volume of 86.1ML.

Pre - Operation Inspection and Approval of the Facility

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(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 of each stage.

Effluent Pond

(F10) A maximum volume of 86.1ML shall be held in the effluent holding pond at any one time.

(F11) An area of at least **100** ha, in the area shown on the attached plan 'Potential Irrigation Sites' 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

(F12) A minimum area of **500**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 **15** tonnes (wet) per hectare/calendar year.

Vegetative Buffers

(F13) 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 nuisance"** 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;
The Environmental Protection (Waste Management) Policy 2000;

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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
700	1.12
650	1.06
600	1.00
550	0.94
500	0.87
450	0.81
400	0.74

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

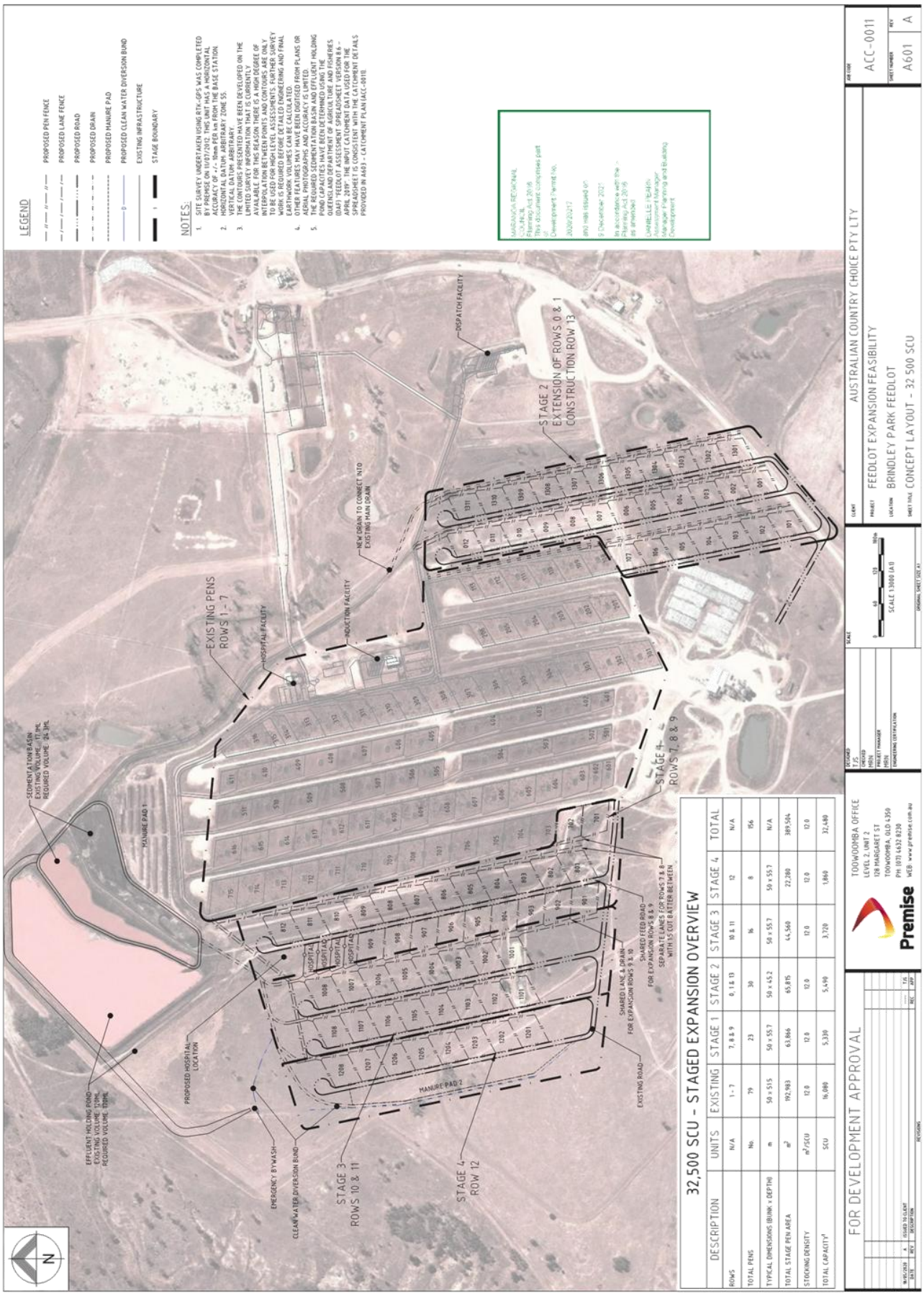
Signed ..... Dan Keam .....
(Delegate of Administering Authority, *EP Act*)

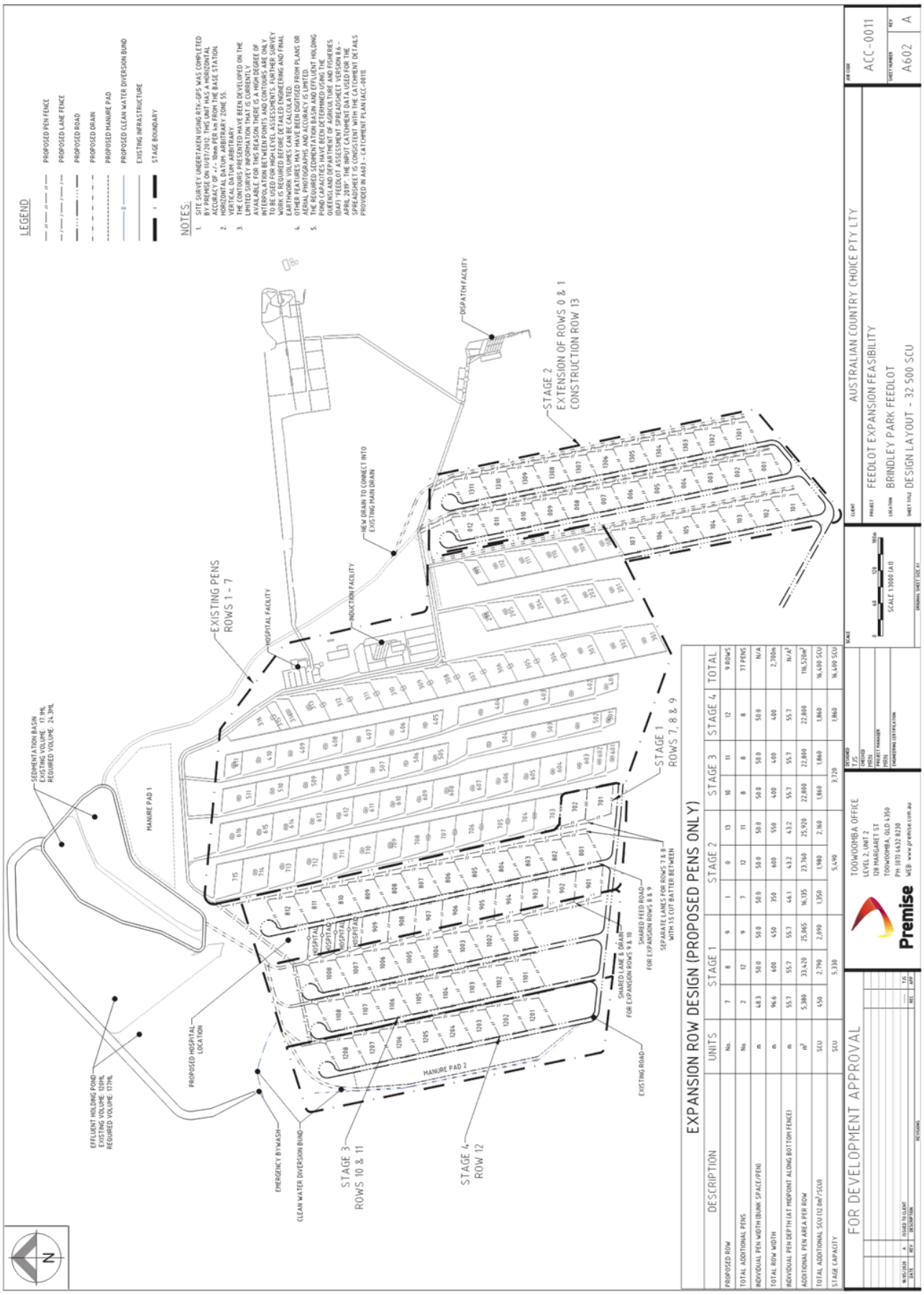
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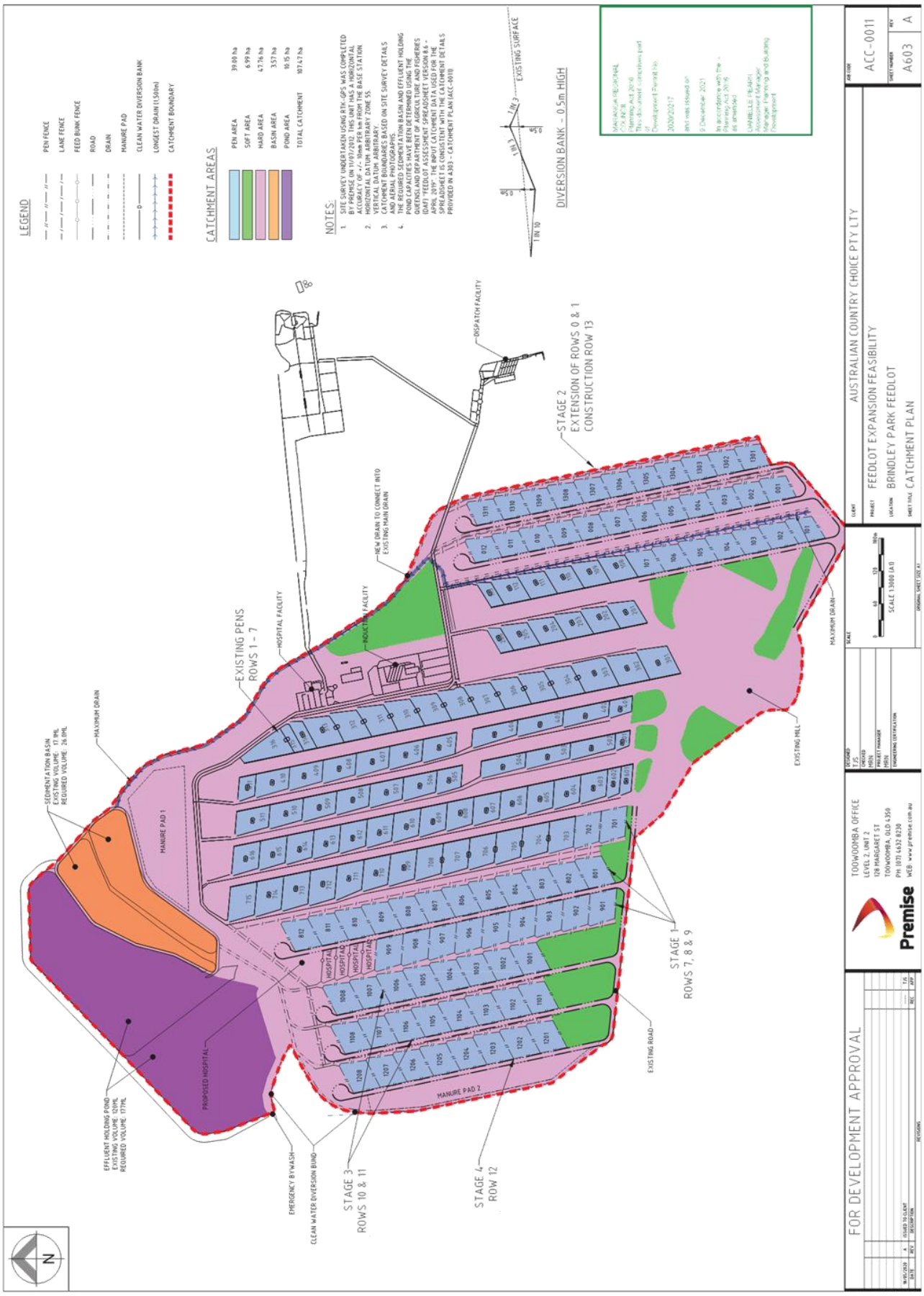
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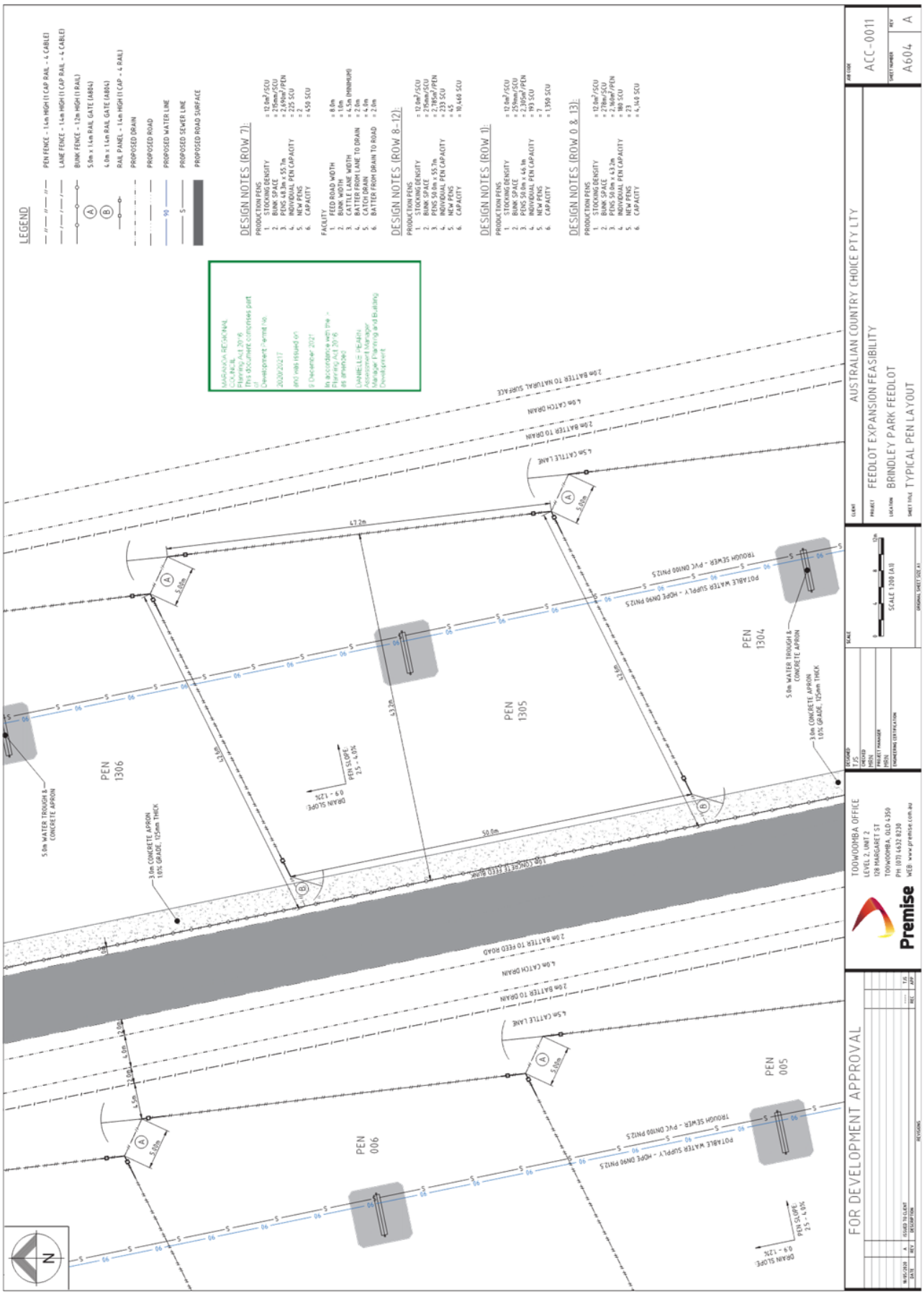
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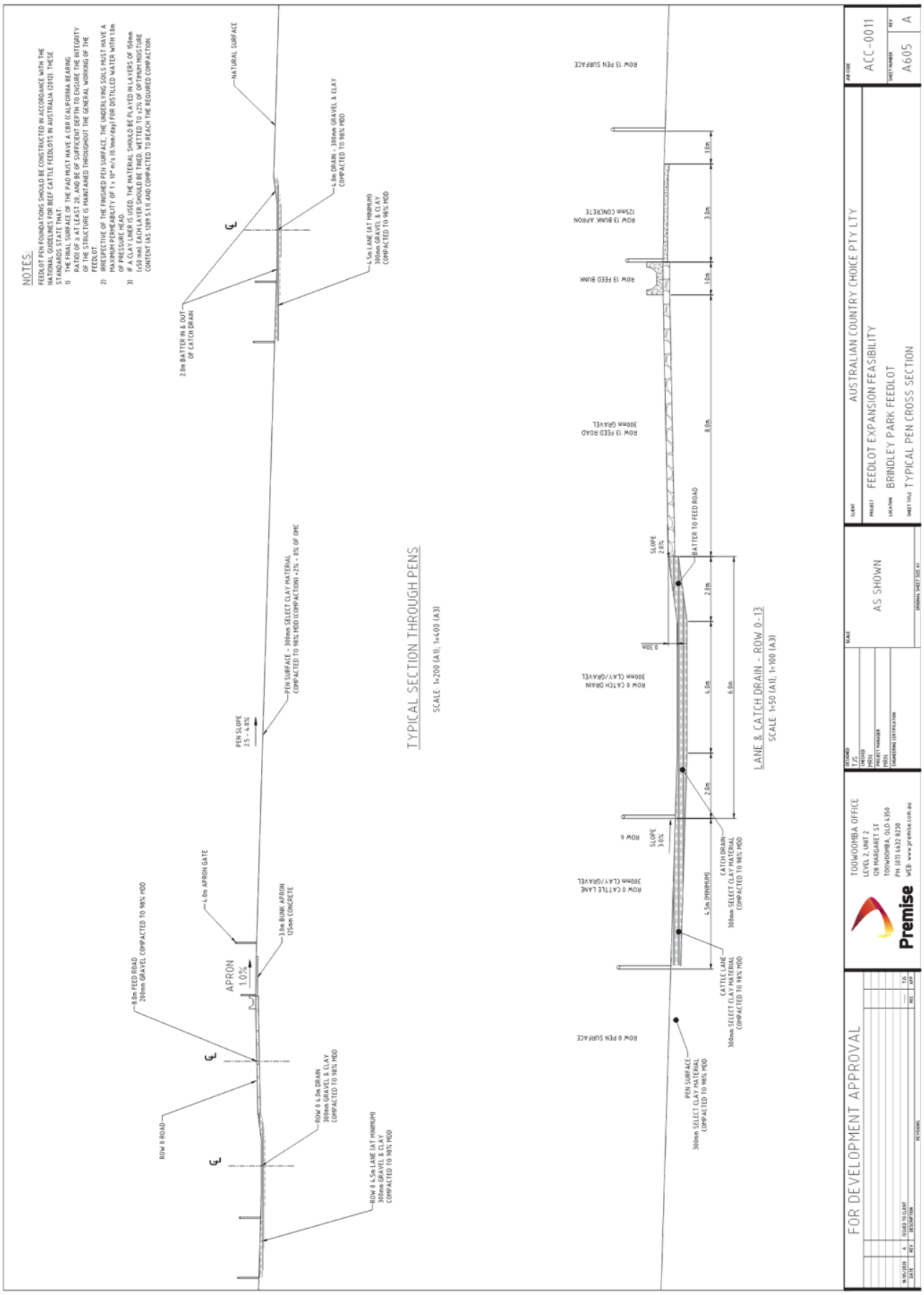
APPENDIX B - SITE PLANS

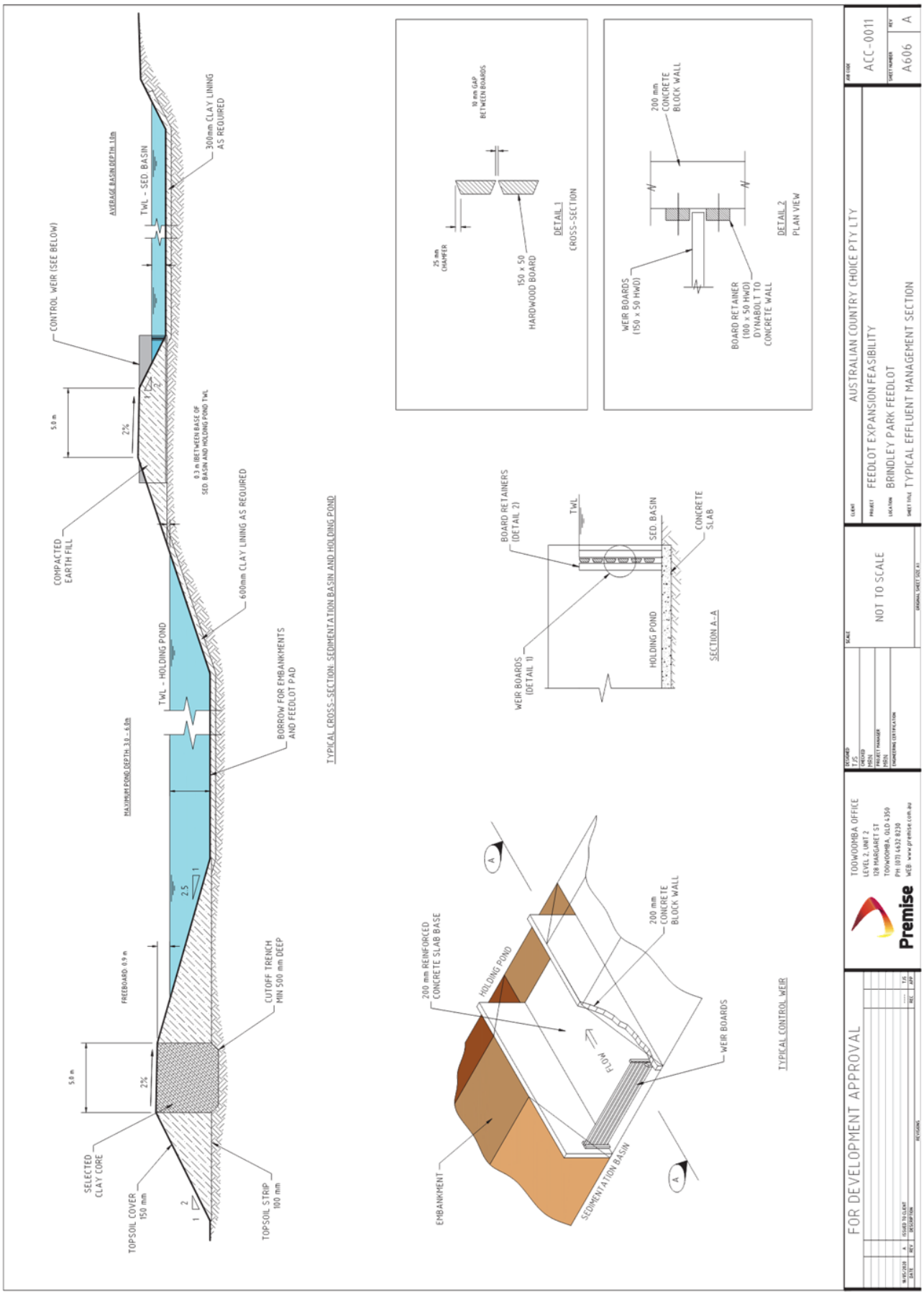

LEGEND
PROPOSED PEN FENCE
PROPOSED LANE FENCE
PROPOSED ROAD
PROPOSED DRAIN
PROPOSED MANURE PAD
PROPOSED CLEAN WATER DIVERSION BUND
EXISTING INFRASTRUCTURE
STAGE BOUNDARY
NOTES:
1. SITE SURVEY UNDERTAKEN USING RTK-GPS WAS COMPLETED BY PREMISE ON 11/07/2012. THIS UNIT HAS A HORIZONTAL ACCURACY OF +/- 10mm PER km FROM THE BASE STATION. HORIZONTAL DATUM: MGA94 ZONE 55. VERTICAL DATUM: ARBITRARY.
2. THE CONTOURS PRESENTED HAVE BEEN DEVELOPED ON THE LIMITED SURVEY INFORMATION THAT IS CURRENTLY AVAILABLE FOR THIS REASON THERE IS A HIGH DEGREE OF INTERPOLATION BETWEEN POINTS AND CONTOURS ARE ONLY TO BE USED AS A GUIDE. DETAILED FIELD SURVEY WORK IS REQUIRED BEFORE DETAILED ENGINEERING AND FINAL EARTHWORK VOLUMES CAN BE CALCULATED.
3. OTHER FEATURES MAY HAVE BEEN DIGITISED FROM PLANS OR AERIAL PHOTOGRAPHS AND ACCURACY IS LIMITED.
4. STORAGE VOLUMES TO BE CONFIRMED BY A SUITABLY QUALIFIED PERSON. EFFLUENT HOLDING POND CAPACITIES HAVE BEEN DETERMINED USING THE QUEENSLAND DEPARTMENT OF AGRICULTURE AND FISHERIES (DAF) "FEEDLOT ASSESSMENT SPREADSHEET VERSION 8.6 - APRIL 2019". THE INPUT CATCHMENT DATA USED FOR THE SPREADSHEET IS CONSISTENT WITH THE CATCHMENT DETAILS PROVIDED IN A03 - CATCHMENT PLAN (ACC-0010)
5. REFER TO ACC-0012 FOR DETAILED EARTHWORKS PLAN
MARANOA REGIONAL COUNCIL
Planning Act 2016
This document comprises part of
Development Permit No.
20200/2021
and was issued on
9 December 2021
In accordance with the Planning Act 2016
as amended
DANIELLE TEARLE
Development Assessment Manager
Manager Planning and Building Development
EXISTING PENS ROWS 1 - 7
HOSPITAL FACILITY
INDUCTION FACILITY
NEW DRAIN TO CONNECT NTO EXISTING MAIN DRAIN
DISPATCH FACILITY
STAGE 2 EXTENSION OF ROWS 0 & 1 CONSTRUCTION ROW 13
STAGE 4 ROWS 7, 8 & 9
SEDIMENTATION BASIN EXISTING VOLUME: 17.3ML REQUIRED VOLUME: 24.3ML
MANURE PAD 1
EFFLUENT HOLDING POND EXISTING VOLUME: 120ML REQUIRED VOLUME: 180ML
PROPOSED HOSPITAL LOCATION
EMERGENCY BY-WASH
CLEAN WATER DIVERSION BUND
STAGE 3 ROWS 10 & 11
STAGE 4 ROW 12
MANURE PAD 2
EXISTING ROAD
SHARED LANE & DRAIN FOR EXPANSION ROWS 9 & 10
SHARED FEED ROAD FOR EXPANSION ROWS 8 & 9 SEPARATE LANES FOR ROWS 7 & 8 WITH 1:5 CUT BATTER BETWEEN
32,500 SCU - STAGED EXPANSION OVERVIEW
DESCRIPTION | UNITS | EXISTING | STAGE 1 | STAGE 2 | STAGE 3 | STAGE 4 | TOTAL
ROWS | N/A | 1 - 7 | 7, 8 & 9 | 0, 1 & 13 | 10 & 11 | 12 | N/A
TOTAL PENS | No. | 79 | 23 | 30 | 16 | 8 | 156
TYPICAL DIMENSIONS (BUNK x DEPTH) | m | 50 x 515 | 50 x 55.7 | 50 x 45.2 | 50 x 55.7 | 50 x 55.7 | N/A
TOTAL STAGE PEN AREA | m² | 192,983 | 63,866 | 65,875 | 44,560 | 22,280 | 389,564
STOCKING DENSITY | m²/SCU | 12.0 | 12.0 | 12.0 | 12.0 | 12.0 | 12.0
TOTAL CAPACITY¹ | SCU | 16,080 | 5,330 | 5,490 | 3,720 | 1,860 | 32,480
FOR DEVELOPMENT APPROVAL
Premise
TOOWOOMBA OFFICE
LEVEL 2, UNIT 2
128 MARGARET ST
TOOWOOMBA, QLD 4350
PH: (07) 4632 8230
WEB: www.premise.com.au
SCALE
SCALE 1:3000 (A1)
CLIENT
AUSTRALIAN COUNTRY CHOICE PTY LTY
PROJECT
FEEDLOT EXPANSION FEASIBILITY
LOCATION
BRINDLEY PARK FEEDLOT
SHEET TITLE
CONCEPT LAYOUT - 32 500 SCU
JOB NUMBER
ACC-0011
SHEET NUMBER
A601
REV
A

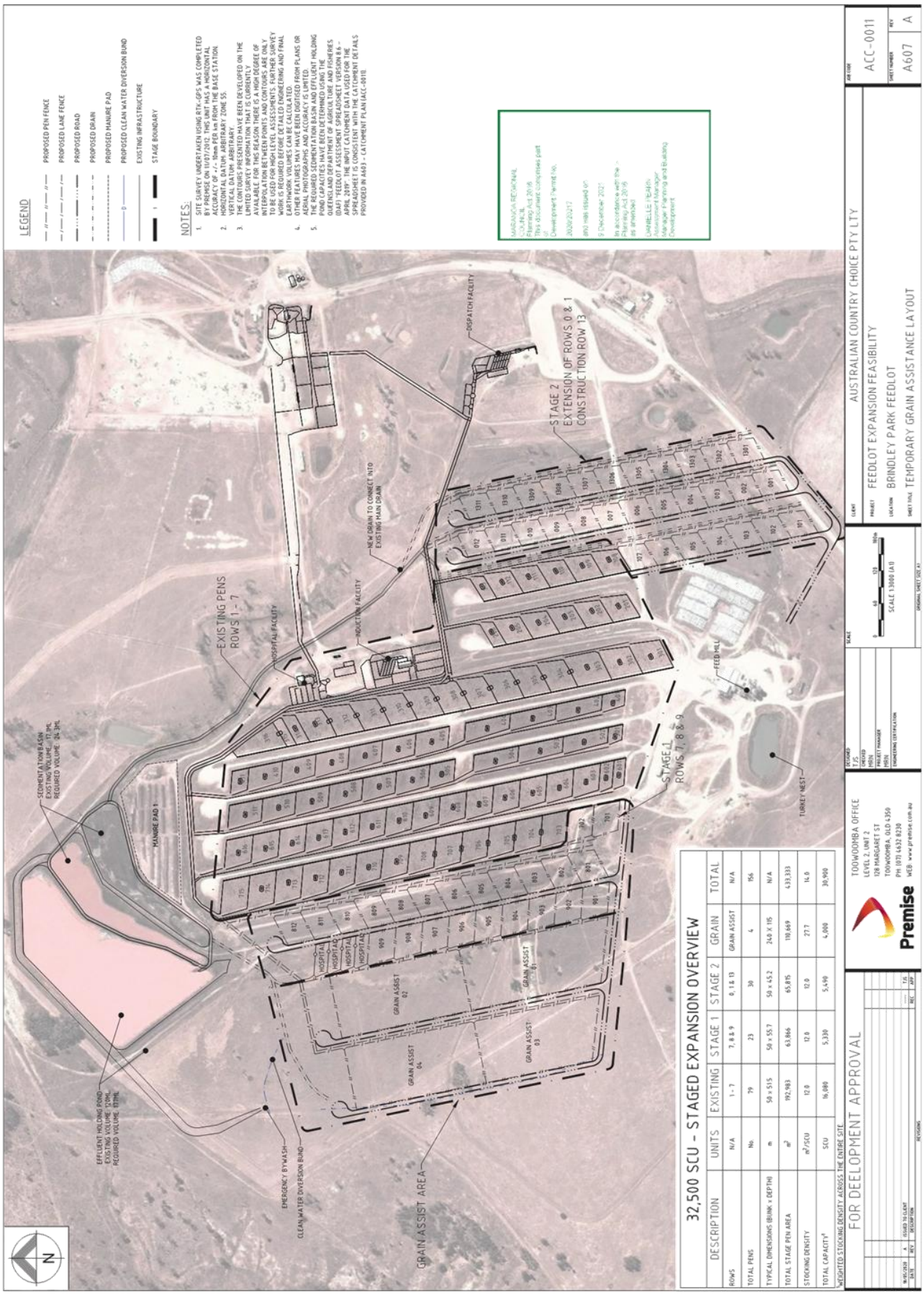

LEGEND
PROPOSED PEN FENCE
PROPOSED LANE FENCE
PROPOSED ROAD
PROPOSED DRAIN
PROPOSED MANURE PAD
PROPOSED CLEAN WATER DIVERSION BUND
EXISTING INFRASTRUCTURE
STAGE BOUNDARY
NOTES:
1. SITE SURVEY UNDERTAKEN USING RTK-GPS WAS COMPLETED BY PREMISE ON 11/07/2012. THIS UNIT HAS A HORIZONTAL ACCURACY OF +/- 10mm PER km FROM THE BASE STATION.
2. ADDITIONAL DATA ADDED MAY 2016.
VERTICAL DATUM ARBITRARY.
3. THE CONTOURS PRESENTED HAVE BEEN DEVELOPED ON THE LIMITED SURVEY INFORMATION THAT IS CURRENTLY AVAILABLE. FOR THIS REASON THERE IS A HIGH DEGREE OF INTERPOLATION BETWEEN POINTS AND CONTOURS ARE ONLY TO BE REGARDED AS INDICATIVE. DETAILED FIELD SURVEY WORK IS REQUIRED BEFORE DETAILED ENGINEERING AND FINAL EARTHWORK VOLUMES CAN BE CALCULATED.
4. OTHER FEATURES MAY HAVE BEEN DIGITISED FROM PLANS OR AERIAL PHOTOGRAPHS AND ACCURACY IS LIMITED.
5. THE REQUIRED POND VOLUMES AND EFFLUENT HOLDING POND CAPACITIES HAVE BEEN DETERMINED USING THE QUEENSLAND DEPARTMENT OF AGRICULTURE AND FISHERIES (DAF) "FEEDLOT ASSESSMENT SPREADSHEET VERSION 8.6 - APRIL 2019". THE INPUT CATCHMENT DATA USED FOR THE SPREADSHEET IS CONSISTENT WITH THE CATCHMENT DETAILS PROVIDED IN A03 - CATCHMENT PLAN (ACC-0010)
EXISTING PENS ROWS 1 - 7
HOSPITAL FACILITY
INDUCTION FACILITY
NEW DRAIN TO CONNECT INTO EXISTING MAIN DRAIN
DISPATCH FACILITY
STAGE 2 EXTENSION OF ROWS 0 & 1 CONSTRUCTION ROW 13
STAGE 1 ROWS 7, 8 & 9
SEDIMENTATION BASIN EXISTING VOLUME 11.1ML REQUIRED VOLUME 24.3ML
MANURE PAD 1
MANURE PAD 2
PROPOSED HOSPITAL LOCATION
EFFLUENT HOLDING POND EXISTING VOLUME 0ML REQUIRED VOLUME 117ML
EMERGENCY BYWASH
CLEAN WATER DIVERSION BUND
STAGE 3 ROWS 10 & 11
STAGE 4 ROW 12
EXISTING ROAD
SHARED LANE & DRAIN FOR EXPANSION ROWS 9 & 10
SHARED FEED ROAD FOR EXPANSION ROWS 8 & 9
SEPARATE LANES FOR ROWS 7 & 8 WITH 15 CUT BATTER BETWEEN
EXPANSION ROW DESIGN (PROPOSED PENS ONLY)
DESCRIPTION | UNITS | STAGE 1 | | | STAGE 2 | | | STAGE 3 | | | STAGE 4 | TOTAL
PROPOSED ROW | No. | 7 | 8 | 9 | 1 | 0 | 13 | 10 | 11 | | 12 | 9 ROWS
TOTAL ADDITIONAL PENS | No. | 2 | 12 | 9 | 7 | 12 | 11 | 8 | 8 | | 8 | 77 PENS
INDIVIDUAL PEN WIDTH (BUNK SPACE/PEN) | m | 48.3 | 50.0 | 50.0 | 50.0 | 50.0 | 50.0 | 50.0 | 50.0 | | 50.0 | N/A
TOTAL ROW WIDTH | m | 96.6 | 600 | 450 | 350 | 600 | 550 | 400 | 400 | | 400 | 2,700m
INDIVIDUAL PEN DEPTH (AT MIDPOINT ALONG BOTTOM FENCE) | m | 55.7 | 55.7 | 55.7 | 46.1 | 43.2 | 43.2 | 55.7 | 55.7 | | 55.7 | N/A²
ADDITIONAL PEN AREA PER ROW | m² | 5,380 | 33,420 | 25,065 | 16,135 | 23,760 | 25,920 | 22,840 | 22,840 | | 22,840 | 116,520m²
TOTAL ADDITIONAL SCU (12.0m²/SCU) | SCU | 450 | 2,790 | 2,090 | 1,350 | 1,980 | 2,160 | 1,860 | 1,860 | | 1,860 | 16,490 SCU
STAGE CAPACITY | SCU | | 5,330 | | | 5,490 | | | 3,720 | | 1,860 | 16,490 SCU
FOR DEVELOPMENT APPROVAL
Premise
TOOWOOMBA OFFICE
LEVEL 2, UNIT 2
128 MARGARET ST
TOOWOOMBA, QLD 4350
PH: (07) 4632 8230
WEB: www.premise.com.au
DESIGNED TJS
DRAWN CHECKED
MGEN
PROJECT MANAGER
APPROVED
ENGINEERING CERTIFICATION
SCALE
SCALE 1:3000 (A1)
ORIGINAL SHEET SIZE: A1
CLIENT
AUSTRALIAN COUNTRY CHOICE PTY LTD
PROJECT FEEDLOT EXPANSION FEASIBILITY
LOCATION BRINDLEY PARK FEEDLOT
SHEET TITLE DESIGN LAYOUT - 32 500 SCU
JOB NUMBER ACC-0011
SHEET NUMBER A602
REV A
16/05/2019 A ISSUED TO CLIENT TJS
DATE REV DESCRIPTION DES. APP
AS ISSUED


LEGEND
PEN FENCE
LANE FENCE
FEED BUNK FENCE
ROAD
DRAIN
MANURE PAD
CLEAN WATER DIVERSION BANK
LONGEST DRAIN (1,500m)
CATCHMENT BOUNDARY
CATCHMENT AREAS
PEN AREA 39.69 ha
SOFT AREA 6.99 ha
HARD AREA 4.76 ha
BASIN AREA 3.57 ha
POND AREA 10.35 ha
TOTAL CATCHMENT 167.47 ha
NOTES:
1. SITE SURVEY UNDERTAKEN USING RTK-GPS WAS COMPLETED BY PREMISE ON 11/07/2012. THIS UNIT HAS A HORIZONTAL ACCURACY OF +/- 10mm PER 1km FROM THE BASE STATION.
2. HORIZONTAL DATUM ARBITRARY ZONE 55.
3. VERTICAL DATUM ARBITRARY.
4. CATCHMENT BOUNDARIES BASED ON SITE SURVEY DETAILS AND AERIAL PHOTOGRAPHS.
5. THE REQUIRED SEDIMENTATION BASIN AND EFFLUENT HOLDING POND CAPACITIES HAVE BEEN DETERMINED USING THE QUEENSLAND DEPARTMENT OF AGRICULTURE AND FISHERIES (DAFF) FEEDLOT ASSESSMENT SPREADSHEET VERSION 8.0 - APRIL 2008. THE RELEVANT DESIGN DETAILS FROM THE SPREADSHEET IS CONSISTENT WITH THE CATCHMENT DETAILS PROVIDED IN A303 - CATCHMENT PLAN (ACC-0010)
DIVERSION BANK - 0.5m HIGH
EXISTING SURFACE
1 IN 3
1 IN 10
EXISTING PENS ROWS 1 - 7
HOSPITAL FACILITY
REDUCTION FACILITY
DISPATCH FACILITY
NEW DRAIN TO CONNECT INTO EXISTING MAIN DRAIN
STAGE 2 EXTENSION OF ROWS 0 & 1 CONSTRUCTION ROW 13
MAXIMUM DRAIN
SEDIMENTATION BASIN EXISTING VOLUME: 17 ML REQUIRED VOLUME: 26 ML
MANURE PAD 1
EFFLUENT HOLDING POND EXISTING VOLUME: 129ML REQUIRED VOLUME: 177ML
PROPOSED HOSPITAL
EMERGENCY BY-WASH
CLEAN WATER DIVERSION BUND
STAGE 3 ROWS 10 & 11
STAGE 4 ROW 12
STAGE 1 ROWS 7, 8 & 9
EXISTING ROAD
MANURE PAD 2
EXISTING MILL
MAXIMUM DRAIN
FOR DEVELOPMENT APPROVAL
AUSTRALIAN COUNTRY CHOICE PTY LTY
FEEDLOT EXPANSION FEASIBILITY
BRINDLEY PARK FEEDLOT
CATCHMENT PLAN
ACC-0011
A603
A
Premise
TOOWOOMBA OFFICE
LEVEL 2, UNIT 2
128 MARGARET ST
TOOWOOMBA, QLD 4350
Ph: (07) 4632 8230
WEB: www.premise.com.au


LEGEND
PEN FENCE - 1.4m HIGH (1 CAP RAIL - 4 CABLE)
LANE FENCE - 1.4m HIGH (1 CAP RAIL - 4 CABLE)
BUNK FENCE - 1.2m HIGH (1 RAIL)
5.0m x 1.4m RAIL GATE (A804)
4.0m x 1.4m RAIL GATE (A804)
RAIL PANEL - 1.4m HIGH (1 CAP - 4 RAIL)
PROPOSED DRAIN
PROPOSED ROAD
PROPOSED WATER LINE
PROPOSED SEWER LINE
PROPOSED ROAD SURFACE
DESIGN NOTES (ROW 7)
DESIGN NOTES (ROW 8-12)
DESIGN NOTES (ROW 1)
DESIGN NOTES (ROW 0 & 13)
LOCKYER REGIONAL COUNCIL
Planning Act 2016
This document commences part of
Development Permit no.
2020/20217
which was issued on
9 December 2021
In accordance with the Planning Act 2016 as amended
DANIELLE HEARN
Assessment Manager
Manager Planning and Building Development
PEN 1306
PEN 1305
PEN 1304
PEN 006
PEN 005
5.0m WATER TROUGH & CONCRETE APRON
3.0m CONCRETE APRON 10% GRADE, 125mm THICK
DRAIN SLOPE 0.9 - 1.2%
PEN SLOPE 2.5 - 4.0%
POTABLE WATER SUPPLY - HDPE DN90 PN12.5
TROUGH SEWER - PVC DN160 PN12.5
2.0m BATTER TO NATURAL SURFACE
4.0m CATCH DRAIN
2.0m BATTER TO DRAIN
6.5m CATTLE LANE
2.0m BATTER TO FEED ROAD
47.2m
43.0m
50.0m
53.6m
FOR DEVELOPMENT APPROVAL
AUSTRALIAN COUNTRY CHOICE PTY LTY
FEEDLOT EXPANSION FEASIBILITY
BRINDLEY PARK FEEDLOT
TYPICAL PEN LAYOUT
ACC-0011
A604
A
SCALE 1:200 (A1)
Premise
TOOWOOMBA OFFICE
LEVEL 2, UNIT 2
128 MARGARET ST
TOOWOOMBA, QLD 4350
Ph: (07) 4632 8230
WEB: www.premise.com.au


NOTES:
FEEDLOT PEN FOUNDATIONS SHOULD BE CONSTRUCTED IN ACCORDANCE WITH THE NATIONAL GUIDELINES FOR BEEF CATTLE FEEDLOTS IN AUSTRALIA (2010). THESE STANDARDS STATE THAT:
1) THE FINAL SURFACE OF THE PAD MUST HAVE A CBR (CALIFORNIA BEARING RATIO) OF ≥ AT LEAST 28, AND BE OF SUFFICIENT DEPTH TO ENSURE THE INTEGRITY OF THE STRUCTURE IS MAINTAINED THROUGHOUT THE GENERAL WORKING OF THE FEEDLOT.
2) IRRESPECTIVE OF THE FINISHED PEN SURFACE, THE UNDERLYING SOILS MUST HAVE A MAXIMUM PERMEABILITY OF 1 x 10^9 m/s (10 mm/day) FOR DISTILLED WATER WITH 10m OF PRESSURE HEAD.
3) IF A CLAY LINER IS USED, THE MATERIAL SHOULD BE PLAYED IN LAYERS OF 150mm (±50 mm). EACH LAYER SHOULD BE TINED, WETTED TO +2% OF OPTIMUM MOISTURE CONTENT (AS 1289 5.1.1) AND COMPACTED TO REACH THE REQUIRED COMPACTION.
NATURAL SURFACE
2.0m BATTER IN & OUT OF CATCH DRAIN
4.0m DRAIN - 300mm GRAVEL & CLAY COMPACTED TO 98% MOD
4.5m LANE (AT MINIMUM) 300mm GRAVEL & CLAY COMPACTED TO 98% MOD
PEN SLOPE 2.5 - 4.0%
PEN SURFACE - 300mm SELECT CLAY MATERIAL COMPACTED TO 98% MOD (COMPACTION) +2% - 0% OF OMC
4.0m APRON GATE
APRON 10%
3.0m BUNK APRON 125mm CONCRETE
8.0m FEED ROAD 200mm GRAVEL COMPACTED TO 98% MOD
ROW 0 ROAD
ROW 0 4.0m DRAIN 300mm GRAVEL & CLAY COMPACTED TO 98% MOD
ROW 0 4.5m LANE (AT MINIMUM) 300mm GRAVEL & CLAY COMPACTED TO 98% MOD
TYPICAL SECTION THROUGH PENS
SCALE 1:200 (A1), 1:400 (A3)
ROW 13 PEN SURFACE
ROW 13 BUNK APRON 125mm CONCRETE
ROW 13 FEED BUNK
ROW 13 FEED ROAD 300mm GRAVEL
ROW 0 CATCH DRAIN 300mm CLAY/GRAVEL
ROW 0 CATTLE LANE 300mm CLAY/GRAVEL
ROW 0 PEN SURFACE
SLOPE 2.0%
SLOPE 3.0%
BATTER TO FEED ROAD
CATCH DRAIN - 300mm SELECT CLAY MATERIAL COMPACTED TO 98% MOD
CATTLE LANE 300mm SELECT CLAY MATERIAL COMPACTED TO 98% MOD
PEN SURFACE - 300mm SELECT CLAY MATERIAL COMPACTED TO 98% MOD
4.5m (MINIMUM)
LANE & CATCH DRAIN - ROW 0-13
SCALE 1:50 (A1), 1:100 (A3)
FOR DEVELOPMENT APPROVAL
Premise
TOOWOOMBA OFFICE
LEVEL 2, UNIT 2
128 MARGARET ST
TOOWOOMBA, QLD 4350
PH (07) 4632 8230
WEB www.premise.com.au
DESIGNED TJS
CHECKED MBEN
PROJECT MANAGER MBEN
APPROVED ENGINEERING CERTIFICATION
SCALE AS SHOWN
ORIGINAL SHEET SIZE A1
CLIENT AUSTRALIAN COUNTRY CHOICE PTY LTY
PROJECT FEEDLOT EXPANSION FEASIBILITY
LOCATION BRINDLEY PARK FEEDLOT
SHEET TITLE TYPICAL PEN CROSS SECTION
JOB NUMBER ACC-0011
SHEET NUMBER A605
REV A
18/05/2020 A ISSUED TO CLIENT TJS
DATE REV DESCRIPTION DES. APP
REVISIONS


CONTROL WEIR (SEE BELOW)
AVERAGE BASIN DEPTH 1.0m
TWL - SED. BASIN
300mm CLAY LINING AS REQUIRED
5.0 m
2%
COMPACTED EARTH FILL
0.3 m (BETWEEN BASE OF SED. BASIN AND HOLDING POND TWL
600mm CLAY LINING AS REQUIRED
TWL - HOLDING POND
MAXIMUM POND DEPTH 3.0 - 6.8m
BORROW FOR EMBANKMENTS AND FEEDLOT PAD
FREEBOARD 0.9 m
2.5
1
CUTOFF TRENCH MIN 500 mm DEEP
SELECTED CLAY CORE
TOPSOIL COVER 150 mm
TOPSOIL STRIP 100 mm
TYPICAL CROSS-SECTION: SEDIMENTATION BASIN AND HOLDING POND
10 mm GAP BETWEEN BOARDS
25 mm CHAMFER
150 x 50 HARDWOOD BOARD
DETAIL 1 CROSS-SECTION
200 mm CONCRETE BLOCK WALL
WEIR BOARDS (150 x 50 HWD)
BOARD RETAINER (100 x 50 HWD) DYNABOLT TO CONCRETE WALL
DETAIL 2 PLAN VIEW
BOARD RETAINERS (DETAIL 2)
TWL
SED. BASIN
CONCRETE SLAB
WEIR BOARDS (DETAIL 1)
HOLDING POND
SECTION A-A
200 mm REINFORCED CONCRETE SLAB BASE
HOLDING POND
200 mm CONCRETE BLOCK WALL
FLOW
WEIR BOARDS
EMBANKMENT
SEDIMENTATION BASIN
TYPICAL CONTROL WEIR
FOR DEVELOPMENT APPROVAL
Premise
TOOWOOMBA OFFICE
LEVEL 2, UNIT 2
128 MARGARET ST
TOOWOOMBA, QLD 4350
PH: (07) 4632 8230
WEB: www.premise.com.au
NOT TO SCALE
AUSTRALIAN COUNTRY CHOICE PTY LTY
FEEDLOT EXPANSION FEASIBILITY
BRINDLEY PARK FEEDLOT
TYPICAL EFFLUENT MANAGEMENT SECTION
ACC-0011
A606
A


LEGEND
PROPOSED PEN FENCE
PROPOSED LANE FENCE
PROPOSED ROAD
PROPOSED DRAIN
PROPOSED MANURE PAD
PROPOSED CLEAN WATER DIVERSION BUND
EXISTING INFRASTRUCTURE
STAGE BOUNDARY
NOTES:
1. SITE SURVEY UNDERTAKEN USING RTK-GPS WAS COMPLETED BY PREMISE ON 11/07/2012. THIS UNIT HAS A HORIZONTAL ACCURACY OF +/- 10mm PER km FROM THE BASE STATION. VERTICAL DATUM ARBITRARY.
2. ORIGINAL DATA TAKEN AS MGA ZONE 55.
3. THE CONTOURS PRESENTED HAVE BEEN DEVELOPED ON THE LIMITED SURVEY INFORMATION THAT IS CURRENTLY AVAILABLE FOR THIS REASON THERE IS A HIGH DEGREE OF INTERPOLATION BETWEEN POINTS AND CONTOURS ARE ONLY TO BE USED FOR INDICATIVE PURPOSES. A DETAILED SURVEY WORK IS REQUIRED BEFORE DETAILED ENGINEERING AND FINAL EARTHWORK VOLUMES CAN BE CALCULATED.
4. OTHER FEATURES MAY HAVE BEEN DIGITISED FROM PLANS OR AERIAL PHOTOGRAPHS AND ACCURACY IS LIMITED.
5. STORAGE VOLUMES, EVAPORATION RATES AND EFFLUENT HOLDING POND CAPACITIES HAVE BEEN DETERMINED USING THE QUEENSLAND DEPARTMENT OF AGRICULTURE AND FISHERIES (DAF) "FEEDLOT ASSESSMENT SPREADSHEET VERSION 8.6 - APRIL 2019". THE INPUT CATCHMENT DATA USED FOR THE SPREADSHEET IS CONSISTENT WITH THE CATCHMENT DETAILS PROVIDED IN A693 - CATCHMENT PLAN (ACC-0010)
EXISTING PENS ROWS 1 - 7
STAGE 2 EXTENSION OF ROWS 8 & 1 CONSTRUCTION ROW 13
STAGE 1 ROWS 7, 8 & 9
NEW DRAIN TO CONNECT INTO EXISTING MAIN DRAIN
HOSPITAL FACILITY
INDUCTION FACILITY
DISPATCH FACILITY
FEED MILL
TURKEY NEST
SEDIMENTATION BASIN
EXISTING VOLUME: 17.3ML
REQUIRED VOLUME: 24.3ML
MANURE PAD 1
EFFLUENT HOLDING POND
EXISTING VOLUME: 170ML
REQUIRED VOLUME: 173ML
EMERGENCY BYWASH
CLEAN WATER DIVERSION BUND
GRAIN ASSIST AREA
GRAIN ASSIST 01
GRAIN ASSIST 02
GRAIN ASSIST 03
GRAIN ASSIST 04
HOSPITAL
HOSPITAL
HOSPITAL
32,500 SCU - STAGED EXPANSION OVERVIEW
DESCRIPTION | UNITS | EXISTING | STAGE 1 | STAGE 2 | GRAIN | TOTAL
ROWS | N/A | 1 - 7 | 7, 8 & 9 | 8, 1 & 13 | GRAIN ASSIST | N/A
TOTAL PENS | No. | 79 | 23 | 30 | 4 | 156
TYPICAL DIMENSIONS (BUNK x DEPTH) | m | 50 x 515 | 50 x 557 | 50 x 452 | 240 X 115 | N/A
TOTAL STAGE PEN AREA | m² | 192,983 | 63,866 | 65,875 | 110,669 | 433,333
STOCKING DENSITY | m²/SCU | 12.0 | 12.0 | 12.0 | 27.7 | 14.0
TOTAL CAPACITY¹ | SCU | 16,080 | 5,330 | 5,490 | 4,000 | 30,900
WEIGHTED STOCKING DENSITY ACROSS THE ENTIRE SITE
FOR DEELOPMENT APPROVAL
ISSUED TO CLIENT
DESCRIPTION
Premise
TOOWOOMBA OFFICE
LEVEL 2, UNIT 2
128 MARGARET ST
TOOWOOMBA, QLD 4350
PH: (07) 4632 8230
WEB: www.premise.com.au
SCALE
SCALE 1:3000 (A1)
CLIENT
AUSTRALIAN COUNTRY CHOICE PTY LTY
PROJECT
FEEDLOT EXPANSION FEASIBILITY
LOCATION
BRINDLEY PARK FEEDLOT
SHEET TITLE
TEMPORARY GRAIN ASSISTANCE LAYOUT
JOB NUMBER
ACC-0011
SHEET NUMBER
A607
REV
A

APPENDIX C - WATER LICENCES AND BORECARDS

Report Date: 10/06/2020 10:34

From Year:

Registered Number	Facility Type	Facility Status	Drilled Date	Office	Shire
123050	Sub-Artesian Facility	Existing	05/12/2005	Roma	4860 - MARANOA REGIONAL

Details

Description			
Parish	6000 - NO LONGER USED		
Original Name			
Driller Name	MAULE, DARRYL REX		
Drill Company	DALY BROS		
Const Method	ROTARY MUD		
Bore Line			
D/O File No	RMA-RA0427	**Polygon**	
R/O File No		**Equipment**	
H/O File No		**RN of Bore Replaced**	
Log Received Date		**Data Owner**	
Roles			

Location

Latitude	26-19-22	**Basin**	4222
Longitude	148-53-53	**Sub-area**	2
GIS Latitude	-26.32290308	**Lot**	7
GIS Longitude	148.89809726	**Plan**	SP206903
Easting	689456		
Northing	7087164	**Map Scale**	104 - 1: 100 000
Zone	55	**Map Series**	C - Commission (DNR/QWRC/IWSC)
Accuracy		**Map No**	
GPS Accuracy		**Map Name**	
Checked	Yes	**Prog Section**	

Casing

9 *records for RN* **123050**

Pipe	Date	Rec	Top (m)	Bottom (m)	Material Description	Mat Size (mm)	Size Desc	Outside Diameter (mm)
A	04/12/2005	1	0.00	60.00	Steel Casing	9.300	WT - Wall Thickness	273
A	04/12/2005	2	0.00	348.00	Steel Casing	6.400	WT - Wall Thickness	219
A	04/12/2005	3	348.00	528.00	Steel Casing	6.400	WT - Wall Thickness	168
A	04/12/2005	4	519.70	861.70	Steel Casing	6.400	WT - Wall Thickness	141
A	04/12/2005	5	0.00	60.00	Grout			273

Bore Report

From Year:

Pipe	Date	Rec	Top (m)	Bottom (m)	Material Description	Mat Size (mm)	Size Desc	Outside Diameter (mm)
A	04/12/2005	8	528.00	861.70	Perforated or Slotted Casing	8.000	AP - Aperture Size	141
X	04/12/2005	9	0.00	60.00	Grout			318
X	04/12/2005	10	0.00	348.00	Grout			251
X	04/12/2005	11	348.00	528.00	Grout			200

Strata Logs

10 *records for RN* **123050**

Rec	Top (m)	Bottom (m)	Strata Description
1	0.00	20.00	ORANGE/YELLOW CLAY
2	20.00	40.00	GREY SANDY CLAY
3	40.00	87.00	GREY SHALE
4	87.00	99.00	GREY SANDY SHALE
5	99.00	130.00	SANDSTONE
6	130.00	555.00	GREY SANDY SHALE
7	555.00	603.00	PUGGY SAND STONE
8	603.00	831.00	S'STONE (SOME PUGGY LAYERS)
9	831.00	849.00	PUGGY SANDY SHALE
10	849.00	861.70	BLACK SHALE

Stratigraphies

5 *records for RN* **123050**

Source	Rec	Top (m)	Bottom (m)	Strata Description
CSG	1	0.00	92.00	ORALLO FORMATION
CSG	2	92.00	148.00	GUBBERAMUNDA SANDSTONE
CSG	3	148.00	579.00	INJUNE CREEK GROUP
CSG	4	579.00	824.00	HUTTON SANDSTONE

Bore Report

From Year:

Source	Rec	Top (m)	Bottom (m)	Strata Description
CSG	5	824.00		EVERGREEN FORMATION

Aquifers

0 *records for RN* 123050

Pump Tests Part 1

0 *records for RN* 123050

Pump Tests Part 2

0 *records for RN* 123050

Bore Conditions

0 *records for RN* 123050

Elevations

2 *records for RN* 123050

Pipe	Date	Elevation (m)	Precision		Datum	Meas	Point	Survey Source
A	05/12/2005	394.62	SVY	Surveyed	AHD - Aust. Height Datum	R	Reference Point	PSM199028 TIED 09/03/2015 WRO 165/07
X	05/12/2005	394.46	SVY	Surveyed	AHD - Aust. Height Datum	N	Natural Surface	CONCRETE SLAB UNDER BORE, WRO 165/07

Water Analysis Part 1

4 *records for RN* 123050

Pipe	Date	Rec	Analyst	Analysis No	Depth (m)	Meth	Src	Cond (uS/cm)	pH	Si (mg/L)	Total Ions (mg/L)	Total Solids (mg/L)	Hard	Alk	Fig. of Merit	SAR	RAH
A	24/08/2010	1	TCC	308381			GB	680	7.8		471.19	353.26	132	194	0.7	3.4	1.24
A	08/05/2013	1	TCC	131537			GB	940	8.9	27	716.22	582.60	24	326	0.1	18.8	6.03
A	26/05/2014	1	TCC	311088			GB	881	9.0	29	666.52	540.49	11	324	0.0	28.4	6.25
A	03/06/2015	1	TCC	326702			GB	882	9.0	29	626.73	510.36	11	309	0.0	26.6	5.94

Water Analysis Part 2

4 *records for RN* 123050

Pipe	Date	Rec	Na	K	Ca	Mg	Mn	HCO3	Fe	CO3	Cl	F	NO3	SO4	Zn	Al	B	Cu
A	24/08/2010	1	90.5	2.8	32.4	12.3	0.03	232.0	0.16	<2.0	67.0		<1.0	31.0				

Bore Report

From Year:

Pipe	Date	Rec	Na	K	Ca	Mg	Mn	HCO3	Fe	CO3	Cl	F	NO3	SO4	Zn	Al	B	Cu
A	08/05/2013	1	211.0	0.7	<1.0	5.2	<0.01	316.0	0.01	40.0	74.0	0.20	<1.0	67.0				
A	26/05/2014	1	214.0	0.4	<1.0	<2.0	<0.01	305.0	<0.01	44.0	95.0		<1.0	4.0				
A	03/06/2015	1	200.0	0.6	<1.0	<2.0	0.02	286.0	<0.01	44.0	88.0		<1.0	4.0				

Water Levels

15 *records for RN* 123050

Pipe	Date	Time	Measure (m)	Meas	Point	Remark	Meas	Type	Coll Auth	Coll	Method	Project		Quality
A	19/12/2005		-90.40	R	Reference Point		NR	Not Recorded	NR	NR	Not Recorded		130	Data is of unknown quality
A	24/08/2010		-94.28	R	Reference Point		NR	Not Recorded	NR	NR	Not Recorded		130	Data is of unknown quality
A	08/05/2013		-95.80	R	Reference Point		NR	Not Recorded	NR	NR	Not Recorded		130	Data is of unknown quality
A	26/05/2014		-123.23	R	Reference Point		NR	Not Recorded	NR	NR	Not Recorded		130	Data is of unknown quality
A	29/05/2014		-119.79	R	Reference Point		NR	Not Recorded	NR	NR	Not Recorded		130	Data is of unknown quality
A	11/06/2014		-124.50	R	Reference Point		NR	Not Recorded	NR	NR	Not Recorded		130	Data is of unknown quality
A	25/06/2014		-134.50	R	Reference Point		NR	Not Recorded	NR	NR	Not Recorded		130	Data is of unknown quality
A	02/07/2014		-122.00	R	Reference Point		NR	Not Recorded	NR	NR	Not Recorded		130	Data is of unknown quality
A	09/07/2014		-121.00	R	Reference Point		NR	Not Recorded	NR	NR	Not Recorded		130	Data is of unknown quality
A	16/07/2014		-127.00	R	Reference Point		NR	Not Recorded	NR	NR	Not Recorded		130	Data is of unknown quality
A	23/07/2014		-120.80	R	Reference Point		NR	Not Recorded	NR	NR	Not Recorded		130	Data is of unknown quality
A	05/08/2014		-121.50	R	Reference Point		NR	Not Recorded	NR	NR	Not Recorded		130	Data is of unknown quality
A	03/06/2015		-121.25	R	Reference Point		ACT	Actual	DU	AL	Air Line	CSGVER	1	Good - Actual Manual Measurements
A	09/12/2015		-113.25	R	Reference Point		ACT	Actual	DG	MA	Manual/Hand	CSGBMP	1	Good - Actual Manual Measurements
A	16/12/2015		-109.90	R	Reference Point		ACT	Actual	PR	MA	Manual/Hand	CSGBMP	130	Data is of unknown quality

Wire Line Logs

0 *records for RN* 123050

Field Measurements

2 *records for RN* 123050

Bore Report

From Year:

Pipe	Date	Depth (m)	Conduct (uS/cm)	pH	Temp (C)	NO3 (mg/L)	DO2 (mg/L)	Eh (mV)	Alkalinity (mV)	Samp	Method	Samp	Source
A	08/05/2013		945	8.7	46.0					PU	Pump - Other or Flowing Bore	GB	Groundwater - from Bore
A	03/06/2015		948	8.3	45.4					PU	Pump - Other or Flowing Bore	GB	Groundwater - from Bore

Special Water Analysis

0 *records for RN* 123050

User Licence and Conditions

Disclaimer

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WATER LICENCE
Water Act 2000

Queensland Government

Reference	609532	**Expiry Date**	30/06/2111
Licensee	TREVOR JAMES LEE		
Authorised Activity	The taking of underground water from the Surat 6 Management Unit (Great Artesian Basin) with the point of take under Lot 7 on SP206903. Within 50 metres of Latitude -26°19'22", Longtitude 148°53'53".		
Authorised Purpose	Any		
Description of Land	Attached to the land described as Lot 7 on SP206903.		
Nominal Entitlement	50 Megalitres		

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

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

Given at Roma this SEVENTEENTH day of APRIL 2014.

Delegate of the Chief Executive
Department of Natural Resources and Mines

Client Ref: 187349 File Ref: ROM/515/002(0427)
Location: State Government Offices, Cnr Guy & Fitzroy Streets, Warwick
Postal: PO Box 2, Warwick, QLD, 4370
Telephone: +61 7 46610200 Facsimile: +61 7 46615215

WATER LICENCE
Water Act 2000

Queensland Government

Reference	609531	**Expiry Date**	30/06/2111
Licensee	TREVOR JAMES LEE		
Authorised Activity	The taking of underground water from the Surat 6 Management Unit (Great Artesian Basin) with the point of take under Lot 7 on SP206903. Within 50 metres of Latitude -26°19'22", Longtitude 148°53'53".		
Authorised Purpose	Any		
Description of Land	Attached to the land described as Lot 7 on SP206903.		
Nominal Entitlement	50 Megalitres		

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

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

Given at Roma this SEVENTEENTH day of APRIL 2014.

Delegate of the Chief Executive
Department of Natural Resources and Mines

Client Ref: 187349 File Ref: ROM/515/002(0427)
Location: State Government Offices, Cnr Guy & Fitzroy Streets, Warwick
Postal: PO Box 2, Warwick, QLD, 4370
Telephone: +61 7 46610200 Facsimile: +61 7 46615215

WATER LICENCE
Water Act 2000

Queensland Government

Reference	609130	**Expiry Date**	30/06/2111
Licensee	TREVOR JAMES LEE		
Authorised Activity	The taking of underground water from the Surat 6 Management Unit (Great Artesian Basin) with the point of take under Lot 7 on SP206903. Within 50 metres of Latitude -26°19'22", Longtitude 148°53'53".		
Authorised Purpose	Any		
Description of Land	Attached to the land described as Lot 7 on SP206903.		
Nominal Entitlement	100 Megalitres		

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

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

Given at Roma this NINETEENTH day of FEBRUARY 2014.

Delegate of the Chief Executive
Department of Natural Resources and Mines

Client Ref: 187349 File Ref: ROM/515/002(0427)
Location: State Government Offices, Cnr Guy & Fitzroy Streets, Warwick
Postal: PO Box 2, Warwick, QLD, 4370
Telephone: +61 7 46610200 Facsimile: +61 7 46615215

WATER LICENCE
Water Act 2000

Queensland Government

Reference	185573	**Expiry Date**	31/12/2020
Licensee	CHESTERTON HOLDINGS PTY LTD TREVOR JAMES LEE		
Authorised Activity	The taking of underground water from the Surat 6 Management Unit (Great Artesian Basin) with the point of take under Lot 7 on SP206903 and Lot 2 on RP835106.		
Authorised Purpose	Stock Intensive		
Description of Land	Attached to the land described as Lot 2 on RP835106, Lot 7 on SP206903, Lot 25 on WV1108, Lot 30 on WV572, Lot 10 on WV406 and Lot 8 on WV1578.		
Nominal Entitlement	164 Megalitres		

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

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

Given at Roma this TWENTY-SEVENTH day of JANUARY 2011.

John Bradley
Director-General
Department of Environment and Resource Management

Client Ref: 212755 File Ref: ROM/515/002(0427)1
Location: State Government Offices, Cnr Guy & Fitzroy Streets, QLD
Postal: PO Box 2, WARWICK, QLD, 4370
Telephone: +61 7 46610200 Facsimile: +61 7 46615215

Department of Natural Resources and Mines

Development Details 188543

Compiled on 21-March-2013 at 10:05 AM

Queensland Government

The information contained herein is an "as notified" record of existing works which are used for the authorised taking of overland flow water under a Water Resources Plan. Any change to the notified works must be in accordance with a Development Permit given under the provisions of the *Integrated Planning Act 1997* and/or a Water Licence given under the provisions of the *Water Act 2000*.

Description of Notified Works

Reference 188543

Description of Land On Lot 7 on WV1572

Date Acknowledged 16/05/2006

Works Reference 22104
Earth Dam with the following dimensions:

Height to Top	12.0m	Depth at Full Supply Level	10.0m
Capacity	180.0 megalitres	Full Supply Surface Area	10.9HA
Freeboard	2.0m		

Located on Lot 7 on WV1572.
STORAGE 1 SOLITARY DAM
CIRCA 1970

Client No: 19190 File No: CONDAMINE BALONNE
State Government Offices, Cnr Guy & Fitzroy Streets, PO Box 2, WARWICK, 4370
Telephone: (07) 4661 0200 Facsimile: (07) 4661 5215

Department of Natural Resources and Mines

Development Details 188545

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Queensland Government

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Description of Notified Works

Reference 188545

Description of Land On Lot 7 on WV1572

Date Acknowledged 16/05/2006

Works Reference 22106
Earth Dam with the following dimensions:

Height to Top	7.0m	Depth at Full Supply Level	6.0m
Capacity	1.0 megalitres	Full Supply Surface Area	3.4HA
Freeboard	1.0m		

Located on Lot 7 on WV1572.
STORAGE 2 SMALL SOLITARY DAM
PRE 1980

Client No: 19190 File No: CONDAMINE BALONNE
State Government Offices, Cnr Guy & Fitzroy Streets, PO Box 2, WARWICK, 4370
Telephone: (07) 4661 0200 Facsimile: (07) 4661 5215

Department of Natural Resources and Mines

Development Details 188549

Compiled on 21-March-2013 at 10:07 AM

Queensland Government

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Description of Notified Works

Reference 188549

Description of Land On Lot 7 on WV1572

Date Acknowledged 16/05/2006

Works Reference 22107
Earth Dam with the following dimensions:

Height to Top	10.0m	Depth at Full Supply Level	18.0m
Capacity	120.0 megalitres	Full Supply Surface Area	3.7HA
Freeboard	2.0m		

Located on Lot 7 on WV1572.
STORAGE 3 SMITHYS
1970-1980

Works Reference 22108
Gravity drainage diversion works via a Channel
Located on Lot 7 on WV1572.
DV 5 1.24KM CONTOUR DIVERSION BANK

Works Reference 22109
Gravity drainage diversion works via a Channel
Located on Lot 7 on WV1572.
DV 6 1.78KM CONTOUR DIVERSION BANK

Works Reference 22111
Gravity drainage diversion works via a Channel
Located on Lot 7 on WV1572.
DV 7 4.13KM CONTOUR DIVERSION BANK

Works Reference 22112
Gravity drainage diversion works via a Channel
Located on Lot 7 on WV1572.
DV 8 1.45KM CONTOUR DIVERSION BANK

Works Reference 22113
Gravity drainage diversion works via a Channel
Located on Lot 7 on WV1572.
DV 9 1.20KM CONTOUR DIVERSION BANK

Department of Natural Resources and Mines

Development Details 188549

Compiled on 21-March-2013 at 10:07 AM

Queensland Government

The information contained herein is an "as notified" record of existing works which are used for the authorised taking of overland flow water under a Water Resources Plan. Any change to the notified works must be in accordance with a Development Permit given under the provisions of the *Integrated Planning Act 1997* and/or a Water Licence given under the provisions of the *Water Act 2000*.

Works Reference 22114
Gravity drainage diversion works via a Channel
Located on Lot 7 on WV1572.
DV 10 0.67KM CONTOUR DIVERSION BANK

Department of Natural Resources and Mines

Development Details 188550

Compiled on 21-March-2013 at 10:07 AM

Queensland Government

The information contained herein is an "as notified" record of existing works which are used for the authorised taking of overland flow water under a Water Resources Plan. Any change to the notified works must be in accordance with a Development Permit given under the provisions of the *Integrated Planning Act 1997* and/or a Water Licence given under the provisions of the *Water Act 2000*.

Description of Notified Works

Reference 188550

Description of Land On Lot 7 on WV1572

Date Acknowledged 16/05/2006

Works Reference 22115
Earth Dam with the following dimensions:

Height to Top	4.0m	Depth at Full Supply Level	14.0m
Capacity	180.0 megalitres	Full Supply Surface Area	6.2HA
Freeboard	2.0m		

Located on Lot 7 on WV1572.
STORAGE 4 HOUSE DAM
BETWEEN 1960-1970

Works Reference 22116
Gravity drainage diversion works via a Channel
Located on Lot 7 on WV1572.
DV1 1.44KM LONG DIVERSION BANK

Works Reference 22117
Gravity drainage diversion works via a Channel
Located on Lot 7 on WV1572.
DV 2 0.5KM LONG DIVERSION BANK

Works Reference 22118
Gravity drainage diversion works via a Channel
Located on Lot 7 on WV1572.
DV 3 1.2KM LONG DIVERSION BANK

Works Reference 22119
Gravity drainage diversion works via a Channel
Located on Lot 7 on WV1572.
DV 4 0.72KM LONG DIVERSION BANK

Department of Natural Resources and Mines

Development Details 490649

Compiled on 21-March-2013 at 10:11 AM

Queensland Government

The information contained herein is an "as notified" record of existing works which are used for the authorised taking of overland flow water under a Water Resources Plan. Any change to the notified works must be in accordance with a Development Permit given under the provisions of the *Integrated Planning Act 1997* and/or a Water Licence given under the provisions of the *Water Act 2000*.

Description of Notified Works

Reference 490649

Description of Land On Lot 7 on SP206903

Date Acknowledged 11/02/2010

Works Reference 32510
Earth Dam with the following dimensions:
Capacity 12.0 megalitres
Located on Lot 7 on SP206903.
STOCK & DOMESTIC USE ONLY - 25/05/2008
Works Installed 25/05/2008.

Client No: 19190 File No: TMB/515/000(0400) **Page 1 of 1**
State Government Offices, Cnr Guy & Fitzroy Streets, PO Box 2, WARWICK, 4370
Telephone: (07) 4661 0200 Facsimile: (07) 4661 5215

APPENDIX D - FLORA AND FAUNA



Queensland Government

Wildlife Online Extract

Search Criteria: Species List for a Specified Point
Species: All
Type: All
Status: All
Records: All
Date: All
Latitude: -26.3193
Longitude: 148.9040
Distance: 5
Email: matt.norton@premise.com.au
Date submitted: Thursday 24 Oct 2019 13:22:55
Date extracted: Thursday 24 Oct 2019 13:30:02

The number of records retrieved = 6

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.

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Kingdom	Class	Family	Scientific Name	Common Name	I	Q	A	Records
animals	mammals	Macropodidae	*Wallabia bicolor*	swamp wallaby		C		1
animals	reptiles	Varanidae	*Varanus gouldii*	sand monitor		C		1
plants	land plants	Asteraceae	*Schkuhria pinnata*		Y			1/1
plants	land plants	Cyperaceae	*Cyperus concinnus*			C		1/1
plants	land plants	Goodeniaceae	*Goodenia fascicularis*			C		1/1
plants	land plants	Oxalidaceae	*Oxalis perennans*			C		1/1

CODES

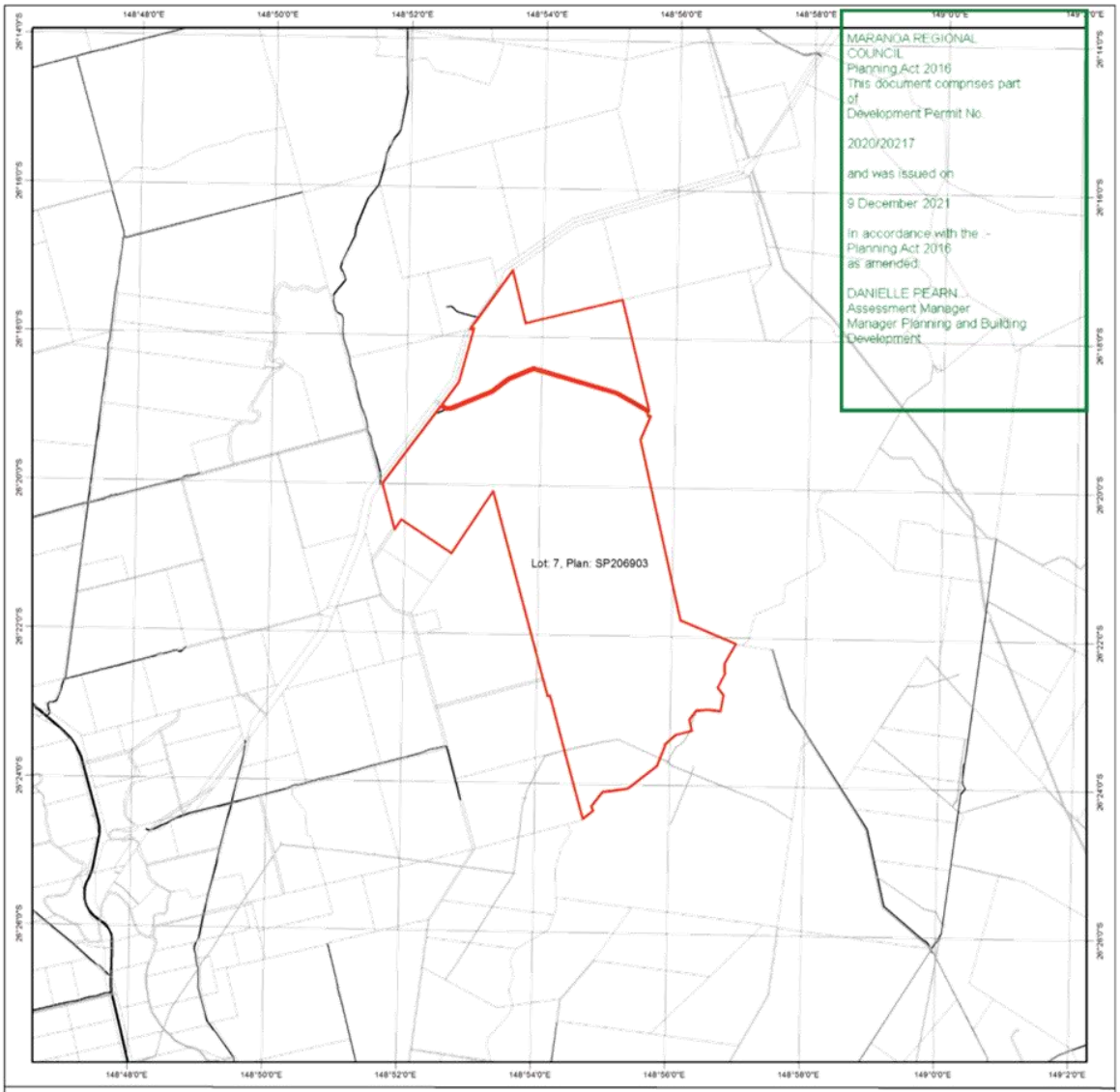
I - Y indicates that the taxon is introduced to Queensland and has naturalised.

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

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

Records – The first number indicates the total number of records of the taxon for the record option selected (i.e. All, Confirmed or Specimens).
This number is output as 99999 if it equals or exceeds this value. The second number located after the / indicates the number of specimen records for the taxon.
This number is output as 999 if it equals or exceeds this value.

24/10/2019 13:20:42
Lot: 7 Plan: SP206903



Protected Plants Flora Survey Trigger Map

Legend

- Lot and Plan
- High risk area
- Cadastral line
  Property boundaries shown are provided as a locational aid only
- Freeways / motorways / highways
- Secondary roads / streets



N

0 975 1,950 2,925 3,900 4,875 m

This product is projected into:
GDA 1994 Queensland Albers

This map shows areas where particular provisions of the Nature Conservation Act 1992 apply to the clearing of protected plants.

This map is produced at a scale relevant to the size of the area selected and should be printed as A4 size in portrait orientation.

For further information or assistance with interpretation of this product, please contact the Department of Environment and Science at palm@ehp.qld.gov.au

Disclaimer:
While every care is taken to ensure the accuracy of the data used to generate this product, the Queensland Government makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaim all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damages) and costs which might be incurred as a consequence of reliance on the data, or as a result of the data being inaccurate or incomplete in any way and for any reason.

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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 clearing of protected plants 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.

MARANOA REGIONAL
COUNCIL
Planning Act 2016
This document comprises part
of
Development Permit No.

2020/20217

and was issued on

9 December 2021

In accordance with the :-
Planning Act 2016
as amended

DANIELLE PEARN
Assessment Manager
Manager Planning and Building
Development

APPENDIX E - MATTERS OF NATIONAL ENVIRONMENTAL SIGNIFICANCE

Australian Government
Department of the Environment and Energy

EPBC Act Protected Matters Report

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

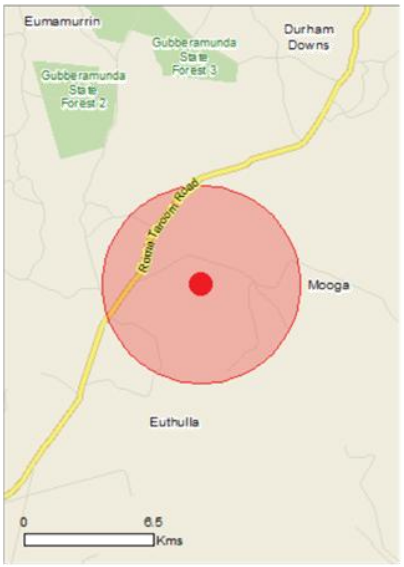
Information on the coverage of this report and qualifications on data supporting this report are contained in the caveat at the end of the report.

Information is available about Environment Assessments and the EPBC Act including significance guidelines, forms and application process details.

Report created: 24/10/19 14:27:58

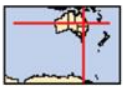
Summary
Details
- Matters of NES
- Other Matters Protected by the EPBC Act
- Extra Information

Caveat
Acknowledgements



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

Coordinates
Buffer: 5.0Km



Summary

Matters of National Environmental Significance

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

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance:	4
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	4
Listed Threatened Species:	17
Listed Migratory Species:	10

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:	15
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:	13
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-dominant)	Endangered	Community known to occur within area
Coolibah - Black Box Woodlands of the Darling Riverine Plains and the Brigalow Belt South Bioregions	Endangered	Community may occur within area
Poplar Box Grassy Woodland on Alluvial Plains	Endangered	Community may occur within area
Weeping Myall Woodlands	Endangered	Community likely to occur within area

Listed Threatened Species		[Resource Information]
Name	Status	Type of Presence
Birds		
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
Erythrotriorchis radiatus Red Goshawk [942]	Vulnerable	Species or species habitat likely to occur within 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
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat may occur within area
Rostratula australis Australian Painted-snipe, Australian Painted Snipe [77037]	Endangered	Species or species habitat likely 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
Dasyurus hallucatus		
Northern Quoll, Digul [Gogo-Yimidir], Wijingadda [Dambimangari], Wiminji [Martu] [331]	Endangered	Species or species habitat may occur within area
Nyctophilus corbeni		
Corben's Long-eared Bat, South-eastern Long-eared Bat [83395]	Vulnerable	Species or species habitat may occur within area
Phascolarctos cinereus (combined populations of Qld, NSW and the ACT)		
Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) [85104]	Vulnerable	Species or species habitat may occur within area
Plants		
Cadellia pentastylis		
Ooline [9828]	Vulnerable	Species or species habitat likely to occur within area
Dichanthium setosum		
bluegrass [14159]	Vulnerable	Species or species habitat likely to occur within area
Swainsona murrayana		
Slender Darling-pea, Slender Swainson, Murray Swainson-pea [6765]	Vulnerable	Species or species habitat likely to occur within area
Tylophora linearis		
[55231]	Endangered	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 the EPBC Act - Threatened Species list.

Name	Threatened	Type of Presence
Migratory Marine Birds		
Apus pacificus		
Fork-tailed Swift [678]		Species or species habitat likely to occur within area
Migratory Terrestrial Species		
Cuculus optatus		
Oriental Cuckoo, Horsfield's Cuckoo [86651]		Species or species habitat may occur within area
Hirundapus caudacutus		
White-throated Needletail [682]	Vulnerable	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
Migratory Wetlands Species		
Actitis hypoleucos		
Common Sandpiper [59309]		Species or species habitat may occur within

Name	Threatened	Type of Presence
		area
Calidris acuminata Sharp-tailed Sandpiper [874]		Species or species habitat may occur within area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]		Species or species habitat may occur within area

Other Matters Protected by the EPBC Act

Listed Marine Species		[Resource Information]
* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.		
Name	Threatened	Type of Presence
Birds		
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat may occur within area
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area
Ardea alba Great Egret, White Egret [59541]		Species or species habitat likely to occur within area
Ardea ibis Cattle Egret [59542]		Species or species habitat may occur within area
Calidris acuminata Sharp-tailed Sandpiper [874]		Species or species habitat may occur within area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area
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
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat may occur within area
Merops ornatus Rainbow Bee-eater [670]		Species or species habitat may occur within area
Motacilla flava Yellow Wagtail [644]		Species or species habitat may occur within area
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
Frogs		
Rhinella marina Cane Toad [83218]		Species or species habitat likely to occur within area
Mammals		
Canis lupus familiaris Domestic Dog [82654]		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
Feral deer Feral deer species in Australia [85733]		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

Name	Status	Type of Presence within area
Plants		
Acacia nilotica subsp. indica Prickly Acacia [6196]		Species or species habitat may occur within area
Lycium ferocissimum African Boxthorn, Boxthorn [19235]		Species or species habitat likely to occur within area
Opuntia spp. Prickly Pears [82753]		Species or species habitat likely to occur within area
Parthenium hysterophorus Parthenium Weed, Bitter Weed, Carrot Grass, False Ragweed [19566]		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

-26.31936 148.90403

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.

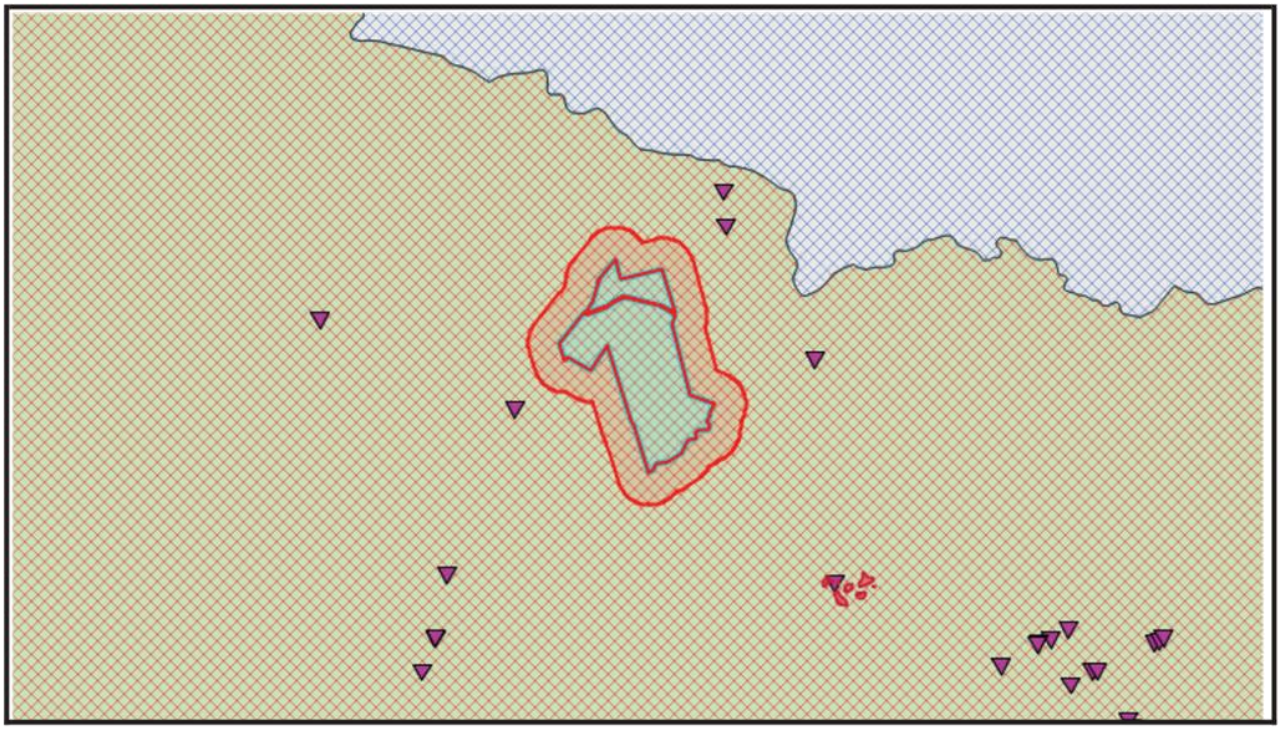
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GPO Box 787
Canberra ACT 2601 Australia
+61 2 6274 1111

APPENDIX F - CULTURAL HERITAGE

Queensland Government
Department of Aboriginal and Torres Strait Islander Partnerships

Lot on Plan Search

Reference Number:	61242
Lot:	7
Plan:	SP206903
LGA:	Maranoa Regional
Buffer Distance:	2000 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.

Oct 25, 2019, 12:57 PM

Queensland Government
Department of Aboriginal and Torres Strait Islander Partnerships

Lot on Plan Search

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

Oct 25, 2019, 12:57 PM



Lot on Plan Search

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.

Oct 25, 2019, 12:57 PM



Lot on Plan Search

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

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

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

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

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

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

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

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

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

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

Oct 25, 2019, 12:57 PM



Lot on Plan Search

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

Kind regards

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

Oct 25, 2019, 12:57 PM

MARANOA REGIONAL COUNCIL
Planning Act 2016
This document comprises part of
Development Permit No.

2020/20217

and was issued on

9 December 2021

In accordance with the :-
Planning Act 2016
as amended

DANIELLE PEARN
Assessment Manager
Manager Planning and Building Development

Queensland Government

CERTIFICATE OF AFFECT
QUEENSLAND HERITAGE REGISTER

Client Reference: ACC-0011

Certificate Number: CA008591
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: 7 Plan: SP206903
Located at:

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

ADDITIONAL ADVICE

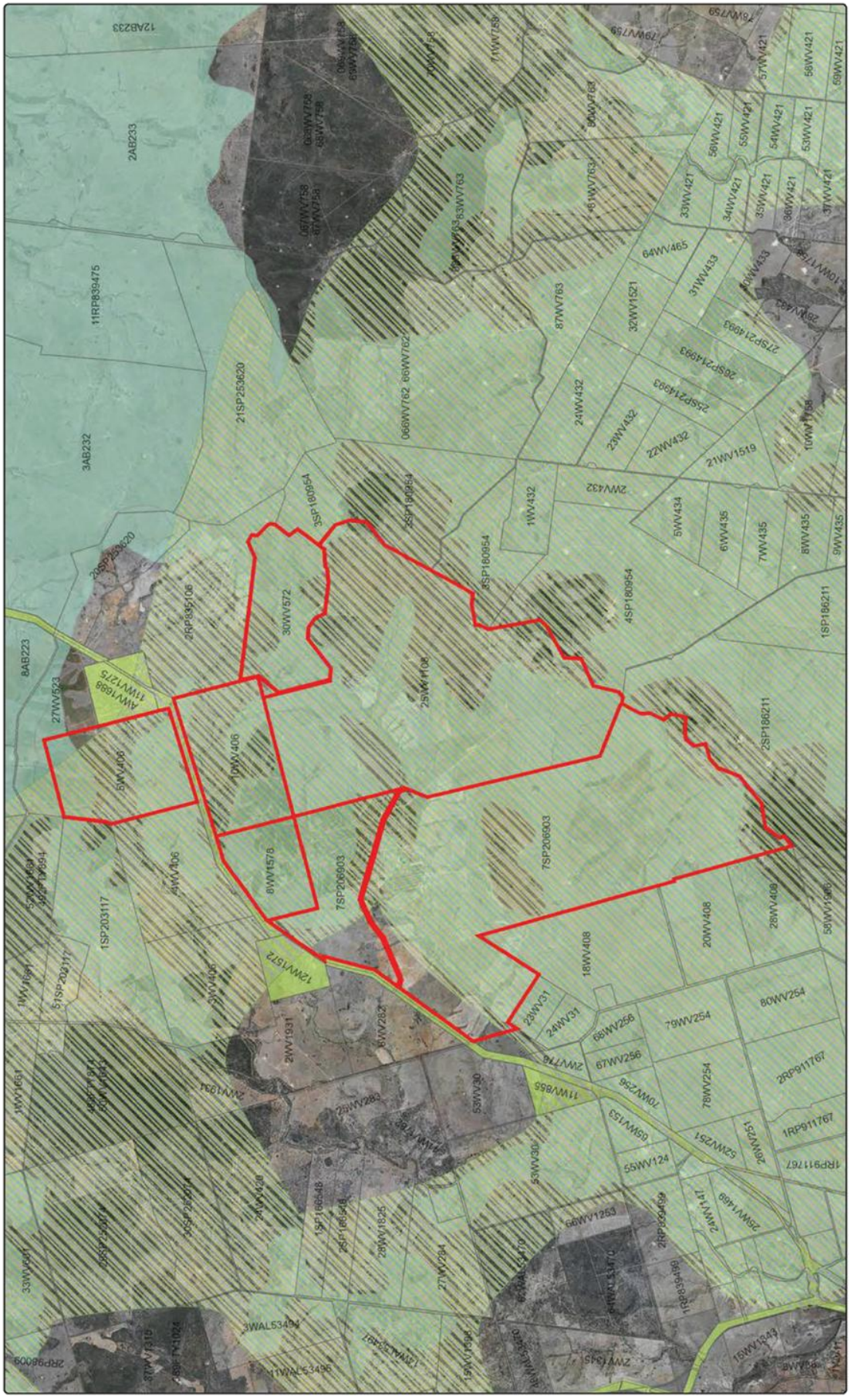
Note: This certificate is valid at the date of issue only

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: 24/10/2019
Receipt No: 4207417

APPENDIX G - STATE PLANNING POLICY



State Planning Policy

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

0 2,300 4,600 6,900 9,200

Metres

Date: 24/10/2019

Disclaimer:
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Department of State Development, Manufacturing, Infrastructure and Planning

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Queensland Government

Legend

Drawn Polygon Layer

Override 1

Cadastre (150k)

Cadastre (150k)

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

Queensland Government

Department of State Development, Manufacturing, Infrastructure and Planning

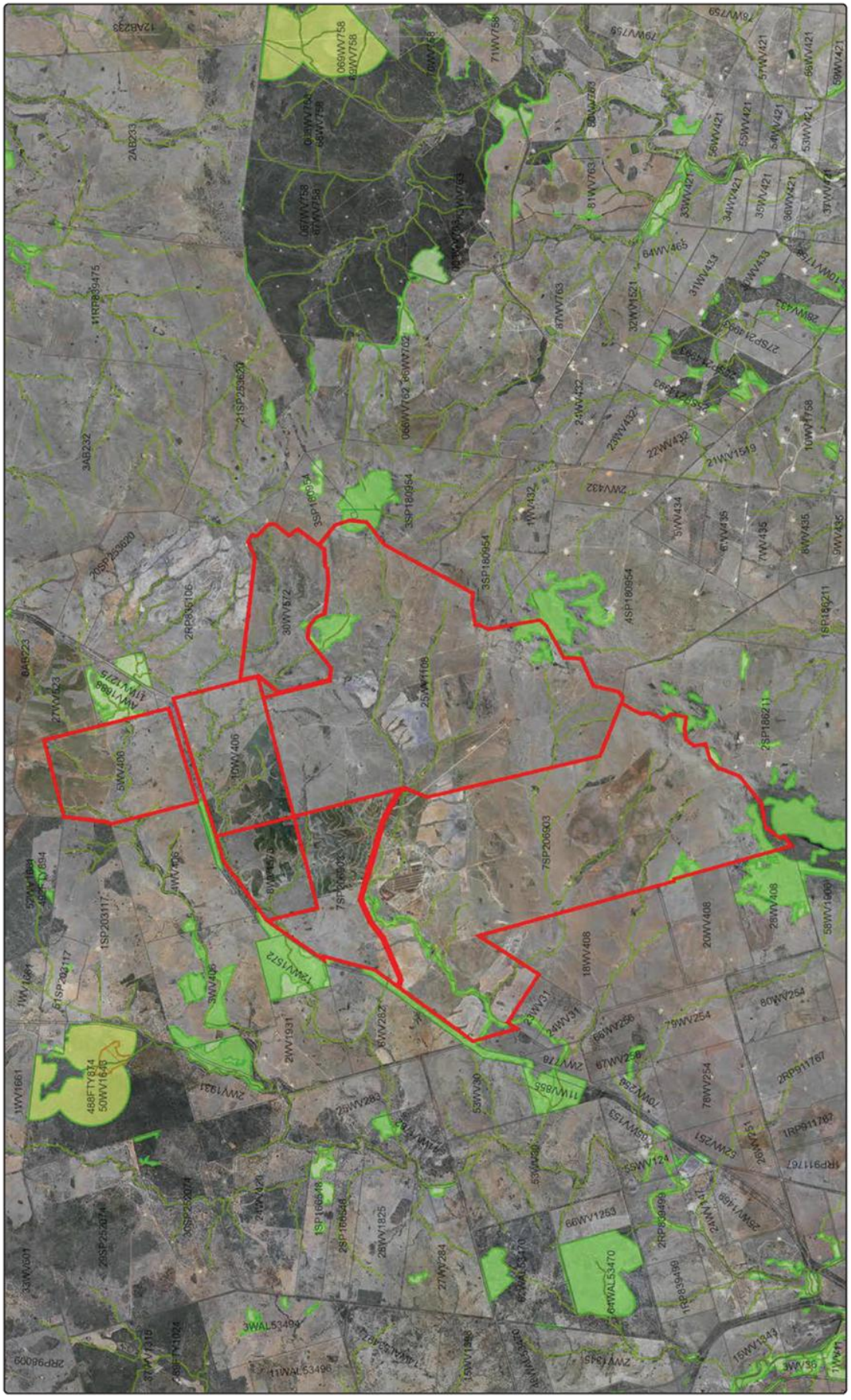
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State Planning Policy

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

Date: 24/10/2019

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

0 2,300 4,600 6,900 9,200

Metres

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Legend

Drawn Polygon Layer

Override 1

Cadastre (150k)

Cadastre (150k)

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)

Queensland Government

Department of State Development, Manufacturing, Infrastructure and Planning

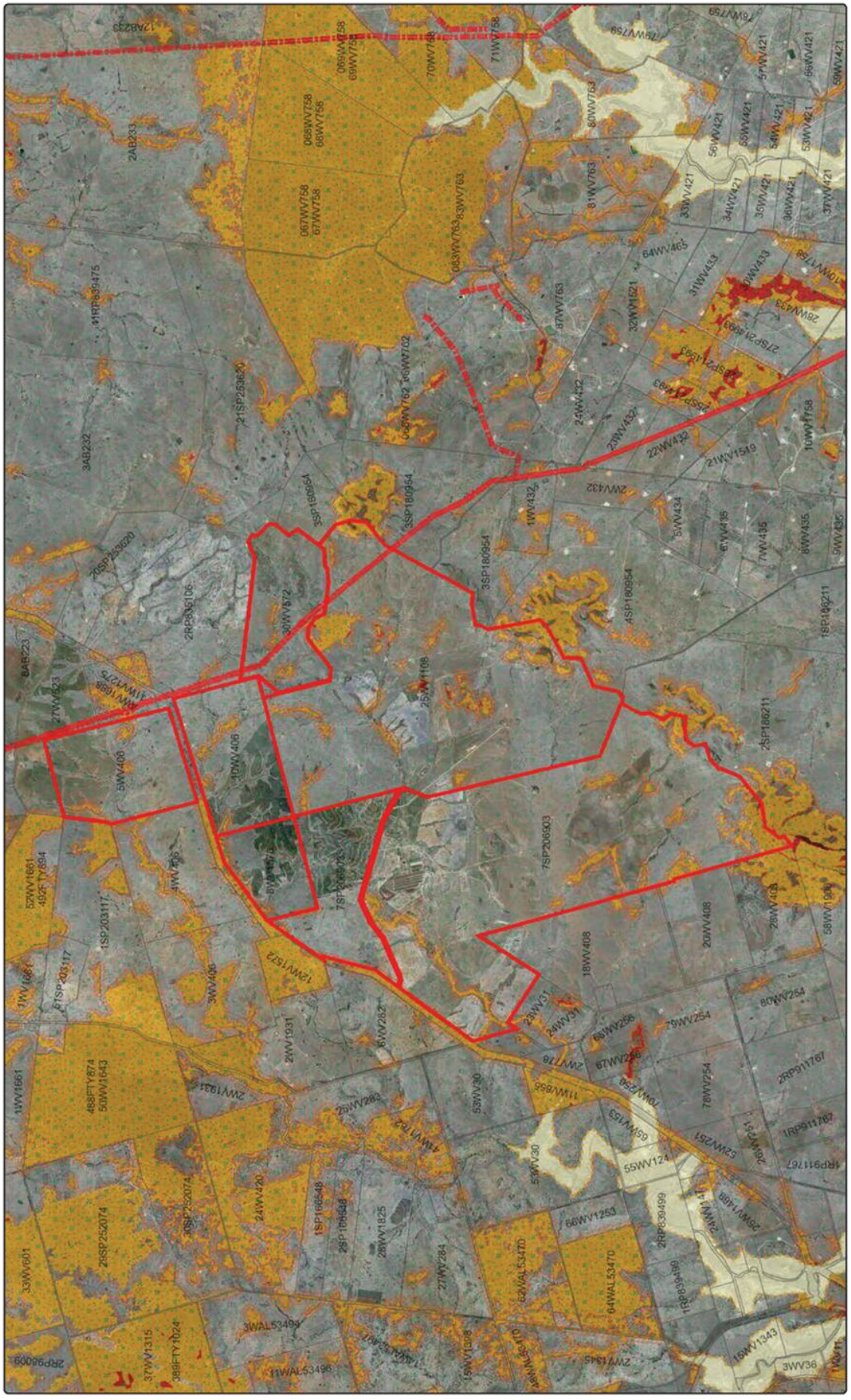
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State Planning Policy

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

Date: 24/10/2019

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State Planning Policy

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

0 2,300 4,600 6,900 9,200

Metres

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Legend

Drawn Polygon Layer

Override 1

Cadastre (150k)

Cadastre (150k)

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 overlay

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

Queensland Government

Department of State Development, Manufacturing, Infrastructure and Planning

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State Planning Policy

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

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State Planning Policy

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

0 2,300 4,600 6,900 9,200

Metres

Date: 24/10/2019

Disclaimer:
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Department of State Development, Manufacturing, Infrastructure and Planning

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Queensland Government

Legend

Drawn Polygon Layer

Override 1

Cadastre (150k)

Cadastre (150k)

Key resource area - transport route

Key resource area - transport route

Key resource area - transport route separation area

Key resource area - transport route separation area

Key resource area - resource and processing area

Key resource area - resource and processing area

Key resource area - separation area

Key resource area - separation area

Queensland Government

Department of State Development, Manufacturing, Infrastructure and Planning

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State Planning Policy

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

Date: 24/10/2019

Disclaimer:
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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: 50564665 EMR Site Id: 24 October 2019
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 7 Plan: SP206903
87 NIELLA RD
EUTHULLA

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 - LIVESTOCK AND TRAFFIC SPREADSHEET

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 Agricutlure 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 these 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
Senior Agricultural Engineer
Premise Agriculture
Phone: agriculture@premise.com.au
Email: 07 4632 8230

Amendment Register

Document Version	Change	Person Responsible	Date of Change
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	11/09/2019
3.2	- Adjustment made to the truck dropdown lists	TJS	10/09/2019
3.1	- Adjustment made to the throughput to report on Head rather than SCU	TJS	3/09/2019
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	8/08/2019
2.6	- Update regression equation for estimating floor space requirments for cattle trucks	TJS	20/09/2018
2.5	- Updated formatting, branding and added cover page	MRN	24/10/2017
2.4	- Add in amendment register	TJS	18/10/2017
2.3	- Change feed produced onsite to prevent negative truck numbers, if feed produced is greater than feed required	TJS	6/10/2017
2.2	- Remove macros for the example sheet and catchment numbers	TJS	4/10/2017
2.1	- Set pond dimension sizes to proposed volume, not to the required volume	TJS	18/09/2017
2.0	- Addition of feed consumption and traffic - Update manure production rates	TJS	15/09/2017

Premise AGRICULTURE

General

Feedlot Details

Landholders' name(s):	**Australian Country Choice**
Cattle feedlot name:	**Brindley Park**
PIC (Property Identification Code):	
Feedlot address:	
Feedlot locality:	
Feedlot State:	
Postcode:	
Feedlot Local Government Area:	**Maranoa**
Feedlot latidude (dec degrees):	
Feedlot longitude (dec degrees):	
Spreadsheet user name	**MRN**
Assessment identification	
Assessment date	

Feedlot Development

Is the feedlot developed in stages: **Yes**

	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Total
Cattle capacity per stage	16,080	5,330	5,490	5,580		**32,480**
Pen numbers (as per plan)	**Existing**	**Stage 1**	**Stage 2**	**Stage 3**		**-**
Anticipated completion date	**1-Jan-18**	**1-Jan-21**	**1-Jan-30**			

Premise AGRICULTURE

Livestock Throughput

Expansion Stage	1	2	3	4	5 Total		Units
Maximum SCU Capacity	16,080	5,330	5,490	5,580		**32,480**	SCU
Comment						OK	
Entry Weight	420	420	420	420			kg
Exit Weight	620	620	620	620			kg
Average Weight	520	520	520	520	-		kg
SCU Conversion	0.93	0.93	0.93	0.93	-		
Total Days on Feed	100	100	100	100			Days
Feed cycles per year	3.65	3.65	3.65	3.65	-		
Average Occupancy Rate			98%			98%	%
Average SCU in Feedlot	15,758	5,223	5,380	5,468	-	**31,830**	SCU
Average Head in Feedlot	16,945	5,617	5,785	5,880	-	**34,226**	Head
Maximum Head Capacity	17,290	5,731	5,903	6,000	-		
Total Cattle Entering the Feedlot	61,847	20,500	21,116	21,462	-	**124,926**	Head
Average Mortality			0.6%			**1%**	%
Annual Deaths	371	123	127	129	-	**750**	Head
Outgoing Cattle	61,476	20,377	20,989	21,333	-	**124,176**	Head
Cattle Produced Onsite	0	0	0	0		**-**	Head
	0%	0%	0%	0%		**0%**	%
Cattle Transported In	61,847	20,500	21,116	21,462	-	**124,926**	Head
	100%	100%	100%	100%		**100%**	%

Cattle Truck Movements

Incoming Cattle Cattle	61,847	20,500	21,116	21,462	-		
Incoming Cattle Truck Type	Road Train	Road Train	Road Train	Road Train			Type
Total Decks / Truck Type	4	4	4	4	-		kg
Incoming Cattle Weight	420	420	420	420	-		kg
Incoming Cattle Floor Area	1.08	1.08	1.08	1.08	-		m^2/head
Incoming Cattle/Deck	27	27	27	27	-		
Incoming Cattle/Truck	108	108	108	108	-		Head
Incoming Cattle Trucks/year	573	190	195.52	198.72	-	**1,157**	Trucks/year
Outgoing Cattle	61,476	20,377	20,989	21,333	-		
Outgoing Cattle Truck Type	B Double	B Double	B Double	B Double			Type
Total Decks / Truck Type	3	3	3	3	-		kg
Outgoing Cattle Weight	620	620	620	620	-		kg
Outgoing Cattle Floor Area	1.53	1.53	1.53	1.53	-		m^2/head
Outgoing Cattle/Deck	19	19	19	19	-		
Outgoing Cattle/Truck	57	57	57	57	-		Head
Outgoing Cattle Trucks/Year	1,079	357	368	374	-	**2,179**	Trucks/year

Premise AGRICULTURE

Feed Commodities

Expansion Stage	1	2	3	4	5 Total	Units
Maximum SCU Capacity	16,080	5,330	5,490	5,580	- **32,480**	SCU
Comment					OK	
Entry Weight	420	420	420	420	-	kg
Exit Weight	620	620	620	620	-	kg
Average Weight	520	520	520	520	-	kg
SCU Conversion (at turnoff wight)	0.93	0.93	0.93	0.93	-	
Average Occupancy Rate			98%		**98%**	%
Average SCU in Feedlot	15,758	5,223	5,380	5,468	- **31,830**	SCU
Average Head in Feedlot	16,945	5,617	5,785	5,880	- **34,226**	Head
Maximum Head Capacity	17,290	5,731	5,903	6,000	- **34,925**	Head
Feed Consumpion						
As fed intake	2.5%	2.5%	2.5%	2.5%	0.0%	% LWT
As fed intake	13.0	13.0	13.0	13.0		kg/day
Days on Feed	100.0	100.0	100.0	100.0	-	days
Daily Gain	2.0	2.0	2.0	2.0	-	kg/day
FCR (as fed)	6.5	6.5	6.5	6.5	-	
Feed consumed onsite/day	220.3	73.0	75.2	76.4	- **444.9**	t/day
Feed consumed onsite/week	1,542.0	511.1	526.4	535.1	- **3,114.6**	t/week
Feed consumed onsite/year	80,401.7	26,650.6	27,450.6	27,900.6	- **162,403.5**	t/year
Diet & Ingredient Volumes						
Grain	72.0%	72.0%	72.0%	72.0%		%
Roughage (Hay/Straw)	11.0%	11.0%	11.0%	11.0%		%
Roughage (Silage)	10.5%	10.5%	10.5%	10.5%		%
Liquids + Supplements	6.5%	6.5%	6.5%	6.5%		%
Total	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**0.0%**	%
Comment	OK	OK	OK	OK	CHECK	
Annual Feed Requirements						
Grain	57,889.2	19,188.4	19,764.4	20,088.4	- **116,930.5**	t/year
Roughage (Hay/Straw)	8,844.2	2,931.6	3,019.6	3,069.1	- **17,864.4**	t/year
Roughage (Silage)	8,442.2	2,798.3	2,882.3	2,929.6	- **17,052.4**	t/year
Liquids + Supplements	5,226.1	1,732.3	1,784.3	1,813.5	- **10,556.2**	t/year
Total	80,401.7	26,650.6	27,450.6	27,900.6	- **162,403.5**	t/year
Comment	OK	OK	OK	OK	OK	OK
Annual Farm Grown Feed						
Grains produced onsite	0	0	0	0	-	t/year
						% supplied from on farm
Roughage (Hay/Straw) produced onsite	4800	1650	3600	0	**10,050**	t/year
	54%	56%	119%		56%	% supplied from on farm
Roughage (Silage) produced onsite	9150	3150	6750	0	**19,050**	t/year
	108%	113%	234%		112%	% supplied from on farm
Liquid + Supplements produced onsite	0	0	0	0	-	t/year
						% supplied from on farm
Total feed produced onsite	13950	4800	10350		**29,100**	t/year
	17.4%	**18.0%**	**37.7%**		**17.9%**	% supplied from on farm
Commodity Truck Movements						
Grain - *Ex. Farm Grown*	57,889	19,188	19,764	20,088	- **116,931**	t/year
Grain Truck Type	Road Train	Road Train	Road Train	Road Train		Type
Grain Truck Capacity	48	48	48	48	-	t/vehicle
Grain Truck Loads	1,206	400	412	419	- **2,436**	Trucks/yr
Roughage (Hay/Straw) - *Ex. Farm Grown*	4,044	1,282	- 580	3,069	- **7,814**	t/year
Roughage (Hay/Straw) Truck Type	Road Train	Road Train	Road Train	Road Train		Type
Roughage (Hay/Straw) Truck Capacity	24	24	24	24	-	t/vehicle
Rough (Hay/Straw) Truck Loads	169	53	- 24	128	- **326**	Trucks/yr
Roughage (Silage) - *Ex. Farm Grown*	- 708	- 352	- 3,868	2,930	- - **1,998**	t/year
Roughage (Silage) Truck Type	Road Train	Road Train	Road Train	Road Train		Type
Roughage (Silage) Truck Capacity	50	50	50	50	-	t/vehicle
Rough (Silage) Truck Loads	- 14	- 7	- 77	59	- - **40**	Trucks/yr
Liquids + Supplements - *Ex. Farm Grown*	5,226	1,732	1,784	1,814	- **10,556**	t/year
Liquids + Supplements Truck Type	Road Train	Road Train	Road Train	Road Train		Type
Liquids + Supplements Truck Capacity	48	48	48	48	-	t/vehicle
Liquids + Supplements Truck Loads	109	36	37	38	- **220**	Trucks/yr

Premise AGRICULTURE

Manure Production

Expansion Stage	1	2	3	4	5	Total	Units
Maximum SCU Capacity	16,080	5,330	5,490	5,580	-	**32,480**	SCU
Comment						OK	
Occupancy Rate			98%			**98%**	%
Average SCU in Feedlot	15,758	5,223	5,380	5,468	-	**31,830**	SCU
Average annual manure available for spreading (per SCU)	0.8	0.8	0.8	0.8			t/SCU/yr
Average annual manure harvested	12,607	4,179	4,304	4,375	-	**25,464**	t/year
Comment							
Manure exported off-site annually	4,500.0	1,500.0	3,250.0	0.0		**9,250**	t/yr
Manure exported off-site annually	36%	36%	76%	0%		**36%**	%
Manure transport typical truck type	B double	B double	B double	B double			
Tonnes of manure/truckload	36	36	36	36	-		t/vehicle
No. outgoing trucks/year	125.0	41.7	90.3	0.0	-	**256.9**	truck/yr

Traffic Assessment - Individual Stages

Expansion Stage	1	2	3	4	5 Total	Units
Incoming Cattle (Excludes farm grown)						
Average Occupancy	98%	98%	98%	98%	0%	%
Cattle per year	61,847	20,500	21,116	21,462	- **124,926**	head/year
Typical truck type	Road Train	Road Train	Road Train	Road Train	-	
No. of head/truck	108	108	108	108	-	entry
No. of trucks	573	190	196	199	- **1,157**	no/year
No. of trucks	11	4	4	4	- **22**	no/week
Outgoing Cattle						
Cattle out per year	61,476	20,377	20,989	21,333	- **124,176**	head/year
Typical truck type	B Double	B Double	B Double	B Double	-	
No. of Head/truck	57	57	57	57	-	exit
No. of trucks	1,079	357	368	374	- **2,179**	no/year
No. of trucks	21	7	7	7	- **42**	no/week
Grain and Feedstuffs						
Total feed Imported *Ex. Farm Grown*	66,452	21,851	17,101	27,901	- **133,303**	t/year
Typical truck type	Road Train	Road Train	Road Train	Road Train	-	
No. of trucks incoming	1,469	482	347	643	- **2,942**	no/year
No. of trucks incoming	28	9	7	12	- **57**	no/week
Outgoing Manure						
Manure transported off-site	4,500	1,500	3,250	0	- **9,250**	t/year
Typical truck type	B double	B double	B double	B double		
No. of trucks outgoing	125	42	90	0	- **257**	no/year
No. of trucks outgoing	2	1	2	0	- **5**	no/week
Total - Incoming and Outgoing Trucks						
No. of trucks - Incoming Cattle, Commodities & Bedding	2,042	672	543	841	- 4,098	no/year
	39	13	10	16	- 79	no/week
No. of trucks - Outgoing Cattle & Manure	1,204	399	459	374	- 2,435	no/year
	23	8	9	7	- 47	no/week
TOTAL	**3,245**	**1,071**	**1,001**	**1,216**	- **6,534**	**no/year**
	62	**21**	**19**	**23**	- **126**	**no/week**

Traffic Assessment - Cumulative

Expansion Stage	1	1+2	1+2+3	1+2+3+4	1+2+3+4+5	Units
Incoming Cattle (Excludes farm grown)						
Average Occupancy	98%	98%	98%	98%	0%	%
Cattle per year	61,847	82,348	103,464	124,926	-	head/year
Typical truck type	Road Train	Road Train	Road Train	Road Train	-	
No. of head/truck	108	108	108	108	-	entry
No. of trucks	573	762	958	1,157	-	no/year
No. of trucks	11	15	18	22	-	no/week
Outgoing Cattle						
Cattle out per year	61,476	81,854	102,843	124,176	-	head/year
Typical truck type	B Double	B Double	B Double	B Double	-	
No. of Head/truck	57	57	57	57	-	exit
No. of trucks	1,079	1,436	1,804	2,179	-	no/year
No. of trucks	21	28	35	42	-	no/week
Grain and Feedstuffs						
Total feed Imported *Ex. Farm Grown*	66,452	88,302	105,403	133,303	-	t/year
Typical truck type	Road Train	Road Train	Road Train	Road Train	-	
No. of trucks incoming	1,469	1,951	2,299	2,942	-	no/year
No. of trucks incoming	28	38	44	57	-	no/week
Outgoing Manure						
Manure transported off-site	4,500	6,000	9,250	9,250	-	t/year
Typical truck type	B double	B double	B double	B double		
No. of trucks outgoing	125	167	257	257	-	no/year
No. of trucks outgoing	2	3	5	5	-	no/week
Total - Incoming and Outgoing Trucks						
No. of trucks - Incoming Cattle, Commodities & Bedding	2,042	2,714	3,257	4,098	-	no/year
	39	52	63	79	-	no/week
No. of trucks - Outgoing Cattle & Manure	1,204	1,603	2,061	2,435	-	no/year
	23	31	40	47	-	no/week
TOTAL	3,245	4,317	5,318	6,534	-	**no/year**
	62	83	102	126	-	**no/week**

Premise AGRICULTURE

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 (kg)	Area required (m^2/head)	Using Regression	% Difference	Head / Standard 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

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 Double	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 - TRAFFIC IMPACT ASSESSMENT



TRAFFIC IMPACT STATEMENT

Brindley Park Feedlot Expansion

Traffic Engineering Report

Client Australian Country Choice Feedlots Pty Ltd

Project Number 15763

MARANOA REGIONAL COUNCIL
Planning Act 2016
This document comprises part of
Development Permit No.

2020/20217

and was issued on

9 December 2021

In accordance with the -
Planning Act 2016
as amended

DANIELLE PEARN
Assessment Manager
Manager Planning and Building Development

REPORT CONTROL SHEET

Report Details	
Report Title:	Traffic Impact Statement – Brindley Park Feedlot Expansion
Project No.:	15763
Site:	Niella Road, Euthulla
Author:	Adam Gwatking

Document Control					
Revision	**Author**	**Reviewer**	**Approved for Issue**		
			Name	**Signature**	**Date**
1	A Gwatking	D Delac	Adam Gwatking	NER, CPEng, RPEQ: 15158	24 / 09 / 20
2	A Gwatking	D Delac	Adam Gwatking	NER, CPEng, RPEQ: 15158	20 / 10 / 20

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Disclaimer:

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The conclusions in this report should not be read in isolation. We recommend that its contents be reviewed in person with the author so that the assumptions and available information can be discussed in detail to enable the reader to make their own risk assessment in conjunction with information from other sources.

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RMA Engineers

MARANOA REGIONAL COUNCIL
Planning Act 2016
This document comprises part of
Development Permit No.
2020/20217
and was issued on
9 December 2021
In accordance with the :-
PLANNING ACT 2016
as amended
DANIELLE PEARN
Assessment Manager
Manager Planning and Building Development

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1. Introduction

RMA Engineers has been engaged by Australian Country Choice Feedlots Pty Ltd to undertake a Traffic Impact Statement (TIS) in support of a development application for the proposed expansion of Brindley Park Feedlot located at Niella Road, Euthulla (the subject site). The site is identified as Lot 7 on SP206903 within the Maranoa Regional Council (MRC) area.

The existing feedlot comprises 16,080 standard cattle units (SCU) and is proposed to expand to 32,480 SCU. The site gains access from Roma Taroom Road, a State-controlled road.

This report has been prepared in support of the development application for the proposed expansion to be lodged with MRC and the Department of Transport and Main Roads (DTMR).

This assessment has been undertaken in general accordance with the road transport related requirements identified in the DTMR *Guide to Traffic Impact Assessment* (GTIA) (2018).

1.1 Report objectives and scope

The purpose of this Traffic Impact Statement (TIS) is to document an investigation of traffic and transport impacts of the proposed development on the surrounding road network. The assessment considers the following:

- Estimation of traffic generated by the development and distribution on the surrounding road network.
- Review of potential operational impacts at the key intersections with the proposed development influence at the year of completion.
- Review of key intersection layouts and turn warrants.
- Assessment of sight distance at the proposed access intersection in accordance with Australian Standards.
- Safety considerations, review of historical crash data and commentary on required mitigation measures.

Where required, this report makes recommendations for the mitigation of development impacts.

It is understood that pre-lodgement meetings were undertaken between Australian Country Choice Feedlots Pty Ltd and the relevant road authorities (MRC and DTMR). The outcomes of the meetings were as follows:

- Australian Country Choice Feedlots Pty Ltd and MRC will enter into a maintenance agreement for Niella Road; and
- DTMR requires an assessment to be prepared to determine the development impact on the intersection of Roma Taroom Road/Niella Road.

From the above, the focus of this TIS will be limited to the impact of the development on the Roma Taroom Road/Niella Road intersection.

1.2 Reference material

In preparing this report, reference has been made to the following:

- Austroads Guide to Road Design, Part 4A: *Unsignalised and Signalised Intersections* (2017)
- Austroads Guide to Traffic Engineering Practice Part 5: *Intersections at Grade* (2005)
- Austroads Guide to Traffic Management Part 12: *Traffic Impacts of Developments* (2019)
- Austroads Guide to Traffic Management Part 6*: Intersections, Interchanges & Crossing*s (2017)
- DTMR *Guidelines for Traffic Impact Assessment* (GTIA) (2018)
- DTMR *Road Planning and Design Manual* (RPDM) (2016)
- MRC *Planning Scheme* (2017)

2. Proposed development

2.1 Location and descriptions

The subject site is located on Niella Road, Euthulla. The development is located within the Maranoa Regional Council (MRC) local government area, approximately 30km north-east of Roma.

The site is surrounded by rural land uses as per the MRC Planning Scheme and gains access via the Roma Taroom Road/Niella Road intersection.

The site and its environs are illustrated on the locality plans in **Figure 2-1**.



Figure 2-1 Locality plan

2.2 Development details

The proposed development includes expansion to 32,480 standard cattle units (SCU) from the existing 16,080 SCU. The expansion is proposed in four stages, as detailed in **Table 2-1**.

Table 2-1: Development yield

Stage		Estimated completion year	Number of pens	Capacity
Existing		-	79	16,080
Stage	**1**	2021	23	5,330
	2	2030	30	5,490
	3	2035	16	3,720
	4	2035	8	1,860
		Total	**156**	**32,480**

The proposed pen locations associated with each stage are shown in **Figure 2-2** and illustrated at **Appendix A**.

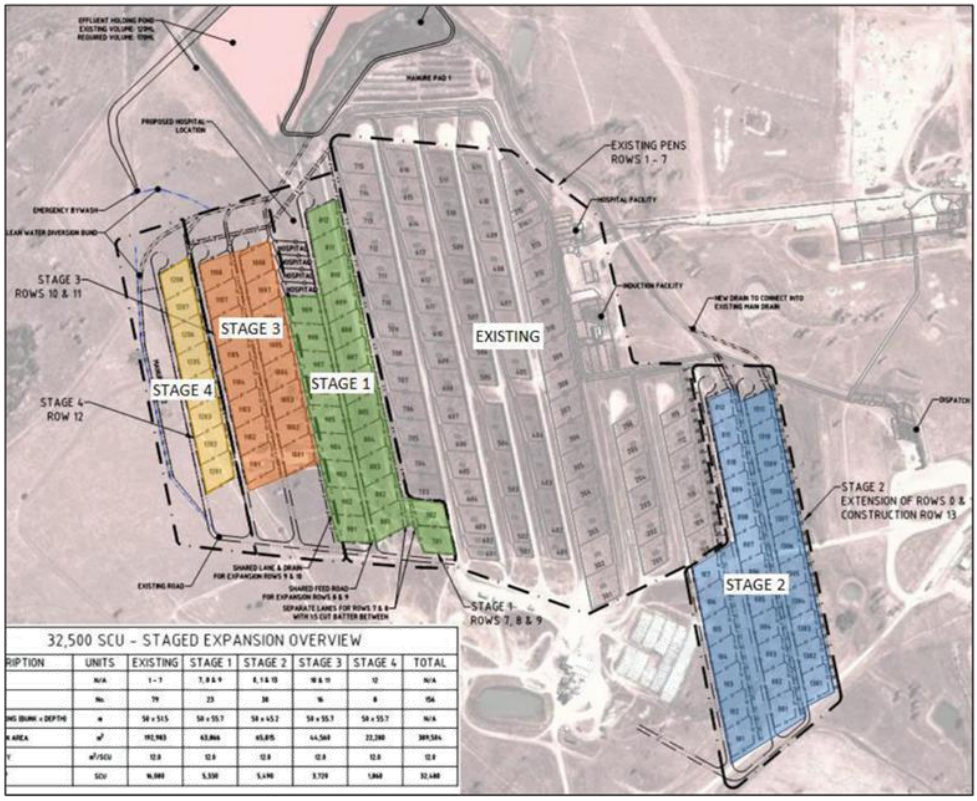


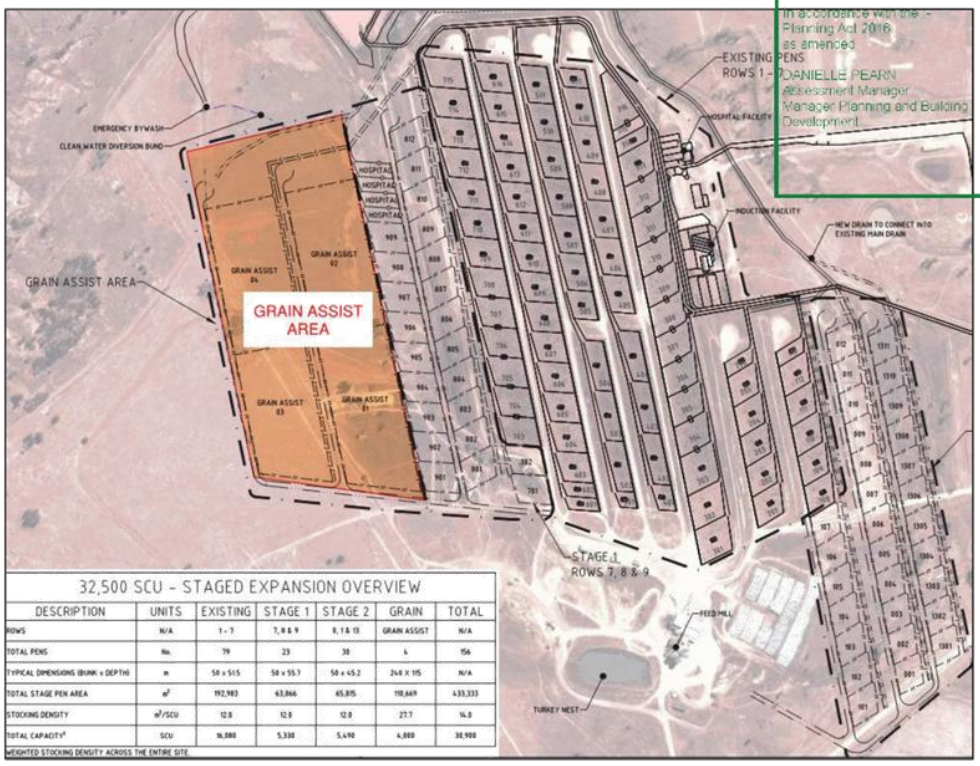
Figure 2-2: Proposed staged expansion

The development is accessed via the existing private road connecting to Niella Road just east of the existing site.

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2.2.1 Alternate staging

Depending on the contracted terms for the feedlot (i.e. from different cattle supply chains), the staging of the development is likely to include grain assist pens (rather than the normal pens illustrated previously in **Figure 2-2**). A layout illustrating the grain assist staging is shown in **Figure 2-3** below.



32,500 SCU - STAGED EXPANSION OVERVIEW

DESCRIPTION	UNITS	EXISTING	STAGE 1	STAGE 2	GRAIN	TOTAL
ROWS	N/A	1 - 7	7, 8 & 9	8, 13 & 13	GRAIN ASSIST	N/A
TOTAL PENS	No.	79	23	30	4	156
TYPICAL DIMENSIONS (BUNK x DEPTH)	m	50 x 515	50 x 55.7	50 x 45.2	240 X 115	N/A
TOTAL STAGE PEN AREA	m²	192,983	63,866	65,815	110,669	433,333
STOCKING DENSITY	m²/SCU	12.0	12.0	12.0	27.7	14.0
TOTAL CAPACITY[1]	SCU	16,080	5,330	5,490	4,000	30,900

[1] WEIGHTED STOCKING DENSITY ACROSS THE ENTIRE SITE

Figure 2-3: Alternative grain assist layout

The grain assist portion of the site results in a lesser demand on the road network. This is due to the lower amount of trucks required for the grain assist cattle, as more cattle can fit onto the incoming trucks. These cattle enter the site at lighter weight, then once they are at a suitable weight, they then enter the normal pens of the feedlot. Therefore, the staging of normal pens (with the SCU yields as per **Table 2-1**) has been undertaken for this assessment for conservativeness.

2.3 Operational details

The development will operate between the hours of 6am and 6pm, seven days a week.

Cattle are transported onto the feedlot in loads (approximately 116 head per A-Double road train) from the south (through Roma). The cattle stay on feed for approximately 100 days. At the end of the feeding period, the outgoing cattle are transport towards Brisbane via B-Double vehicles.

The occupancy of the feedlot depends on market demands, and has been estimated at 98% based on current operations. Spent cattle are collected and disposed of on-site.

Staffing of the site is undertaken by staff that live permanently onsite (in the surrounding detached dwellings along Niella Road), and others that are on a rostered “drive in, drive out” period of 10 days on and 4 days off. A small number of staff commute daily from Roma via carpool.

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A number of servicing contractors and visitors also attend the site on a regular basis to provide upkeep and maintenance of the site operations.

Other activities associated with the site will include feed delivery and manure collection/delivery (five days a week).

2.4 Expected traffic movements and design vehicles

The proposed operational activities on site will generate minimal vehicle movements on the external road network. Details regarding the vehicle movements associated with the development are provided below.

2.4.1 Staff

Since the majority of staff live onsite, or reside onsite during the rostered working period, the number of staff vehicle movements anticipated on the external road network will be associated with the staff that commute from Roma. The traffic generation associated with these commuter staff trips is expected to be minimal with three vehicle trips per each morning and afternoon peak commuter periods. This is detailed in **Table 2-2** below.

Table 2-2: Anticipated daily development vehicle movements (staff)

Staff trips	Stage 1	Stage 2	Stage 3 & 4
Staff total	27	34	41
Staff living / residing onsite	21	25	30
Staff commuting from Roma direction	6	9	11
No. vehicles per day	2	3	3
No. vehicle movements (i.e. in / out)	2	2	2
Estimated daily traffic generation (no. vehicle movements)	**4**	**6**	**6**

The staff numbers shown in **Table 2-2** are supplied from the client and are estimated from current and expected operations.

The staff travelling to and from the site will arrive for their shift no later than 6am and leave the site when their shift ends, at approximately 6pm. All commuter staff are situated in Roma to the south.

The staff will be required to travel to and from the site in private (light) vehicles. It should be noted that the staff will carpool to and from the site each day. From previous experience with similar sites, the client has confirmed that the cars will generally have between three and four persons per vehicle.

2.4.2 Deliveries and collections

The deliveries to and from the site are expected to involve the operational activities and associated vehicle movements described below.

Cattle

The tables in **Appendix B** illustrate the calculation steps of the number of annual vehicle trips associated with the expected cattle numbers for each stage of the development. The calculations consider the duration that the cattle are in the feedlot, the mortality rate, and the number of cattle

head per vehicle type (taking into account the weight differentials between incoming and outgoing cattle). The operation for the incoming and outgoing cattle is as follows:

- Cattle delivery (incoming cattle): A-Double road trains will deliver cattle to the site. The road trains will travel to and from the south (Roma direction) via Roma Taroom Road. These deliveries are expected to occur at any given time and day between 8am to 5pm from Monday to Friday. The delivery can be staggered and arranged so that it doesn't coincide with any other deliveries or collections occurring on the site. The vehicles will enter the site fully loaded and leave the site unloaded (empty).
- Cattle collection (outgoing cattle): B-Double vehicles will collect cattle from the site. The B-Doubles will travel to and from the south (Roma direction) via Roma Taroom Road. These collections are expected to occur at any given time and day between 8am to 5pm from Sunday to Thursday. The collections can be staggered and arranged so that they don't coincide with any other deliveries or collections occurring on the site. The vehicles will enter the site unloaded (empty) and leave the site fully loaded.

Table 2-3 summarises the expected vehicle movements associated with the cattle.

Grain and feedstuffs

The feed for the cattle is a wet mix consisting of dry ingredients that are mixed onsite (and water is added) after the feedstuffs are delivered. For conservativeness, it is assumed all the feedstuffs are delivered to the site (whereas some of the feed can be grown onsite).

The tables in **Appendix B** illustrate the calculation steps of the number of annual vehicle trips associated with the different types of feedstuffs expected for each stage of the development. The calculations consider the tonnes of feed per SCU, the breakdown percentage of the mix and the road train capacity for each feedstuff. It should be noted that the hay/straw is governed by the size/volumetric loading rather than weight. The operation for the feed delivery is as follows:

- Feed delivery: A-Double road trains will deliver feed to the site. The road trains will travel to and from the south (Roma direction) via Roma Taroom Road. These deliveries are expected to occur on any given time and day between 8am to 5pm from Monday to Friday. The delivery can be staggered and arranged so that it doesn't coincide with any other deliveries or collections occurring on the site. The vehicles will enter the site fully loaded and leave the site unloaded (empty).

Table 2-3 summarises the expected vehicle movements associated with the grain and feedstuffs.

Manure

Manure is collected from the feedlot and exported off-site. The tables in **Appendix B** detail the calculation of the manure produced and how many vehicle trips are required per annum. The calculations are based on current operations where about 75% of the manure produced is exported off site. The operation for the manure collection is as follows:

- Manure collection: B-Double vehicles will collect manure from the site. The trucks will travel from the site to varying locations in the north (approximately 30% to Taroom) and south (approximately 70% to Roma) via Roma Taroom Road. These collections are expected to occur at any given time and day between 8am to 5pm from Monday to Friday. The collections can be staggered and arranged so that they don't coincide with any other deliveries or collections occurring on the site. The vehicles will enter the site unloaded (empty) and leave the site fully loaded.

Table 2-3 summarises the expected vehicle movements associated with the manure.

Servicing and visitors

The proposed development is expected to have other adhoc trips associated with servicing (such as maintenance, contractors and small deliveries), as well as visitors. On average, this is expected to consist of approximately seven vehicles per day. This number is expected to remain the same for each stage.

Table 2-3 provides a summary of the anticipated daily development traffic volumes (deliveries and collections) based on the operational details above.

Table 2-3: Anticipated development vehicle movements (deliveries and collections)

Stage	Trip type	Vehicle type	Origin / destination	Timing	No. loads per year	No. vehicle movements (i.e. in/ out)	Estimated annual traffic generation (no. movements)	Estimated weekly traffic generation (no. movements)	Estimated daily traffic generation (no. movements)
Stage 1	Servicing / visitors	Varies (B99 to MRV)	100% Roma	8am to 5pm (Mon-Fri)	1,825	2	3,650	70	14.0
	Incoming cattle	Road Train	100% Roma	8am to 5pm (Mon-Fri)	822	2	1,643	32	6.3
	Outgoing cattle	B-Double	100% Roma	8am to 5pm (Sun-Thu)	1,435	2	2,871	55	11.0
	Grain and feedstuffs	Road Train	100% Roma	8am to 5pm (Mon-Fri)	2,418	2	4,837	93	18.6
	Manure	B-Double	70% Roma - 30% Taroom	8am to 5pm (Mon-Fri)	357	2	714	14	2.7
						Total	**13,714**	**265**	**53**
Stage 2	Servicing / visitors	Varies (B99 to MRV)	100% Roma	8am to 5pm (Mon-Fri)	1,825	2	3,650	70	14.0
	Incoming cattle	Road Train	100% Roma	8am to 5pm (Mon-Fri)	1,032	2	2,064	40	7.9
	Outgoing cattle	B-Double	100% Roma	8am to 5pm (Sun-Thu)	1,803	2	3,607	69	13.8
	Grain and feedstuffs	Road Train	100% Roma	8am to 5pm (Mon-Fri)	3,039	2	6,077	117	23.3
	Manure	B-Double	70% Roma - 30% Taroom	8am to 5pm (Mon-Fri)	448	2	897	17	3.4
						Total	**16,295**	**313**	**63**
Stage 3 & 4	Servicing / visitors	Varies (B99 to MRV)	100% Roma	8am to 5pm (Mon-Fri)	1,825	2	3,650	70	14.0
	Incoming cattle	Road Train	100% Roma	8am to 5pm (Mon-Fri)	1,246	2	2,493	48	9.6
	Outgoing cattle	B-Double	100% Roma	8am to 5pm (Sun-Thu)	2,177	2	4,355	84	16.7
	Grain and feedstuffs	Road Train	100% Roma	8am to 5pm (Mon-Fri)	3,669	2	7,338	141	28.1
	Manure	B-Double	70% Roma - 30% Taroom	8am to 5pm (Mon-Fri)	541	2	1,083	21	4.2
						Total	**18,918**	**364**	**73**

From **Table 2-2** and **Table 2-3**, it is identified that the ultimate development will generate low daily traffic volumes, consisting of an average of 37 heavy vehicles (73 movements) and three light vehicles (six movements) per day. This equates to a total of approximately 79 vehicle trips per day.

The maximum number of trips per peak hour is expected to range between eight and ten trips depending on the stage. **Table 2-4** shows an indicative daily timetable illustrating how the different types of vehicular trips could be staggered across the day.

Table 2-4: Indicative daily timetable of vehicle trips for each trip type

Stage	Trip type	Max. typical daily movements	5am-6am	6am-7am	7am-8am	8am-9am	9am-10am	10am-11am	11am-12noon	12noon-1pm	1pm-2pm	2pm-3pm	3pm-4pm	4pm-5pm	5pm-6pm	6pm-7pm
Stage 1	Commuting staff	4	2													2
	Servicing / visitors	14				2		2	2	2	2	2		2		
	Incoming cattle	6					2		2				2			
	Outgoing cattle	11					4		2		4					
	Grain and feedstuffs	19				4		4		4		4		4		
	Manure	3						2			2					
	Total	**57**	**2**	**0**	**0**	**6**	**6**	**8**	**6**	**6**	**8**	**6**	**2**	**6**	**0**	**2**
Stage 2	Commuting staff	6	3													3
	Servicing / visitors	14				2		2	2	2	2	2		2		
	Incoming cattle	8				2			2		2			2		
	Outgoing cattle	14					2	2	2	2	2	2	2			
	Grain and feedstuffs	23				4	2	2	2	4	2	2	2	4		
	Manure	3					2						2			
	Total	**69**	**3**	**0**	**0**	**8**	**6**	**6**	**8**	**8**	**8**	**6**	**6**	**8**	**0**	**3**
Stage 3 & 4	Commuting staff	6	3													3
	Servicing / visitors	14				2		2	2	2	2	2		2		
	Incoming cattle	10				2		2		2		2		2		
	Outgoing cattle	17				2	2	2	2	2	2	2	2	2		
	Grain and feedstuffs	28				2	4	4	4	2	4	2	4	2		
	Manure	4					2						2			
	Total	**79**	**3**	**0**	**0**	**8**	**8**	**10**	**8**	**8**	**8**	**8**	**8**	**8**	**0**	**3**

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3. Existing transport environment

The key roads and intersections relevant to the site are discussed in the following sections.

3.1 Key roads

3.1.1 Roma Taroom Road

Roma Taroom Road (4397) is a State-controlled road (SCR) under the jurisdiction of the DTMR. The road runs predominantly north-east to south-west and extends from Carnarvon Highway north of Roma to Leichhardt Highway at Taroom.

In the vicinity of the site, Roma Taroom Road has the following characteristics (refer to **Figure 3-1**):

- Two way, two lane, undivided configuration
- Sealed pavement width of approximately 8m with no centre line marking
- Varying shoulder widths of approximately 0-0.5m
- Road reserve width of approximately 200m
- Rural default speed limit of 100km/h
- Daily traffic volumes of approximately 281 vehicles per day (2019 DTMR AADT data)



Figure 3-1: Roma Taroom Road looking south-west approximately 5km south-west of the subject site

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3.1.2 Niella Road

Niella Road is a no-through road running east-west from Roma Taroom Road. It is classified as a local road under the jurisdiction of MRC. The only traffic that uses this road is associated with the proposed development.

Niella Road has the following characteristics:

- Two-way, two-lane, undivided configuration
- No line marking
- Carriageway width of approximately 6m with approximately 1m wide shoulders
- Predominantly unsealed pavement along the road length
- Road reserve width of approximately 60m

3.2 Key intersection

The Roma Taroom Road/Niella Road intersection is identified as the key intersection for this assessment.

It is noted that there are other intersections further from the site that may be utilised by development traffic, however, due to the location and expected distribution of development traffic, the Roma Taroom Road/Niella Road intersection is the only intersection where the expected impact of the development is considered of significance (i.e. development traffic being more than five per cent of the background traffic).

3.2.1 Roma Taroom Road/Niella Road intersection

The intersection of Roma Taroom Road and Niella Road consists of a priority-controlled T-intersection located approximately 3.9km west of the main site access. Each leg of the intersection consists of one approach lane and one departure lane. The intersection allows all turning movements and does not have any dedicated turning lanes. **Figure 3-4** shows the geometry of the intersection.

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Figure 3-2: Roma Taroom Road/Niella Road intersection

3.3 Crash data

DTMR crash data was reviewed for the previous five years from 1 January 2014 to 31 December 2018 (the most recent available period). Data was obtained from Queensland Globe (transportation – road crash locations). Findings indicate that there were no recorded crashes in the vicinity of the site or at the Roma Taroom Road/Niella Road intersection.

Road crash locations within 20km of the subject site/Niella Road are summarised in **Table 3-1**.

Table 3-1 Road crash data

Road/ intersection	Location	Year	Severity	Nature	Road and atmospheric condition	Lighting condition	DCA code	DCA description
Roma Taroom Road	14.5km west of Niella Road	2018	Hospitalisation	Fall from vehicle	Sealed-dry, clear	Daylight	802	Off path-curve: Off carriageway left bend
	11.5km east of Niella Road	2018	Hospitalisation	Hit object	Sealed-dry, clear	Dawn/dusk	704	Off path-straight: right off carriageway hit object

From the above, no safety issues, crash patterns or mitigation measures could be determined from the crash data review.

4. Traffic operation

4.1 Existing traffic volumes

Traffic data was obtained from DTMR to assess the impact of the development on the external road network.

In the absence of intersection turning volume data, directional midblock traffic volumes were utilised for each peak hour.

4.1.1 Roma Taroom Road background traffic volumes

Midblock traffic count data was obtained from DTMR for Roma Taroom Road (undertaken in 2019), at TDist 5.440km (Site ID 40169), just north of the intersection of Daisybank Road (at the Carnarvon Highway end).

Roma Taroom Road currently has an annual average daily traffic (AADT) volume of 281 vehicles per day. Historical AADT data for Site ID 40169 indicates that traffic volumes have generally been decreasing on Roma Taroom Road over the past ten years (as shown in **Figure 4-1** below).

	Annual Segment Growth		
	Based on 1 year's data	Based on 5 years' data	Based on 10 years' data
G	4.80%	-14.47%	-4.37%
A	-0.66%	-12.50%	-2.96%
B	1.81%	-13.46%	-3.65%

Figure 4-1: Roma Taroom Road annual segment growth data (2019 count data)

From the above, a 2% compound per annum background traffic growth rate has been applied for a conservative assessment.

The traffic count surveys are included at **Appendix C**.

4.1.2 Peak hours

From the count data, it was identified that the external road network does not have distinct peak periods as vehicles are spread equally across the daytime (between 7am and 4pm) – refer to **Figure 4-2**. This is similar to the expected traffic volumes generated by the development with an average of eight vehicles per hour between 8am and 5pm (for the ultimate development demands). Therefore, for the purpose of the intersection operational analysis, the worst case background demand during the hour of 7am-8am has been aligned conservatively with the worst case development demand of ten vehicles per hour for the ultimate scenario.

This will result in the highest turning movement volumes at the key intersection.

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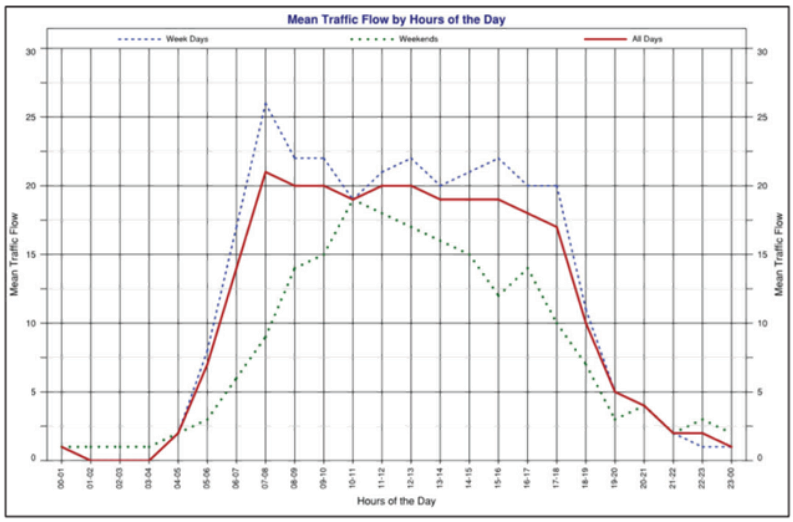


Figure 4-2: Roma Taroom Road 2019 bi-directional count data

4.2 Development traffic volumes

From the operational details (refer to **Section 2.4**), the estimated worst case peak background with development traffic volumes utilising the Roma Taroom Road/Niella Road intersection are illustrated in **Figure 4-3.**

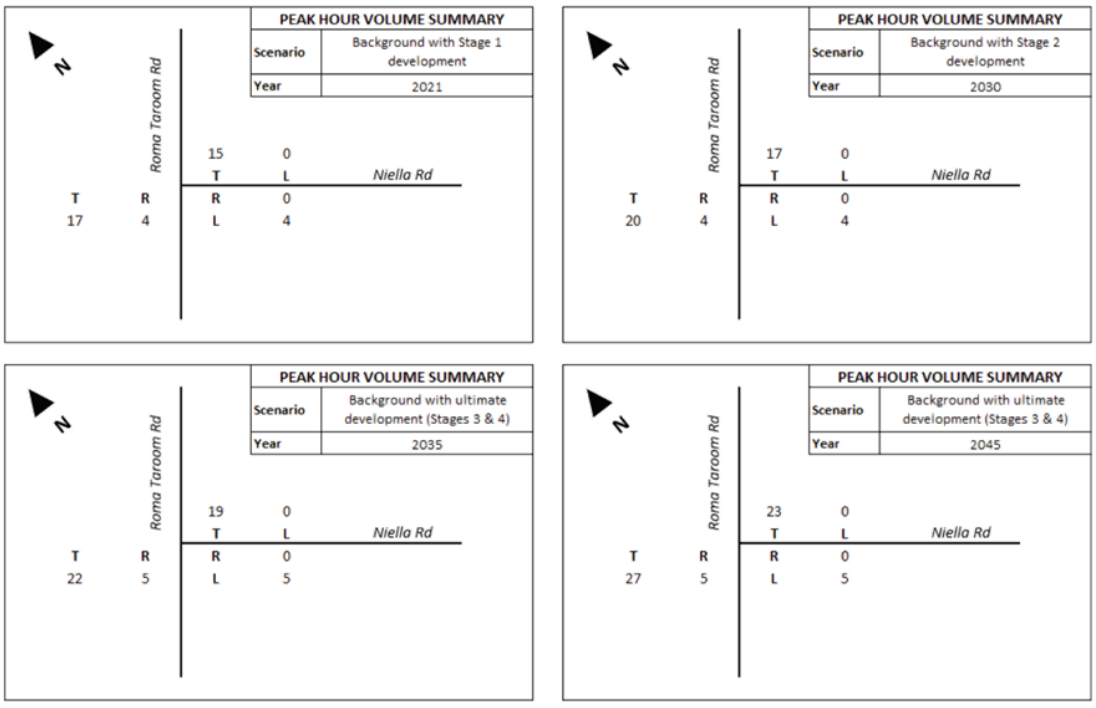


Figure 4-3: Background with development peak hour traffic volumes

5. Development traffic impact on external road network

The DTMR *Road Planning and Design Manual* Chapter 13.5.4 provides information relating to the maximum traffic volume combinations for uninterrupted traffic flow conditions. These combinations are shown on **Table 5-1** below and provide guidance for unsignalised intersections carrying light crossing and turning volumes. Where the volumes are less than that illustrated in **Table 5-1**, it is considered unnecessary to flare intersection approaches or carry out an intersection analysis.

Table 5-1: Intersection capacity – uninterrupted flow conditions

Major road type[1]	Major road flow (vph)[2]	Minor road flow (vph)[3]
Two-lane	400	250
	500	200
	650	100

1. *Major road is through i.e. has priority*
2. *Major road design volumes include through and turning movements*
3. *Minor road design volumes include through and turning volumes*

The anticipated background with development traffic volumes detailed in **Figure 4-3** do not exceed the hourly volume combinations shown in **Table 5-1**, indicating that intersection analysis is not deemed warranted for the key intersection.

Although operational analysis is therefore not deemed warranted for the key Roma Taroom Road/Niella Road intersection, analysis has nevertheless been undertaken in consideration of turning movement provision and associated potential delay to illustrate the operational impact.

5.1 Roma Taroom Road/Niella Road intersection

The Roma Taroom Road/Niella Road priority intersection layout as modelled in SIDRA is shown in **Figure 5-1**.

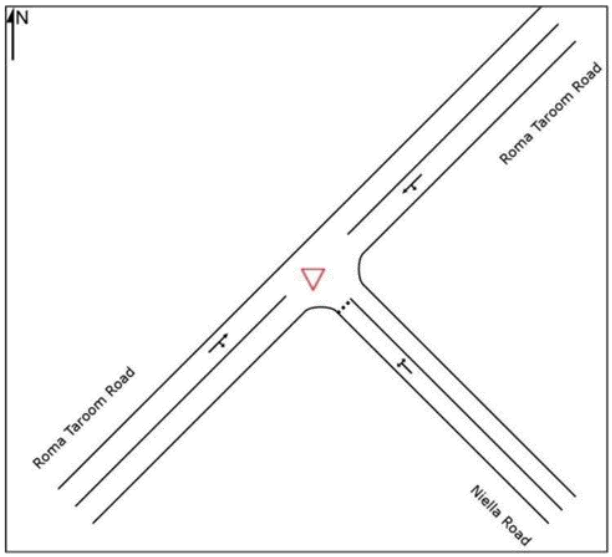


Figure 5-1: Roma Taroom Road/Niella Road SIDRA layout

Table 5-2 summarises the SIDRA results for the background with development traffic scenario for each stage. Detailed SIDRA results are provided at **Appendix D**.

Table 5-2: Roma Taroom Road/Niella Road SIDRA summary

Scenario	Demand	Degree of saturation	Queue distance (m)	Average delay (sec)
2021 (Stage 1)	44	0.02	0.4	1.5
2030 (Stage 2)	49	0.02	0.4	1.3
2035 (Stage 3 and 4)	56	0.02	0.5	1.4
2045 (Stage 3 and 4)	65	0.02	0.5	1.2

The SIDRA analysis results indicate that the intersection operates within the accepted performance thresholds for all development stages. The development is expected to have minimal operational impact on the intersection.

Therefore, no mitigation of operational impacts is required at the intersection.

6. Safety considerations

6.1 Turn warrant assessment

Turn warrants are used to identify the need to provide separate turning provisions from a functionality and safety perspective. The warrants are essentially the relationship between the turning volumes versus the major road traffic volumes.

In accordance with Austroads, turn warrants are based on the construction of new roads (i.e. greenfield sites) and is also used as a reference for intervention levels for updating existing intersection turn treatments. Turn warrant assessment is usually undertaken at these intersections to determine if protected turning lanes (i.e. channelisation) are required from a safety perspective.

Given the key intersection is considered a brownfield site with low volumes and existing constraints, a turn warrant assessment has been undertaken using the extended design domain (EDD) criteria.

The EDD warrants for turn treatments are detailed in the *Supplement to Austroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersections* (RPDM) published by DTMR, and include consideration of simple left (SL) and simple right (SR) turning movement provision.

Table 6-1 summarises the right turn warrant treatments required at the key Roma Taroom Road/Niella Road intersection (using a design speed of 110km/h) with respect to the traffic volumes provided at **Appendix B**. Detailed turn warrant calculations are shown at **Appendix E**.

Table 6-1: Roma Taroom Road/Niella Road intersection turn warrant summary (right turn provision)

TIME		2021 (Stage 1)			2030 (Stage 2)			2035 (Stage 3 & 4)		
		BG Bi	Dev RT	Trigger BAR	BG Bi	Dev RT	Trigger BAR	BG Bi	Dev RT	Trigger BAR
0	1	1	-	N	1	-	N	1	-	N
1	2	0	-	N	0	-	N	0	-	N
2	3	0	-	N	0	-	N	0	-	N
3	4	0	-	N	0	-	N	0	-	N
4	5	2	-	N	2	-	N	3	-	N
5	6	8	2	N	10	3	N	11	3	N
6	7	18	0	N	21	0	N	23	0	N
7	8	27	0	N	32	0	N	36	0	N
8	9	23	3	N	27	4	N	30	4	Y
9	10	23	3	N	27	3	N	30	4	Y
10	11	20	4	N	24	3	N	26	5	N
11	12	22	3	N	26	4	N	29	4	N
12	13	23	3	N	27	4	N	30	4	Y
13	14	21	4	N	25	4	N	27	4	N
14	15	22	3	N	26	3	N	29	4	N
15	16	23	1	N	27	3	N	30	4	Y
16	17	21	3	N	25	4	N	27	4	N
17	18	21	-	N	25	-	N	27	-	N
18	19	11	-	N	14	-	N	15	-	N
19	20	5	-	N	6	-	N	7	-	N
20	21	4	-	N	5	-	N	5	-	N
21	22	2	-	N	2	-	N	3	-	N
22	23	1	-	N	1	-	N	1	-	N
23	24	1	-	N	1	-	N	1	-	N

**Due to the negligible left turn volumes into Niella Road, the "BG Bi" represents Q_M volumes and the "Dev RT" represents Q_R volumes*
BAR – Basic auxiliary right turn treatment, N – No, Y – Yes.

From the assessment, and as illustrated in **Table 6-1**, the right turning movements at the Roma Taroom Road/Niella Road intersection do not trigger the need for BAR turning treatment, and therefore fall within simple right turn thresholds for the proposed development Stages 1 and 2. The ultimate development (Stages 3 and 4) start to trigger the need for auxiliary BAR turning treatments. Therefore, it is suggested that the developer be conditioned to install a BAR treatment for the right turning movement from Roma Taroom Road into Niella Road prior to the commencement of Stage 3 and 4 (when the total site yield reaches 26,900 SCUs).

Given the low left turning volumes into Niella Road (i.e. one vehicle a day), and the relatively low through volumes, the development does not trigger any turn treatments or channelisation. The existing simple left turn arrangement of the intersection is considered appropriate and no mitigation measures are required for the left turn movement.

6.2 Sight distance assessment

Sight distance has been reviewed for the Roma Taroom Road/Niella Road intersection. The review was completed to confirm applicable sight distance requirements in accordance with Austroads requirements.

Table 6-2 summarises the variables used for this calculation.

Table 6-2 : Variables adopted for sight distance assessment

Variable symbol	Description	Value adopted for assessment		Unit of measure
		Truck	Car	
DT	Decision time (s) = observation time (3 s) + reaction time (s)	5	5	seconds
V	Operating (85th percentile) speed	110	110	km/hr
d	Coefficient of deceleration for cars / trucks *(Guide to Road Design – Part 3: Geometric Design (Austroads 2016))*	0.29	0.362	
a	Longitudinal grade in % (in direction of travel: positive for uphill grade, negative for downhill grade)	0	0	%
R_T	perception/reaction time *(Guide to Road Design – Part 3: Geometric Design (Austroads 2016))*	2.0	2.0	seconds
SISD	$$SISD = \frac{D_T \times V}{3.6} + \frac{V^2}{254 \times (d + 0.01 \times a)}$$ (Equation 2 *Guide to Road Design - Part 4a*)			

The outcomes of this review are summarised in **Table 6-3**. Available SISD has been estimated based on online mapping and site photos.

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as amended

DANIELLE PEARN
Assessment Manager
Manager Planning and Building
Development

Table 6-3: Austroads sight distance requirements

Intersection	Approach leg	Vehicle type	Direction	Available SISD (m)	Required SISD (m)	Compliance
Roma Taroom Road/Niella Road	Niella Road	Car	North-east	>350m	284	Compliant
			South-west	>350m	284	Compliant
		Truck	North-east	>350m	317	Compliant
			South-west	>350m	317	Compliant

The review indicates that the sight distance available at the site access locations is satisfactory and meets the minimum SISD requirements for both the north-east and south-west directions.

6.3 Risk assessment

A risk assessment examining the increase in turning movements at the relevant Roma Taroom Road/Niella Road intersection has been considered as per the GTIA process. The safety risk score matrix as extracted from the GTIA is shown in **Figure 6-1**.

		Potential consequence				
		Property only (1)	Minor injury (2)	Medical treatment (3)	Hospitalisation (4)	Fatality (5)
Potential likelihood	Almost certain (5)	M	M	H	H	H
	Likely (4)	M	M	M	H	H
	Moderate (3)	L	M	M	M	H
	Unlikely (2)	L	L	M	M	M
	Rare (1)	L	L	L	M	M

Figure 6-1: Safety risk score matrix (GTIA)

The risk items examined consider the potential to increase crashes and the safety deficiencies on the road network.

Risk item	Without development			With development			With development and mitigation			
	Likelihood	Consequence	Risk score	Likelihood	Consequence	Risk score	Mitigation measures	Likelihood	Consequence	Risk score
Risk of angle or rear end crash due to increase in traffic movements to/from Niella Road	1	4	M	2	4	M	No action.	2	4	M

As shown, there is no change in the risk scores due to the addition of development traffic, and no high risks are identified.

From the above, no adverse safety issues were identified relating to the proposed development, and no mitigation measures are required by the development at the key intersections (with the exception to the installation of a BAR turning treatment at the start of Stage 3 and 4).

6.4 Swept path assessment

A swept path assessment was undertaken for the largest design vehicle (36m long A-double Type 1 - road train) that may be utilising the Roma Taroom Road/Niella Road intersection. The swept path assessments are shown in **Figure 6-2** below and demonstrate that the intersection configurations and geometry is suitable for the design vehicle movements.

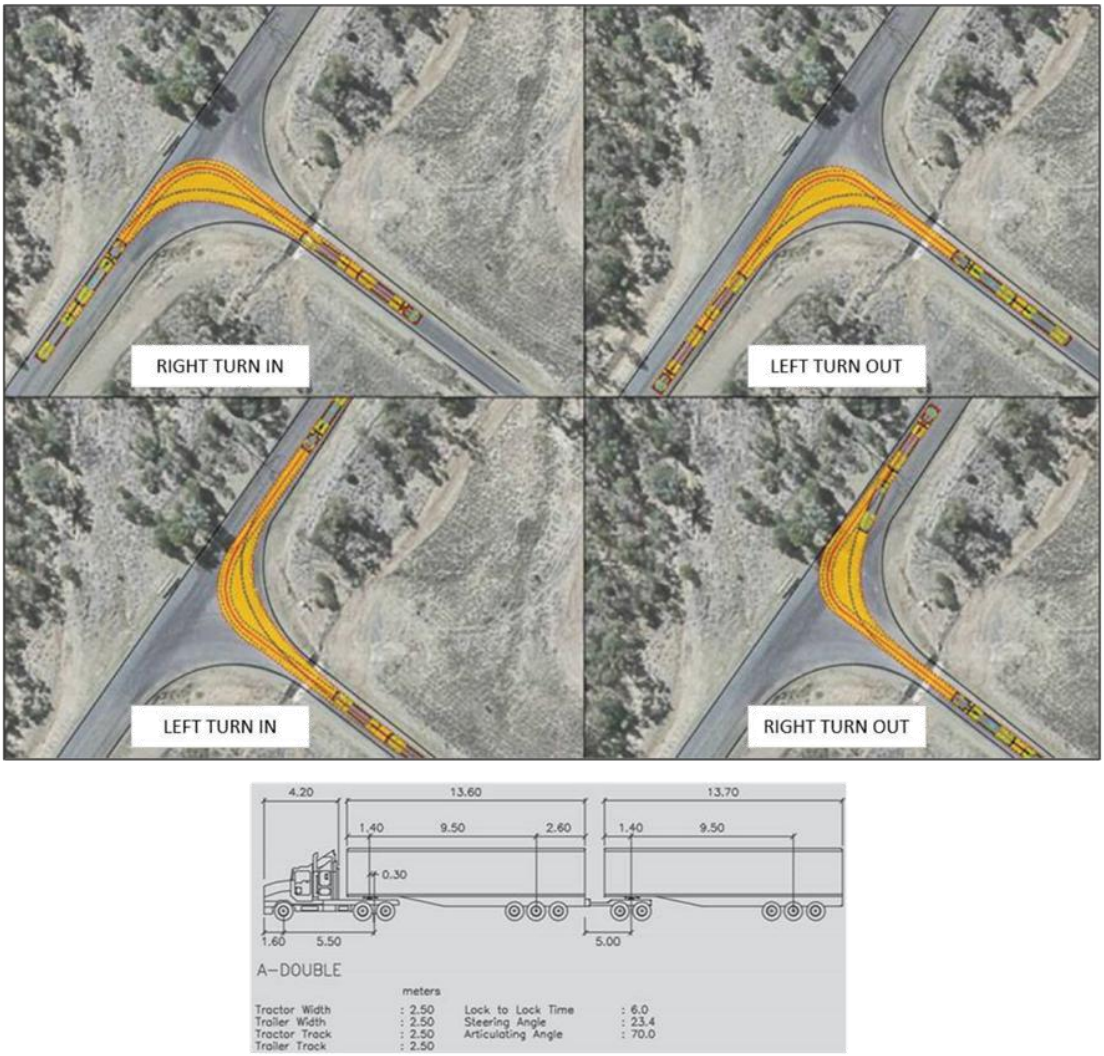


Figure 6-2: Development A-double swept paths – Roma Taroom Road/Niella Road

RMA Engineers

7. Summary and recommendations

RMA Engineers has been engaged by Australian Country Choice Feedlots Pty Ltd to undertake a Traffic Impact Statement (TIS) in support of a development application for the proposed expansion of Brindley Park Feedlot located at Niella Road, Euthulla (the subject site). The site is identified as Lot 7 on SP206903 within the Maranoa Regional Council (MRC) area.

This TIS report documents an investigation of traffic and transport impacts of the proposed development on the Roma Taroom Road/Niella Road intersection in general accordance with the road transport related requirements identified in the DTMR *Guide to Traffic Impact Assessment* (GTIA) (2017).

The following is a summary of the findings and recommendations of the TIS.

Operational impacts:

- The development will generate low daily traffic volumes, consisting of an average of 79 vehicles per day for the ultimate scenario.
- The maximum number of trips per peak hour is expected to range between eight and ten trips depending on the stage.
- SIDRA analysis results indicate that the Roma Taroom Road/Niella Road intersection operates within the accepted performance thresholds for all development stages. The development is expected to have minimal operational impact on the intersection. No mitigation of operational impacts is required at the intersection.

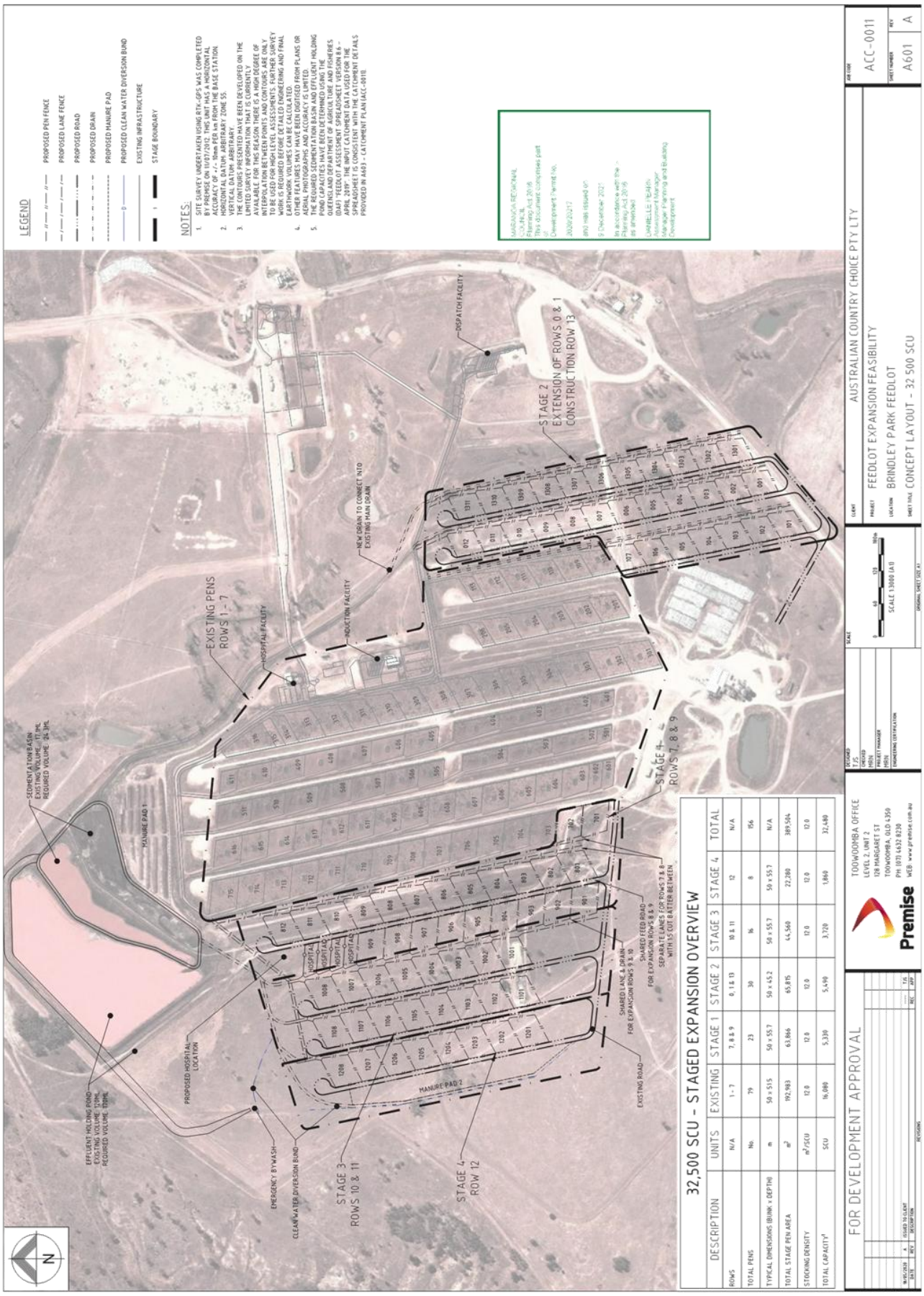
Safety considerations:

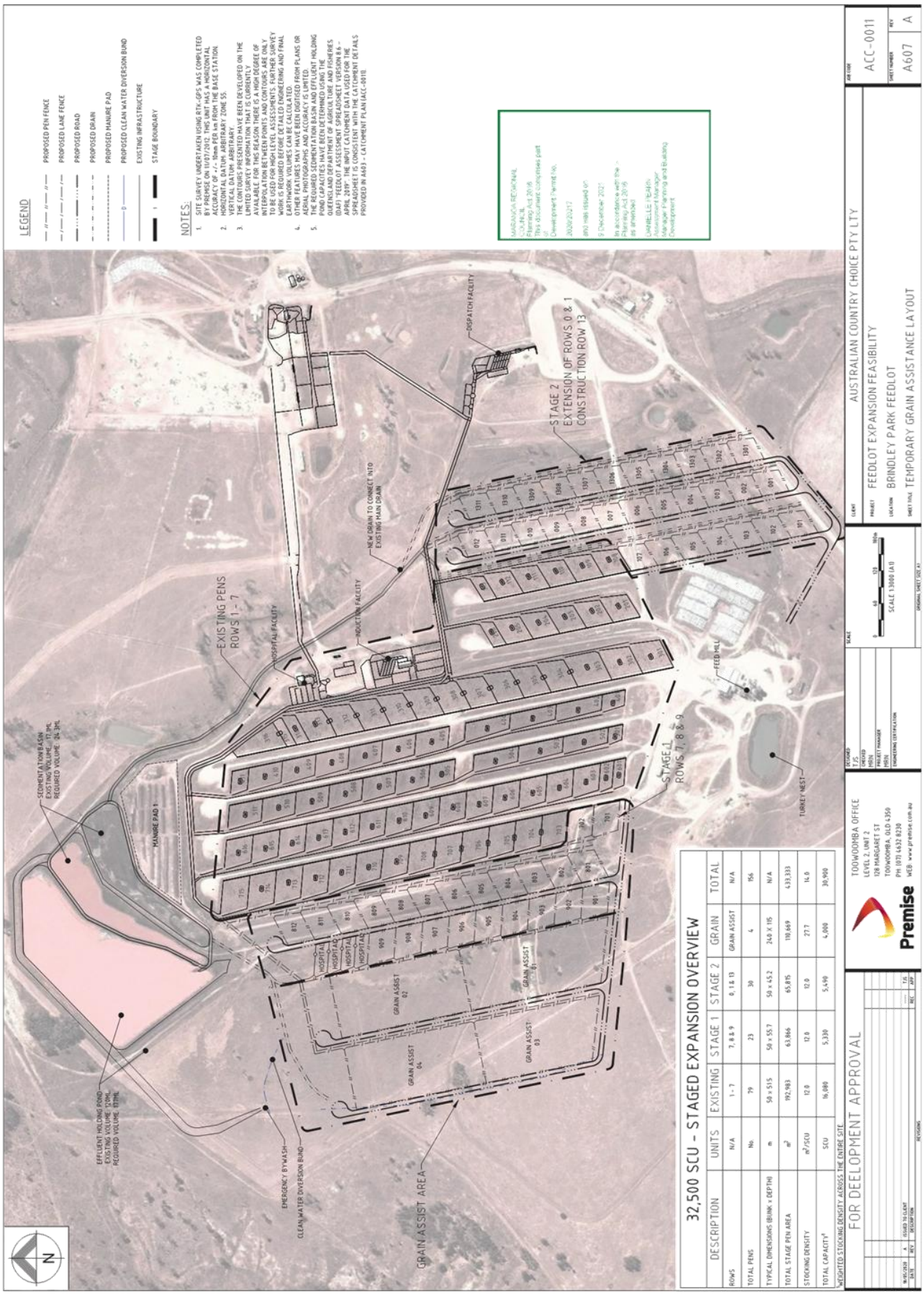
- From a historical crash data review, no crash patterns or mitigation measures could be identified within the vicinity of the site or along the primary traffic routes providing access to the site.
- The turn warrant assessment suggests that the existing turning provisions at the Roma Taroom Road/Niella Road intersection can adequately cater for Stage 1 and Stage 2 development traffic volumes. It was identified that BAR turning treatment is triggered for the ultimate development stage (Stages 3 and 4). Therefore, it is suggested that the developer be conditioned to install a BAR treatment for the right turning movement from Roma Taroom Road into Niella Road prior to the commencement of Stage 3 and 4 (when the total site yield reaches 26,900 SCUs).
- The sight distance assessment found that sight distance available at the Roma Taroom Road/Niella Road intersection is satisfactory and meets the minimum SISD requirements for both approaches.
- A review of safety risk items found no high risk safety issues or increase in risk scores relating to use of the Roma Taroom Road/Niella Road intersection by development traffic.
- From a swept path assessment, it is identified that both the Roma Taroom Road/Niella Road intersection layout is suitable for the anticipated design vehicle movements.

With respect to the above findings and recommendations of this TIS report, the proposed development can proceed without any unacceptable or adverse impacts on the external road network. No traffic and transport engineering matters have been identified that should preclude approval of the proposed development at this location.

Appendix A Development layout




LEGEND
PROPOSED PEN FENCE
PROPOSED LANE FENCE
PROPOSED ROAD
PROPOSED DRAIN
PROPOSED MANURE PAD
PROPOSED CLEAN WATER DIVERSION BUND
EXISTING INFRASTRUCTURE
STAGE BOUNDARY
NOTES:
1. SITE SURVEY UNDERTAKEN USING RTK-GPS WAS COMPLETED BY PREMISE ON 11/07/2012. THIS UNIT HAS A HORIZONTAL ACCURACY OF +/- 10mm PER km FROM THE BASE STATION. VERTICAL DATUM ARBITRARY.
2. ADOPTED ALL BEARINGS ARE MAGNETIC MAY ZONE 55.
3. THE CONTOURS PRESENTED HAVE BEEN DEVELOPED ON THE LIMITED SURVEY INFORMATION THAT IS CURRENTLY AVAILABLE. FOR THIS REASON THERE IS A HIGH DEGREE OF INTERPOLATION BETWEEN POINTS AND CONTOURS ARE ONLY TO BE USED AS A GUIDE. DETAILED FIELD SURVEY WORK IS REQUIRED BEFORE DETAILED ENGINEERING AND FINAL EARTHWORK VOLUMES CAN BE CALCULATED.
4. OTHER FEATURES MAY HAVE BEEN DIGITISED FROM PLANS OR AERIAL PHOTOGRAPHS AND ACCURACY IS LIMITED.
5. DESIGN CRITERIA FOR SEDIMENT BASIN AND EFFLUENT HOLDING POND CAPACITIES HAVE BEEN DETERMINED USING THE QUEENSLAND DEPARTMENT OF AGRICULTURE AND FISHERIES (DAF) "FEEDLOT ASSESSMENT SPREADSHEET VERSION 8.6 - APRIL 2019". THE INPUT CATCHMENT DATA USED FOR THE SPREADSHEET IS CONSISTENT WITH THE CATCHMENT DETAILS PROVIDED IN A03 - CATCHMENT PLAN (ACC-0010)
MARANOA REGIONAL COUNCIL
Planning Act 2016
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20/09/2021
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In accordance with the Planning Act 2016 as amended
DANIELLE HEARN
Development Manager
Manager Planning and Building Development
SEDIMENT BASIN EXISTING VOLUME 17.3ML REQUIRED VOLUME 24.3ML
EFFLUENT HOLDING POND EXISTING VOLUME 120ML REQUIRED VOLUME 180ML
EMERGENCY BY-WASH
CLEAN WATER DIVERSION BUND
PROPOSED HOSPITAL LOCATION
MANURE PAD 1
MANURE PAD 2
EXISTING ROAD
STAGE 3 ROWS 10 & 11
STAGE 4 ROW 12
SHARED LANE & DRAIN FOR EXPANSION ROWS 9 & 10
SEPARATE LANES FOR ROWS 7 & 8 WITH 5% CUT BATTER BETWEEN
STAGE 4 ROWS 7, 8 & 9
EXISTING PENS ROWS 1 - 7
HOSPITAL FACILITY
INDUCTION FACILITY
NEW DRAIN TO CONNECT NTO EXISTING MAIN DRAIN
DISPATCH FACILITY
STAGE 2 EXTENSION OF ROWS 0 & 1 CONSTRUCTION ROW 13
32,500 SCU - STAGED EXPANSION OVERVIEW
DESCRIPTION | UNITS | EXISTING | STAGE 1 | STAGE 2 | STAGE 3 | STAGE 4 | TOTAL
ROWS | N/A | 1 - 7 | 7, 8 & 9 | 0, 1 & 13 | 10 & 11 | 12 | N/A
TOTAL PENS | No. | 79 | 23 | 30 | 16 | 8 | 156
TYPICAL DIMENSIONS (BUNK x DEPTH) | m | 50 x 515 | 50 x 55.7 | 50 x 45.2 | 50 x 55.7 | 50 x 55.7 | N/A
TOTAL STAGE PEN AREA | m² | 192,983 | 63,866 | 65,875 | 44,560 | 22,280 | 389,564
STOCKING DENSITY | m²/SCU | 12.0 | 12.0 | 12.0 | 12.0 | 12.0 | 12.0
TOTAL CAPACITY¹ | SCU | 16,080 | 5,330 | 5,490 | 3,720 | 1,860 | 32,480
FOR DEVELOPMENT APPROVAL
ISSUED TO CLIENT
DESCRIPTION
Premise
TOOWOOMBA OFFICE
LEVEL 2, UNIT 2
128 MARGARET ST
TOOWOOMBA, QLD 4350
PH: (07) 4632 8230
WEB: www.premise.com.au
DESIGNED
T.S.
DRAWN
MBEN
PROJECT MANAGER
MBEN
ENGINEERING CERTIFICATION
SCALE
SCALE 1:3000 (A1)
ORIGINAL SHEET SIZE A1
CLIENT
AUSTRALIAN COUNTRY CHOICE PTY LTY
PROJECT
FEEDLOT EXPANSION FEASIBILITY
LOCATION
BRINDLEY PARK FEEDLOT
SHEET TITLE
CONCEPT LAYOUT - 32 500 SCU
JOB NUMBER
ACC-0011
SHEET NUMBER
A601
REV
A


LEGEND
PROPOSED PEN FENCE
PROPOSED LANE FENCE
PROPOSED ROAD
PROPOSED DRAIN
PROPOSED MANURE PAD
PROPOSED CLEAN WATER DIVERSION BUND
EXISTING INFRASTRUCTURE
STAGE BOUNDARY
NOTES:
1. SITE SURVEY UNDERTAKEN USING RTK-GPS WAS COMPLETED BY PREMISE ON 11/07/2012. THIS UNIT HAS A HORIZONTAL ACCURACY OF +/- 10mm PER km FROM THE BASE STATION.
2. VERTICAL DATUM ARBITRARY.
3. THE CONTOURS PRESENTED HAVE BEEN DEVELOPED ON THE LIMITED SURVEY INFORMATION THAT IS CURRENTLY AVAILABLE FOR THIS REASON THERE IS A HIGH DEGREE OF INTERPOLATION BETWEEN POINTS AND CONTOURS ARE ONLY TO BE USED FOR INDICATIVE PURPOSES. FURTHER SURVEY WORK IS REQUIRED BEFORE DETAILED ENGINEERING AND FINAL EARTHWORK VOLUMES CAN BE CALCULATED.
4. OTHER FEATURES MAY HAVE BEEN DIGITISED FROM PLANS OR AERIAL PHOTOGRAPHS AND ACCURACY IS LIMITED.
5. STORAGE VOLUMES, SIZES AND LOCATIONS OF EFFLUENT HOLDING POND CAPACITIES HAVE BEEN DETERMINED USING THE QUEENSLAND DEPARTMENT OF AGRICULTURE AND FISHERIES (DAF) "FEEDLOT ASSESSMENT SPREADSHEET VERSION 8.6 - APRIL 2019". THE INPUT CATCHMENT DATA USED FOR THE SPREADSHEET IS CONSISTENT WITH THE CATCHMENT DETAILS PROVIDED IN A693 - CATCHMENT PLAN (ACC-0010)
EXISTING PENS ROWS 1 - 7
STAGE 2 EXTENSION OF ROWS 8 & 1 CONSTRUCTION ROW 13
STAGE 1 ROWS 7, 8 & 9
HOSPITAL FACILITY
INDUCTION FACILITY
DISPATCH FACILITY
NEW DRAIN TO CONNECT INTO EXISTING MAIN DRAIN
FEED MILL
TURKEY NEST
GRAIN ASSIST AREA
GRAIN ASSIST 01
GRAIN ASSIST 02
GRAIN ASSIST 03
GRAIN ASSIST 04
MANURE PAD 1
SEDIMENTATION BASIN EXISTING VOLUME: 17.3ML REQUIRED VOLUME: 24.3ML
EFFLUENT HOLDING POND EXISTING VOLUME: 170ML REQUIRED VOLUME: 173ML
EMERGENCY BYWASH
CLEAN WATER DIVERSION BUND
32,500 SCU - STAGED EXPANSION OVERVIEW
DESCRIPTION | UNITS | EXISTING | STAGE 1 | STAGE 2 | GRAIN | TOTAL
ROWS | N/A | 1 - 7 | 7, 8 & 9 | 8, 1 & 13 | GRAIN ASSIST | N/A
TOTAL PENS | No. | 79 | 23 | 30 | 4 | 156
TYPICAL DIMENSIONS (BUNK x DEPTH) | m | 50 x 515 | 50 x 557 | 50 x 452 | 240 X 115 | N/A
TOTAL STAGE PEN AREA | m² | 192,983 | 63,866 | 65,875 | 110,669 | 433,333
STOCKING DENSITY | m²/SCU | 12.0 | 12.0 | 12.0 | 27.7 | 14.0
TOTAL CAPACITY¹ | SCU | 16,080 | 5,330 | 5,490 | 4,000 | 30,900
¹WEIGHTED STOCKING DENSITY ACROSS THE ENTIRE SITE
FOR DEELOPMENT APPROVAL
Premise
TOOWOOMBA OFFICE
LEVEL 2, UNIT 2
128 MARGARET ST
TOOWOOMBA, QLD 4350
PH: (07) 4632 8230
WEB: www.premise.com.au
DESIGNED TJS
DRAWN CHECKED MBSN
PROJECT MANAGER MBSN
ENGINEERING CERTIFICATION
SCALE
SCALE 1:3000 (A1)
ORIGINAL SHEET SIZE A1
CLIENT
AUSTRALIAN COUNTRY CHOICE PTY LTY
PROJECT FEEDLOT EXPANSION FEASIBILITY
LOCATION BRINDLEY PARK FEEDLOT
SHEET TITLE TEMPORARY GRAIN ASSISTANCE LAYOUT
JOB NUMBER ACC-0011
SHEET NUMBER A607
REV A
MARANOA REGIONAL COUNCIL
Planning Act 2016
This document comprises part of
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and was issued on
9 December 2021
In accordance with the Planning Act 2016 as amended
DANIELLE HEARN
Development Manager
Manager Planning and Building Development

Appendix B Traffic generation calculations



Staff Trips	70 DOM Existing	100 DAY Stage1	100 DAY Stage2	100 DAY Stage 3 & 4	Comments
Staff Total	32	27	34	41	
Staff Living on Site	21	21	25	30	
Roster	10,4	10,4	10,4	10,4	
Staff Travelling from town	11	6	9	11	to/from Roma
Staff vehicles	**3**	**2**	**3**	**3**	3-4 people per vehicle

Cattle Calcs	70 DOM Existing	100 DAY Stage1	100 DAY Stage2	100 DAY Stage 3 & 4	Comments
Year of Construction	NA	**2021**	**2030**	**2035**	
Standard Cattle Unit (SCU)	16,080	21,410	26,900	32,480	
Standing POP	21,730	26,110	32,805	39,610	
Annual incoming (head)	113,305	95,301	119,738	144,576	
Annual Mortality (head)	680	572	718	867	0.6% mortality rate
Annual Turn Off (outgoing) (head)	112,625	94,729	119,019	143,708	
Road Trains (incoming)	**977**	**822**	**1,032**	**1,246**	using 116 head per Road Train
B Double Loads (outgoing)	**1,444**	**1,435**	**1,803**	**2,177**	using 66 head per B-Double

Grain and Feed Calcs	70 DOM Existing	100 DAY Stage1	100 DAY Stage2	100 DAY Stage 3 & 4	Comments
SCU	16080	21410	26900	32480	
Feed required (AF)	88440	117755	147950	178640	Factor of 5.5 tonnes per SCU per annum (as per factor between yellow highlighted cells of Premise calcs).
Feed required (AF) per day	242	323	405	489	metric tonnes
% of feed imported:					Note: conservative as some of the feed can be produced onsite.
Grain	60%	60%	60%	60%	Reduced from 72% due to 12% water added after feed delivered.
Roughage (Hay/Straw)	11%	11%	11%	11%	Note: conservative measure as this could be scaled back to 6%, with 5% almond hulls.
Roughage (Silage)	10.50%	10.50%	10.50%	10.50%	
Liquids and Supplements	6.50%	6.50%	6.50%	6.50%	
TOTAL tonnes per year:					
Grain	53064	70653	88770	107184	
Roughage (Hay/Straw)	9728	12953	16275	19650	
Roughage (Silage)	9286	12364	15535	18757	
Liquids and Supplements	5749	7654	9617	11612	
Total:	**77827**	**103624**	**130196**	**157203**	
Road Train Capacity (tonnes per vehicle):					
Grain	48	48	48	48	
Roughage (Hay/Straw)	24	24	24	24	This is governed by the size/volumetric loading rather than weight.
Roughage (Silage)	50	50	50	50	
Liquids and Supplements	48	48	48	48	
Total vehicle trips per annum:					
Grain	1106	1472	1849	2233	
Roughage (Hay/Straw)	405	540	678	819	
Roughage (Silage)	186	247	311	375	
Liquids and Supplements	120	159	200	242	
TOTAL Trips per annum	**1816**	**2418**	**3039**	**3669**	
TOTAL Trips per day	**5.0**	**6.6**	**8.3**	**10.1**	Operating 7 days a week for delivery
TOTAL Trips per weekday	**7.0**	**9.3**	**11.7**	**14.1**	Operating only on weekdays for delivery

Premise AGRICULTURE

Feed Commodities

Expansion Stage	1	2	3	4	5	Total	Units
Maximum SCU Capacity	16,080	5,330	5,490	5,580	-	**32,480**	SCU
Comment						OK	
Entry Weight	370	370	370	370	-		kg
Exit Weight	480	480	480	480	-		kg
Average Weight	425	425	425	425	-		kg
SCU Conversion (at turnoff wight)	0.85	0.85	0.85	0.85	-		
Average Occupancy Rate			98%			**98%**	%
Average SCU in Feedlot	15,758	5,223	5,380	5,468	-	**31,830**	SCU
Average Head in Feedlot	18,629	6,175	6,360	6,465	-	**37,629**	Head
Maximum Head Capacity	19,009	6,301	6,490	6,597	-	**38,397**	Head
Feed Consumpion							
As fed intake	3.1%	3.1%	3.1%	3.1%	0.0%		% LWT
As fed intake	13.0	13.0	13.0	13.0			kg/day
Days on Feed	58.0	67.0	67.0	67.0	-		days
Daily Gain	1.9	1.6	1.6	1.6	-		kg/day
FCR (as fed)	6.9	7.9	7.9	7.9	-		
Feed consumed onsite/day	242.2	80.3	82.7	84.0	-	**489.2**	t/day
Feed consumed onsite/week	1,695.3	561.9	578.8	588.3	-	**3,424.3**	t/week
Feed consumed onsite/year	88,395.6	29,300.3	30,179.9	30,674.6	-	**178,550.4**	t/year

Manure Calcs	70 DOM Existing	100 DAY Stage1	100 DAY Stage2	100 DAY Stage 3 & 4	Comments
SCU	16080	21410	26900	32480	
Manure produced	12864	17128	21520	25984	using a rate of 0.8 tonnes per SCU per annum
% exported off-site	75%	75%	75%	75%	
B-Double capacity	36	36	36	36	tonnes per vehicle
Total trips per annum	**268**	**357**	**448**	**541**	

STAGE 1 - Deliveries and collections								
Trip type	**Vehcile Type**	**Origin/Destination direction**	**Timing**	**No. of trips per year**	**No of vehicle movements per trip**	**Estimated annual traffic generation (no. vehicle movements)**	**Estimated weekly traffic generation (no. vehicle movements)**	**Estimated daily traffic generation (no. vehicle movements)**
Servicing / Visitors	Varies (B99 to MRV)	100% Roma	8am to 5pm (Monday to Friday)	1825	2	3650	70	14.0
Incoming Cattle	Road Train	100% Roma	8am to 5pm (Monday to Friday)	822	2	1643	32	6.3
Outgoing Cattle	B-Double	100% Roma	8am to 5pm (Sunday to Thursday)	1435	2	2871	55	11.0
Grain and feedstuffs	Road Train	100% Roma	8am to 5pm (Monday to Friday)	2418	2	4837	93	18.6
Manure	B-Double	70% Roma - 30% Taroom	8am to 5pm (Monday to Friday)	357	2	714	14	2.7
TOTAL						**13714**	**264**	**53**

STAGE 1 - Daily traffic volume schedule (vehicle movements per hour across the day)																
Trip Type	**Max. typical daily movements**	**5am-6am**	**6am-7am**	**7am-8am**	**8am-9am**	**9am-10am**	**10am-11am**	**11am-12noon**	**12noon-1pm**	**1pm-2pm**	**2pm-3pm**	**3pm-4pm**	**4pm-5pm**	**5pm-6pm**	**6pm-7pm**
Off-Site Staff	4	2													2
Servicing / Visitors	14				2		2	2	2	2	2		2		
Incoming Cattle	6					2		2				2			
Outgoing Cattle	11					4		2		4					
Grain and feedstuffs	19				4		4		4		4		4		
Manure	3						2			2					
TOTAL	**57**	**2**	**0**	**0**	**6**	**6**	**8**	**6**	**6**	**8**	**6**	**2**	**6**	**0**	**2**

STAGE 2 - Deliveries and collections								
Trip type	**Vehcile Type**	**Origin/Destination direction**	**Timing**	**No. of trips per year**	**No of vehicle movements per trip**	**Estimated annual traffic generation (no. vehicle movements)**	**Estimated weekly traffic generation (no. vehicle movements)**	**Estimated daily traffic generation (no. vehicle movements)**
Servicing / Visitors	Varies (B99 to MRV)	100% Roma	8am to 5pm (Monday to Friday)	1825	2	3650	70	14.0
Incoming Cattle	Road Train	100% Roma	8am to 5pm (Monday to Friday)	1032	2	2064	40	7.9
Outgoing Cattle	B-Double	100% Roma	8am to 5pm (Sunday to Thursday)	1803	2	3607	69	13.8
Grain and feedstuffs	Road Train	100% Roma	8am to 5pm (Monday to Friday)	3039	2	6077	117	23.3
Manure	B-Double	70% Roma - 30% Taroom	8am to 5pm (Monday to Friday)	448	2	897	17	3.4
TOTAL						**16295**	**313**	**63**

STAGE 2 - Daily traffic volume schedule (vehicle movements per hour across the day)																
Trip Type	**Max. typical daily movements**	**5am-6am**	**6am-7am**	**7am-8am**	**8am-9am**	**9am-10am**	**10am-11am**	**11am-12noon**	**12noon-1pm**	**1pm-2pm**	**2pm-3pm**	**3pm-4pm**	**4pm-5pm**	**5pm-6pm**	**6pm-7pm**
Off-Site Staff	6	3													3
Servicing / Visitors	14				2		2	2	2	2	2		2		
Incoming Cattle	8				2			2		2			2		
Outgoing Cattle	14					2	2	2	2	2	2	2			
Grain and feedstuffs	23				4	2	2	2	4	2	2	2	4		
Manure	3					2						2			
TOTAL	**69**	**3**	**0**	**0**	**8**	**6**	**6**	**8**	**8**	**8**	**6**	**6**	**8**	**0**	**3**

STAGE 3 & 4 - Deliveries and collections								
Trip type	**Vehcile Type**	**Origin/Destination direction**	**Timing**	**No. of trips per year**	**No of vehicle movements per trip**	**Estimated annual traffic generation (no. vehicle movements)**	**Estimated weekly traffic generation (no. vehicle movements)**	**Estimated daily traffic generation (no. vehicle movements)**
Servicing / Visitors	Varies (B99 to MRV)	100% Roma	8am to 5pm (Monday to Friday)	1825	2	3650	70	14.0
Incoming Cattle	Road Train	100% Roma	8am to 5pm (Monday to Friday)	1246	2	2493	48	9.6
Outgoing Cattle	B-Double	100% Roma	8am to 5pm (Sunday to Thursday)	2177	2	4355	84	16.7
Grain and feedstuffs	Road Train	100% Roma	8am to 5pm (Monday to Friday)	3669	2	7338	141	28.1
Manure	B-Double	70% Roma - 30% Taroom	8am to 5pm (Monday to Friday)	541	2	1083	21	4.2
TOTAL						**18918**	**364**	**73**

STAGE 3 & 4 - Daily traffic volume schedule (vehicle movements per hour across the day)															
Trip Type	**Max. typical daily movements**	**5am-6am**	**6am-7am**	**7am-8am**	**8am-9am**	**9am-10am**	**10am-11am**	**11am-12noon**	**12noon-1pm**	**1pm-2pm**	**2pm-3pm**	**3pm-4pm**	**4pm-5pm**	**5pm-6pm**	**6pm-7pm**
Off-Site Staff	6	3													3
Servicing / Visitors	14				2		2	2	2	2	2		2		
Incoming Cattle	10				2		2		2		2		2		
Outgoing Cattle	17				2	2	2	2	2	2	2	2	2		
Grain and feedstuffs	28				2	4	4	4	2	4	2	4	2		
Manure	4					2						2			
TOTAL	**79**	**3**	**0**	**0**	**8**	**8**	**10**	**8**	**8**	**8**	**8**	**8**	**8**	**0**	**3**

Appendix C Turn count data




TARS
Page 3 of 10 (53 of 61)
Traffic Analysis and Reporting System
AADT Segment Analysis Report (Complete)
Area 411 - South West District Road Section 4397 - ROMA - TAROOM ROAD
Traffic Year 2019 - Data Collection Year 2019
Queensland Government
31-Mar-2020 10:45
148.910860
-26.307599
148.752455
-26.432257
40169
Mooga
Copyright The State of Queensland 2009.
Copyright Pitney Bowes Softare Pty Ltd 2009 Based on [Dataset - State Digital Road Network (SDRN)] provided with the permission of Pitney Bowes Softare Pty Ltd (current as of 12/08) and other state government datasets.
Bedourie
Theodore
Cracow
Abercorn
Ban Ban
Injune
Roma
Mitchell
Wandoan
Dulacca
Chinchilla
Beldene
Glenmorgan
Donga
Tara
Moonie
Cecil Plains
Dalby
Boyneside
Home C
Saint George
Dirranbandi
Billa Billa
Goondiwindi
Karara
Glenlyon
Mungindi
Crowman
Simmie
Injune
Bendoba
Gumnewin
Bonnie Doon
Kevington
Durham Downs
Thornhill
Mooga
Dargal
Roma
Cornwall
Echo
Mackadilla
Wallum

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Traffic Analysis and Reporting System

AADT Segment Analysis Report (Complete)

Area 411 - South West District Road Section 4397 - ROMA - TAROOM ROAD

Traffic Year 2019 - Data Collection Year 2019

TARS

Site 40169. Point 240000061.
5.44km North of Carnarvon Hwy 24D.

5.44 km

The width of each Road Segment is proportional to its AADT.



0.00 km
Start Point 240000062. Int 4397/24D.

14.78 km
End Point 240000219. Counter site.

This report shows Annual Average Daily Traffic values (AADTs). Because the AADT values are converted to whole numbers, there will be occasional inaccuracies due to rounding. These inaccuracies are statistically insignificant.

	Annual Segment Growth		
	Based on 1 year's data	Based on 5 years' data	Based on 10 years' data
G	4.80%	-14.47%	-4.37%
A	-0.66%	-12.50%	-2.96%
B	1.81%	-13.46%	-3.65%

- All Vehicles (00): G 131 100%; A 150 100%; B 281 100%
  - Light Vehicles (0A): G 87 66.41%; A 83 55.33%; B 170 60.50%
    - Short Vehicles (1A): G 87 66.41%; A 83 55.33%; B 170 60.50%
      - Short 2-Axle Vehicles (2A): G 80 61.07%; A 77 51.33%; B 157 55.87%
      - Short Vehicles Towing (2B): G 7 5.34%; A 6 4.00%; B 13 4.63%
  - Heavy Vehicles (0B): G 44 33.59%; A 66 44.00%; B 110 39.15%
    - Trucks and Buses (1B): G 16 12.21%; A 33 22.00%; B 49 17.44%
      - 2-Axle Trucks and Buses (2C): G 11 8.40%; A 29 19.33%; B 40 14.23%
      - 3-Axle Trucks and Buses (2D): G 4 3.05%; A 3 2.00%; B 7 2.49%
      - 4-Axle Trucks (2E): G 1 0.76%; A 1 0.67%; B 2 0.71%
    - Articulated Vehicles (1C): G 11 8.40%; A 14 9.33%; B 25 8.90%
      - 3-Axle Articulated (2F): G 1 0.76%; A 1 0.67%; B 2 0.71%
      - 4-Axle Articulated (2G): G 1 0.76%; A 3 2.00%; B 4 1.42%
      - 5-Axle Articulated (2H): G 1 0.76%; A 1 0.67%; B 2 0.71%
      - 6-Axle Articulated (2I): G 8 6.11%; A 9 6.00%; B 17 6.05%
    - Road Trains (1D): G 17 12.98%; A 19 12.67%; B 36 12.81%
      - B Double (2J): G 9 6.87%; A 10 6.67%; B 19 6.76%
      - Double Road Trains (2K): G 8 6.11%; A 9 6.00%; B 17 6.05%
      - Triple Road Trains (2L): G 0 0%; A 0 0%; B 0 0%

TARS
Page 1 of 3 (1 of 9)
Traffic Analysis and Reporting System
Weekly Volume Report
Area 411 - South West District Road Section 4397 - ROMA - TAROOM ROAD
Site 40169 - 4397-5.44km N/E of Carnarvon Hwy TDist 5.440km Speed Limit 100
Queensland Government
23-Jun-2020 10:30
148.836914
148.820312
-26.384093
-26.397157
Roma Taroom Rd
Daisybank Rd
40169
Bonnie Doon
Kevington
Durham Downs
Wallum
Simmie
Injune
Gunnewin
Thornhill
Mooga
Roma
Crowman
Bendoba
Cornwall
Dargal
Echo
Muckadilla
Kataga
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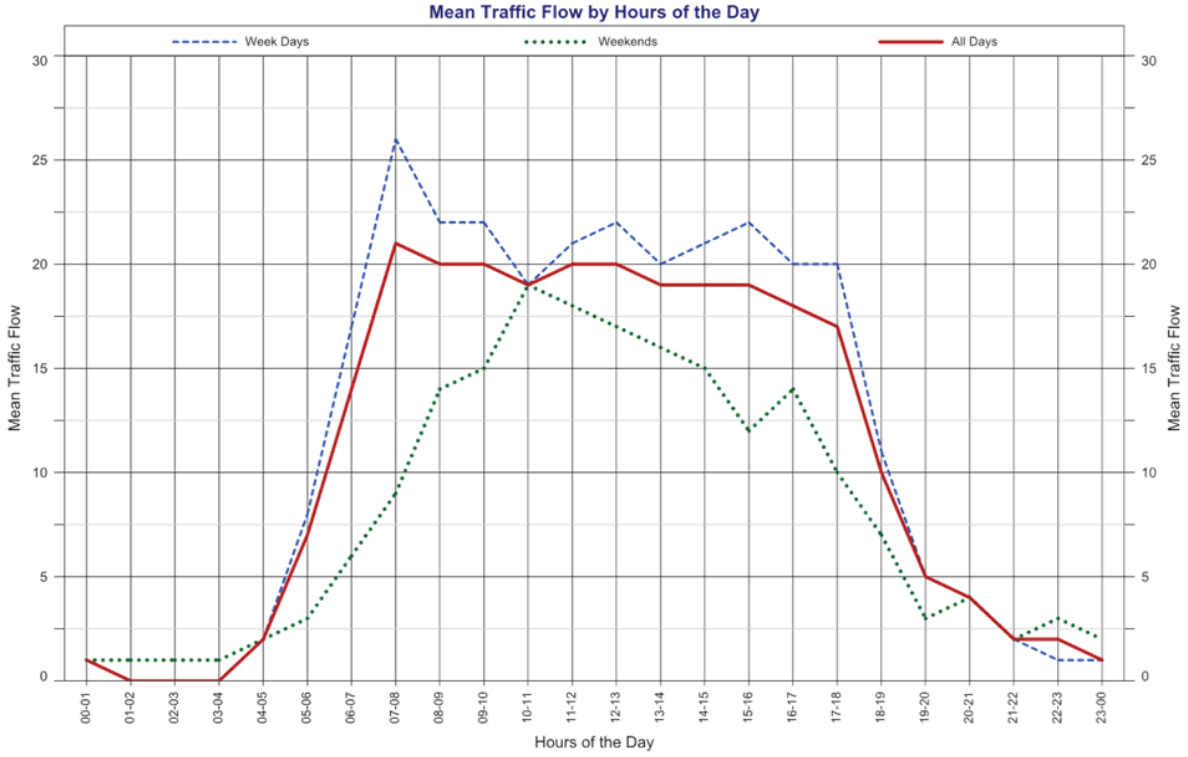
Traffic Analysis and Reporting System
Weekly Volume Report
Weeks 2019-W20 - 2019-W27 (8 weeks)

TARS

Area	411 - South West District
Road Section	4397 - ROMA - TAROOM ROAD
Site	40169 - 4397-5.44km N/E of Carnarvon Hwy
Thru Dist	5.44
Type	C - Coverage
Stream	TB - Bi-directional traffic flow
Traffic Class	00 - All Vehicles
Weeks	2019-W20 - 2019-W27 (8 weeks)
Date Range	Monday 13-May-2019 - Sunday 07-Jul-2019

Data Profile

	Mondays	Tuesdays	Wednesdays	Thursdays	Fridays	Saturdays	Sundays
Days in Date Range	8	8	8	8	8	8	8
Days Included	7	7	8	7	7	7	7
Calendar Events	0	0	0	0	0	0	0



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23-Jun-2020 10:30

Traffic Analysis and Reporting System

Weekly Volume Report

Weeks 2019-W20 - 2019-W27 (8 weeks)

TARS

Hour	Monday		Tuesday		Wednesday		Thursday		Friday		Saturday		Sunday		Average Week Day		Average Weekend Day		Average Day	
00-01	1	0.3%			1	0.3%	1	0.4%	1	0.3%	1	0.5%	1	0.6%	1	0.3%	1	0.5%	1	0.4%
01-02							1	0.4%			1	0.5%					1	0.5%		
02-03	1	0.3%											1	0.6%			1	0.5%		
03-04									1	0.3%	1	0.5%	1	0.6%			1	0.5%		
04-05	2	0.7%	2	0.7%	1	0.3%	2	0.7%	2	0.7%	2	1.0%	1	0.6%	2	0.7%	2	1.0%	2	0.8%
05-06	7	2.4%	7	2.6%	12	4.0%	8	2.8%	7	2.4%	3	1.4%	3	1.8%	8	2.8%	3	1.5%	7	2.7%
06-07	19	6.4%	16	5.9%	17	5.7%	18	6.3%	15	5.1%	7	3.4%	4	2.4%	17	5.9%	6	3.1%	14	5.4%
07-08	26	8.8%	23	8.5%	27	9.0%	26	9.1%	27	9.2%	12	5.8%	6	3.5%	26	9.1%	9	4.6%	21	8.1%
08-09	23	7.8%	20	7.4%	26	8.7%	21	7.4%	22	7.5%	17	8.2%	10	5.9%	22	7.7%	14	7.2%	20	7.7%
09-10	24	8.1%	18	6.6%	24	8.0%	22	7.7%	20	6.8%	17	8.2%	12	7.1%	22	7.7%	15	7.7%	20	7.7%
10-11	19	6.4%	16	5.9%	20	6.7%	19	6.7%	22	7.5%	20	9.7%	17	10.0%	19	6.6%	19	9.7%	19	7.3%
11-12	21	7.1%	21	7.7%	23	7.7%	22	7.7%	20	6.8%	20	9.7%	15	8.8%	21	7.3%	18	9.2%	20	7.7%
12-13	24	8.1%	21	7.7%	23	7.7%	19	6.7%	23	7.9%	20	9.7%	13	7.6%	22	7.7%	17	8.7%	20	7.7%
13-14	21	7.1%	20	7.4%	22	7.4%	16	5.6%	20	6.8%	18	8.7%	13	7.6%	20	7.0%	16	8.2%	19	7.3%
14-15	22	7.4%	21	7.7%	20	6.7%	21	7.4%	20	6.8%	15	7.2%	15	8.8%	21	7.3%	15	7.7%	19	7.3%
15-16	21	7.1%	21	7.7%	24	8.0%	20	7.0%	26	8.9%	11	5.3%	13	7.6%	22	7.7%	12	6.2%	19	7.3%
16-17	20	6.8%	22	8.1%	19	6.4%	17	6.0%	22	7.5%	13	6.3%	15	8.8%	20	7.0%	14	7.2%	18	6.9%
17-18	21	7.1%	19	7.0%	17	5.7%	22	7.7%	20	6.8%	9	4.3%	11	6.5%	20	7.0%	10	5.1%	17	6.5%
18-19	10	3.4%	10	3.7%	10	3.3%	12	4.2%	14	4.8%	6	2.9%	7	4.1%	11	3.8%	7	3.6%	10	3.8%
19-20	4	1.4%	6	2.2%	6	2.0%	7	2.5%	4	1.4%	3	1.4%	3	1.8%	5	1.7%	3	1.5%	5	1.9%
20-21	4	1.4%	4	1.5%	3	1.0%	5	1.8%	4	1.4%	4	1.9%	3	1.8%	4	1.4%	4	2.1%	4	1.5%
21-22	2	0.7%	2	0.7%	2	0.7%	3	1.1%	1	0.3%	2	1.0%	2	1.2%	2	0.7%	2	1.0%	2	0.8%
22-23	2	0.7%	1	0.4%	1	0.3%	2	0.7%			3	1.4%	3	1.8%	1	0.3%	3	1.5%	2	0.8%
23-24	2	0.7%	1	0.4%	1	0.3%	1	0.4%	1	0.3%	2	1.0%	1	0.6%	1	0.3%	2	1.0%	1	0.4%

Peaks	Hour End & Count		Hour End & Count		Hour End & Count		Hour End & Count		Hour End & Count		Hour End & Count		Hour End & Count		Hour End & Count		Hour End & Count		Hour End & Count	
AM	08:00	26	08:00	23	08:00	27	08:00	26	08:00	27	11:00	20	11:00	17	08:00	26	11:00	18	08:00	21
PM	13:00	24	17:00	22	16:00	24	18:00	22	16:00	26	13:00	20	15:00	15	13:00	22	13:00	16	13:00	20

12-Hour	252	85.1%	232	85.6%	255	85.3%	237	83.2%	256	87.7%	178	86.0%	147	86.5%	246	85.7%	166	85.1%	222	85.4%
16-Hour	281	94.9%	260	95.9%	283	94.6%	270	94.7%	280	95.9%	194	93.7%	159	93.5%	274	95.5%	181	92.8%	247	95.0%
18-Hour	285	96.3%	262	96.7%	285	95.3%	273	95.8%	281	96.2%	199	96.1%	163	95.9%	276	96.2%	186	95.4%	250	96.2%
24-Hour	296	100.0%	271	100.0%	299	100.0%	285	100.0%	292	100.0%	207	100.0%	170	100.0%	287	100.0%	195	100.0%	260	100.0%

Avg Week Day		103.1%		94.4%		104.2%		99.3%		101.7%						100.0%		67.9%		90.6%
Avg Weekend Day												106.2%		87.2%		147.2%		100.0%		133.3%
Avg Day		113.8%		104.2%		115.0%		109.6%		112.3%		79.6%		65.4%		110.4%		75.0%		100.0%

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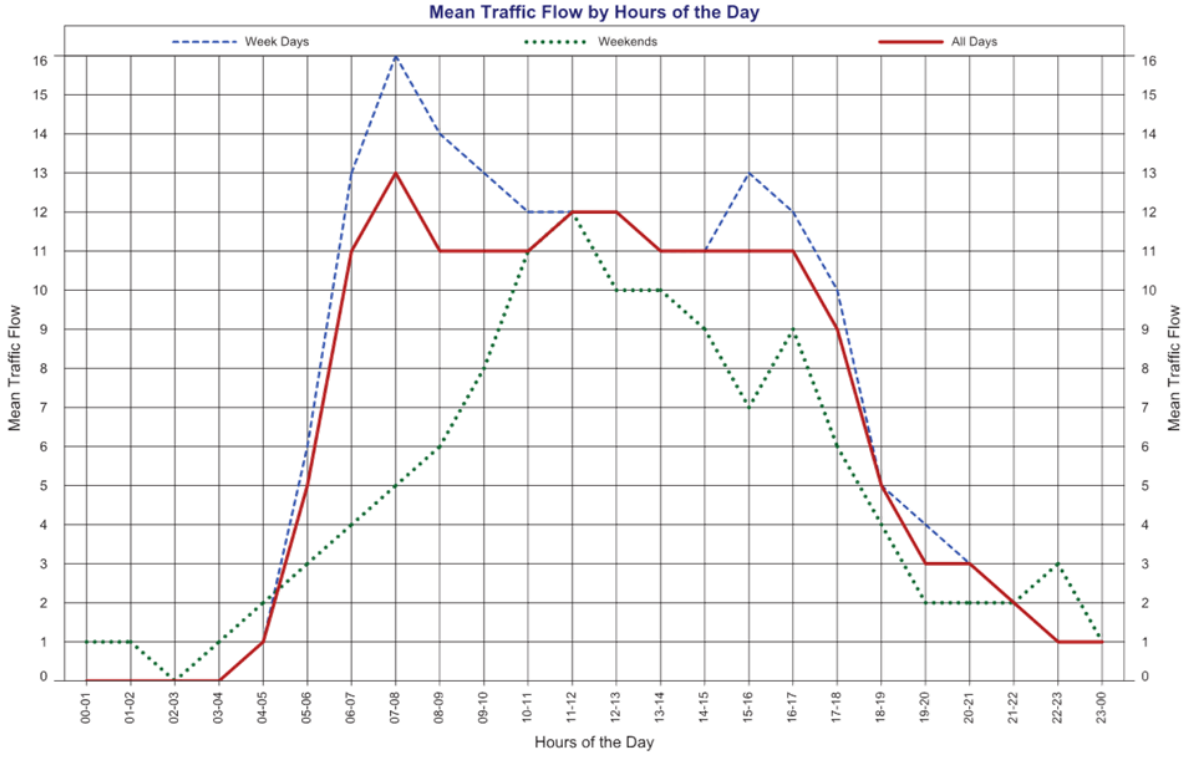
Traffic Analysis and Reporting System
Weekly Volume Report
Weeks 2019-W20 - 2019-W27 (8 weeks)

TARS

Area	411 - South West District
Road Section	4397 - ROMA - TAROOM ROAD
Site	40169 - 4397-5.44km N/E of Carnarvon Hwy
Thru Dist	5.44
Type	C - Coverage
Stream	TG - Thru traffic -in gazettal dirn
Traffic Class	00 - All Vehicles
Weeks	2019-W20 - 2019-W27 (8 weeks)
Date Range	Monday 13-May-2019 - Sunday 07-Jul-2019

Data Profile

	Mondays	Tuesdays	Wednesdays	Thursdays	Fridays	Saturdays	Sundays
Days in Date Range	8	8	8	8	8	8	8
Days Included	7	7	8	7	7	7	7
Calendar Events	0	0	0	0	0	0	0



Queensland Government

23-Jun-2020 10:30

Traffic Analysis and Reporting System

Weekly Volume Report

Weeks 2019-W20 - 2019-W27 (8 weeks)

TARS

Hour	Monday		Tuesday		Wednesday		Thursday		Friday		Saturday		Sunday		Average Week Day		Average Weekend Day		Average Day	
00-01									1	0.6%	1	0.8%	1	1.0%			1	0.8%		
01-02							1	0.6%			1	0.8%					1	0.8%		
02-03																				
03-04													1	1.0%			1	0.8%		
04-05	2	1.2%	2	1.1%	1	0.5%	1	0.6%	1	0.6%	2	1.6%	1	1.0%	1	0.6%	2	1.7%	1	0.6%
05-06	5	2.9%	5	2.9%	10	5.4%	7	4.2%	5	3.0%	3	2.4%	2	2.0%	6	3.5%	3	2.5%	5	3.2%
06-07	14	8.1%	14	8.0%	12	6.5%	15	8.9%	12	7.1%	5	4.0%	3	3.0%	13	7.6%	4	3.4%	11	7.1%
07-08	16	9.2%	14	8.0%	19	10.3%	16	9.5%	17	10.1%	6	4.8%	4	4.0%	16	9.3%	5	4.2%	13	8.4%
08-09	15	8.7%	13	7.4%	14	7.6%	14	8.3%	12	7.1%	7	5.6%	5	5.0%	14	8.1%	6	5.0%	11	7.1%
09-10	15	8.7%	12	6.9%	13	7.1%	14	8.3%	10	5.9%	8	6.3%	7	6.9%	13	7.6%	8	6.7%	11	7.1%
10-11	12	6.9%	11	6.3%	13	7.1%	11	6.5%	11	6.5%	12	9.5%	10	9.9%	12	7.0%	11	9.2%	11	7.1%
11-12	12	6.9%	14	8.0%	12	6.5%	11	6.5%	12	7.1%	12	9.5%	11	10.9%	12	7.0%	12	10.1%	12	7.7%
12-13	11	6.4%	12	6.9%	14	7.6%	9	5.4%	15	8.9%	12	9.5%	8	7.9%	12	7.0%	10	8.4%	12	7.7%
13-14	10	5.8%	12	6.9%	14	7.6%	8	4.8%	11	6.5%	13	10.3%	7	6.9%	11	6.4%	10	8.4%	11	7.1%
14-15	10	5.8%	15	8.6%	12	6.5%	9	5.4%	11	6.5%	10	7.9%	7	6.9%	11	6.4%	9	7.6%	11	7.1%
15-16	13	7.5%	11	6.3%	15	8.2%	12	7.1%	15	8.9%	7	5.6%	7	6.9%	13	7.6%	7	5.9%	11	7.1%
16-17	12	6.9%	14	8.0%	12	6.5%	10	6.0%	12	7.1%	9	7.1%	8	7.9%	12	7.0%	9	7.6%	11	7.1%
17-18	12	6.9%	10	5.7%	9	4.9%	9	5.4%	11	6.5%	5	4.0%	6	5.9%	10	5.8%	6	5.0%	9	5.8%
18-19	5	2.9%	5	2.9%	5	2.7%	4	2.4%	7	4.1%	3	2.4%	4	4.0%	5	2.9%	4	3.4%	5	3.2%
19-20	3	1.7%	4	2.3%	4	2.2%	6	3.6%	3	1.8%	2	1.6%	2	2.0%	4	2.3%	2	1.7%	3	1.9%
20-21	3	1.7%	3	1.7%	2	1.1%	5	3.0%	2	1.2%	2	1.6%	2	2.0%	3	1.7%	2	1.7%	3	1.9%
21-22	1	0.6%	2	1.1%	2	1.1%	3	1.8%	1	0.6%	2	1.6%	2	2.0%	2	1.2%	2	1.7%	2	1.3%
22-23	1	0.6%	1	0.6%			2	1.2%			3	2.4%	2	2.0%	1	0.6%	3	2.5%	1	0.6%
23-24	1	0.6%	1	0.6%	1	0.5%	1	0.6%			1	0.8%	1	1.0%	1	0.6%	1	0.8%	1	0.6%
Peaks	Hour End & Count		Hour End & Count		Hour End & Count		Hour End & Count		Hour End & Count		Hour End & Count		Hour End & Count		Hour End & Count		Hour End & Count		Hour End & Count	
AM	08:00	16	07:00	14	08:00	19	08:00	16	08:00	17	11:00	12	12:00	11	08:00	16	11:00	11	08:00	13
PM	16:00	13	15:00	15	16:00	15	16:00	12	13:00	15	14:00	13	13:00	8	16:00	13	13:00	10	13:00	11
12-Hour	143	82.7%	143	81.7%	152	82.6%	127	75.6%	144	85.2%	104	82.5%	84	83.2%	141	82.0%	97	81.5%	128	82.6%
16-Hour	164	94.8%	166	94.9%	172	93.5%	156	92.9%	162	95.9%	115	91.3%	93	92.1%	163	94.8%	107	89.9%	147	94.8%
18-Hour	166	96.0%	168	96.0%	173	94.0%	159	94.6%	162	95.9%	119	94.4%	96	95.0%	165	95.9%	111	93.3%	149	96.1%
24-Hour	173	100.0%	175	100.0%	184	100.0%	168	100.0%	169	100.0%	126	100.0%	101	100.0%	172	100.0%	119	100.0%	155	100.0%
Avg Week Day		100.6%		101.7%		107.0%		97.7%		98.3%						100.0%		69.2%		90.1%
Avg Weekend Day												105.9%		84.9%		144.5%		100.0%		130.3%
Avg Day		111.6%		112.9%		118.7%		108.4%		109.0%		81.3%		65.2%		111.0%		76.8%		100.0%

Queensland Government

23-Jun-2020 10:30

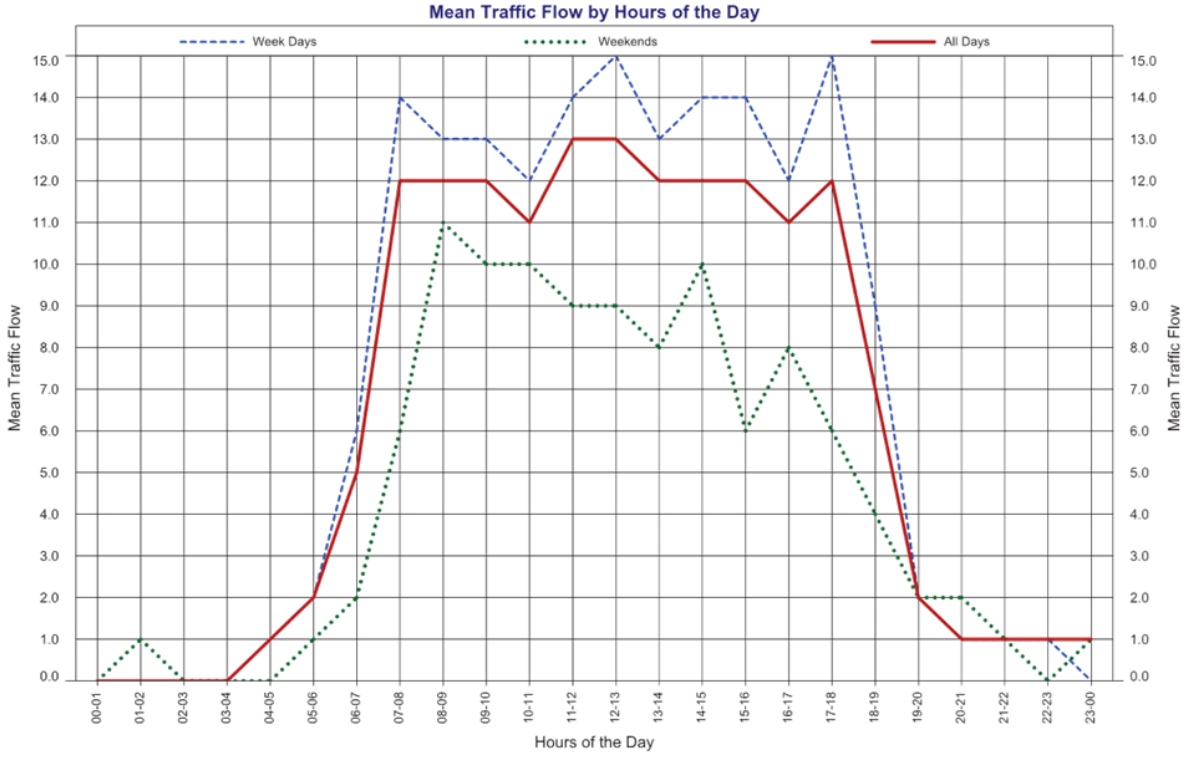
Traffic Analysis and Reporting System
Weekly Volume Report
Weeks 2019-W20 - 2019-W27 (8 weeks)

TARS

Area	411 - South West District
Road Section	4397 - ROMA - TAROOM ROAD
Site	40169 - 4397-5.44km N/E of Carnarvon Hwy
Thru Dist	5.44
Type	C - Coverage
Stream	TA - Thru traffic -against gazettal
Traffic Class	00 - All Vehicles
Weeks	2019-W20 - 2019-W27 (8 weeks)
Date Range	Monday 13-May-2019 - Sunday 07-Jul-2019

Data Profile

	Mondays	Tuesdays	Wednesdays	Thursdays	Fridays	Saturdays	Sundays
Days in Date Range	8	8	8	8	8	8	8
Days Included	5	4	5	5	5	5	5
Calendar Events	0	0	0	0	0	0	0



Queensland Government

23-Jun-2020 10:30

Traffic Analysis and Reporting System

Weekly Volume Report

Weeks 2019-W20 - 2019-W27 (8 weeks)

TARS

Hour	Monday		Tuesday		Wednesday		Thursday		Friday		Saturday		Sunday		Average Week Day		Average Weekend Day		Average Day	
00-01					1	0.6%														
01-02											1	0.9%					1	0.9%		
02-03																				
03-04																				
04-05	1	0.6%			1	0.6%	1	0.6%	1	0.6%					1	0.6%			1	0.7%
05-06	3	1.8%	2	1.1%	2	1.1%	1	0.6%	2	1.2%	1	0.9%	1	1.1%	2	1.2%	1	0.9%	2	1.3%
06-07	7	4.1%	5	2.9%	8	4.5%	4	2.4%	5	2.9%	3	2.7%			6	3.5%	2	1.9%	5	3.3%
07-08	14	8.2%	17	9.8%	13	7.3%	15	9.1%	13	7.6%	8	7.1%	3	3.2%	14	8.1%	6	5.6%	12	7.8%
08-09	11	6.5%	11	6.3%	18	10.1%	9	5.5%	15	8.8%	14	12.5%	7	7.4%	13	7.6%	11	10.3%	12	7.8%
09-10	12	7.1%	11	6.3%	18	10.1%	11	6.7%	13	7.6%	13	11.6%	6	6.4%	13	7.6%	10	9.3%	12	7.8%
10-11	11	6.5%	10	5.7%	11	6.2%	12	7.3%	16	9.4%	10	8.9%	9	9.6%	12	7.0%	10	9.3%	11	7.2%
11-12	13	7.6%	13	7.5%	18	10.1%	15	9.1%	11	6.5%	11	9.8%	7	7.4%	14	8.1%	9	8.4%	13	8.5%
12-13	18	10.6%	16	9.2%	14	7.9%	14	8.5%	11	6.5%	10	8.9%	7	7.4%	15	8.7%	9	8.4%	13	8.5%
13-14	15	8.8%	15	8.6%	12	6.7%	11	6.7%	12	7.1%	7	6.2%	9	9.6%	13	7.6%	8	7.5%	12	7.8%
14-15	17	10.0%	11	6.3%	12	6.7%	16	9.8%	12	7.1%	8	7.1%	11	11.7%	14	8.1%	10	9.3%	12	7.8%
15-16	12	7.1%	17	9.8%	15	8.4%	12	7.3%	16	9.4%	5	4.5%	7	7.4%	14	8.1%	6	5.6%	12	7.8%
16-17	11	6.5%	13	7.5%	11	6.2%	10	6.1%	14	8.2%	6	5.4%	10	10.6%	12	7.0%	8	7.5%	11	7.2%
17-18	14	8.2%	17	9.8%	13	7.3%	17	10.4%	13	7.6%	5	4.5%	7	7.4%	15	8.7%	6	5.6%	12	7.8%
18-19	7	4.1%	10	5.7%	7	3.9%	10	6.1%	10	5.9%	4	3.6%	4	4.3%	9	5.2%	4	3.7%	7	4.6%
19-20	1	0.6%	4	2.3%	2	1.1%	2	1.2%	2	1.2%	2	1.8%	2	2.1%	2	1.2%	2	1.9%	2	1.3%
20-21	1	0.6%	1	0.6%	1	0.6%	1	0.6%	2	1.2%	2	1.8%	2	2.1%	1	0.6%	2	1.9%	1	0.7%
21-22	1	0.6%					1	0.6%	1	0.6%	1	0.9%	1	1.1%	1	0.6%	1	0.9%	1	0.7%
22-23	1	0.6%	1	0.6%	1	0.6%	1	0.6%							1	0.6%			1	0.7%
23-24							1	0.6%	1	0.6%	1	0.9%	1	1.1%			1	0.9%	1	0.7%

Peaks	Hour End & Count		Hour End & Count		Hour End & Count		Hour End & Count		Hour End & Count		Hour End & Count		Hour End & Count		Hour End & Count		Hour End & Count		Hour End & Count	
AM	08:00	14	08:00	17	09:00	18	08:00	15	11:00	16	09:00	14	11:00	9	08:00	14	09:00	10	09:00	12
PM	13:00	18	16:00	17	16:00	15	18:00	17	16:00	16	13:00	10	15:00	11	13:00	15	15:00	9	13:00	12

12-Hour	155	91.2%	161	92.5%	162	91.0%	152	92.7%	156	91.8%	101	90.2%	87	92.6%	158	91.9%	97	90.7%	139	90.8%
16-Hour	165	97.1%	171	98.3%	173	97.2%	160	97.6%	166	97.6%	109	97.3%	92	97.9%	168	97.7%	104	97.2%	148	96.7%
18-Hour	166	97.6%	172	98.9%	174	97.8%	162	98.8%	167	98.2%	110	98.2%	93	98.9%	169	98.3%	105	98.1%	150	98.0%
24-Hour	170	100.0%	174	100.0%	178	100.0%	164	100.0%	170	100.0%	112	100.0%	94	100.0%	172	100.0%	107	100.0%	153	100.0%

Avg Week Day		98.8%		101.2%		103.5%		95.3%		98.8%						100.0%		62.2%		89.0%
Avg Weekend Day												104.7%		87.9%		160.7%		100.0%		143.0%
Avg Day		111.1%		113.7%		116.3%		107.2%		111.1%		73.2%		61.4%		112.4%		69.9%		100.0%

Weekly Volume Report
Displays traffic volumes for a week or number of weeks at Stream level or combinations of Streams, for the hour of day for every week in the date range that data has been collected.

Content includes:
- Volume data at Stream level, for every hour of the day for every week in 60 minute intervals.
- When more than one week is selected the report averages data across the selected date range.
- Average traffic flow per hour of the day across the date range.
- Data is displayed by 1, 12, 16, 18 and 24 hour time frames.
- AM and PM peak times are highlighted.

The report can be run for specific Traffic Classes.

Important Information
The figures in this report are an Average Daily Traffic (ADT) for the date range chosen and not an Annual Average Daily Traffic (AADT).

Annual Average Daily Traffic (AADT)
Annual Average Daily Traffic (AADT) is the number of vehicles passing a point on a road in a 24 hour period, averaged over a calendar year.

Average Daily Traffic (ADT)
Is determined by summing the total traffic flow, at Stream level, for the days within a date range, divided by the number of days collected. Missing days or incomplete days are excluded from the calculation.

Calendar Events
Is an event that has a temporary effect on the traffic volumes at one or more sites in the Region.

For example:
- Public holidays
- Local shows
- Natural disasters
- Long term road closures

Averages derived for such days will generally be different from the usual averages.

Date Range
The period for which the report was run.

Days in Range
Are the number of days for each day of the week across the date range selected.

Days Included
Days that do not have a value for every time interval or are incomplete are excluded from the calculations in this report. ie. when the data collected at lane/Stream level has missing values, those days are not included.

Gazettal Direction
The Gazettal Direction is the direction of the traffic flow. It can be easily recognised by referring to the name of the road eg. Road Section: 10A Brisbane - Gympie denotes that the gazettal direction is from Brisbane to Gympie.

G	Traffic flowing in Gazettal Direction
A	Traffic flowing against Gazettal Direction
B	The combined traffic flow in both Directions

No Data Found
Indicates that there is no data for the week or the data for each day of the week is incomplete. A report will only be produced when there is a record for each time interval of the day.

Region
For administration purposes from 1 February 2015 the Department of Transport and Main Roads has divided Queensland into 12 Districts. The Region field in TSDM reports displays the District Name and Number.

Central West District	401
Darling Downs District	402
Far North District	403
Fitzroy District	404
Mackay/Whitsunday District	405
Metropolitian District	406
North Coast District	407
North West District	409
Northern District	408
South Coast District	410
South West District	411
Wide Bay/Burnett District	412

Road Section
Is the Gazetted road from which the traffic data is collected. Each Road Section is given a code, allocated sequentially in Gazettal Direction. Larger roads are broken down into sections and identified by an ID code with a suffix for easier data collection and reporting (eg. 10A, 10B, 10C). Road Sections are then broken into AADT Segments which are determined by traffic volume.

Site
The physical location of a traffic counting device. Sites are located at a specified Through Distance along a Road Section.

Stream or Site Stream
The lane number in which the vehicles are travelling.

TB	Traffic flow in both directions
TG	Traffic flow in gazettal direction
TA	Traffic flow against gazettal direction
T1, T3, T5, T7...	Traffic flow in gazettal direction at lane level
T2, T4, T6, T8...	Traffic flow against gazettal direction at lane level

Thru Dist or TDist
The distance from the beginning of the Road Section, in kilometres.

Type
There are two types of traffic counting sites, Permanent and Coverage. Permanent means the traffic counting device is in place 24/7. Coverage means the traffic counting device is in place for a specified period of time.

Peak Hours
The time displayed for the AM and PM peak traffic flow is for the previous hour. For example: AM 08:30 1227 Indicates the morning peak of 1227 vehicles was between 7:30am and 8:30am.

Time Periods
Four different time periods are defined.

12-hour	Traffic flow time period from 0700 to 1900
16-hour	Traffic flow time period from 0600 to 2200
18-hour	Traffic flow time period from 0600 to 2400
24-hour	Traffic flow time period from 0000 to 2400

Traffic Class
Is the 12 Austroads vehicle categories or classes into which vehicles are placed or binned. Traffic classes are formed in a hierarchical format.

Volume or All Vehicles
00 = 0A + 0B

Light Vehicles
0A = 1A
1A = 2A + 2B

Heavy Vehicles
0B = 1B + 1C + 1D
1B = 2C + 2D + 2E
1C = 2F + 2G + 2H + 2I
1D = 2J + 2K + 2L

The following classes are the categories for which data can be captured:

Volume
00 All vehicles.

2-Bin
0A Light vehicles
0B Heavy vehicles

4-Bin
1A Short vehicles
1B Truck or bus
1C Articulated vehicles
1D Road train

12-Bin

2A Short 2 axle vehicles
2B Short vehicles towing
2C 2 axle truck or bus
2D 3 axle truck or bus
2E 4 axle truck
2F 3 axle articulated vehicle
2G 4 axle articulated vehicle
2H 5 axle articulated vehicle
2I 6 axle articulated vehicle
2J B double
2K Double road train
2L Triple road train

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Appendix D SIDRA results



SITE LAYOUT

Site: [Roma Taroom Road/Niella Road 2021 S1]

Site Category: (None)
Giveway / Yield (Two-Way)

N

MARANOA REGIONAL COUNCIL
Planning Act 2016
This document comprises part of
Development Permit No.

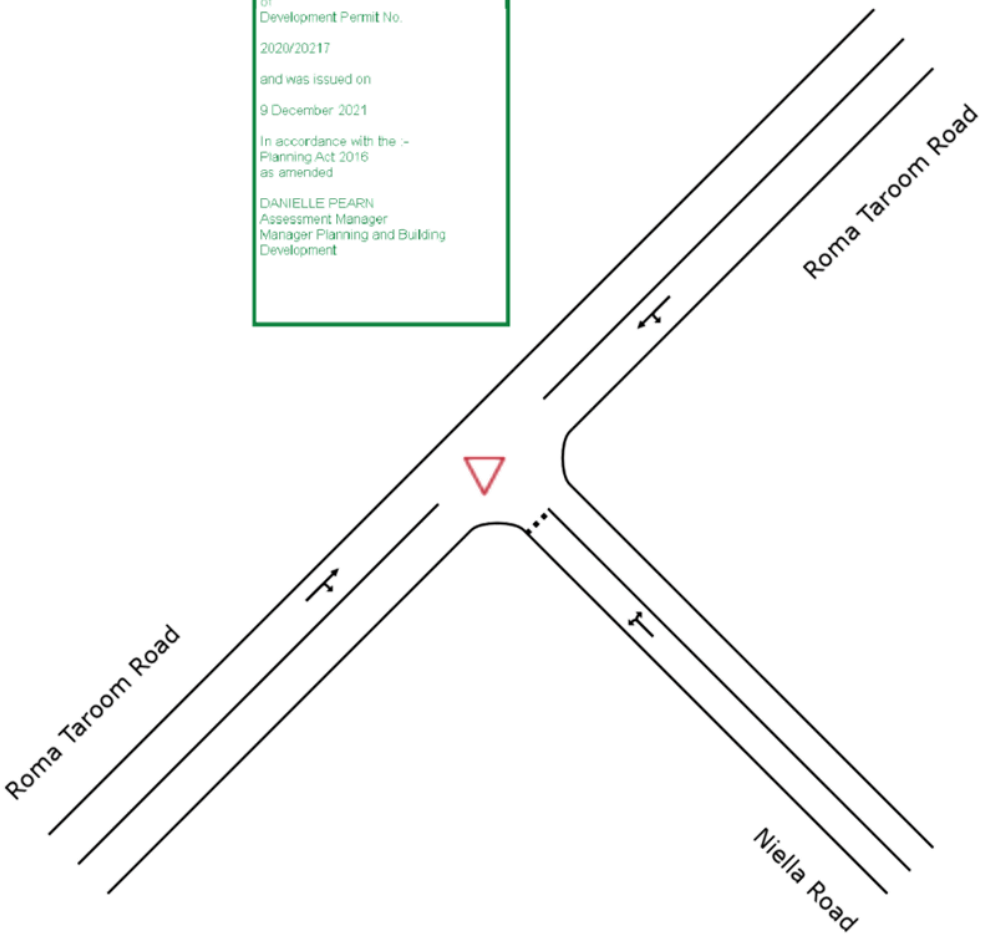
2020/20217

and was issued on

9 December 2021

In accordance with the :-
Planning Act 2016
as amended

DANIELLE PEARN
Assessment Manager
Manager Planning and Building Development



MOVEMENT SUMMARY

Site: [Roma Taroom Road/Niella Road 2021 S1]

Site Category: (None)
Giveway / Yield (Two-Way)

Movement Performance - Vehicles

Mov ID	Turn	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h
SouthEast: Niella Road												
21	L2	4	100.0	0.005	6.2	LOS A	0.0	0.3	0.09	0.54	0.09	51.3
23	R2	1	100.0	0.005	6.4	LOS A	0.0	0.3	0.09	0.54	0.09	51.0
Approach		5	100.0	0.005	6.3	LOS A	0.0	0.3	0.09	0.54	0.09	51.2
NorthEast: Roma Taroom Road												
24	L2	1	100.0	0.011	6.1	LOS A	0.0	0.0	0.00	0.07	0.00	55.4
25	T1	16	50.0	0.011	0.0	LOS A	0.0	0.0	0.00	0.07	0.00	59.4
Approach		17	53.1	0.011	0.7	NA	0.0	0.0	0.00	0.07	0.00	59.1
SouthWest: Roma Taroom Road												
31	T1	18	50.0	0.016	0.0	LOS A	0.0	0.4	0.04	0.19	0.04	58.1
32	R2	4	100.0	0.016	6.2	LOS A	0.0	0.4	0.04	0.19	0.04	53.9
Approach		22	59.5	0.016	2.0	NA	0.0	0.4	0.04	0.19	0.04	57.3
All Vehicles		44	61.9	0.016	1.5	NA	0.0	0.4	0.03	0.18	0.03	57.1

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.

MOVEMENT SUMMARY

Site: [Roma Taroom Road/Niella Road 2030 S2]

Site Category: (None)
Giveway / Yield (Two-Way)

Movement Performance - Vehicles

Mov ID	Turn	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h
SouthEast: Niella Road												
21	L2	4	100.0	0.005	6.2	LOS A	0.0	0.3	0.10	0.54	0.10	51.3
23	R2	1	100.0	0.005	6.5	LOS A	0.0	0.3	0.10	0.54	0.10	50.9
Approach		5	100.0	0.005	6.3	LOS A	0.0	0.3	0.10	0.54	0.10	51.2
NorthEast: Roma Taroom Road												
24	L2	1	100.0	0.012	6.1	LOS A	0.0	0.0	0.00	0.06	0.00	55.4
25	T1	18	50.0	0.012	0.0	LOS A	0.0	0.0	0.00	0.06	0.00	59.4
Approach		19	52.8	0.012	0.6	NA	0.0	0.0	0.00	0.06	0.00	59.2
SouthWest: Roma Taroom Road												
31	T1	21	50.0	0.018	0.0	LOS A	0.0	0.4	0.04	0.17	0.04	58.3
32	R2	4	100.0	0.018	6.2	LOS A	0.0	0.4	0.04	0.17	0.04	54.1
Approach		25	58.3	0.018	1.8	NA	0.0	0.4	0.04	0.17	0.04	57.6
All Vehicles		49	60.6	0.018	1.3	NA	0.0	0.4	0.03	0.17	0.03	57.4

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.

MOVEMENT SUMMARY

▽ **Site: [Roma Taroom Road/Niella Road 2035 S3&4]**

Site Category: (None)
Giveway / Yield (Two-Way)

Movement Performance - Vehicles

Mov ID	Turn	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h
SouthEast: Niella Road												
21	L2	5	100.0	0.006	6.3	LOS A	0.0	0.3	0.10	0.54	0.10	51.3
23	R2	1	100.0	0.006	6.5	LOS A	0.0	0.3	0.10	0.54	0.10	50.9
Approach		6	100.0	0.006	6.3	LOS A	0.0	0.3	0.10	0.54	0.10	51.2
NorthEast: Roma Taroom Road												
24	L2	1	100.0	0.014	6.1	LOS A	0.0	0.0	0.00	0.06	0.00	55.5
25	T1	20	50.0	0.014	0.0	LOS A	0.0	0.0	0.00	0.06	0.00	59.5
Approach		21	52.5	0.014	0.6	NA	0.0	0.0	0.00	0.06	0.00	59.3
SouthWest: Roma Taroom Road												
31	T1	23	50.0	0.020	0.0	LOS A	0.0	0.5	0.05	0.18	0.05	58.2
32	R2	5	100.0	0.020	6.2	LOS A	0.0	0.5	0.05	0.18	0.05	53.9
Approach		28	59.3	0.020	2.0	NA	0.0	0.5	0.05	0.18	0.05	57.3
All Vehicles		56	61.3	0.020	1.4	NA	0.0	0.5	0.04	0.17	0.04	57.3

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.

MOVEMENT SUMMARY

▽ **Site: [Roma Taroom Road/Niella Road 2045 S3&4]**

Site Category: (None)
Giveway / Yield (Two-Way)

Movement Performance - Vehicles

Mov ID	Turn	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h
SouthEast: Niella Road												
21	L2	5	100.0	0.006	6.3	LOS A	0.0	0.3	0.11	0.54	0.11	51.2
23	R2	1	100.0	0.006	6.6	LOS A	0.0	0.3	0.11	0.54	0.11	50.9
Approach		6	100.0	0.006	6.3	LOS A	0.0	0.3	0.11	0.54	0.11	51.2
NorthEast: Roma Taroom Road												
24	L2	1	100.0	0.016	6.1	LOS A	0.0	0.0	0.00	0.05	0.00	55.5
25	T1	24	50.0	0.016	0.0	LOS A	0.0	0.0	0.00	0.05	0.00	59.6
Approach		25	52.1	0.016	0.5	NA	0.0	0.0	0.00	0.05	0.00	59.4
SouthWest: Roma Taroom Road												
31	T1	28	50.0	0.024	0.0	LOS A	0.0	0.5	0.05	0.16	0.05	58.4
32	R2	5	100.0	0.024	6.3	LOS A	0.0	0.5	0.05	0.16	0.05	54.1
Approach		34	57.8	0.024	1.7	NA	0.0	0.5	0.05	0.16	0.05	57.7
All Vehicles		65	59.7	0.024	1.2	NA	0.0	0.5	0.04	0.15	0.04	57.6

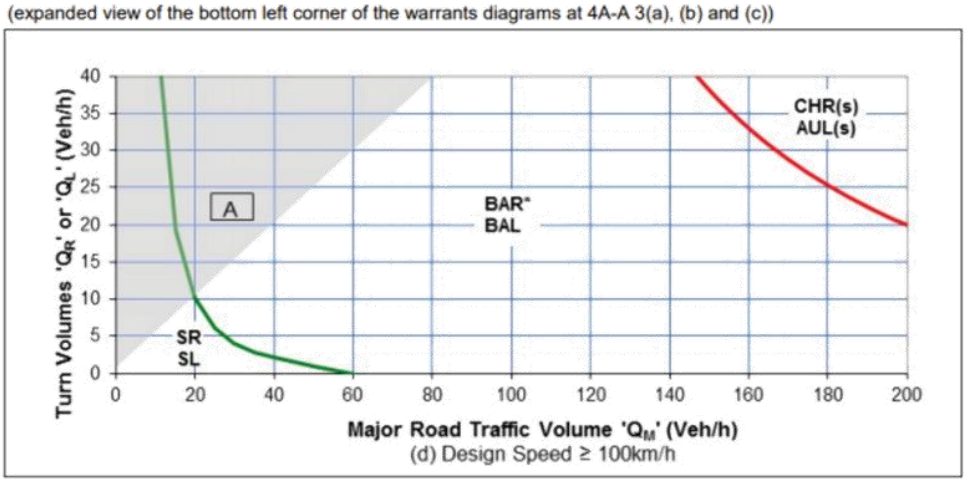
Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.

Appendix E Turn warrant assessment

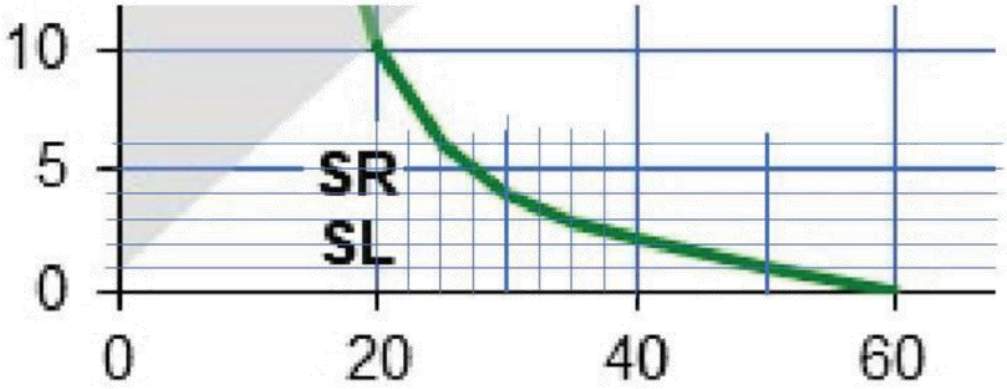


Figure 4A-A 3 (continued)

(expanded view of the bottom left corner of the warrants diagrams at 4A-A 3(a), (b) and (c))



SL/SR versus BAL/BAR trigger threshold



THRESHOLD:

y	x
1	50
2	40
3	35
4	30
5	27.5
6	25

BG VOLUMES

COUNT DATA					FUTURE BACKGROUND VOLUMES											
2% Growth		2019			2021			2030			2035			2045		
TIME		G NB	AG SB	Bi	G NB	AG SB	Bi	G NB	AG SB	Bi	G NB	AG SB	Bi	G NB	AG SB	Bi
0	1	0	0	1	-	-	1	-	-	1	-	-	1	-	-	2
1	2	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-
2	3	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-
3	4	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-
4	5	1	1	2	1	1	2	1	1	2	1	1	3	2	2	3
5	6	6	2	8	6	2	8	7	2	10	8	3	11	10	3	13
6	7	13	6	17	14	6	18	16	7	21	18	8	23	22	10	28
7	8	16	14	26	17	15	27	20	17	32	22	19	36	27	23	44
8	9	14	13	22	15	14	23	17	16	27	19	18	30	23	22	37
9	10	13	13	22	14	14	23	16	16	27	18	18	30	22	22	37
10	11	12	12	19	12	12	20	15	15	24	16	16	26	20	20	32
11	12	12	14	21	12	15	22	15	17	26	16	19	29	20	23	35
12	13	12	15	22	12	16	23	15	19	27	16	21	30	20	25	37
13	14	11	13	20	11	14	21	14	16	25	15	18	27	18	22	33
14	15	11	14	21	11	15	22	14	17	26	15	19	29	18	23	35
15	16	13	14	22	14	15	23	16	17	27	18	19	30	22	23	37
16	17	12	12	20	12	12	21	15	15	25	16	16	27	20	20	33
17	18	10	15	20	10	16	21	12	19	25	14	21	27	17	25	33
18	19	5	9	11	5	9	11	6	11	14	7	12	15	8	15	18
19	20	4	2	5	4	2	5	5	2	6	5	3	7	7	3	8
20	21	3	1	4	3	1	4	4	1	5	4	1	5	5	2	7
21	22	2	1	2	2	1	2	2	1	2	3	1	3	3	2	3
22	23	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2
23	24	1	0	1	1	-	1	1	-	1	1	-	1	2	-	2

RT IN SUMMARY VOLUMES

	S1	S2	S3&4
Max. typical daily trips	29	35	40
5am-6am	2	3	3
6am-7am	0	0	0
7am-8am	0	0	0
8am-9am	3	4	4
9am-10am	3	3	4
10am-11am	4	3	5
11am-12noon	3	4	4
12noon-1pm	3	4	4
1pm-2pm	4	4	4
2pm-3pm	3	3	4
3pm-4pm	1	3	4
4pm-5pm	3	4	4
5pm-6pm	0	0	0
6pm-7pm	0	0	0

RT TURN WARRANT BAR TRIGGER CHECK

TIME		2021 (Stage 1)			2030 (Stage 2)			2035 (Stage 3 & 4)		
		BG Bi	Dev RT	Trigger BAR	BG Bi	Dev RT	Trigger BAR	BG Bi	Dev RT	Trigger BAR
0	1	1	-	N	1	-	N	1	-	N
1	2	0	-	N	0	-	N	0	-	N
2	3	0	-	N	0	-	N	0	-	N
3	4	0	-	N	0	-	N	0	-	N
4	5	2	-	N	2	-	N	3	-	N
5	6	8	2	N	10	3	N	11	3	N
6	7	18	0	N	21	0	N	23	0	N
7	8	27	0	N	32	0	N	36	0	N
8	9	23	3	N	27	4	N	30	4	Y
9	10	23	3	N	27	3	N	30	4	Y
10	11	20	4	N	24	3	N	26	5	N
11	12	22	3	N	26	4	N	29	4	N
12	13	23	3	N	27	4	N	30	4	Y
13	14	21	4	N	25	4	N	27	4	N
14	15	22	3	N	26	3	N	29	4	N
15	16	23	1	N	27	3	N	30	4	Y
16	17	21	3	N	25	4	N	27	4	N
17	18	21	-	N	25	-	N	27	-	N
18	19	11	-	N	14	-	N	15	-	N
19	20	5	-	N	6	-	N	7	-	N
20	21	4	-	N	5	-	N	5	-	N
21	22	2	-	N	2	-	N	3	-	N
22	23	1	-	N	1	-	N	1	-	N
23	24	1	-	N	1	-	N	1	-	N

APPENDIX K - DAF FEEDLOT ASSESSMENT SPREADSHEET

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.
Scroll over these 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.

Copyright:

This publication has been developed by Alan Skerman of Agri-Science Queensland, Department of Agriculture and Fisheries.

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Queensland Government

General

Landholders' name(s):	**AUSTRALIAN COUNTRY CHOICE**
Cattle feedlot name:	**BRINDLEY PARK**
PIC (Property Identification Code):	
Feedlot address:	
Feedlot locality:	**EUTHULLA**
Feedlot State:	**Qld**
Postcode:	**4455**
Feedlot Local Government Area:	**MARANOA REGIONAL COUNCIL**
Feedlot latidude (dec degrees):	**-26.3200**
Feedlot longitude (dec degrees):	**148.9050**
Closest hydrological locality (Qld)	Roma
Distance from site (km)	30.445
Average annual rainfall (mm)	597
Spreadsheet user name	**PREMISE**
Assessment identification	**DA ASSESSMENT - 33,320 SCU**
Assessment date	**24 September 2019**

Nearby localities:	**Closest**	**2nd closest**	**3rd closest**	**4th closest**
Locality name:	Mooga	Euthulla	Orange Hill	Blythdale
Distance from feedlot site to locality (km):	11.305	15.057	21.636	29.427
Bearing from feedlot site to locality (dec deg):	110	211	210	169
General direction from feedlot site to locality:	ESE	SSW	SSW	S
Locality Local Government Area:	Maranoa (Regional Council)	Maranoa (Regional Council)	Maranoa (Regional Council)	Maranoa (Regional Council)
Locality State:	QLD	QLD	QLD	QLD
Locality Postcode:	4455	4455	4455	4455
Locality latitude (dec deg):	-26.3540	-26.4363	-26.4882	-26.5802
Locality longitude (dec deg):	149.0119	148.8276	148.7957	148.9592
Locality average annual rainfall (mm/yr):	592	565	576	567
Locality average annual pan evaporation (mm/yr):	2,361	2,230	2,230	2,357

Staged development

Is it intended to develop the proposed feedlot in stages?	**Yes**		
	Stage 1	**Stage 2**	**Stage 3**
Cattle capacity per stage	**16,080**	**16,400**	
Pen numbers (as per plan)	**101 - 713**	**8-15**	
Anticipated completion date	**01-Jun-04**	**12-Dec-21**	

Pens

Maximum feedlot cattle capacity	32,500	SCU
Stocking density	12.0	m^2/SCU
Comment	*OK*	
Number of controlled drainage areas	1	CDAs

Controlled drainage area	1	2	3	Total	Units
Number of production pens	156			156	pens
Proposed cattle capacity	32,500			32,500	SCU
Comment	*OK*				
Pen area	39.00			39.00	ha
Comment	*OK*				
Hard catchment area	47.76			47.76	ha
Soft catchment area	6.99			6.99	ha
Sedimentation system area	3.57			3.57	ha
Comment	*OK*				
Holding pond area	10.15			10.15	ha
Comment	*OK*				
Pen down-slope	4.0%				%
Comment	*OK*				
Pen cross-slope	1.0%				%
Comment	*OK*				
Catch drain slope	2.0%				%

Effluent management system: **Sedimentation system, holding pond & effluent irrigation**

Separation distance

Feedlot cattle capacity (SCU): 32,500

Average annual rainfall (mm): 597

Stocking density (m^2/SCU): 12.0

Receptor number	Receptor name	Bearing (dec degrees)	Direction (from feedlot)	Receptor type	Terrain description	Vegetation description	Wind frequency	S1	S2	S3	S4	S5	Separation distances (m)		Comment	Max cattle capacity (SCU)
													Available	Required		
1	6/WV282	270	W	Single rural or farm dwelling	Undulating low-relief terrain	Crops only (no effective tree cover)	Normal wind conditions	60	0.30	0.9	1.0	1.0	**2,925**	2,912	*OK*	32,782
2	2/WV1931	312	NW	Single rural or farm dwelling	Undulating low-relief terrain	Open grassland (few trees, long grass)	Normal wind conditions	60	0.30	0.9	0.9	1.0	**3,395**	2,621	*OK*	54,523

Method used for determining available separation distance:

Overall max capacity (SCU): 32,782

Overall comment: OK

Sedimentation system

Controlled drainage area	1	2	3	1 CDAs Total	Units
Sedimentation system type	**Basin**				
Length to width ratio (*L*/*W*)	**3.0**				
Scaling factor (λ)	2.5				
Design flow velocity (*v*)	0.005				m/s
Pen overland flow length	**50**				m
Pen overland flow time	7.37				minutes
Drain length	**1500**				m
Drain flow time	35.71				minutes
Time of concentration (t_c)	43.09				minutes
Tabulated rainfall intensity (Qld localities) for 5% Annual Exceedance Probability (AEP)	77.5				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	16.2				m^3/s
Required sedimentation system volume (*V*)	**24,231**			**24,231**	m^3
Proposed sedimentation system volume	**30,000**			**30,000**	m^3
Comment	*OK*			*OK*	
Minimum surface area	2.42			**2.42**	ha

Control weir width calculations

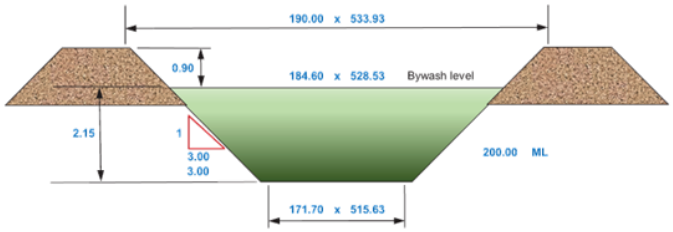
Tabulated rainfall intensity (Qld localities) for 2% Annual Exceedance Probability (AEP)	92.5				mm/hr
Average rainfall intensity (from BoM website) for 2% Annual Exceedance Probability (AEP)					mm/hr
Peak inflow rate (Qp) for 2% AEP design storm	19.3				m^3/s
Suggested minimum control weir width (based on 0.6 m deep bywash flow)	24.4				m

http://www.bom.gov.au/water/designRainfalls/revised-ifd/?year=2016

Effluent holding pond(s)

Controlled drainage area	1	2	3	Total	Units
				1 CDAs	
Standard tabulated method for determining holding pond volume *(Skerman, 2000)*					
Pen pond volume co-efficient *(Cp)*	1.674				ML/ha
Pen area *(Ap)*	39.00			**39.00**	ha
Hard catchment pond volume co-efficient *(Ch)*	1.627				ML/ha
Hard catchment area *(Ah)*	61.48			**61.48**	ha
Soft catchment pond volume co-efficient *(Cs)*	0.454				ML/ha
Soft catchment area *(As)*	6.99			**6.99**	ha
Effluent holding pond storage capacity *(V)*	168.49			**168.49**	ML
Major storm event holding pond volume calculation *(National Guidelines, ARMCANZ, 1997)*					
Tabulated rainfall intensity (Qld localities) for 5% AEP and 24 hr duration	5.45				mm/hr
Rainfall intensity (from BoM website) for 5% AEP and 24 hr duration					mm/hr
Effluent holding pond storage capacity *(V)*	108.80			**108.80**	ML
Required effluent holding pond storage capacity *(V)*	**168.49**			**168.49**	**ML**
Proposed effluent holding pond storage capacity *(V)*	**200.00**			**200.00**	**ML**
Comment	*OK*			*OK*	
Proposed Pond Dimensions *(based on fully excavated, rectangular based storage, constructed on flat, horizontal site)*					
Depth - base to bywash level, *(D)*	**2.15**				m
Batter - lengthwise, *Zl* (1 vertical : z horizontal)	**3.00**				
Batter - breadthwise, *Zb* (1 vertical : z horizontal)	**3.00**				
Freeboard - bywash to crest, *(F)*	**0.90**				m
Length - at embankment crest, *(Lc)*	**190.00**				m
Breadth - at embankment crest, *(Bc)*	533.93				m
Length - At bywash level, *(Lfsl)*	184.60				m
Breadth - at bywash level, *(Bfsl)*	528.53				m
Length - at base, *(Lb)*	171.70				m
Breadth - at base, *(Bb)*	515.63				m
Length : Breadth Ratio	2.86				
Surface Area at Embankment Crest	10.145			**10.145**	ha
Volume Check	200,000			200,000	m^3
Bywash (spillway) calculations					
Peak outflow rate (Qp) for 2% AEP design storm	21.36				
Suggested minimum bywash inlet width (based on 0.5 m deep bywash flow)	38.19				

Controlled Drainage Area 1



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 (kg/m^3)	P sorption capacity [1] (mg P/kg soil)	P storage capacity 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]	Liquid effluent	Manure
Soil type [3]	**Black vertosol**	**Black vertosol**
Soil depth to the base of the root zone (m)	**1.0**	**1.0**
Bulk density of the soil (kg/m^3)	1,300	1,300
Measured P sorption capacity of the soil (mg P/kg soil)		
P sorption capacity of the soil (mg P/kg soil)	73	73
[2] Safe P storage capacity of soil (kg/ha)	**949**	**949**

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

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

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

Cropping information

	Liquid effluent irrigation area		Manure application area	
	Summer	Winter	Summer	Winter
Utilisation method	Cut and cart	Cut and cart	Cut and cart	Cut and cart
Cut and cart				
Crop or fodder produced	Forage sorghum	Dry land winter cereal	Dry land pasture	Dry land pasture
Normal yield range	*10 to 20 t/ha/yr*	*2 to 4 t/ha/yr*	*1 to 4 t/ha/yr*	*1 to 4 t/ha/yr*
Anticipated DM yield (t/ha/yr)	20.0	4.0	4.0	4.0
DM N content (%)	2.0%	2.0%	2.0%	2.0%
DM P content (%)	0.3%	0.3%	0.3%	0.3%
DM K content (%)	2.4%	0.5%	1.5%	1.5%
N removal (kg/ha/yr)	400	80	80	80
P removal (kg/ha/yr)	60	12	12	12
K removal (kg/ha/yr)	480	20	60	60
Grazing				
Pasture or forage cropping situation				
Suggested stocking rate (ha/AE)	*#N/A*	*#N/A*	*#N/A*	*#N/A*
Stocking rate (ha/AE)				
Suggested growth rate (kg/AE/year)	*#N/A*	*#N/A*	*#N/A*	*#N/A*
Stock growth rate (kg/AE/year)				
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	0.00	0.00
Total N excreted on pasture (kg/AE/day)	0.15	0.15	0.15	0.15
Total N excreted on pasture (kg/ha/year)	0.00	0.00	0.00	0.00
Total N loss on pasture (%)	50%	50%	50%	50%
Nett total N removal (kg/ha/year)	0.00	0.00	0.00	0.00
Cattle growth P removal (kg/ha/year)	0.00	0.00	0.00	0.00
Cattle growth K removal (kg/ha/year)	0.00	0.00	0.00	0.00
Total annual N removal (kg/ha/yr):	400	80	80	80
Total annual P removal (kg/ha/yr):	60	12	12	12
Total annual K removal (kg/ha/yr):	480	20	60	60

Effluent irrigation area

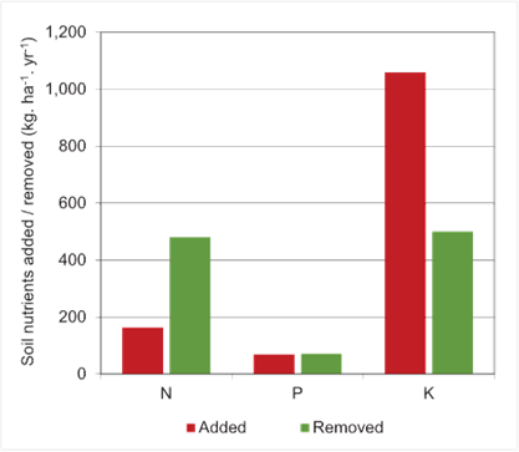
Estimated average annual effluent irrigation volume			**242.45**	ML/yr
Nutrient	**N**	**P**	**K**	
Average pond effluent nutrient composition	**220**	**71**	**1,092**	mg/L
N losses during effluent irrigation	15%			
N losses from soil surface following effluent irrigation	10%			
Irrigated effluent available for plant uptake	40,804	17,214	264,752	kg/yr
Total crop nutrient removal	480	72	500	kg/ha/yr
Safe P storage capacity of soil		949		kg/ha
P storage life span		**30**		years
Minimum effluent irrigation areas, based on:	**N**	**P**	**K**	
1. Total nutrient uptake	85.0	239.1	**529.5**	ha
2. Soil P storage over nominated life span		166.1		ha
Proposed effluent irrigation area			**250.0**	**ha**
Proposed effluent irrigation rate			**97**	**mm/yr**

WARNING - The proposed effluent irrigation area is less than the minimum area highlighted above.

Proposed effluent irrigation method	
Proposed irrigator type / system	

Proposed effluent irrigation area nutrient balance	**N**	**P**	**K**	
Nutrients added (after losses)	40,804	17,214	264,752	kg/yr
Nutrients added (after losses) per ha	163	69	1,059	kg/ha/yr
Nutrients removed by crop	120,000	18,000	125,000	kg/yr
Nutrients removed by crop per ha	480	72	500	kg/ha/yr
Nutrient excess per ha	**0**	**0**	**559**	**kg/ha/yr**
Nutrient deficiency per ha	**317**	**3**	**0**	**kg/ha/yr**

Inorganic fertiliser replacement value	**Urea**	**Triple super phosphate**	**Muriate of potash**	
Nutrient excess	0	0	139,752	
Effective effluent nutrient application	40,804	17,214	125,000	
Fertiliser nutrient content	46.0%	20.0%	50.0%	%
Equivalent fertiliser mass	88,704	86,069	250,000	kg / year
Fertiliser cost				$ / tonne
Annual fertiliser value	**$0**	**$0**	**$0**	**$ / year**
Total annual fertiliser value		**$0**		**$ / year**

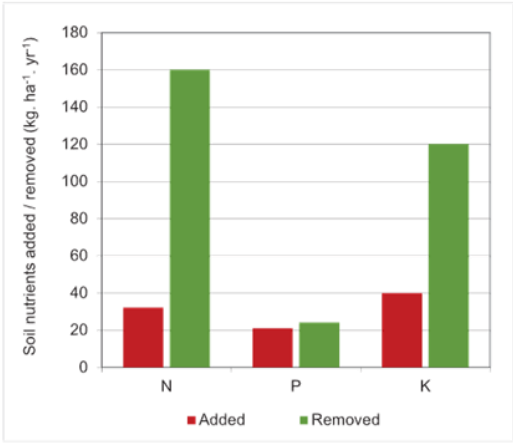


Manure application area

Cattle capacity	32,500			SCU
Average annual manure available for spreading (per SCU)	**0.35**			t/SCU/yr (wb)
Average annual manure available for spreading	11,375			t/yr (wb)
Manure exported off-site annually	**3,000**			t/yr (wb)
Average annual manure available for spreading on-site	8,375			t/yr (wb)
Stockpiled manure moisture content (wet basis)	**30%**			%
Nutrient	**N**	**P**	**K**	
Average manure nutrient composition	**2.11%**	**1.31%**	**2.49%**	%
N losses during manure spreading	**5%**			
Manure nutrients available for on-site plant uptake	117,514	76,799	145,976	kg/yr
Total crop nutrient removal (on-site)	160	24	120	kg/ha/yr
Safe P storage capacity of soil		949		kg/ha
P storage life span		**30**		years
Minimum on-site manure application areas, based on				
1. Total nutrient uptake	734.5	3,199.9	1,216.5	ha
2. Soil P storage over nominated life span		1,380.4		ha
Proposed manure application area			**3,654.0**	**ha**
Proposed manure application rate			**2.3**	**t/ha/yr (wb)**
Proposed manure application method				

Proposed manure application area nutrient balance	**N**	**P**	**K**	
Nutrients added (after losses)	117,514	76,799	145,976	kg/yr
Nutrients added (after losses) per ha	32	21	40	kg/ha/yr
Nutrients removed by crop	584,640	87,696	438,480	kg/yr
Nutrients removed by crop per ha	160	24	120	kg/ha/yr
Nutrient excess per ha				**kg/ha/yr**
Nutrient deficiency per ha	**128**	**3**	**80**	**kg/ha/yr**

Inorganic fertiliser replacement value	**Urea**	**Triple super phosphate**	**Muriate of potash**	
Fertiliser nutrient content	46.0%	20.0%	50.0%	%
Equivalent fertiliser mass	255,465	383,994	291,953	kg / year
Fertiliser cost				$ / tonne
Annual fertiliser value	**$0**	**$0**	**$0**	**$ / year**
Total annual fertiliser value		**$0**		**$ / year**



Summary

Assessment details	Units		Comment
Landholder's name(s)		AUSTRALIAN COUNTRY CHOICE	
Feedlot name		BRINDLEY PARK	
DPI&F property number (tail tag number)		0	
Feedlot locality		EUTHULLA	
Feedlot Shire		MARANOA REGIONAL COUNCIL	
Most representative climatic locality		Roma	
Average annual rainfall	mm	597	
Assessment identification		DA ASSESSMENT - 33,320 SCU	
Assessment date		24 September 2019	
Maximum feedlot cattle capacity	SCU	32,500	
Stocking density	m^2/SCU	12	
Proposed effluent management system		Sedimentation system, holding pond & effluent irrigation	
No of controlled drainage areas		1	

Separation distances			
Number of receptors listed	receptors	2	
Closest receptor distance	m	2,925	OK
Closest receptor name		6/WV282	
Overall comment			OK

Water use		Required	Available	
Estimated annual fresh water use in feedlot	ML/year	780.00		
Dilution of effluent for irrigation	ML/year	0.00		
Total fresh water usage	**ML/year**	**780.00**	**0.00**	Insufficient

Paddock dispersal system		Required	Proposed	N/A
Controlled drainage area 1 - paddock area		0.00	0.00	N/A
Controlled drainage area 1 - downslope extent		0	0	N/A
Controlled drainage area 2 - paddock area		0.00	0.00	N/A
Controlled drainage area 2 - downslope extent		0	0	N/A
Controlled drainage area 3 - paddock area		0.00	0.00	N/A
Controlled drainage area 3 - downslope extent		0	0	N/A
Overall paddock dispersal system				N/A

Sedimentation system		System type		Required	Proposed	
Controlled drainage area 1	m^3	Basin		24,231	30,000	OK
Controlled drainage area 2	m^3		0	0	0	
Controlled drainage area 3	m^3		0	0	0	
Total sedimentation system volume	**m^3**			**24,231**	**30,000**	OK

Holding pond		Required	Proposed	
Controlled drainage area 1	m^3	168.49	200.00	OK
Controlled drainage area 2	m^3		0.00	
Controlled drainage area 3	m^3		0.00	
Total holding pond storage volume	**m^3**	**168.49**	**200.00**	OK

Effluent utilisation area			Required	Proposed	
Average annual effluent irrigation volume	ML	242.45			
Effluent irrigation area	**ha**		**166.1**	**250.0**	OK
Maximum effluent application rate	**mm**		**146**	**97**	OK

Solids utilisation area			Required	Proposed	
Manure exported off-site annually	t/yr (wb)	3000			
Annual manure available for on-site use	t/yr (wb)	8375			
Stockpiled manure moisture content	% (wb)	30%			
Manure application area	**ha**		**1,380.4**	**3,654.0**	OK
Maximum manure application rate	**t/ha/yr (wb)**		**6.1**	**2.3**	OK

Overall comment Insufficient

APPENDIX L - 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	The proposed feedlot is located nearly 2 km from Roma Taroom Road. No works are proposed adjacent to the state-controlled road corridor. The feedlot is a rural development, with minimal visibility from Roma Taroom Road.
	AO1.2 Buildings, structures, infrastructure, services and utilities can be maintained without requiring access to a 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.	**AO2.1** Facades of buildings and structures facing a state-controlled road are made of non-reflective materials. OR	
	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, 2nd Edition, Department of Transport and Main Roads, 2017.	

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 guidance on how to comply with this performance outcome.	No acceptable outcome is prescribed.	The proposed feedlot is located nearly 2 km from Roma Taroom Road. No works are proposed adjacent to the state-controlled road corridor. Groundwater depth will prevent any disturbance as a result of the development.
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, it is recommended an RPEQ certified geotechnical assessment, prepared in accordance with the Road Planning and Design Manual 2nd 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.	No acceptable outcome is prescribed.	
PO6 Filling, excavation, building foundations and retaining structures do not cause ground water disturbance in a state-controlled road.	No acceptable outcome is prescribed.	

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 2nd 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. 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 2nd 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.	No acceptable outcome is prescribed.	
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. 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.	**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.

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. 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.	**AO10.1** Fill material is free of contaminants including acid sulfate content. 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	Fill material will be sourced from the location of the proposed effluent holding pond or other on-site locations and used to form the proposed pen surface. No fill will be sourced or stored adjacent to state-controlled roads.
	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 outcome.	**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	
	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 feedlot is located in a controlled drainage area and infrequent effluent spill from the effluent holding pond will be directed into the natural drainage network. Excavation of the effluent pond

Performance outcomes	Acceptable outcomes	Response
Transport and Main Roads, 2017, for further guidance on how to comply with this performance outcome.		will ensure any runoff from upslope works is contained within the site.
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 *Transport Infrastructure Act 1994* and are identified in the DA mapping system. OR	N/A – direct vehicular access to a state controlled road is not proposed.

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 *Transport Infrastructure Act 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 state-controlled 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 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-controlled road. Note: Where a new or changed access between the premises and a state-controlled road is proposed, the Department of Transport and Main Roads will need to assess the proposal to	**AO16.1** Vehicular access is provided from a local road.	
	OR all of the following acceptable outcomes apply: **AO16.2** Vehicular access for the development is consistent with the function and design of the state-controlled road. AND	

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 *Transport Infrastructure Act 1994* 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 *Transport Infrastructure Act 1994* 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 *Transport Infrastructure Act 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 an 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. 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.	**AO17.1** Vehicular access is located as far as possible from the state-controlled road intersection. AND	The vehicular access is not within 100 m of an intersection with a state-controlled road.
	AO17.2 Vehicular access is in accordance with parts, 3, 4 and 4A of the Road Planning and Design Manual, 2nd Edition: Volume 3, Department of Transport and Main Roads, 2016. AND	

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	N/A – there is no public passenger network infrastructure near the site access.
	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.	
Planned upgrades		

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. Note: Land required for the planned upgrade of a state-controlled road is identified in the DA mapping system. OR	No change to the property is proposed that would impact the potential for future works in or near the state controlled road corridor.
	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 state-controlled 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 pre-development condition at the completion of the use.	

Performance outcomes	Acceptable outcomes	Response
Network impacts		
PO20 Development does not result in a worsening of operating conditions on the state-controlled road network. 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.	No acceptable outcome is prescribed.	A Traffic Impact Assessment of the intersection of Niella Road and Roma Taroom Road has been prepared.
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 access point is via the local road network.
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 *Road Planning and Design Manual*, 2nd edition, Department of Transport and Main Roads, 2016. Note: Road works in a state-controlled road require approval under section 33 of the *Transport Infrastructure Act 1994* before the works commence.	Proposed works will be subject to further operational works applications and will be designed and constructed in accordance with Queensland road design standards.

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 Main Roads, 2017.	No acceptable outcome is prescribed.	A traffic impact assessment for the state-controlled road intersection has been prepared.
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. 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.	No acceptable outcome is prescribed.	
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 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.	No acceptable outcome is prescribed.	

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 existing property access point is via a local road which is the most suitable access point for the development.
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.	Proposed works will be subject to further operational works applications and will be designed and constructed in accordance with the relevant design standards.
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. 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.	**AO6.1** Fill, extracted material and spoil material is not transported to or from the development site on a state-controlled road.	All material will be balanced on-site.
PO7 Development does not adversely impact on the safety of a railway crossing. 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 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 performance outcome.	**AO7.1** Development does not require a new railway crossing. OR **AO7.2** A new railway crossing is grade separated. OR all of the following acceptable outcomes apply: **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	N/A – there are no nearby railway crossings.

Performance outcomes	Acceptable outcomes	Response
	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.	
PO8 Development does not result in a worsening of the infrastructure condition of a railway or rail transport infrastructure.	No acceptable outcome is prescribed.	
PO9 Development does not result in a worsening of operating conditions of a railway	No acceptable outcome is prescribed.	
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 feedlot is located in a controlled drainage area and infrequent effluent spill from the effluent holding pond will be directed into the natural drainage network. The expansion of the effluent holding pond will occur in such a way that runoff from the works area will be contained within the effluent holding pond. The feedlot site is free from inundation during a 1 % AEP flood event.
PO11 Run-off from the development site is not unlawfully discharged to a state transport corridor or state transport infrastructure.	**AO11.1** Development does not create any new 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	

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	No change to the property is proposed that would impact the potential for future works in or near the state-controlled road corridor.
	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.	

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	N/A – there is no public passenger network infrastructure near the site access.
	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.	
PO15 Upgraded or new public passenger	No acceptable outcome is prescribed.	

Performance outcomes	Acceptable outcomes	Response
transport infrastructure is provided to accommodate the demand for public passenger transport generated by the development. Note: To demonstrate compliance with this performance outcome, it is recommended a public transport impact assessment be prepared in accordance with appendix 1 of the State Development Assessment Provisions Supporting Information – Public Passenger Transport Infrastructure, Department of Transport and Main Roads, 2017. New or upgraded public passenger transport infrastructure provided should be in accordance with 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.		
PO16 Development is designed to ensure the location of public passenger transport infrastructure prioritises and enables efficient public passenger services. Note: Chapters 2 and 5 of the Public Transport Infrastructure Manual, Department of Transport and Main Roads, 2015 provides guidance on how to comply with this 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.	No acceptable outcome is prescribed.	
PO17 Development enables the provision or extension of public passenger services to the development and avoids creating indirect or inefficient routes for public 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.	No acceptable outcome is prescribed.	
PO18 New or modified road networks are designed to enable development to be serviced by public	**AO18.1** Roads catering for buses are arterial or sub-arterial roads, collector or their equivalent.	

Performance outcomes	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.	

Performance outcomes	Acceptable outcomes	Response
PO19 Development provides safe, direct and convenient pedestrian access to existing and future public passenger transport infrastructure. 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.	No acceptable outcome is prescribed.	
PO20 On-site vehicular circulation ensures the safety of both public passenger transport services and pedestrians. 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.	**AO20.1** The location of on-site pedestrian crossings ensures safe sight distances for pedestrians and public passenger services. AND	
	AO20.2 On-site circulation is designed and 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 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.	No acceptable outcome is prescribed.	
PO22 Taxi facilities are located and designed to provide convenient, safe and equitable access for passengers.	**AO22.1** A taxi facility is provided parallel to the kerb and adjacent to the main entrance.	

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.	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.	
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.	**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 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 adequately separated from all sensitive receptors (Section 6.1.1). The main access road will be watered as required to minimise dust.
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.	AO4.1 Development meets the management intent, water quality guidelines and objectives of the Environmental Protection (Water) Policy 2009.	The effluent management system has been designed in accordance with the National Guidelines. The CDA has been minimised as much as reasonably possible but will allow for a staged expansion. All on-site chemicals will be stored in the site office or workshop in a suitably designed container on a concrete floor.
PO5 Development is designed to include elements which: 1. prevent or minimise the production of hazardous contaminants and waste as by-products; or 2. contain and treat hazardous contaminants on-site 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.	No acceptable outcome is prescribed.	
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.

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 Act 2014*.	No acceptable outcome is prescribed.	The feedlot will not have an impact on MSES (Section 2.10.1).
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.

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.	



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ENGINEERING ENVIRONMENT AGRICULTURE WATER

PLANNING & BUILDING DEVELOPMENT REPORT

Meeting: Ordinary 14 August 2025 **Date:** 30 July 2025

Item Number: 14.3 **File Number:** D25/75496

SUBJECT HEADING: Development Application Material Change of Use "Dwelling House" (Domestic Outbuilding) & (Boundary Relaxation) - 2 Norman Court, Roma (Ref:2025/21518)

Classification: Open Access

Officer's Title: Planning Officer

Executive Summary:
Building Surveying & Certification Professionals on behalf of the property owners G & J Duff have submitted an application for a Material Change of Use "Dwelling House" (Domestic Outbuilding), including a Boundary Relaxation at 2 Norman Court, Roma, properly described as Lot 23 on SP171538 (the subject premises).

The applicant seeks formal approval for the newly built **96m^2** Carport Extension, which forms part of the combined **192m^2** structure on site.

Officer's Recommendation:
The application for a Material Change of Use "Dwelling House" (Domestic Outbuilding) and Boundary Relaxation on land situated at 2 Norman Court, Roma, properly described as Lot 23 on SP171538, be approved subject to the listed conditions and general advice.

DEVELOPMENT DETAILS

Use

1. The approved development is a Material Change of Use - "Dwelling house" (Domestic outbuilding) as defined in the *Maranoa Planning Scheme 2017* and as shown on the approved plans.

2. The approved use of the Domestic Outbuilding is for residential storage purpose only. Parking or storage of vehicles or equipment associated with a commercial or industrial activity is not an approved use.

3. The approved Domestic Outbuilding is a non-habitable building and must not be used for residential occupation.

4. A development permit for building works must be obtained prior to commencing construction of the outbuilding.

Approved plans and documents

5. The approved development is to be carried out in accordance with the following approved plans/documents and subject to approvals 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
252089.A.100.Issue A	Site Layout	06.12.2024
252089.S.100.Issue A	Footing & Roof Frame Layouts, Details & Section	06.12.2024

Development works

6. 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.

7. 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).

Compliance inspection

8. All conditions relating to the establishment of the approved development must be fulfilled prior to the approved use commencing, unless otherwise noted in these conditions.

9. Prior to the commencement of the use, the applicant shall contact Council to arrange a development compliance inspection.

Building size

10. The approved development is limited to a maximum combined floor area of 192m^2.

Building design and siting

11. All setbacks on the approved plans are to be measured to the outer most projection of the approved building.

12. The approved development must not exceed 4.2m in height (measured to the highest point i.e roof pitch) above the building pad/s. The height of the building pad shall be no more than what is reasonably required to prevent stormwater from ponding and must not exceed 300mm above existing ground level.

    Note: The existing ground level is taken to be the level of the ground prior to the progression of any works on the premises.

13. The outbuilding must be maintained in good repair and have no visual rust marks.

14. Building materials and surface finishes must be predominantly within the colour range and style of the surrounding built and natural environment to blend with the local landscape and surrounding residential development.

    Note: Suitable materials include Colorbond or similar.

Applicable Standards

15. 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.

Access, parking and manoeuvring

16. The landowner is responsible for providing and maintaining vehicle access to the site from the road carriageway to the property boundary. Should any damage be caused to Norman Court at the existing access location, it is the landowner's responsibility to ensure this is reinstated. Any repair works are to be undertaken in consultation with Council and at the landowner's expense.

Avoiding nuisance

17. No nuisance is to be caused to adjoining properties and occupiers by the way

of noise smoke, dust, rubbish, contaminant, stormwater discharge or siltation at any time during the establishment of the approved development.

18. 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.

19. All lighting shall be directed or shielded so as to ensure that no glare directly affects nearby properties.

Stormwater and drainage

20. Stormwater from the building is to be collected and discharged so as to:
    a) protect the stability of buildings and the use of adjacent land;
    b) prevent water-logging of nearby land;
    c) protect and maintain environmental values; and
    d) maintain access to reticulated infrastructure for maintenance and replacement purposes.

21. The development must not result in any ponding of stormwater on the property during construction or after the development has been completed.

Erosion control

22. Erosion control and silt collection measures must be undertaken as necessary during construction to maintain the quality of stormwater runoff from the development site and prevent any environmental harm.

No cost to Council

23. 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.

Latest versions

24. 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

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

GENERAL ADVICE

a) Refer to 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 this Planning Scheme.

d) Under the Planning Scheme a **"Dwelling house"** *means a residential use of premises* involving –

(i) 1 dwelling for a single household and any domestic outbuildings associated with the dwelling; or

(ii) *1 dwelling for a single household, a secondary dwelling, and any domestic outbuildings associated with either dwelling.*

e) The *Environmental Protection Act 1994* states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard, persons and entities involved in the operation of the approved development are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm to adjoining premises.

f) All Aboriginal Cultural Heritage in Queensland is protected under the *Aboriginal Cultural Heritage Act 2003* and penalty provisions apply for any unauthorised harm. Under the legislation a person carrying out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage. This applies whether or not such places are recorded in an official register, and whether or not they are located in, on, or under private land. The developer is responsible for implementing reasonable and practical measures to ensure the Cultural Heritage Duty of Care Guidelines are met and for obtaining any clearances required from the responsible entity.

g) It is the responsibility of the developer to obtain all necessary permits and submit all necessary plans and policies to the relevant authorities for the approved development.

h) In completing an assessment of the proposed development, Council has relied on the information submitted in support of the development application as true and correct. Any change to the approved plans and documents may require a new or changed development approval. It is recommended to contact Council for advice in the event of any potential change in circumstances.

Context*:*

The proposed development does not comply with the Acceptable Outcomes in General Residential Zone of the Maranoa Planning Scheme.

Background*:*

Site Characteristics

The subject site is comprised of one slightly irregular shaped allotment fronting a cul-de-sac. The total site area is approximately 2000m^2. Located within the General Residential Zone of the Maranoa Planning Scheme 2017, the site has access via Norman Court. The site locality and zoning are shown below in Figure 1.

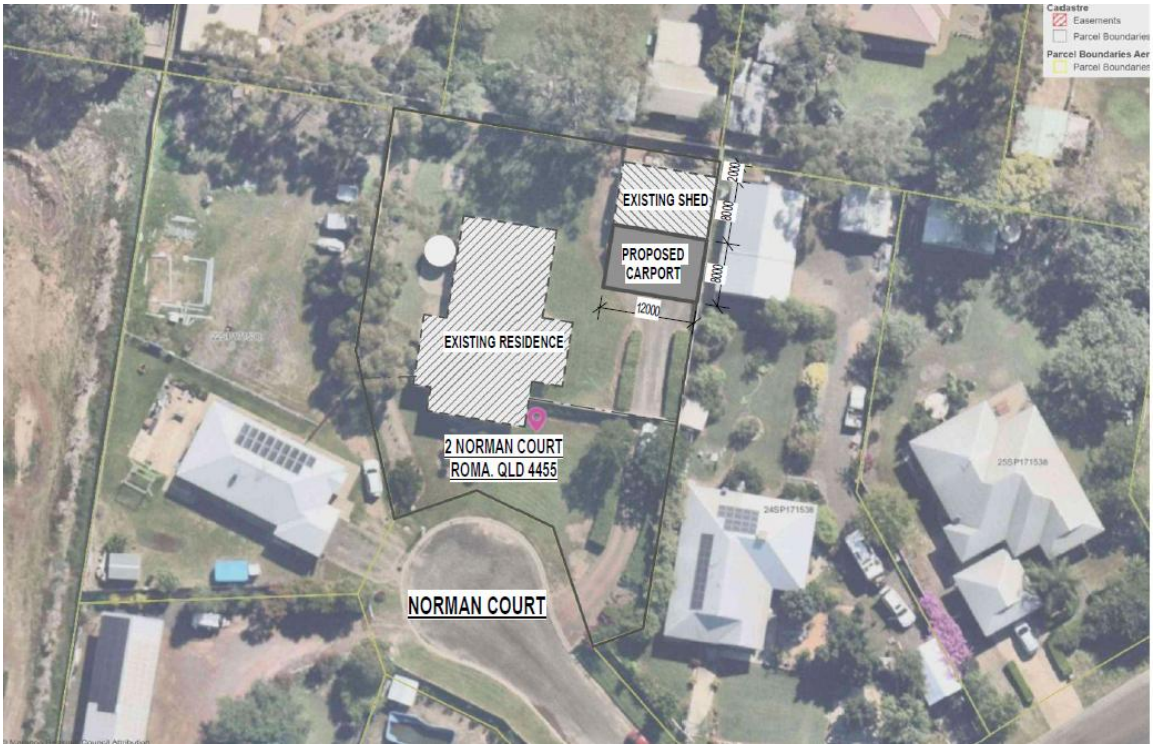


Figure 1- Locality and Zoning

Proposal

The proposed application is for a Development Permit for a Material Change of Use "Dwelling House" (Domestic Outbuilding) including a Boundary Relaxation. The applicant proposes to formalise the newly constructed **96m^2** carport attached to the front of the existing **96m^2** enclosed shed by gaining approval for a total Gross Floor Area of Outbuildings on the site equaling **192m^2**. The proposal also includes a Boundary Relaxation due the structure being situated flush along the Eastern Boundary.

The Gross Floor Area of the building is significantly larger than the accepted size of the outbuildings in the General Residential Zone and does not achieve the boundary setback requirements, however it has been determined that the development will have minimal impact on the adjoining properties and the visual amenity of the area.



Options Considered:
N/A

Recommendation:

The proposed development is generally consistent with the assessment benchmarks. Any potential impact can be appropriately managed by conditions of development and to achieve compliance to the greatest extent possible. Any residual inconsistency with the assessment benchmarks needs to be considered in light of the various relevant matters including:

- The proposed development is determined to have limited impact on the amenity of the area, due to the newly built extension consisting of a fully open carport and being positioned on a boundary that is not visible from the road or public view.

- The proposed extension has been built adjoining the existing lawfully approved shed onsite with the structure being fully open, and is also closely aligned to the outbuilding on the neighbouring lot. Therefore, the neighbours' privacy is not likely to be impacted as a result of the development.

- The shed extension is situated at the rear of the allotment sited well behind the front elevation of the dwelling and back from the street front.

Risks:

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 and must not be used to inform Council's decision on any planning matter.

Policy and Legislative Compliance:

The proposal constitutes a Material Change of Use defined in the Planning Act 2016 as *"a material increase in the intensity or scale of the use of the premises".*

The proposed development is identified as an "Dwelling House" (Domestic Outbuilding) in the *Maranoa Planning Scheme 2017* (the 'Planning Scheme').

Dwelling House means a residential use of premises involving;

(a) One dwelling for a single household and any domestic outbuildings associated with the dwelling or

(b) One dwelling for a single household, a secondary dwelling, and any domestic outbuildings associated with either dwelling.

As the proposed shed extension does not meet all relevant assessment benchmarks, the application becomes Code assessable.

Pursuant to Section 45 of the *Planning Act 2016*, a Code Assessable application is an assessment that must be carried out only:

(a) against the assessment benchmarks in a categorising instrument for the development; and

(b) *having regard to any matters prescribed by regulation for this paragraph.*

Assessment Benchmarks

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.*
- the *Queensland Development Code MP 1.2*

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

Budget / Funding*:*

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

Timelines / Deadlines*:*

Council's Decision-making Period formally ends 17 September 2025.

Acronyms:

Acronym	Description
QDC	Queensland Development Code

Link to Corporate Plan:
Corporate Plan 2023-2028
Corporate Plan Pillar 2: Environment
2.2 Sustainable urban & regional planning

Supporting Documentation:

1⇩	Planning Assessment Report	D25/77281
2⇩	Proposal Plans	D25/77282

Report authorised by:
Manager - Regional Planning & Building Development
Director - Regional Development, Environment & Planning

Planning Assessment Report - 2025/21518

Application Number:	2025/21518
Proposal:	Material Change of Use - "Dwelling House" (Domestic Outbuilding)
Applicant:	Building Surveying & Certification Professionals
Street Address:	2 Norman Court
Real Property Description:	Lot 23 on SP171538
Officer	Planning Officer

Proposed Land Use

Building Surveying & Certification Professionals on behalf of the property owners G & J Duff have submitted an application to formalise the existing shed/carport structure located at 2 Norman Court, Roma. Located on the southeast side of Roma within the 'Golf Links Estate' the subject site is properly described as Lot 23 on SP171538.

Details of Proposed Development

Background

On 12 May 2025, Council's Building Team received a Form 56 (Notice of Engagement) from Building Surveying & Certification Professionals regarding the construction of a carport extension on the existing shed structure located at 2 Norman Court (Lot 23 on SP171538).

On 11 June 2025, Council's Building Team received a Form 2, Form 20, Decision Notice and Approved Documents from the Building Surveying & Certification Professionals regarding the construction of a carport.

On 17 June 2025, Council's Building Team received a Form 16, Form 21 and Form 43 from the Building Surveying & Certification Professionals regarding the completion of the Carport on site.

On 23 June 2025, Council's Building Team provided all finalised documents for the Carport Extension at 2 Norman Court to the Council's Planning Team. Upon review it was discovered that the structure had been completed without the required planning approval. Subsequently, an email to the Building Surveying & Certification Professionals was sent outlining the need for a Material Change of Use "Dwelling House" (Domestic Outbuilding)" Application to be submitted.

On 15 July, the Building Surveying & Certification Professionals submitted a properly made application to Council's Planning Team, including a boundary relaxation and the existing Carport Extension to the existing shed structure onsite.

Proposal

The proposed application is a Development Permit for a Material Change of Use "Dwelling House" (Domestic Outbuilding) including a Boundary Relaxation. The applicant proposes to formalise the approval of the newly constructed 96m^2 carport attached to the front of the existing 96m^2 enclosed shed. With a total Gross Floor Area of Outbuildings on the site equalling 192m^2, the proposal also

includes a Boundary Relaxation due to both structures being situated adjoining the Eastern boundary.

The newly constructed carport attached to the preexisting shed is shown in Figure 1

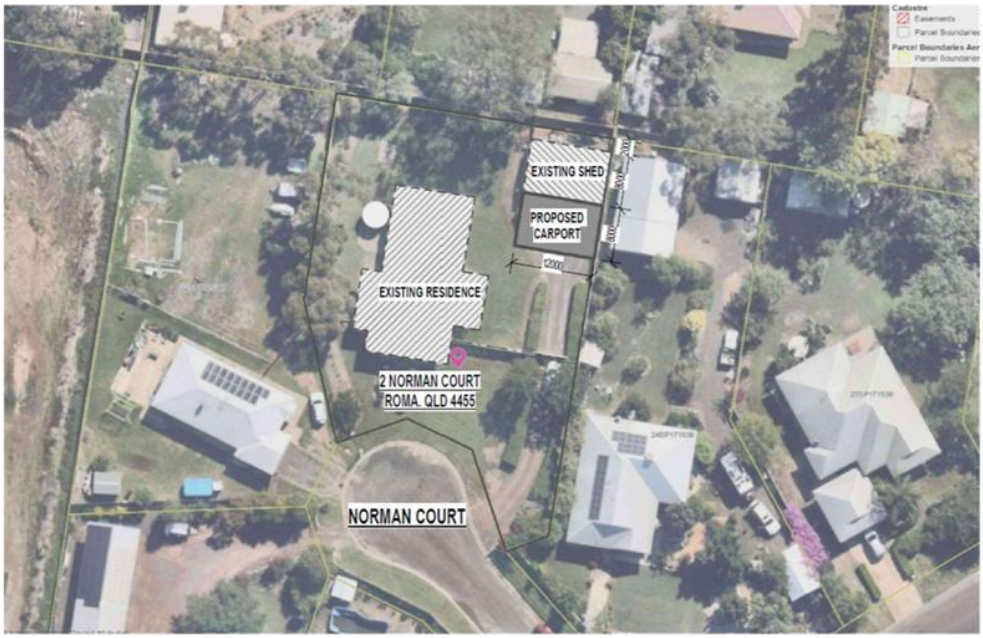


Figure 1- *Site Plan* ***(Source:*** *Brandon's & Associates)*

Characteristics of the Site

The subject site is comprised of one slightly irregular shaped allotment as a result of the adjoining cul-de-sac, and has a total site area of approximately 2000m^2. Currently featuring a lawfully approved dwelling and existing shed, the site has frontage of Norman Court along the Southern property boundary. Located within the General Residential Zone of the Maranoa Planning Scheme 2017, the site locality and zoning is shown below in Figure 2.



Figure 2- *Zoning* ***(Source:*** *Spectrum Spatial)*

Assessment Benchmarks against the Planning Scheme

The proposal constitutes a Material Change of Use as defined in the *Planning Act 2016 as "a material increase in the intensity or scale of the use of the premises".*

The site is in the General Residential zone, where a Domestic Outbuilding, ancillary to a Dwelling House, is classified as accepted development subject to requirements. As the proposed carport does not meet all relevant assessment benchmarks, the application becomes Code assessable.

Pursuant to Section 45 of the *Planning Act 2016*, a Code Assessable application is an assessment that must be carried out only:

(a) against the assessment benchmarks in a categorising instrument for the development; and

(b) *having regard to any matters prescribed by regulation for this paragraph.*

Assessment Benchmarks

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.*
- the *Queensland Development Code MP 1.2*

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

The Darling Downs Regional Plan & State Planning Policy

Council is required to consider the Regional Plan and 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 Regional Plan and State Planning Policy a separate assessment of the application against these documents is not required for a Code Assessable application.

The Maranoa Planning Scheme 2017

The relevant sections of the Maranoa Planning Scheme 2017 are:

- Part 5 Tables of assessment
- Part 6 Zones
  - 6.2.3 General Residential Zone Code

In addition, Part 6 of the Planning Scheme identifies the Queensland Development Code (Mandatory Part MP1.2) as a relevant assessment benchmark.

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 in the General Residential Zone.

The purpose of the General Residential Zone is to:

a) provide for predominantly detached dwelling houses supported by community uses and small-scale services and facilities that cater for the needs of residents.
b) encourage higher residential densities where appropriate by providing for multiple dwellings and smaller lot housing nearer the principal centre (within the Central living precinct).
c) ensure that residential development is protected from natural hazards and from development types that would adversely impact existing amenity.
d) ensure that development maintains the integrity and water quality of the Murray Darling Basin Catchment; and
e) maximise the use of existing infrastructure and transport networks.

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

a) a range of housing, predominantly detached dwelling houses, on a range of lot sizes.
b) development results in an efficient land use pattern that is well connected to other parts of the local government area.
c) development is designed to provide safe and walkable neighbourhoods.
d) development provides for uses that front the street to provide a sense of residential amenity and character and enhance community safety.
e) other small-scale non-residential uses (including home-based business uses) that integrate work and family and complement local residential amenity are facilitated.

f) development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting and other locally specific impacts.
g) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and transport use.
h) transport infrastructure is designed to provide and promote safe walking and cycling.
i) development is reflective and responsive to the environmental constraints of the land; MRC Planning Scheme Part 7 – Local plans and precinct codes Page 136
j) development is supported by necessary community facilities, open space and recreational areas and appropriate infrastructure to support the needs of the local community.
k) non-residential uses may be supported where such uses directly support the day to-day needs of the immediate residential community, do not detract from the residential amenity of the area and do not undermine the viability of nearby centres.
l) natural features such as creeks, gullies, waterways, wetlands and vegetation and bushland are retained, enhanced and buffered from the impacts of development. Any unavoidable impacts are minimised through location, design, operation and management requirements.
m) residential development maintains the safety and integrity of airport operations.
n) residential development yields in the defined flood event inundation area subject to Significant, High or Extreme hazard do not exceed one dwelling house per lot as it exists at the commencement date of the planning scheme; and,
o) non-resident workforce accommodation is not supported in this zone.
p) Uses other than accommodation activities may be supported where lots are contiguous with land not zoned residential, where the use is similar to the adjacent non-residential land use/s.

6.2.3 General Residential Zone Code

PERFORMANCEOUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
PLANNING		
Use, density and built form		
PO 4 Setbacks **Building setbacks:** (a) enhance the appearance and character of streets and buildings; (b) are appropriate to the scale of the development and the intended character of the General Residential Zone; (c) provide for adequate daylight for habitable rooms and open space areas on and adjoining the site; (d) are sufficient to minimise loss of privacy, overshadowing and	**For Dwelling house:** **AO 4.1** Boundary setbacks are provided in accordance with the Queensland Development Code MP 1.2. **For uses other than Dwelling house:** **AO 4.2** Buildings and car parking areas are setback a minimum of 6 m from the primary street frontage, 3 m from any secondary frontage and 3 m from side and rear boundaries. **For development on a corner allotment:** **AO 4.3** No structure exceeding 2 m in height is to be built within a 9 m by 9 m truncation at the corner of the two road frontages.	**AO 4.1 Does Not Comply** Please refer to assessment against the Queensland Development Code MP 1.2 for further details (below). **AO 4.2 Not Applicable** The proposed development is for a Dwelling House. **AO 4.3 Not Applicable** The proposed development site is not located on a corner allotment.

PERFORMANCEOUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
overlooking of adjoining premises; and (e) provide adequate separation and buffering between residential and non-residential premises.		
PO 6 Outbuildings Residential amenity is to be maintained and outbuildings are not to be used for ancillary non-residential uses. Residential amenity is not compromised by the storage of domestic goods. Note: Ancillary non-residential uses are any uses that are not ancillary to the activities within a Dwelling.	**AO 6.1** Boundary setbacks are provided in accordance with the *Queensland Development Code MP 1.2.* **AO 6.2** The size of outbuildings is restricted to structures with a maximum of 4.2 m in height and a maximum of 82 m^2 floor area. Note: The maximum floor area of the outbuilding can be exceeded if it includes an attached carport open on three sides to a maximum of 36 m^2 floor area (118 m^2 total area). **AO 6.3** The combined site coverage of all outbuildings, including shipping containers and other forms of permanent private storage structures, is not to exceed 15% of the remaining site area available without buildings already constructed upon it. **AO 6.4** The use of shipping containers for permanent private storage is limited to: (a) allotments with a minimum area of 800 m^2; and (b) one shipping container per allotment. **AO 6.5** The use of shipping containers for permanent private storage is permitted only in circumstances where the shipping container: (a) is incidental to the primary use of the site and occurs only on a lot where a principal building exists; (b) is located in the rear yard and is/are screened from any road frontage and adjoining property through the use of landscaping or other suitable screening structures (ie. lattice); (c) includes a stormwater discharge system in accordance with the *Building Code of Australia* and Council requirements to prevent	**AO 6.1 Does Not Comply** Please refer to assessment against the Queensland Development Code MP 1.2 for further details (below). **AO 6.2 Does Not Comply** The proposed development includes the preexisting shed and the newly constructed carport extension to the south of the existing structure. With the structures currently spanning over 192m^2 of the site, the shed and carport is over the accepted GFA within the General Residential Zone. As the extension to the original shed includes only an open carport, which is located at the rear of the lot and adjacent to the outbuilding in the neighbouring lot, it is determined to not impact visual amenity or privacy to adjoining lots. The total GFA of the outbuildings onsite is therefore considered an acceptable non-compliance. **AO 6.4 Not Applicable** The proposed development does not involve Shipping Containers. **AO 6.5 Not Applicable** The proposed development does not involve Shipping Containers.

PERFORMANCEOUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	rainwater ponding on the roof or nuisance to adjoining properties; (d) is in good repair with no visual rust marks; (e) is not used as fencing or screening; (f) is not used as an advertising device or as a commercial storage facility; and (g) is not used for human habitation. Note: 'Outbuildings' include any form of shipping container, railway carriage, pre-fabricated building or the like, that is used for domestic storage	

Queensland Development Code MP1.2

Performance Criteria	Acceptable Solution	Response
Buildings and Structures		
P1 The location of a building or structure facilitates an acceptable streetscape, appropriate for – (a) the bulk of the building or structure; and (b) the road boundary setbacks of neighbouring buildings or structures; and (c) the outlook and views of neighbouring residents; and (d) nuisance and safety to the public	**A1** (a) For a detached dwelling, garage or a carport the minimum road setback is – (i) 6m; or (ii) where there are existing detached dwellings on both adjoining lots and at least one of the detached dwellings is setback from the road between 3m and 6m, and the difference between their road setbacks is- (A) not more than 2m - a distance between the two buildings (Figure 1); or (B) more than 2m - the average of the road setbacks of the adjacent buildings (Figure 2); and (b) For a corner lot, the minimum road setbacks are- (i) as for A1(a)(i); or (ii) where the lot has an average depth of 24 m or less – (A) for the nominated road frontage – as in Table A1; and (B) for the other road frontage - as for A1(a)(i); and	**Complies** The proposed development complies with all setback requirements. **Not Applicable** The proposed development is not located on a corner lot.

Performance Criteria	Acceptable Solution	Response
	(C) no building or structure over 2m high is built within a 9m by 9m truncation at the corner of the 2 road frontages (Figure 3).	
	(c) For open carports, the minimum road setback may be less than required by A(i)(a) if – (i) the aggregate perimeter dimension of walls, solid screens, and supports located within the setback does not exceed 15% of the total perimeter dimension (along the line of supports) of that part of the carport within the same setback (Figure 4); and (ii) there is no alternative on-site location for a garage or carport that – (A) complies with A(i)(a); and (B) will allow vehicular access having a minimum width of 2.5m; and (C) has a maximum gradient of 1 in 5.	**Complies** The proposed development meets all setbacks requirements for an open carport.
	(d) For structures the minimum road setbacks are as for A1(a),(b), and (c) except for – (i) swimming pools, where the minimum distance from the water to the road frontage is – (A) where the vertical distance to the coping above the finished ground level is not more than 1.2m – 1.5m; or (B) where a solid wall or fence at least 1.8m high above finished ground level is constructed between the water and the road frontage and the top of the wall or fence is at least 1.0m above the top of the coping of the pool – no requirement; and (ii) screens, fences, retaining	**Not Applicable**

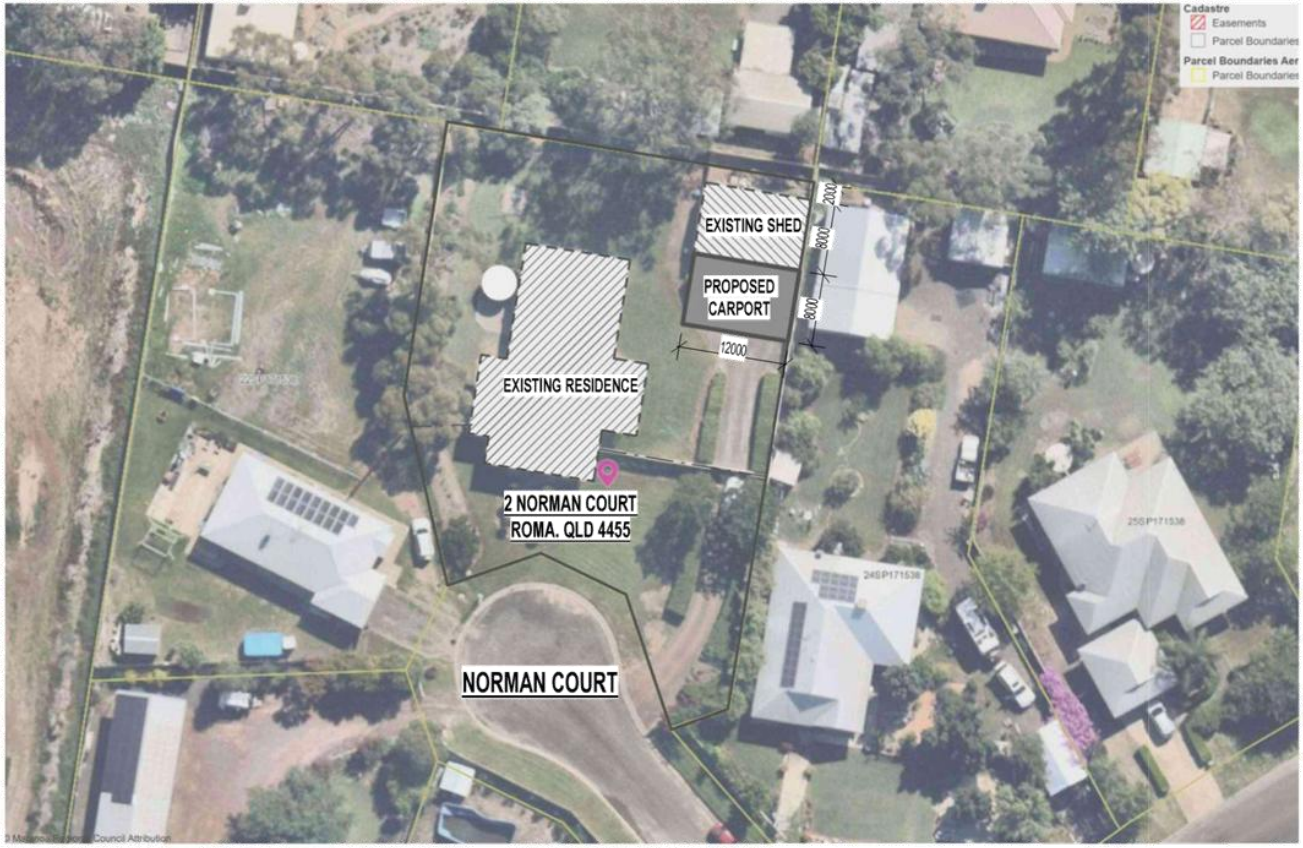
Performance Criteria	Acceptable Solution	Response
	walls or a combination of screens, fences or retaining walls not more than 2m in height; and (iii) roofed gatehouses and arches having – (A) a maximum area of $4m^2$; and (B) not more than 2m wide elevation to street; and (C) not more than 3m in height.	
P2 Buildings and structures – (a) provide adequate daylight and ventilation to habitable rooms; and (b) allow adequate light and ventilation to habitable rooms of buildings on adjoining lots. (c) do not adversely impact on the amenity and privacy of residents on adjoining lots.	**A2** (a) The side and rear boundary clearance for a part of the building or structure is – (i) where the height of that part is 4.5m or less - 1.5m; and (ii) where the height of that part is greater than 4.5m but not more than 7.5m - 2m; and (iii) where the height is greater that 7.5m - 2m plus 0.5m for every 3m or part exceeding 7.5m. (b) For a rectangular or near rectangular narrow lot with a 15m or less frontage, the minimum side and rear setbacks for that part are – (i) where the height is not more than 7.5m – in accordance with Table A2; and (ii) where the height is more than 7.5m – 2m plus 0.5m for every 3m or part of 3m by which the height exceeds 7.5m. (c) Structures may be exempted from A2 (a) and (b) where – (i) the structure is not a deck,	**Does Not Comply** The proposed extension is located adjoining the eastern boundary with no separation. The structure is similarly aligned with the outbuilding in the neighbouring property to the east. As the carport has a height less than 4.5m, is fully open and is aligned with the existing lawfully approved shed on site, the siting of the structure along the eastern side boundary is considered an acceptable outcome. **Not Applicable** **Not Applicable**

Performance Criteria	Acceptable Solution	Response
	patio, pergola, verandah, gazebo or the like other than one permitted under A2 (c) (v) (ii) the structure is not used for entertainment, recreational purposes or the like (iii) a screen, fence or retaining wall or a combination of screens, fences or retaining walls is not more than 2m in height or (iv) a rainwater tank, including any supporting structure such as a stand, is not more than 2.4m high. (v) subject to (ii), it is a pergola or other structure which is- (A) not enclosed by walls or roofed; and (B) not more than 2.4m in height at the boundary; and (C) primarily ornamental or for horticultural purposes.	
	(d) Subject to A2(c), class 10a buildings or parts may be within the boundary clearances nominated in A2(a) and (b) where – (i) the height of a part within the boundary clearance is not more than 4.5m and has a mean height of not more than 3.5m; and (ii) the total length of all buildings or parts, of any class, within the boundary clearance is not more than 9m along any one boundary; and (iii) the class 10a buildings or parts within the boundary clearance are located no closer than 1.5m to a required window in a habitable room of an adjoining dwelling.	**Does Not Comply** The proposed extension is located adjoining the eastern boundary with no separation. With the structures adjoined the total length of shed/carport structure measures at 16m.As the carport has a height less than 4.5m, is fully open and is aligned with the existing lawfully approved shed on site. The structure not meeting the relevant boundary clearance is an accepted non-compliance.
	(e) Swimming pools may be within the boundary clearances nominated in A2(a) and (b) where – (i) a solid wall or fence,	**Not Applicable**

Performance Criteria	Acceptable Solution	Response
	constructed to prevent water entry onto adjoining lots, at least 1.8m high above finished ground level, is erected between the swimming pool and the boundary of the lot; and (ii) the top of the wall or fence is at least 1.0m above the top of the coping of the pool.	

Assessment Summary

The proposed development achieves acceptable outcomes and is generally consistent with the General Residential Zone Code of the Maranoa Planning Scheme 2017 and the Queensland Development Code MP1.2. Any non-compliance with the planning scheme can be appropriately addressed through conditions of development approval. It is recommended that the development application for the Development Permit for a Material Change of Use "Dwelling House" (Domestic Outbuilding) including a Boundary Relaxation be approved subject to reasonable and relevant conditions.



1 **SITE LAYOUT**
SCALE 1 : 500

BUILDING SURVEYING CERTIFICATION PROFESSIONALS
DEVELOPMENT PERMIT (BUILDING)
BUILDING ACT 1975
DATE: 11 JUN 2025 REF No: 250059

0 5 10 15 20m
SCALE 1:500

LOT 23 on SP 171578
LOCALITY of ROMA
LOCAL GOVERNMENT of MARANOA REGIONAL COUNCIL

	Issue Status/Amendment	Date
A	ORIGINAL ISSUE	06/12/24

CAD REF: C:\12345\data\Brandon\gis\SYNDS\2089 - Carport Design - DUFF_8972 Drawing\Revit\252089 - Issue A.rvt

brandon & ASSOCIATES
ENGINEERS & PROJECT MANAGERS
personal professional practical

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Telephone: (07) 4668 9351

ROMA:
24 Quintin Street, Roma Qld. 4455
Telephone: (07) 4622 3799

TOOWOOMBA:
1/218 Anzac Avenue, Toowoomba Qld. 4350
Telephone: (07) 4636 4100

SM & KA DUFF BUILDERS

CARPORT DESIGN

2 NORMAN COURT, ROMA. QLD 4455

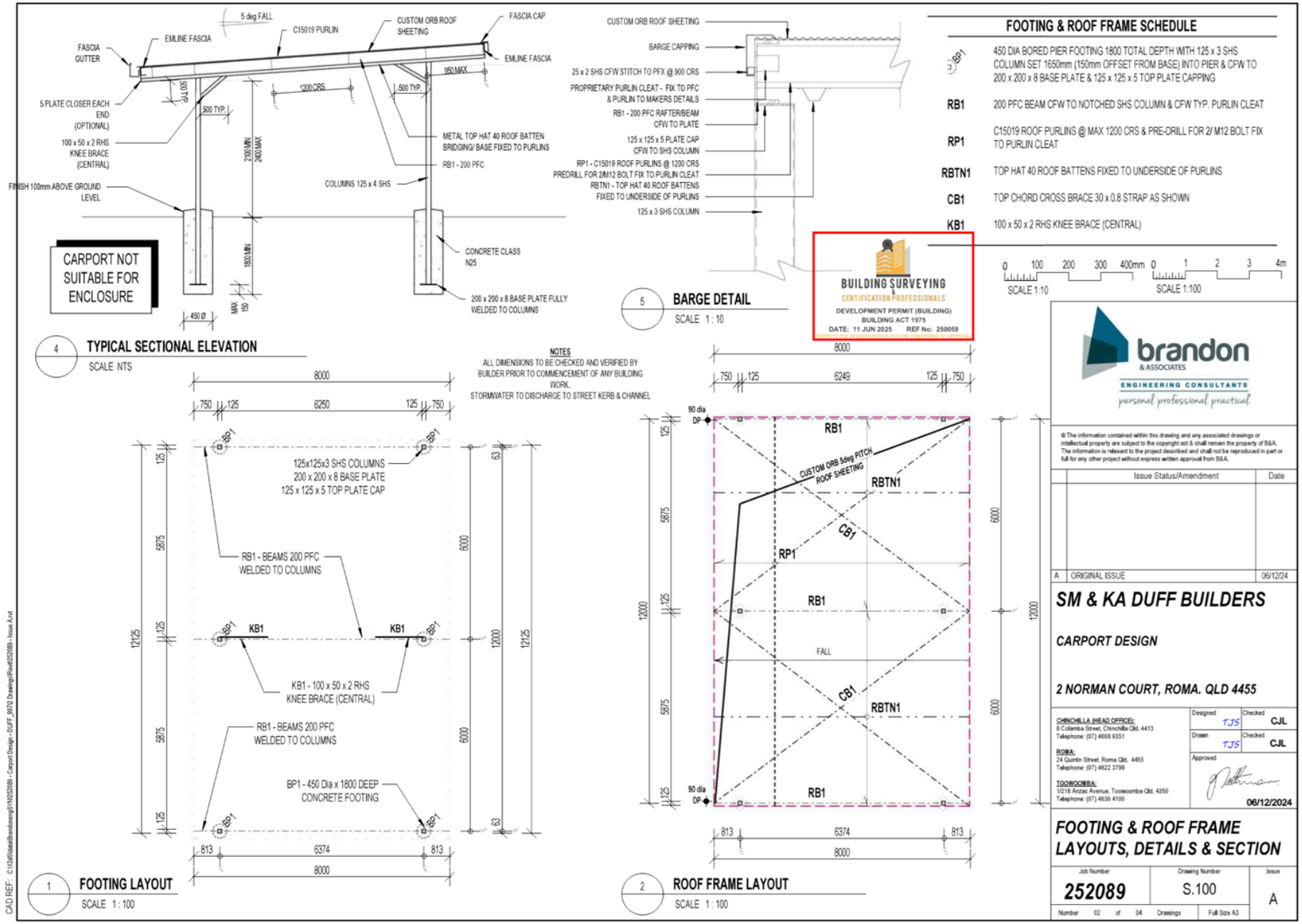
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Designed	Checked
TJS	CJL
Drawn	Checked
TJS	CJL
Approved	06/12/2024

SITE LAYOUT

Job Number	Drawing Number	Issue
252089	A.100	A

Number 01 of 04 Drawings Full Size A3


5 deg FALL
C15019 PURLIN
CUSTOM ORB ROOF SHEETING
FASCIA CAP
FASCIA GUTTER
EMLINE FASCIA
EMLINE FASCIA
950 MAX
500 TYP.
1200 CRS
500 TYP.
500 TYP.
5 PLATE CLOSER EACH END (OPTIONAL)
100 x 50 x 2 RHS KNEE BRACE (CENTRAL)
2100 MIN
2400 MAX
METAL TOP HAT 40 ROOF BATTEN BRIDGING/ BASE FIXED TO PURLINS
RB1 - 200 PFC
COLUMNS 125 x 4 SHS
FINISH 100mm ABOVE GROUND LEVEL
CARPORT NOT SUITABLE FOR ENCLOSURE
1800 MIN
MAX 150
450 Ø
CONCRETE CLASS N25
200 x 200 x 8 BASE PLATE FULLY WELDED TO COLUMNS
4 TYPICAL SECTIONAL ELEVATION
SCALE NTS
CUSTOM ORB ROOF SHEETING
BARGE CAPPING
25 x 2 SHS CFW STITCH TO PFX @ 900 CRS
PROPRIETARY PURLIN CLEAT - FIX TO PFC & PURLIN TO MAKERS DETAILS
RB1 - 200 PFC RAFTER/BEAM CFW TO PLATE
125 x 125 x 5 PLATE CAP CFW TO SHS COLUMN
RP1 - C15019 ROOF PURLINS @ 1200 CRS PREDRILL FOR 2/M12 BOLT FIX TO PURLIN CLEAT
RBTN1 - TOP HAT 40 ROOF BATTENS FIXED TO UNDERSIDE OF PURLINS
125 x 3 SHS COLUMN
5 BARGE DETAIL
SCALE 1 : 10
FOOTING & ROOF FRAME SCHEDULE
BP1 450 DIA BORED PIER FOOTING 1800 TOTAL DEPTH WITH 125 x 3 SHS COLUMN SET 1650mm (150mm OFFSET FROM BASE) INTO PIER & CFW TO 200 x 200 x 8 BASE PLATE & 125 x 125 x 5 TOP PLATE CAPPING
RB1 200 PFC BEAM CFW TO NOTCHED SHS COLUMN & CFW TYP. PURLIN CLEAT
RP1 C15019 ROOF PURLINS @ MAX 1200 CRS & PRE-DRILL FOR 2/ M12 BOLT FIX TO PURLIN CLEAT
RBTN1 TOP HAT 40 ROOF BATTENS FIXED TO UNDERSIDE OF PURLINS
CB1 TOP CHORD CROSS BRACE 30 x 0.8 STRAP AS SHOWN
KB1 100 x 50 x 2 RHS KNEE BRACE (CENTRAL)
0 100 200 300 400mm
SCALE 1:10
0 1 2 3 4m
SCALE 1:100
BUILDING SURVEYING CERTIFICATION PROFESSIONALS
DEVELOPMENT PERMIT (BUILDING)
BUILDING ACT 1975
DATE: 11 JUN 2025 REF No: 250059
NOTES
ALL DIMENSIONS TO BE CHECKED AND VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF ANY BUILDING WORK.
STORMWATER TO DISCHARGE TO STREET KERB & CHANNEL
8000
750 125 6250 125 750
125x125x3 SHS COLUMNS
200 x 200 x 8 BASE PLATE
125 x 125 x 5 TOP PLATE CAP
RB1 - BEAMS 200 PFC WELDED TO COLUMNS
KB1
KB1 - 100 x 50 x 2 RHS KNEE BRACE (CENTRAL)
RB1 - BEAMS 200 PFC WELDED TO COLUMNS
BP1 - 450 Dia x 1800 DEEP CONCRETE FOOTING
125 5875 125 5875 125
12125
6000
12000
63
813 6374 813
8000
1 FOOTING LAYOUT
SCALE 1 : 100
8000
750 125 6249 125 750
90 dia DP
RB1
CUSTOM ORB 5deg PITCH ROOF SHEETING
RBTN1
CB1
RP1
RB1
FALL
CB1
RBTN1
RB1
125 5875 125 5875 125
12000
6000
813 6374 813
8000
2 ROOF FRAME LAYOUT
SCALE 1 : 100
brandon & ASSOCIATES
ENGINEERING CONSULTANTS
personal. professional. practical.
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Issue Status/Amendment Date
A ORIGINAL ISSUE 06/12/24
SM & KA DUFF BUILDERS
CARPORT DESIGN
2 NORMAN COURT, ROMA. QLD 4455
CHINCHILLA (HEAD OFFICE): 8 Colamba Street, Chinchilla Qld. 4413 Telephone: (07) 4668 9351
ROMA: 24 Quintin Street, Roma Qld. 4455 Telephone: (07) 4622 3799
TOOWOOMBA: 1/218 Anzac Avenue, Toowoomba Qld. 4350 Telephone: (07) 4636 4100
Designed TJS Checked CJL
Drawn TJS Checked CJL
Approved
06/12/2024
FOOTING & ROOF FRAME LAYOUTS, DETAILS & SECTION
Job Number 252089
Drawing Number S.100
Issue A
Number 02 of 04 Drawings
Full Size A3
CAD REF: C:\12d\50data\Brandon\SYNERGY\252089 - Carport Design - DUFF_BP2 Drawing\Revit\252089 - Issue A.rvt

PLANNING & BUILDING DEVELOPMENT REPORT

Meeting: Ordinary 14 August 2025 **Date:** 30 July 2025

Item Number: 14.4 **File Number:** D25/75581

SUBJECT HEADING: Development Application Material Change of Use "Transport Depot"- 102 Houston Road, Wallumbilla (Ref:2025/21278)

Classification: Open Access

Officer's Title: Planning Officer

Executive Summary:

Murray & Associates (QLD) Pty Ltd on behalf of Origin Construction Group have submitted a development application for a Material Change of Use for a "Transport Depot". The proposal is located at 102 Houston Road, Wallumbilla, properly described as Lot 50 on WAL53326. 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 ('Planning Act') and any relevant matters prescribed by regulation.

Public notification about the application was carried out in accordance with Part 4 of the Development Assessment Rules ('DA Rules') and for a period of 15 business days. There were no submissions received during this period.

The procedural requirements set out by the DA Rules that enable Council to make a decision on this application have been fulfilled. The development application is generally consistent with the assessment benchmarks provided by the Planning Act and the Maranoa Planning Scheme; and can be otherwise conditioned to achieve compliance.

Officer's Recommendation:

The development application for a Material Change of Use – "Transport Depot" located 102 Houston Road, Wallumbilla, described as Lot 50 on WAL53326, be approved subject to the listed conditions and general advice.

Development details

1. The approved development is a Material change of use – "Transport Depot" as defined in the Planning Scheme and as shown on the approved plans.

Compliance inspection

2. All conditions relating to the establishment of the approved development must be fulfilled prior to the commencement of use, unless noted in these conditions or otherwise permitted by Council.

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3. Prior to the commencement of use, 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
24573-Sheet 01- Rev 4	**Site Plan**	**17/09/2024**
24573-Sheet 02- Rev 4	**Earthworks Plan & Sections**	**17/09/2024**
ARK_24_06_03-SK01-Rev B	**Site Layout Plan**	**05/2024**
	Shed Elevations-Page 1	
	Shed Dimensions-Page 5	
AUSCO Mp1230-B-Multi-Purpose 12.0 x 3.0	**Floor Plan**	
ARK_P_24_06_03 Rev D	**Site Based Stormwater Management Plan**	**13/05/2025**

Development works

5. 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.

6. 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

7. 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

8. 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

9. 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.

10. 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.

11. 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.

12. 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.

13. 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.

Refuse storage and collection

14. At all times while use continues, waste containers shall be provided on the site and maintained in a clean and tidy state and shall be emptied the waste removed from the site on a regular basis. All waste containers are to be shielded from the view of travelling public on Houston Road and from neighbouring properties.

15. Convenient access to the bulk refuse storage areas must be provided at all times for service vehicles.

16. Refuse collection from the site must not occur before 7:00am or after 6:00 pm, or on Sundays or public holidays.

Access

17. Vehicle access to and from the development site shall be provided from Houston road generally in the location shown on approved drawing 24573-Sheet 01- Rev 4 Site Plan. The vehicle crossover is to be constructed generally in accordance with CMDG Drawing - CMDG-R-040 Rev F, dated 111/2022 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.

18. The landowner is responsible for the construction and maintenance of vehicle crossovers from the property boundary to the external road networks, and for obtaining any approvals that may be required and for complying with the applicable designs and standards.

19. All internal access roads are to be constructed of an all-weather gravel surface.

Parking

20. A minimum of 8 car parking spaces are to be provided within the development site area. Parking spaces for persons with disabilities (PWD) are to be provided in accordance with the Building Code of Australia.

21. 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.

22. 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.

23. 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.

24. Vehicle movements within the site are to be clear of proposed parking areas, buildings, and landscape treatments.

25. Vehicle parking bays must not encroach into swept paths for vehicle movements.

26. Vehicles accessing the site and designated onsite parking areas must be able 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 not encroach onto the adjacent roadway.

27. All onsite access, parking and manoeuvring areas are to be constructed of a dust suppressive gravel surface (minimum standard).

Services

28. 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.

29. The approved development must be provided with access to reliable water supply for firefighting purposes.

30. While the use is operating, sufficient water for dust suppression activities must be maintained on site.

31. The approved development is to be connected to an on-site effluent disposal system designed in accordance with AS/NZS 1547:2012.

32. 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.

33. All services installation, including sewer, water, electricity and telecommunications connections to the respective networks (where applicable), 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 where such designs exist (iv) the Capricorn Municipal Development 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.

34. 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.

Outdoor Storage Areas

35. Outdoor Storage Areas are to be maintained in a clean, organised and tidy state and shall not detract from the overall appearance or amenity of the area.

Signage

36. Signage is provided at the entrance of the site displaying the necessary information
    - Owner of the site
    - Manager of the site
    - Route for Emergency Vehicles
    - Emergency contact Phone Numbers

37. Any proposed advertising signage in addition to that identified in the approved development plans, is subject to further development approval unless compliant with the requirements for “Accepted development” or “Accepted development subject to requirements” identified in the planning scheme in force at the time.

38. 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.

Stormwater and drainage

39. Stormwater runoff from roofs and impervious surfaces is to be collected internally and discharged in accordance with the approved Site Based Stormwater Management Plan (Project No. ARK_P_24_06_03 - May 2024) and CMDG D-5 ‘Stormwater Drainage Design’.

40. 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.

41. 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.

42. 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

43. During the course of any construction activities, soil erosion and sediment must be managed in accordance with CMDG Design Guidelines D-7 ‘Erosion Control and Stormwater Management’.

44. 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.

45. 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.

46. 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.

47. Temporary fencing must be erected and maintained around the perimeter of the development area whilst any construction activities are carried out.

Safe storage of equipment and materials

48. Any material and machinery with the potential to cause harm by way of floating debris or potential contamination of waterways during a flood event must be stored in flood proof containers, adequately secured or located safely above the defined flood event (DFE) level. Any material or machinery with the potential to cause harm or contamination that is not located above the DFE or in flood-proofed containers shall be stored in such a manner as to be easily accessed and relocated off-site ahead of a minor or major flood event.

Building design

49. All buildings must be designed, constructed, connected and anchored so that, in the event of a flood up to the DFE (as a minimum) it-
    a) Resists flotation, collapse or significant permanent movements, resulting from –
        i. hydrostatic action
        ii. hydrodynamic action;
        iii. erosion and scouring;
        iv. wind; and
        v. any other action; and
        vi. safeguards occupants and other people against illness and injury caused by flood water affecting the building.

50. Building materials and surface treatments used under the DFE level must be resistant to water damage and must not include wall cavities that would collect water and sediment during a flood event.

Emergency events

51. A Flood Management Plan shall be prepared prior to the commencement of the use having regard to the site characteristics and management procedures in the event of flood. All staff must be made aware of the Flood Management Plan, its content, and the procedures that need to be followed in the case of a major flood event.

52. All reasonable efforts should be made to advise visitor/s/customers in advance of premises closures that are required due to inclement weather events.

Operating hours

53. Operating hours are restricted to 6:00am to 6:00pm Monday to Saturdays. The development is not permitted to operate on Sundays or Public Holidays.

Delivery of goods

54. Loading and unloading of goods must not occur outside the hours of 6:00am to 6:00pm Monday to Saturdays. No loading or unloading shall occur on Sundays or Public Holidays.

55. The delivery, loading and unloading of goods to the site must be undertaken within the subject site and must not occur on adjoining properties or roads.

No cost to Council

56. Services and infrastructure required in connection with the establishment of the approved development must be provided at the developer's cost.

57. 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.

58. All rates and charges of any description and all arrears of such rates and charges, together with interest outstanding thereon, on the land, due to Council shall be paid prior to the commencement of use.

Latest versions

59. 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 time the first operational works or compliance approval is lodged with the assessment manager or approval agency for those types of works to be performed or approved, unless a regulation or law requires otherwise.

Application documentation

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

GENERAL ADVICE

a) 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) Under the Planning Scheme –

"Transport Depot" means the use of premises for:

a) Storing vehicles, or machinery, that are used for a commercial or public purpose; or

b) Cleaning, repairing or servicing vehicles or machinery, 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) The land use rating category may change upon commencement of any new use on the approved lot(s). Council's current Revenue Statement, which includes the minimum general rate levy for the approved use/s, can be viewed on the Council Website: www.maranoa.qld.gov.au.

g) 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.

h) 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.

i) An operational works application will be required to be submitted to and approved by Council for any cut and/or filling works that exceed 50m^3.

j) All persons involved in the development, 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*.

k) Refer to attached Adopted Infrastructure Charges Notice for infrastructure charges levied for the approved development.

l) In completing an assessment of the proposed development, Council has relied on the information submitted in support of the development application as true and correct. Any change to the approved plans and documents may require a new or changed development approval. It is recommended to contact Council for advice in the event of any potential change in circumstances.

Context*:*

The determination of the Impact Assessable Applications is generally made by Council Resolution.

Background*:*

Proposal

The application is a Development Permit for a Material Change of Use- "Transport Depot". Proposing the addition of a 495m^2 Shed, two (2) Demountable (amenities and an office space) and two (2) 288m^2 igloos mounted onto four (4) shipping containers to the site. The site's intended use is for the storage and maintenance of Origin Construction Groups Civil Construction Machinery, with a 4ha gravel hardstand also incorporated into the proposed development. The proposed site plan is included as Figure 1.

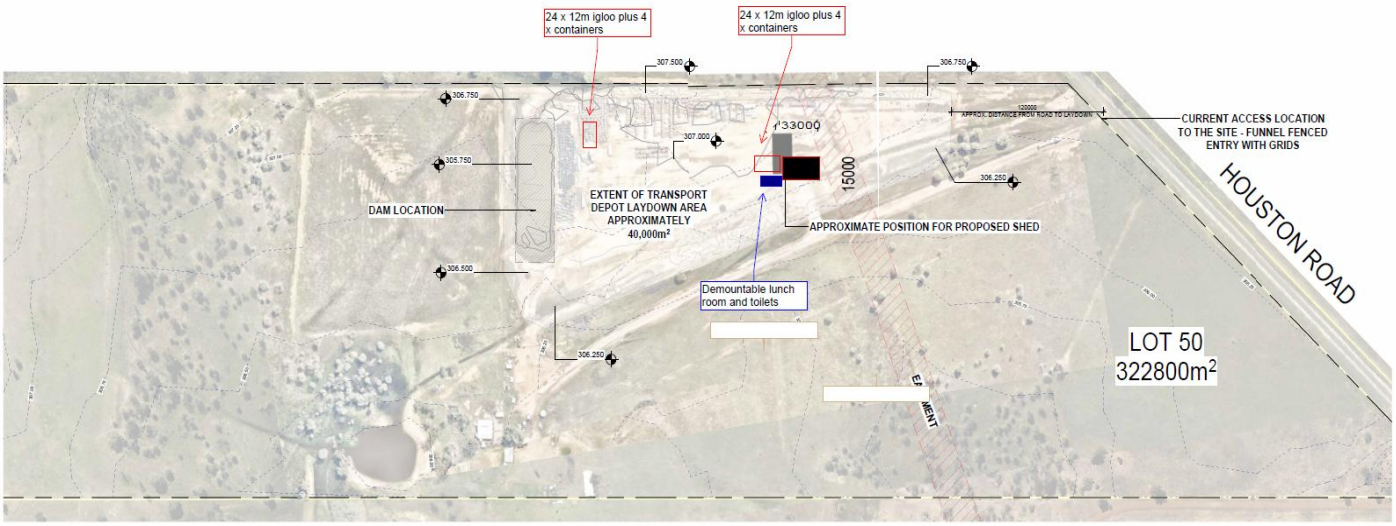


Figure 1: *Site Plan* ***(Source:*** *Pacifik Design Studio)*

Additional details about the proposal, including a full assessment of the application against the applicable assessment benchmarks prescribed are provided in the Supporting Documents.

Options Considered:

N/A

Recommendation:

The proposed development is generally consistent with the assessment benchmarks. Any potential impact can be appropriately managed by the way of conditions of development and to achieve compliance to the greatest extent possible. Any residual inconsistency with the assessment benchmarks needs to be considered in light of the various relevant matters including:

- The proposed development is deemed to be appropriately situated within the Rural Zone due to the lack of vacant Industry Zoned lots within the Wallumbilla Region.

- The proposed development is to be wholly contained within the subject lot, resulting in minimal to no impact on surrounding agricultural activities.

- The proposed development's footprint is to have minimal impact on the existing lot, with the possibility of the lot reverting back to agricultural use within the future.

- The proposed development is to have no impact on the existing flood hazard category identified for the site, with all infrastructure being adequately located away from the adjoining Wallumbilla Creek.

Risks:

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 and must not be used to inform Council's decision on any planning matter.

Policy and Legislative Compliance:

The proposal constitutes a Material Change of Use as defined in the Planning Act 2016 as *"the intensification of an existing use of the premises".*

The proposed development is identified as a "Transport Depot" in the *Maranoa Planning Scheme 2017* (the 'Planning Scheme')

"Transport Depot" means the use of premises for:

c) Storing vehicles, or machinery, that are used for a commercial or public purpose; or

d) Cleaning, repairing or servicing vehicles or machinery, if the use is ancillary to the use in paragraph (a).

The development application is 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 impact assessment must also have regard to any other relevant matter, other than a person's personal circumstances, financial or otherwise, including any properly made submissions about the application.

In accordance with Section 60 of the *Planning Act 2016,* after carrying out 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.

A full assessment of the development application against the relevant assessment benchmarks is provided as an attachment to this report.

Budget / Funding:

N/A-The project is a private development that will be funded by an external party. The costs of fulfilling any development approval obligations, financial or otherwise, remain the sole responsibility of the applicant/landowner. There is potential for council to incur costs only in the event that its decision regarding the application is appealed to the Court.

Timelines / Deadlines*:*

Timelines

Commencement of the use is to occur within 6 years of the issue of the development permit, otherwise the approval lapses.

Deadlines
The applicant submitted the Notice of Compliance for Public Notification on 2 July 2025.

In accordance with the Development Assessment Rules, Council's Decision-Making Period ends on 20 August 2025.

Consultation*:*

Public Notification

The development application was publicly notified between 2 June 2025 and 30 June 2025. The applicant published a notice in the Maranoa Today on 6 June 2025, placed a notice on the frontage of the site on 2 June 2025 and notified the adjoining landowners on 4 June 2025.

In accordance with the development assessment rules, the applicant has complied with the requirements for public notification.

No submissions were made in relation to the development application.

External

The application required referral to SARA due to the proximity of the site to the State-controlled Road. The application was properly referred on 20 October 2024 and SARA's response imposing no requirements on the development, was issued on 5 March 2025.

The application required referral to Bridge Oil Limited, Offshore Oil No Liability, International Oil Proprietary due to a pipeline easement burdening the site. The application was properly referred on 20 November 2020.

Acronyms:

Acronym	Description
SARA	State Assessment and Referral Agency

Link to Corporate Plan:
Corporate Plan 2023-2028
Corporate Plan Pillar 2: Environment
2.2 Sustainable urban & regional planning

Supporting Documentation:

1⇩	Planning Assessment Report	D25/77283
2⇩	Proposal plans	D25/77327
3⇩	Stormwater Management Report	D25/77334
4⇩	SARA Response	D25/77513

Report authorised by:
Manager - Regional Planning & Building Development
Director - Regional Development, Environment & Planning

Planning Assessment Report - 2025/21278

Application Number:	2025/21278
Proposal:	Material Change of Use – "Transport Depot"
Applicant:	Origin Construction Group C/-Murray & Associates (QLD) Pty Ltd
Street Address:	102 Houston Road, Wallumbilla QLD 4428
Real Property Description:	Lot 50 on WAL53326
Officer	Planning Officer

Proposed Land Use

Murray & Associates (QLD) Pty Ltd on behalf of Origin Construction Group have submitted an application for a Transport Depot located at 102 Houston Road, Wallumbilla, properly described as Lot 50 on WAL53326. The application proposes to formalise the establishment of a Transport Depot and ancillary workshop, where the lot is used for storage and maintenance of civil construction machinery owned by Origin Construction Group.

Details of Proposed Development

The application is a Development Permit for a Material Change of Use - "Transport Depot". The site is proposed to be used as a storage and maintenance facility for the applicant's civil construction machinery. The site will facilitate eight (8) staff onsite at most, operating between 6am-6pm Monday-Saturday. The submitted proposal plans include the construction of a 495m^2 shed, two (2) demountable amenities buildings, an office building as well as two (2) 288m^2 igloos mounted onto four (4) shipping containers. Additionally, the site will include a 4ha area of gravel hardstand and access road.

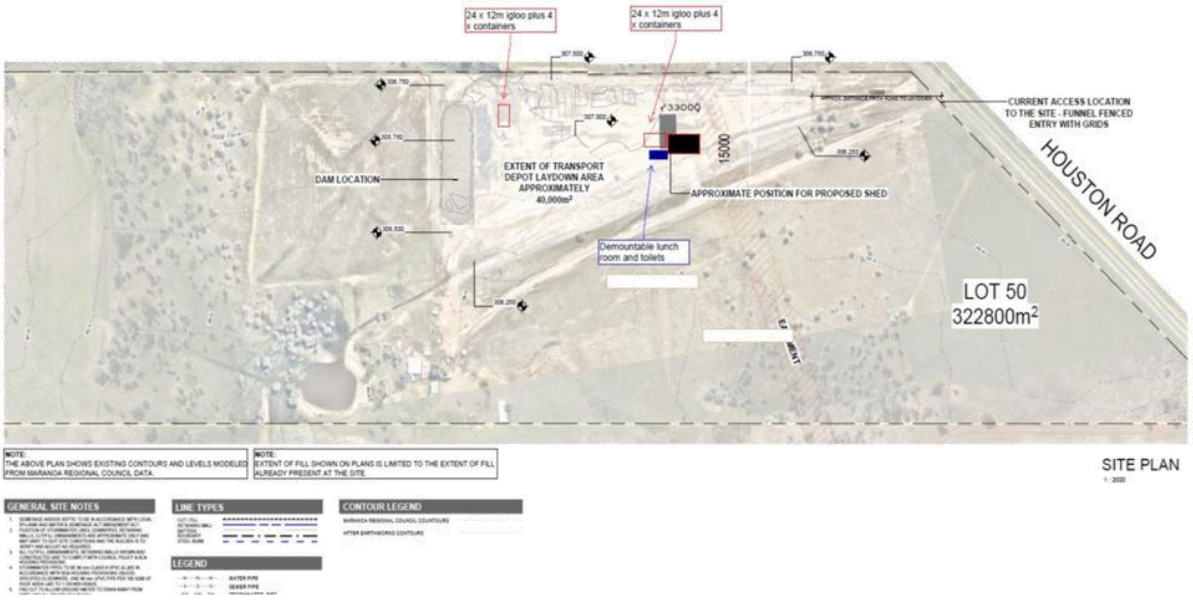


Figure 1- *Site Plan* ***(Source:*** *Pacifik Design Studio)*

Characteristics of the Site

Located approximately 1.5km from Wallumbilla, the proposed development site is a generally regular shaped allotment, featuring sparse vegetation, two (2) dams and the existing dwelling positioned in close proximity to the southern boundary. The site is burdened by an easement that runs through the development footprint. The western boundary of the site adjoins Wallumbilla Creek and the site is mapped as being subject to Low and Significant Flood Hazard.

Located in the Rural Zone of the Maranoa Planning Scheme 2017, the site can be generally described as:

- Total Site area of 32.2828ha
- Having frontage and access via Houston Road
- Being identified as A1/C1: Crop Land
- Containing areas of Regulated Vegetation (Category B, intersecting a watercourse) towards the western boundary

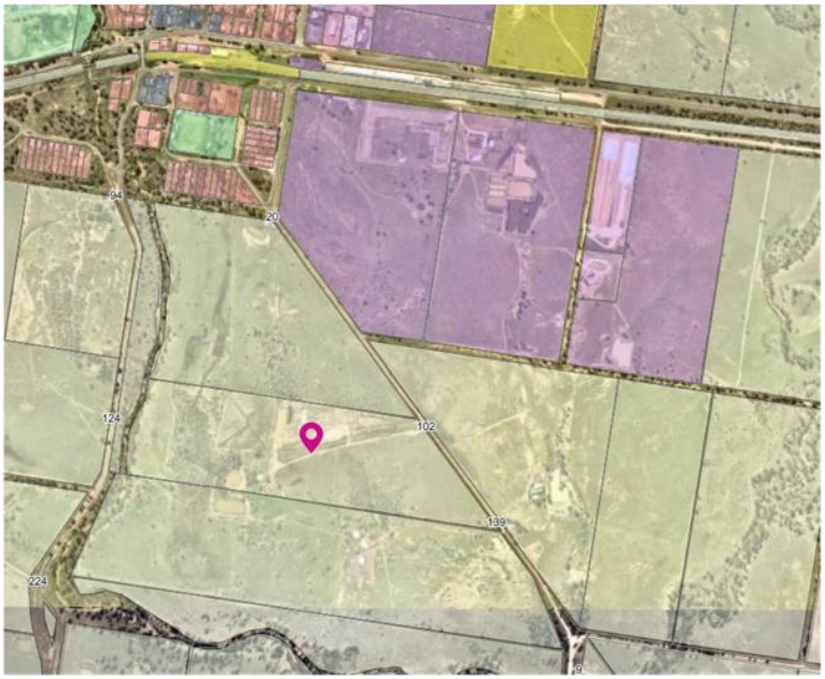


Figure 2- *Zoning* ***(Source:*** *Spectrum Spatial)*

External Referral

The subject site is located within 25m of a State Controlled Road and therefore triggers referral under Schedule 10, Part 9, Division 4 Subdivision 2, Table 4, Item 1 of the *Planning Regulation 2017*. The application was properly referred to the State Assessment and Referral Agency (SARA), and SARA'S response was issued 5 March 2025. A copy of this response will be included within the Decision Notice.

The site is also burdened by a pipeline easement (Easement L on RP202484). The application therefore also triggered referral under Schedule 10, Pat 9, Division 3, Table 2, Item 1 of the *Planning Regulation 2017*. The application was properly referred to Bridge Oil Limited, Offshore

Oil No Liability, International Oil Proprietary and APA. Elgas and APA referral correspondence will be included within the Decision Notice.

Public Notification

The application was subject to Impact Assessment under Table 5.5.1 of the Maranoa Planning Scheme 2017. The applicant was therefore required to undertake public notification in accordance with the requirements of the *Planning Act 2016* and the Development Assessment Rules.

The applicant undertook notification from 9 June to 30 June 2025, and:

- Published a notice in the Maranoa Today on 6 June 2025;
- Placed a notice on the frontage of the site on 2 June 2025; and
- Sent notices to all adjoining landowners on 4 June 2025.

The applicant has met all requirements of the public notification period and no submissions were received in relation to the development.

Assessment Benchmarks against The Planning Scheme

The proposal constitutes a Material Change of Use as defined in the Planning Act 2016 as it is for the *"establishment of a new use on the premises".*

The site is located in the Rural Zone, where "Transport Depot" is an Impact Assessable Development.

In accordance with section 45 of the *Planning Act 2016,* an impact assessment 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 person's personal circumstance, financial or otherwise.

Assessment Benchmarks

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 decide whether to approve or refuse this development application in accordance with Section 60 of the Planning Act 2016.

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 Maranoa Planning Scheme appropriately integrates all relevant aspects of the Darling Downs Regional Plan. Despite this, the Planning Regulation 2017 requires that Impact assessable applications be assessed against the relevant regional plan (irrespective of whether the planning scheme appropriately reflects the regional plan).

The subject site is located within the Wallumbilla Priority Living Area (PLA). The proposed development is not a resource related development and reflects economic growth in the Wallumbilla area. The proposal is not considered to conflict with the outcomes of the Regional Plan.

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 is not required.

The Maranoa Planning Scheme 2017

- Part 3 Strategic Framework
- Part 5 Tables of Assessment
- Part 6 Zone
  - 6.2.1 Rural Zone Code
- Part 8 Overlays
  - 8.2.5 Flood Hazard Overlay

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.

An assessment of the proposed development against the strategic themes of the Planning Scheme is provided in the table below:

Theme	**Response**
Liveable Communities and Housing	The proposed development brings an industrial business type to the Wallumbilla area. The proposal is not considered to conflict with the hierarchy of centres within the Maranoa Region, as the proposal reflects the role of Wallumbilla as a District Centre that services the resource industry.
Economic Growth	While the proposal represents a non-Rural use in the Rural Zone, the applicant has demonstrated a lack of available suitably zoned land in Wallumbilla. The proposal is located on the fringe of the Wallumbilla township and is not considered to prejudice the implementation of desirable land management practices on surrounding properties. The proposed development supports the resource industry and is located to service resource-related development in the Wallumbilla area.

Theme	Response
Environment and Heritage	Mapped areas of environmental significance are located surrounding the Wallumbilla Creek bordering the western boundary of the lot, which is separated from the development footprint. Conditions will be applied to ensure stormwater and wastewater are appropriately managed on site to protect the nearby waterway. The site is not identified as having local heritage importance.
Hazards and Safety	The proposal is to formalise the establishment of an industrial land use in the Rural Zone, which is not generally supported development. However, it is considered in this instance there are grounds to overcome conflict with the zoning. The scale of the use and proximity to Industry Zoned land are relevant matters in the assessment of the application. Based on the nature of the use, conditions can be applied to manage potential impacts on adjoining activities. Further, the proposal will not introduce additional sensitive land uses that would impact the viability of nearby agricultural land uses. The site is mapped as being subject to flood hazard. The proposal has demonstrated that it will not impact the flood characteristics of nearby premises.
Infrastructure	The proposed development will be serviced by reticulated water and electricity infrastructure. On-site wastewater disposal systems will be provided in accordance with relevant standards. No out-of-sequence extensions to the network are required to service the development. If approved appropriate infrastructure charges will be applied.

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

The purpose of the Rural Zone 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 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 wastewater generated by Rural activities are 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 ensure animals are protected from vermin, wind, rain, sun and extreme weather conditions.

The proposed development complies with the Rural Zone Code due to;

- The proposal is for the establishment of a non-rural use in the Rural Zone, which is not generally supported by the overall outcomes of the Code. However, the applicant has demonstrated that there is a lack of suitably zoned land available for development within the Wallumbilla township.
- While the site is mapped as being Class A and B Agricultural Land, broadscale agricultural production on the premises is limited by the flood hazard characteristics and proximity of surrounding land uses.
- Conditions can be applied to ensure noise, dust, waste and wastewater generated from the use can be appropriately managed to protect adjoining and nearby uses.
- The applicant states that the proposed development type and form retains the ability of the site to be remediated and used for agricultural purposes in the future.
- The proposed development has been assessed to ensure it does not impact on the flood hazard characteristics of surrounding properties.

6.2.1 Rural Zone Code

PERFORMANCE OUTCOMES	ACCEPTABLE 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 that protects the amenity of the area.		**Complies** The proposed development can be conditioned to ensure potential amenity impacts are managed.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
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. 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.	**AO 2.1** Accommodation activities and their associated outbuildings are located below ridgelines. **AO 2.2** Accommodation activities are located to ensure the rural amenity and landscape views are protected and enhanced.	**PO2 Performance Solution** As the proposed development does not incorporate accommodation activities, the acceptable outcomes are not applicable. The proposal for an industrial land use is located with convenient access to Houston Road which connects directly to nearby Industry zoned land. The proposal does not prejudice the consolidation of industrial uses in more appropriate areas, as the applicant has demonstrated a lack of available suitably zoned land in Wallumbilla.
PO 3 Density and site coverage The density of ***Accommodation activities*** does not impact adversely on the rural amenity or rural activities of the zone.		**Not Applicable** The proposed development does not incorporate 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.	**AO 4.1** Buildings and car parking areas are set back a minimum of 15 m from the primary street frontage, 15 m from any secondary frontage and 5 m from side and rear. ***For development on a corner allotment:*** **AO 4.2** No structure exceeding 2 m in height is to be built within a 20 m by 20 m truncation at the corner of the two road frontages.	**AO 4.1 Complies** The proposed development plan indicates all proposed structures are to be setback further than 15m from the primary street frontage and further than 5m from side and rear boundaries.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
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 including 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.		**Not Applicable** The proposed development does not incorporate rural activities.
PO 6 Outbuildings Rural amenity is to be maintained.	**AO 6.1** Outbuildings are to be located a minimum of 15 m from the boundary fronting the public road and a minimum of 5 m from any other boundary; and **AO 6.2** For lots equal to or greater than 1000 ha, outbuildings for rural uses may be any size. **AO 6.3** For lots equal to or greater than 10 ha and less than 1000 ha outbuildings for rural uses may be up to 8.5 m in height and 300 m^2 floor area. **AO 6.4** For lots less than 10 ha outbuildings for rural uses may be up to 4.2 m in height and 120 m^2 floor area. Note: Outbuildings' include any form of shipping container, railway carriage, pre-fabricated building or the like, that is used for storage that is ancillary to the primary land use. These forms of outbuildings are an acceptable outcome in the Rural zone.	**Not Applicable** The proposal is for an Industrial land use. All structures are associated with this use. No new domestic outbuildings are proposed as part of the development application.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
PO 7 Important agricultural areas Important agricultural areas are optimised for the promotion and enabling of increased agricultural production.	**AO 7.1** Development does not significantly reduce the agricultural capacity of important agricultural areas. Note: Important agricultural areas are mapped on the SPP Interactive Mapping System (Plan Making).	**Performance Solution** The subject site is mapped as being an Important Agricultural Area. The applicant states that, upon cessation of the use, the site can be used for rural purposes. Notwithstanding, the development of the site is not considered to significantly reduce the viability of any nearby agricultural production activities.
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.	**AO 8.1** Development on or adjacent to ALC Class A or Class B land is complementary to agriculture and does not diminish or risk the viability of future agricultural productivity.	**Alternative Solution** The entire of the site is mapped as being Class A and B Agricultural Land. The applicant states that the land can be returned to a rural standard upon cessation of the use. Notwithstanding, the proposal is not considered to diminish of risk the viability of future agricultural productivity on surrounding properties.
PO 9 Sensitive land Rural land uses are 'protected from encroaching incompatible land uses'.	**AO 9.1** Sensitive land uses and non-rural activities do not compromise the viability of existing or future rural activities. Note: Sensitive land uses are defined in the State Planning Policy.	**Not Applicable** The proposal is not for a sensitive land use.
Amenity		
PO 10 Cultural heritage The physical integrity and significance of cultural heritage discovered during development are retained. Note: Cultural heritage refers to indigenous and non- indigenous cultural heritage.	**AO 10.1** Protection of cultural heritage is achieved by demonstrated agreement with the appropriate aboriginal or cultural heritage body responsible for the care of that heritage.	**Not Applicable** The site is not identified as heritage listed. No cultural heritage items have been notified as being found onsite. The landowner has an ongoing duty of care under the *Aboriginal Cultural Heritage Act 2003* to protect any identified cultural heritage matters.
Avoiding nuisance		
PO 11 Operating Hours Uses are operated in a manner that ensures that local amenity is protected.	***For Business and Entertainment activities:*** **AO 11.1** Uses are operated between the hours of 6.00 am and 6.00 pm. ***For Community activities:*** **AO 11.2**	**AO 11.1 Not Applicable** The proposed development is classified as an industry activity. **AO 11.2 Not Applicable** The proposed development is

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	Community activities are operated between the hours of 7.00 am and 8.00 pm where adjoining land in the General Residential Zone, Rural Residential Zone or land 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. ***For all other uses:*** **AO 11.4** No solution specified.	classified as an industry activity. **AO 11.3 Complies** The development report indicates operating hours on the site will be between 6am-6pm Monday-Saturday. Conditions will be added to ensure the operations are conducted during these times. **AO 11.4 Not Applicable**
PO 12 Noise emissions Noise emissions from premises do not cause nuisance to adjoining properties or sensitive land uses.	Note: Sensitive land uses are defined in the State Planning Policy.	**Conditioned to Comply** Conditions will be applied to ensure noise emissions from the site do cause nuisance to the existing sensitive land use onsite or the adjoining properties.
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.	**AO 13.1** All lighting does not exceed 8 lux at 1.5 m from beyond the site boundary.	**Conditioned to Comply** Conditions will be applied to ensure lighting from the site does not exceed 8 lux at 1.5m beyond the site boundary.
PO 14 Refuse storage Refuse storage areas are screened from the road and adjoining uses.		**Conditioned to Comply** Conditions will be applied to ensure the refuse storage area onsite is screened from the road and adjoining lots.
ENGINEERING		
Erosion control		
PO 15 Construction activities Both erosion control and silt collection measures are undertaken to ensure the protection of environmental values during construction.	**AO 15.1** During construction, soil erosion and sediment are managed in accordance with the *Capricorn Municipal Development Guidelines*.	**Conditioned to Comply** Conditions will be applied to ensure during construction; soil erosion and sediment are managed in accordance with the CMD Guidelines.
Provision of services		
PO 16 Electricity supply Premises are provided with an adequate supply of electricity for the	**AO 16.1** Premises have an electricity supply that is approved by	**Complies** The development site is a preexisting lot connected to the

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
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.	relevant electricity supply. Future renewable energy systems can be provided on site, if required.
PO 17 Water supply To ensure the provision of a potable and fire- fighting 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	**AO 17.1** Premises have an approved water allocation as provided by the relevant agency and, in addition to the requirements under the *'Queensland Development Code MP 4.2*': (a) dwellings have a minimum water supply of 45,000 litres provided by a rainwater tank connected to the premises; or (b) dwellings have a minimum water supply of 22,500 litres provided by a rainwater tank connected to the premises and an alternative source of fire-fighting water is available as a permanent body of water (such as a swimming pool or dam located on the site and within the proximity of the dwelling).	**Conditioned to Comply** The site is mapped as being connected to Council's reticulated water supply. Notwithstanding, conditions will be applied to ensure an adequate water supply is provided to meet all requirements.
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 wastewater; and (b) access to reticulated infrastructure is to be maintained for maintenance and replacement purposes.	**AO 18.1** Premises have on-site effluent disposal systems designed in accordance with *AS/NZS 1547:2012*.	**Conditioned to Comply** Conditions will be applied to ensure that the proposed amenities are connected to an on-site effluent disposal system designed in accordance with AS/NZS 1547:2012.
Stormwater and drainage		

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
PO 19 Stormwater and inter-allotment drainage Stormwater is collected and discharged to: (a) protect the stability of buildings and the use of adjacent land; (b) prevent water-logging of nearby land; and, protect and maintain environmental values.	**AO 19.1** Stormwater and inter-allotment drainage is collected and discharged in accordance with the *Capricorn Municipal Development Guidelines*.	**Conditioned to Comply** Conditions will be applied to ensure that stormwater and inter-allotment drainage is collected and discharged in accordance with the CMD Guidelines and the stormwater management plan.
Roads and rail		
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.	**AO 20.1** No direct access to State-controlled roads is permitted except at where the site access is existing or where the development site has frontage only to a State-controlled road/s.	**Complies** The development site has no formal direct access to a State-Controlled Road.
PO 21 Roads An all-weather road is provided between the premises and the existing road network.	**AO 21.1** Roads are designed and constructed in accordance with the ***Capricorn Municipal Development Guidelines***. **AO 21.2** Premises have an approved access to the existing road network.	**AO 21.1 Not Applicable** The development does not incorporate the construction of a new road. **AO 21.2 Complies** The development site is a preexisting lot with existing access to Houston Road.
Access, parking and manoeuvring		
PO 22 Vehicle access Vehicle access is provided to a standard appropriate for the activity and the zone.	**AO 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 during natural hazard events such as fire and flood.	**AO 22.1 Conditioned to Comply** Conditions will be applied to ensure the development site is connected to the road network via a crossover designed and constructed in accordance with the CMD Guidelines. **AO 22.1 Conditioned to Comply** Conditions will be applied to ensure the development site has internal access that is designed and constructed with an all weather surface and dust suppressive materials.
PO 23 Parking and manoeuvring	**AO 23.1** All uses provide vehicle	**AO 23.1 Complies** Schedule 7 of the Planning

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
Vehicle parking and service vehicle provision is adequate for the activity, and ensures both safety and functionality for motorists and pedestrians.	parking in accordance with Schedule 7, Parking standards. **AO 23.2** All uses provide for vehicle manoeuvring in accordance with Australian Standard AS 2890. **AO 23.3** All car parking, access and manoeuvring areas have a serviceable, all-weather surface. **AO 23.4** All vehicles drive forward when entering and exiting the site.	Scheme does not specify a precise number of car parks for a transport depot use and therefore conditions of approval will require a minimum of 8 car parking spaces on the site based on there being a maximum of eight (8) staff members on site anticipated. **AO 23.2 Conditioned to Comply** Conditions will be applied to ensure vehicle manoeuvring is provided in accordance with Australian Standard AS 2890. **AO 23.3 Conditioned to Comply** Conditions will be applied to ensure all parking, access and manoeuvring areas are serviceable to dust suppressive all weather surface. **AO 23.3 Conditioned to Comply** Conditions will be applied to ensure all vehicles drive forward when entering and exiting the site.
ENVIRONMENTAL		
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.	**Conditioned to Comply** Conditions will be applied to ensure air emissions from the development site do not cause environmental harm or nuisance to adjoining properties or the existing sensitive land use on the lot.
PO 25 Energy use Non-renewable energy use is minimised through efficient design and the adoption of alternative energy sources.	**AO 25.1** Passive solar design principles are adopted in buildings in order to maximise energy efficiency. **AO 25.2** Building design and orientation provide opportunities for the incorporation of alternative energy technologies	**AO 25.1 Complies** The structures incorporated within the development are designed and proposed to be constructed with passive solar design principles adopted in order to maximize energy efficiency. **AO 25.2 Complies** The development plans indicate structures are designed and orientated to provide opportunities for the

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
		incorporation of alternative energy technologies.
PO 26 Vegetation retention Development retains vegetation not mapped as MSES where it is: (a) adjacent to watercourses and protecting water quality (riparian); (b) protecting an identified habitat; or minimising soil erosion.	Note: MSES areas are mapped on the SPP Interactive Mapping System (Plan Making).	**Not Applicable** The development footprint is not a mapped MSES area.
PO 27 Pests Development avoids the introduction of non-native pest species (plant or animal), that pose a risk to ecological integrity.	**AO 27.1** Development avoids the introduction of non- native pest species. **AO 27.2** The threat of existing pest species is controlled by adopting pest management practices that provide for long-term ecological integrity.	**AO 27.1 Conditioned to Comply** Any approval will include general advice that all persons involved in the development, 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. **AO 27.2 Conditioned to Comply** Conditions will be applied to ensure pest management practices are adopted to ensure long-term ecological integrity.
PO 28 Watercourse buffers Development ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.	**AO 28.1** A minimum 10 m wide vegetated buffer area is provided extending from the high bank of any watercourse. Buffer areas include a cover of vegetation, including grasses.	**Not Applicable** The development footprint is further than 10m from the adjoining watercourse.
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.	**AO 29.1** No direct interference or modification of watercourse channels, banks or riparian and in- stream habitat occurs. **AO 29.2** Existing natural flows of surface and groundwater are not altered through channelisation, redirection or the interruption of flows.	**AO 29.1 Complies** The development site is situated away from the adjoining watercourse with no direct interference or modification of the watercourse's channels, banks or riparian and in-stream habitat. **AO 29.2 Complies** The existing natural flow of water on the site will remain generally the same, with stormwater managed in accordance with the CMD Guidelines.
PO 30 Water quality The standard of effluent and/or stormwater runoff from premises		**Conditioned to Comply** Conditions will be applied to ensure all runoff water from the

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
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 (e) minimises nuisance or harm to adjoining landowners.		premises remains free of any contamination.
PO 31 Sloping land Development is undertaken to ensure: vulnerability to landslip erosion and land degradation is minimised; and that the safety of persons and property is not compromised.	**AO 31.1** Development is not undertaken on slopes exceeding 15%.	**Complies** The proposed development is not located on sloped land.
SAFETY AND RESILIENCE TO HAZARDS		

8.2.5 Flood Hazard Overlay Code

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
PLANNING		
Use, density and built form		
PO 1 Scale The scale of development within the Defined flood area does not increase.		**Complies** The development use area is located only within Low Flood Hazard areas and areas of the site that are not affected by flooding. The development is not considered to significantly increase the scale of development within the Defined flood area.
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.	**AO 2.1** **Where the development site is in any part, within the defined flood area:** Development is sited on areas within the site that would not be subject to flooding during a Defined flood event; or	**Complies** The development lot is identified as a low hazard category with portions of the lot being exempt from flood risk. The majority of the development use area is located within the low hazard and otherwise within non-affected areas of the site. A flood impact assessment was completed for the development demonstrating that the majority of flooding in a 1% AEP event results from overland flow water rather than riverine flooding and the majority of the site has a flow

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
		depth less than 100mm. The development proposes to elevate ground level 300mm to avoid impact from overland flow. Modelling of this post-development scenario was shown to have negligible off-site impacts with afflux measured to show a change of -/+ 10mm in water surface level.
Note: Where no local flood hazard map is available, assessment of potential flooding impacts will take account of the Level 1 Flood hazard area in the Queensland floodplain mapping in the SPP interactive mapping system online (plan making).	**AO 2.2** Development conforms to the Performance Outcomes within this code. **AO 2.3** **Where outside the Defined flood area, but mapped as flood prone in the SPP online mapping**: Development maintains personal safety at all times, and is resilient to flood events by avoiding the potential risk of flooding.	**AO 2.2 Complies**
PO 3 Density and site coverage The number of people requiring assistance during flood events is minimised.	**AO 3.1** There is no increase in people living or working within the significant, high and extreme flood hazard areas. **AO 3.2** Within the low flood hazard areas, increases in population are minimal, and uses are of a low density, and **AO 3.3** In rural areas subject to flooding, occupied uses are located outside flood affected areas. Note: The Reconfiguring a Lot Code also prevents any additional lots being created within the Defined flood area.	**AO 3.1 Complies** The proposed development site is not located within a high or extreme flood hazard area. **AO 3.2 Complies** The proposed development is located within the low flood hazard and results in temporary increases in population within the area, during work hours only. **AO 3.3 Complies** The proposed development does not involve individuals occupying the site for long periods.
Amenity		
PO 4 General amenity Surrounding land does not suffer a reduction in usevalue as a result of development within the floodplain.	**AO 4.1** **For rural areas:** Areas mapped as flood areas within this scheme, or by the SPP online mapping, may not be physically altered by any works, including vegetation clearing.	**AO 4.1 Complies** Flood modelling confirms that the proposed development can proceed without increasing flood risk to downstream or adjacent properties. The design: · Maintains or improves existing flow paths · Maintains or reduces afflux on adjacent properties · Causes no adverse impact

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
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.		from loss of flood storage · Maintains or reduces flood hazard on the subject site
	AO 4.2 **For urban areas:** Works do not involve any physical alteration to a watercourse or floodway, including vegetation clearing, and involve no net filling exceeding 50 m^3 of fill; or	**AO 4.2 Not Applicable** The proposed development is not located within an urban area.
	AO 4.3 **For urban areas:** The development complies with any applicable development criteria set out in a floodplain management plan; or	**AO 4.3 Not Applicable** The proposed development is not located within an urban area.
	AO 4.4 **For urban areas:** If a floodplain management plan does not exist, the proposed works either: (a) avoid any reductions of on-site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of floodwaters of all floods up to and including a Defined flood event; or (b) do not change the flood characteristic at the Defined flood event flood level outside the subject site in ways that would result in: (i) loss of flood storage; (ii) loss of or changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times.	**AO 4.4 Not Applicable** The proposed development is not located within an urban area.
PO 5 Building standards Buildings are designed to be resilient to flooding.	**AO 5.1** Buildings meet the requirements of *Queensland Development Code MP 3.5 – Construction of buildings in flood hazard areas*. **AO 5.2** Dwellings are sited so that the	**AO 5.1 Conditioned to Comply** Conditions will be applied to ensure the buildings incorporated in the development meet the requirements of the Queensland Development Code MP 3.5.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
Note: The relevant building assessment provisions under the *Building Act 1975*, including QDC MP 3.5 – Construction of buildings in flood hazard areas, apply to building work within a flood hazard area.	base of the bearers of floors of all habitable rooms can be located at least 300 mm above the defined flood event; or **AO 5.3** Where involving an extension to an existing dwelling house with a finished floor level below the Defined flood event flood level: (a) the extension must not be for the purpose of adding a secondary dwelling; and (b) the extension must not have a finished floor level that is lower than the finished floor level of the existing dwelling.	**AO 5.2 Not Applicable** The development does not include the introduction of a new dwelling to the site. **AO 5.3 Not Applicable** The development does not include an extension to an existing dwelling.
PO 6 Building materials and techniques Where construction is below the Defined flood level, materials and building techniques are used that minimise the need for repair after a flood event.	**AO 6.1** Building materials and surface treatments used under the Defined flood level are resistant to water damage and do not include wall cavities that would collect water and sediment during a flood event.	**Conditioned to Comply** Conditions will be applied to ensure infrastructure included in the development that is located within the defined flood level is constructed of materials and surface treatments that are resistant to water damage.
PO 7 Essential community infrastructure Essential community infrastructure maintains functionality during and after a Defined flood event.	**AO 7.1** Essential community infrastructure is not located within the Defined flood area. Note: Essential community infrastructure includes emergency services and emergency shelters, police facilities, and hospitals and associated facilities.	**Complies** The development is not deemed essential community infrastructure.
ENGINEERING		
Floodwater		
PO 8 Flood storage capacity and the Defined flood area 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.	**AO 8.1** Development within the Defined flood area does not result in a reduction in flood storage capacity. **AO 8.2** Development does not increase the duration of flooding or the depth and velocity of floodwaters external to the development site.	**AO 8.1 Complies** A flood impact assessment has demonstrated that the development will not cause any adverse impact from loss of flood storage. **AO 8.2 Complies** Being located in the Rural Zone, the proposed use area within the site is well setback from buildings and infrastructure on surrounding properties and is not expected to increase the duration of flooding or the depth and velocity of floodwaters external to the development site. The afflux measured in a post-development scenario showed

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
		negligible change in surface water levels compared to the pre-development scenario.
Access and parking		
PO 9 Access An escape/safety route is identified and maintained for all development within the Defined flood area.	**AO 9.1** For all development within the Defined flood area, a direct route passing only through areas of lower hazard ratings and suitable for the predicted warning time is defined and maintained.	**Complies** The development is accessed via a route that is not flood affected.
PO 10 Parking and manoeuvring Vehicle parking and service vehicle provision maybe provided within the Defined flood area where the vehicles can be removed before flooding occurs.	**AO 10.1** A direct access route suitable for the stored vehicles passing only through areas of lower hazard ratings and suitable for the predicted warning time is defined and maintained. **AO 10.2** All car parking, access and manoeuvring areas are to be sealed with an impervious surface.	**AO 10.1 Complies** The development is accessed via a route that is not flood affected. **AO 10.2 Conditioned to Comply** Conditions will be applied to ensure all car parking, access and manoeuvring areas within the flood hazard area are sealed with an impervious surface.
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.	**AO 11.1** The manufacture, storage and use of hazardous materials: (a) takes place above the Defined flood level; or (b) takes place in a structure that is designed to exclude floodwater intrusion.	**Conditioned to Comply** Conditions will be applied to ensure all manufacture, storage and use of hazardous materials is conducted above the defined flood level or within a structure that is designed to exclude floodwater intrusion.
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: Where no local flood hazard map is available, assessment of potential flooding impacts will take account of the Level 1 Flood hazard area in the Queensland floodplain mapping in the SPP interactive mapping system online (plan making).		**Complies** The majority of the development use area is located within a low hazard category on the eastern portion of the site which is on the fringe of the flood hazard area in an extreme event. The site provides a passable evacuation route and is considered to maintain the safety of all people.
PO 13 Temporary or movable structures For development involving temporary or movable residential structures, clear escape from flooding is available, identified and maintained.	**AO 13.1** There is at least one evacuation route that remains passable for emergency evacuations during all floods up to and including a Defined flood event; and	**AO 13. 1 Complies** The development site is accessed via a road that is not affected by floods and the site itself within the low hazard category (only in an extreme event) resulting in an evacuation

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
		route that remains passable during a flood event. **AO 13.2 Conditioned to Comply** Conditions will be applied to ensure a flood evacuation management plan is made available to all occupants of the site. **AO 13. 1 Complies** The development site is accessed via a road that is not affected by flood waters and is.
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.	**AO 14.1** Components of infrastructure that are likely to fail to function or may result in contamination when inundated by floodwater (eg. electrical switchgear and motors, water supply pipeline airvalves) are: (a) located above the Defined flood level; or designed and constructed to exclude flood water intrusion and/or infiltration, and to resist hydrostatic and hydrodynamic forces as a result of inundation by a Defined flood event.	**Conditioned to Comply** Conditions will be applied to ensure all components of infrastructure that are likely to fail or result in contamination are located above the defined flood level.

Assessment Summary

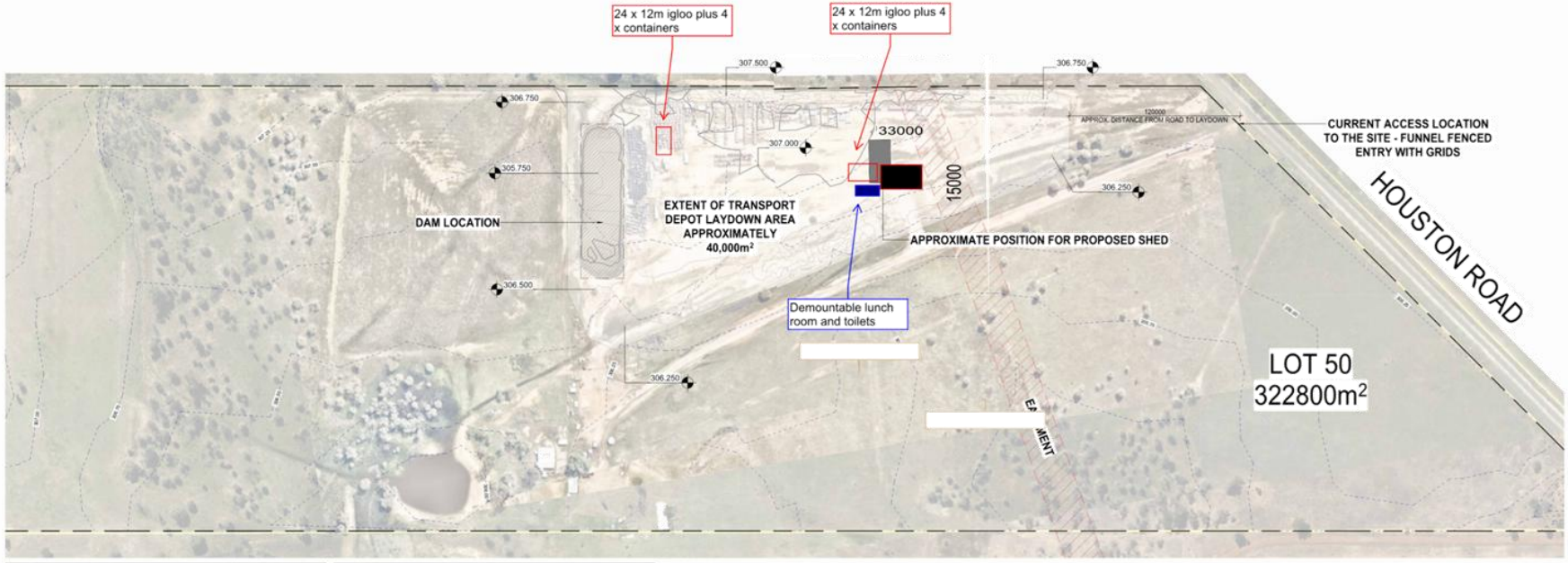
The proposed development is not consistent with the Rural Zone Code, however relevant matters have been considered and are given weight to in the context of the site and surrounding land uses. There are sufficient grounds to overcome non-compliances with the planning scheme, and matters can be appropriately addressed by conditions of development approval. It is recommended that the development application for the Development Permit for a Material Chage of Use “Transport Depot” be approved subject to reasonable and relevant conditions.

EXTENT OF EARTHWORKS

LOT 50, #102 HOUSTON ROAD - WALLUMBILLA

SCHEDULE OF DRAWINGS

DRAWING #	DRAWING TITLE
01	SITE PLAN
02	EARTHWORKS PLAN & SECTIONS



SITE PLAN

1 : 2000

NOTE:
THE ABOVE PLAN SHOWS EXISTING CONTOURS AND LEVELS MODELED FROM MARANOA REGIONAL COUNCIL DATA.

NOTE:
EXTENT OF FILL SHOWN ON PLANS IS LIMITED TO THE EXTENT OF FILL ALREADY PRESENT AT THE SITE.

GENERAL SITE NOTES

1. SEWERAGE AND/OR SEPTIC TO BE IN ACCORDANCE WITH LOCAL BY-LAWS AND WATER & SEWERAGE ACT AMENDMENT ACT.
2. POSITION OF STORMWATER LINES, DOWNPIPES, RETAINING WALLS, CUT/FILL EMBANKMENTS ARE APPROXIMATE ONLY AND MAY VARY TO SUIT SITE CONDITIONS AND THE BUILDER IS TO VERIFY AND ADJUST AS REQUIRED.
3. ALL CUT/FILL EMBANKMENTS, RETAINING WALLS SHOWN AND CONSTRUCTED ARE TO COMPLY WITH COUNCIL POLICY & BCA HOUSING PROVISIONS.
4. STORMWATER PIPES TO BE 90 mm CLASS 6 UPVC & LAID IN ACCORDANCE WITH BCA HOUSING PROVISIONS UNLESS SPECIFIED ELSEWHERE. ONE 90 mm UPVC PIPE PER 100 SQM OF ROOF AREA LAID TO 1:100 MIN GRADE.
5. PAD CUT TO ALLOW GROUND WATER TO DRAIN AWAY FROM DWELLING ALL ROUND AT 1:20 FALL.
6. ALL BOUNDARY CLEARANCES AND SET OUT DIMENSIONS TO BE VERIFIED PRIOR TO COMMENCEMENT OF WORK.
7. THE BUILDER IS TO VERIFY ALL DIMENSIONS AND LEVELS ON PLAN PRIOR TO COMMENCEMENT OF THE JOB AS NO RESPONSIBILITY IS TAKEN AFTER WORK HAS COMMENCED.

TO BE POSITIONED BY BUILDER

IF APPLICABLE (IF INCLUDED IN SPEC.)

- METER BOX
- HOTWATER SYSTEM
- CLOTHES LINE
- LETTERBOX
- WATER TANK
- RETAINING WALLS
- FENCES - GATES
- DRIVEWAY - PATH

LINE TYPES

CUT / FILL
RETAINING WALL
BATTERS
BOUNDARY
STEEL BEAM

LEGEND

WATER PIPE
SEWER PIPE
STORMWATER PIPE
STORMWATER PIT
WATER HYDRANT
SEWER HOUSE CONNECTION
SEWER PIT

CONTOUR LEGEND

MARANOA REGIONAL COUNCIL COUNTOURS
AFTER EARTHWORKS CONTOURS

CASEDC
EMAIL: Admin@casedc.com.au
TEL: 0731 728 283
WEB: www.casedc.com.au

PACIFIK DESIGN STUDIO
E: INFO@PACIFIK.COM.AU
T: 0730 763 859
M: 0434 250 304
W: WWW.PACIFIK.COM.AU
A: 42 MANILLA ST, EAST BRISBANE
QBCC LIC #: 15064535

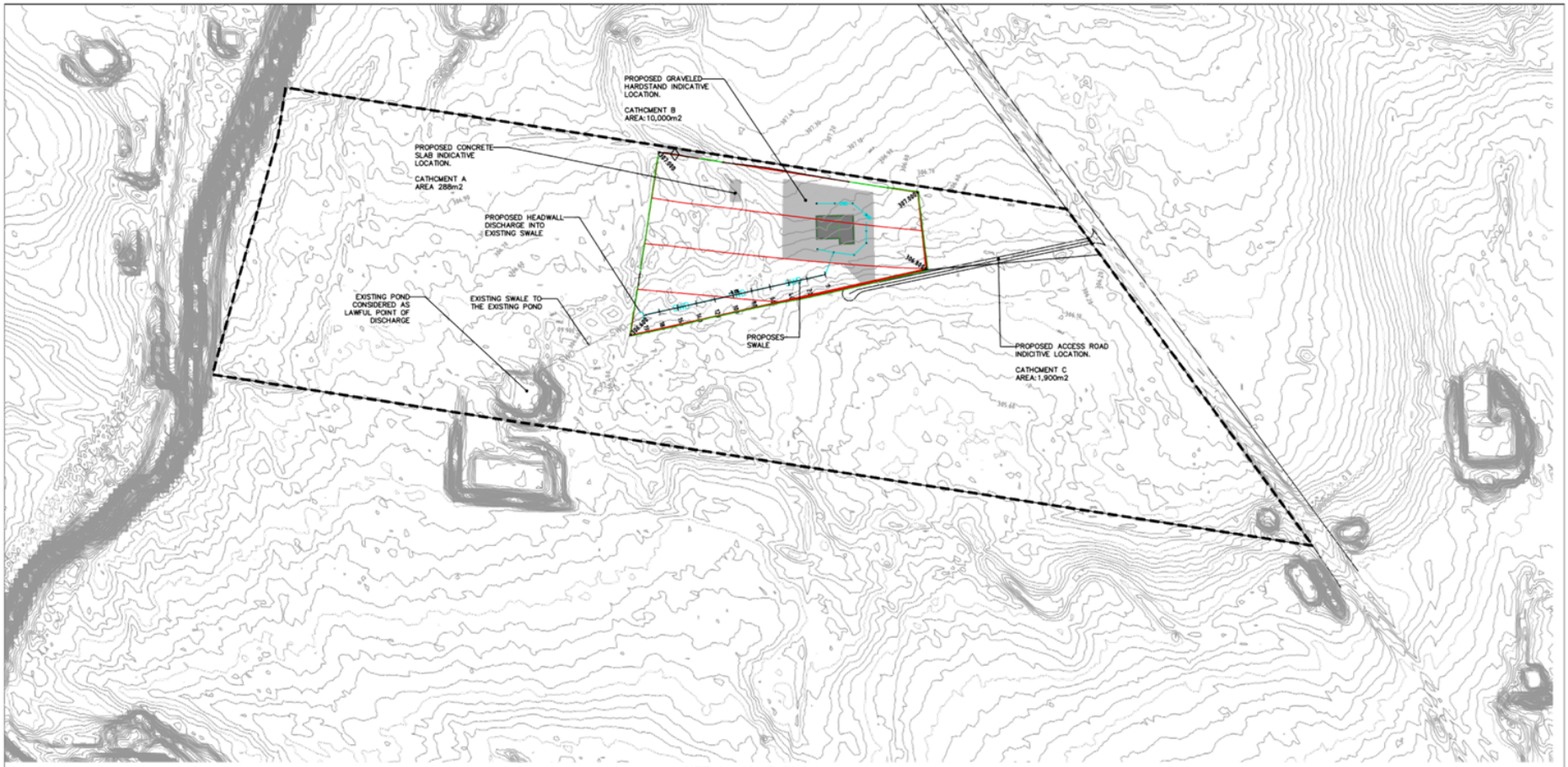
REV	DATE	REVISION DESCRIPTION	BY
1	09/03/24	SITE & EARTHWORKS PLAN	PK
2	02/07/24	PLAN MODIFICATIONS	PK
3	21/08/24	UPDATED COUNTOUR LEVELS	PK
4	17/09/24	AMENDED EARTHWORKS PLAN	PK

DRAWING NAME: SITE PLAN
CLIENT: CASEDC
SITE ADDRESS: 102 HOUSTON ROAD - WALLUMBILLA
REAL PROPERTY DESCRIPTION: LOT 50 ON WALS3326
SCALE: As indicated @ A2
WIND: TBA
NORTH
DATE: 17/09/2024
JOB # 24573
SHEET # 01

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PRELIMINARY DRAWING - NOT FOR CONSTRUCTION


SECTION 2
02
307.500
+ 0.270
306.750
+ 0.230
307.000
+ 0.250
SECTION 1
02
CURRENT ACCESS LOCATION
TO THE SITE - FUNNEL FENCED
ENTRY WITH GRIDS
HOUSTON ROAD
DAM LOCATION
APPROXIMATE POSITION FOR PROPOSED SHED
LOT 50
322800m²
EXTENT OF TRANSPORT
DEPOT LAYDOWN AREA
APPROXIMATELY
40,000m²
EASEMENT
LEGEND
AREA OF FILL
APPROX. EXTENT
OF LAYDOWN AREA
TOTAL VOLUME OF FILL 2800 m³
NOTE:
EXTENT OF FILL SHOWN ON PLANS IS LIMITED TO THE EXTENT OF FILL
ALREADY PRESENT AT THE SITE.
EARTHWORKS PLAN
1 : 2000
GENERAL SITE NOTES
1. SEWERAGE AND/OR SEPTIC TO BE IN ACCORDANCE WITH LOCAL BY-LAWS AND WATER & SEWERAGE ACT AMENDMENT ACT.
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3. ALL CUT/FILL EMBANKMENTS, RETAINING WALLS SHOWN AND CONSTRUCTED ARE TO COMPLY WITH COUNCIL POLICY & BCA HOUSING PROVISIONS.
4. STORMWATER PIPES TO BE 90 mm CLASS 6 UPVC & LAID IN ACCORDANCE WITH BCA HOUSING PROVISIONS UNLESS SPECIFIED ELSEWHERE. ONE 90 mm UPVC PIPE PER 100 SQM OF ROOF AREA LAID TO 1:100 MIN GRADE.
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LINE TYPES
CUT / FILL
RETAINING WALL
BATTERS
BOUNDARY
STEEL BEAM
LEGEND
WATER PIPE
SEWER PIPE
STORMWATER PIPE
STORMWATER PIT
WATER HYDRANT
SEWER HOUSE CONNECTION
SEWER PIT
306.710
+ 0.000
307.030
+ 0.210
306.860
+ 0.110
DAM LOCATION
NGL
(COUNCIL
CONTOURS)
SECTION 1
1 : 1000
BOUNDARY
307.000
+ 0.000
306.660
+ 0.000
DAM LOCATION
NGL
(COUNCIL
CONTOURS)
SECTION 2
1 : 1000
TO BE POSITIONED BY BUILDER
IF APPLICABLE (IF INCLUDED IN SPEC.)
METER BOX
HOT/WATER SYSTEM
CLOTHES LINE
LETTERBOX
WATER TANK
RETAINING WALLS
FENCES - GATES
DRIVEWAY - PATH
CASEDC
EMAIL: Admin@casedc.com.au
TEL: 0731 728 283
WEB: www.casedc.com.au
PACIFIK
PACIFIK DESIGN STUDIO
E: INFO@PACIFIK.COM.AU
T: 0730 763 859
M: 0434 256 004
W: WWW.PACIFIK.COM.AU
A: 42 MANILLA ST, EAST BRISBANE
QBCC LIC #: 15064535
REV DATE REVISION DESCRIPTION BY
1 09/03/24 SITE & EARTHWORKS PLAN PK
2 02/07/24 PLAN MODIFICATIONS PK
3 21/08/24 UPDATED COUNTOUR LEVELS PK
4 17/09/24 AMENDED EARTHWORKS PLAN PK
DRAWING NAME: EARTHWORKS PLAN & SECTIONS
© COPYRIGHT 2018 - 2024
CLIENT: CASEDC
SITE ADDRESS: 102 HOUSTON ROAD - WALLUMBILLA
REAL PROPERTY DESCRIPTION: LOT 50 ON WALS3326
SCALE: As indicated @ A2
WIND: TBA
JOB.# 24573
NORTH
DATE: 17/09/2024
SHEET.# 02
0 mm 50 mm 100 mm
PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



SITE LAYOUT PLAN
SCALE 1:1000 @ A1

CATCHMENT TABLE		
CATCHMENT NAME	AREA (ha)	FRACTION IMP%
MAIN(PRE-DEVELOPMET)	31.388	0.00%
MAIN(POST-DEVELOPMET)	31.388	3.88%

EXISTING SERVICES
ALL EXISTING SERVICES ARE TO BE LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS

EXISTING LEVELS
THE CONTRACTOR IS TO VERIFY ALL LEVELS PRIOR TO COMMENCEMENT OF WORKS. ANY DISCREPANCIES TO BE REPORTED TO THE SITE SUPERINTENDENT FOR DIRECTION

LEGEND:
- EXISTING CONTOUR (0.1m CONTOUR INTERVAL)
- STORMWATER CATCHMENT
- SWD — PROPOSED STORMWATER DRAINAGE REFER ARK DRW 22-02-0002-04 SW LONGITUDINAL SECTION

SCALE 1:1000 (A1) 1:2000 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

Rev	Description	By	Appd	Date
A	FOR APPROVAL	NF	BA	04.06.24
B	FOR APPROVAL	NF	BA	13.09.24
C	FOR DISCUSSION	NF	BA	31.12.24
D	FOR APPROVAL	NF	BA	10.01.25

Amendments

IN ASSOCIATION WITH

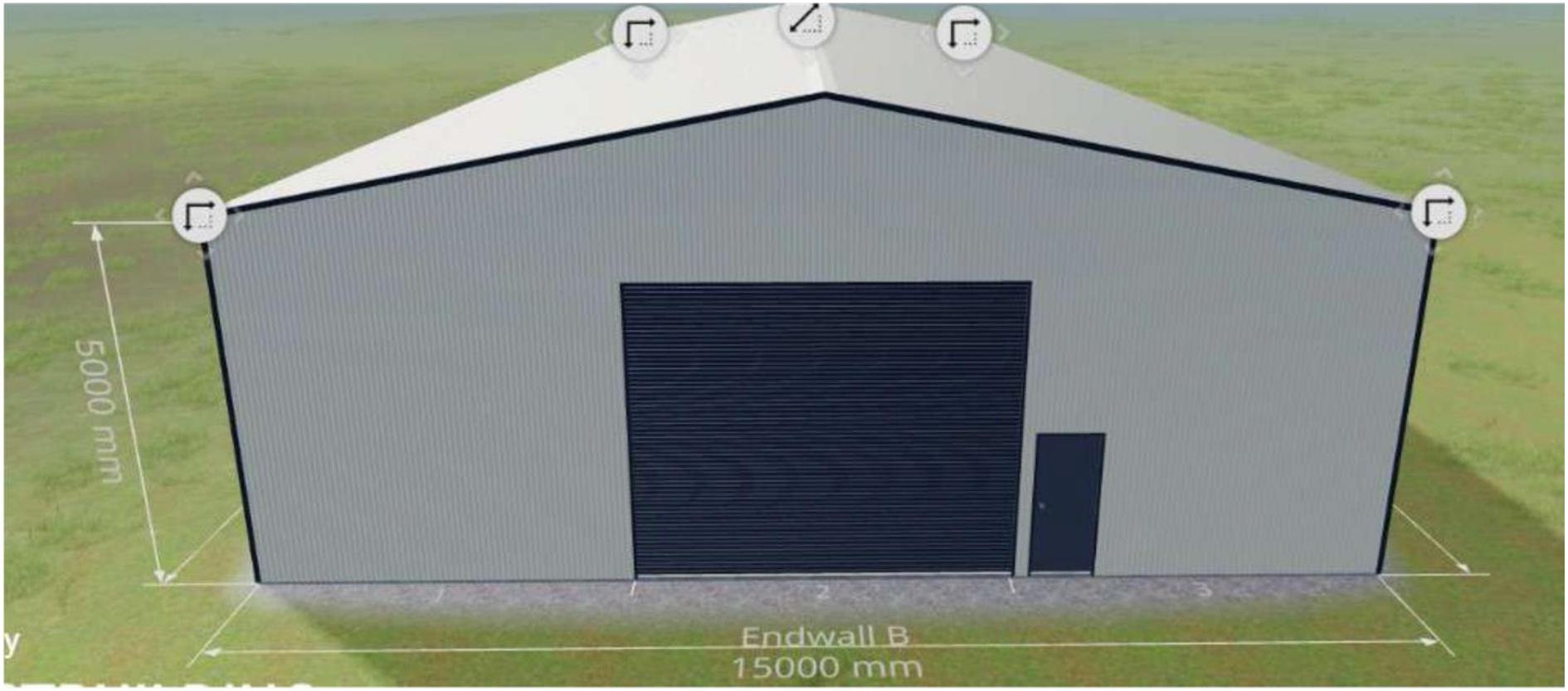
Client: CASEDC Engineers
Project: DEVELOPMENT AT 102 Houston Rd, Wallumbilla
Title: CONCEPT STORMWATER LAYOUT

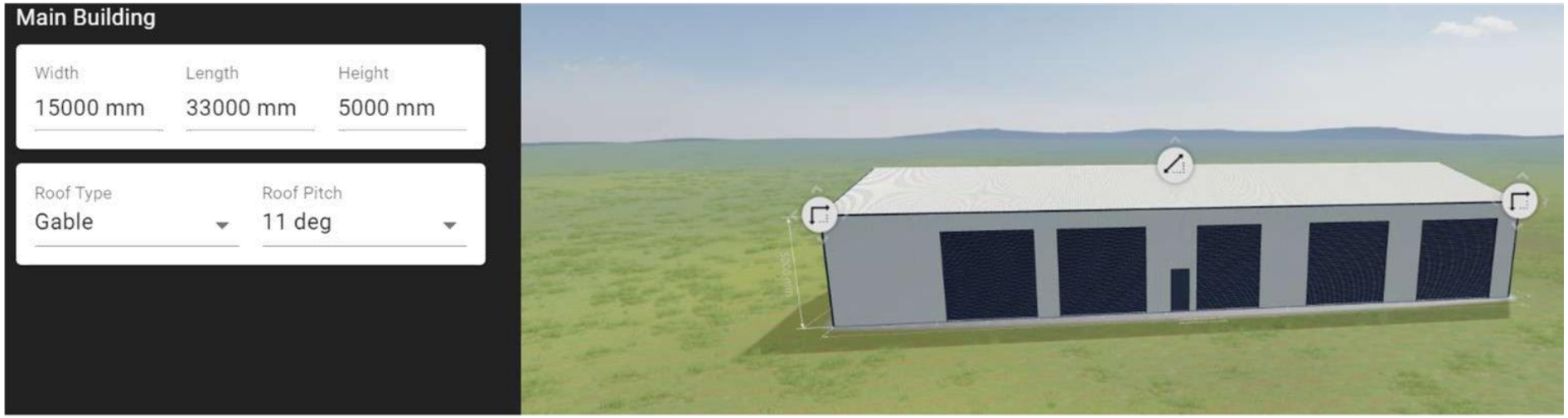
Design: BA
Drawn: NF
Date: 19.12.24
Checked: BA
Certified: BA
RPEQ No.: 18764

Certified

Job No.: ARK_24_06_03
Drawing No.: SK01
Revision: D

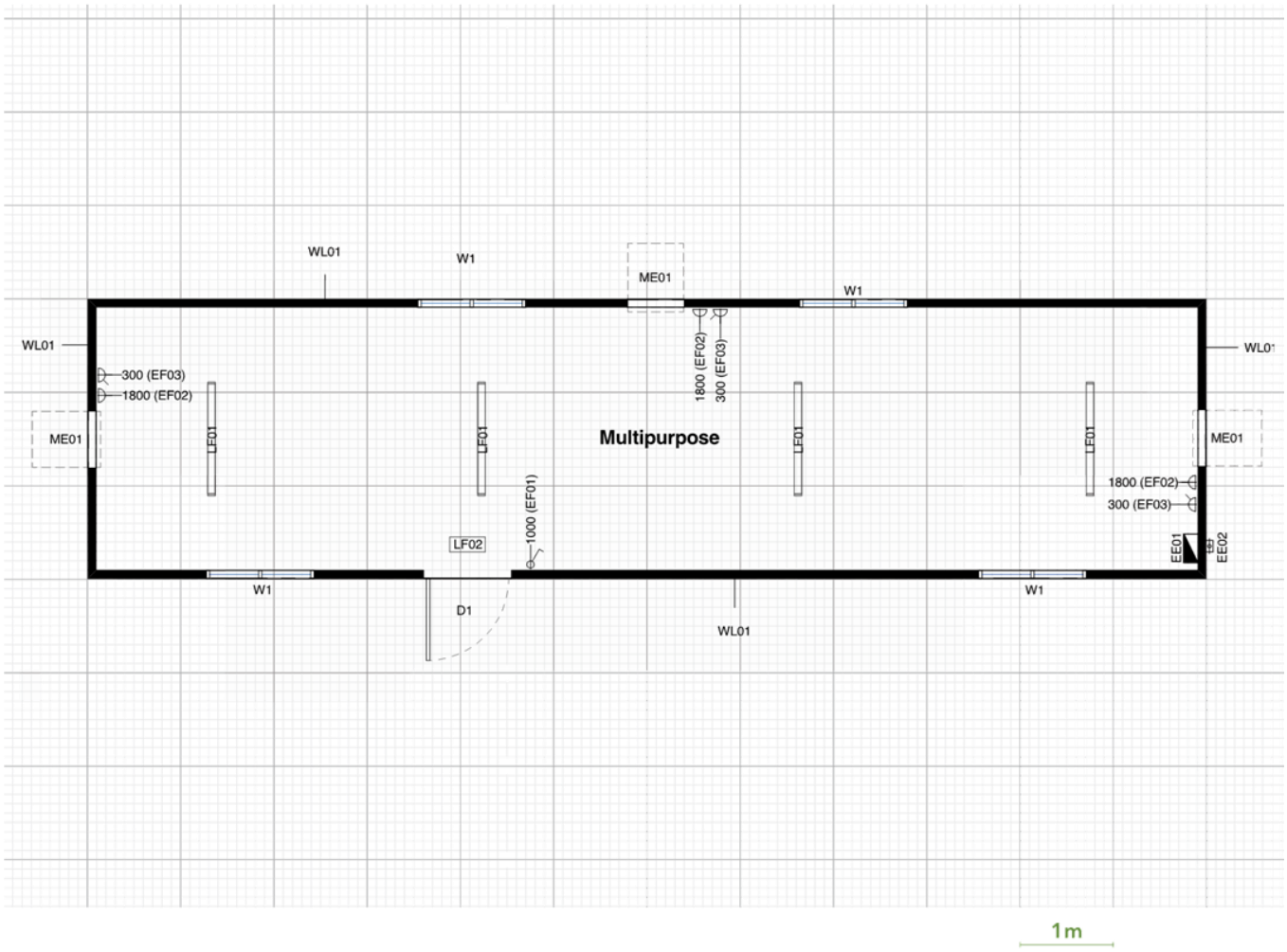
FOR APPROVAL


5000 mm
Endwall B
15000 mm


Main Building
Width
15000 mm
Length
33000 mm
Height
5000 mm
Roof Type
Gable
Roof Pitch
11 deg

MULTI PURPOSE

12.0 X 3.0



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ARK CONSULTING GROUP

Engineering A Sustainable & Affordable Community

Site Based Stormwater Management Plan (SBSMP)

102 Houston Rd
Wallumbilla
FOR
CASDC Engineers

Project No. ARK_P_24_06_03
May 2024



REPORT CONTROL SHEET

Date:	Tuesday, 13 May 2025				
Report Title:	Site Based Stormwater Management Plan (SbSMP)				
Site address:	102 Houston Road Wallumbilla QLD 4428				
Our Ref No:	ARK_P_24_06_03				
Author:	Brian Aghazadeh				
Certifier:	Brian (Seyedvahid) Aghazadeh Senior Civil Engineer (RPEQ) 18146 Digitally signed by Brian Aghazadeh DN: C=AU, E=brian@arkcg.com.au, O=ARK Consulting Group, OU=Director|RPEQ Civil Engineer, CN=Brian Aghazadeh Reason: I am the author of this document Contact Info: 0451799827 Date: 2025.05.13 17:28:00+10'00'				
Revision:	A	B	C	D	
Date:	2024-05-19	2024-06-04	2024-09-13	2025-05-13	

Disclaimer:
This report is a professional opinion based on the information available at the time of writing. It is not intended as a quote, guarantee or warranty and does not cover any latent defects.

This report will comment on the civil infrastructure to the project and may outline probable costs but the extent of the commission of ARK Consulting Group does not extend to detailed cost feasibility, as such the costs should not be relied on for financing arrangements.

This report has been prepared specifically for the aforementioned client, site and project. It has been written solely for the purpose of providing engineering advice on the above issues for Council for this development site. Please note that this report has been compiled based on the information that is current at the time of report printing, and that the recommendations supplied within this report are based solely on the above.

Also, no further analysis has been conducted beyond the nominated lawful point of discharge. Any existing drainage issues downstream from the analysed area shall be considered to remain the responsibility of the Council to investigate and maintain.

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1.0 INTRODUCTION

ARK Consulting Group have been commissioned by CASEDC Pty Ltd (referred to as the "Client" hereafter) to prepare a Stormwater Management Plan for a proposed development located at 102 Houston Rd, Wallumbilla QLD 4028 (land described as Lot 50 on WAL53326. This document will address stormwater quantity and quality impacts of the proposed development and will be submitted to Maranoa Regional Council in support of the Development Application.

1.1 SCOPE OF THE REPORT

The Stormwater Management Plan has been developed to assist in identifying acceptable stormwater management measures that incorporate the design fundamentals outlined within the local authorities' engineering planning scheme policies and Queensland Urban Drainage Manual Edition 4 (QUDM).

Stormwater Quantity
This document will report on the following stormwater items:

- Identify the lawful point of discharge in accordance with the Local Authority requirements.
- Identify any increases in stormwater runoff that will be generated by the development; and
- Make the appropriate recommendations to ensure that mitigated post-development stormwater discharge from the site does not exceed pre-development discharge or will not adversely affect surrounding properties and/or the drainage network at down stream

Stormwater Quality
The report will consider the State Planning Policy (SPP) requirements and the local authority planning scheme requirements to ensure a suitable treatment train is put in place that addresses the required Water Quality Objectives (WQOs) for the development as required.

1.2 BASIS OF THE REPORT

This report has been compiled based on:

a) Maranoa Regional Council, Planning Scheme– Stormwater Drainage.
b) Capricorn Municipal Development Guidelines – Stormwater Drainage Design
c) Queensland Urban Drainage Manual Edition 4
d) Discussions between ARK Consulting Group and the consultant team,
e) Preliminary Site layout provided by the client.

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2.0 SITE DETAILS

2.1 LOCATION & DESCRIPTION

The subject site is located on Lot 50 of WAL53326. It covers an area of 32.28 hectares and is zoned rural according to the Maranoa Planning Scheme and the attached property report. Historical aerial photography from Queensland Globe shows an existing building and a large storage area on the site (refer to Figure 1). The Maranoa Planning Scheme 2017 designates the area as Rural Zoning. The surrounding properties are also zoned rural, with a road reserve bordering the eastern side of the property.

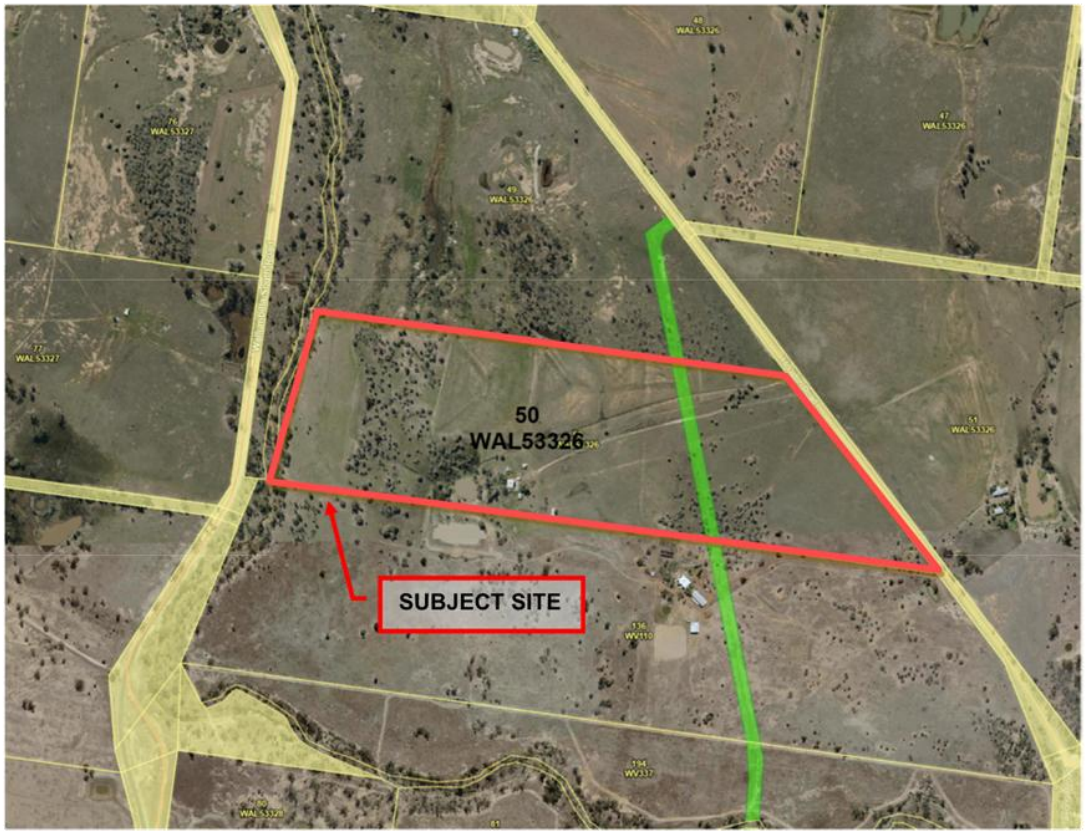


Figure 1 Locality Plan (source: QLD Globe)

This stormwater management plan focuses on the proposed construction of a multi-purpose storage shed. The shed's approximate location is indicated in the concept plan provided in Appendix A. This study aims to assess the potential impact of the building on stormwater drainage and develop a concept plan for managing the drainage network.

2.2 TOPOGRAPHY

The site has a gentle slope of 0.2% declining from northeast to southwest. Elevations range slightly across the site, generally between 306.00m meters and 307.75 meters AHD. This slight downward slope extends from the eastern boundary (road reserve) towards the western boundary of the lot and from north to south.

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2.3 EXISTING PROPERTY LEVELS

Following are existing site properties in one shot:

Minimum Ground Elevation	RL 306m AHD (AHD – Australian Height Datum)
Maximum Ground Elevation	RL 307.75m AHD
Average Ground Elevation	RL 306.80m AHD
Elevation Data Source	Maranao Regional Council Planning

3.0 FLOOD AND OVERLANDFLOW OVERLAY

A review of council flood hazard mapping (Figure 2) reveals the presence of various flood hazard categories across the proposed transport depot development site. To ensure the proposed transport depot achieves the minimum required Flood Immunity Level (FIL), initial considerations included raising the entire development site (where the proposed storage transport depot located).

However, Section 8.2.5 of the Maranoa Regional Council planning scheme discourages modifications to flood-prone rural land that would reduce the overall Flood Storage Capacity (FSC) of the area. Raising the site could potentially decrease the FSC, posing a potential regulatory hurdle.

As per the Flood Impact Assessment prepared by ARK Consulting Group, dated 07/05/2025, it is concluded that the proposed development can proceed without increasing flood risk to downstream or adjacent properties.

- Maintains or improves existing flow paths
- Maintains or reduces afflux on adjacent properties
- Causes no adverse impact from the loss of flood storage
- Maintains or reduces flood hazard on the subject site
- Complies with the Maranoa Regional Council Flood Overlay Code and QRA Floodplain Management Guidelines

Based on these outcomes, the site is considered suitable for development from a flood impact perspective. Please refer to above mentioned FIA report for details

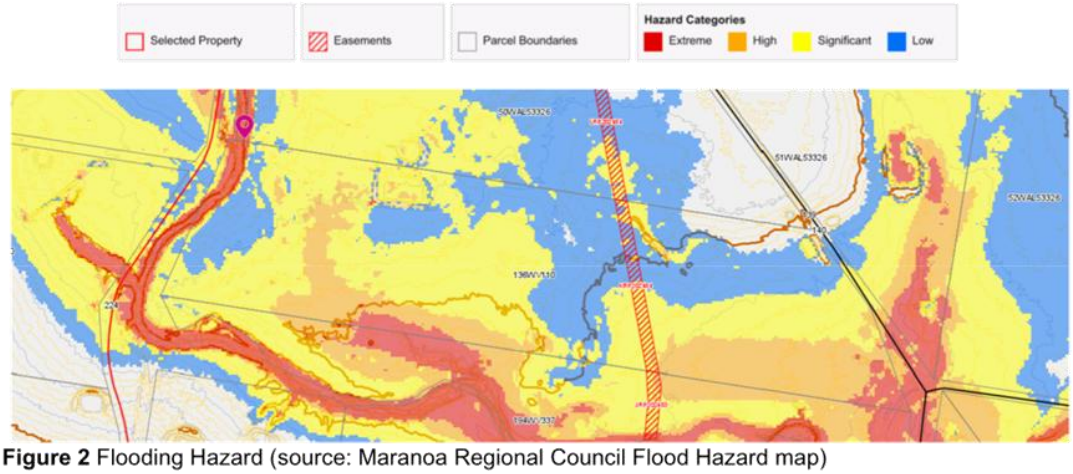


Figure 2 Flooding Hazard (source: Maranoa Regional Council Flood Hazard map)

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4.0 STORMWATER QUANTITY

4.1 CATCHMENTS, OVERLAYS AND RUNOFF CHARACTERISTICS

The overall property slopes gently (approximately 0.2%) towards an existing waterway located at the rear of the land. The proposed transport depot location within the property will be raised above the defined flood level. To ensure proper drainage, the area will be graded in the direction of the site's natural flow path, ultimately discharging towards the existing waterway.

The proposed development area, as outlined in Figure 3, represents the catchment area for stormwater runoff. Based on recent NearMap aerial imagery (Figure 3), evidence suggests previous earthworks have been conducted on the site. While the final grading plan and finished levels will be determined during the operational work stage, the overall design will prioritize directing stormwater runoff towards the existing channel to minimize potential nuisance impacts on neighbouring properties.



Figure 3 Latest aerial image (NearMap 2024)

LAWFUL POINT OF DISCHARGE

The proposed stormwater management plan, as detailed in the concept plan provided in Appendix A, aims to capture rooftop runoff via a downpipe system and convey it through a designed underground pipe network and outlet headwall. This network will discharge into a swale, an open channel located beside the access road. The swale will then direct the flow towards the existing channel located at the rear of the property. This existing channel ultimately discharges into an existing pond situated at the south-central portion of the site. The pond appears to have a channelized outfall that releases water into a natural waterway located at the rear of the land.

4.2 PRELIMINARY ASSESSMENT USING RATIONAL METHOD

A preliminary assessment of stormwater discharge has been undertaken using The Rational Method in accordance with Council's engineering planning scheme policies and QUDM. The findings are presented in the below sections.

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Refer to **Appendix C** for Rational Method Calculations.

Pre-Development Stormwater Discharge
The proposed transport depot 's indicative footprint has been incorporated into the pre-development scenario for stormwater modelling. This allows for a comparative analysis of the potential impact of the development on stormwater quantity.

The pre-development catchment details are provided below in **Table 1** and the pre-development stormwater discharge (calculated using the rational method) is provided in **Table 2**.

Table 1 Pre-Development Catchment (Rational)

Development Site Area (m^2)	Pre-Development Impervious Area (m^2) (%)	Pre-Development Pervious Area (m^2) (%)
Catchment Ex.A (Contributing to Node A)		
313,880m^2	**0m^2 or 0%**	**313,880m^2 or 100%**

***Note:** existing site condition has been assessed using Nearmap imagery and existing land survey'*

Time of Concentration = **25.0 Minutes** calculated using Friend's Equation; QUDM V4 Section 4.6.6

C_{10} Runoff Coefficient = **0.46** – QUDM V4, Table 4.5.4 – Table of C_{10} Values

Table 2 Pre-Development Discharge (calculated using the Rational Method)

ARI (yr)	AEP	C	I (mm/hr)	Pre-Development Discharge (m^3/s)
1	63%	0.60	47.30	**1.5176**
2	39%	0.64	54.10	**1.8443**
5	18%	0.71	75.40	**2.8729**
10	10%	0.75	89.90	**3.6056**
20	5%	0.79	104.00	**4.3797**
50	2%	0.86	123.00	**5.6731**
100	1%	0.90	137.00	**6.5936**

Post-Development Stormwater Discharge
The post-development scenario assumes the completion of the proposed transport depot at uoltimate developed scenartio. The modelling parameters for this scenario are based on the best available information at the time of this report's preparation. This includes, but may not be limited to, the concept plan details and any additional data acquired during the design process.

The post-development catchment details are provided below in

Table 3 and the post-development stormwater discharge (calculated using the rational method) is provided in **Table 4**.

Table 3 Post-Development Catchment (Rational)

Development Site Area (m^2)	Post-Development Impervious Area (m^2) (%)	Post-Development Pervious Area (m^2) (%)
Discharge Contributing to Node A		
313,880m^2	**12,190m^2 or 3.88%**	**301,690m^2 or 96.12%**

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Time of Concentration = **24Minutes** Catchments – Calculated using Friend's Equation; QUDM V4 Section 4.6.6

C_{10} Runoff Coefficient = **0.478**(Catchments C1A) – QUDM V4, Table 4.5.3 (interpolation from 0.00% to 20% impervious) – Table of C_{10} Values

Table 4 Post-Development Discharge – Unmitigated (calculated using the Rational Method)

ARI (yr)	AEP	C	I (mm/hr)	Post-Development Discharge (m^3/s)
		Node A	Node A (8min)	@ Node A
1	63%	0.72	48.40	**1.614**
2	39%	0.77	55.30	**1.959**
5	18%	0.86	77.10	**3.053**
10	10%	0.90	92.00	**3.834**
20	5%	0.95	107.00	**4.682**
50	2%	1.04	126.00	**6.039**
100	1%	1.08	140.00	**7.002**

Pre & Post-Development Comparison (Rational)
From the calculations undertaken a comparison of pre-development and post-development stormwater discharge is presented in the table below.

Table 5 Comparison of Pre & Post-Development Discharge (calculated using the Rational Method)

Catchment	ARI (yr)	AEP	Total Site Discharge			
			Pre-Development Discharge (m^3/s)	Post-Development Discharge (m^3/s)	Difference + / - (m^3/s)	Difference + / - (%)
Pre vs Post Development Discharge Contributing to Node A (Site Development Area)						
Site	1	63%	**1.5176**	**1.6137**	0.0961	6.33%
	2	39%	**1.8443**	**1.9590**	0.1147	6.22%
	5	18%	**2.8729**	**3.0526**	0.1797	6.26%
	10	10%	**3.6056**	**3.8342**	0.2286	6.34%
	20	5%	**4.3797**	**4.6823**	0.3027	6.91%
	50	2%	**5.6731**	**6.0389**	0.3658	6.45%
	100	1%	**6.5936**	**7.0016**	0.4080	6.19%

4.3 SUMMARY OF PRELIMINARY ASSESSMENT

Table 5 indicates an increase in stormwater discharge rates following the development of the transport depot. These elevated peak flows may potentially influence downstream hydraulic conditions. However, the presence of an existing detention pond discharging directly into the natural waterway significantly mitigates any potential impacts.

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Given the direct discharge to the waterway and the relatively minor increase in post-development flow, it is considered that no additional water quantity management measures are required. Consequently, the development is not expected to result in any adverse impacts on downstream drainage conditions.

5.0 STORMWATER QUALITY

5.1 ASSESSMENT CRITERIA

The State Interest for Water Quality, as outlined in the State Planning Policy (July 2014), applies to development applications that meet certain criteria. These criteria include:

- Material change of use for urban purposes: This applies to developments that involve a land area greater than 2,500 square meters and will result in either:
  - An impervious area greater than 25% of the net developable area.
  - Six or more dwellings.
- Reconfiguring a lot for urban purposes: This applies to developments that involve a land area greater than 2,500 square meters and will result in six or more lots.
- Operational works for urban purposes: This applies to developments that involve disturbing more than 2,500 square meters of land.

Since the development's site area is over 2,500 square meters, Water Quality assessment requirement apply to the development.

The proposed development will result in an increase in the pollutants conveyed off the site by stormwater runoff. This report has been prepared to identify acceptable stormwater treatment measures to meet water quality objectives identified for the site.

5.2 CONSTRUCTION PHASE POLLUTANT GENERATION

The following pollutants are typically generated during the construction phase of the project.

Table 6 – Construction Phase Pollutants

Pollutant	Sources
Litter	Paper, construction packaging, food packaging, cement bags, off-cuts
Sediment	Unprotected exposed soils and stockpiles during earthworks and building
Hydrocarbons	Fuel and oil spills, leaks from construction equipment
Toxic Materials	Cement slurry, asphalt prime, solvents, cleaning agents, wash waters (e.g. from tile works)
PH altering substances	Acid sulphate soils, cement slurry and wash waters.

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5.3 OPERATIONAL PHASE POLLUTANT GENERATION

The pollutants that are likely to be generated by the proposed development are listed in a table below. The shaded pollutants are considered to be key pollutants and are to be targeted for trapping.

Table 7 - Construction Phase Pollutants (Source BCC Subdivision and Development Guidelines – Table C4.2)

Pollutant	Possibility
Litter	Yes
Sediment	Yes
Oxygen demanding substances (organic & chemical matter)	Possibly
Nutrients (N & P)	Yes
Pathogens / Faecal coliforms (bacteria and viruses)	Possibly
Hydrocarbons (including oil & grease)	Yes
Heavy Materials (often associated with sediment)	Possibly
Surfactants (eg detergents from car washing)	Possibly
Organochlorines & organophosphates (eg pesticides, herbicides)	Possibly
Thermal pollution (heat)	Possibly
PH altering substances	Possibly

5.4 RISK CATEGORY

State planning policy SPP 4-10 that a development may be classified as “High Risk” with respect to storm water quality if it falls within one of the following categories:

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Climatic region (Refer SPP Interactive Mapping System)	Design objectives Minimum reductions in mean annual load from unmitigated development (%)				Application
	Total suspended solids (TSS)	Total phosphorus (TP)	Total nitrogen (TN)	Gross pollutants >5 mm	
South East Queensland	80	60	45	90	Development for urban purposes within population centres greater than 3000 persons.
Central Queensland (south)	85	60	45	90	As above.
Central Queensland (north)	75	60	40	90	As above.
Dry Tropics	80	60 #	40	90	As above. # Townsville City Council has adopted a 65% reduction for TP.
Wet Tropics	80	60	40	90	As above.
Cape York/FNQ	80	60	40	90	Development for urban purposes within population centres greater than 25,000 persons.
Western Queensland	85	60	45	90	As above.
	N/A	N/A	N/A	N/A	Excludes development that is less than 25% impervious. In lieu of modelling, the default bio-retention treatment area to comply with load reduction targets for all Queensland regions is 1.5% of the contributing catchment area.

As per the criteria listed above, the site has been assessed to be "High Risk" with respect to Water Quality. Council's SDG requires that appropriate pollutant export modelling be undertaken demonstrate that the proposed water quality treatment measures achieve the required water quality objectives.

5.5 WATER QUALITY OBJECTIVES

State Planning Policy Appendix 2 of the "Water Quality for the recommended minimum stormwater design objectives with respect to water quality.

The following table summarises the identified minimum water quality objectives for the site as recommended in appendix 2 of the "state planning policy December 2013

Table 8 - Water Quality Objectives

Indicator	Reduction in average annual pollutant load discharging from site
Total Suspended Solids	80%
Total Nitrogen	45%
Total Phosphorous	60%
Gross Pollutants	90%

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Table 6 –Water Quality Objectives

5.6 POLLUTANT MODELLING

To assess the discharge concentrations of key pollutants from the development, a treatment train has been developed and the results analysed using MUSIC software (Version 5).

MUSIC is the Model for Urban Stormwater Improvement Conceptualisation, developed by the MUSIC Development Team of the CRC for Catchment Hydrology. MUSIC provides the ability to simulate both quantity and quality of runoff from catchments ranging from a single house block up to many square kilometres and the effect of a wide range of treatment facilities on the quantity and quality of runoff downstream. MUSIC will simulate the performance of a group of stormwater management measures, configured in series or in parallel to form a “treatment train”. MUSIC runs on an event or continuous basis, allowing rigorous analysis of the merit of proposed strategies over the short & long-term.

MUSIC Modelling Guidelines (Version 1.0-2010) - Water by Design (referred to as the "Water by Design Guideline" hereafter) has been used to obtain the various source and treatment node parameters for the proposed treatment train in Figure 2.

5.6.1 CATCHMENTS

The proposed development has been split into sub-catchments for the purposes of modelling in MUSIC. Fraction impervious for each catchment type has been calculated from the current site layout plan. Refer Appendix A for the current site layout.

The following tables summarise the individual catchment areas and calculated fraction impervious.

Table 9 - MUSIC Catchment Areas

Catchment	Area (ha)	Comments
Roads & Hardstand	1.190	To the Existing pond
Roof	0.075	To the Existing pond

Table 10 –Fraction Impervious Summary

Catchment Type	Fraction Impervious
Roof Areas	100
Driveways and Hardstand(gravel)	50

3

5.6.2 RAINFALL DATA AND SOURCE NODE

Water by Design Guideline - Table 3.1 specifies the following rainfall data and modelling periods

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Council	Station ID	Station Name	Climate Period
BCC	40223	Brisbane Aero	1/1/1980 - 31/12/1989

Table 11 - Rainfall Data and Modelling Periods for SEQ

Mean PET (mm)											
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
193	151	150	109	75	63	65	84	112	148	175	199

Different source nodes have been used to model various catchment characteristics. The following tables summarise the recommended rainfall runoff parameters and pollutant export parameters for split catchment land use that have been used in the MUSIC model for the development site. These parameters have been used as per the recommendations made in Water by Design Guidelines.

Table 12 - Source Nodes Impervious Areas (Industrial)

Parameter	Commercial and Industrial Land Use
Rainfall Threshold (mm)	1
Soil Storage Capacity (mm)	18
Initial Storage (% capacity)	10
Field Capacity (mm)	80
Infiltration capacity coefficient a	243
Infiltration capacity exponent b	0.6
Initial depth (mm)	50
Daily recharge rate (%)	0
Daily baseflow rate (%)	31
Daily deep seepage rate (%)	0

Table 13 - Source Nodes Parameters

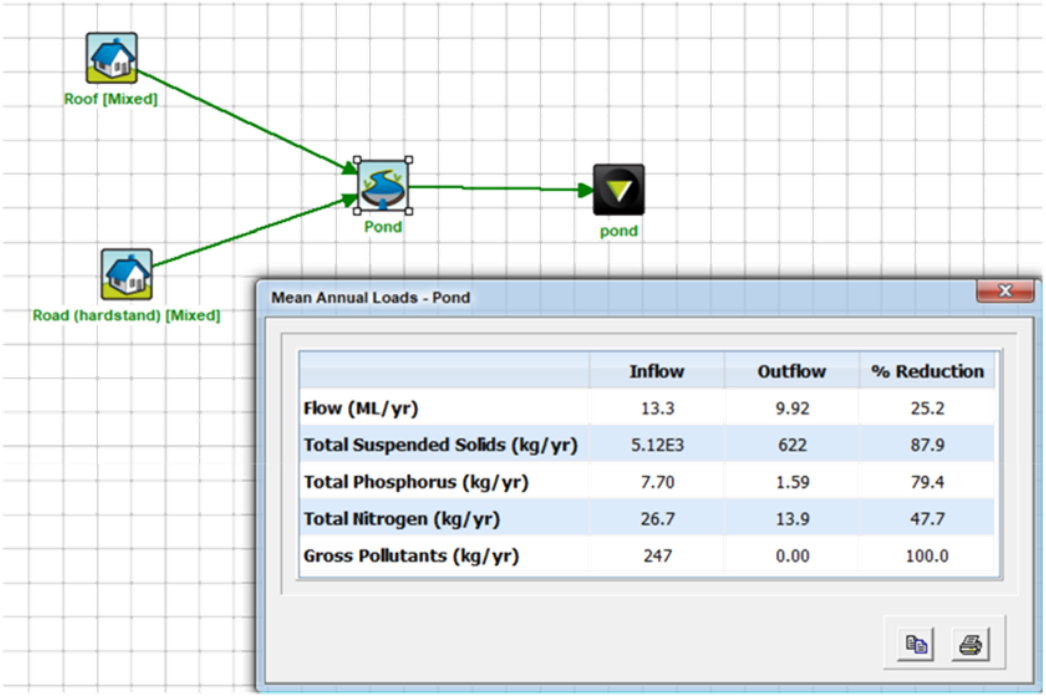
Land Use	Surface Type	Flow Type	TSS Log 10 values (mg/L)		TP Log 10 values (mg/L)		TN Log 10 values (mg/L)	
			Mean	Std Dev	Mean	Std Dev	Mean	Std Dev
Industrial	Roof	Baseflow	-	-	-	-	-	-
		Stormflow	1.30	0.44	-0.89	0.36	0.25	0.32
	Carparks	Baseflow	0.78	0.45	-1.11	0.48	0.14	0.20
		Stormflow	2.43	0.44	-0.30	0.36	0.25	0.32
	Landscaped Areas	Baseflow	0.78	0.45	-1.11	0.48	0.14	0.20
		Stormflow	1.92	0.44	-0.59	0.36	0.25	0.32

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5.6.3 TREATMENT TRAIN

A treatment train has been developed to meet the water quality objectives identified in Table 11. The following figure, below, represents the proposed treatment train for the development site.



	Inflow	Outflow	% Reduction
Flow (ML/yr)	13.3	9.92	25.2
Total Suspended Solids (kg/yr)	5.12E3	622	87.9
Total Phosphorus (kg/yr)	7.70	1.59	79.4
Total Nitrogen (kg/yr)	26.7	13.9	47.7
Gross Pollutants (kg/yr)	247	0.00	100.0

Figure 4-Treatment Train

Runoff from the development catchment will be directed to a swale, then an existing pond, before being discharged into natural watercourses.

Refer **Appendix A** for concept stormwater layout plan.

5.6.4 VEGETABLE SWALE

Vegetated swales with a minimum combined length of 200 meters are planned for the site to direct stormwater into the existing pond with 1900m2 area and 500mm depth.

5.6.5 TREATMENT TRAIN EFFECTIVENESS

Results from MUSIC show that the proposed treatment train, achieves the water quality objectives identified in Table _. The following table summarises the proposed treatment train effectiveness as compared to the identified water quality objectives.

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Table 14 - Treatment Train Effectiveness

	Sources	Residual Load	% Reduction	Required % reduction
Total Suspended Solids (kg/yr)	5123	622	87.9	80
Total Phosphorous (kg/yr)	7.7	1.59	79.4	60
Total Nitrogen (kg/yr)	26.7	13.9	47.7	45
Gross Pollutants (kg/yr)	247	0	100	90

6.0 LIFE CYCLE COST ASSESSMENT

The developer will fund the initial capital cost of a system to convey and treat stormwater runoff. The lifecycle of the above management options can be stated as relatively long (approximately up to 15 years). This is due to the use of structural devices with long design life and natural systems that are self-regulating. Maintenance costs associated with such management options will be high in the early stages of the life cycle but as the developed area stabilises the costs will decrease. Due to the long life of the devices it can be stated that a very low lifecycle cost will be achieved. All maintenance of the proposed devices will be the responsibility of the Body Corporate.

7.0 WATER QUALITY MONITORING PROGRAM

A water quality-monitoring program may be required for the site under the conditions imposed by the Development Permit. Below is a conceptual phase monitoring program that will be updated to a detailed design level for inclusion with the Operational Works Application. The site has no base flow of water during dry periods and as such the monitoring program will focus on stormwater discharge quality during construction and the quality of the ecological health during the maintenance period.

7.1 NOISE & DUST MANAGEMENT

NOISE & DUST MANAGEMENT	
Element	To minimise the impact of noise and dust nuisance generated by earthworks and construction activities and maintain amenity for adjoining residents. Compliance with this objective is to meet the requirements set out in the Environmental Protection Reg. 1998 Part 2A Environmental Nuisance.
Policy	All works undertaken on site are to comply with the above documents.
Performance Requirements	**Noise** Principal Contractor nominates the following normal hours of onsite work: • *6.30am to 6.30pm Monday to Saturday or business days* • *No work on Sundays or Public Holidays* *Any construction or earthworks activities outside of the hours nominated above will only be permitted with the prior written approval of both the Principal and the relevant Local Authority delegate.* **Dust**

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	Civil And Property Development Consulting Pty Ltd Civil Engineering Works Specification included within the Contract with the Principal Contractor specifies: • *Dust generated from the site and from earthworks is to be controlled so as not to adversely affect adjoining properties, and to meet the requirements of the Environmental Protection Act.* • *No visible dust emissions must occur at the boundaries of the site during earthworks and construction activities on the site.* • *If at any time during the earthworks and construction activities, dust emissions exceed the levels specified above, dust-generating activities must cease until sufficient corrective actions have been implemented to reduce dust emissions to acceptable levels or wind conditions are such that acceptable levels are achieved.* • *In order to ensure minimal response times for implementation of corrective actions and continuity of the construction processes, watering equipment shall be available on site at all times during earthworks and construction activities to dampen down disturbed areas.*
Monitoring	The monitoring and control of both noise and dust nuisance is to be a continuous process for the duration of the earthworks and construction activities at all times including non-working days.
Reporting	The superintendent is to take note of noise and dust levels: • During regular site inspections throughout the earthworks and construction activities; and • Immediately following receipt of any complaints.

Corrective Action	The superintendent in consultation with the Principal Contractor is to determine the source of the unacceptable noise and dust emissions and;
	• Devise a method to attenuate offending noise emissions either through maintenance of plant or revised work practices, and
	• Reduce dust emissions through either:
	  ○ Suspension of works until weather conditions are favourable;
	  ○ Damping down of work areas; or
	  ○ Revision of work practices.

7.2 LANDSCAPING

REDUCTION OF ENVIRONMENTAL IMPACTS	
Element	There are two very distinct yet similar landscape objectives on this site • Rehabilitation of the Natural Landscape Environment The objective in these areas is, to create a landscape environment that maintains the natural habitats of the sites flora and fauna. • Enhancement of the Developed Environment The objective in these areas is to create a functional and dynamic landscape environment that enhances the transition between the built and natural areas of the estate. These landscapes should be designed to require minimal maintenance once established.
Policy	The objectives will be achieved by following the guidelines laid down in the Council's, Environmental Best Management Practices, when rehabilitating an area or designing a new landscape in the streetscape and drainage reserve area. The extent of the rehabilitation and landscape works will be determined during the engineering design phase. Rehabilitation and landscape plans based on consultation with Council Officers will then be developed and submitted for approval prior to any construction commencing.

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Performance Requirements	**Enhancement of the Developed Environmental** The current landscape theme for the Estate is a combination of semi formal entry statements using native and exotic plant material. These landscape themes provide a functional and relatively low maintenance landscape environment. The development's landscaping is detailed in plans submitted to and approved by Council. While this will continue it is recommended that the landscape designs follow the guideline below. All landscaping will enhance the built and natural environment of the Estate. • All landscaped areas will be designed to require low levels of maintenance. • All landscaping immediately bounding any natural undisturbed parkland shall provide a transition zone between the built and natural environment. Plants used in these areas will be a 60 - 40 mix of endemic native and native species.
Performance Indicators	Performance indicators will be used to assess the effectiveness of the landscape rehabilitation works. These indicators will be; • A detailed landscape plan will be submitted and approved by council prior to any work being carried out in the designated area. • A site inspection is to be carried out by council at the completion of the construction phase. This inspection will be to establish an 'on-maintenance' start date. • Maintenance of the site will be as detailed in the landscape construction and maintenance plans submitted to council prior to any works commencing. • The Landscape Consultant will monitor the works during construction and maintenance to ensure the rehabilitation and landscape work is carried out as per the approved plan.
Monitoring	During the construction of the rehabilitation and landscape works the site will be inspected a minimum of once per week to ensure all works are being conducted as planned.
Reporting	The Landscape Consultant will; • Provide the Landscape Contractor with any additional information or recommendations to ensure the standard of rehabilitation and landscape works are constructed to or above the approved landscape design.
Corrective Action	The Landscape Consultant in conjunction with the Superintendent will; • Determine the extent of the corrective action required • Identify the reason for the corrective action being required • Provide the Principal Contractor with the recommendations required to correct the problem and ensure it will not reoccur.

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8.0 CONCLUSION

This Stormwater Management Plan (SMP) has evaluated the potential impacts of the proposed multi-purpose storage shed development at 102 Houston Road, Wallumbilla QLD, on the site's stormwater drainage.

Key findings include:

- The development will result in an increase in post-development stormwater discharge rates compared to pre-development conditions.
- An existing detention pond on-site is expected to mitigate potential downstream impacts associated with the increased flows. Based on the assessment, no adverse impacts are anticipated, and therefore, no additional water quantity management measures are required.
- A water quality assessment was undertaken using a MUSIC model to evaluate the potential impact of the development on receiving waterways. The modelling results indicate that the existing pond achieves sufficient pollutant load reductions to meet relevant water quality objectives. As such, no additional water quality treatment measures are considered necessary.

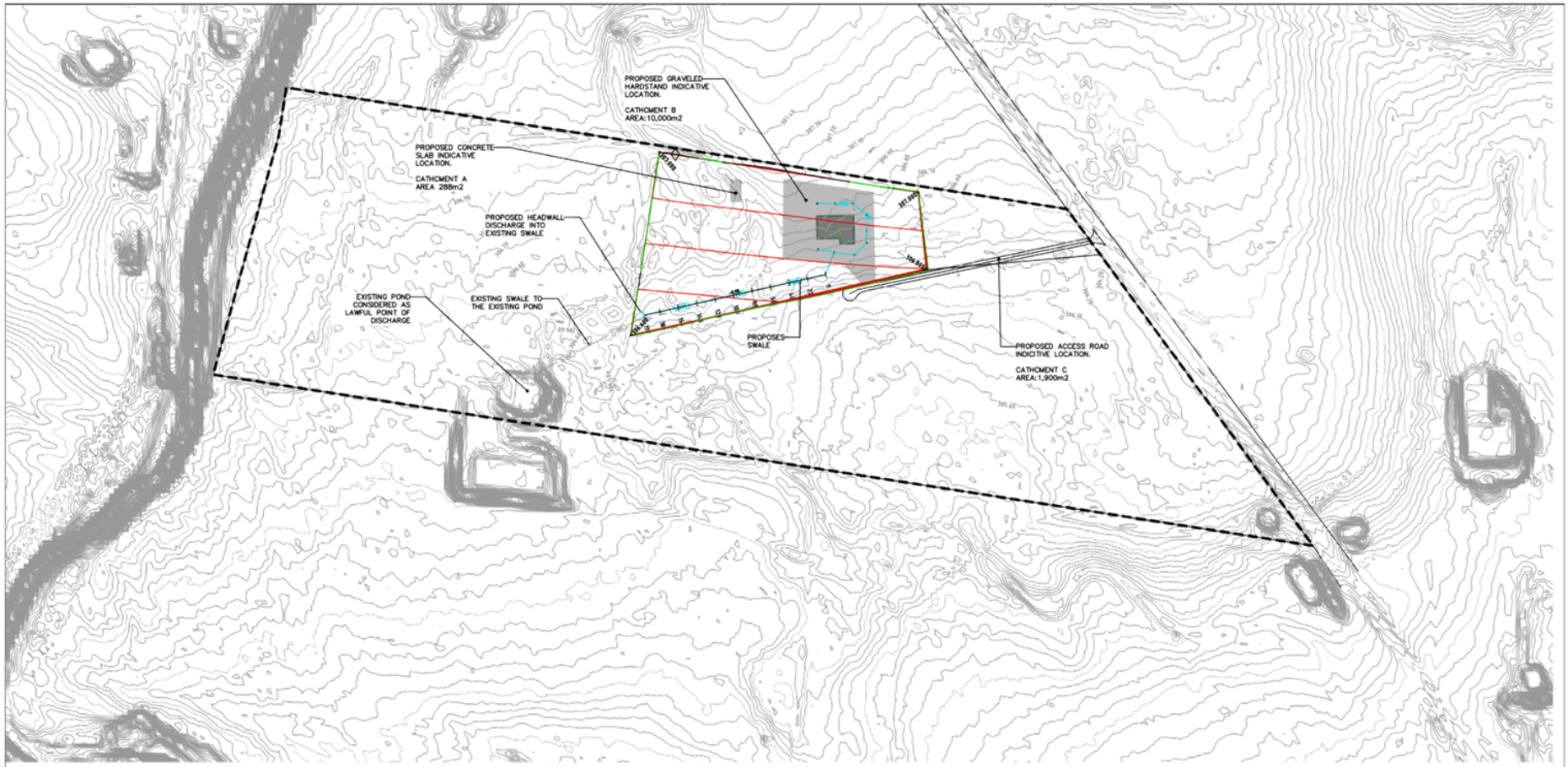
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APPENDIX A – CONCEPT STORMWATER DRAINAGE PLAN

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SITE LAYOUT PLAN
SCALE 1:1000 @ A1

CATCHMENT TABLE		
CATCHMENT NAME	AREA (ha)	FRACTION IMP%
MAIN(PRE-DEVELOPMET)	31.388	0.00%
MAIN(POST-DEVELOPMET)	31.388	3.88%

EXISTING SERVICES
ALL EXISTING SERVICES ARE TO BE LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS

EXISTING LEVELS
THE CONTRACTOR IS TO VERIFY ALL LEVELS PRIOR TO COMMENCEMENT OF WORKS. ANY DISCREPANCIES TO BE REPORTED TO THE SITE SUPERINTENDENT FOR DIRECTION

LEGEND:
- EXISTING CONTOUR (0.1m CONTOUR INTERVAL)
- STORMWATER CATCHMENT
- SWD — PROPOSED STORMWATER DRAINAGE REFER ARK DRW 22-02-0002-04 SW LONGITUDINAL SECTION

SCALE 1:1000 (A1) 1:2000 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

Rev	Description	By	Appd	Date
A	FOR APPROVAL	NF	BA	04.06.24
B	FOR APPROVAL	NF	BA	13.09.24
C	FOR DISCUSSION	NF	BA	31.12.24
D	FOR APPROVAL	NF	BA	10.01.25

Amendments

IN ASSOCIATION WITH

Client: CASEDC Engineers
Project: DEVELOPMENT AT 102 Houston Rd, Wallumbilla
Title: CONCEPT STORMWATER LAYOUT

Design BA
Drawn NF
Date 19.12.24
Checked BA
Certified BA
RPEQ No. 18746

Certified

Job No. ARK_24_06_03 | Drawing No. SK01 | Revision D

FOR APPROVAL

APPENDIX B – RATIONAL METHOD CALCULATIONS

Office: 28 Daintree Place, Riverhills QLD 4074 Ph: 04 517 998 27

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RATIONAL METHOD CALCULATIONS

Pre-Development @ Discharge Point

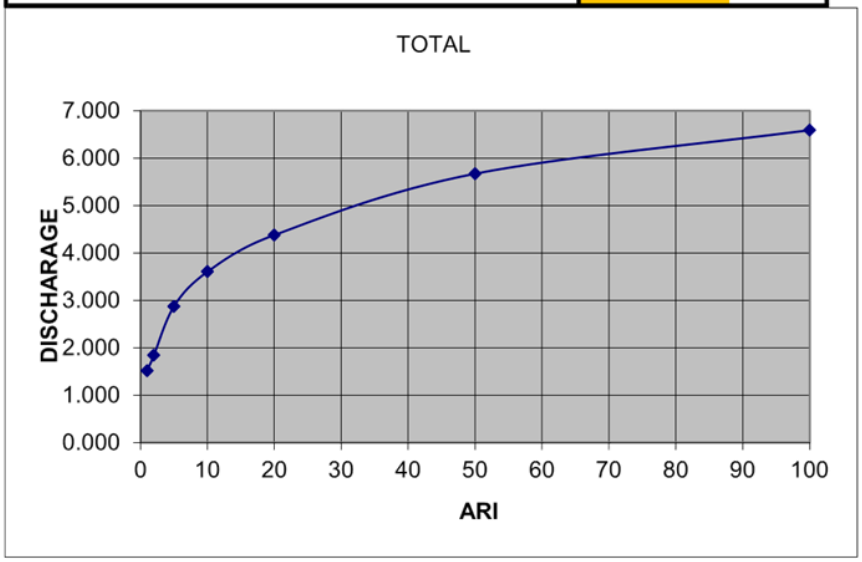
Project: 102 Houston Rd, Wallumbilla
Location of Discharge: Maranoa Regional Council
Catchment Condition: Local Catchment (dveleoment area)
Other Comments: Job Number ARK_P_24_06_03

Time of Concentration:	25.0	minutes		
		Site	External	Total
Sub-Catchment Areas (ha)		31.388	0.00	31.39 ha
C10 Runoff Coefficients		0.46	0.00	

ARI (years)	Rainfall Intensity (mm/hr)	Depth (mm)	F_y	Runof Coefficient Site	External	0	Discharges (cumecs) Site	Ext.	0	TOTAL
1	47.30	20	0.80	0.37	0.00	0.0	1.518	0.000	0.0	**1.518**
2	54.10	23	0.85	0.39	0.00	0.0	1.844	0.000	0.0	**1.844**
5	75.40	31	0.95	0.44	0.00	0.0	2.873	0.000	0.0	**2.873**
10	89.90	37	1.00	0.46	0.00	0.0	3.606	0.000	0.0	**3.606**
20	104.00	43	1.05	0.48	0.00	0.0	4.380	0.000	0.0	**4.380**
50	123.00	51	1.15	0.53	0.00	0.0	5.673	0.000	0.0	**5.673**
100	137.00	57	1.20	0.55	0.00	0.0	6.594	0.000	0.0	**6.594**

Friend's Equation for shallow overland flow		
Travel Length:	450.00	metres
Fall:	1.00	metres
Cathcment Slope:	0.22	%
Horton's roughness value (n)	0.010	
Travel Time - from QUDM V4 Section 4.6.6	**11.0**	min
Pipe and Channel Flow		
Flow Distance:	-	metres
Fall of Pipe/Channel	-	m
Flow Time from QUDM V4 Fig. 4.5 **lookup**	**0.0**	min
Standard Inlet Times		
Inlet Time from QUDM V4 Table 4.6.2		min
TIME OF CONCENTRATION	11.0	min

ARI	% of Q100
1	23%
2	28%
5	44%
10	55%
20	66%
50	86%
100	100%



HORTON'S 'n'

Paved Surface	0.015
Bare Soil	0.0275
Poorly Grassed	0.035
Average Grassed	0.045
Densely Grassed	0.06

RATIONAL METHOD CALCULATIONS

Pre-Development @ Discharge Point

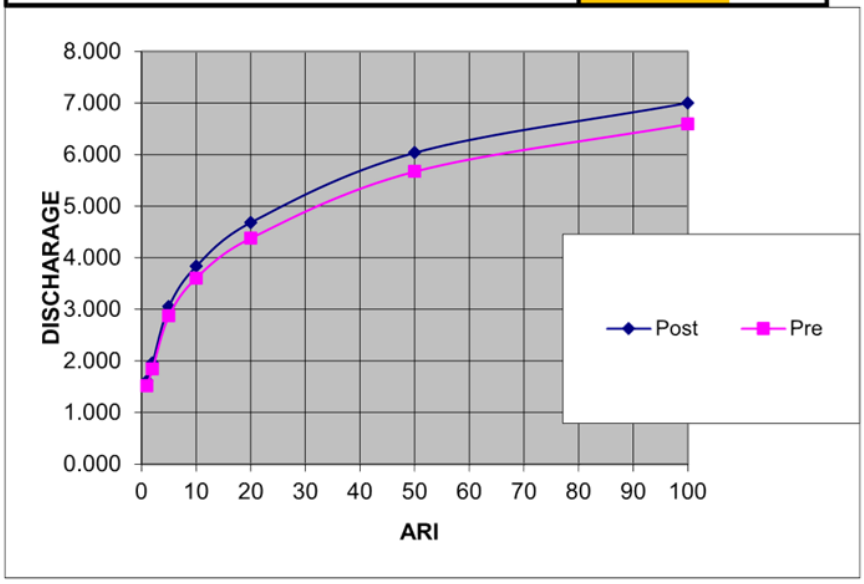
Project: 102 Houston Rd, Wallumbilla
Location of Discharge: Maranoa Regional Council
Catchment Condition: Local Catchment (proposed warehouse)
Other Comments: Job Number ARK_P_24_06_03

Time of Concentration:	**24.0**	minutes		
		Site	External	Total
Sub-Catchment Areas (ha)		31.388	0.00	31.39 ha
C10 Runoff Coefficients		0.48	0.00	

ARI (years)	Rainfall Intensity (mm/hr)	Depth (mm)	F_y	Runof Coefficient Site	External	0	Discharges (cumecs) Site	Ext.	0	TOTAL
1	48.40	19	0.80	0.38	0.00	0.0	1.614	0.000	0.0	**1.614**
2	55.30	22	0.85	0.41	0.00	0.0	1.959	0.000	0.0	**1.959**
5	77.10	31	0.95	0.45	0.00	0.0	3.053	0.000	0.0	**3.053**
10	92.00	37	1.00	0.48	0.00	0.0	3.834	0.000	0.0	**3.834**
20	107.00	43	1.05	0.50	0.00	0.0	4.682	0.000	0.0	**4.682**
50	126.00	50	1.15	0.55	0.00	0.0	6.039	0.000	0.0	**6.039**
100	140.00	56	1.20	0.57	0.00	0.0	7.002	0.000	0.0	**7.002**

Friend's Equation for shallow overland flow		
Travel Length:	450.00	metres
Fall:	0.20	metres
Cathcment Slope:	0.04	%
Horton's roughness value (n)	0.000	
Travel Time - from QUDM V3 Section 4.6.6 (c)	**0.0**	min
Pipe and Channel Flow		
Flow Distance:	400.0	metres
Fall of Pipe/Channel	0.2	m
Flow Time from QUDM V4 Fig. 4.5 **lookup**	**11.0**	min
Standard Inlet Times		
Inlet Time from QUDM V4 Table 4.6.2		min
TIME OF CONCENTRATION	11.0	min

ARI	% of Q100
1	23%
2	28%
5	44%
10	55%
20	67%
50	86%
100	100%



HORTON'S 'n'

Paved Surface	0.015
Bare Soil	0.0275
Poorly Grassed	0.035
Average Grassed	0.045
Densely Grassed	0.06

APPENDIX C – PROPERTY REPORT

Office: 28 Daintree Place, Riverhills QLD 4074 Ph: 04 517 998 27

brian@arkcg.com.au www.arkcg.com.au ABN: 54 778 165 351

Property Report - 50WAL53326

Produced: 07/02/2024, 07:

Maranoa Planning Scheme 2017 Property Report

The following report has been automatically generated to provide a general indication of development related information applying to the site.

For more information and to determine if the mapping overlays are applicable, refer to the Maranoa Planning Scheme 2017. This report is not intended to replace the need for carrying out a detailed assessment of Council and State controls or the need to seek your own professional advice on any town planning laws and other controls that may impact on the existing or intended use of the site address mentioned in this report. For further information please contact Council's Planning Department on 1300 007 662.

Visit Council's website to apply for an official property search or certificate

Property Information

Property Address	102 Houston Road WALLUMBILLA
Lot Plan(s)	50WAL53326
Area	32.28ha
Tenure	

DA Tracker State Mapping



Selected Property | Easements | Parcel Boundaries

Maranoa Planning Scheme 2017

The table below provides a summary of the Zones and Overlays that apply to the selected property.

Zone	Applicable Zone	More Information
	Rural	Part 5: Tables of assessment Part 6: Zones Part 6.2.1: Rural zone code Schedule 2.3.10: Wallumbilla Zone Map

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Property Report - 50WAL53326

Produced: 07/02/2024, 07:

Maranoa Planning Scheme 2017

The table below provides a summary of the Zones and Overlays that apply to the selected property.

Agricultural Land Overlay Important agricultural areas Agricultural land classification - class A and B	**Applicable Precinct or Area** Northern Darling Downs/Injune (Darling Downs) A1/C1 : Crop land - broadacre and horticulture / Pasture land - sown pastures, and native pastures on high fertility soils	**More Information** Part 5: Tables of assessment Part 8.2.1: Agricultural land overlay code Agricultural land overlay code refers to the SPP Mapping
Biodiversity Overlay	**Applicable Precinct or Area** Regulated vegetation (category B) Regulated vegetation (intersecting a watercourse)	**More Information** Part 5: Tables of assessment Part 8.2.3: Biodiversity areas overlay code Biodiversity overlay code refers to the SPP Mapping
Flood Hazard Overlay	**Applicable Precinct or Area** Extreme High Low Significant	**More Information** Part 5: Tables of assessment Part 8.2.5: Flood hazard overlay code Schedule 2.5.8.8: Wallumbilla flood hazard map Flood Hazard Criteria Flood Hazard overlay code refers to the SPP Mapping

Council's flood hazard mapping shows data from flood modelling studies, not historical flood events.

The Flood Hazard Overlay displayed in this property report is based on a 1% Annual Exceedance Probability (AEP) event, which has been adopted as the Defined Flood Event (DFE). The Flood Hazard Overlay has been adopted in the Maranoa Planning Scheme and is intended for development purposes only.

Bushfire Hazard Overlay	**Applicable Precinct or Area** Medium Potential Bushfire Intensity Potential Impact Buffer	**More Information** Part 5: Tables of assessment Part 8.2.6: Bushfire hazard overlay code Bushfire Hazard overlay code refers to the SPP Mapping
Infrastructure Overlay	**Applicable Precinct or Area** Area within 25m of a State-controlled road	**More Information** Part 5: Tables of assessment Part 8.2.7: Infrastructure overlay code Infrastructure overlay code refers to the SPP Mapping Schedule 2.5.7.2: Infrastructure overlay (Electricity)

maranoa REGIONAL COUNCIL Property Report - 50WAL53326

Produced: 07/02/2024, 07:

Zone

Applicable Zone
Rural

More Information
- Part 5: Tables of assessment
- Part 6: Zones
- Part 6.2.1: Rural zone code
- Schedule 2.3.10: Wallumbilla Zone Map



Selected Property | Easements | Parcel Boundaries

Maranoa Planning Scheme Zones

Community Facilities	District Centre	General Residential	Industry
Major Centre	Principal Centre	Recreation and Open Space	Rural
Rural Residential	State Forest	Township	

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Property Report - 50WAL53326

Produced: 07/02/2024, 07:

Agricultural Land Overlay

Applicable Precinct or Area

Northern Darling Downs/Injune (Darling Downs)

A1/C1 : Crop land - broadacre and horticulture / Pasture land - sown pastures, and native pastures on high fertility soils

More Information

Part 5: Tables of assessment

Part 8.2.1: Agricultural land overlay code

Agricultural land overlay code refers to the SPP Mapping



Selected Property | Easements | Parcel Boundaries | Important agricultural areas

Agricultural land classification - class A and B

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Property Report - 50WAL53326

Produced: 07/02/2024, 07:

Biodiversity Overlay

Applicable Precinct or Area

Regulated vegetation (category B)

Regulated vegetation (intersecting a watercourse)

More Information

Part 5: Tables of assessment

Part 8.2.3: Biodiversity areas overlay code

Biodiversity overlay code refers to the SPP Mapping



Selected Property | Easements | Parcel Boundaries | Protected areas (estate) | Protected areas (nature refuge)

Wildlife habitat | Regulated vegetation (category B) | Regulated vegetation (wetland)

Regulated vegetation (intersecting a watercourse) | High ecological significance wetlands | High ecological value waters (wetland)

High ecological value waters (watercourse)

maranoa REGIONAL COUNCIL Property Report - 50WAL53326

Produced: 07/02/2024, 07:

Flood Hazard Overlay

Applicable Precinct or Area

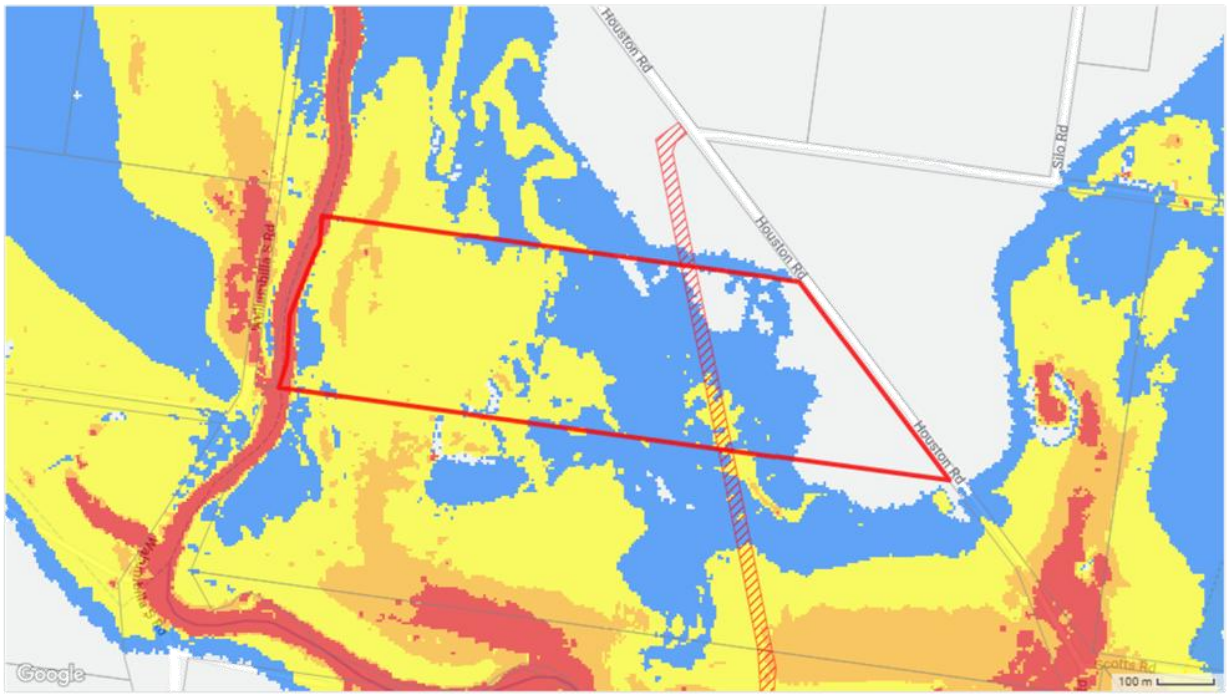
Extreme
High
Low
Significant

More Information

- Part 5: Tables of assessment
- Part 8.2.5: Flood hazard overlay code
- Schedule 2.5.8.8: Wallumbilla flood hazard map
- Flood Hazard Criteria
- Flood Hazard overlay code refers to the SPP Mapping

Council's flood hazard mapping shows data from flood modelling studies, not historical flood events.

The Flood Hazard Overlay displayed in this property report is based on a 1% Annual Exceedance Probability (AEP) event, which has been adopted as the Defined Flood Event (DFE). The Flood Hazard Overlay has been adopted in the Maranoa Planning Scheme and is intended for development purposes only.



Selected Property
Easements
Parcel Boundaries

Hazard Categories

Extreme High Significant Low

Flood hazard area - Level 1 - Queensland floodplain assessment overlay

maranoa REGIONAL COUNCIL Property Report - 50WAL53326

Produced: 07/02/2024, 07:

Bushfire Hazard Overlay

Applicable Precinct or Area
Medium Potential Bushfire Intensity
Potential Impact Buffer

More Information
Part 5: Tables of assessment
Part 8.2.6: Bushfire hazard overlay code
Bushfire Hazard overlay code refers to the SPP Mapping



Selected Property
Easements
Parcel Boundaries

Bushfire prone areas
Very High Potential Bushfire Intensity
High Potential Bushfire Intensity
Medium Potential Bushfire Intensity
Potential Impact Buffer

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Property Report - 50WAL53326

Produced: 07/02/2024, 07:

Infrastructure Overlay

Applicable Precinct or Area
Area within 25m of a State-controlled road

More Information
- Part 5: Tables of assessment
- Part 8.2.7: Infrastructure overlay code
- Infrastructure overlay code refers to the SPP Mapping
- Schedule 2.5.7.2: Infrastructure overlay (Electricity)



Selected Property | Easements | Parcel Boundaries | 66 kV Transmission Line | 132 kV Transmission Line

Area within 100m of a State-controlled road intersection | State-controlled road | Area within 25m of a State-controlled road

Railway corridor | Area within 25m of a railway corridor | Powerlink Corridor | Substation | Powerlink Substation Property

Disclaimer

This report is not a substitute for a Planning and Development Certificate and should not be relied upon where the reliance may result in loss, damage or injury. While every effort is taken to ensure the information in this report is accurate and up to date, Maranoa Regional Council makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs that may occur as a result of the report being inaccurate or incomplete in any way or for any reason. This report is not intended to replace the need for carrying out a detailed assessment of Council and State controls, or the need to seek your own professional advice on any town planning laws and other controls that may impact on the existing or intended use of the site address mentioned in this report. Data must not be used for direct marketing or be used in breach of privacy laws.

For further information please contact Council Planning Department on 1300 007 662.

Visit Council's website for an official property search or certificate.

RA9-N

Queensland Government

SARA reference: 2410-43173 SRA
Council reference: 2024/21278
Applicant reference: 600171

5 March 2025

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

Attention: Kate Swepson

Dear Sir / Madam

SARA referral agency response—102 Houston Road, Wallumbilla—Transport Depot

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 4 February 2025.

Response

Outcome:	Referral agency response - No requirements Under section 56(1)(a) of the *Planning Act 2016*, SARA advises it has no requirements relating to the application.
Date of response:	5 March 2025
Reasons:	The reasons for the referral agency response are in **Attachment 1**

Development details

Description:	Development permit	Material change of use for Transport Depot (including ancillary workshop)
SARA role:	Referral agency	
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 (10.9.4.2.4.1) (Planning Regulation 2017) Development application for a material change of use within 25m of a state-controlled road	

Far North Queensland regional office
Ground Floor, Cnr Grafton and Hartley Street, Cairns
PO Box 2358, Cairns QLD 4870

SARA reference:	2410-43173 SRA
Assessment manager:	Maranoa Regional Council
Street address:	102 Houston Road, Wallumbilla
Real property description:	50WAL53326
Applicant name:	Origin Construction Group C/- Murray & Associates (QLD) Pty Ltd
Applicant contact details:	PO Box 246 Nambour QLD 4560 christopher@mursurv.com
Human Rights Act 2019 considerations:	A consideration of the 23 fundamental human rights protected under the *Human Rights Act 2019* has been undertaken as part of this decision. It has been determined that this decision does not limit human rights.

Representations

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 (s. 30 Development Assessment Rules).

Copies of the relevant provisions are in **Attachment 2**.

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

For further information please contact Tony Croke, Principal Planner, on 40373205 or via email CairnsSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Nastassja Lazarus
Manager (Planning)

cc Origin Construction Group C/- Murray & Associates (QLD) Pty Ltd, christopher@mursurv.com

enc
Attachment 1 - Reasons for referral agency response
Attachment 2 - Representations about a referral agency response provisions

2410-43173 SRA

Attachment 1—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for SARA's decision are:

- is unlikely to create a safety hazard for users of the state-controlled road
- does not compromise the structural integrity of the state-controlled road
- does not result in a worsening of the physical condition or operating performance of the state-controlled road
- does not compromise the state's ability to maintain and operate state-controlled roads or, or significantly increase the cost to maintain and operate state-controlled roads
- is unlikely to compromise the safety, function, and efficiency of the state-controlled road, or the state-controlled road network.
- Stormwater resulting from the proposed development is unlikely to adversely impact the state-controlled road.

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP, version 3.1, as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- State Planning Policy mapping system
- Section 58 of the *Human Rights Act 2019*

2410-43173 SRA

Attachment 2— Representations about a referral agency response provisions

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PLANNING & BUILDING DEVELOPMENT REPORT

Meeting: Ordinary 14 August 2025 **Date:** 30 July 2025

Item Number: 14.5 **File Number:** D25/75586

SUBJECT HEADING: Development Application Material Change of Use "Undefined Use" (Micro Distillery)- 120-122 Alice Street, Mitchell (Ref:2025/21452)

Classification: Open Access

Officer's Title: Planning Officer

Executive Summary:
Mathew Polizzi trading as Croozen Pty Ltd has submitted a development application for a Material Change of Use - "Undefined Use" (Micro Distillery). The proposal is located at 120-122 Alice Street, Mitchell, properly described as Lot 1 on RP93769. 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 ('Planning Act') and any relevant matters prescribed by regulation.

Public Notification about the application was carried out in accordance with Part 4 of the Development Assessment Rules ('DA Rules') and for a period of 15 Business Days. There were no submissions received during this period.

The procedural requirements set out by DA Rules enable Council to make a decision on this application have been fulfilled. The development application is generally consistent with the assessment benchmarks provided by the Planning Act and the Maranoa Planning Scheme; and can be otherwise conditioned to achieve compliance.

Officer's Recommendation:
The development application for a Material Change of Use - "Undefined Use" (Micro Distillery) located at 120-122 Alice Street, Mitchell, properly described as Lot 1 on RP93769, be approved subject to the listed conditions and general advice.

Development details

1. The approved development is a Material Change of Use - "Undefined Use" (Micro Distillery) as shown on the approved plans.

Compliance inspection

2. 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.

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3. Prior to the commencement of use, 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
	Site Plan	

Development works

5. 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.

6. 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).

7. 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.

Applicable standards

8. 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

9. 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

10. 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.

11. 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.

12. 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.

13. 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.

14. Unless otherwise approved in writing by the Council, approved hours of construction (including the establishment of shipping containers on the site) 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.

15. 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

16. All mechanical equipment (including air conditioners and the like) and rainwater tanks are to be screened from the adjoining roadway and nearby properties.

Building Siting

17. All shipping containers are to be located a minimum distance of 1.5 metres from any property boundary.

Refuse storage and collection

18. Bulk refuse storage and collection facilities must be provided on-site. The bulk refuse storage container/s shall be screened from the street and adjoining properties and retain reasonable standards of amenity for users of the premises and surrounding properties.

19. Convenient access to the bulk refuse storage areas must be provided at all times for service vehicles.

20. Refuse collection from the site must not occur before 7:00am or after 6:00 pm, or on Sundays or public holidays.

Access and Carparking

21. Vehicle access to and from the development site is to be provided via the existing vehicle crossover from Alice Street, generally in the location shown on approved drawing 'Site Plan'. Any alterations to the existing crossover are to be 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.

22. 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.

23. The landowner is responsible for the construction and maintenance of vehicle crossovers from the property boundary to the external road network, and for obtaining any approvals that may be required and for complying with the applicable designs and standards.

24. A minimum of two car parking spaces are to be provided onsite. Parking spaces for persons with disabilities (PWD) are to be provided in accordance with the National Construction Code.

25. 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.

26. 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.

27. 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.

28. Vehicle movements within the site are to be clear of proposed parking areas, buildings, and landscape treatments.

29. Vehicle parking bays must not encroach into swept paths for vehicle movements.

30. Vehicles accessing the site and designated onsite parking areas must be able 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 not encroach onto the adjacent roadway.

31. All parking and manoeuvring areas are to be constructed of an all weather dust suppressive gravel surface (minimum standard).

Services

32. 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.

33. 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.

34. 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.

    Note: Any damage caused to Council's sewer infrastructure due to the progression of works or as a result of the approved use shall be rectified at the landowner's expense.

35. 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.

36. 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.

37. All services installation, including sewer, water, electricity and 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 where such designs exist (iv) the Capricorn Municipal Development 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.

38. 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.

Construction Activities and Erosion Control

39. During the course of any construction activities, soil erosion and sediment must be managed in accordance with CMDG Design Guidelines D-7 'Erosion Control and Stormwater Management'.

40. 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 during the course of an construction activities, then such works shall be at no cost to Council. Such works shall be undertaken immediately.

Landscaping

41. Landscaping areas are to be provided onsite with a minimum width of 2 metres along the Western property boundary and must not interfere with sight lines at access driveways for vehicle traffic.

    Note: Refer to Planning Scheme Policy SC6.2 – Landscaping for Council's preferred species list.

42. All landscaping works are to be completed prior to the commencement of the approved use.

43. 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.

44. 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.

45. Site landscaping must not interfere with electrical infrastructure nor restrict maintenance access to any onsite infrastructure, public utility or easement.

Outdoor Areas

46. Outdoor storage areas are to be maintained in a clean, organised and tidy state and shall not detract from the overall appearance or amenity of the area.

Advertising signage

47. 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.

48. 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.

Stormwater and drainage

49. Stormwater from the development is to be collected internally within the site and discharged so as to:
    a) protect the stability of buildings and the use of adjacent land;
    b) prevent water-logging of nearby land;
    c) protect and maintain environmental values; and
    d) must not be discharged to adjoining properties.

50. 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.

Safe storage of equipment and materials

51. Any material and goods with the potential to cause harm by way of floating debris or potential contamination of waterways during a flood event must be stored in flood proof containers, adequately secured or located safely above the defined flood event (DFE) level. Any material or machinery with the potential to cause harm or contamination that is not located above the DFE or in flood proofed containers shall be stored in such a manner as to be easily accessed and relocated off-site ahead of a minor or major flood event.

Emergency events

52. A Flood Management Plan shall be prepared addressing all activities conducted on the site and persons involved in the operation of the site, prior to the commencement of the use having regard to the site characteristics and management procedures in the event of flood.

Building design

53. New building work (including shipping containers) must be designed, constructed, connected and anchored so that, in the event of a flood up to the DFE (as a minimum) it-
    a) Resists flotation, collapse or significant permanent movements, resulting from –
        i. hydrostatic action
        ii. hydrodynamic action;
        iii. erosion and scouring;
        iv. wind; and
        v. any other action; and
        vi. safeguards occupants and other people against illness and injury caused by flood water affecting the building.

54. Building materials and surface treatments used under the DFE level must be resistant to water damage and must not include wall cavities that would collect water and sediment during a flood event.

Operating hours

55. Operating hours are restricted to 7:00am to 8:00pm Monday to Friday and 8:00am to 5:00pm on Saturdays. The development is not permitted to operate on Sundays or Public Holidays.

Delivery of goods

56. Loading and unloading of goods must not occur outside the hours of 7:00am to 6:00pm Monday to Friday and 8:00am to 5:00pm on Saturdays. No loading or unloading shall occur on Sundays or Public Holidays.

57. The delivery, loading and unloading of goods to the site must be undertaken within the subject site and must not occur on adjoining properties or roads.

No cost to Council

58. Services and infrastructure required in connection with the establishment of the approved development must be provided at the developer's cost.

59. 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.

Rates and Charges

60. All rates and charges of any description and all arrears of such rates and charges, together with interest outstanding thereon, on the land, due to Council shall be paid prior to the commencement of use.

Latest versions

61. 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 time the first operational works or compliance approval is lodged with the assessment manager or approval agency for those types of works to be performed or approved, unless a regulation or law requires otherwise.

Application documentation

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

GENERAL ADVICE

a) 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) Under the Planning Scheme –

Undefined Use: *Does not meet the descriptions listed in the categories of development and assessment.*

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) The land use rating category may change upon commencement of any new use on the approved lot(s). Council's current Revenue Statement, which includes the minimum general rate levy for the approved use/s, can be viewed on the Council Website: www.maranoa.qld.gov.au.

g) 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.

h) 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.

i) An operational works application will be required to be submitted to and approved by Council for any cut and/or filling works that exceed $50m^3$.

j) All persons involved in the development, 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*.

k) Refer to attached Adopted Infrastructure Charges Notice for infrastructure charges levied for the approved development.

l) In completing an assessment of the proposed development, Council has relied on the information submitted in support of the development application as true and correct. Any change to the approved plans and documents may require a new or changed development approval. It is recommended to contact Council for advice in the event of any potential change in circumstances.

Context*:*

The determination of the Impact Assessable Applications is generally made by Council Resolution.

Background*:*

Proposal

The application is a Development Permit for a Material Change of Use- "Undefined Use" (Micro Distillery). Proposing a change of use for the historic bakery portion of the structure, the building is to retain the original caretaker's accommodation component. Vats and Stills as part of the Mirco Distillery are to be stored within the other half of the building (original bakery portion), with the applicant intending to store and sell low quantities of alcohol onsite, a shop front also included within configuration of the main building. Additionally, the site is to contain four (4) shipping containers, a water tank, three (3) Industrial Bulk Containers (IBC) and all other existing structures that are lawfully approved onsite. The proposed site plan is included as Figure 1.

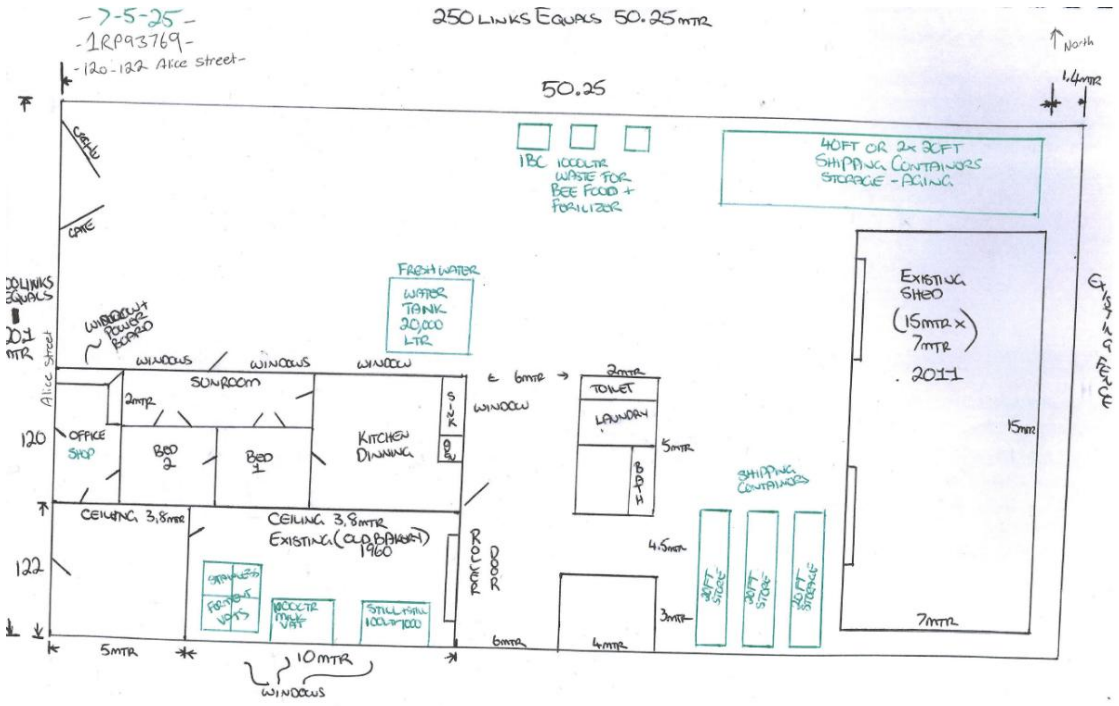


Figure 1: *Proposed Site Plan* ***(Source:*** *Application Documents)*

Additional details about the proposal, including the full assessment of the application against the applicable assessment benchmarks prescribed are provided in the Supporting Documents.

Options Considered:

N/A

Recommendation:

The proposed development is generally consistent with the assessment benchmarks. Any potential impact can be appropriately managed by conditions of development and to achieve compliance to the greatest extent possible. Any residual inconsistency with the assessment benchmarks needs to be considered in light of the various relevant matters including:

- The proposed development maintains the character of the existing structure on the site with no alterations proposed to the existing structure.

- The proposed development helps to promote a new business type within the Mitchell Region, supporting economic growth and future prosperity of the town.

- The proposed development is intended to have no impact the flood hazard category of the area due to minimal structures being added to the site and the lower flood hazard categorisation.

Risks:

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 and must not be used to inform Council's decision on any planning matter.

Policy and Legislative Compliance:

The proposal constitutes a Material Change of Use as defined in the Planning Act 2016 as *"the intensification of an existing use of the premises".*

The proposed development is identified as a "Undefined Use" in the *Maranoa Planning Scheme 2017* (the 'Planning Scheme')

Undefined Use: *Does not meet the descriptions listed in the categories of development and assessment.*

The development application is 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 impact assessment must also have regard to any other relevant matter, other than a person's personal circumstances, financial or otherwise, including any properly made submissions about the application.

In accordance with Section 60 of the *Planning Act 2016,* after carrying out 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.

A full assessment of the development application against the relevant assessment benchmarks is provided as an attachment to this report.

Budget / Funding*:*

N/A-The project is a private development that will be funded by an external party. The costs of fulfilling any development approval obligations, financial or otherwise, remain the sole responsibility of the applicant/landowner. There is potential for council to incur costs only in the event that its decision regarding the application is appealed to the Court.

Timelines / Deadlines*:*

Timelines
Commencement of the use is to occur within 6 years of the issue of the development permit, otherwise the approval lapses.

Deadlines
The applicant submitted the Notice of Compliance for Public Notification on 16 July 2025.

In accordance with the Development Assessment Rules, Council's Decision-Making Period ends on 3 September 2025.

Consultation*:*

Public Notification

The development application was publicly notified between 23 June 2025 and 15 July 2025. The applicant published a notice in the Maranoa Today on 29 June 2025, placed a notice on the frontage of the site on 23 June 2025 and notified the adjoining landowners on 16 June 2025.

In accordance with the development assessment rules, the applicant has complied with the requirements for public notification.

No submissions were made in relation to the development application.

Acronyms:

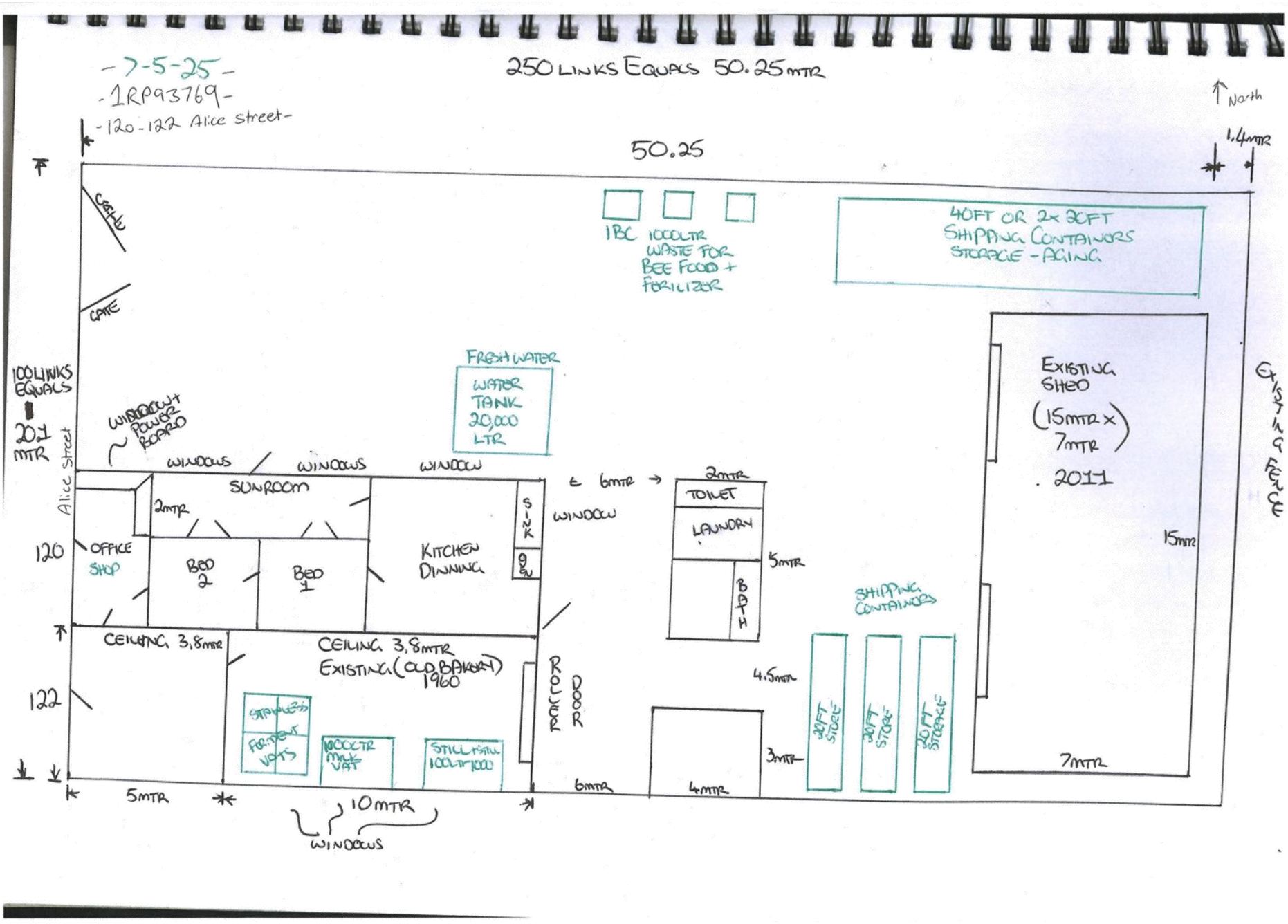
Acronym	Description
N/A	

Link to Corporate Plan:
Corporate Plan 2023-2028
Corporate Plan Pillar 2: Environment
2.2 Sustainable urban & regional planning

Supporting Documentation:

1⇩	Site Plan	D25/54738
2⇩	Planning Assessment Report	D25/77714

Report authorised by:
Manager - Regional Planning & Building Development
Director - Regional Development, Environment & Planning


-7-5-25-
-1RP93769-
-120-122 Alice street-
250 LINKS EQUALS 50.25 MTR
North
50.25
1.4MTR
GATE
GATE
IBC 1000LTR WASTE FOR BEE FOOD + FERTILIZER
40FT OR 2x 20FT SHIPPING CONTAINERS STORAGE - AGING
100 LINKS EQUALS 20.1 MTR
Alice Street
WINDOW + POWER BOARD
FRESH WATER WATER TANK 20,000 LTR
EXISTING SHED (15MTR x 7MTR) 2011
EXISTING FENCE
WINDOWS
WINDOWS
WINDOW
SUNROOM
2MTR
OFFICE SHOP
BED 2
BED 1
KITCHEN DINNING
SINK
STOVE
WINDOW
6MTR
2MTR
TOILET
LAUNDRY
BATH
5MTR
15MTR
SHIPPING CONTAINERS
120
122
CEILING 3.8MTR
CEILING 3.8MTR
EXISTING (OLD BAKERY) 1960
ROLLER DOOR
4.5MTR
3MTR
6MTR
4MTR
20FT STORE
20FT STORE
20FT STORAGE
7MTR
5MTR
10MTR
WINDOWS
STAINLESS
FERMENT VATS
1000LTR MALT VAT
STILL 1000LTR

Planning Assessment Report-2025/21452

Application Number:	2025/21452
Proposal:	Material Change of Use – "Undefined Use" (Micro Distillery)
Applicant:	Mathew Polizzi
Street Address:	120-122 Alice Street
Real Property Description:	Lot 1 on RP93769
Officer	Planning Officer

Proposed Land Use

Mathew Polizzi trading as Croozen Pty Ltd, has submitted an application proposing to repurpose the historic bakery at 120-122 Alice street, Mitchell. Located in the Mitchell Town Centre the development retains the existing caretaker's accommodation component of the existing structure and aims to use the historic bakery space as a Micro Distillery. The subject premises is properly described as Lot 1 on RP93769.

Details of Proposed Development

The application is a Development Permit for a Material Change of Use- "Undefined Use" (Micro Distillery). Proposing to repurpose half of the existing internal configuration, the building is to retain the caretaker's accommodation component while the historic bakery portion of the structure is to be repurposed to store Vats and Stills as part of the Mirco Distillery. The applicant intends to produce and store low quantities of alcohol onsite, with the Micro Distillery not including the ability for the produce to be consumed onsite. To store the produce, four (4) shipping containers are proposed to be established on site as per the below site plan.

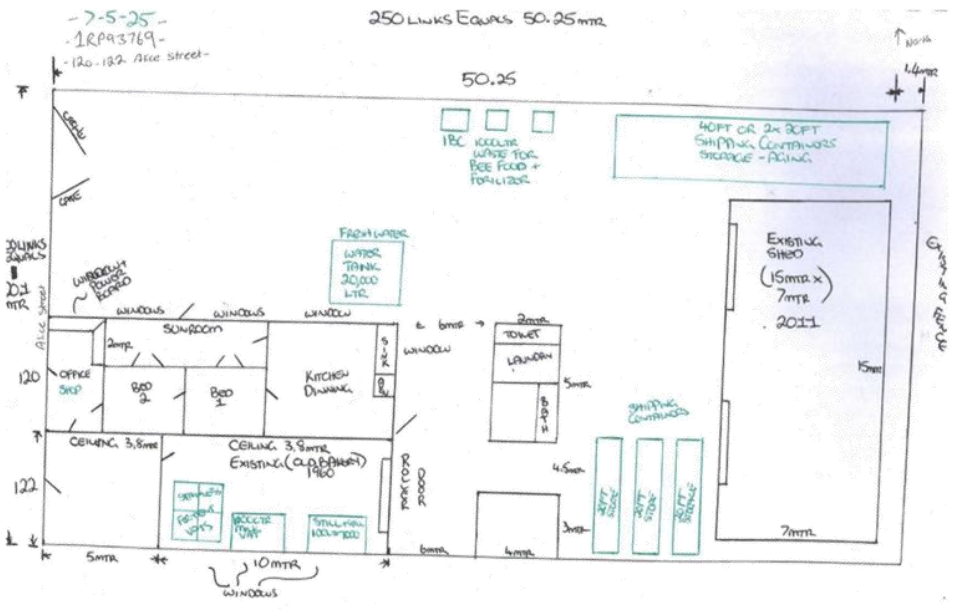


Figure 1: *Proposed Site Plan* ***(Source:*** *Application Documents)*

Characteristics of the Site

Located on the northeastern side of the Mitchell Town Centre, the development site is a regular shaped allotment with relatively flat topography. The lot currently features a preestablished commercial building and sheds onsite, with the site historically hosting a Bakery and associated caretakers' accommodation/amenities. At the present time the site has no active commercial use operating from the lot.

Located within the Major Centre Zone of the Maranoa Planning Scheme 2017, the site can be generally described as:

- Having a total site area of 1012m^2
- Having eastern frontage and access off Alice Street
- Being identified as a Low & Significant Flood Hazard area
- Adjoining the General Residential Zone



Figure 2: *Zoning* ***(Source:*** *Spectrum Spatial)*

Public Notification

Due to the application being a "Undefined Use" (Micro Distillery) which is a non-specified use within Table 5.5.5 of the Maranoa Planning Scheme 2017, the application is impact assessable and therefore requires public notification.

The applicant met all requirements of the public notification period and no submissions were received in relation to the development.

Assessment Benchmarks against The Planning Scheme

The proposal constitutes a Material Change of Use, defined in the Planning Act 2016 as *"a material increase in intensity or scale of the use of the premises".*

The site is located in the Major Centre Zone, where a Micro Distillery is classified as an undefined use and is subsequently an Impact Assessable Development.

In accordance with section 45 of the *Planning Act 2016,* an impact assessment 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 person's personal circumstance, financial or otherwise.

Assessment Benchmarks

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 decide whether to approve or refuse this development application in accordance with Section 60 of the Planning Act 2016.

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 Maranoa Planning Scheme appropriately integrates all relevant aspects of the Darling Downs Regional Plan. Despite this, the Planning Regulation 2017 requires that Impact assessable applications be assessed against the relevant regional plan (irrespective of whether the planning scheme appropriately reflects the regional plan).

The subject site is located within the Mitchell Priority Living Area (PLA). The proposed development is not a resource related development and maintains the liveability of the Mitchell town centre. The proposal is not considered to conflict with the outcomes of the Regional Plan.

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 is not required.

The Maranoa Planning Scheme 2017

- Part 3 Strategic Framework
- Part 5 Tables of Assessment
- Part 6 Zone

- 6.2.6 Major Centre Zone
- Part 8 Overlays
  - 8.2.5 Flood Hazard Overlay

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.

An assessment of the proposed development against the strategic themes of the Planning Scheme is provided in the table below:

Theme	Response
Liveable Communities and Housing	The proposed development provides a new use within an abandoned commercial premises with the Mitchell Town Centre. The proposal supports the role of Mitchell as a Major Centre within the region. Maintaining the caretaker's accommodation component while repurposing the commercial component of the existing structure, is considered to be an efficient use of land within the Major Centre Zone.
Economic Growth	The proposed development reflects economic growth within the Mitchell Region. Providing a new use to the otherwise unused commercial space, the development aims to rejuvenate the site and support vibrancy and sustainability within the town centre.
Environment and Heritage	The site is not identified as having local heritage importance or mapped as containing areas of environmental significance.
Hazards and Safety	While the development type is not classified as a usual business type, having regard to the historic use onsite as well as the small scale nature of the proposed use (low amount of product proposed to be created and stored) the use is considered to be appropriately located within the Major Centre Zone. The development includes minimal GFA expansion in the form of additional storage being added to the site, and therefore the use is not expected to generate emissions that would impact surrounding land uses. Minimal expansion to the site infrastructure is also expected to have minimal impact on the existing low flood hazard category and appropriate conditions will be applied to ensure appropriate measures are taken regarding the flood hazard rating.
Infrastructure	The proposed development aims to rejuvenate an existing commercial site within the Mitchell Town Centre that has remained vacant for multiple years. The subject site is currently connected to Council's infrastructure, with the proposed use having minimal impact to existing infrastructure. If approved, appropriate infrastructure chargers will be applied to ensure the future of Mitchell's infrastructure can be maintained.

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

The purpose of the Major centre zone is to:

(a) provide for a mix of uses and activities including concentrations of higher-order, retail, commercial, offices, administrative and health services, community, cultural and entertainment facilities and other uses capable of servicing a subregion in the planning scheme area;

(b) ensure the commercial and retail development of an area is efficiently and effectively concentrated in the major centre. This area is to maintain a vibrant retail and commercial feel with the potential of mixed-use redevelopment to ensure the long-term commercial viability of the zone; and,

(c) preserve the heritage character of the main street, including shaded footpaths and street trees.

(d) ensure that development maintains the integrity and water quality of the Murray Darling Basin Catchment.

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

(a) a broad range and higher-order retail, commercial, administrative, community, cultural, compatible employment opportunities and entertainment activities are provided;

(b) residential development, short-term accommodation and tourist accommodation is provided at an appropriate scale and integrates with and enhances the fabric of the centre;

(c) where appropriate, service industries may be located in the zone;

(d) development provides a high level of amenity and is reflective of the surrounding character of the area; and,

(e) natural features are retained, enhanced and buffered from the impacts of adjacent uses and any unavoidable impacts are minimised.

The proposed development complies with the Major Centre Zone Code due to;

- The proposed development maintains the character of the existing structure with no alterations proposed to the existing structure
- The proposed development helps to promote a new business type within the Mitchell Region, supporting economic growth and future prosperity of the town.
- The proposed development is not expected to worsen the effects of a flood event on or surrounding the site due to minimal additional structures being added.

6.2.6 Major Centre Zone Code

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
PLANNING		
Use, density and built form		
PO 1 Scale Development is at a scale that reflects the role of the Major centre zone areas as major activity centres for the region.		**Complies** The proposed development brings a unique use to the Mitchell Town Centre helping to reflect the role of the Major Centre area as a Major Activity Centre for the region.
PO 2 Location Activities located within the major centres contribute to fulfilling the business, community and entertainment needs of their surrounding areas. Uses other than *Business, Community and Entertainment activities* are located so as: (a) not to prejudice the consolidation of like non-commercial uses in other more appropriate areas; (b) to be co-located with other non- commercial uses wherever possible; and (c) to not impact adversely on the function and character of the zone. Note: Non-commercial uses are any uses that are not business, community, entertainment or mixed use activities.		**Complies** The proposed development allows a preexisting commercial space to have a new business use. While the product cannot be consumed on the premises, the intercompany sales proposal will help to provide an activity within the Major Centre that can contribute to supporting surrounding businesses' economic needs.
PO 3 Density and site coverage The density of uses in the Major centre zone does not impact adversely on the commercial amenity of adjoining General residential zone areas. The site area available for mixed use (*Accommodation activities* in combination with other activities) is sufficient to allow for a high standard of residential amenity for those activities.	***For mixed use activities:*** **AO 3.1** The site has a minimum area of 800 m^2. Note: Mixed use activities are a combination of business, community or entertainment activities co-located with accommodation activities.	**Complies** The total site area of the development lot is 1012m^2 The proposed use will operate similarly to the former use in that it involves a commercial activity and associated caretaker's residence.
PO 4 Setbacks Side and rear building setbacks: (a) enhance the appearance and commercial character of the centre's streets;		**Complies** The development includes all original structures on site, with added shipping containers for storage and preservation of goods. The shipping containers

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
(b) provide for adequate daylight for habitable rooms and open space areas on and adjoining the site; and (c) minimise overshadowing and overlooking of adjoining residential premises; and (d) provide adequate separation and buffering between residential and non-residential premises.		proposed on site are located behind the existing building hidden from view of the street and not causing overshadowing concerns to adjoining lots.
PO 5 Height The height of buildings is compatible with, and complementary to, the existing character of the Major centre zone and does not unduly reduce privacy on adjoining land.		**Complies** The development includes the use of original structures with no alteration to the existing height of the building, the proposed shipping containers will maintain the complementary height and will not reduce privacy to adjoining lots.
Amenity		
Advertising signage – refer to the Operational works advertising devices code		
PO 6 General amenity The operation of *Business and Community activities* are not unduly detrimentally affected by the proximity of *dwellings*.	**AO 6.1** *Business and community activities* maintain a level of impact on the immediate area comparable to a normal expectation for that use, even where adjacent to accommodation uses. **AO 6.2** *Centre and entertainment activities* preserve residential amenity within and surrounding the Major centre zone outside of operating hours.	**AO 6.1 Complies** The development provides a unique business type for the area; however, all related activities are contained within the lot and the level of impact on the immediate area is comparable to a normal expectation for the site. **AO 6.2 Not Applicable** The development is to be a business activity.
PO 7 Building appearance Buildings are designed to a high aesthetic standard. Service spaces and facilities are designed and sited in an unobtrusive and convenient manner.	**AO 7.1** Mechanical equipment and water tanks, material or equipment storage areas, and areas where work takes place are located or screened so as not to be visible from the road or public open space. Note: Mechanical equipment includes air conditioners and other plant equipment. It does not include solar panels for electricity generation or water heating and does not include antennas.	**Complies** The development includes the use of all original structures, with proposed shipping containers used for storage located behind the existing building hidden from the road and public open space.
PO 8 Outbuildings and ancillary storage Outbuildings and other ancillary	**AO 8.1** The size of outbuildings is restricted to structures a	**AO 8.1 Complies** The development includes the use of shipping containers that

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
storage structures shall not compromise the amenity of the Major centre zone.	maximum of 4.2 m in height. **AO 8.2** A maximum of one shipping container used for storage that is incidental to the primary land use is permitted at the premises. **AO 8.3** The use of a shipping container for storage that is incidental to the primary land use is permitted only in circumstances where the shipping container: (a) is located behind the principal building and is screened from any road frontage and/or adjoining property through the use of landscaping, fencing or other suitable screening structures (ie. lattice); (b) includes a stormwater discharge system in accordance with the *Building Code of Australia* and Council requirements to prevent rainwater ponding on the roof or nuisance to adjoining properties; (c) does not exceed 3 m in height and a total length of 12 m; (d) is uniform in colour and compliments the principal building to which it is ancillary; (e) is in good repair with no visual rust marks; (f) is not used as fencing or screening; (g) is not used as an advertising device; (h) is not used for human habitation; (i) does not contain any sanitary facilities; and (j) is not located within 250 m of a heritage or character building.	are below the 4.2m height, no alterations are proposed for the existing outbuilding on site. **AO 8.2 Alternative Solution** The development proposes the addition of five (5) 20FT containers to the site. As all containers are to be positioned at the rear of the site hidden from the road and public view, as well as proposed for the storage and preservation of goods produced on site. The five (5) shipping containers onsite is an accepted noncompliance based on their positioning within the site and intended use. **AO 8.3 Conditioned to Comply** The development includes the use of shipping containers. Conditions will be applied to ensure the all containers meet requirements listed as a-j.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	Note: Outbuildings include any form of shipping container, railway carriage, pre-fabricated building or the like, that is used for storage that is ancillary to the primary land use.	
PO 9 Existing character The design of development recognises and responds to the surrounding commercial character of the centre. Buildings within the towns' centre with notable character and history are preserved in order to maintain a valued historical lineage as the towns continue to grow. Note: The existing character of the street will be enhanced through the provision of buildings that complement existing buildings, and that incorporate awnings providing shade and comfort to pedestrians.	**AO 9.1** The development reflects the predominant elements of the surrounding urban area, including the positioning of buildings on their site, and the general form and materials of the surrounding buildings. Note: Where it is proposed that the development will substantially deviate from the predominant surrounding urban fabric, sufficient justification shall be given to explain the deviation. The Heritage and character policy give guidelines for integrating new development into the existing streetscape and surroundings.	**Complies** The development includes the use of all original structures keeping the predominant elements of the surrounding urban area. Additional shipping containers proposed for the site are to be located behind the existing building with no impact on the existing character.
PO 10 Pedestrian Comfort Development is to provide for the comfort and varying physical abilities of all people visiting, working or residing in the Major centre zone. Note: The existing character of the street will be enhanced through the provision of buildings that complement existing buildings, and that provides shade and comfort for pedestrians.	**AO 10.1** All commercial buildings are to have an awning: (a) spanning the width of the entry to the building; and (b) providing a significant sheltered area at the front of the building which will protect pedestrians from the weather. **AO 10.2** Commercial buildings have provision for parking bicycles adjacent to the street. **AO 10.3** All buildings must provide disabled access from the principal street frontage without interfering with existing footpath levels. **AO 10.4** Footpaths are provided for the length of the property frontage. Note: Commercial buildings provide space for business, centre, community, or entertainment activities.	**AO 10.1 Complies** The development includes the use of the existing building that features an existing awning. **AO 10.2 Alternative Solution** The development includes the use of all existing structures, due to the historic nature of the existing buildings and the existing site layout, there is no space to offer bicycle parking, as per reasons listed above offering no bicycle parking is an accepted noncompliance. **AO 10.3 Alternative solution** The proposed development does not involve any new buildings, except shipping containers for the storage of goods. The existing commercial building that is to be reused, provides access at ground level. **AO 10.4 Complies** The development involves the repurpose and reuse of a brownfield site with a pre-

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
		established footpath provided the length of the property frontage.
PO 11 Active frontage Active frontages provide interest and assist in the maintenance and development of the town's centre as a social space.	**AO 11.1** Each lot has direct pedestrian access to the primary frontage.	**Complies** The development involves the repurpose and reuse of a brownfield site with pre-established pedestrian access to Alice Street.
PO 12 Streetscape Buildings and structures within the major centre streets contribute to the development of visually vibrant town centres that incorporate a range of architectural styles that cumulatively reflect the towns' long and proud history.		**Complies** The development includes the use of all existing buildings onsite, resulting in no impact on the existing streetscape within the Major centre.
PO 13 Cultural heritage The physical integrity and significance of cultural heritage discovered during development is retained. Note: Cultural heritage refers to indigenous and non- indigenous cultural heritage.	**AO 13.1** Protection of cultural heritage is achieved by demonstrated agreement with the appropriate aboriginal or cultural heritage body responsible for the care of that heritage.	**Not Applicable** The site is not identified as heritage listed. No cultural heritage items have been notified as being found onsite. The landowner has ongoing duty of care under the *Aboriginal Cultural Heritage Act 2003* to protect any identified cultural heritage matters.
Landscaping and fencing		
Landscaping – refer to the Operational works landscaping code		
PO 14 Landscaping Street trees and landscaping at the site shall: (a) contribute positively to the built form and the street; (b) be visually pleasing and create an attractive environment; (c) be located to take account of the direction of the breezes and sun; (d) be located to give privacy and buffering from or for any incompatible uses, (e) be located to avoid interference with electricity lines and other infrastructure; and (f) maintain sightlines at	Note: Refer to *SC6.2 Planning scheme policy – Landscaping* for guidance on designing and establishing landscape works. Note: Landscape works within, or directly adjacent to, a state-controlled road corridor require approval from Department of Transport and Main Roads in accordance with the *Transport Infrastructure Act 1994 and Transport* and the Department of Main Roads *Road Landscape Manual.*	**Conditioned to Comply** Conditions will be applied to ensure landscaping is added between the existing building and the gate onsite to provide greenery to the lot.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
intersections for traffic.		
PO 15 Fencing Where adjoining *Accommodation activities*, fencing provides separation for privacy.	**AO 15.1** Sites for *Business, Community and Entertainment activities* that adjoin land that is proposed to be used or is already used, for *Accommodation activities* is to be fenced along the common boundaries; and **AO 15.2** The constructed fence is to consist of a 1.8 m high solid structure.	**AO 15.1 Complies** The development site is a pre-established lot with fencing included along all boundaries. **AO 15.2 Complies** The development site is a pre-established lot with adequate fencing included along all boundaries
Avoiding nuisance		
PO 16 Operating Hours Development is operated in a manner that ensures the local amenity is protected.	**AO 16.1** Where adjoining sensitive land uses, operating hours are between the hours of 7.00 am and 8.00 pm. Note: Sensitive land uses are defined in the State Planning Policy.	**Conditioned to Comply** Conditions will be applied to ensure operating hours are between 7:00am and 8:00pm.
PO 17 Delivery of Goods The loading and unloading of goods occur at the appropriate times to protect the amenity of the area and surrounding areas.	**AO 17.1** Where adjoining sensitive land uses, loading and unloading of goods occur: • 7:00 am to 6:00 pm Monday to Friday, • 8:00 am to 5:00 pm Saturday **AO 17.2** No loading or unloading occurs on Sundays or Public Holidays. Note: Sensitive land uses are defined in the State Planning Policy.	**AO 17.1 Conditioned to Comply** Conditions will be applied to ensure loading and unloading occurs as per AO17.1. **AO 17.2 Conditioned to Comply** Conditions will be applied to ensure operating hours are between 7:00am and 8:00pm.
PO 18 Noise emissions Noise emissions from premises do not cause a nuisance to adjoining properties or sensitive land uses.	Note: Sensitive land uses are defined in the State Planning Policy	**Conditioned to Comply** Conditions will be applied to ensure noise emissions do not cause a nuisance to adjoining properties.
PO 19 Lighting Lighting is designed in a manner that ensures ongoing amenity and safety in the activity area, whilst ensuring surrounding areas are protected from undue glare or lighting overspill.	**AO 19.1** All lighting does not exceed 8.0 lux at 1.5 m beyond any site boundary adjoining sensitive land uses. Note: Sensitive land uses are defined in the State Planning Policy.	**Conditioned to Comply** Conditions will be applied to ensure lighting does not exceed 8.0 Lux at 1.5m beyond the site boundary.
PO 20 Refuse storage	**AO 20.1** Refuse storage areas are located behind the front	**AO 20.1 Conditioned to Comply** Conditions will be applied to

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
Refuse storage areas are: (a) located in convenient and unobtrusive positions; (b) screened from the street and adjoining uses; and (c) capable of being serviced by a waste collector if required to be emptied on site.	building line and are screened from view from the street and any adjoining residential uses by a 1.8 m high screen fence of maximum transparency of 50%. **AO 20.2** Service vehicle access and manoeuvring areas are to be provided on-site in accordance with the *Capricorn Municipal Development Guidelines*, to enable waste collection.	ensure a refuse storage area is located onsite behind the front building line and is screened from view of the street and adjoining lots. **AO 20.2 Conditioned to Comply** Conditions will be applied to ensure service vehicle access and manoeuvring areas are to be provided in accordance with the CMD Guidelines.
ENGINEERING		
Erosion Control		
PO 21 Construction activities Both erosion control and silt collection measures are undertaken to ensure the protection of environmental values during construction.	**AO 21.1** During construction, soil erosion and sediment are managed in accordance with the *Capricorn Municipal Development Guidelines*.	**Conditioned to Comply** Conditions will be applied to ensure during construction; soil erosion and sediment are managed in accordance with the CMD Guidelines.
Provision of services		
PO 22 Electricity supply Premises are provided with a supply of electricity adequate for the activity.	**AO 22.1** Premises are connected to the reticulated electricity infrastructure. The connection is to be approved by the relevant energy regulatory authority; and/or **AO 22.2** Renewable energy systems contribute to the supply and use of electricity to and from the grid.	**AO 22.1 Complies** The development site is a pre-established lot connected to the reticulated electricity infrastructure. **AO 22.2 Complies** The development site is a pre-established lot with solar panels positioned on the preexisting buildings roof.
PO 23 Water supply To ensure the provision of a potable and fire- fighting water supply: (a) premises are provided with a supply and volume of water adequate for the activity; and (b) access to reticulated water infrastructure is to be maintained for maintenance and replacement purposes.	**AO 23.1** Premises are connected to Council's reticulated water system. **AO 23.3** Where possible, a clear level area of a minimum of 2.5 m radius surrounding existing manholes is provided for maintenance purposes. Note: Refer to *Queensland Development Code* (QDC) MP1.4 – Building over or near relevant infrastructure.	**AO 23.1 Complies** The development site is a pre-established lot connected to Council's reticulated water system. **AO 23.3 Complies** The proposed development site does not feature any existing manholes.
PO 24 Effluent disposal To ensure that public health and environmental values are	**AO 24.1** Premises are connected to Council's	**AO 24.1 Complies** The development site is a pre-established lot connected to

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
preserved: (a) all premises provide for the effective treatment and disposal of effluent and other wastewater; and (b) access to reticulated infrastructure is to be maintained for maintenance and replacement purposes.	reticulated sewerage system. **AO 24.2** Construction over Council sewerage infrastructure requires approval from the relevant Council department prior to the commencement of works at the site. **AO 24.3** Where possible, a clear level area of a minimum of 2.5 m radius surrounding existing manholes is provided for maintenance purposes.	Council's reticulated sewerage system. **AO 24.2 & 24.3 Conditioned to Comply** Conditions will be applied to ensure the proposed shipping containers added to the site are clear of the sewer main that is situated through the middle of the property.
Stormwater and drainage		
PO 25 Stormwater and inter-allotment drainage Stormwater is collected and discharged to: (a) protect the stability of buildings and the use of adjacent land; (b) prevent water-logging of nearby land; (c) protect and maintain environmental values; and (d) maintain access to reticulated infrastructure for maintenance and replacement purposes.	**AO 25.1** Stormwater and inter-allotment drainage is collected and discharged in accordance with the *Capricorn Municipal Development Guidelines*, and **AO 25.2** Construction over Council stormwater infrastructure requires approval from the relevant Council department prior to the commencement of works at the site. **AO 25.3** A clear level area of a minimum of 2.5 m radius surrounding existing manholes is provided for maintenance purposes.	**AO 25.1 Conditioned to Comply** Conditions will be applied to ensure stormwater and inter-allotment drainage is collected and discharged in accordance with the CMD guidelines. **AO 25.2 & AO 25.3 Complies** No stormwater infrastructure is present on the development site.
Roads and rail		
Infrastructure – refer to the Infrastructure overlay code for development in the proximity of, or potentially affecting State infrastructure.		
PO 26 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.	**AO 26.1** Lots with primary access to a State-controlled road have a single access only. Vehicles must always enter and exit the site in a forward direction. **AO 26.2** Where access is available to a road other than a State-controlled road from the lot, access shall be from the local road.	**AO 26.1 & AO 26.2 Not Applicable** The development site does not have access to a State-Controlled Road.
PO 27 Roads An all-weather road is provided	**AO 27.1** Roads are designed and	**AO 27.1 Not Applicable** The development does not

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
between the premises and the existing road network.	constructed in accordance with the *Capricorn Municipal Development Guidelines*. **AO 27.2** Premises have an approved access to the existing road network.	incorporate the construction of a new road. **AO 27.2 Complies** The development site is a pre-established lot with access to the existing road network.
Access, parking and manoeuvring		
PO 28 Vehicle access Vehicle access to a road is provided to a standard appropriate for the Major centre zone.	**AO 28.1** Access roads are to be sealed and connect to the existing road network via a crossover designed and constructed in accordance with *Capricorn Municipal Development Guidelines*. **AO 28.2** Kerb and channelling 5 m on either side of new crossovers are to be renewed. **AO 28.3** 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 exclude continued functioning during natural hazard events such as fire and flood.	**AO 28.1 Complies** The development site is a pre-established lot with an existing crossover. **AO 28.2 Complies** The development site does not require kerb and channelling to be upgraded. Conditions will be applied to ensure kerb, channelling and existing crossover is fixed at developers' expense if damage is done whilst undertaking the development. **AO 28.2 Complies** The development site has preexisting access to the existing road network.
PO 29 Parking and manoeuvring Vehicle parking and service vehicle provision is adequate for the activity and ensures both safety and functionality for motorists and pedestrians. Note: Council will consider the provision of off-site car parking in lieu of Schedule 7, Parking Standards requirements.	**AO 29.1** Where an existing floor area is redeveloped for an alternate use listed as accepted development subject to requirements or code assessable in the Major centre zone, there are nil car parking number requirements for that existing portion of floor area. **AO 29.2** All uses provide vehicle parking in accordance with Schedule 7, Parking Standards. **AO 29.3** All uses provide for vehicle manoeuvring in accordance with Australian Standard AS 2890.	**AO 29.1 Complies** Adequate parking will be provided onsite to service the proposed use. **AO 29.2 Conditioned to Comply** Conditions will be applied to ensure the site has adequate parking numbers. **AO 29.3 Conditioned to Comply** Conditions will be applied to ensure vehicle manoeuvring areas are provided in accordance with Australian Standard AS 2890. **AO 29.4 Conditioned to**

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	AO 29.4 All car parking, access and manoeuvring areas are to be sealed with an impervious surface. **AO 29.5** All vehicles drive forward when entering and exiting the site.	**Comply** Conditions will be applied to ensure all car parking, access and manoeuvring areas are sealed with an imperious surface. **AO 29.5 Conditioned to Comply** Conditions will be applied to ensure all vehicles drive forward when entering and exiting the site.
ENVIRONMENTAL		
PO 30 Air emissions Air emissions including odour 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.	**Conditioned to Comply** Conditions will be applied to ensure air emissions from the site do not cause harm or nuisance with adjoining properties.
PO 31 Energy use Non-renewable energy use is minimised through efficient design and the adoption of alternative energy sources.	**AO 31.1** Passive solar design principles are adopted in buildings to maximise energy efficiency. **AO 31.2** Building design and orientation provide opportunities for the incorporation of alternative energy technologies.	**A0 31.1 Alternative Solution** The proposed development incorporates the original structure on site; with the building's age it is difficult to determine if passive solar design was incorporated in the design. However, as the historic use of the building is a bakery it is assumed that materials in which the structure is made aim to maximize energy efficiency and regulate cooling within the space. **A0 31.2 Complies** The existing building onsite is orientated to provide opportunities for the incorporation of alternative energy technologies. Solar panels are provided on the existing structure.
PO 32 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		**Conditioned to Comply** Conditions will be applied to ensure the quality of the stormwater runoff from the premises is maintained.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
treatment; (d) agricultural use or industrial use; and minimises nuisance or harm to adjoining landowners.		
SAFETY AND RESILIENCE TO HAZARDS		
Flooding – refer to the Flood hazard overlay code where areas are mapped as within a defined flood area.		

8.2.5 Flood Hazard Overlay Code

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
PLANNING		
Use, density and built form		
PO 1 Scale The scale of development within the Defined flood area does not increase.		**Complies** The proposed development does not increase the scale of development within the defined flood area.
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.	**AO 2.1** **Where the development site is in any part, within the defined flood area:** Development is sited on areas within the site that would not be subject to flooding during a Defined flood event; or	**Alternative Solution** The proposed development is located on a preestablished lot with the development using all existing structures onsite, as the lot is a historic flood prone area with the building preexisting the 2011 & 2012 Flood Events the use of the site for a commercial use is an accepted non-compliance.
Note: Where no local flood hazard map is available, assessment of potential flooding impacts will take account of the Level 1 Flood hazard area in the Queensland floodplain mapping in the SPP interactive mapping system online (plan making).	**AO 2.2** Development conforms to the Performance Outcomes within this code. **AO 2.3** **Where outside the Defined flood area, but mapped as flood prone in the SPP online mapping:** Development maintains personal safety at all times, and is resilient to flood events by avoiding the potential risk of flooding.	**AO 2.2 Complies** **AO 2.3 Not Applicable** The proposed development is within the defined flood area.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
PO 3 Density and site coverage The number of people requiring assistance during flood events is minimised.	**AO 3.1** There is no increase in people living or working within the significant, high and extreme flood hazard areas. **AO 3.2** Within the low flood hazard areas, increases in population are minimal, and uses are of a low density, and **AO 3.3** In rural areas subject to flooding, occupied uses are located outside flood affected areas. Note: The Reconfiguring a Lot Code also prevents any additional lots being created within the Defined flood area.	**AO 3.1 Complies** The proposed development does not increase the number of people living or working within the significant, high or extreme flood hazard area. **AO 3.2 Complies** The proposed development is to include one individual working from the site and utilization of an existing caretaker's residence. **AO 3.3 Not Applicable** The proposed development site is not within a rural area.
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	**AO 4.1** **For rural areas:** Areas mapped as flood areas within this scheme, or by the SPP online mapping, may not be physically altered by any works, including vegetation clearing. **AO 4.2** **For urban areas:** Works do not involve any physical alteration to a watercourse or floodway, including vegetation clearing, and involve no net filling exceeding 50 m^3 of fill; or **AO 4.3** **For urban areas:** The development complies with any applicable development criteria set out in a floodplain management plan; or **AO 4.4** **For urban areas:** If a floodplain management plan does not exist, the proposed works either: (a) avoid any reductions of on-site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of floodwaters of all floods up	**AO 4.1 Not Applicable** The proposed development site is not within a rural area. **AO 4.2 Complies** The proposed development does not involve any alteration to a watercourse or floodway. **AO 4.3 Not Applicable** The development site is not within a floodplain management plan. **AO 4.4 Complies** The proposed development is located within areas of lower flood hazard and involves minimal alterations to existing infrastructure on the site and therefore not likely to impact flood characteristics.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
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.	to and including a Defined flood event; or (b) do not change the flood characteristic at the Defined flood event flood level outside the subject site in ways that would result in: (i) loss of flood storage; (ii) loss of or changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times.	
PO 5 Building standards Buildings are designed to be resilient to flooding. Note: The relevant building assessment provisions under the *Building Act 1975*, including QDC MP 3.5 – Construction of buildings in flood hazard areas, apply to building work within a flood hazard area.	**AO 5.1** Buildings meet the requirements of *Queensland Development Code MP 3.5 – Construction of buildings in flood hazard areas*. **AO 5.2** Dwellings are sited so that the base of the bearers of floors of all habitable rooms can be located at least 300 mm above the defined flood event; or **AO 5.3** Where involving an extension to an existing dwelling house with a finished floor level below the Defined flood event flood level: (a) the extension must not be for the purpose of adding a secondary dwelling; and (b) the extension must not have a finished floor level that is lower than the finished floor level of the existing dwelling.	**AO 5.1 Complies** The proposed shipping containers will be conditioned to meet all requirements within QDC MP 3.5. **AO 5.2 Complies** The proposed development does not include a dwelling. **AO 5.3 Complies** The proposed development does not include an extension to the existing structure onsite.
PO 6 Building materials and techniques Where construction is below the Defined flood level, materials and building techniques are used that minimise the need for repair after a flood event.	**AO 6.1** Building materials and surface treatments used under the Defined flood level are resistant to water damage and do not include wall cavities that would collect water and sediment during a flood event.	**AO 6.1 Complies** The proposed development is a pre-established site with the assumption due to the historic nature of the buildings that they are resistant to water damage, having previously withstood record flood events in Mitchell.
PO 7 Essential community infrastructure Essential community infrastructure maintains functionality during and after a Defined flood event.	**AO 7.1** Essential community infrastructure is not located within the Defined flood area. Note: Essential community infrastructure includes emergency services and emergency shelters, police facilities, and	**Complies** The proposed development does not include essential community infrastructure.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	hospitals and associated facilities.	
ENGINEERING		
Floodwater		
PO 8 Flood storage capacity and the Defined flood area 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.	**AO 8.1** Development within the Defined flood area does not result in a reduction in flood storage capacity. **AO 8.2** Development does not increase the duration of flooding or the depth and velocity of floodwaters external to the development site.	**AO 8.1 Complies** The proposed development introduces minimal additional infrastructure to the site and therefore is not likely to result in a reduction in flood storage capacity. **AO 8.2 Complies** The proposed development is located within areas of lower flood hazard and involves minimal alterations and additions to existing infrastructure on the site. It is therefore not expected to increase the duration of flooding or the depth and velocity of floodwaters during an extreme event.
Access and parking		
PO 9 Access An escape/safety route is identified and maintained for all development within the Defined flood area.	**AO 9.1** For all development within the Defined flood area, a direct route passing only through areas of lower hazard ratings and suitable for the predicted warning time is defined and maintained.	**Complies** The proposed development site is located in areas of lower flood hazard with direct access to the road network through other low 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.	**AO 10.1** A direct access route suitable for the stored vehicles passing only through areas of lower hazard ratings and suitable for the predicted warning time is defined and maintained. **AO 10.2** All car parking, access and manoeuvring areas are to be sealed with an impervious surface.	**AO 10.1 Complies** The proposed development site is located within a low hazard. **AO 10.2 Complies** Conditions of approval will require appropriate surface materials to be used for all onsite car parking, access and manoeuvring areas.
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.	**AO 11.1** The manufacture, storage and use of hazardous materials: (a) takes place above the Defined flood level; or (b) takes place in a structure that is designed to exclude	**Conditioned to Comply** Conditions will be applied to ensure all manufacturing, storage and use of hazardous materials is above the defined flood level.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	floodwater intrusion.	
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: Where no local flood hazard map is available, assessment of potential flooding impacts will take account of the Level 1 Flood hazard area in the Queensland floodplain mapping in the SPP interactive mapping system online (plan making).		**Complies** The proposed development maintains the safety of people during floods as only one person is proposed to work from the site. The site was formerly used for a higher intensity commercial retail activity and caretaker's accommodation. The proposed development enables the reuse of the site for its intended commercial purpose whilst reducing the risk to people as a result of the lower scale and intensity use of the site.
PO 13 Temporary or movable structures For development involving temporary or movable residential structures, clear escape from flooding is available, identified and maintained.	**AO 13.1** There is at least one evacuation route that remains passable for emergency evacuations during all floods up to and including a Defined flood event; and **AO 13.2** A flood evacuation management plan is made available to all occupants of the site; and **AO 13.3** The premises are located in an area where there is sufficient flood warning time to enable safe evacuation or safe refuge is available within the site.	**AO 13.1 Complies** The proposed development provides an evacuation route that remains passable for all emergency evacuation due to the low-significant flood hazard category. **AO 13.2 Complies** The proposed development will only contain one occupant, which is the property owner. **AO 13.3 Complies** Evacuation of the site requires travel through only a small area of low flood hazard during a major event.
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.	**AO 14.1** Components of infrastructure that are likely to fail to function or may result in contamination when inundated by floodwater (eg. electrical switchgear and motors, water supply pipeline airvalves) are: (a) located above the Defined flood level; or designed and constructed to exclude flood water intrusion and/or infiltration, and to resist hydrostatic and hydrodynamic forces as a result of inundation by a Defined flood event.	**Conditioned to Comply** Conditions will be applied to ensure all infrastructure that poses a risk within a flood event is located above the defined flood level and/or is designed to exclude flood water.

Assessment Summary

The proposed development is generally consistent with the Major Centre Zone Code and the Flood Hazard Overlay of the Maranoa Planning Scheme 2017. Any non-compliance with the planning scheme can be appropriately addressed by conditions of development approval. It is recommended that the development application for the Development Permit for a Material Change of Use "Undefined Use" (Micro Distillery) be approved subject to reasonable and relevant conditions.

OFFICER REPORT

Meeting: Ordinary 14 August 2025 **Date:** 31 July 2025

Item Number: 14.6 **File Number:** D25/76480

SUBJECT HEADING:	Oversized Domestic Sheds
Classification:	Open Access
Officer's Title:	Manager - Regional Planning & Building Development

Executive Summary:

A process for referring applications for oversized sheds to the elected Council for decision is proposed. This aims to achieve consistency in Council's assessment processes and enable elected members to contribute to decision making for applications that **do not conform** to the planning scheme.

Officer's Recommendation:

That Council resolves:

1. That future *development applications* for domestic sheds which exceed the **maximum building floor area** and **height** specified in the Acceptable Outcomes of the applicable codes of the **Maranoa Planning Scheme** be referred to the *elected Council* for decision where any one the following applies:

    a) Gross Floor Area exceeding **150m2** or resulting in more than **50%** total site cover in the General Residential Zone;

    b) Gross Floor Area exceeding **220m2** on allotments less than **10 hectares** in the Rural Residential Zone;

    c) Gross Floor Area exceeding **300m2** on allotments equal to or greater than **10 hectares** in the Rural Residential Zone;

    d) Gross Floor Area exceeding **250m2** on allotments less than **10 hectares** in the Rural Zone;

    e) Building height exceeding **5 metres** in the General Residential Zone;

    f) Building height exceeding **5 metres** on allotments less than 10 hectares in the Rural Residential Zone;

    g) Building height exceeding **5 metres** on allotments less than 10 hectares in the Rural Zone;

2. In exceptional circumstances, where the assessing officer considers it in the best interests of Council, having regard to the development **assessment timeframes**, applications meeting the above criteria may be decided by **Officer delegation** with **prior notification** being provided to the *elected Council*.

3. Where an application for a domestic shed that exceeds the **maximum building floor area** and **height** specified in the Acceptable Outcomes of the applicable codes of the **Maranoa Planning Scheme** is proposed to be refused by the assessing officer, the application be referred to the *elected Council* for decision.

Context (*Why is the matter coming before Council?):*

Council have expressed interest in considering future development applications for oversized sheds.

Background ***(Including any previous Council decisions):***

Council receives a considerable number of applications for residential sheds that **exceed the floor area and height limits** allowed under the planning scheme.

While Planning Officers have delegated authority to decide this type of planning application, Officers have traditionally referred applications to the elected Council, where there is considered to be a **major discrepancy** with the planning scheme, or a **refusal is proposed**. When a proposal exceeds the floor area of any previous approval, an application would typically be referred to Council to decide.

The elected Council have expressed interest in considering future applications for oversized sheds. Therefore, in order to establish a consistent process, it is proposed that Council determine building floor area and height thresholds above which applications are to be referred to the *elected Council* for decision. Applications that do not exceed the thresholds would be assessed and decided by Council's Planning Officers.

Ultimately, the adoption of thresholds will provide Applicants, Officers, and Councillors with certainty about the application process and associated timeframes for determining oversized shed applications.

In considering this proposal, it should be noted that:

- Applications that are referred to Council are typically more complex, controversial, and/or likely to have greater impacts.

- The application process is longer for applications that are referred to Council, due to the more formalised reporting requirements, agenda timeframes and Council meeting schedule.

- Council's decision-making period for properly made applications for oversized sheds is **20 business days** (after any information request or external referral is undertaken – if applicable)

The proposed thresholds for referring applications to the elected Council for decision are set out below:

FLOOR AREA

Zone	Maximum Floor Area permitted by planning scheme	PROPOSED Approved by Officer Delegation	PROPOSED Referred to Council for decision
General Residential Zone	**82 m2** Or **118 m2 total** If including an open carport (open on three sides) up to a maximum of 36 m2	**150m2** **and** **Resulting in less than 50% site cover**	**Over 150m2** **Or** **Resulting in more than 50% total site cover.**
Rural Residential Zone	**120 m2** For lots less than 10 ha **300 m2** For lots equal to or greater than 10 ha	**220m2** For lots less than 10 ha **300 m2** For lots equal to or greater than 10 ha	**Over 220m2** For lots less than 10 ha **Over 300 m2** For lots equal to or greater than 10 ha
Rural Zone	**120 m2** For lots less than 10 ha **300 m2** For lots equal to or greater than 10 ha **Any size** For lots equal to or greater than 1000 ha	**250m2** **ALL** For lots equal to or greater than 10 ha	**Over 250m2** **N/A** For lots equal to or greater than 10 ha

BUILDING HEIGHT

Zone	Maximum Height permitted by planning scheme	PROPOSED Approved by Officer Delegation	PROPOSED Referred to Council for decision
General Residential Zone	**4.2 metres**	**5 metres**	**Over 5 metres**
Rural Residential Zone	**4.2 metres** For lots less than 10 ha **8.5 metres** For lots equal to or greater than 10 ha	**5 metres** For lots less than 10 ha **ALL** For lots equal to or greater than 10 ha	**Over 5 metres** For lots less than 10 ha **N/A** For lots equal to or greater than 10 ha
Rural Zone	**4.2 metres** For lots less than 10 ha **8.5 metres** For lots equal to or greater than 10 ha	**5 metres** For lots less than 10 ha **ALL** For lots equal to or greater than 10 ha	**Over 5 metres** For lots less than 10 ha **N/A** For lots equal to or greater than 10 ha

Options Considered:

Council may consider alternative thresholds to those proposed.

Recommendation:

That Council determines thresholds for referring applications for oversized sheds to the *elected Council* for decision.

Risks:

Risk	Description of likelihood & consequences
Deemed Approval	The risk of a 'deemed approval' is increased with applications that are required to be referred to Council for decision because the assessment timeframe is longer. In most cases the assessment timeframe for an application for an oversized shed is **20 business days** from the date the application is properly made.

Policy and Legislative Compliance:

The *Local Government Act 2009* allows the delegation of powers to Council's Officers to assess and decide planning applications.

The assessment of planning applications is governed by the Planning Act 2016 and the Development Assessment Rules.

Budget / Funding ***(Current and future):***

Not Applicable.

Timelines / Deadlines*:*

No deadlines apply to this proposal, however its acceptance by Council will provide more certainty for all parties involved in the application process for oversized sheds.

Consultation ***(Internal / External):***

- Elected Members
- Planning Officers

Strategic Asset Management Implications:
(If applicable, outline changes to whole of life costs and / or level of service)

N/A

Acronyms:

Acronym	Description
N/A	

Addition to Operational or Corporate Plan:

Plan Description	Yes / No
N/A	

Link to Corporate Plan:
Corporate Plan 2023-2028
Strategic Priority 4: Growing our region
4.7 Plan and manage the growth of our towns

Supporting Documentation:
Nil

Report authorised by:
Director - Regional Development, Environment & Planning

OFFICER REPORT

Meeting: Ordinary 14 August 2025 **Date:** 5 August 2025

Item Number: 14.7 **File Number:** D25/78197

SUBJECT HEADING: Applications through Regional Arts Development Fund (RADF) Program 2024/2025

Classification: Open Access

Officer's Title: Regional Arts and Culture Officer

Executive Summary:
The Maranoa Regional Council Regional Arts Development Fund (RADF) Committee has reviewed a funding application for an arts and cultural project.

The assessment was completed, and the Committee recommends supporting the Bymount Creative Circle application for their Mosaic Festival project.

It is recommended that the Committee's assessment be endorsed.

Officer's Recommendation:

That Council endorse the RADF Committee's grant assessment recommendation in supporting the Bymount Creative Circle for $12,000.00.

Context (*Why is the matter coming before Council?):*

The Maranoa Regional Council Regional Arts Development Fund (RADF) Committee has reviewed a funding application for an arts and cultural project. It is recommended that the Committee's assessments be endorsed.

Background *(Including any previous Council decisions):*

As part of its annual RADF program, Council offers an open contestable round where eligible groups can apply for funding to support arts and cultural activities. One application was received and assessed by the RADF Committee via email.

Application for Funding
The following application was assessed by the RADF Committee on the basis that they were compliant with the RADF Guidelines.

1. **Bymount Creative Circle**

Project description: Bymount's Mosaic Festival 3 x 3-day workshops with renowned international mosaic artists Alex and Solange Piffer
Project total: $44,290.00

Funding requested: $12,000.00
Date: 1 September 2025

It is recommended that the Bymount Creative Circle Mosaic Festival Workshop application be approved.

The project meets the following RADF Guidelines:

Building community cultural capacity

Objective — for community groups to engage a professional artist or arts worker to collaborate with them on developing their arts practice or to run arts development workshops or community projects.

Project details:

Bymount's Mosaic Festival features a series of three immersive, three-day workshops led by internationally acclaimed mosaic artists Alexandre and Solange Piffer from Brazil.

In late 2023, Mosaic Australia invited creative arts groups across the country to submit expressions of interest to host workshops with the world-renowned duo during their upcoming Australian tour. Bymount Creative Circle responded with a formal submission, which was successfully selected.

Alexandre and Solange Piffer are celebrated for their distinctive approach to mosaic art and have taught their techniques across the globe. With a reputation for excellence and innovation, their workshops are highly sought after, often booked out months in advance.

The Queensland leg of their tour is being coordinated by Bymount Creative Circle President, Sue Pukallus. The Maranoa Region will be the third Queensland location of the artist's tour.

This is a rare opportunity for our community to learn from two of the world's leading mosaic master's and to be part of a vibrant celebration of creativity and cultural exchange. The proposed workshop is already booked out with a wait list. 34 of the 45 participants reside in the Maranoa.

Project outcomes:

The Festival of Mosaics will significantly enhance creative opportunities and artistic standards within the Maranoa region. Through hands-on engagement with internationally renowned mosaic artists Alexandre and Solange Piffer, participants will be encouraged to explore personal expression and develop new artistic skills in a supportive and inspiring environment.

This initiative will position the region on the international arts map, showcasing commitment to cultural development and creative excellence. The workshops will provide accessible, high-quality skill development, foster meaningful community engagement, and contribute to reducing social isolation by bringing people together through shared creative experiences.

2025/ 2026 BUDGET	**$50,884.47**
Less Bymount Creative Circle's Mosaic workshop grant	$12,000.00
Available budget for funding rounds	**$38,884.47**

Recommendation:

Officer's Recommendation:

That Council endorse the RADF Committee's grant assessment recommendation in supporting Bymount Creative Circle's mosaic workshop for $12,000.00

Risks:

Risk	Description of likelihood & consequences
Unallocated funds	There is a risk that if the RADF Committee recommendations are not received, the budget will not be allocated, jeopardising future funding from Arts Queensland.

Policy and Legislative Compliance:

The Local Government Regulation 2012 states that:
Section 194 – Grants to community organisations

A local government may give a grant to a community organisation only—
(a) if the local government is satisfied—
(i) the grant will be used for a purpose that is in the public interest; and
(ii) the community organisation meets the criteria stated in the local government's community grants policy; and
(b) in a way that is consistent with the local government's community grants policy.

Local Government Regulation 2012 Section 194 (a) and (b)

Budget / Funding ***(Current and future):***

2025/2026 BUDGET	**$50884.47**
Less Bymount Creative Circle's mosaic workshop grant	$12,000.00
Available budget for funding rounds	**$38,884.47**

Timelines / Deadlines*:*

ASAP

Consultation ***(Internal / External):***

RADF Committee members:
- Cr Meryl Brumpton
- Cr Johanne Hancock
- Jason Gregg
- Sandra MacDonald
- Sally West
- Sue Sands
- Vicky Beitz
- Wendy Henning

Strategic Asset Management Implications:
(If applicable, outline changes to whole of life costs and / or level of service)

Application has been evaluated against the RADF Guidelines.

Acronyms:

Acronym	Description
RADF	Regional Arts Development Fund
Inc	Incorporated

Addition to Operational or Corporate Plan:

Plan Description	Yes / No
Operational	No
Corporate	No

Link to Corporate Plan:
Corporate Plan 2023-2028
Corporate Plan Pillar 5: Inclusivity
5.5 Cultural heritage and arts promotion

Supporting Documentation:
Nil.

Report authorised by:
Manager - Regional Economic & Community Development
Director - Regional Development, Environment & Planning